

Minutes: REGULAR CITY COUNCIL MEETING, March 19, 1984  
Page 8

Council Member Neil Dutson commented that no gravel for the streets had been delivered to 350 East and 300 South. He asked that this matter be looked into and resolved.

Council Member Kjell Jenkins discussed with the Mayor and Council the possibility of getting the Utah Department of Transportation to sweep Main Street.

Council Member Neil Dutson stated Bill Garrett had proposed to provide garden space in White Sage Subdivision for those without yards. Mr. Garrett requested water connection for irrigation. It was suggested that he use irrigation water. Mayor Nielson stated that under present water system bonding obligations and related requirements, Mr. Garrett would be required to provide the water dedication, the water meter, and pay for the water. Councilman Dutson asked that this matter be placed on th agenda for next week.

City Attorney Warren Peterson requested a closed session to discuss strategy on pending litigation. Councilman Don Dafoe MOVED to go into a closed session to discuss pending litigation. Councilman Craig Greathouse SECONDED the motion, which carried unanimously. They went into a closed session at 10:37 p.m.

Council Member Kjell Jenkins MOVED to return into an open session. Council Member Neil Dutson SECONDED the motion, which carried unanimously. They returned into an open session at 11:15 p.m.

Council Member Neil Dutson MOVED to adjourn the meeting. Council Member Kjell Jenkins SECONDED the motion, which carried unanimously. Mayor Nielson adjourned the meeting at 11:16 p.m.

  
Mayor Grant S. Nielson

  
City Recorder Dorothy Jeffery

MINUTES OF A PUBLIC HEARING HELD MARCH 26, 1984

PRESENT

Grant S. Nielson	Mayor
Neil Dutson	Council Member
Craig Greathouse	Council Member
Ruth Hansen	Council Member

ABSENT

Don Dafoe	Council Member
Kjell Jenkins	Council Member

Minutes: PUBLIC HEARING, March 26, 1984  
Page 2

OTHERS PRESENT

Jim Allan	City Manager
Dorothy Jeffery	City Recorder
Sherri Terrell	City Secretary
Warren Peterson	City Attorney
Doyle Bender	City Treasurer
Jack Fowles	Planning & Zoning Chairman
Wm. A. Mortensen	City Resident
Leah A. Mortensen	City Resident
Forest Miller	City Resident
Dora Miller	City Resident
Arjaan Dekker	City Resident
Elaine Dekker	City Resident
Reliance Wood	City Resident
Joyce Ashby	City Resident
Joyce Ashby	City Resident
Lois M. Steele	City Resident
Al Stang	City Resident
Ray Smith	City Resident
Pat Johnson	City Developer
Gordon Johnson	City Developer

Mayor Nielson being present called the meeting to order at 6:33 p.m. He stated that the purpose of the Public Hearing is to receive public comments regarding a petition from Jack Fowles to change the zone designation of Lot 1, Block 49, Lot 1 Plat A, Delta Townsite, which is the Southeast quarter of Block 49, from Central Business to R-4C to accommodate an apartment house. Mayor Nielson stated that no decisions would be made at this Public Hearing, but the Council would consider this request later in the regular City Council Meeting.

Mayor Nielson read the following letter from the Planning & Zoning Commission:

By a unanimous vote at the Planning and Zoning held Wednesday, February 22, 1984, the Planning and Zoning Committee recommends that the Delta City Council hold a public hearing for the purpose of receiving comment on the petition from Jack Fowles to change the zone designation on Block 49, Lot 1, Plat A, Delta Townsite, which is the Southeast corner of Block 49, from CB to R-4C to accommodate an apartment house.

Jack Fowles  
Chairman

Mayor Nielson stated there had been a petition against the zone change presented with 55 signatures. He then opened the meeting for public comment.

Minutes: PUBLIC HEARING, March 26, 1984

Page 3

Al Stang: Whenever anyone wants to build an apartment, why do they want to build it down in this area when it is supposed to be a single-dwelling zone?

Lois Steele: Why can't the zoning be left the way it is, instead of having to sign a petition to keep it from being rezoned? These blocks have been rezoned so many times our heads are spinning.

Mayor Nielson: The City ordinance sets up the procedure to rezone property. Anyone who owns property has the right to come in and fill out an application for a zone change. We cannot stop people from making applications. The first person we tried to stop would take us into a law suit.

Reliance Wood: One block near Main Street has been zoned for Central Business (CB) for 2 or 3 years. It was zoned one-half of a block then a block, then to a block one-half, then changed to Central Business for a block. Now we have 7 apartments within one block.

Elaine Dekker: Let's not go back 20 years, lets go ahead 20 years! What is going to happen? That whole quarter of the area up there has been turned into some very nice and some very unsightly apartments, motels, and etc. The traffic has increased. For the safety of our kids that have to go back and forth and for the safety of us that have lived there so long, it is not fair for us to live in fear of these things. Logically, if you drive around that way and see what we have, and the kind of stale-mate we are going to have if we keep going. It isn't going to be healthy for the town. We are going to lose our stability in this area.

Ray Smith: I think you would have to live in that neighborhood, it is an old neighborhood, over 50 some years old, to understand why these people wish to leave it the way it is.

Jack Fowles: You are my friends and we have different points of view. I would like to tell you the reasons behind the Planning and Zoning. We don't change the zones very often unless it is recommended by the state of the master plan. This has been changed. It was R-4C a couple of years ago and it was changed to Central Business. Basically we are asking for a down grade in zoning. Presently any type of business could be located there. This is not bad, but it is not especially good either. I read the petition and I am concerned for the reservations you have. There is going to be two four-plexes on the West. It will bring in more traffic, because there will be 8 families. The P&Z thinks that this would be in the best interest of Delta. This location is closed to businesses and schools, which would cause less traffic.

Mr. Fowles agreed that many things needed to be changed with the parking, loading, and some of the traffic hazard. He pointed out that he had counted the amount of traffic and children going to school. He pointed out the improvements that would be made.

Minutes: PUBLIC HEARING, March 26, 1984  
Page 4

Al Stang: What will happen in another year when the big boom is gone?

Councilman Neil Dutson: The operation and maintenance people for IPP will be moving here and could occupy the rentals construction workers are now occupying.

Council Member Ruth Hansen: The apartment at White Sage will be moved after the need no longer exists.

Pat Johnson: These will be nice brick four-plex units and should be in good condition for a long time.

Elaine Dekker: The traffic and bicycles seem to be quite a problem coming and going. The Chronicle said "apartments" were going to be built, not four-plexes. I think we were all concerned about the added traffic.

Reliance Wood: Will the four-plexes be two-story?

Gordon Johnson: They will be 1½ stories. The basement will be about 2 feet above the ground.

Ray Smith: I am concerned that these people could petition my business and machinery and try to have me moved.

Gordon Johnson: We will be the owners and we have no intent of petitioning for changes in the neighborhood. We are not trying to upset the neighborhood. We realize the growth problem in Delta and we know Delta is going to grow. We are proposing to upgrade the community by building nice units that we feel will be an asset.

Council Member Ruth Hansen: They will have to make improvements that are specified; such as paved street, curb and gutter.

Councilman Neil Dutson: The four-plexes would fill up a vacant lot. This would help with our street problem.

Elaine Dekker: Couldn't this be built somewhere other than our little area? Why does the multiple housing come to this area?

Gordon Johnson: We have to build these units where the zoning will permit.

Reliance Wood: What about that vacant lot that used to be DeVon Peterson's?

Mayor Nielson: The property owner basically controls it. The person who has the property and who is willing to sell for the right price and need has the control. We as City Council and Mayor do not have control of what property is for sale and what property isn't. It is the property owner. We would like to see all the vacant lots for sale and filled in.

Jack Fowles: The Planning and Zoning Committee would like to see Delta City grow from the inside out.

Minutes: PUBLIC HEARING, March 26, 1984  
Page 5

Council Member Ruth Hansen: I would like to see these vacant lots filled in, so that they are not weedy places. I would like to see the streets improved. There are many areas where no one is living and it will be hard to get financing for the streets.

Pat Johnson: Right now any business could come in and build on this lot, even a grocery store.

Gordon Johnson: A dentist office could be located there and that would create much more traffic than four-plexes.

Council Member Neil Dutson asked who was still opposed to the zone change.

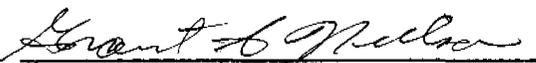
The majority of the people in attendance were still opposed.

Reliance Wood: If these four-plexes go in, what is to keep bigger apartments from going in?

Council Member Ruth Hansen: They would have to petition and follow the same procedures.

Gordon Johnson: On an R-4 zone the density is such that there can only be so many families per square acre. That limits what you can do. We are not trying to make it so that you can put more people in there than the way it is now. The way it is presently zoned we could put a motel there with no problem at all, but we don't want to do that. We want to put a nice family unit there.

Mayor Nielson asked if there were any further comments. There being none, he adjourned the Public Hearing at 6:59 p.m.

  
\_\_\_\_\_  
Mayor Grant S. Nielson

  
\_\_\_\_\_  
City Recorder Dorothy Jeffery