

MINUTES OF A PUBLIC HEARING HELD JULY 12, 1982

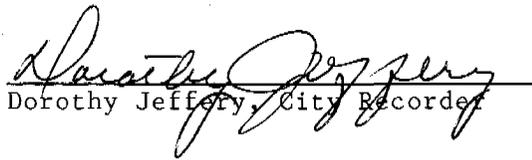
Page 2

Mayor Nielson announced that the hearing had been called for the purpose of allowing public comment on the proposed Del Park Annexation. He then opened the meeting and the City Administrator reviewed the proposed annexation.

There was discussion on park dedication, park development, park design, contiguity to the city, water dedication and transfer and access road dedication. The Council members had a number of questions for Mr. Tex Searle on: the need for fencing between Del Park and the railroad, open spaces in the development, how street dedication would be handled, surface runoff, water retention and adequate drainage provision.

Mayor Nielson proclaimed the hearing closed at 8:00 p.m.


Grant S Nielson, Mayor


Dorothy Jeffery, City Recorder

Minutes of a Public Hearing held July 19, 1982

PRESENT:

Grant S Nielson
Don Bird
Max Bennett
Don Dafoe
Ruth Hansen
Willis Morrison

Mayor
Council Member
Council Member
Council Member
Council Member
Council Member

OTHERS PRESENT:

Vance Bishop
Warren Peterson
Dorothy Jeffery
Pat Davies
Dan Davis
Clinton Tolbert
Phylis Munster
Helen Baker
Gloria Walker
Earl Wilden
Murry McClelland
Sid Mortensen
Loy Crapo
Max Farbman

City Administrator
City Attorney
City Recorder
City Clerk
Phylis Davis
Gilbert Trujillo
Glen Swalberg
Lola Burraston
Don Kozina
Edward Kannett
Dean Harris
Janice Mortensen
Jack Fowles
Paul Fowles

Minutes of a Public Hearing held July 19, 1982

Page 2

James Dreyfus
Mr. and Mr. Bob Meinhardt

Jules Dreyfus

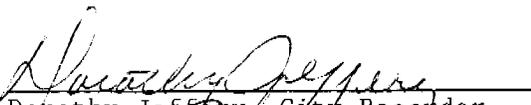
Mayor Nielson opened the hearing at 7:00 p.m. and declared that the purpose of the meeting was to receive public comment on the proposed zone change in the Central Business district. He then opened the meeting for comment.

Mr. Clinton Tolbert asked for an explanation of the proposed change. Councilman Don Dafoe and others explained that this issue is separate from Redevelopment and that the main purpose of the change would be to make more room in the center part of town for business expansion. Glen Swalberg then gave the results of a Chamber of Commerce survey of property owners. He said that the survey is not yet complete; of the 180 forms sent 76 have been returned. Mr. Swalberg estimated that about 76% of those reporting have voted yes on the question of zoning the back half of main street CB. Mayor Nielson explained that the housing project of one property owner present, Murry McClelland, would be adversely affected by the zone change because multiple family dwellings would not be allowed. The possibility of including high density housing in the CB zone was discussed. Dan & Phylis Davis went on record as opposed to the zone change. Mrs. Davis stated that her reason for opposition was that the exhaust fans at Dove's Market are so loud their overnight guests must stay at a motel.

In answer to a question from the floor, Mr. Vance Bishop explained that the tax base would not change on residential property as a result of the zone change.

There being no further discussion, Mayor Nielson closed the hearing at 7:34 p.m.


Grant S Nielson, Mayor


Dorothy Jeffery, City Recorder

AAG923

MINUTES OF A PUBLIC HEARING HELD JULY 19, 1982

See page 148 A for a list of those in attendance.

Mayor Nielson opened the hearing at 7:35 p.m. and declared the purpose of the hearing was to receive public comment on a proposed zone change on block 25 from R-1 to R-4. The Mayor said that a petition had been received from some property owners and then he entered it into the record:

We, the undersigned, do protest the rezoning of Block 25, Delta Townsite Survey between 3rd East to canal and 2nd South to 3rd South, from R-1 to R-4 and an amendment to the Comprehensive Development Plan and Future Land Use Map to provide for high density residential use. The above protests are made for the following reasons:

a. Multi-family dwellings constructed in a neighborhood of single-dwellings tend to cause urban decay. Eventually the single-family dwellings tend to cause urban decay. Eventually the single-family units are forced out completely, due to increased taxation of said properties.

b. The construction of multi-unit, multi-level buildings tend to destroy the appearance of the area.

c. The immediate increase of population will raise the crime rate in the area.

d. The increase in traffic will put the lives of our children in jeopardy.

SIGNED:

Patty and Dean Harris
 Jim R. Christensen
 Sharon Peterson
 Stephen Jacobsen
 Jill Stephenson
 _____ Peterson ?
 Maida Hardy
 Stewart Dutson
 Bent Mork
 Janice Mortensen
 Vicki Ivie
 Ann Dutson
 Sheryl Dekker
 Daniel R. Kirkland
 Dick Goulding
 Eileen Gemperline
 Hy Fisher
 Gladys Stang
 Madge Hales
 Deila Bond
 Selma Lazaro
 Diana S. Taylor
 Kurt Sorensen

Julie Christensen
 Jeff Peterson
 Laretta Jacobsen
 Beth Day
 Tom Stephenson
 Amos W. Hardy
 Hollie Dutson
 Nola Mork
 Sindy G. Mortensen
 Mitchell Terrell
 Kevin Ivie
 Neil R. Dutson
 Revoe Kirkland
 Jane Goulding
 Clara Belle Cook
 Howard Gemperline
 Oneta Fisher
 Al Stang
 Pete Hales

 Kenneth P. Taylor
 Linda Sorensen
 Mr. & Mrs. Arnold Leavitt

PAGE 148 A

A list of those in attendance at the Public Hearing held July 19, 1982
at 7:35 p.m.

PRESENT:

Grant S Nielson
Don Bird
Max Bennett
Don Dafoe
Ruth Hansen
Willis Morrison

Mayor
Council Member
Council Member
Council Member
Council Member
Council Member

OTHERS PRESENT:

Vance Bishop
Warren Peterson
Dorothy Jeffery
Pat Davies
Dan Davis
Clinton Tolbert
Phylis Munster
Helen Baker
Gloria Walker
Earl Wilden
Murry McClelland
Sid Mortensen
Loy Crapo
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Minutes of a Public Hearing held July 19, 1982

Page 2

The Mayor entered a letter of protest from M. Dean Bennett, MEA Credit Union, stating opposition to the zone change. Mr. Bennett's letter stated that he was opposed to allowing high density residential so close to commercial uses.

Mr. Loy Crapo, Mr. Sidney Mortensen and Mr. Dean Harris then presented to the Council a petition which they claimed superseded the first. They explained that after the first petition was circulated, their group had met with Mr. Max Farbman of Delta Investments Co. and had reached agreement on the type of development which could be approved by the adjacent property owners. Mr. Crapo stated that he had spoken with all but one of the said property owners and each is in agreement with those who had signed the second petition. The contract with Delta Investment reads:

The undersigned, Delta Investment Company, hereby agrees to develop and construct only single-family or condominium units for sale on Block 25 in Delta City, Utah. Delta Investment Company further agrees that it shall not construct and develop any apartment units on said Block 25 and further agrees that, in the event that Delta Investment Company sells its interest in Block 25, a precondition of said sale of Block 25 will require that no apartments be constructed and developed by the party which purchases Block 25 from Delta Investment Company.

SIGNED:

Max A. Farbman, Delta Investment Company
 Sidney G. Mortensen
 Janice M. Mortensen
 Dean Harris
 Jim R Christensen
 Loy D. Crapo
 Althea H. Crapo

In answer to a question, Mr. Warren Peterson said that he did think that the contract would be binding, but that the signatures would need to be notarized so that the document could be recorded with the county recorder. There were some questions relating to the need to amend the future land use map.

The Mayor declared the hearing closed at 8:01 p.m.


 Grant S Nielson


 Dorothy Jeffery, City Recorder

AAG923