

PUBLIC HEARING
MARCH 13, 1995

PRESENT

Don Dafoe	Mayor
Alan Burraston	Council Member
Gayle Bunker	Council Member
Robert Dekker	Council Member

ABSENT

Robert Droubay	Council Member
Dale Roper	Council Member
Dorothy Jeffery	City Recorder

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Public Works Director
Ruth Hansen	City Resident
Phil Sabey	City Resident
Melanie Dent	City Resident
Mr. & Mrs. Grant Nielson	Developers
Mr. & Mrs. Mike Barney	Contractor
Darin Phelps	Chronicle Progress
Glenda Otto	City Resident

Mayor Dafoe called the meeting to order at 6:30 p.m. Virginia Taylor, Deputy City Recorder, acted as secretary. Mayor Dafoe 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, KNAK Radio Station, and to each member of the City Council by personal delivery two days prior to the meeting.

Mayor Dafoe explained that the purpose of the Public Hearing was to receive public comment regarding a proposed zone change from Commercial Development (CD) to Residential Development (RD) on the property described as follows:

Commencing at a point located East 436.50 feet and South 1089.00 feet from the Northwest corner of Lot 4, Block 91, Plat "A", Delta City Block Survey, Utah; thence East 305.73 feet; thence South 222.08 feet; thence along the arc of a 440.00 radius curve to left 103.34 feet (chord bears North 82 27'49" West 103.10 feet); thence West 293.34 feet; thence North 111.00 feet; thence along the arc of a

45.00 foot radius curve to the left 70.69 feet
(chord bears North 45 00' East 63.64 feet);
thence North 29.00 feet; thence East 45.00
feet; thence North 25.00 feet to the point of
beginning. AREA = 1.80 Acres

Mayor Dafoe explained that this zone change has been requested by Grant Nielson in order to construct planned unit housing (condominiums) on property located north of Plaza Twin Theater, west of Best Western Motor Inn and east of 400 East along Topaz Boulevard. He then asked for comments from the public.

Several residents from Pendray Subdivision were in attendance and expressed concerns about the size and height of the housing units, the purchase prices and tenant parking.

Mr. Nielson addressed their questions and said that the condominiums would be one and/or two stories high and that each unit would have its own garage, and that purchase prices have not yet been determined.

Mrs. Nielson said that once the condominiums are built, a homeowners association will be formed and restrictive covenants will be recorded, which will enable the residents to maintain a high standard of living.

Mayor Dafoe declared the Public Hearing adjourned at 6:55 p.m.



DON DAFOE, Mayor



DOROTHY JEFFERY
Delta City Recorder

MINUTES APPROVED: RCCM 3-27-95