

CITY OF DELTA, UTAH  
PUBLIC HEARING  
MAY 18, 2011

PRESENT

Gayle Bunker	Mayor
Robert Banks	Council Member
Bruce Curtis	Council Member
John Niles	Council Member
Tom Stephenson	Council Member
Betty Jo Western	Council Member

ABSENT

Todd Anderson	City Attorney
Alan Riding	Public Works Director

ALSO PRESENT

Ken Clark	Assistant Public Works Director
Gregory Schafer	City Recorder
Dan Harris	Area Contractor
Mike Barney	Area Contractor
Richard Bunker	Area Contractor
Steve Pratt	Area Contractor
Kelly Jenkins	Area Contractor
Howard Western	City Resident

Mayor Bunker called the public hearing to order at 7:30 p.m. He stated that notice of the meeting time place and agenda had been posted at the City Building and on the Utah Public Notice website, 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 is to receive comment from local contractors regarding the building inspection program in Delta City. Mayor Bunker told those in attendance that Delta City has submitted a ninety-day notice to Millard County that we intend to terminate our contract for building inspection services. A similar letter was submitted to Millard County three years ago and we ultimately felt it was not appropriate to make a change in building inspection service at that time so we did not terminate the contract.

Delta City has entered negotiations with Sunrise Engineering to provide building inspection services. Sunrise Engineering is desirous of providing those services, which involves some positive aspects and some negative aspects. Sunrise is currently negotiating with an individual who they would like

to hire to provide building inspections. Delta City invited local contractors to this meeting for the purpose of hearing what their concerns or suggestions might be. Sunrise Engineering will require a twenty-four hour notice for building inspections and will only accept request for inspections through an 800 number.

Mayor Bunker stated that Delta City is making some changes in the building permit process. One such change requires that corners be surveyed on all building lots and those corners must be marked and visible. Another change involves excavation dirt being placed so that site lines are visible and set backs can be easily verified. In case of survey discrepancies, owners must approach the neighbor and come to an agreement on where the property line should be. We will also be enforcing litter control in order to keep construction litter from spreading throughout neighborhoods. All contractors should be aware that a portable restroom is now required on all construction sites. In addition, in the event that a building is occupied prior the final inspection being complete and an occupancy permit issued, Delta City will have options such as disconnecting water service to enforce compliance. In addition, encroachment fees will change so contractors need to check with the Public Works Department prior to quoting encroachment fees.

Mayor Bunker opened the public hearing to comment from the public. Mayor Bunker asked if there were any questions or suggestions from contractors attending the meeting. He was asked what the cost of services from Sunrise Engineering will be in comparison to the amount charged by Millard County. Mayor Bunker responded that fees will remain the same. At present, Millard County takes sixty percent of the building permit fees and Delta City retains forty percent. Sunrise has agreed to accept the same percentage as Millard County. It is possible that the amount of the building permit could change if an adjustment is made in the method of determining valuation. The plan check fee may raise some because all of that fee is paid to the building inspector and, depending on the complexity of the structure, it could take some time to check the plans.

Contractors in attendance were not opposed to making the change in building inspection services but all agreed that, any time a new building inspector comes on the job, contractors need to learn that particular inspector's ways and adjust accordingly.

Kelly Jenkins asked why Delta City is interested in changing building inspection services. Mayor Bunker stated that over time, we have received complaints regarding inconsistencies and other matters. The reason this discussion came about at this particular time is because of a situation where two inspections were made prior to zoning approval and issuance of a building permit, resulting in a home being constructed without proper set backs. Mr. Jenkins asked about additional fees for re-inspections. Mayor Bunker stated that we need to address that matter with Sunrise Engineering in our negotiations.

Mayor Bunker advised the contractors present that Delta City wants to do whatever is best for the contractors and the citizens of Delta. If contractors are in favor of either staying with Millard County or changing to Sunrise Engineering for building inspection services, we need to know their opinions

so we can do what is best for them. At this point, we are in a position to exercise either option.

Mayor Bunker asked if there were any other questions or comments.

There being none, Mayor Bunker declared the public hearing adjourned at 8:13 p.m.

  
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GAYLE BUNKER, Mayor

  
GREGORY JAY SCHAFFER, MMC, City Recorder

MINUTES APPROVED: RCCM 06-02-11