

## PUBLIC HEARING

JANUARY 8, 2004

PRESENT

Gayle Bunker	Mayor
Robert Banks	Council Member
Wesley Bloomfield	Council Member
Margaret Dutson	Council Member
Glen Swalberg	Council Member

ABSENT

Bruce Curtis	Council Member
Alan Riding	Public Works Director

ALSO PRESENT

Richard Waddingham	City Attorney
Ken Clark	Asst. Public Works Director
Judy Sabey	City Treasurer
Gregory Schafer	City Recorder
Bill Keel	Planning & Zoning Commission Member
Andy Thompson	City Resident
Rendon Hughes	Scout Parent
Kaydon Hughes	Scout
Brent Berkley	Former P&Z Chairman
Vance Bishop	Planning & Zoning Commission Member
Dean Anderson	Scout Parent
Kyle Anderson	Scout

Mayor Bunker called the public hearing to order at 6:45 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building, and had been provided to the Millard County Chronicle/Progress and to each member of the City Council, at least two days prior to the meeting. City Recorder Gregory Schafer acted as secretary.

Mayor Bunker stated that the purpose of the public hearing was to receive public comment regarding a proposed amendment to the Delta City Subdivision Ordinance and Construction Standards to allow waiver of curb, gutter and sidewalk in rural residential zones. Mayor Bunker opened the public hearing to comment from the floor.

Mayor Bunker noted that this amendment does not allow for automatic waiver of curb, gutter and sidewalk in rural residential zones but makes it possible, in some circumstances, to waive the requirement for curb, gutter and sidewalk in those zones.

Bill Keel, a member of the Planning & Zoning Commission, expressed concern that this amendment

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would allow for waiver of improvements in the rural residential zone, whereas the Planning & Zoning Commission recommended that the waiver be allowed only on one acre lots in the rural residential zone. It was the intent of the Planning & Zoning Commission that the waiver of curb, gutter and sidewalk be allowed, in certain circumstances, on one acre lots where animals are allowed. It was not the intent of the Planning & Zoning Commission that the waiver be allowed on smaller lots in the rural residential zone.

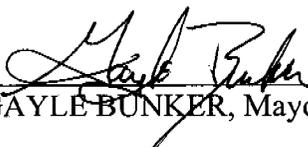
Andy Thompson noted that he knew from developing his own subdivision that it is extremely expensive to install improvements such as curb, gutter and sidewalk, but it is his opinion that the reason people want to annex into the city is to have the benefit of city services, including curb, gutter and sidewalks. Mr. Thompson felt that allowing waiver of the curb, gutter and sidewalk requirement would be regression rather than progression for the city. He also expressed his opinion that it is unrealistic to expect the best of both worlds by having a rural area annexed into the city.

Vance Bishop advised the Council that when the Planning & Zoning Commission reviewed this proposed amendment, they felt that there may be occasions where curb, gutter and sidewalk improvements may not be appropriate due to topography, soil conditions, etc. For this reason, the Planning & Zoning Commission recommended that this amendment be approved to allow for a waiver of those requirements under circumstances where the improvements are felt to be inappropriate.

Mayor Bunker noted that he had received a letter from Delta resident Paul Stephenson, expressing his opposition to waiving curb, gutter and sidewalks in new residential developments.

Mayor Bunker recommended that the draft ordinance be reviewed and further study be done prior to taking action on passing the ordinance. Mayor Bunker thanked those who had attended the public hearing and let their voice and opinions be heard.

Mayor Bunker declared the public hearing adjourned at 7:03 p.m.

  
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GAYLE BUNKER, Mayor

  
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GREGORY JAY SCHAFFER, CMC, City Recorder

MINUTES APPROVED: RCCM 02-05-04

