

CITY OF DELTA, UTAH  
PUBLIC HEARING  
NOVEMBER 15, 2007

PRESENT

Gayle Bunker	Mayor
Robert Banks	Council Member
Kiley Chase	Council Member
Bruce Curtis	Council Member
Glen Swalberg	Council Member
Betty Jo Western	Council Member

ABSENT

Kaela Jackson	City Attorney
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ALSO PRESENT

Alan Riding	Public Works Director
Ken Clark	Assistant Public Works Director
Gregory Jay Schafer	City Recorder
Carlyle & LuDean Peterson	City Residents
Stanton Lovell	City Resident
Ralph Newberry	City Resident
Jody & Darlene Webb	City Residents
Tracy Huntington	City Resident
Rodger Scoville	Council Member Elect
Dan Bringard	City Resident
Rebecca Dzuik	City Resident
Lee & Jolene Jorgenson	City Residents
Marty Murray	City Resident

Mayor Bunker called the meeting to order at 6:45 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building and provided to the Millard County Chronicle/Progress and to each member of the City Council at least two days prior to the meeting. City Recorder Gregory Schafer acted as secretary.

Mayor Bunker stated that the purpose of the public hearing was to receive public comment regarding a proposed zone change from Mobile Home (M-H) to Residential 4 (R-4) on property located at

approximately 425 North 600 East. Mayor Bunker noted the purpose for the zone change is to construct apartments on the property. The property is approximately 8 ½ acres in size. Mayor Bunker opened the public hearing to comments from the public. Mayor Bunker requested that anyone wishing to make comments come to the microphone and state their name prior to making their comments.

Stanton Lovell indicated that he has been living in the area adjacent to the property proposed for zone change for approximately twenty-seven years and, at the time, that was the only place in Delta City where he could locate his modular home. Mr. Lovell was not in favor of the zone change and felt that apartments are not needed in that area. He had questions regarding access to the property. Mayor Bunker stated that there is currently only one access to the property and that is not adequate. Access to the property will need to be addressed prior to approval of any project on the property.

Ralph Newberry stated that he lives on Sunset Street, which is adjacent to the property proposed for zone change. Mr. Newberry advised Council Members that he is against granting a zone change and is against construction of apartments on the property for several reasons, one of which is the single access into the property. The only road into the property is less than fifty feet wide and is not adequate for the traffic which would be generated by multiple family housing. Mr. Newberry felt that construction of apartments would adversely affect property values in the area.

Jody Webb asked whether there was a difference between zoning for residential and the Residential 4 designation. Mr. Webb asked if there was a zone designation for single family residences only. Mayor Bunker advised Mr. Webb that there is a Residential 1, and Residential 1-B designation for single family residential. The difference between the two involves lot sizes. Mr. Webb suggested that there were a number of people who are not in attendance that are against the construction of apartments in their neighborhood but are not against construction of single family dwellings in the same area.

Tracy Huntington advised Council Members that she lives in the last house where the access road being discussed dead ends. She stated that she had been told that the dead end road could not be blocked because it was an access for Delta City to water and sewer lines and was a walkway for school children. Public Works Director Alan Riding advised that Delta City has a utility easement in that area for both water and sewer lines and there is a walkway for children from that particular development to the school.

Ralph Newberry expressed agreement with Stanton Lovell regarding proposed development of the property near his home. Mr. Newberry stated that he is not against development of the property but he is against having an apartment complex on the property. Mr. Newberry would be in favor of single family residential development but access roads would be necessary for any development of the property.

Mayor Bunker thanked those in attendance for their comments and declared the public hearing adjourned at 6:58 p.m.

  
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GAYLE BUNKER, Mayor

  
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GREGORY JAY SCHAFFER, City Recorder

MINUTES APPROVED: RCCM 12-06-07

