

MINUTES OF A PUBLIC HEARING HELD JUNE 29, 1981

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The Mayor asked if there were any further questions or comments, there being none, Councilman Morrison MOVED to adjourn, MOTION SECONDED by Councilman Losee, meeting adjourned at 7:30 p.m.


 Leland J. Roper, Mayor
 Delta City


 Dorothy Jeffery,
 Delta City Recorder

MINUTES OF A PUBLIC HEARING HELD JUNE 29, 1981

PRESENT:

Leland J. Roper	Mayor and presiding
Max Bennett	Councilman
Don Bird	Councilman
Cecil Losee	Councilman
Willis Morrison	Councilman
Thomas Callister	Councilman

ABSENT:

None

OTHERS PRESENT:

Neil Forster	Public Works Superintendent
Ray Valdez	City Building Inspector
Jay Covington	City Administrative Intern
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
Tex Searle	Del-Park Subdivision
Ed Gifford	Del-Park Subdivision
Ray Spor	Delta City Resident
Harvey Rowlette	City Resident
Evelyn Rowlette	City Resident
Shirl Debenham	Developer
Douglas Debenham	Developer

Mayor Roper, being present, called the meeting to order at 7:30 p.m.
 Dorothy Jeffery, being present, acted as secretary.

Mayor Roper stated that notice of the time, place and purpose of the meeting had been duly advertised in the Millard County Chronicle and that notice was mailed

to each member of the governing body.

Mayor Roper explained that the meeting was a Public Hearing for the purpose of receiving and considering public comment regarding the amending of the Policy Declaration for Annexation for the City of Delta to provide for annexation of certain acreage as provided in the petition for annexation submitted by Tex Searle Lloyd Burraston and Dan Randall.

Ed Gifford, Engineer for the Del-Park Subdivision Project, displayed a map of the proposed del-Park Mobile Home Annexation Phase #1 for the review of the council. Also displayed for the council was the complete Searle Estates Map, this map has the proposed project as it will be when it is completed in its entirety.

Mr. Gifford explained to council there will be:

1. Fifty (50) mobile home units in phase one (1) of the project.
2. Seven (7) mobile units per acre
3. Ten (10) percent will be park area.
4. They will maintain a buffer zone around the property of approximately eight (8) to ten (10) feet which will be landscaped and fenced.
5. Double wide spaces will be Fifty-Five (55) by Ninety (90) feet. Single wide spaces will be Forty-Two (42) by Ninety (90) feet.
6. Space rental and there will be trailer available.
7. One acre will be set aside for a sales area.

Mr. Dudley explained in detail the plans for storm drainage for the project.

Following Mr. Dudley's comments, Mayor Roper read the following comments from the City Engineer, John Quick, regarding the Del-Park MHP, Phase I.

1. Street improvements should be installed on west side of 500 West including 22 feet (minimum) of pavement section.
2. Owner to provide an easement (recorded) for drainage on adjacent property.
3. Drawing of remaining area should be revised to reflect changes requested by Planning Commission.
4. Final design of sewer to be delayed until sewer study is completed.
5. Six (6) inch water line connection proposed on 500 South will not be adequate Eight (8) inch or ten (10) inch extension may be required. Final design to be delayed until water study is underway.

MORE INFORMATION REQUIRED:

1. Certified survey of property on plat.
2. What is going to be done with the existing irrigation ditch?

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RECOMMEND APPROVAL

City Attorney Warren Peterson's comments were as follows:

After discussion of the proposed Del Park Mobile Home Park annexation with Tex Searle and Ed Gifford, we have determined that they meet the contiguity standards upon completing the following conditions:

1. The triangular parcel of ground shown in yellow on the attached plat (copy of plat is in the office of the City Recorder) should be obtained from the present owner to the City.
2. The West half of the existing county road, fee title to which is presently owned by Searle and Burraston, should be dedicated to the City.
3. The East half of the County road, fee title to which is presently owned by Evans Taggart Company and Harrison Bunker, should be dedicated to the City.
4. The County should release to the City any interest it may have in the road or the improvements.

Upon completion of these conditions, the annexation could be given final approval. In the interim, the annexation could be allowed to proceed through the public hearing and preliminary resolution stages.

The Mayor's comments regarding the projects are as follows:

In my review of the Annexation Petition of Del-Park Mobile Homes the only restraints I see are legal and engineering. The traffic flow to the park seems satisfactory and the proposed development, if completed under Delta City's present ordinance and controls, is most needed for housing at this time. Therefore, if we have present sewer capacity and the property can be made contiguous in a llegal manner before the public hearing date I concur with Del-Park Petition for Annexation.

Councilman Bird asked what time frame Mr. Searle's was considering, Mr. Gifford answered him stating they would like to have at least the first fifty (50) pads in place by November 1st, 1981.

Mr. Gifford explained they had spoken to Mr. Harrison Bunker, Evans Taggart Company, Homer Peterson and Mr. Burraston regarding the property that would be deeded to the City and they have all agreed to this action at the time of annexation, also the Millard County Commissioners have agreed to release to the City any interest it may have in the road or the improvements involved in the project.

The County has stated the City will have to accept the road or portion of the road in the condition it is in at the time th eproperty is deeded to the City.

Mr. Searles asked council what their next step would be prior to the City allowing the project to begin?

Attorney Peterson read paragrpah #3 of Resolution No. 81-35, which states:

The petitioners are directed to prepare a proposed policy declaration for annexation and to made the same available in the office of the Delta City Recorder on or before June 29, 1981.

AAH558

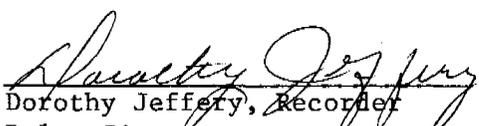
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The fact that the Resolution directed the policy declaration be available by June 9th and the reason this was set for June 9th was it met the twenty (20) day notice requirement and that would have allowed Delta City to send a copy of it to the Mil- lard County Boundary Commission and not having had the policy declaration by the, Delta City did not send a copy to the Boundary Commission, Attorney Peterson then re- commended the public hearing tonight accomplish all of the informational aspect the council required and that the public hearing be adjourned until 7:45 p.m., Monday, July 06, to be reconvened at that time thus allowing the coming week for anyone wishing to review the policy declaration and then make any comment at that time.

There was a general discussion of the matter afterwhich Councilman Bennett MOVED at adjourn the Public Hearing with the understanding the meeting would be recon- vened at 7:45 p.m. Monday, July 06, 1981 at the Delta City Offices, MOTION SECONDED by Councilman Bird, Motion Carried. Meeting adjourned at 8:00 p.m.



Leland J. Roper, Mayor
Delta City



Dorothy Jeffery, Recorder
Delta City

MINUTES OF A REGULAR COUNCIL MEETING HELD JUNE 29, 1981.

PRESENT:

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|------------------|---------------------|
| Leland J. Roper | Mayor and Presiding |
| Max Bennett | Councilman |
| Don Bird | Councilman |
| Thomas Callister | Councilman |
| Cecil Losee | Councilman |
| Willis Morrison | Councilman |