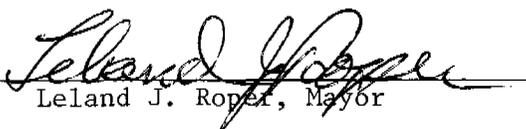


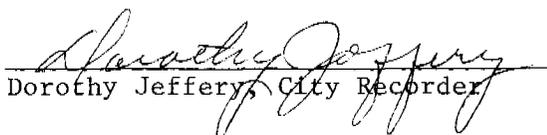
stages of 10 acres of a 50 acre parcel of land proposed for annexation

Answer: Yes it can be developed in smaller amounts and it can also be annexed in smaller amounts. The last sentence of #2 on page 1 states, If installation of the improvements is so deferred, the petitioner or its successors shall install all of the necessary improvements prior to any new occupancy of the annexed territory.

Attorney Peterson stated it has been proposed by the Planning/Zoning commission and attorney Thorpe Waddingham, that the one requirement of water dedication be worded so that the change application can actually be approved, but the petitioner would be allowed, in his application for change in use at the point of diversion, for the use to continue at the existing location and use until the time of annexation.

Mayor Roper asked if there were any further questions or comments, there being none the Mayor thanked all those in attendance for coming to the meeting and for their comments. Councilman Morrison MOVED the meeting be adjourned, SECONDED by Councilman Bird, MOTION CARRIED Meeting adjourned at 7:49 p.m.


Leland J. Roper, Mayor


Dorothy Jeffery, City Recorder

MINUTES OF A PUBLIC HEARING HELD SEPTEMBER 15, 1980

PRESENT:

Leland J. Roper	Mayor and presiding
Don Bird	Councilman
Max Bennett	Councilman
Thomas Callister	Councilman
Willis Morrison	Councilman
Cecil Losee	Councilman

ABSENT:
None

OTHERS PRESENT:

Neil Forster	City Superintendent
Dorothy Jeffery	City Recorder
Warren Peterson	City Attorney
Don DaFoe	City Planning/Zoning Chairman
Steve Young	Millard Community Council
Ken Hutchens	City Resident
Vicky & Douglas Robison	V.I.P. Mobile Home Park in SLC
Shirle Debenham	Realtor
Dale Bond	City Resident
R. L. Larsen	Ray Larsen Construction Co.
Clinton Tolbert	B. Kitten Trl. Court
LaMont Works	City Resident
Robert Pendray	Pendray Construction Co.
Mrs. Ed Lyman	City Resident

Mayor Roper being present called the meeting to order at 7:00 p.m. Dorothy Jeffery being present acted as secretary.

Mayor Roper stated that notice of the time, place and purpose of the meeting had been duly advertised in the Millard County Chronicle and posted in the City Building and notice was sent to each member of the governing body prior to the meeting.

Mayor explained to those in attendance that the meeting was a public hearing for the purpose of receiving public comment of the proposed Ordinance No. 80-08, Adopting Regulations and Controls for Mobile Homes, Mobile Home Parks, Travel Trailer and Recreational Vehicles, mending the Delta City Zoning Ordinance (Ordinance 77-3) and Imposing License Fees for Certain Uses.

Mayor Roper stated the ordinance was too lengthy to read word for word but he would present it by section and if there were any questions or comments anyone wished to make on any section the council would discuss that section in detail. A copy of the ordinance was given to everyone in attendance at the meeting.

Mayor Roper read a letter received by Delta City from the Evans, Taggart Company in Salt Lake City, letter is on file in the office of the city recorder, the company has purchased the Harrison Bunker Property in Delta. The letter states they were unable to have a representative of their company in attendance at the meeting but would like to state their views of the ordinance by letter. The only question they have on the ordinance is on page 5 Section 4-A which states:

Size and ownership limitation. The owner of a tract of land of not less than two (2) acres, which land lies in a zone where mobile homes are a permitted or conditional use, may construct a mobile home park thereon upon compliance with the procedures and regulations set forth in the ordinance. Existing mobile home parks are exempted from the two acre restriction. The area within a mobile home park must be in one ownership and shall remain in one ownership unless otherwise approved by the Planning Commission and City Council. Mobile home subdivisions shall not be permitted, except by specific approval of the Planning Commission and City Council with such conditions attached as the Planning Commission may determine.

They feel this section is too restrictive and suggested there be two (2) ordinances instead of one - one for Mobile Home Parks and one for Mobile Home subdivision. The required permit for the Mobile Home Subdivision being granted on an individual basis by the Planning/Zoning Commission and the City Council.

Councilman Bennett explained the idea of two (2) separate ordinances has been discussed by the Planning/Zoning Commission, the difference of a Mobile Home Park and a Mobile Home Subdivision is in a park there are trailer spaces for rent where in a subdivision the mobile home owner may purchase the lot. The Mobile Home Subdivision will be a much more restrictive ordinance and will be discussed at a later date.

Mrs. Lyman questioned the need for the item on page 2, section 1-B-19 which states:

Utilities - Utilities shall include culinary water lines, pressure and gravity irrigation lines, sanitary and storm sewer drains, electric power, gas and telephone transmission lines, television cables, underground conduits and junction boxes.

It was explained to Mrs. Lyman that Page 2, section 1-B-19 was just a definition of the word "Utilities" and that each item mentioned was in fact a utility and that at some future date there may be cable T.B. and etc in our area, but it was not a requirement to have them all in at this time to comply with the ordinance.

Shirle Debenham ask if the Council knew how many proposed Mobile Home Subdivision there

were for the Delta Area, Councilman Bennett stated there was only one on file at this time however there were several others that had discussed the possibility of a Mobile Home Subdivision, the primary interest at this time is for Mobile Home Parks.

There was a question of item 2-D-2 page 4, Delta City Building Code. After some discussion it was the opinion of the Council the word "Code" should be "Codes" to include all of the building codes.

Mrs. Lyman questioned the required two (2) acres for a mobile home park, Council explained the requirement was to allow the city to control the size of the parks.

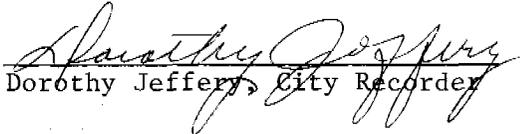
There was a general discussion of the following items:

1. Police protection within the Mobile Home Park.
2. Size of the streets required within the park.
3. Mobile Home Parks being developed in phases.
4. Mobile Home Parks being developed outside of the present city limits.

Mr. Shirl complimented those persons that wrote the Mobile Home Park Ordinance and states he felt it was a very workable ordinance for both the developer and the city.

Clinton Tolbert asked if the ordinance would effect his trailer park, he was assured by council the existing parks were exempted from the two (2) acre requirement. However if any additions were made to the park it would have to meet the ordinance requirements.

Mayor Roper asked if there were any further questions or comments, there being none the Mayor thanked all those in attendance for their questions and comments and for their interest in the ordinance afterwhich Councilman Morrison MOVED the meeting be adfourned, SECONDED by Councilman Bird. Meeting adjourned at 8:15 p.m.


Dorothy Jeffery, City Recorder


Leland J. Roper, Mayor

MINUTES OF A REGULAR COUNCIL MEETING HELD SEPTEMBER 15, 1980

PRESENT:

Leland J. Roper	Mayor and presiding
Thomas Callister	Councilman
Willis Morrison	Councilman
Don Bird	Councilman
Cecil Losee	Councilman
Max Bennitt	Councilman

ABSENT:

None