

MINUTES OF A PUBLIC HEARING HELD JANUARY 6, 1982

Minutes of a Public Hearing conducted by the Planning and Zoning Committee Wednesday, January 6, 1982, 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	Chairman, Presiding and Councilman in Charge
Pat Davies	Member
Jack Fowles	Member
Sherrri Lewis	Member
Ray Little	Member
Bruce Taylor	Member
Rochelle Watts	Member

ABSENT

Roland Dutson	Member
Austin Astle	Member

OTHERS PRESENT

Grant Nielson	Mayor
Ray Valdez	Building Inspector
Ray Western	Delta property owner
Orville Jeffery	Delta property owner
Elwood Bladen	Delta property owner
John Choules	Applicant for zone change
Maribah Winsor	Applicant for zone change
Kay Traveller	Applicant for zone change
Gil Trujillo	Observer
Marie Wright	Real Estate Agent
Jerry Bennett	Property Owner
Anna Bennett	Property Owner
Quinn Shepherd	Property Owner
Lorraine Jeffery	Property Owner
Eldro Jeffery	Observer
Art Jeffery	Property Owner
Mark Jacobs	Developer
Mark Losee	Property Owner
Louise Lyman	Property Owner
Martha Wiser	Property Owner
Carl Sudbury	Applicant for zone change
Raphael Mecham	Developer
Sherm Hawks	Developer
Jim Porter	Observer
Steve Young	MICA
Lilli Dawson	Secretary

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.

TRAVELLER AND WEBB REQUEST FOR A R-3A ZONE FOR A TEN (10) ACRE PLANNED UNIT DEVELOPMENT LOCATED AT 350 EAST, NORTH OF THE MIDDLE SCHOOL

Time was allowed for interested persons and affected property owners to address the Committee regarding the zone change. There being no protests to the zone change Chairman Dafoe stated that consideration of the request will be made at the Planning and Zoning Meeting which will convene immediately following the Public Hearing.

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JOHN CHOULES REQUEST FOR A ZONE CHANGE FROM R-3B ZONE TO LIGHT INDUSTRIAL TO BUILD WAREHOUSES OR OFFICES AT 478 W 200 N

Chairman Dafoe called for comments or protests concerning the request for the zone change. Some of the concerns were traffic and off street parking. The affected property owners said they would prefer that the area remain residential.

The Chairman closed the hearing for the request and said the information received will be considered at the Planning and Zoning Meeting immediately following the Public Hearing.

MARIBAH WINSOR REQUEST FOR A ZONE CHANGE FROM R-2 TO R-3A AT 485 WEST, 400 SOUTH, WHICH IS WEST 200 FEET OF LOT 3, BLOCK 11, PLAT "A" DELTA TOWNSITE SURVEY

The Chairman called for comments or protests concerning the request for the zone change. There being no protests Chairman Dafoe stated that consideration of the request will be made at the Planning and Zoning Meeting immediately following the hearing.

ECOTEK NATIONAL - NEW NAME: NATIONAL LANDMARK AND DEVELOPMENT INC REQUEST FOR A ZONE CHANGE R-2 TO R-3B TO ALLOW FOR SIXTY (60) APARTMENT UNITS ON ALL OF LOTS 2 AND 3, BLOCK 33, DELTA TOWNSITE PLAT "A" BORDERED ON THE NORTH BY 200 SOUTH, THE SOUTH BY 300 SOUTH, THE EAST BY 450 WEST, THE WEST BY 500 WEST

Chairman Dafoe read a petition in protest which was signed by property owners in the area.

Mr. Steve Young pointed out that the zone change is not in accordance with the Master Plan.

Some of the concerns were as follows:

- Overloading the main sewer line
- Fence surrounding the development
- Railroad track nearby
- Added traffic
- Off-street parking
- Access to streets
- Open irrigation canal in the area
- Not compatible with existing single family residents in the area

Some of the property owners present made comments in favor of the development and opening of the hay mill which would bring added tax revenue to the community.

Chairman Dafoe closed the hearing for the request and said the information received will be considered at the Planning and Zoning Meeting immediately following the Public Hearing.

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There being no further business, the hearing was adjourned at 8:30 p.m.

Don Dafoe, Chairman

Lilli Dawson  
Lilli Dawson, Secretary