

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD FEBRUARY 08, 1982

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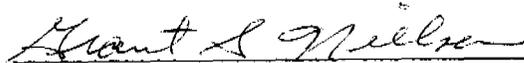
should be given until the issue with the street is resolved. Council agreed.

Attorney Peterson told the council he has received two requests for letters of recommendations from two of the Delta City Police Officers and suggested the problem in the department be given council attention. Mayor Nielson, Council Member Bennett and the City Administrator will meet with the department to discuss the problem.

John Quick gave each council member a copy of the water study for their review he also suggested there is a need for an increase in the monthly water rates.

Attorney Peterson reported on the Board of Water Resources meeting, they have approved \$296,000.00 loan on a 5% interest on a 20 year pay back agreement. Attorney Peterson requested authorization to call a bond attorney and physical agent. A bond attorney is needed byt a physical agent is not required. Attorney Peterson stated he had met with the county regarding zoning, the county has zoned for 1 acre lots around the outside of the city limits, (A-1 zone) Attorney Peterson requested it be changed to 5 acre lots or A-5 Zone, he then suggested if the council agree with his actions they direct the Mayor to write a letter to this effect to the county. Councilmember Morrison MOVED the council direct Mayor Nielson to write a letter to the county requesting the A-1 Zone, the area located just outside of the city limits be changed to A-5 Zone. The motion was SECONDED by Councilmember Bird and received the unanimous affirmative vote of all council members present.

Mayor Nielson asked if there were any further comments or business to be discussed. There being none Councilmember Hansen MOVED the meeting be adjourned. The motion was SECONDED by Council Member Morrison. The meeting adjourned at 11:15 p.m.


Grant S. Nielson, Mayor


Dorothy Jeffery, City Recorder

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PRESENT:

Grant S. Nielson
Don Bird
Don Dafoe
Max Bennett

Mayor and presiding
Councilmember
Councilmember
Councilmember

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Ruth Hansen
Willis Morrison

Councilmember
Councilmember

Absent:
None

OTHERS PRESENT:

Vance Bishop
Warren Peterson
Ray Valdez
Pat Davies
Lola Burraston
Dennis Broderick
Jack Fowles
Harvey Rowlette
Paul Fowles
Sandra Willoughby
Christopher Willoughby

City Administrator
City Attorney
City Inspector

Mayor Nielson, being present, called the hearing to order at 6:35 p.m. Mayor Nielson stated that notice of the time, place and purpose of the meeting had been duly advertised in the Millard County Chronicle and notice was sent to each member of the governing body.

Mayor Nielson explained that the meeting was a Public Hearing for the purpose of receiving and considering public comment on recommendations from the Planning and Zoning Commission. He then read the recommendations.

By a unanimous vote at the Planning and Zoning Meeting held Wednesday January 27, 1982, the Planning and Zoning Committee recommended that the Delta City Council accept the new R-3C Zone for single and multiple family dwelling with no commercial allowed.

By a unanimous vote at the Planning and Zoning meeting held Wednesday, January 27, 1982 the Planning and Zoning Committee recommended that the Delta City Council approve the addition of 500 square feet for each additional unit after the first, of the minimum area of zone lot for multiple family dwellings in the R-3A and R-3B Zones, making the total requirement 1500 square feet. By a unanimous vote at the Planning and Zoning Meeting held Wednesday, January 27, 1982 the Planning and Zoning Committee recommended that the Delta City Council amend the language of the CB Zone to include motels, hotels and fast food outlets. By a unanimous vote at the Planning and Zoning meeting held Wednesday, January 27, 1982 the Planning and Zoning Committee recommended that the Delta City Council clarify the language in the purpose of the R-3A zone to read :four-plex type dwellings" instead of "four dwelling units per development".

Mayor Nielson asked the Planning and Zoning Chairman Jack Fowles to explain the recommendation. Chairman Fowles stated that the problem with the first item was caused by a typographical error when the zoning ordinances were being prepared for duplication. The original intent was to have a 1500 feet minimum requirement

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for the lot size in the R-3A and R-3B zones.

The next item changes the Central Business district to include motels, hotels and fast food outlets. It was mentioned that the model zoning ordinance did include those uses and was probably an oversight that they were left out. The R-3C is a new zone and is the same as R-3B without commercial.

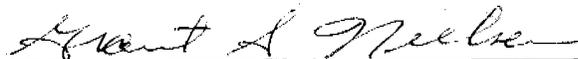
Mr. Fowles asked for a time to meet with the council to discuss putting more R-3A and R-3B zoning in the city, perhaps on the north side of main street. The Mayor asked for comment from the floor. Attorney Peterson stated that there has been some discussion of adding to the R-3A four-plex type zone a planned unit provision allowing Planned Unit Development to be a permitted use. The question came up on the 10 acres that were annexed for Traveler and Webb development and they want to put it into a Planned Unit Development that they can go ahead with four-plex, but their plan looks better as a PUD. Apparently that was omitted when Steve Young prepared this. I just wondered if the Planning Commission had any feelings as to whether that ought to be added into the R-3A zone. Mr. Fowles said he would like to study the issue and asked Mr. Peterson to write a recommendation.

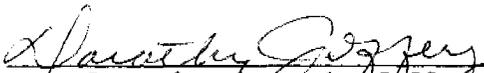
Mr. Peterson made further recommendations to clarify zoning designations. He suggested that the R-3A zone be simply R-3 and the R-3C, heavy density residential, be designated as R-4 and the residential area with commercial be designated R-4C. Mr. Fowles decided to take the recommendation back to the Planning and Zoning Commission for further review. The council agreed.

There was discussion on the definition of "home occupations" and whether home occupations should be allowed in the heavy density areas.

The Mayor asked if there were any more comments from the audience. Mrs. Burraston asked if the redevelopment area would be changed. Answer: No. The Central Business zone would be changed only to allow hotels, motels and fast food outlets and not the boundaries of the CB zone.

Mayor: Any other comment on the public hearing? There being none, the hearing was adjourned at 7:54 p.m.


 Mayor Grant S. Nielson


 City Recorder, Dorothy Jeffery

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