



**DELTA CITY COUNCIL**  
**SPECIAL EXECUTIVE COMMITTEE MEETING**  
Wednesday, January 9, 2019  
Delta City Municipal Complex Council Chambers  
76 North 200 West  
Delta, Utah 84624-9440

PRESENT

John W. Niles, Mayor  
Brett C. Bunker, Council Member  
Robert W. Banks, Council Member  
Kiley J. Chase, Council Member  
Nicholas W. Killpack, Council Member

Betty Jo Western, Council Member  
Linda Sorensen, P&Z Commission Chairwoman  
Linda Beard, P&Z Commission Member  
Wes Duncan, P&Z Commission Member  
Roger Zeeman, P&Z Commission Member

OTHERS PRESENT

Dent R. Kirkland, Public Works Director  
Lora Fitch, Deputy Recorder  
Todd Anderson, City Attorney  
Sam Jacobson, Chronicle-Progress

Dr. Michael Clay, BYU  
Amber Wood, BYU  
Alicia Seeley, BYU  
Talia Adams, BYU

Mayor Niles called the meeting to order at 5:40 p.m. He stated that notice of the time, place, and agenda of the meeting had been posted at the City Municipal Complex, on the City website, on the Utah Public Notice website and had been provided to the Millard County Chronicle-Progress and to each member of the City Council and Planning and Zoning Commission at least two days prior to the meeting.

**BUSINESS**

The City Council and Planning and Zoning Commission met with Dr. Clay and some of his team of students from BYU to discuss the developing on a General Plan. Dr. Clay explained what General Plans help with, reviewed what Cities his group has developed General Plans for, explained the General Plan process, and introduced his team. Those in attendance were presented with examples of the general plan from both Manti and Eureka. Dr. Clay explained that the vision statement and the goals of the community were what was getting worked on that night. Dr. Clay explained that according to Utah Code, everything that is done as a City has to be in fulfillment of the General Plan's visions, goals, and codes. Dr. Clay explained that his team will help the City create strategies underneath the goals to help accomplish what the City is wanting to do. Samples of what other Cities have chosen for their goals were produced. Alecia Seeley came before the Council and Commission to start with the first step, which was to decide what Delta City's visions and goals are. Ms. Seeley reviewed the demographics for Delta, collected from Federal Census, to keep in mind for the visions and goals. Council Member Chase and those present discussed how the changes at IPSC might cause a dip in the future demographics projections and noted that nothing is certain on the affects until it happens.

Alecia Seeley asked the Council and Commission what they would like the vision statement for the General Plan to be. It was noted that to grow in a way that preserves and respects our agricultural heritage would be a good goal.

Manti's third item from their vision statement was referred to and approved to indicate that that the City would like for the vision statement to include that the community is progressive, organized, and attractive to new businesses. There was a discussion about Delta's resources and Council Member Killpack noted that Delta has a lot of opportunities for energy sources. Council Member Chase noted that Delta is part of the energy corridor. Chairwoman Sorenson pointed out that the wide-open spaces around Delta could attract unwanted companies like a dump, if the City is not careful. Council Member Chase said that high voltage lines are not present in Delta to attract corporations like that. There was a discussion about the second item for Eureka and it was agreed that something along the lines of: to revitalize and rebuild or rebrand Main Street by implementing the desires of the community which include an improved appearance, more activities, business variety, and active public spaces. Commercial design standards were discussed, and it was noted that Delta currently does not have any, and that those present would like some time to think about them. Adding in continuing to thrive or positively adapt was requested. It was noted that Delta needs more economic development.

Alecia Seeley broached the subject of general plan structure. The proposed elements of the general plan structure were: historic preservation, land use, housing, economic development, transportation, public facilities, environment, and annexation. City Attorney Anderson explained that annexation is a big issue since Delta has had a water study done that says that Delta has a risk of arsenic pollution if there is too much water pumping outside the City's aquifer on the outskirts of Delta. Historic preservation was decided to be important, but not the most important one. Council Member Western asked where education would be as a proposed element. Dr. Clay explained that the City cannot plan for the school district, it can be coordinated with, but not for as they are their own recognized unit of government under state law.

Alecia Seeley presented the topic of big picture goals. After reviewing Manti's and Eureka's historic preservation goals, the Council asked that it be more focused on agriculture rather than pioneer or mining heritage.

Alecia Seeley asked what the City would like for their land use goals. Manti's second item was suggested. After discussion between the Council and Commission the modification to include growth to the goal of providing for residential, commercial, and industrial areas that support and complement the unique rural quality and small-town character of Delta.

Housing Goals were discussed and number 1 from Manti's goals was approved to encourage clean, safe, and affordable housing to all socioeconomic groups of the community. Rural housing was discussed.

Economic Development Goals were discussed and Manti's items 1 and 3, and Eureka's 2 and 4 were met with approval. The items being: Expand and retain existing businesses, especially on Main Street. Create jobs by attracting light industry to the industrial park. Retain and strengthen current local businesses and attract new businesses, such as grocery, hardware, and general merchandise stores. Promote event-based tourism. Delta being the gateway for outdoor recreation was discussed and it was pointed out that Delta does not have many places to stay so tourists just pass through. Manti's 2<sup>nd</sup> item was suggested but with a change to say something along the lines of: attract new businesses, such as those that cater to tourists or outdoor recreationists, and underrepresented industries.

Transportation goals were reviewed. The examples for Manti were both met with approval – provide safe, well-maintained streets following the original City grid system and provided appropriate lights, signs and signals throughout the transportation system.

Public Facility Goals were discussed. The Council stated that Delta City is in a really good place in the way of public facilities and would like to maintain what the City currently has and the County is responsible for recreation.

Environment Goals were discussed, and Eureka's items were approved of with changes. Item 1 was changed to ascertain, utilize, and market appropriately the energy and agricultural resources Delta has to offer in order to attract economic development. Item 2 was to preserve open space as well as key natural resources so current and future residents can continue to enjoy the natural amenities in and around Delta. Item 3 was to help inform citizens and protect them from natural hazards.

Annexation Goals were discussed and Manti's and Eureka's number 1's were approved of. Manti's was: provide well-planned annexations based on services and needs for future development. Eureka's first item was: develop a strategic annexation plan that represents the needs of the City if it decides to grow.


The Commission and Council agreed to hold another meeting on January 23 at 7:00 p.m.

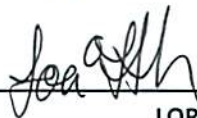
**ADJOURNMENT**

Mayor Niles asked if there were any comments, questions, or further items to be discussed, there were none. Mayor Niles declared the special executive committee meeting closed at 7:00 p.m.



Minutes Approved: 01/16/2019

  
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JOHN WESLEY NILES  
MAYOR

  
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LORA A. FITCH  
DEPUTY RECORDER