



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, July 08, 2026 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

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

ABSENT

Commission Member Derek Curtis

ALSO PRESENT

Angie Dewsnup
Justin Ashby
Jessica Anderson

Ron Larsen
Jess Peterson
Adam Richins

Reynaldo Sandoval
Hector Sandoval

CALL TO ORDER

Commission Chair Stewart called the meeting to order at 7:04 p.m. She stated that notice of the time, place, and agenda of the meeting had been posted at the Delta City Complex, on the Delta City website, and on the Utah Public Notice website and had been provided to the Millard County Chronicle-Progress, LLC and each member of the City Council at least 24 hours before the meeting. Chair Stewart conducted a roll call. Council Liaison Carter and Commission Members Webb, Lathrop, Smith, Kartchner, and Christensen were present. Commission Member Curtis was absent.

MINUTES APPROVAL

1. P&Z Public Hearing (1) Minutes Approval 2026.06.10

Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing 1 held on 06/10/2026, regarding the proposed updates to the City's Annexation Policy Plan DRAFT and Expansion Area Map. The motion was SECONDED by Council Liaison Carter. 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: Commission Chair Stewart, Council Liaison Carter, Commission Member Christensen, Commission Member Kartchner, Commission Member Lathrop, Commission Member Smith, Commission Member Webb
Commission Member Curtis was absent.

2. P&Z Public Hearing (2) Minutes Approval 2026.06.10

Council Liaison Carter MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing 2 held on 06/10/2026, regarding the proposed updates of Delta City's Land Use Table. The

motion was SECONDED by Commission Member Christensen. 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: Commission Chair Stewart, Council Liaison Carter, Commission Member Christensen, Commission Member Kartchner, Commission Member Lathrop, Commission Member Smith, Commission Member Webb

Commission Member Curtis was absent.

3. P&Z Public Hearing (3) Minutes Approval 2026.06.10

Commission Member Kartchner MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing 3 held on 06/10/2026, regarding sidewalk improvements on unimproved roads. The motion was SECONDED by Commission Member Christensen. 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 Kartchner, Seconded by Commission Member Christensen.

Voting Yea: Commission Chair Stewart, Council Liaison Carter, Commission Member Christensen, Commission Member Kartchner, Commission Member Lathrop, Commission Member Smith, Commission Member Webb

Commission Member Curtis was absent.

4. P&Z Public Hearing (4) Minutes Approval 2026.06.10

Commission Member Webb MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing 4 held on 06/10/2026, regarding the repeal of Delta City Code 18.64.032, Fronting Narrow Right-of-Way. The motion was SECONDED by Council Liaison Carter. 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: Commission Chair Stewart, Council Liaison Carter, Commission Member Christensen, Commission Member Kartchner, Commission Member Lathrop, Commission Member Smith, Commission Member Webb

Commission Member Curtis was absent.

5. P&Z Commission Meeting Minutes Approval 2026.06.10

Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Regular Meeting held on 06/10/2026. The motion was SECONDED by Commission Member Lathrop. 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 Lathrop.

Voting Yea: Commission Chair Stewart, Council Liaison Carter, Commission Member Christensen, Commission Member Kartchner, Commission Member Lathrop, Commission Member Smith, Commission Member Webb

Commission Member Curtis was absent.

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

6. Reynaldo Sandoval; Zone Change and Subdivision Request

Action: Discussion/Consideration for Approval

Reynaldo and Hector Sandoval addressed the Commission with a request to rezone property at 87 S. 300 E. from Business Commercial (B-C) to Single & Two-Family Residential (R-2) and then to subdivide

the lot in order to build a duplex. Council Liaison Carter stated that it makes sense to change this to a residential zone, as it runs adjacent to it already. Commission Member Christensen asked about any safety or Public Works concerns; Public Works Director, Justin Ashby, confirmed that there are no concerns with making this change.

Council Liaison Carter stated that with subdivision after the Zone Change, Delta Code on improvements will be triggered and sidewalks, curb, and gutter will be required. Hector Sandoval stated that he has been working with Ashby and understands those requirements. The Commission suggested that Sandoval work with the county on putting together a preliminary Plat Map for the subdivision while waiting for the Public Hearing on the Zone Change.

Commission Member Christensen MOVED to schedule a Public Hearing for the Zone Change Request of property at 87 S. 300 E. from Business Commercial (B-C) to Single and Two-Family Residential Zone (R-2) on August 12, 2026. 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 Christensen, Seconded by Commission Member Kartchner.
Voting Yea: Commission Chair Stewart, Council Liaison Carter, Commission Member Christensen, Commission Member Kartchner, Commission Member Lathrop, Commission Member Smith, Commission Member Webb
Commission Member Curtis was absent.

7. Chair Tamara Stewart; Ordinance 26-334, Use Table Updates
Action: Discussion/Consideration for Approval

Council Liaison Carter MOVED to positively recommend Ordinance 26-334, Use Table Updates to the Delta City Council. Commission Member Smith 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 Smith.
Voting Yea: Commission Chair Stewart, Council Liaison Carter, Commission Member Christensen, Commission Member Kartchner, Commission Member Lathrop, Commission Member Smith, Commission Member Webb
Commission Member Curtis was absent.

8. Council Liaison Kelly Carter; Delta City Council Update
Action: Discussion Only

Council Liaison Kelly Carter presented the Commission with an update from Delta City Council. He shared two items: Creekstone Energy and their upcoming meeting with City Council and possible zoning conversations with the upcoming General Plan update.

Carter stated that Creekstone Energy will be attending the City Council Meeting on Wednesday, July 15th at 7:00. Creekstone will be going over a proposed MOU with Delta City regarding acquisition of 85-acre feet of the city's water. Carter stated that the Mayor and City Council will not provide water outside of the city's service area; therefore, Creekstone would have to petition for annexation into Delta City in order for any discussion of water supply. Creekstone has stated that the water they are seeking is for culinary water only, not for cooling, energy production, construction, etc.

Commission Member Smith asked about the 85-acre feet and if it would be an annual allotment, to which Carter responded, yes.

Mayor KC Bogue added that Delta City has been working on a Water Study for over a year and will have a report on this before any decisions or agreements are made.

Ron Larsen with Jones & DeMille Engineering stated that the use on the watershed would be similar to the usage of approximately 80 homes. Public Works Director, Justin Ashby, added that this would drop the water table; however, if Creekstone is annexed into Delta City, it gives Delta City control of monitoring what is being used and control of turning the water off, if needed.

Commission Member Webb asked about renting municipal water; Carter stated that municipal water cannot be sold and while a municipality can send water out of their water district, Delta City will never do this again. Carter added that this is why Creekstone would be required to annex into Delta City.

Commission Member Kartchner added his support in creating a larger tax based and regulation with Delta City; he also stated that it was his understanding that Creekstone will be responsible to cover the costs of infrastructure to get water to them.

Council Liaison Carter also addressed the Commission about having a future discussion on zoning and a possible value on intermixing densities in residential zones. Carter would like to know more about the demographics of something like this and if there are any socioeconomic benefits or drawbacks. This could be something to look at with the upcoming Delta City General Plan update.

ADDITIONAL ITEMS

Commission Chair Stewart asked the Commission to think about a possible energy zone/code within Delta City. She referenced Eagle Mountain's Code as an example.

Mayor KC Bogue addressed the Commission and shared his decision to move Commission Member Chris Christensen from Member to Alternate for the Planning & Zoning Commission. Bogue referenced Delta City Code 18.12.020, specifically stating that Christensen's demanding work schedule has caused him to miss three consecutively scheduled meetings of the Planning & Zoning Commission. With Christensen moved to an alternate, Mayor Bogue stated that he would like to appoint someone from the South area of Delta City for a more diverse representation on the Commission.

ADJOURN

Council Liaison Carter MOVED to adjourn the meeting at 8:10 p.m. 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: Commission Chair Stewart, Council Liaison Carter, Commission Member Christensen, Commission Member Kartchner, Commission Member Lathrop, Commission Member Smith, Commission Member Webb

Commission Member Curtis was absent.

The meeting was adjourned at 8:10 p.m.




Angie Dewsnap, Deputy Recorder