



DELTA CITY PLANNING & ZONING PUBLIC HEARING NOTICE

delta.utah.gov

**WEDNESDAY,
September 10, 2025**

**Delta City Municipal Complex
76 N 200 W
DELTA, UT 84624
435.864.2759**

BEGINS 6:45 P.M.

The Planning and Zoning Commission of Delta, Utah will hold a Public Hearing on Wednesday, September 10, 2025 at the Delta City Municipal Complex located at 76 N 200 W in Delta, Utah, that will begin promptly at 6:45 p.m. The purpose of the public hearing is to receive and consider public comment regarding the proposed rezoning of the following real property:

COMMONLY KNOWN AS: 637 NORTH 100 WEST

FULL LEGAL DESCRIPTION:

Beginning 449.5 feet North and 335.8 feet West and North 29-degrees 54-minutes East 155 feet from the Southeast Corner of Section 1. Township 17 South, Range 7 West, Salt Lake Base and Meridian; thence North 60-degrees 06-minutes West 200 feet; thence North 20-degrees 54-minutes East 91 feet to a point 22.35 feet measured at right angles from the center of Factory Railroad Spur Track, thence following line parallel to said railroad curve to right, in Northeasterly direction, to a point North 29-degrees 54-minutes East 361 feet from beginning, thence South 29-degrees 54-minutes West 361 feet to point of beginning.

AND beginning 49.5 feet West and 739 feet North of the Southeast Corner of said Section 1, thence West 125 feet, thence North 29-degrees 30-minutes East to a point North 60-degrees 30-minutes West 33 feet and 142 feet North of point of beginning, thence South 60-degrees 30-minutes East 33 feet, thence South 142 feet to place of beginning.

AND beginning at a point North 0-degrees 30-minutes 58-seconds East 739 feet along the Section line and South 89-degrees 48-minutes 05-seconds West 175.17 feet from the Southeast Corner of Section 1, Township 17 South, Range 7 West, Salt Lake Base and Meridian, said point being on the West edge of an existing cinderblock wall footing; thence South 10-degrees 09-minutes 08-seconds West 45.47 feet to a corner of said footing; thence South 0-degrees 44-minutes 56-seconds West 36.34 feet along said footing to the Southwest corner of said footing; thence South 89-degrees 48-minutes 05-seconds West 37.55 feet to the West boundary of the Thorpe Waddingham Property; thence North 29-degrees 32-minutes 35-seconds East 93.36 feet along said West boundary to the point of beginning, containing 0.032 Ac.

EXCEPTING THEREFROM: Beginning at a point North 0-degrees 30-minutes 58-seconds East 739 feet along the Section line and South 89-degrees 48-minutes 05-seconds West 49.5 feet from the Southeast Corner of Section 1, Township 17 South, Range 7 West, Salt Lake Base and Meridian, said point being the Northeast Corner of the Thorpe Waddingham Property; thence South 89-degrees 48-minutes 05-seconds West 125.67 feet along the North boundary of said Waddingham Property to the West edge of and existing cinderblock wall footing; thence North 8-degrees 54-minutes 17-seconds East 37 feet partially along said wall footing; thence South 89-degrees 29-minutes 24-seconds East 120.27 feet parallel with and 12 feet distant from said wall footing; thence South 0-degrees 30-minutes 58-seconds West 35.05 feet parallel with the East Section line of said Section 1 to the point of beginning, containing 0.101 Ac.

Together with improvements thereon and appurtenances thereunto belonging. Subject to easements, restrictions and reservations of record.

Proposed zone change is from Rural Residential (R-R) Zone to Industrial (I-1) Zone. Brian Stephenson, Stephenson Honey; applicant. The Commission will consider input from all interested parties prior to making a recommendation to the Delta City Council on this issue.

/s/ Sherri Westbrook, Delta City Recorder