

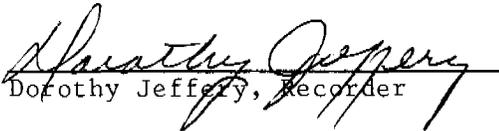
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resolution entitled: A resolution amending the policy declaration statement for annexation of Delta City, as amended, to provide an alternate means for acquiring water rights for culinary supply to annexed areas and modifying the requirement for parks dedication to provide for payment of an impact fee in lieu of property dedication, except upon the specific approval of the City Council.

The Mayor asked Attorney Warren Peterson to comment on the proposed resolution. Mr. Peterson explained that the present policy requires a parks and recreation dedication in either land or cash. Under the proposed resolution, the petitioner would agree to pay to the city 7% of the unimproved value of the property at the time of annexation for parks and recreation. This would be a fee paid at the time of the development of the land and not prior to annexation. He further explained that the present annexation policy required 3 acre feet of water per acre to be dedicated to the city to be paid at the time of annexation. The proposed amendment repeals that portion of the annexation policy which requires the 3 acre feet per acre dedication and replaces it with the fee which would be charged at the time of connection to the water system. The fee would be used to purchase the water rights necessary to serve the connection. It would be based on the type of connection rather than on area to be developed. This payment is deferred until the time of water connection. He said that the proposed resolution defines "development" and "petitioners" as it relates to this particular resolution.

Mayor Nielson asked if anyone in attendance wished to comment on the issue. Councilman Willis Morrison said that he wished to clarify the point that water dedication would be made at the time of development. Councilman Morrison then asked if there is a difference between the way land inside the city and land in annexations is handled. City Administrator Vance Bishop explained that there is no difference in this resolution but in the resolution for water connection fees there is a distinction made. There being no further comment the Mayor adjourned the hearing at 6:20 p.m.


Grant S Nielson, Mayor


Dorothy Jeffery, Recorder

Minutes of a Public Hearing held May 26, 1982

PRESENT:

Grant S Nielson
Don Dafoe
Ruth Hansen
Willis Morrison
Don Bird

Mayor
Council Member
Council Member
Council Member
Council Member

ABSENT:

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Max Bennett

Council Member

OTHERS PRESENT:

Vance W. Bishop
 Warren Peterson
 Dorothy Jeffery
 Ray Valdez
 Pat Davies
 Craig Whitehead

City Administrator
 City Attorney
 City Recorder
 City Building Inspector
 City Clerk
 Administrative Intern

LaVar Cox
 Roger Stowell
 Gayle Bunker
 Robert L. Valleu
 Jim Pendray
 Steven W. Whitaker
 Larry Morris

Carl Hasse
 Mitch Myers
 Steven W. Allred
 Manley Abbott
 John H. Russon
 Ron Merlo

Mayor Grant Nielson called the meeting to order at 6:30 p.m. and announced that the hearing had been duly advertised and is for the purpose of hearing public comment on a proposed amendment to the Delta City Policy Declaration Statement for annexation of the so called "White Sage Annexation". He then opened the meeting for public comment.

Jim Pendray made two comments. He mentioned that he was concerned with the possibility of zoning too much land commercial or highway commercial, and that he felt that IPP should be involved in providing temporary housing only. Mr. Pendray said that IPP should not sell lots for less than the going rate.

City Administrator Vance Bishop stated that the original petition plat showed the Debenham property was filed with no recommended zoning, but that Mr. Debenham had been to the Planning Commission and received a recommendation of a zoning of R-3, for 4-plexes to be considered for the piece of property.

There was detailed discussion on the following items:

1. The numbers of workers who will actually wish to locate in the Delta area.
2. IPP's housing projections.
3. The private sector's ability or inability to respond to the housing needs.
4. How economic factors have affected the housing market place.
5. Mr. Carl Hasse's statement that IPP housing would be built by the private sector.
6. The probability of IPP workers obtaining low interest loans from IPP for permanent housing.

Councilman Don Dafoe stated to those present that the Planning Commission had recommended that the Edgar Mills property be included in the annexa-

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tiona petition and that it be annexed either voluntarily or involuntarily, to maintain better control over the city boundaries. It was thought that the inclusion of the Mills property would not delay the annexation process. Mr. Steve Allred, Attorney for IPA requested that the final annexation ordinance contain a severability clause in that ordinance to provide that any portion of the annexation is deficient, the balance of the annexation will not be affected.

Questions were directed to Mr. Hasse concerning the possibility that the power project could be terminated at any time. Mr. Hasse said that his job is to find housing for IPP workers and that there has been no change in the project scope or in direction. He said because of the new load growth demand by UP&L and the higher cost estimates of the project ways to reduce costs were being examined. He stated that there had been no change in any direction, but admitted that plans could change.

There was discussion on the following:

1. The relative high costs of land in the city and the possibility of prices reaching a more reasonable level because of competition in the land market.
2. Building permits.
3. Water connection fees.
4. Debt retirement and the sinking fund.
5. The change in the annexation policy.
6. Pattern of development.
7. Improvements on the drains in the city.
8. Parks dedication.

Mr. Hasse asked, for the record, if it would be the discretion of the council that the park dedication would be in land and not financial application? Mr. Bishop stated that what had been negotiated between the Council and IPA up to that point indicated that the dedication for the IPA and Myers is to be land and the other petitioners in the White Sage Annexation would be cash.

There was lengthy discussion on park dedication and the regional and neighborhood park development, boundaries, developmental phases of the IPP property and problems with having an appraisal and clearing title for

BOR.

There was discussion on the following:

1. Financing of O & M in the White Sage area.
2. Impact Alleviation Agreement #6.
3. The tax exempt status of IPA.

There being no further comments, the Mayor adjourned the meeting at 8:00 p.m.


Dorothy Jeffery, Recorder


Grant S. Nielson, Mayor