



DELTA CITY PLANNING & ZONING COMMISSION
PUBLIC HEARING (1); UTHC ZONE CHANGE
Wednesday, August 12, 2026 at 6:40 PM
Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Commission Chair Tamara Stewart
Council Liaison Kelly Carter
Commission Member Derek Curtis
Commission Member Frank Lathrop
Commission Member Donald Smith
Commission Member Darlene Webb
Commission Member Kris Peterson

ABSENT

Commission Member Eric Kartchner – arrived at 6:56

ALSO PRESENT

Sherri Westbrook
Angie Dewsnup
Jessica Anderson
Rodney Phillipsen
Margarita Phillipsen
Marcos Lazaro
Myrt Gardner
Kevin Gardner

Estela Gonzalez
Ricardo Gonzalez
Scott Harmon
A. Naegle
Laura Henderson
Rick Henderson
Jess Peterson
Justin Ashby

N. Gardner
Nyki Tallant
Hector Sandoval
Reynaldo Sandoval
Charles Phillipsen
Emily Phillipsen
Sylvia Lazaro

CALL TO ORDER

Commission Chair Stewart called the meeting to order at 6:40 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 Curtis, Lathrop, Smith, and Webb were present. Commission Member Eric Kartchner was absent.

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

1. The purpose of the public hearing is to receive and consider public comment regarding the proposed rezoning by Scott Harmon with Utah Housing Corporation from Single Family Residential Medium Density (R-1-B) to Single and Two-Family Residential (R-2). This includes parcels D-MP-1 thru D-MP-10 (Meadow Park Subdivision, area around 450 S. 320 W.) and D-4232-3, D-4233-2, and DO-4233-2.

Scott Harmon with Utah Housing Corporation introduced himself to the Commission and public in attendance. He explained the request for a zone change from R-1-B to R-2 for the listed properties.

Rodney Phillipsen addressed the Commission. Phillipsen stated that he would be okay with single-family homes, but duplexes are not okay. He asked the Commission to keep in mind all of the traffic and the roadway through this area.

Margarita Phillipsen introduced herself to the Commission. She stated that Cindy Gardner still owns the road and is not interested in selling to make a through-street. The roads are small and with a dead end, it would be a safety concern. Phillipsen shared that single family homes are welcome, but duplexes or multi-family are not wanted. Phillipsen also stated that she has talked to the drainage company and if the ditch is closed to widen the roads, the homes that are already there would flood due to the farmland around their subdivision.

Myrt Gardner addressed the Commission and stated that she is a farmer with farmland around the property identified in the zone change request. Gardner is concerned that homeowners would have issues with spray, pesticides, and fertilizer and stated that she feels that farmers are being pushed out. Gardner stated that she agreed that affordable housing is needed, but not in this specific spot.

Marcos Lazaro introduced himself to the Commission. Lazaro stated that he does not want low-income housing next door; he has lived near the Delta Manor and property is not taken care of. Lazaro stated concerns about traffic being a problem because the road is just not wide enough; there are already problems with parking congestion in the current subdivision and with duplexes this will become an even bigger problem. Lazaro voiced that widening the road would only cause further problems with drainage and flooding of homes. He stated that there are plenty of other areas in Delta City that could be utilized for this project.

Rick Henderson introduced himself to the Commission and stated that he likes things as they are and the quiet, low-traffic area.

Ricardo Gonzalez addressed the Commission and stated that, as said by prior community members, the roads are way too narrow and small. Gonzalez said he knows the kids should not be playing in the roads, but it is a neighborhood in which kids are safe to play and be outdoors without traffic concerns.

ADJOURN

Commission Chair Tamara Stewart adjourned the meeting at 6:57 p.m.




Sherri Westbrook, Recorder