

PRESENT:

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

OTHERS PRESENT:

Vance Bishop	City Administrator
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
John Quick	City Engineer
Ray Valdez	City Building Inspector
Pat Davies	City Clerk
Craig Whitehead	Administrative Intern
Kay Traveller	Douglas D. Robinson
Barbara Gick	Robert Ruiz
Dale L. Seipp	Dixie V. Freeman
Jack Lasswell	Ed Riggs
Russell Greathouse	Carol Barnson
Corinne Murray	Helena Downing
Nancy Oppenheimer	Gordon Twitchell
Jim Robson	LaVar Cox
Tom Downing	Mervin Williams
Joyce Barney	Carlyle A. Peterson
C. Frank Baker	Jim Edwards
Steve Jackson	

Mayor Nielson declared the hearing open at 7:06 p.m. and stated that notice of the time, place and purpose of the meeting had been posted at the principal office of the governing body and had been provided to the Millard County Chronicle, the Millard County Gazette and the local radio station KNAK, and to each member of the governing body. Mayor Nielson mentioned that the purpose of the hearing was to receive public comment on the proposed Northeast Annexation and that there would be no decisions made by the Council at this time.

Attorney Steve Jackson, representing the petitioners, explained to those present the area to be included in the proposed annexation and stated that approximately 3/4 of the landowners have petitioned in favor of annexation. Mr. Jim Edwards, P. & E. Engineering, outlined on a map the area under consideration. In answer to a question on development plans, Mr. Lasswell stated that Sierra III, which he represents, is ready to begin development as soon as permitted. Attorney Jackson suggested that the Council might wish to set a deadline whereby zoning in the Sierra III would revert to RR-1 if development did not take place within an allotted time period. Mr. Jackson further stated that the situation with Delta

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Estates is unique in that many of the Delta Estates lots are already being served by the Delta City water system. Several of the Delta Estates property owners expressed concern about the annexation development fees and costs of sewer and water hook ups and obtaining zoning in their subdivision mobile home park which would exclude undesirable types of dwellings in their area. The property owners were told that they should get their proposal ready and meet with the City Administrator to work out the details. It was suggested that their area could be zoned as a mobile home subdivision and have restrictive covenants to include or exclude whatever type mobile homes they desired. They were reminded that restrictive covenants are enforced by property owners and not the City. It was suggested as a possible alternative that the Delta Estates could be zoned for single family dwellings. If zoned for single family dwellings, the existing mobile homes would be allowed under a non-conforming use permit and all new dwellings would have to be approved under the single family zone.

Mr. Steve Jackson suggested that in the Delta Estates the requirement of curb, gutter and sidewalks could be waived in this instance. Mr. Vance Bishop stated that Delta City cannot afford the liability of Delta Estates unless the water distribution system is brought up to code for fire protection, etc.

Costs of development were discussed. Mr. Jim Edwards has estimated that new water and sewer lines in Delta Estates would cost about \$1,000.00. The Delta City sewer hook-up fee is \$800.00 and the water hook-up charge is \$600.00. For those lots not presently connected to Delta City water there will be an additional water dedication fee of up to \$1,000.00. It was explained that this fee covers the water which Delta City must purchase to cover any additional dwellings coming into the City. This fee is based on how much water right is necessary to provide services to a lot. One Delta Estates property owner asked if the development fee should be paid by the developer of Delta Estates. They were answered that the problem would have to be worked out between the property owners and the developers of Delta Estates.

Mr. Mervin Williams asked if he could transfer water for his water development fee rather than pay the \$1,000.00. He was told that he could, but the transfer must be completed or security provided to assure that the City would purchase other available water rights, if his change application was denied. Mr. John Quick, City Engineer, explained that the water development fee is based on domestic use in a single family dwelling. He said that there are also fees set for park and commercial uses.

Mr. Carol Barnson asked if the City could help those property owners who can not afford the dedication and hook-up fees. He was told that the City cannot finance out of pocket costs and that perhaps a special improvement district could be established. He was told that the property owners could contract the work if the contractor is licensed and the work passes inspection.

The Mayor suggested that the property owners should look at the increased

value of their property and the decrease in fire insurance rates as an advantage to them which could offset the annexation fees. Mrs. Robert Oppenheimer stated that their group of property owners would meet together and write some proposals, which would be presented to the Council before a meeting scheduled in two weeks.

Mayor Grant Nielson declared the meeting closed at 8:03 p.m.

Grant S. Nielson

Mayor Grant S Nielson

City Recorder, Dorothy Jeffery

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD AUGUST 30, 1982

PRESENT:

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

OTHERS PRESENT:

Vance Bishop	City Administrator
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
John Quick	City Engineer
Ray Valdez	City Building Inspector
Neil Forster	Public Works Superintendent
Roy Wood	Chief of Police
Pat Davies	City Clerk
Craig Whitehead	Administrative Intern
Jim Fletcher	Kay Traveller

Mayor Nielson called the meeting to order at 8:09 p.m. and stated that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided to the Millard County Chronicle, the Millard County Gazette and the local radio station KNAK, and to each member of the governing body by personal delivery of copies of the Notice and Agenda two (2) days before to each of them.

MINUTES

The Minutes of a regular City Council meeting held August 23, 1982 were

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