



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, March 11, 2026 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Chairperson Tamara Stewart
Council Liaison Kelly Carter
Commission Member Don Smith
Commission Member Chris Christensen
Commission Member Darlene Webb
Commission Member Frank Lathrop
Commission Member Eric Kartchner

ABSENT

Commission Member Derek Curtis

ALSO PRESENT

Sherri Westbrook
Angie Dewsnup
Jessica Anderson
Molly Stevens
Alecia Turner
Robert Dekker

Russ Anderson
Whitney Anderson
Cristy Thatcher
Eric Mooney
Howard Western
Courtney Finlinson

KC Bogue
Clara Stevens
Bryant Stevens
Chet Stevens
Kyson Stevens

CALL TO ORDER

Planning and Zoning Chairperson Stewart called the meeting to order at 7:01 p.m. She stated that notice of the time, place, and agenda of the meeting had been posted at the City Municipal Complex, on the Utah Public Notice website, on the Delta City website, and had been provided to the Millard County Chronicle-Progress and each member of the Commission at least 24 hours before the meeting.

MINUTES APPROVAL

1. Meeting Minutes Approval: Planning & Zoning Commission Public Hearing 2026-02-11

Commission Member Smith MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing held on 02/11/2026. The motion was SECONDED by Commission Member Kartchner. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Commission Member Smith, Seconded by Commission Member Kartchner.
Voting Yea: Chairperson Stewart, Council Liaison Carter, Commission Members Christensen, Kartchner, Lathrop, Smith, and Webb
Commission Member Curtis was absent.

2. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2026-02-11

Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Regular Meeting held on 02/11/2026. The motion was SECONDED by Commission

Member Kartchner. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Commission Member Christensen, Seconded by Commission Member Kartchner.
Voting Yea: Chairperson Stewart, Council Liaison Carter, Commission Members Christensen, Kartchner, Lathrop, Smith, and Webb
Commission Member Curtis was absent.

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

3. Robert Dekker; Dekker Properties LLC - Lot Line Adjustment
Action: Discussion/Consideration for approval

Robert Dekker addressed the Commission requesting a lot line adjustment on his property. Commission Member Christensen asked about whether this would hinder any of the surrounding areas or other neighbors.

Council Liaison Carter stated that he had met with Public Works Director Justin Ashby about Dekker extending one parcel and confirmed that nothing will be affected other than these two properties.

Council Liaison Carter MOVED to the City Council to approve the Lot Line Adjustment requested by Dekker Properties LLC. Commission Member Kartchner SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Council Liaison Carter, Seconded by Commission Member Kartchner.
Voting Yea: Chairperson Stewart, Council Liaison Carter, Commission Members Christensen, Kartchner, Lathrop, Smith, and Webb
Commission Member Curtis was absent.

4. Courtney Finlinson; Subdivide property at approximately 730 Sunset Street in Delta
Action: Discussion/Consideration for approval

Courtney Finlinson introduced herself to the Planning & Zoning Commission and requested to subdivide her property at approximately 730 Sunset Street in Delta. Commission Member Carter asked if a survey had been done and if the preliminary plat was complete. Finlinson stated yes. Commission Member Lathrop asked Finlinson if she was only splitting the one property into two and Finlinson also responded yes. Council Liaison Carter advised Finlinson to meet with Public Works Director Ashby and begin working on utility and other signatures after the County Recorder approves the preliminary plat map.

Commission Member Webb MOVED to recommend to the City Council to approve the subdivision of property at approximately 730 Sunset Street. Council Liaison Carter SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Commission Member Webb, Seconded by Council Liaison Carter.
Voting Yea: Chairperson Stewart, Council Liaison Carter, Commission Members Christensen, Kartchner, Lathrop, Smith, and Webb
Commission Member Curtis was absent.

5. City Council Liaison Kelly Carter; Mid Block Streets
Action: Discussion/Consideration for approval

Council Liaison Carter presented to the Commission that there have been multiple requests for building single-family homes and duplexes on mid-block streets. He expressed that concerns in the past have been based on safety and road size.

Commission Member Christensen also stated that if curb and gutter are required on half-streets, it will only be a one-lane road and not accessible. Commission Member Smith agreed about the width of streets being a concern as well as accessibility for emergency vehicles.

Resident Eric Mooney stated that the Commission has power to make changes; there are places in Delta that do not have curb, gutter, and sidewalks. He requested that the Commission could make the decision that mid-block streets do not require curb, gutter, and sidewalks. If this is the problem, the Commission could change rules. Mooney also emphasized that an empty lot isn't any more beneficial to Delta than if something is built there.

Commission Members Webb and Christensen both expressed that things need to be looked at further as far as curb, gutter, and sidewalk requirements.

Council Liaison Carter stated that he met with Public Works Director, Justin Ashby and that mid-block streets are 33' wide. State has passed that municipality cannot require exaction of asphalt more than 32' wide. Carter mentioned that it may be that a developer or property owners would need to give additional 5 feet for sidewalks, or the entire road would need to be widened as an easement. Current plat maps show all mid-block streets in Delta as 33'.

Commission Member Kartchner added that with so many vacant lots with weeds and nothing on them in the south section of town he would like to see an infill plan as part of Delta City's development plan.

Commission Member Smith asked the Commission and public in attendance to remember that any decision or change affects everything in the entire city, not just the specific situation or individual circumstance.

Commission Member Christensen MOVED to table a decision on the development of single-family and duplexes on Mid-Block Streets in Delta City so further research and thought could occur. Council Liaison Carter SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Commission Member Christensen, Seconded by Council Liaison Carter.

Voting Yea: Chairperson Stewart, Council Liaison Carter, Commission Members Christensen, Kartchner, Lathrop, Smith, and Webb
Commission Member Curtis was absent.

6. City Council Liaison Kelly Carter; Subdivision - # of lots to create a subdivision
Action: Discussion only

Currently Delta City requires that a single plot of land to be divided into two must have full subdivision plat map. Recommendation would be that subdivision requirements would be triggered for subdivisions of four or more.

Commission Member Smith asked if any of the Commission knows the history of why Delta City has always required this for a single plot of land dividing into two. Commission Member Christensen agreed that research should be done further on this before coming to a decision.

Delta City Attorney, Jessica Anderson, stated concerns could be for a middle property when those on the end lots have to run utilities and the concern of running these through private property. She also stated that single lot subdivision is allowed in the County.

7. City Council Liaison Kelly Carter; Design Standards for RV Parks/Park Models

Action: Discussion only

Resident Russ Anderson expressed concerns with how design standards for RV parks are being created with permanent structures in RV Parks. Liaison Carter explained that these are Park Model design standards and Chairperson Stewart reiterated that these will not be permanent structures.

City Attorney Anderson was tasked by the Commission with creating an ordinance for Design Standards for Park Models.

8. City Council Liaison Kelly Carter; Storage containers

Action: Discussion only

Council Liaison Carter presented the Commission with a request to discuss storage containers on properties in Delta City. He stated he would like to have a discussion on fire safety, aesthetics of neutral color, and standards that could be required.

Commission Member Webb asked about popularity of storage containers and possible reasons that they are wanted by residents. Carter stated that they are quick and efficient for storage and are cleaner and pest proof than other forms of storage. Commissioners would like to have some design standards required if these containers are approved. Council Liaison Carter was tasked with writing up standards for review by the Commission.

9. Chairperson Tamara Stewart: Subdivision application reapprovals

Action: Discussion/Consideration for approval

Commission discussed that Delta City Public Works Director, Justin Ashby, can be appointed to reapprove a subdivision application if no changes have been made in a year. If any change has occurred in the past year, the applicant must return to a Planning & Zoning Commission Meeting for reapproval.

Council Liaison Carter MOVED to recommend to the City Council to approve that subdivision application reapprovals be done by the Delta City Public Works Director without having to appear at a Commission Meeting, as long as no changes have been made during the year. Commission Member Christensen SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Council Liaison Carter, Seconded by Commission Member Christensen.

Voting Yea: Chairperson Stewart, Council Liaison Carter, Commission Members Christensen, Kartchner, Lathrop, Smith, and Webb

Commission Member Curtis was absent.

10. R6 Regional Summit; May 6, 2026 Richfield Utah

Action: Discussion only

Reminder that R6 will have their annual Regional Summit on May 6, 2026 in Richfield. Dinner and breakout sessions will be provided and this typically goes from about 6:00 to about 9:00. More details will be shared as they become available.

ADDITIONAL ITEMS

Chet Stevens, previous partial owner of Elite Lawn & Pest, addressed the Commission and asked for a few minutes of time. Chairperson Stewart gave her approval to hear from him. Stevens stated that the new company that has purchased Elite Lawn & Pest (now Elevate Pest Control) would like to buy the current building and the land it sits on; however, the Steven's family would like to keep the other part of the property. He asked about subdividing the property so that both could be done. Stevens was advised that a

subdivision would trigger improvements of current standards with curb, gutter, and sidewalk. Stevens will also need a full plat subdivision map.

ADJOURN

Commission Member Webb MOVED to adjourn the meeting at 8:44 p.m. Commission Member Kartchner SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Commission Member Webb, Seconded by Commission Member Kartchner.

Voting Yea: Chairperson Stewart, Council Liaison Carter, Commission Members Christensen, Kartchner, Lathrop, Smith, and Webb

Commission Member Curtis was absent.

The meeting was adjourned at 8:44 p.m.





Sherri Westbrook, Recorder