

PUBLIC HEARING

DECEMBER 17, 1985

PRESENT

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

ABSENT

Dorothy Jeffery	City Recorder
-----------------	---------------

OTHERS PRESENT

Jim Allan	City Manager
Virginia Taylor	City Secretary
Warren Peterson	City Attorney
John Quick	City Engineer
Gus Taylor	
Stewart Taylor	
Larry Taylor	
Dan Hansen	
Lucille Hansen	
Roma Thomas	
Gary Dutson	
David Church	City Resident
Roger Stephensen	City Resident
Dennis Leavitt	Public Works Department
Alan Riding	Assistant Public Works Director
Martin Ludwig	City Resident
Max Terrell	City Resident
Frank B. Anyx	
George Van	City Resident
Kristi Southern	Provo Daily Herald
Joe McCalm	KNAK Radio Station

Mayor Grant S. Nielson called the meeting to order at 6:00 p.m. Virginia Taylor, City Secretary, acted as secretary. Mayor Nielson read the following notice:

NOTICE, is hereby given that the Delta City Council has scheduled a public hearing for the purpose of receiving public comment regarding the proposed Sugar Factory Row Annexation and the proposed amendments to the Delta City Master Annexation Policy Declaration related to that

annexation Tuesday, December 17, 1985, at the City Building, located at 76 North 200 West, Delta, Utah, which meeting shall begin promptly at 6:00 p.m.

Mayor Nielson reviewed the Policy Declaration for the Sugar Factory Row Annexation. Mayor Nielson asked for public comment regarding the Sugar Factory Row Annexation.

Daniel Hansen asked if the City would bear the cost of the proposed six-inch water line installation. Mayor Nielson said that the City would bear the cost of changing the two-inch line to a six-inch line and the connections to the line; but, if an additional hook-up is needed to get to the six-inch line, it would then be the residents' responsibility to pay for costs incurred.

Council Member Don Dafoe said that the six-inch line would furnish service to those presently on the line and then any new services would be charged a connection fee.

Council Member Craig Greathouse said that the current water rates would be decreased by fifty percent (50%), but property tax would be increased eight mills.

Roger Stephenson said that he was concerned about the following with respect to his beekeeping warehouse located in the annexation territory:

1. If annexed, will he be required to buy a City business license,
2. Will a Special Improvement District be formed, and
3. Would citizens be bothered by his bees.

Council Member Don Dafoe said that he cannot foresee forming a Special Improvement District and if so, 51% of the residents have to be in favor of forming a district before it can be formed.

Roger Stephenson said that the main reason he is opposed to the Sugar Factory Row Annexation is because he does not want his business to be controlled by another level of government.

Attorney Warren Peterson said that the necessary number and the necessary assessed values have been obtained to meet the annexation formula required by law.

Mayor Nielson said that the Sugar Factory Row area does not have adequate water for fire protection and Delta City does have money available to upgrade the water line. Mayor Nielson said that he feels this should be done while there is money available.

Mayor Nielson asked if there were any further questions or comments regarding the proposed Sugar Factory Row Annexation. There being none, he declared the meeting adjourned at 6:25 p.m.

Attest:

DOROTHY JEFFERY, Recorder

GRANT S. NIELSON, Mayor

PUBLIC HEARING

DECEMBER 17, 1985

PRESENT

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

ABSENT

Dorothy Jeffery	City Recorder
-----------------	---------------

OTHERS PRESENT

Jim Allan	City Manager
Virginia Taylor	City Secretary
Warren Peterson	City Attorney
John Quick	City Engineer
Stewart Taylor	
Gus Taylor	
Larry Taylor	City Resident
Max Terrell	City Resident
Gary Dutson	
David Church	City Resident
Dennis Leavitt	Public Works Department
Martin Ludwig	City Resident
Joe McCaln	KNAK Radio Station
Kristi Southern	Provo Daily Herald
Alan Riding	Assistant Public Works Director
Frank B. Anyx	
George Van	City Resident

Mayor Grant S. Nielson called the meeting to order at 6:30 p.m. Virginia Taylor, City Secretary, acted as secretary. Mayor Nielson read the following notice:

NOTICE, is hereby given that the Delta City Council has scheduled a public hearing for the purpose of receiving public comment regarding the proposed Airport Annexation and the proposed amendments to the Delta City Master Annexation Policy Declaration related to that annexation Tuesday, December 17, 1985, at the City Building, located at 76 North 200 West, Delta, Utah, which meeting shall begin promptly at 6:30 p.m.

Mayor Nielson asked for public comment regarding the proposed Airport Annexation.

Max Terrell asked if the City would take water rights away. Attorney Warren Peterson said that the City could not take water rights away except by condemnation, and if that was done, market value would have to be paid to the owner by the City. Attorney Peterson also said that if someone wants connection to the City system, and if the connection is available, they would be required to exchange the quantity of water rights to the City that it would take to serve them at their connection. He also said that there is no State law requiring that a person hook up to a water system.

Gary Dutson asked if the City could regulate the odor coming from the Delta Valley Farms cheese plant if they are annexed. Attorney Peterson said that there are City ordinances that give the City jurisdiction over that problem if that property becomes part of the City.

George Van de Vanter asked why the City wants to annex more property into the City when it costs so much more to maintain the roads. Mayor Nielson said that it becomes a problem when businesses are established on the outskirts of the City limits and draw business and tax base from the City. Mayor Nielson said that the City needs the sales tax generated from these businesses and the City needs to control the ground around the City so the business and any future growth can be controlled.

Attorney Peterson said that there are not any roads in the proposed annexation territory at the present time except roads presently being maintained by private concerns and the Utah Department of Transportation. If there are any roads to be constructed, they have to be put into City standards, which require curb, gutter, paving, etc., prior to dedication of the roads to Delta City.

City Engineer John Quick said that some of the maintenance costs for additional roads would be offset by additional funds the City would receive from the State B & C Road Funds.


Attorney Peterson reviewed and discussed the Policy Declaration for the proposed Airport Annexation briefly. In response to questions from City Council members, Attorney Peterson said that the golf course is owned by Millard County and the annexation will not change, or in any way affect, the ownership of that golf course.

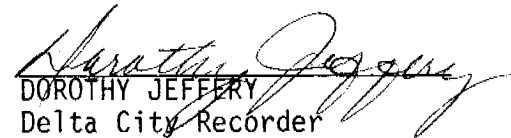
Max Terrell asked what the advantages are of being annexed to the City. Attorney Peterson referred to the Policy Declaration in answering that the annexation would allow the City to prevent the drain on City resources that it gets when development occurs immediately outside the City limits. He also said that this annexation would allow the City to annex the Airport, which is City owned property.

Stewart Taylor said that he has an eight-inch well on his property and asked if the City would be interested in buying the well. No offer or response was provided.

MINUTES: Public Hearing, December 17, 1985  
Page 3

Following further review and discussion, Mayor Nielson asked if there were any further questions or comments regarding the proposed Airport Annexation. There being none, he declared the meeting adjourned at 7:00 p.m.

  
GRANT S. NIELSON, Mayor

Attest:   
DOROTHY JEFFERY  
Delta City Recorder

MINUTES APPROVED: January 13, 1986