



## DELTA CITY EXECUTIVE WORK SESSION - CITY COUNCIL AND P&Z COMMISSION

Wednesday, October 07, 2026 at 6:00 PM

Delta City Municipal Complex Council Chambers\*

### MINUTES

#### PRESENT

Mayor KC Bogue  
Council Member Kelly Carter  
Council Member Brian Huber  
Council Member Nick Killpack  
Council Member Natalie Stefanoff  
Council Member Nathan Taylor - via Zoom

Planning & Zoning Chair Tamara Stewart  
Planning & Zoning Member Derek Curtis  
Planning & Zoning Member Eric Kartchner  
Planning & Zoning Member Frank Lathrop  
Planning & Zoning Member Kris Peterson  
Planning & Zoning Member Don Smith  
Planning & Zoning Member Darlene Webb  
Planning & Zoning Alternate Chris Christensen

#### ALSO PRESENT

Sherri Westbrook  
Angie Dewsnap  
Jessica Anderson  
Howard Quackenbush  
Cindy Butler  
Ken Visser  
Debbie Visser

Ron Larsen  
Adam Richins  
Edria Day  
Russ Day  
Jason May  
Steve Styler  
Chase Sheffield

Sophie Dean  
Steve O'Camb  
Michael Zurn  
Kevin Morris  
Jim Pierson

#### CALL TO ORDER

Mayor Bogue called the work session to order at 6:02 p.m.

**BUSINESS** – Any such business as may come before the Council.

1. Work Session for Will Serve Letter & Creekstone MOU

Mayor KC Bogue welcomed the Delta City Council and Planning & Zoning Commission Members.

Council Member Kelly Carter asked whether there was a petition for annexation submitted to Delta City. Recorder Sherri Westbrook answered that there was an Intent to Petition for Annexation submitted.

P&Z Commission Member Darlene Webb asked about tax money amounts. Mayor Bogue stated that this is something that he has heard many different numbers. Council Member Nick Killpack explained a little about state, county, and city taxes.

Mayor Bogue expressed looking forward to what this would look like in twenty years for future leaders and citizens; his biggest concern, as Mayor, is anticipating any hardship that may come from this. He stated that there are valid concerns about how this would all affect Delta City's current infrastructure.

Council Member Killpack stated how water can be monitored or controlled both pre- and post-annexation. He explained the difference between regulating use, which Delta City can do, and capping quantity which is more difficult once annexed.

Discussion was had regarding possible benefits to Delta City infrastructure and utilities. Council Member Kelly Carter advocated for annexation due to affect of this on current infrastructure and having tax base in order to plan ahead for any upgrades and needs for future complications.

Council Member Kelly Carter shared that any data center that uses more than 75 acre-feet of water must report to the State of Utah all usages of the water. Mayor Bogue, Council Members Killpack and Carter all stated that Creekstone has been very upfront with Delta City in being proactive and wanting to work with administration.

Council Member Huber asked about imposing impact fees and discussion was held on whether this would be beneficial. Mayor Bogue stated that more research is being done on this and it is part of the current annexation policy for Delta City.

Planning & Zoning Chair, Tamara Stewart, was asked about Planning & Zoning Commission creating code, as there is not one currently in the Delta City Land Use Code that would allow a data center. P&Z Commission Member Frank Lathrop suggested time to meet with other Planning Commissions where a data center has been developed to research and ask questions. Bogue stated that he wants to know every single detail, and there are so many open questions.

P&Z Commission Member Eric Kartchner asked about utilities outside of water, such as sewer. Council Member Killpack stated that Delta City's sewer ponds are more than ample. Once the route is decided, this infrastructure could benefit other businesses that would like to develop along this corridor in the future.

Council Member Carter stated that Creekstone deserves accolades for working to try to be as transparent as possible; however, there are still things that he sees changing from day to day, it is ever-changing.

Mayor Bogue asked for a quick check on where each member of the Council is currently at with moving forward with a water service agreement.

Council Member Kelly Carter stated no.

Council Member Brian Huber stated yes.

Council Member Nathan Taylor stated yes.

Council Member Nick Killpack stated yes.

Council Member Natalie Stefanoff recused herself from discussion and any decisions.

P&Z Commission Member Derek Curtis asked about best ways to message and share this with the community. Council Member Killpack added that a lot of the burdens of growth on our outside boundaries come to Delta City to take care of the additional population such as more infrastructure, roads, water lines, sewer lines, etc. This type of project can help offset some of that cost.

Mayor Bogue tasked P&Z Chair Stewart to lead the Planning & Zoning Commission in researching with other cities and in creating code for a new zone, including uses.

## **ADJOURNMENT**

Council Member Killpack MOVED to adjourn the meeting. The motion was SECONDED by Council Member Huber. Mayor Bogue asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Council Member Killpack, Seconded by Council Member Huber.

Voting Yea: Council Members Carter, Huber, Killpack, Stefanoff, and Taylor; P&Z Commission Members Stewart, Curtis, Kartchner, Lathrop, Peterson, Smith, and Webb.

The meeting was adjourned at 6:59 p.m.



A handwritten signature in dark ink, appearing to read 'KC Bogue', written over a horizontal line.

KC Bogue, Mayor

A handwritten signature in dark ink, appearing to read 'Sherri Westbrook', written over a horizontal line.

Sherri Westbrook, Recorder