

PUBLIC HEARING

FEBRUARY 11, 1985

PRESENT

Grant S. Nielson	Mayor
Don Dafoe	Council Member
Gayle Bunker	Council Member
Ruth Hansen	Council Member
Craig Greathouse	Council Member

ABSENT

Neil Dutson	Council Member
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OTHERS PRESENT

Jim Allan	City Manager
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
John Quick	City Engineer
Stan Koyle	IPP Representative
Martin Ludwig	City Resident

Mayor Grant Nielson called the meeting to order at 6:45 p.m. and stated that notice of the meeting time, place and agenda were posted at the principal office of the governing body, located at 76 North 200 West, and was provided to the Millard County Chronicle Progress, the Millard County Gazette, the local radio station, KNAK, and to each member of the City Council by personal delivery two days prior to the meeting.

Mayor Nielson then explained the purpose of the meeting was to receive public input regarding a proposed ordinance entitled:

AN ORDINANCE AMENDING THE DELTA CITY SUBDIVISION ORDINANCE AND STANDARDS TO PROVIDE FOR ENACTMENT OF SUBDIVISION APPROVAL PROCEDURES FOR CERTAIN SUBDIVISIONS LOCATED WITHIN THE DELTA TOWNSITE PLAT "A" AS AMENDED AND MEET OTHER DESIGNATED CRITERIA ENACTED BY THIS ORDINANCE.

Mayor Nielson then opened the meeting for public comment.

Attorney Peterson presented each of the Council members with a copy of the proposed ordinance and explained, in essence, the purpose of the ordinance was to amend the present subdivision ordinance, thus allowing properties within the City to be filled in with small subdivisions within blocks where there is presently some development with some vacant lots still existing.

Attorney Peterson also informed the Council the proposed ordinance states that if the City sewer system grade is too high for use on the property, the Council may waive the sewer connection fee and allow for a private septic system, even if the property is within 300 feet of the system.

Following further review of the ordinance, Attorney Peterson recommended the adoption of the proposed ordinance.

Council Member Gayle Bunker questioned the language of the proposed ordinance on page 3, number 2 under section C, which states, "all lots shall be contiguous and shall make up less than the full frontage of the block." He then stated his question is, for example, if you have a home in the middle of the block and you subdivide on both sides of that home, does that home then become a part of the subdivision. If it doesn't, the subdivision then would not be contiguous unless the home is included in the subdivision.

Attorney Peterson responded that the subdivision lots would, in fact, not be contiguous and this would be a valid circumstance where the Council would have to elect to still allow it to be a subdivision.

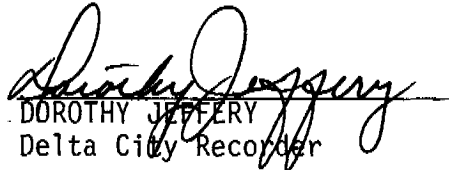
Attorney Peterson then suggested the Council could delete the language "shall be contiguous" from the proposed ordinance. The Council discussed various solutions to the above mentioned problems, after which it was the opinion of the Council the words "shall be contiguous" should be deleted from page 3, number 2, section C in the proposed ordinance.

Attorney Peterson then suggested the Council may also want to focus some attention on number 7, which states: "All lots shall be proposed for development of single family residence and duplex or twin homes only."

Following a brief review of the issue, it was the opinion of the Council that the language in number 7 of the proposed ordinance should remain as it is written.

Mayor Nielson then asked if there were any further questions or comments regarding the proposed ordinance. There being none, the Mayor declared the meeting adjourned at 6:58 p.m.

  
GRANT S. NIELSON, Mayor

Attest:   
DOROTHY JEFFERY  
Delta City Recorder