



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, January 14, 2026 at 7:00 PM

Delta City Municipal Complex Council Chambers*

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

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

CALL TO ORDER

Planning and Zoning Chairman Droubay called the meeting to order at 7:30 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.

MINUTES APPROVAL

1. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2025-12-10

Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Regular Meeting held on 12/10/2025. The motion was SECONDED by Commission Member Stewart. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Commission Member Christensen, Seconded by Commission Member Stewart.

Voting Yea: Chairman Chad Droubay, Council Liaison Carter, Commission Members Christensen, Curtis,

Smith, Stewart, and Webb
Commission Member Dillon Pace was absent.

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

2. 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 the South Property is approximately 2085 E. Main St. Delta, UT, 84624.
Action: Discussion/Consideration for approval

Commission Member Christensen reminded public and Commission that right now the discussion should be strictly about changing the zoning. This is needed for economic growth in Delta.

Commission Member Stewart asked the applicants the purpose for two separate locations. Attorney May stated that one reason is timing and Highway 6 seems to be a better and faster option as Highway 50 will need additional sewer lines and a sewer lift station also put in. A second reason May stated was that capital could be put towards one or the other right now to make improvements to help with burden of traffic, congestion, etc. Focus would be on Highway 6 at this time.

Commission Chairman Droubay asked about number of units. May stated that it will begin with 200 units and could grow up to 1000, if would benefit community.

Commission Member Curtis asked if all 700 acres would be rezoned at this time or would it be the two plots. May confirmed that it will be just the two plots for now that would be included in the zone change.

Commission Member Webb asked about maintaining the highways and traffic. Council Liaison Carter explained that both Highway 6 and Highway 50 are maintained and controlled by UDOT (Utah Department of Transportation), not by Delta City and not by the Developers. He stated that UDOT has stringent standards and requirements. Carter shared that he has had conversations with Matt Rhodes and Adam Pace with UDOT; there will be a traffic study required, and road plans with very specific requirements that must be met in order to obtain UDOT approval.

Commission Member Curtis asked about the Use Table for Highway Commercial in the Delta City Code. Council Liaison Carter when a property owner requests a zone change, the Commission must evaluate Delta City's General Plan and growth for Highway Commercial in these areas is discussed extensively in that plan. The General Plan lays out the proper use of the ground around our highways and this would be Highway Commercial. Curtis stated that if approved, the Highway Commercial Zone would need updates to the Use Table. Curtis also added that people are coming, there should not be a repeat of what happened recently with IPP. He stated that these developers are offering to help with some of the burdens and issues that the increased population could bring, such as helping with the strain from residents trying to pay rent, straining the housing market, and adding higher density into areas that are already highly populated.

Chairman Droubay addressed concerns with safety, EMS, and hospitals. He reiterated, these people are coming regardless of whether this specific development happens or not and as Commission Member Curtis pointed out, this is a way to manage and control the growth. Council Liaison Carter added that Millard County approved these data centers, and so now Delta has a problem that needs to be addressed: places for people to live. There have been some very nice facilities and large investments made by individuals in putting in RV parks and this will not take from them.

Don Smith asked about the process that was gone through in order to decide upon Highway Commercial as the zoning. Council Liaison Carter stated that no one has gotten into specifics of

building permits, infrastructure, roads, etc. He added that this is a whole process and that this zone change is just one step in that process.

Commission Member Christensen stated that any positive or negative recommendation will be given to City Council for further thought and discussion.

Commission Member Christensen MOVED to positively recommend the requested Zone Change for properties described as approximately 1364 N. Highway 6, Delta, UT, 84624 and 2085 E. Main St. Delta, UT, 84624. from Agriculture 5 (A-5) to Highway Commercial (HC). The motion was SECONDED by Council Liaison Carter. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a roll call vote.

Commission Chairman Chad Droubay - Yea
Council Liaison Kelly Carter - Yea
Commission Member Chris Christensen - Yea
Commission Member Derek Curtis - Yea
Commission Member Darlene Webb - Yea
Commission Member Tamara Stewart - Yea
Commission Member Don Smith - Yea
Commission Member Dillon Pace - Absent

3. Representative from Utah Office of Ombudsman; Training presentation
Action: Discussion only

Property Rights Ombudsman, Jordan Cullimore, addressed the Planning & Zoning Commission. Cullimore explained some of the roles of a Property Rights Ombudsman to help people understand property rights and help to resolve disputes. The Ombudsman's Office can help to mediate or arbitrate, provide advisory opinions, educate, and also hold statewide trainings. Federal and State Constitution protect property rights and it is vital that cities do, as well.

Cullimore discussed exactions as impacts on uses of sewer, water, storm drains. When developments come into a city, the development impacts city services and utilities and the city must decide how to address those impacts. One way cities do this is by using a Rough Proportionality Test, which Cullimore stated, is a legitimate government function that can provide a solution to the problem the impact creates by requiring something of a similar expense.

Cullimore concluded his presentation by discussing legislative and administrative decisions. The City Council (elected officials) make legislative decisions with public input and take into account that input and give it the credibility it deserves. Administrative decisions are made by a designated land-use authority such as the Planning & Zoning Commission or staff for a technical review and recommendation based on standards that have been set.

ADDITIONAL ITEMS

Richard Schmit was in attendance on behalf of the Delta Pantry for the Utah Food Bank. He was granted permission to add an awning onto the current building.

ADJOURN

Commission Member Curtis MOVED to adjourn the meeting. Commission Member Stewart SECONDED the motion. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Commission Member Curtis, Seconded by Commission Member Stewart.
Voting Yea: Chairman Droubay, Council Liaison Carter, Commission Members Christensen, Curtis, Smith, Stewart, and Webb
Commission Member Dillon Pace was absent.

The meeting was adjourned at 8:47 p.m.





Sherri Westbrook, Recorder