

MINUTES OF A PUBLIC HEARING HELD NOVEMBER 5, 1981

Minutes of a Public Hearing conducted by the Planning and Zoning Committee Thursday, November 5, 1981, at the Delta City Office Commencing at the hour of 7:00 p.m. for the purpose of receiving comment on applications for a zone change.

PRESENT

Max Bennett	Member and Councilman in Charge
Don Dafoe	Chairman
Rochelle Watts	Member
Ray Little	Member

ABSENT

Austin Astle	Member
Roland Dutson	Member
Robert Law	Member
Sherri Lewis	Member
Bruce Taylor	Member

OTHERS PRESENT

Leland J. Roper	Mayor
Betty Kelly	Property Owner
Ruth Hansen	Councilwoman Elect
Mike Barney	Developer
Richard Hall	Developer
Ray Valdez	Building Inspector
Roberta Dutson	Property Owner
Deila Bond	Property Owner
Dale Bond	Property Owner
Rayola Tolley	Property Owner
Steve Young	MICA

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Bill Garrett	Developer
Sid Mortenson	Property Owner
Loy Crapo	Property Owner
Jim Christensen	Property Owner
John Choules	Developer
John Stewart	Developer

Chairman Dafoe being present called the Hearing to order at 7:00 p.m.  
Lilli Dawson being present acted as secretary.

Chairman Dafoe stated that notice of the time, place and agenda of the Hearing had been posted at the principal office, provided the Millard County Chronicle for the required length of time for advertising and the affected property owners had been notified by mailing copies of the notice and agenda.

RICHARD HALL: BLOCK 12, PLAT "A" DELTA TOWNSITE LOTS 6, 7, 8, 9 OF HIS EXISTING SUBDIVISION. REQUEST TO CHANGE FROM R-2 ZONE TO R-3A TO ALLOW A FOUR PLEX UNIT

Comments and concerns of the affected property owners:

Surface drainage.

The Chairman said the information received by the Committee from them will be taken back to the Planning Commission and a decision and recommendation given to the City Council. Also that their concern over surface drainage will be noted with the Committee's recommendation.

MARK JACOBS: THE EAST 137.5 FEET OF LOT #3, BLOCK 12, PLAT "A" DELTA TOWNSITE. LOT ADJOINING THE RICHARD HALL PROPERTY. REQUEST TO CHANGE FROM ZONE R-2 TO R-3A

Chairman Dafoe stated that he information received will be taken back to the Planning Commission and a decision made and recommendation given to the City Council.

JOHN CHOULES: 340 S 200 N REQUEST TO CHANGE FROM ZONE R-3B TO LIGHT INDUSTRIAL TO BUILD WAREHOUSE AND OFFICE

The Chairman pointed out that the zone change would be compatible with the Future Land Use Map. There was no opposition from the members or the public. Chairman Dafoe therefore declared that he request will be given to the Planning Commission and a decision made and recommendations given to the City Council.

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BILL GARRETT: NORTH TWO-THIRDS (2/3) OF LOT 1, BLOCK 20: REQUEST TO CHANGE FROM ZONE R-1A TO R-3A TO ALLOW FOR FOUR-PLEX UNITS

Comments and Concerns of affected property owners:

Appreciate the letters sent out to them announcing the hearing. They feel the present zoning sufficient for that area and would like it left the way it is.

Presented a petition of all residents on that block and would be willing to circulate a petition in the whole neighborhood.

Chairman Dafoe pointed out that the zone change was not compatible with the Future Land Use Map but all the information received will be taken back to the Planning Commission and a decision made and recommendation given to the City Council.

JOHN STEWART: 2ND S AND 1ST E BLOCK 27, LOT 3. REQUEST TO CHANGE FROM ZONE R-2 TO R-3B TO ALLOW FOR EIGHT (8) FOUR-PLEX UNITS

Comments and concerns of affected property owners:

Prefer single family residential.  
Don't want any more multi-family dwellings in the area.  
Concerned about traffic congestion from that many units.  
Type of people moving into the area.

Chairman said that the zone change is not compatible with the Future Land Use Map but all the information received will be taken back to the Planning Commission and a decision made and recommendation given to the City Council.

There being no further business the hearing adjourned at 9:00 p.m.

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Don Dafoe, Chairman

*Lilli Dawson*  
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Lilli Dawson, Secretary