

PUBLIC HEARING

DECEMBER 9, 1981

NOTICE AND AGENDA

DELTA CITY BUILDING 7:30 p.m.

1. MARGARET OVERSON REQUEST FOR A ZONE CHANGE FROM R-2 TO R-3B AT APPROXIMATELY 1ST W AND 3RD S.
2. LISTER, SCHMUTZ AND UTAH DEPARTMENT OF TRANSPORTATION REQUEST FOR A ZONE CHANGE FROM R-2 AND R-1A TO CB. APPROXIMATELY 450 EAST MAIN TO THE CITY LIMITS AND SOUTH OF MAIN TO 2ND S.

And such other business as may come before said meeting.

MINUTES OF A PUBLIC HEARING HELD DECEMBER 9, 1981

Minutes of a Public Hearing conducted by the Planning and Zoning Committee Wednesday, December 9, 1981, at the hour of 7:30 p.m. for the purpose of receiving comment on applications for zone changes and such other business as may come before said meeting.

PRESENT

Don Dafoe
Robert Law
Bruce Taylor
Ray Little
Sherri Lewis
Roland Dutson

Chairman and presiding
Member
Member
Member
Member
Member

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ABSENT

Max Bennett	Member and Councilman in Charge
Rochelle Watts	Member
Austin Astle	Member

OTHERS PRESENT

Leland J. Roper	Mayor
Tyler	Chamber of Commerce
Ray Valdez	Building Inspector
Ralph Brown	Developer
Richard Schmutz	Developer
Curtis Smith	Businessman
Jim Pendray	Developer
Bob Pendray	Developer
Dean Swalberg	Businessman
Glen Swalberg	Businessman
Scott Nickle	Businessman
Grant Nielson	Mayor Elect
Joe Moody	Businessman
Pat Davies	Businesswoman
Rayola Smith	Housewife
Olive Allred	Housewife
Ed Lister	Resident
Roger Lister	Resident
Mike Thomas	Businessman
Kirt Overson	Resident
Margaret Overson	Resident
Dave Clark	Zion's Bank
Arthur Jeffery	Businessman
Frank Law	Businessman
Kent Hughes	Chamber of Commerce

Chairman Dafoe being present presided and called the Hearing to order at 7:30 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.

MARGARET OVERSON REQUEST FOR A ZONE CHANGE FROM R-2 TO R-3B AT APPROXIMATELY 1ST WEST AND 3RD SOUTH

Time was allowed for interested persons and affected property owners to address the Committee regarding the zone change. There were no protests and the zone change request is compatible with the future land use.

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Chairman Dafoe stated that a recommendation on the zone change request will be made at the Planning and Zoning Meeting which will convene immediately following the Public Hearing.

LISTER, SCHMUTZ AND UDOT APPLICATION FOR A ZONE CHANGE R-2 AND R-1A TO
CB APPROXIMATELY 450 EAST MAIN TO THE CITY LIMITS AND SOUTH OF MAIN TO
2ND SOUTH

Chairman Dafoe called for any comments or protests concerning the request for the zone change.

Mrs. Olive Allred's concern was for her mother's residential property in the same area as the property for which the zone change was requested and how it would affect it.

The Chairman told Mrs. Allred that the affected property of her mother's would remain residential as it is zoned right at the present time.

Mr. Jim Pendray requested to go on record as officially opposing the requested application for zone change and stated that some of the Delta businessmen would like to see business maintained in the present downtown area.

Mr. Glen Swalberg was opposed to the zone change request and added that the time frame was wrong for any proposed development outside the present downtown area. He added that the Delta businessmen would like the opportunity to prove that they can do just as good a job and can satisfy the public. He talked about the Proposed Redevelopment Plan which he said has great possibilities if it can be established.

There were other comments from Roger Lister, Ed Lister, Scott Nickle and Arthur Jeffery.

Mr. Kent Hughes read the following Resolution from the Delta City Chamber of Commerce:

WHEREAS, The Delta City Chamber of Commerce
duly met December 8, 1981, and;

WHEREAS, The Delta City Chamber of Commerce
is vitally concerned with the business district of
Delta City, and;

WHEREAS, Planning and Zoning is of important
interest to members of the Delta City Chamber of
Commerce, and;

WHEREAS, any improvement to downtown Delta is
of benefit to businesses and consumers;

BE IT RESOLVED, that the Delta City Chamber
of Commerce in unanimous vote supports the
Downtown Redevelopment Plan and hereby requests
that the zoning changes for business and

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commercial properties in and near the City of Delta be postponed until after the final hearing for the Downtown Redevelopment Plan.

Mr. Schmutz in addressing the Committee and all those present said that the plan is to develop a community type shopping center, as demand requires, which will benefit the entire community. He added that there is a tremendous leakage of tax dollars out of the community because there is not adequate variety or depth of facilities for shopping in Delta and that they had looked to downtown area for the center but could not find any with enough depth or acreage.

He told the Committee they would be willing to put in writing that there would be no construction on the property for a year if the Committee would go along with the zone change request. He added that the time frame for completion of the development is three to five years.

Chairman Dafoe said the information received by the Committee will be considered at the Regular Planning and Zoning Meeting immediately following the Public Hearing.

There being no further business the Hearing was adjourned at 8:00 p.m.

Don Dafoe, Chairman

Lilli Dawson
Lilli Dawson, Secretary