



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, October 13, 2021 at 7:00 PM

Delta City Municipal Complex Council Chambers*

AGENDA

CALL TO ORDER

MINUTES APPROVAL

1. [2021-08-11 Planning & Zoning Meeting](#)

BUSINESS – Any such business as may come before the Commission.

2. Rob Droubay; Zone Change request - Public Hearing
Action: Discussion/Consideration for approval
3. Rob Droubay; Final Plat Lot 3 Phase 4 approval
Action: Discussion/Consideration for approval
4. Jose Marquez; Minor Subdivision & Zone Change request
Action: Discussion/Consideration for approval
5. Larry Dutson; Mini Subdivision
Action: Discussion/Consideration for approval
6. Steve Styler; Proposed code revision
Action: Discussion Only

ADJOURN

NOTICE: Be aware the Planning and Zoning Commission may conduct an Electronic Meeting so that a member of the Public Body may participate, pursuant to UCA §52-4-207, (1953), as amended. Agenda items are considered flexible and may be conducted sequentially different than illustrated herein to meet the needs of the Planning and Zoning Commission. Individuals and entities that have business before the Planning and Zoning Commission should be present at meeting commencement.

THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN ALL CITY MEETINGS. In accordance with the Americans with Disabilities Act (ADA), we will make reasonable accommodations for those needing assistance to participate in our meetings. Requests for assistance can be made by contacting the City at 435.864.2759 at least twenty-four hours in advance of the meeting.

CERTIFICATE OF MAILING & DELIVERY

The below signed, duly appointed and acting City Recorder for Delta City, Utah hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Millard County Chronicle-Progress, LLC, chronpro@millardccp.com, published on the Delta City and Utah Public Notices websites and was personally provided to each member of the Planning & Zoning Commission, this **Tuesday, October 12, 2021.**

Sherri Westbrook, Recorder

1



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, August 11, 2021 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

2 **CALL TO ORDER**

3 PRESENT

4 Richard Jones

5 Kelly Carter

6 Megan Davies

7 Chad Droubay

8

9 ABSENT

10 Derek Curtis

11 Phil Diaz

12 Sarah Kimball

13 Betty Jo Western

14 Also present:

15 Mayor John Niles

16 Travis Stanworth

17 Brett Bunker

18 Jose Marquez

19 Nick Killpack

20 Dent Kirkland

21

22 Michelle Lovejoy

23 Sherri Westbrook

24 Rob Droubay

25 Kiley Chase

26 Michael Zurn

27 Tom Souvall

28

29 Planning and Zoning Commission Chairman Jones called the meeting to order at 7: 13 p. m. He stated
30 that notice of the time, place and the agenda of the meeting had been posted at the City Municipal
31 Complex, on the Utah Public Notice website, on the Delta City website and had been provided to
32 the Millard County Chronicle-Progress and to each member of the Commission at least two days
33 prior to the meeting.

34

35 **MINUTES APPROVAL**

36

37 1. Minutes Approval: 2021-04-14

38 The minutes of the Planning and Zoning Meeting held 4/14/21 were presented for approval.

39 Commission Member Carter MOVED to approve the minutes of the Planning and Zoning

40 Meeting held 4/14/21. The motion was SECONDED by Commission Member Davies. Chairman

41 Jones asked if there were any questions or comments regarding the motion. There being

42 none, he called for a vote.

43
44 Voting Yea: Jones, Carter, Davies, Droubay
45 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.

46 2. Minutes Approval: 2021-06-09 Public Hearing

47 The minutes of the Planning and Zoning Public Hearing held 6/09/21 were presented for
48 approval. Commission Member Droubay MOVED to approve the minutes of the Planning and
49 Zoning Meeting held 3/10/21. The motion was SECONDED by Commission Member Carter.
50 Chairman Jones asked if there were any questions or comments regarding the motion. There
51 being none, he called for a vote.

52 Voting Yea: Jones, Carter, Davies, Droubay
53 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.

54
55 3. Minutes Approval: 2021-06-09

56 The minutes of the Planning and Zoning Meeting held 6/09/21 were presented for approval.
57 Commission Member Droubay MOVED to approve the minutes of the Planning and Zoning
58 Meeting held 3/10/21. The motion was SECONDED by Commission Member Davies. Chairman
59 Jones asked if there were any questions or comments regarding the motion. There being
60 none, he called for a vote.

61 Voting Yea: Jones, Carter, Davies, Droubay
62 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.

63
64 **BUSINESS** – Any such business as may come before the Commission.

65 4. Rob Droubay

66 Zone Change Discussion

67 Rob Droubay would like a zone change on 30 acres which is currently zoned as RR2 to RR1. The curb
68 and gutter were installed on 990 on both sides of the road. Water pressure and the rise in elevation
69 are concerns but will work with Delta City. This change would include roughly 25 lots. Public Works
70 Director Kirkland advised Mr. Droubay that he would need to pay the fee and then they can proceed
71 with a public hearing and noticing.

72 5. Jose A. Marquez

73 Minor Subdivision Discussion/Consideration

74 Jose Marquez would like to subdivide a lot on 200 East and 200 South into three pieces and build a
75 duplex on the northwest and do it in phases. Marquez owns a quarter of a block. Delta City owns a
76 right of way that has never been improved, which should be a 33 foot road. Location of the lot is in the
77 redevelopment area, and adjacent to existing curb and gutter. Sewer, water and storm drains are in, it
78 would need curb, gutter, and sidewalk. Marquez would like two small lots and one large lot, and would
79 like to install curb and gutter in phase 2. Marquez will take to City Council to get some clarification.

80 Commission Member Droubay MOVED to approve the preliminary plat with improvements
81 based on the current code. The motion was SECONDED by Commission Member Davies.

82 Chairman Jones asked if there were any questions or comments regarding the motion. There
83 being none, he called for a vote.

84 Voting Yea: Jones, Carter, Davies, Droubay
85 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.

86

87 6. Nick Killpack, Councilmember
88 Land Use Amendments & Transportation Plan

89 Council Member Nick Killpack presented a transportation road plan for Delta City. Killpack would like a
90 grid system for future development. There are a few obstacles in the way such as the river, railroad
91 tracks, and Hwy 6 and 50. Rural Millard County and Delta City have two different grids. Millard County
92 is 10 blocks to the mile, and there are county roads in Delta City that are numbered with Millard
93 County numbers. Alleys will not be built again. Killpack would like to have a Public Meeting before
94 presenting the plan to City Council. Discussions with Millard County is that they have the desire that if
95 they are near Delta City, they should be annexed into the city. Every county road in Delta would need a
96 proper name except 500 West because they line up with Delta’s grid.

97 PUBLIC COMMENT PERIOD

98 Tom Souvall presented that they were working and modifying their concept plan so there is a
99 preliminary plat to bring to the next Planning and Zoning meeting. Public Works Director Kirkland
100 advised the Commission that City Council made the decision to give them vested interest from March.

101

102 **ADJOURN**

103 8:40 p.m.

104 Motion made by Droubay, Seconded by Carter.

105 Voting Yea: Jones, Carter, Davies, Droubay

106 Commission Members Curtis, Diaz, Kimball, and Council Representative Western were absent.

107

108

Sherri Westbrook, Recorder

109

110

A21-923-152

2021 SEP 29 10:23



Delta City
76 N 200 W
Delta, UT 84624
435-864-2759, 435-864-4313fax

Application to Appear

Item 3.

APPLICANT INFORMATION

Applicant Name ROB DROUBAY

Contact Name NOTCH PEAK VIEW

Contact Number 406 1192

Contact Email rob@drouboycherrolet.com

Mailing Address 990 N 350 E

City, State, Zip DELTA, UT 84624

APPEARANCE INFORMATION

Request to appear before:

City Council Planning & Zoning Other:

Date you wish to appear: Oct 13 - P+Z / 10/20 COUNCIL

Subject Summary: FINAL PART LOT 3 PHASE 4

Subject Detail:

Be as specific as possible, with as much detail as possible. Include any documents, maps, etc.

MAP TO FOLLOW
 REQUEST APPROVAL w/ PZ +
 CITY COUNCIL

Action Requested: APPROVAL

Applicant Signature [Signature] Date 9/23/21

This application and all applicable documents must be received (8) eight days prior to the scheduled meeting that you wish to attend.

Received by: RP For City Use Date: _____

Notes: _____

A21-923-152



Delta City
 76 N 200 W
 Delta, UT 84624
 435-864-2759, 435-864-4313fax

Item 4.

Application to Appear

APPLICANT INFORMATION

Applicant Name Jose A Marquez
 Contact Name Jose A. Marquez
 Contact Number (435) 406-1956
 Contact Email freddywelding00@gmail.com
 Mailing Address 360 S 200 W
 City, State, Zip Delta UT 84624

APPEARANCE INFORMATION

Request to appear before:
 City Council Planning & Zoning Other: _____
 Date you wish to appear: OCT 13, 2021
 Subject Summary: Marquez minor subdivision

Subject Detail:
 Be as specific as possible, with as much detail as possible. Include any documents, maps, etc.
2nd meeting
I want to know if we can change lot 2, 3, and 4 to R-4
~~also~~
and I will get two maps to see what will work better

Action Requested: Jose A. Marquez

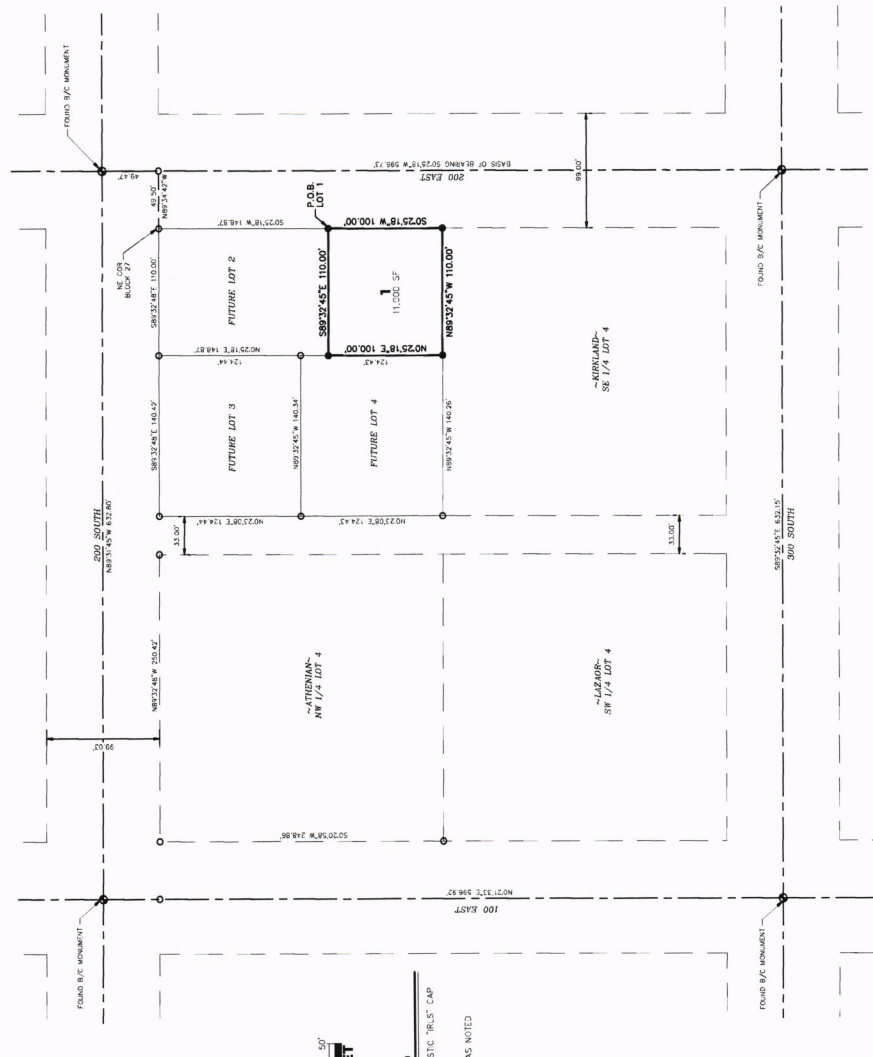
Applicant Signature Jose Alfredo Marquez Date OCT 4, 2021

This application and all applicable documents must be received (8) eight days prior to the scheduled meeting that you wish to attend.

Received by: SW For City Use Date: 10/4/2021
 Notes: A21-1004-162

MARQUEZ MINOR SUBDIVISION, LOT 1, PLAT "A" FOR MARQUEZ SUBDIVISION

LOCATED IN LOT 4, BLOCK 27, PLAT "A", DELTA TOWNSITE SURVEY, MILLARD COUNTY, UTAH



NO.	DESCRIPTION	BY	APPROVED DATE

IRONRIDERS
IRONRIDERS LAND SURVEYING, LLC
590 NORTH 800 WEST, SUITE B
CEDAR CITY, UTAH 84202
849-992-382
BRAD@IRONRIDERSLANDSURV.COM



MARQUEZ MINOR SUBDIVISION
FOR
LOT 1, PLAT "A"
MARQUEZ SUBDIVISION

PROJECT NO.	1
SCALE	1" = 50'
DRAWN BY	MP
CHECKED BY	MP
DATE	

Item 4.

SURVEYOR'S CERTIFICATE
I, BRADLEY MARQUEZ, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSEE IN ACCORDANCE WITH DELTA TOWNSITE SURVEY, MILLARD COUNTY, UTAH, AS AUTHORIZED BY THE DELTA TOWNSITE SURVEY ACT, I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND WELL PLACE MONUMENTS AS REPRESENTED ON THE PLAT.

BRADLEY MARQUEZ P.L.S. NO. 78862-5
Ironriders



LOT 1 PLAT "A" DESCRIPTION
11,000 SF.
BEGINNING AT A POINT S89°32'45"E 110.00 FEET ALONG THE BLOCK LINE FROM THE N.E. CORNER OF BLOCK 27, PLAT "A", DELTA TOWNSITE SURVEY, MILLARD COUNTY, UTAH. THENCE S02°19'18"W 100.00 FEET TO THE N.E. CORNER OF LOT 1 AND THE INTERSECTION OF 300 EAST & 300 SOUTH, HAVING A BEARING OF S89°32'45"E AND A DISTANCE OF 503.73 FEET; THENCE N02°19'18"W 100.00 FEET; THENCE S89°32'45"E 110.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE
THIS SURVEY WAS REQUESTED BY JOSE MARQUEZ, THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE S7/8 OF LOT 4, BLOCK 27, PLAT "A", DELTA TOWNSITE SURVEY, MILLARD COUNTY AND CREATE THREE LOTS, LOT 1, LOT 2, LOT 3, AND LOT 4. BASIS OF BEARING IS FROM FOUND CENTERLINE MONUMENTS BEING BETWEEN 300 EAST & 300 SOUTH, EAST & 300 SOUTH AND THE INTERSECTION OF 300 EAST & 300 SOUTH, HAVING A BEARING OF S89°32'45"E AND A DISTANCE OF 503.73 FEET.

OWNER'S DEDICATION
OWNER'S DEDICATION: JOSE MARQUEZ, THE UNDERGROUND OWNERS OF THE TRACT OF LAND DESCRIBED BELOW, HAVING CALLED BY THESE PRESENTS THAT ME, THE UNDERGROUND OWNERS OF THE TRACT OF LAND DESCRIBED BELOW, HAVE AGREED TO BE SUBORDINATED TO THE PUBLIC USE OF THE PUBLIC, AND TO PERMIT THE PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND TO WAIVER, DEFEND, AND AGREE TO WAIVE DELTA TOWNSITE SURVEY ACT, DELTA TOWNSITE SURVEY ACT, DELTA TOWNSITE SURVEY ACT, AND TO WAIVER ALL RIGHTS AND INTERESTS IN THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND TO WAIVER ALL RIGHTS AND INTERESTS IN THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. WE WILL SAVE DELTA TOWNSITE SURVEY ACT, DELTA TOWNSITE SURVEY ACT, DELTA TOWNSITE SURVEY ACT, AND TO WAIVER ALL RIGHTS AND INTERESTS IN THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND TO WAIVER ALL RIGHTS AND INTERESTS IN THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THESE DEEDS AND EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HANDS THIS DAY OF 20.....

ACKNOWLEDGEMENT
SIGNED: JOSE ALFREDO MARQUEZ ORTIZ
STATE OF UTAH) S.S.
COUNTY OF MILLARD)

UTILITY AGREEMENT
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND THE RIGHT OF ACCESS TO SUCH FACILITIES AND UTILITIES SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

UTILITY AGREEMENT
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND THE RIGHT OF ACCESS TO SUCH FACILITIES AND UTILITIES SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UTILITY SHALL HAVE THE RIGHT TO USE THE TRACT OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

COUNTY RECORDER APPROVAL
APPROVED THIS DAY OF 20.....

COUNTY RECORDER

DELTA CITY ATTORNEY APPROVAL
APPROVED THIS DAY OF 20..... SUBJECT TO THE FOLLOWING CONDITIONS:

COUNTY ATTORNEY

COUNTY TREASURER APPROVAL
APPROVED THIS DAY OF 20.....

COUNTY TREASURER

ACCEPTANCE BY LEGISLATIVE BODY
THE DELTA CITY COUNCIL OF MILLARD COUNTY HAS APPROVED THESE PLATS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS DAY OF 20.....

MAYOR
CITY CLERK/RECORDER

PLANNING COMMISSION APPROVAL
APPROVED THIS DAY OF 20..... BY

PLANNING COMMISSION CHAIR
SECRETARY

DELTA CITY PUBLIC WORKS APPROVAL
APPROVED THIS DAY OF 20.....

DELTA CITY PUBLIC WORKS DIRECTOR

1 COMPANY SIGNATURE TITLE	2 COMPANY SIGNATURE TITLE
3 COMPANY SIGNATURE TITLE	4 COMPANY SIGNATURE TITLE



Delta City
76 N 200 W
Delta, UT 84624
435-864-2759, 435-864-4313fax

Application to Appear

2021 SEP 27 13:5

APPLICANT INFORMATION

Applicant Name Wiggett- Deep Creek LLC

Contact Name Larry L. Dutton

Contact Number 435-864-7879 864-2020

Contact Email dutsonsupply@frontier-net.net

Mailing Address 790 West Main Delta,

City, State, Zip Delta, Utah 84604

APPEARANCE INFORMATION

Request to appear before:
 City Council Planning & Zoning Other: _____

Date you wish to appear: October 13, 2021

Subject Summary: just splitting property in half 750 W main

Subject Detail:
 Be as specific as possible, with as much detail as possible. Include any documents, maps, etc.

750 W Main & Mini Subdivision

Action Requested: Split the property in half

Applicant Signature Larry L. Dutton Date 9-24-2021

This application and all applicable documents must be received (8) eight days prior to the scheduled meeting that you wish to attend.

Received by: R. Peterson For City Use Date: 9/27/21
 Notes: RSO R21-927-154

DUTSON SECTION 12 MINOR SUBDIVISION FOR LARRY DUTSON

LOCATED IN SECTION 12, T17S, R7W, SLB&M, DELTA CITY, MILLARD COUNTY, UTAH

- LEGEND**
- SECTIONAL MARKER
 - PROPERTY CORNER 1/2" REBAR & PLASTIC "RIS" CAP
 - NOT SET

UTILITY AGREEMENT

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT AND FACILITIES IN AND THROUGH THE PROPERTY IDENTIFIED IN THIS INSTRUMENT FOR THE PURPOSE OF PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN. THE OWNER OF THE PROPERTY IDENTIFIED IN THIS INSTRUMENT AGREES TO ACCEPT THE REMOVAL OF ANY OBSTRUCTION INCLUDING TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PLAT FOR THE CONSTRUCTION OF UTILITY FACILITIES AND TO REMOVAL OF STRUCTURES WITHIN THE PLAT FOR THE CONSTRUCTION OF UTILITY FACILITIES. THE OWNER OF THE PROPERTY IDENTIFIED IN THIS INSTRUMENT AGREES TO ACCEPT THE REMOVAL OF STRUCTURES AT THE LOT OWNER'S EXPENSE AT NO TIME SHALL ANY PERMANENT STRUCTURES BE PLACED ON THE PLAT WHICH WOULD INTERFERE WITH THE UTILITIES WITHIN THE PLAT.

UTILITIES APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION OF UTILITY FACILITIES AND TO ACCEPT THE REMOVAL OF OBSTRUCTIONS AND VEGETATION AND TO ACCEPT THE REMOVAL OF STRUCTURES AT THE LOT OWNER'S EXPENSE. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES IN THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY PRODUCTS OR SERVICES, OR ASSUME ANY LIABILITY INCLUDING PREScriptive RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR OBLIGATIONS INCLUDING APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY PRODUCTS OR SERVICES, OR ASSUME ANY LIABILITY FOR FURTHER INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS-OF-WAY. PLEASE CONTACT AFFECTED UTILITY RIGHTS-OF-WAY DEPARTMENT.

COMPANY	DATE	SIGNATURE	TITLE
COMPANY	DATE	SIGNATURE	TITLE

NOTES

- THE CITY OF DELTA, COUNTY OF MILLARD, STATE OF UTAH, HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY IT IS A REQUIREMENT OF THE CITY OF DELTA, UTAH, THAT THE CITY OF DELTA BE ISSUED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.
- DELTA CITY SHALL BE HELD HARMLESS FOR ANY DAMAGE ISSUE, MANZANITA, LLC WILL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SAID DRAINAGE FOR 5 YEARS FROM THE DATE OF RECORDING.

ACCEPTANCE BY LEGISLATIVE BODY

THE DELTA CITY COUNCIL OF MILLARD COUNTY, STATE OF UTAH, HAS REVIEWED AND APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF SAID PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

APPROVED: _____ MAYOR
ATTEST: _____ CLERK/RECORDER

DELTA CITY PUBLIC WORKS APPROVAL

APPROVED THIS _____ DAY OF _____ 20____

DELTA CITY PUBLIC WORKS DIRECTOR

DELTA CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ SUBJECT TO THE FOLLOWING CONDITIONS:

CITY ATTORNEY

DELTA CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ SUBJECT TO THE FOLLOWING CONDITIONS:

CITY ATTORNEY

COUNTY RECORDER APPROVAL

APPROVED THIS _____ DAY OF _____ 20____

COUNTY RECORDER

COUNTY RECORDER APPROVAL

APPROVED THIS _____ DAY OF _____ 20____

COUNTY RECORDER

COUNTY TREASURER APPROVAL

APPROVED THIS _____ DAY OF _____ 20____

COUNTY TREASURER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY _____ SECRETARY
DELTA CITY PLANNING COMMISSION

ACKNOWLEDGEMENT

SIGNED: LARRY L. DUTSON (MANAGER)
WISSETT-JEOP GREEN, LLC

STATE OF UTAH) S.S.
COUNTY OF MILLARD)

ON THIS _____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME, THE UNDESKERSED NOTARY PUBLIC, IN AND FOR THE COUNTY OF MILLARD, IN THE STATE OF UTAH, THE SIGNED AND VERIFIED INSTRUMENT IDENTIFIED ABOVE AND HEREBY ACCEPTS THE DEDICATION OF SAID PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. I FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

NO.	REVISIONS	DATE	APPROVED

IRON RIDGE LAND SURVEYING, LLC
590 ROCKIE RD WEST, SUITE B
CENAMA CITY, UTAH 84702
(435) 562-352
READ@IRONRIDGELAND.COM

FOR LARRY DUTSON
MINOR SUBDIVISION
DUTSON SECTION 12
LOCATED IN SECTION 12, T17S, R7W, SLB&M, DELTA CITY, MILLARD COUNTY, UTAH

REVIEW ONLY

PROJECT NO.
SHEET
DATE
DRAWN BY
CHECKED BY

Item 5.



SURVEYOR'S CERTIFICATE

IRIS BRADLEY N. BRIDGES, PROFESSIONAL UTAH LAND SURVEYOR NO. 288845, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58B, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, UTAH. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND AM NOT PROVIDING THIS INFORMATION IN ACCORDANCE WITH SECTION 17-23-17, MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

IRIS BRADLEY N. BRIDGES
BRIDLEY N. BRIDGES P.L.L.C. NO. 208845

PARCEL 1 DESCRIPTION (1.94 AC)

BEGINNING AT A POINT INTERSECTION 343.43 FEET ALONG THE SECTION LINE AND SUBDIVISION 12, T17S, R7W, SLB&M, THENCE ALONG SAID SOUTH LINE S89°07'45"E, 299.72 FEET; THENCE S108°50'00"W, 281.88 FEET; THENCE N05°07'46"N, 299.72 FEET; THENCE N108°50'00"W, 281.88 FEET TO THE POINT OF BEGINNING.

PARCEL 2 DESCRIPTION (2.00 AC)

BEGINNING AT A POINT INTERSECTION 343.43 FEET ALONG THE SECTION LINE AND SUBDIVISION 12, T17S, R7W, SLB&M, THENCE ALONG SAID SOUTH LINE S89°07'45"E, 299.72 FEET; THENCE S108°50'00"W, 281.88 FEET; THENCE N05°07'46"N, 299.72 FEET; THENCE N108°50'00"W, 281.88 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE SURVEY IS SUBMITTED BY LARRY DUTSON. THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE ORIGINAL PARCELS 1-172-3 INTO 2 PARCELS. THE 100 NORTH STREET DEED DESCRIPTION AND SOME OF THE PROPERTY DEED DESCRIPTIONS HAVE THEIR POINT OF BEGINNING THE STARTING AT 627 FEET NORTH ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 12, WHICH IS 38 RODS NOMINALLY.

THIS DIMENSION FALLS SHORT OF THE OCCURRED 100 NORTH STREET INFRASTRUCTURE AND EXISTING ROADS (16.59' ROAD) THE POINT OF BEGINNING OF SECTION 12, THEREFORE THE PROPOSED VALUE OF SAID EXCESS IN RODS (16.59' ROAD) THE POINT OF BEGINNING THE MOVES 3.40 FEET NORTH, MORE CLOSELY FITTING THE EXISTING ROAD INFRASTRUCTURE.

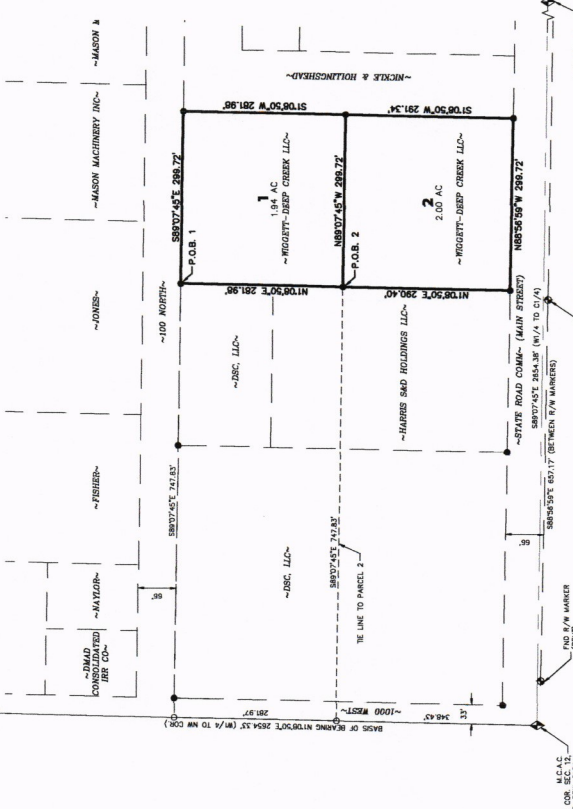
I CONCLUDE THE INTENT OF THE ORIGINAL AUTHOR OF SAID DESCRIPTIONS WAS TO HAVE THE VALUE NORTH TO THE SECTION LINE. THIS SURVEY REFLECTS THIS CONCLUSION.

ON THE BASIS OF BEARING FOR THIS SURVEY IS N07°08'50"E, 28543.33 FEET BETWEEN THE W/4 AND THE NW CORNER OF SECTION 12, T17S, R7W, SLB&M.

OWNER'S DEDICATION

THESE PLOTS OF LAND ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE SUBDIVIDED INTO A TRACT OF LAND DESCRIBED BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A SUBDIVISION WITH LOTS, STREETS, AND EASEMENTS TO HEREAFTER BE KNOWN AS DUTSON SECTION 12, T17S, R7W, SLB&M, MILLARD COUNTY, UTAH. THE DEDICATION OF SAID PUBLIC PURPOSES IS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND ABIDE BY THE DEDICATION OF SAID PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. I HEREBY DEDICATE THE STREETS WHICH WILL INTERFERE WITH DELTA CITY'S USE, OPERATION, AND MAINTENANCE ON THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____.



DUTSON SECTION 12 MINOR SUBDIVISION FOR LARRY DUTSON

LOCATED IN SECTION 12, T17S, R7W, SLB&M, DELTA CITY, MILLARD COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR NO. 286645, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERING, UTAH CODES ANNOTATED EDITION 2008. I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF DUTSON SECTION 12 MINOR SUBDIVISION, LOCATED IN DELTA CITY, MILLARD COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

Bradley N. Rhodes
BRADLEY N. RHODES P.L.S. NO. 286645



PARCEL 1 DESCRIPTION (1.94 AC)

BEGINNING AT A POINT N17°08'50"E, 830.40 FEET ALONG THE SECTION LINE AND S89°07'45"E, 747.83 FEET ALONG THE SOUTH LINE OF 100 FEET FROM THE WEST 1/4 CORNER OF SECTION 12, T17S, R7W, SLB&M; THENCE ALONG SAID SOUTH LINE S89°07'45"E, 299.72 FEET; THENCE S17°08'50"E, 281.98 FEET; THENCE N89°07'45"W, 298.72 FEET; THENCE N17°08'50"E, 281.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2 DESCRIPTION (2.00 AC)

BEGINNING AT A POINT N17°08'50"E, 348.43 FEET ALONG THE SECTION LINE AND S89°07'45"E, 747.83 FEET FROM THE WEST 1/4 CORNER OF SECTION 12, T17S, R7W, SLB&M; THENCE S89°07'45"E, 299.72 FEET; THENCE N17°08'50"W, 291.34 FEET TO THE NORTH LINE OF MAIN STREET; THENCE ALONG SAID NORTH LINE N89°56'59"W, 299.72 FEET; THENCE N17°08'50"E, 290.40 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THIS SURVEY WAS REQUESTED BY LARRY DUTSON. THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE ORIGINAL PARCEL D-4173-3 INTO 2 PARCELS.

THE 100 NORTH STREET DEED DESCRIPTION AND SOME OF THE PROPERTY DEED DESCRIPTIONS HAVE THEIR POINT OF BEGINNING TIE STARTING AT 627 FEET NORTH ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 12, WHICH IS 38 RODS NOMINALLY.

THIS DIMENSION FALLS SHORT OF THE OCCUPIED 100 NORTH STREET INFRASTRUCTURE AND EXISTING UTILITIES. THERE IS AN EXCESS OF 3.40 FEET (BEING 630.40 FEET) BETWEEN THE WEST 1/4 CORNER AND THE N.W. CORNER OF SECTION 12. THEREFORE, THE APPROPRIATE VALUE OF SAID EXCESS IN RODS (16.59/ROD) THE POINT OF BEGINNING THE MOVES 3.40 FEET NORTH, MORE CLOSELY FITTING THE EXISTING ROAD INFRASTRUCTURE.

I CONCLUDE THE INTENT OF THE ORIGINAL AUTHOR OF SAID DESCRIPTIONS WAS TO HAVE THE PROPORTIONATE VALUE OF 38 RODS (BEING 630.40 FEET) LEAVING 122 RODS OF PROPORTIONATE VALUE NORTH TO THE SECTION LINE. THIS SURVEY REFLECTS THIS CONCLUSION.

THE BASIS OF BEARING FOR THIS SURVEY IS N01°08'50"E, 2854.33 FEET BETWEEN THE W1/4 AND THE NW CORNER OF SECTION 12, T17S, R7W, SLB&M.

OWNER'S DEDICATION

OWNER'S DEDICATION KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A SUBDIVISION WITH LOTS, STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS DUTSON SECTION 12, HAVE HEREBY DEDICATED FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT HEREIN AND ANY EASEMENTS OR RIGHTS OF WAY AND DO WARRANT, DEFEND, AND AGREE TO SAVE DELTA CITY HARMLESS AGAINST ANY EASEMENTS OR RIGHTS OF WAY OR ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH DELTA CITY'S USE, OPERATION, AND MAINTENANCE ON THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

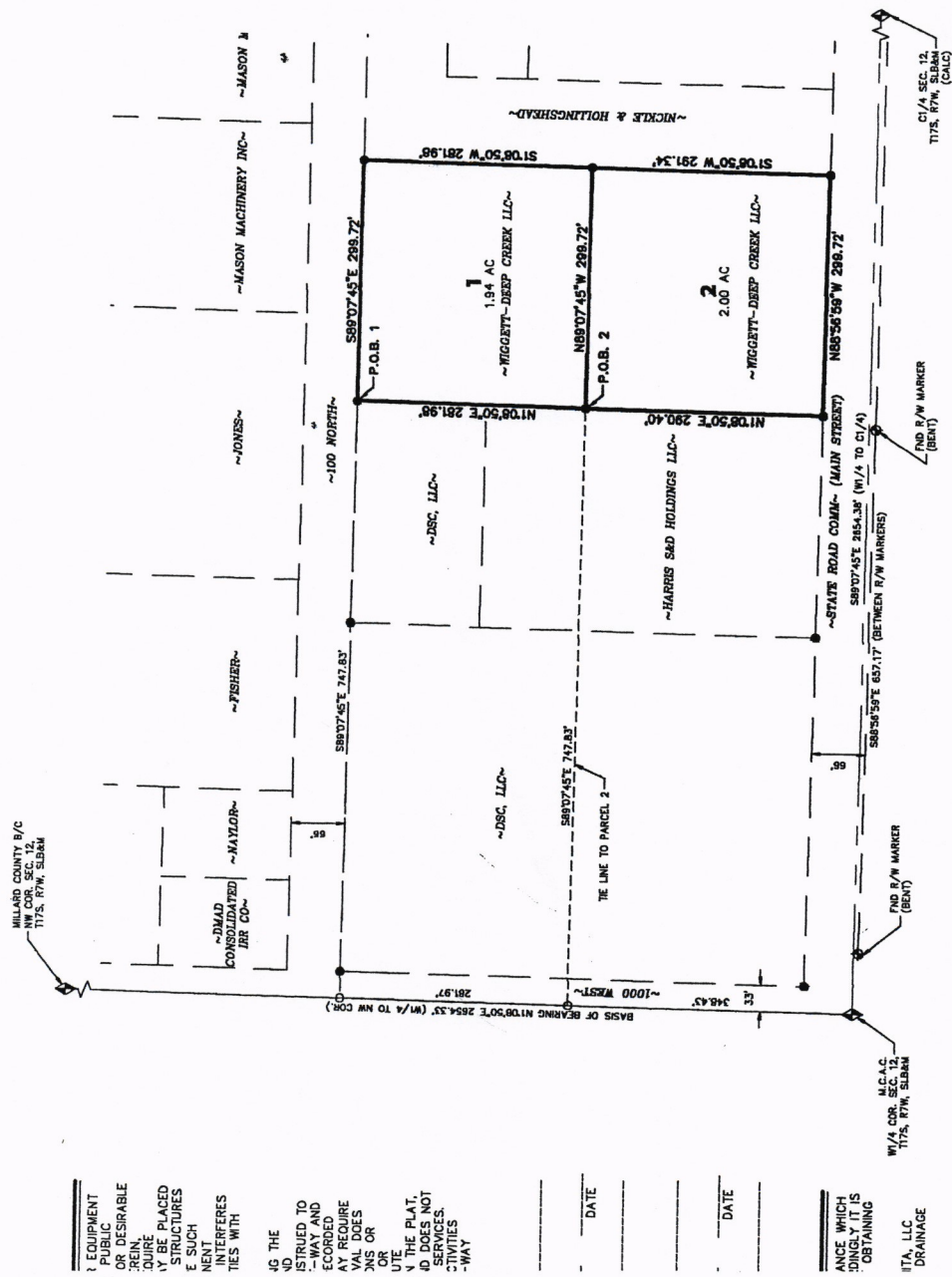
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____.

Item 5.

SIGNED: LARRY L. DUTSON (MANAGER)
WIGGETT-DEEP CREEK, LLC

ACKNOWLEDGEMENT

STATE OF UTAH



- 1. EQUIPMENT
- 2. PUBLIC
- 3. DESIRABLE
- 4. BENEFIT
- 5. REQUIRE
- 6. REQUIRE
- 7. REQUIRE
- 8. REQUIRE
- 9. REQUIRE
- 10. REQUIRE
- 11. REQUIRE
- 12. REQUIRE
- 13. REQUIRE
- 14. REQUIRE
- 15. REQUIRE
- 16. REQUIRE
- 17. REQUIRE
- 18. REQUIRE
- 19. REQUIRE
- 20. REQUIRE

DELTA CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____ 20____, SUBJECT TO THE FOLLOWING CONDITIONS.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY _____

DEARDEN
MILLARD COUNTY TREASURER
50 S MAIN ST
FILLMORE, UT 84631-5504
435.743.5322
www.millardcounty.org



**2020 PROPERTY TAX NOTICE
DUE NOVEMBER 30, 2020**

ACCOUNT NUMBER	PARCEL NUMBER	ACRES	DISTRICT
0067836	D-4173-3	4.09	07

PARTIAL LEGAL DESCRIPTION FOR TAX IDENTIFICATION ONLY

BEG E 748.5 FT W 1/4 COR SEC 12, T17S, R7W, SLM, N 627 FT, E 300 FT, S 627 FT, W 300 FT TO
BEG. LESS CO RD.

750 W MAIN ST

MAIL TO

00026*00000 *****
0067836 WIGGETT-DEEP CREEK L L C
790 W MAIN ST
DELTA, UT 84624-8703

**YOUR TAXES MAY BE PAID BY
THE FOLLOWING MORTGAGE COMPANY**



Please see the back of this notice for additional tax payment information and procedures.

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
Non-PrimaryLand	\$106,896	\$106,896
Non-PrimaryBuilding	\$270,994	\$270,994
TOTAL PROPERTY VALUE	\$377,890	\$377,890

PAYMENT OPTIONS / MESSAGES

**PLEASE SEE THE BACK OF THIS NOTICE FOR ADDITIONAL
TAX PAYMENT INFORMATION AND PROCEDURES.**

MILLARD COUNTY ENCOURAGES PAYMENT OF 2020 PROPERTY TAXES
ONLINE, BY PHONE, OR BY MAIL.

Payments may be made by eCheck (secure transfer from your bank account)
with no processing fee through November 30, 2020. See insert for details.

Millard County offices will be closed:

Veterans Day, Wednesday, November 11th
Thanksgiving Day and Friday, November 26th & 27th

2021 Budget Hearing Information:

Millard County – 12/01/20 – 6:00 p.m.
Millard County Commission Room – 50 S Main Street – Fillmore, UT
Millard County Fire District – 12/16/20 – 7:15 p.m.
Fillmore Fire Station – 45 E 100 S – Fillmore, UT
DSO Cemetery District – 12/02/20 – 7:00 p.m.
Millard County Recreation Building – 81 Manzanita Ave – Delta, UT
HD Cemetery District 12/14/20 – 6:30 p.m.
Hinckley Lions Club Building – 270 W Center Street – Hinckley, UT
Mosquito Abatement District – 12/14/20 – 7:00 p.m.
MA District Office – 1050 W 1000 N – Delta, UT

TAX LEVIED BY	TAX RATE	AMO
DELTA CITY	0.002390	\$
MILLARD CO GENERAL FUND	0.003241	\$1,
DSO CEMETERY DISTRICT	0.000347	\$
MOSQUITO ABATEMENT DISTRICT	0.000574	\$
MC FIRE DISTRICT	0.000319	\$
ASSESS/COLLECT (COUNTY)	0.000367	\$
MILLARD SCHOOL DISTRICT	0.005100	\$1
ASSESS/COLLECT (STATE)	0.000012	\$
STATE BASIC SCHOOL LEVY	0.001628	\$
STATE CHARTER SCHOOL LEVY	0.000011	\$

District Tax Rate: 0.013989

CURRENT YEAR TAXES LEVIED \$
SPECIAL ASSESSMENTS / ATTACHED

DRAINAGE DISTRICT #4

ABATEMENT / TAX RELIEF

ACCOUNT BALANCE

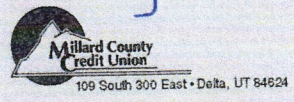
LESS PREPAID AMOUNT	
BALANCE DUE FOR 2020	\$:
DELINQUENT TAXES	
TOTAL DUE WITH DELINQUENT TAXES	\$

WIGGETT-DEEP CREEK 01/08
LARRY L DUTSON OR KIM A NIELSON
435-864-7879 OR 435-864-7611
790 WEST MAIN
DELTA, UTAH 54624

494
97-7702/3243

Sept. 27, 2021
DATE

PAY TO THE ORDER OF Delta City \$ 50.00/xx
Fifty & no/100 DOLLARS



Larry L. Dutson

FOR _____
⑆ 3 24377024⑆ 00149293⑆ 0496

DELTA CITY 76 N 200 W DELTA UT 84624-9440	435.864.2759
Receipt No: 1.181882	Sep 27, 2021
DUTSON, LARRY	
Previous Balance:	.00
ZONING	
ZONING AND SUBDIVISION FEES	50.00
Total:	50.00
CHECK - MONEY ORDER	
Check No: 494	50.00
Payor: DUTSON, LARRY	
Total Applied:	50.00
Change Tendered:	.00

Duplicate Copy
09/27/2021 1:57 PM



Delta City
76 N 200 W
Delta, UT 84624
435-864-2759, 435-864-4313fax

Application to Appear

APPLICANT INFORMATION

Applicant Name Steve Styler

Contact Name "

Contact Number (435)406-9495

Contact Email steve@stylerdaniels.com

Mailing Address 297 N. Hwy 6

City, State, Zip Delta, UT 84624

APPEARANCE INFORMATION

Request to appear before:
 City Council Planning & Zoning Other: _____

Date you wish to appear: Sept. 8, 2021

Subject Summary: P/Z Land Use Code Text Amendment

Subject Detail:

Be as specific as possible, with as much detail as possible. Include any documents, maps, etc.

Zone R4 text amendment. Language will be provided for consideration

Action Requested: Code Text Amendment

Applicant Signature [Signature]

Date 8-26-21

This application and all applicable documents must be received (8) eight days prior to the scheduled meeting that you wish to attend.

Received by: _____
Notes: _____

For City Use

Date: _____

2021 AUG 26 16:01