



# DELTA CITY PLANNING & ZONING COMMISSION PUBLIC HEARING

Wednesday, January 14, 2026 at 6:40 PM

Delta City Municipal Complex Council Chambers\*

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## MINUTES

### PRESENT

P&Z Chairman Chad Droubay  
P&Z Council Liaison Kelly Carter  
P&Z Commission Member Derek Curtis  
P&Z Commission Member Don Smith  
P&Z Commission Member Tamara Stewart  
P&Z Commission Member Chris Christensen  
P&Z Commission Member Darlene Webb

### ABSENT

P&Z Commission Member Dillon Pace

### ALSO PRESENT

Sherri Westbrook	Jason May	Kim Kearsley	Trevor Riding
Angie Dewsnup	Bob Greaves	Jace Morgan	Frank Lathrop
Justin Ashby	Fred Allison	Shauna Nelson	Eric Kartchner
Jessica Anderson	Joyce Barney	Bill Nelson	Todd Davies
KC Bogue	Mike Barney	Payton Harris	Megan Davies
Nick Killpack	Brian Willoughby	Jennifer Dutson	Ron Larsen
Nathan Taylor	Royce Topham	Derek Dutson	Adam Richins
Brian Huber	Travis Stanworth	Mel Dutson	Roger Bliss
Natalie Stefanoff	Russell Anderson	Sierra Smith	Elaine Bliss

### CALL TO ORDER

Planning and Zoning Chairman Droubay called the meeting to order at 6:43 p.m. He 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.

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

1. Jason May; Zoning Change Request from Agricultural 5 (A-5) to Highway Commercial (HC) regarding property described as approximately 1364 N. Highway 6, Delta, UT, 84624 and approximately 2085 E. Main St., Delta, UT, 84624

Jason May introduced himself to the Commission and the public in attendance. May also introduced Fred Allison and Bob Greaves with Target Hospitality and stated that he is representing the property owners as they have an owner/agent agreement.

Payton Harris spoke to the Commission about the current Highway Commercial Zone use table and lack of specifics about temporary housing. He expressed long-term concerns about what happens in the area after the housing is removed. Harris asked how many units and his concerns with holding certain standards and how those will affect the city. He asked the Commission to halt any decisions at this time. Harris mentioned that Target Hospitality does have government contracts and his concerns with ICE detention centers. Jason May stated that Target Hospitality will not be bringing migrant detention; but, yes, they do have other government contracts. As for long term, afterwards there will be an improved lot and Target Hospitality will make a plan with the city for what is desired upon completion.

Roger Bliss spoke to the Commission about his concerns with the speed limit on Highway 50 and it only being a two-lane road. Bliss also expressed concerns with alcohol and impaired drivers, as well as the conditions of the dust and sand under the brush on the property. Jason May agreed that traffic is a concern even now, but that there would be strict standards that UDOT will enforce for traffic safety.

Bob Greaves with Target Hospitality introduced himself to the Commission and public in attendance. He stated that Target Hospitality wants to work with communities and has done so for almost 50 years. There will be required acceleration and deceleration lanes as well as other requirements and burdens that their budget includes taking care of.

Jace Morgan spoke to the Commission about responsible and compatible growth for Delta City. His concerns were with both Highway 6 and Highway 50 having no turning or passing lanes and that he has been in contact with Matt Rhodes of UDOT. Morgan also stated concerns with alcohol consumption and driving. He requested that a comprehensive traffic study be conducted. Morgan would like to see growth with intention and asked Target Hospitality representatives to share lessons learned from previous projects.

Bob Greaves shared that a major lesson learned in previous projects is that there is real trepidation of new people coming into a community. These workers have skilled trades and are project professionals, and yet, many times current residents in the community express concerns with the "type" of people that will be living in these units. Target Hospitality works with these communities to take the burden off of the community and put it where it can be managed and supported.

Joyce Barney spoke to the Commission about her concerns as a property owner, but also concerns of the community. She requested that the Commission deny or extend time for more information and research, specifically on safety with buses and schools, and law enforcement and emergency services (EMS, Fire, Hospitals). Barney would like more awareness within the community.

Payton Harris again asked Target Hospitality to state how many units they are planning and what happens afterwards. Harris requested why putting units in these areas rather than out by the data centers. Harris stated concerns about lack of transparency for what comes after construction of the data centers is complete.

Commission Chairman Droubay stated that in order for any constructions to begin, infrastructure has very specific requirements that must be met; however, the purpose the evening's meeting is for a zone change only.

KC Bogue addressed the Commission and the public in attendance as a resident of Delta. He expressed the hardships of working away from family for weeks at a time and that when in that situation one has to have a place to relax and unwind off of the job-site. Bogue requested that residents remember that these workers and tradesmen are human beings and that classifying a group as one thing or another is not okay.

**ADJOURN**

The meeting was adjourned at 7:19 p.m.



  
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Sherri Westbrook, Recorder