



**DELTA CITY COUNCIL**  
**SPECIAL EXECUTIVE COMMITTEE MEETING**  
Wednesday, January 23, 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  
Phil Diaz, Commission Member  
Chad Droubay, Commission Member

OTHERS PRESENT

Dent R. Kirkland, Public Works Director  
Todd Anderson, City Attorney  
Sam Jacobson, Chronicle-Progress  
Dr. Michael Clay, BYU  
Amber Wood, BYU  
Alicia Seeley, BYU

Talia Adams, BYU  
Kendall Willardson, BYU  
Bryce Miller, BYU  
Zach Leavitt, Six-County  
Sarah Wright, BYU  
Elizabeth Wright, BYU

Mayor Niles called the meeting to order at 7:00 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**

Dr. Clay presented a couple of examples of general plans he has put together for other towns. He informed the Commission and Council that his group had put together a rough draft of plans from the ideas that the Council and Commission had worked on at the previous meeting. Dr. Clay's team introduced themselves and then Dr. Clay informed those present that the next two meetings for the general plan updates would be public outreach meetings. Dr. Clay gave out little surveys asking the best and worst things about living in Delta. Dr. Clay emphasized how important it is to try to get as many members of the public as possible at the next two meetings to give their input.

Amber Wood came before the Council and presented them with the current and projected demographics. Ms. Wood informed the Council and Commission that her team had taken what they had heard at the previous meeting to propose the mission statement and asked what they thought of: To foster a thriving city by preserving agricultural heritage, expanding the local economy, and facilitating a sense of community. Council Members and the Commission discussed the mission statement and agreed that they liked it.

Amber Wood informed the Council and Commission that the general plan would need to include eight element goals, three of which are required by state law and five of which are supplemental. The first section was historical preservation and the following goals were proposed:

1. Encourage the preservation of Delta's agricultural heritage through the restoration and renovation of historic buildings and spaces
2. Promote the creation of public buildings and spaces that will continue to be valued by future generations

Ms. Wood asked the opinions on the proposed goals and after discussion and it was agreed to remove the word 'agriculture' from item 1.

Amber Wood broached the second section of land use:

1. Provide for residential, commercial, and industrial areas that support and compliment the unique rural quality of Delta
2. Allocate a variety of densities that support a healthy and successful community.

The Council and Commission approved of the land use goals.

Amber Wood informed those present of the current demographics for housing with suggested the housing goals:

1. Encourage need-based residential development
2. Ensure City zoning code allows for affordable housing for individuals of all income levels at various densities

Dr. Clay explained the difference between low density and high density and that houses are lower density and apartments are higher. Those weren't objections to the housing goals.

Amber Wood reviewed the demographics for Delta and that the majority of commuters are driving. The proposed transportation goals were:

1. Provide safe, well-maintained streets and sidewalks
2. Improve quality and aesthetic of street lighting throughout the city for motorists, cyclists, and pedestrians

A Council Member proposed changing it to "improve quality and aesthetic of streets and street lighting." Dr. Clay asked if subdivisions require sidewalks in new developments. It was confirmed that Delta City does.

Amber Wood reviewed the economic demographics for Delta and presented the proposed goals for economic development:

1. Encourage beautification and revitalization of city and private properties in order to provide a desirable environment for new commercial entities
2. Improve way-finding signage and hospitality services throughout the city to create an inviting atmosphere and aesthetic for travelers passing through.

A Council Member suggested that the goals be changed to include bringing in new industries with good-paying jobs for locals. Dr. Clay suggested including bringing in a living wage and supporting existing businesses as additional goals. Dr. Clay proposed adding in the goals:

3. Fostering an environment that is attractive to new businesses, particularly those that pay a living wage for our residents
4. Maintaining and strengthening existing local businesses

The Council and Commission discussed the changes and agreed to adding the third and fourth items to the goals.

Amber Wood reviewed the some of the public facilities in Delta and informed the Council and Commission that her team would be performing a more extensive inventory of them. Ms. Wood proposed the following environment goals:

1. Maintain public facilities with a particular focus on parks, recreational spaces, and water treatment facilities
2. Plan public infrastructure expansion as needed to account for future annexations and population growth

Council Member Killpack suggested putting in something regarding wastewater facility treatments. There was a discussion about the Work Session regarding the Wastewater Plan from the previous week. They agreed to put something about maintaining and replacing public facilities in the goals.

Amber Wood reviewed the natural amenities of the west desert, none of which are in delta, but all are accessed from Delta. Ms. Wood noted that potential arsenic contamination from sources outside the City had been mentioned at the previous meeting. Council Members noted that it is potential ground water contamination. The proposed environment goals were:

1. Maintain environmental resources, such as air and water, quality by encouraging good environmental practices by residents and developers
2. Leverage the natural amenities in and around Delta in order to attract outdoor recreationists
3. Beautify the City by preserving open space, improving and enhancing existing green spaces, and adding urban vegetation
4. Mitigate potential natural hazards and pollution

After discussing the goal, the Council and Commission approved of it.

Amber Wood introduced the last section of Annexation. Ms. Wood reviewed that the Council and Commission had expressed some concern regarding uncontrolled growth because of wells being drilled around the outside of the City. The proposed annexation goals were:

1. Develop a strategic annexation plan that accommodates the needs of the City as it grows
2. Evaluate the feasibility of annexing properties lacking access to potable water

Neither the Council not the Commission had any issues with these goals.

Amber Wood explained to the Council and Commission that the next step would be to have a general public meeting. Dr. Clay informed the Council and Commission that the goals would be updated based on what they had heard that


night, send it out to the Council and Commission again, and present it to the public. Dr. Clay continued that the town would be documented and inventoried completely before the public hearings to get the input in the public. A survey would be getting made to send out to the public. There was a discussion about ways to distribute the survey to the public. Dates to have the public hearings were discussed and the dates settled on were February 12 and 20 at 7:00 p.m. and, if necessary, have the Council Meeting on the 20<sup>th</sup> start at 6:30.


**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 8:12 p.m.



Minutes Approved: 02/06/2019

  
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JOHN WESLEY NILES  
MAYOR

  
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LORA A. FITCH  
DEPUTY RECORDER