



*General Plan 2019-2039*



*Delta City General Plan*

## Acknowledgments

THE DELTA GENERAL PLAN OF 2019 IS A COMPREHENSIVE DOCUMENT RESULTING FROM THE COLLABORATION OF MANY IMPORTANT GROUPS AND INDIVIDUALS. BEGINNING IN JANUARY OF 2019, LOCAL LEADERS, MEMBERS OF THE BRIGHAM YOUNG UNIVERSITY TEAM, AND NUMEROUS DELTA RESIDENTS REGULARLY MET, GATHERED, AND DISCUSSED INFORMATION RELEVANT TO THE PLAN. FURTHER, THE BYU TEAM CONDUCTED A SURVEY OF RESIDENTS TO GET THEIR INPUT ON A VARIETY OF ASPECTS OF LIFE IN THE CITY OF DELTA. THIS GENERAL PLAN WOULD NOT EXIST WERE IT NOT FOR THE GREAT SUPPORT AND INVOLVEMENT OF THE PARTIES IDENTIFIED BELOW AND NUMEROUS KIND, COMMUNITY-MINDED RESIDENTS WITHIN

THE CITY.

Thank you to all.

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### City Council

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Brett C. Bunker

Kiley J. Chase

Nicholas W. Killpack

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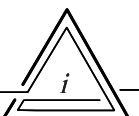
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Welcome  
to  
Delta

Settled 1907



The diagram consists of ten hexagonal cells arranged in a pyramid shape. The top row has one cell. The second row has two cells. The third row has three cells. The fourth row has four cells. The fifth row has one cell. Each cell contains a number, a title, and a page number.

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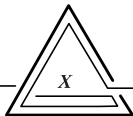
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WELCOME  
TO  
DELTA







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# Delta City General Plan

## 1.1 About the General Plan

City governments are charged with protecting the needs and interests of their residents, providing basic services, and ensuring the safety of all. Accordingly, most state governments have identified a planning process whereby municipalities engage in broad visioning exercises designed to produce goals and strategies to guide future development. This process results in a document called a General Plan. General Plans typically guide development for 20 years, though they are reviewed more frequently.

Delta City, in keeping with state law, began updating its General Plan in January of 2019. The months-long process culminated in a vote by the Planning Commission and City Council to adopt the Plan, which will serve as the guiding planning document in the City for the next decade. The Delta City General Plan reflects collaboration between several civic groups, including the Mayor and City Council, Planning Commission, City Staff, and a team of planning professionals from the Brigham Young University Department of Geography. The Mayor and City Council, Planning Commission, and City Staff will be referred to as the “Executive Committee” throughout this document.

### 1.1.1 State Law and the General Plan

The Municipal Land Use, Development, and Management Act (MLUDMA) requires all municipalities in Utah to complete a General Plan every 10 years (10-9a-401 of the Utah State Code). Delta City’s former General Plan, completed in 1996, expired in 2006, making the City ineligible for some forms of state funding.

According to Utah state law, all General Plans must include the following components:

LAND USE  
MODERATE INCOME HOUSING  
TRANSPORTATION

In order to better serve their constituents, communities are permitted by the State of Utah to include additional components. Delta City elected to include the following additional elements in this revised General Plan:

ANNEXATION  
COMMUNITY VISION  
ECONOMIC DEVELOPMENT  
ENVIRONMENT  
HISTORIC PRESERVATION  
PUBLIC FACILITIES

Delta City’s General Plan also features an expanded housing section, which focuses on providing adequate housing for all cohorts of the population.

These elements, identified as “chapters” in the General Plan, represent a handful of issues and ideas most important to Delta City and its residents. The purpose of each chapter is described briefly below:

**HISTORIC PRESERVATION** responds to a unique appreciation for cultural heritage within the community. An overwhelming majority of residents feel that historic preservation is important to maintaining and enhancing the community’s character. This chapter provides goals for retaining Delta’s unique historical character.

**LAND USE** offers strategies for developing land in a manner that complements existing uses. This chapter addresses the interaction between commercial, residential, industrial, and special land uses. It also seeks to provide a template for responsible development.

**HOUSING** examines housing options for all cohorts of Delta’s population, including the moderate income housing element as required by state law. This chapter includes goals for providing greater variety in housing within the community.

**ECONOMIC DEVELOPMENT** discusses the present state of Delta’s economy: its strengths and weaknesses, its role throughout the region, and opportunities to capitalize on in the future. Successfully understanding and implementing the principles and ideas outlined in this chapter will empower local government officials and property owners to further refine Delta City.

**TRANSPORTATION** provides information about the different transportation elements throughout the City and how to improve them. This includes all systems such as roads, sidewalks and public transportation. It is designed to help move goods and people in a timely and efficient manner. By maintaining and improving all systems within transportation, Delta will be able to provide a safe community for both residents and visitors.

**PUBLIC FACILITIES** contains goals and strategies related to Delta’s public facilities, including parks, water treatment facilities, electrical services, and police and fire stations, among others. This chapter is a plan for municipal utilities, public properties, and other measures required to meet the needs of the community.

**ENVIRONMENT** gives a brief summary of Delta City’s prevailing climatic and agricultural conditions. The section includes best practices to maintain Delta’s excellent air and water quality to continue supporting a high quality of life for residents. This chapter also provides an overview of the natural amenities and resources found in and around the City, as well as important information regarding environmental hazards to which Delta should be sensitive as it grows.

**ANNEXATION** provides a strategic look at annexing land outside current city limits. The requirements governing





annexation under Utah state law are straightforward and easily accommodated. This chapter responds to community input identifying ideal areas for annexation while considering the needs of nearby parcels for utility services such as water and sewer. The chapter also discusses the formalization of Delta's annexation policy.

Although these elements are specific in focus, each is intended to work together in a coordinated system. Specific recommendations are provided at the conclusion of each element as a series of Approach and Opportunities. This section is intended to guide future growth and decisions to help realize the community's goals.

In order to ensure the General Plan Update accurately represents the anticipated future, a comprehensive public involvement process was utilized to capture Delta residents' ideas and aspirations for the City.

## 1.2 History of Delta

### 1.2.1 Founding of Delta (1860-1911)

Once the delta of ancient Lake Bonneville, the earliest settlers of what would become Delta, Utah, came to the area just after the turn of the century. The town was officially created in 1908, but only became Delta in 1911. The first name associated with the area was a railroad switch called "Aiken", meaning "near to", referring to Oasis. Later in 1905, Aiken became Melville. The United States Postal Service required that Melville change its name to get an official post office as Melville was too similar to another town in northern Utah. Melville was changed to Burtner in 1908 and the Burtner Post Office was established that year on January 18. Hoping to gain favor from the railroad, the name was changed to Burtner, for J.H. Burtner, general passenger agent for the Salt Lake route. This name did not meet with the approval of the division superintendent of the railroad and he would not grant a station under the name Burtner. Shortly after, on September 12, 1911, Burtner's name was changed to Delta.

### 1.2.2 Development of The City (1911-2019)

In 1913, Millard County adopted a resolution stating that Delta would be incorporated as a City. A Town Site Plat was adopted by the Millard County Commission in 1917. By 1940, the community had grown enough for the governor to declare it a third-class city rather than a town. The Delta Airport began construction in 1942. Delta City was officially incorporated on November 30th, 1979.

## 1.3 Current Demographics

All information and graphics that follow are made using data acquired from the United States

# Delta City General Plan

Census Bureau. Primary data points were taken from the 1990, 2000, and 2010 Decennial Censuses. The demographics depicted below are based on these census records and give a general idea of the historical, present, and future population of Delta, Utah. These statistics and projections can be used to better understand the current population of Delta and plan for the future development of the City.

## 1.3.1 Future Population Projections

YEAR	RECORDED POPULATION	PROJECTED POPULATION
1990	2998	
2000	3209	
2010	3436	
2020		3600
2030		3900
2040		4100

Table 1.3.1: Delta City, Utah Population Projection

Using data from the United States Census Bureau the BYU team produced projections to evaluate the most likely population growth trend for Delta. Results of the

analyses are shown in table 1.3.1 and figure 1.3.1. If population growth trends in Delta remain consistent, the City can expect a population of just over 4090 by the year 2040.

## 1.3.2 Age and Sex

The population pyramid in figure 1.3.2 depicts the age and sex demographics of Delta. A majority of Delta residents are under 30 years old. There is a growing younger population with a substantial percentage of the population under the age of 5. There is also a significant number of teenagers between the ages of 15 and 19 as of 2010. This is expected, as many young residents leave Delta after graduating high school to pursue higher education and career opportunities. Further up the pyramid, there is a visible increase in the proportion of the City's population between the ages of 45 and 60. This may be attributed in part to the original residents who return to Delta after obtaining educational and career pursuits, particularly because many residents view the area as an ideal place to raise families and retire.

## 1.3.3 Race

According to the 2010 Census, 81% of Delta City residents considered themselves to be White. A more detailed breakdown of racial demographics within the City is shown in tables 1.3.3.1 and 1.3.3.2.

Figure 1.3.1: Delta City, Utah Population Projection

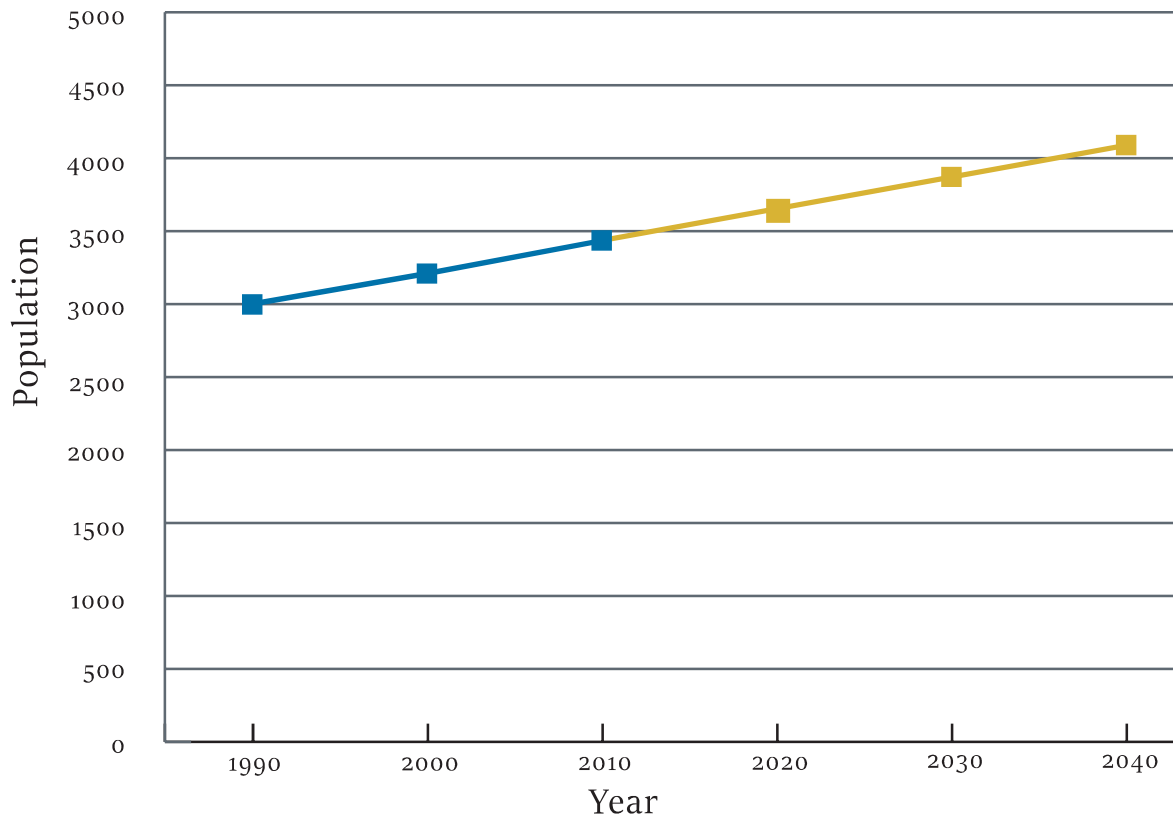
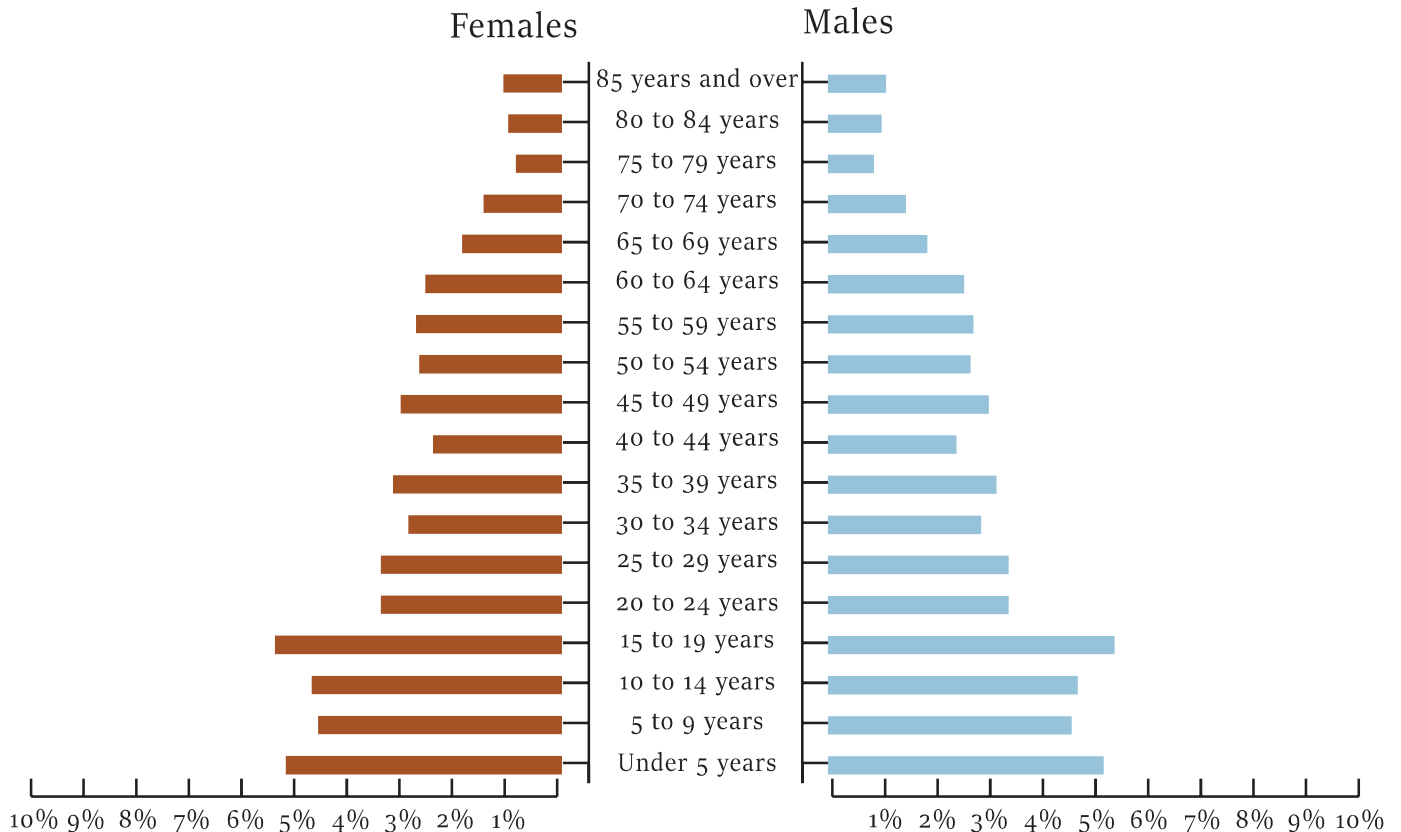




Figure 1.3.2: Delta City, Utah Age and Sex



ONE RACE:	3380
White	2785
Black or African American	8
American Indian and Alaska Native	26
Asian	14
Native Hawaiian and Other Pacific Islander	9
Some Other Race	538

Table 1.3.3.1: Racial Breakdown of Delta City, Utah - One Race

TWO OR THREE RACES:	56
White; Black or African American	9
White; American Indian and Alaska Native	13
White; Asian	5
White; Native Hawaiian and Other Pacific Islander	1
White; Some Other Race	24
Black or African American; Native Hawaiian and Other Pacific Islander	2
Asian; Some Other Race	1
White; Black or African American; Some Other Race	1

Table 1.3.3.2: Racial Breakdown of Delta City, Utah - Two or Three Races

### 1.3.4 Households

Out of the 1,110 households in Delta, the average household size is composed of 3 residents. There are 856 families within the town.

### 1.3.5 Income

The estimated median income of Delta residents in 2010 per household was \$43,107 with the following breakdown of all existing households:

INCOME LEVEL	% OF POPULATION
Less than \$10,000	8.9%
\$10,000 to \$14,999	9.5%
\$15,000 to \$24,999	10.7%
\$25,000 to \$35,999	12.8%
\$35,000 to \$49,999	17.2%
\$50,000 to \$74,999	9.9%
\$75,000 to \$99,999	14.4%
\$100,000 to \$149,999	13.9%
\$150,000 to \$199,999	2.1%
\$200,000 or more	0.6%

Table 1.3.5.1: Household Income Levels in Delta City, Utah



# Delta City General Plan

## 1.3.6 Education

Table 1.3.6.1 summarizes the current educational levels of Delta City residents.

EDUCATION LEVELS OF DELTA RESIDENTS OVER THE AGE OF 25	
High School or Higher	88.20%
Bachelor's Degree or Higher	24.10%
Graduate or Professional Degree	7.50%

Table 1.3.6.1: Delta City Resident Education Levels

## 1.4 General Definitions

**Annexation:** the addition of land by appropriation to an existing municipality

**Culinary (Potable) Water:** water that has been treated such that it can be consumed by humans without risk of disease or poisoning

**Density:** the ratio between built structures floor area and the area of the parcel on which those structures stand

**Euclidean Zoning:** a system of zoning whereby a town or community is divided into areas in which specific uses of land are permitted

**Executive Committee:** a committee comprised of the Mayor, City Council, Planning Commission, and City Staff

**Households:** a group of people living together with official or unofficial familial connection

**Housing Stock:** the existing supply of residences available for use in a community

**Infrastructure:** the physical structures and connections that create intra-community and inter-community links, e.g. roads, sidewalks, power lines, sewage pipes, etc

**Intensity:** the impact of a land use type on the land, e.g. heavy manufacturing is a high intensity land use while single family residential is not

**Moderate-income:** up to eighty percent (80%) of the local median income

**Municipality:** a city or town that has corporate status and local government

**Open/Green Space:** space that is left free of development to allow for recreation or other use by residents and visitors

**Private:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large

**Public:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large

**Secondary Water:** water provided from any source other than a primary water source, including wastewater (treated effluent from a water treatment plant or mining operation as well as greywater from bathrooms and laundries), stormwater, and rainwater

**Zoning:** laws that delineate allowed and prohibited uses in specific geographic locations











*Delta's community vision is to*

***Foster a thriving city by  
preserving Delta's heritage,  
expanding the local  
economy, and facilitating a  
sense of community.***