

PUBLIC HEARING
MAY 1, 1989

PRESENT

Ruth Hansen	Mayor
Wesley Bloomfield	Council Member
David Church	Council Member
Don Dafoe	Council Member
Rex T. Harris	Council Member
Gayle Bunker	Council Member

ABSENT

None

OTHERS PRESENT

Dorothy Jeffery	City Recorder
Richard Waddingham	City Attorney
Neil Forster	Public Works Director
Rita Byrd	Public Works Secretary
RoseAnn Young	City Resident
Tillman Johnson	City Resident
Ed Johnson	City Resident
Lynn Jeffery	City Resident
Robert Jeffery	City Resident
C. Frank Baker	Millard County Commissioner
Michael Styler	Millard County Commissioner
Warren H. Peterson	Millard County Attorney
H. Doyle Bender	City Treasurer

Mayor Hansen called the meeting to order at 6:30 p.m. Dorothy Jeffery, City Recorder, acted as secretary. Mayor Hansen stated that notice of the meeting time, place and agenda was 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 local radio station, KNAK, and to each member of the City Council by personal delivery two days prior to the meeting.

Mayor Hansen said that the purpose of the public hearing was to receive public comment regarding a zone change from Rural Residential (RR) to Public/Quasi-Public (PQP) in that area located approximately one mile east of Delta known as White Sage and to consider an amendment to the statement of purpose for the Public/Quasi-Public Zone District set out in Section 12-528 of the Revised Ordinances of Delta City (1981 edition), as amended, to allow public exhibits, fairs, animal shows and similar uses as

a conditional use and to amend Appendix 7 to the Zoning Ordinance of Delta, Utah to list such uses as conditional uses and to set the conditions for issuance of such conditional use permits.

Robert and Lynn Jeffery, who reside in the immediate vicinity of the proposed fairground facility, expressed their concerns regarding the following issues:

1. Whether alcoholic beverages will be allowed to be sold or consumed on the proposed fairground premises.
2. Whether animals will be stored on a regular basis on the proposed fairground premises and, if so, the location on the premises where the County proposes to keep or store any livestock.
3. Whether vehicular traffic will be allowed to enter and exit on the west side of the proposed fairground premises, specifically at Manzanita Avenue.
4. Whether the various uses of the proposed "exhibit building" or other public buildings will include the right to sell or consume alcoholic beverages.

During the discussion of the aforementioned issues, Mr. Jeffery specifically requested that the minutes of the public hearing state that the alcohol ordinance be strictly enforced as it relates to the proposed fairground premises.

Mr. Jeffery further requested that the record reflect that Delta City will not tolerate the use of alcohol at any time in the public buildings located on the proposed fairground premises. In this regard, Mr. Jeffery was informed that the City Attorney would issue a written memorandum addressing the legal implications relating to the sale and consumption of alcoholic beverages on the proposed fairground premises.

(NOTE: A copy of the memorandum referred to above will hereafter be attached to and made a part of these minutes.)

Further concern was expressed regarding the storage of animals on a regular basis on the proposed fairground premises and the location of the property where such animals would be kept. Commissioner Frank Baker, who was in attendance at the public hearing, indicated that no horses would be stored within the proposed fairgrounds facility. Mr. Baker stated, however that there would be chutes and loading facilities between the proposed indoor and outdoor arena. He indicated that there were plans to have permanent horse facilities on the east side of the proposed fairground area.

In response to Mr. Jeffery's inquiry as to how long the animals would be stored on the property, Councilmember Wesley Bloomfield stated that there was not a time restriction in the conditional

use permit due to the fact that it would be impossible to know how often and for how long a particular event or series of events would continue. Therefore, he felt that putting a condition on how long animals could remain on the premises would be unmanageable.

Attorney Warren Peterson, also in attendance at the public hearing, pointed out that the zoning ordinance has been amended to allow conditional uses in the public/quasi-public zone for exhibits, fairs, shows and livestock exhibitions. He stated that the conditional use permit should be tailored to meet these public purposes and not for long-term storage of livestock. Mr. Peterson further stated that if the County allows a large group of livestock to be present on the premises, that it should be part of a fair or an exhibit. Otherwise, it is not allowed under this zone and the City could stop such a use.

Much discussion centered on the potential traffic problems, particularly on the use of Manzanita Avenue running west of the proposed fairgrounds premises and directly in front of certain residences, including Mr. Jeffery's.

Councilmember Bloomfield stated that all of the loading and unloading of animals will be on the east side of the fairgrounds premises. He indicated that there would be an entrance for the general public across from Mr. Jeffery's home. (NOTE: This issue was further addressed upon consideration of the conditional use permit by the Delta City Council. Instruction was given to return the conditional use permit to the Planning Commission with instructions to delete south from south and/or east in No. 6 and use east only.)

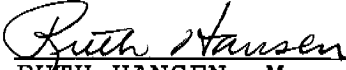
Other issues that were discussed included the dust problem, pest control, health issues and aesthetics.


Councilmember Wesley Bloomfield explained that the dust problem, pest control and the disposal of corral matter was addressed by the conditional use permit and that Delta City would enforce these conditions.

Commissioner Styler, who was also in attendance at the public hearing, stated that the County wants to alleviate any negative circumstances regarding the fairgrounds and make the fairgrounds facility a clean and presentable area. He also said that the fairgrounds premises would be kept up and that it would be a place the community would be proud of.

Other comments regarding the proposed fairgrounds facility were received by the Delta City Council.

Mayor Hansen declared the hearing adjourned at 7:30 p.m.


RUTH HANSEN, Mayor


DOROTHY JEFFERY
City Recorder

MINUTES APPROVED: SCCM 5-22-89