



DELTA CITY COUNCIL REGULAR MEETING

Wednesday, May 20, 2026 at 7:00 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

ALSO PRESENT

Sherri Westbrook	Steve O'Camb	Travis Stanworth
Angie Dewsnup	Sherri Callister	Shianne Duwell
Jessica Anderson	Russell Anderson	Kevin Morris
Michelle Lovejoy	Rendon Hughes	Mike Zurn
Jess Peterson	Ron Larsen	Norman Zurn

CALL TO ORDER

Mayor Bogue called the meeting to order at 7:00 p.m. He 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. Mayor Bogue conducted a roll call. Council Members Kelly Carter, Nick Killpack, Brian Huber, Natalie Stefanoff, and Nathan Taylor were present.

OPENING REMARKS

Council Member Brian Huber offered the opening remarks.

PLEDGE OF ALLEGIANCE

Mayor KC Bogue led those in attendance in the Pledge of Allegiance.

CONSENT AGENDA

1. Minutes Approval: Minutes Approval RCCM 2026-04-15

The minutes of the Regular City Council Meeting held on 04/15/2026 were presented for approval. Council Member Carter MOVED to approve the Regular City Council Meeting minutes held on 04/15/2026 at 7:00 p.m. Council Member Taylor SECONDED the motion. Mayor Bogue asked if there were any other questions or comments regarding the motion. There being none, he called for a vote.

Motion made by Council Member Carter, Seconded by Council Member Taylor.

Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

2. Accounts Payable, Payroll, and Electronic Disbursements Approval: 2026-05-20 \$456,283.84

The Council reviewed the Accounts Payable, Payroll, and Electronic Transactions for the period ending 05/20/2026 for \$456,283.84. Council Member Carter MOVED to approve the disbursed payments

dated 05/20/2026 for \$456,283.84. Council Member Killpack SECONDED the motion. Mayor Bogue asked if there were any further questions or comments regarding the motion. There being none, he called for a vote.

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

Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

PUBLIC COMMENT PERIOD – Ten (10) Minutes Total Limitation

Kevin Morris addressed the Mayor and City Council. He stated that Van's Dance Hall should be condemned, as it is in dire need of major repair and just is not safe or structurally sound. Would like to know what steps should be taken to condemn the building and open up that property.

Mayor Bogue stated that Delta City Attorney, Jessica Anderson, and Delta City Building Inspector, Nate Nickle, should be part of the process.

Council Member Carter added that this would probably also include the Fire Chief, Travis Stanworth, but ultimately, it will need to be looked over and researched. Ron Larsen with Jones & DeMille Engineering stated that this would be an administrative issue that would not be in the Council's purview.

Council Member Killpack stated that even if the building was saved, one could only have a dozen or less people at a time. Council Member Stefanoff asked about safety if having tours during 4th of July week. Larsen stated that yes, it is safe for that, there is no imminent safety concern.

Morris added that he thinks creating a Community Art Center would be beneficial to the whole community.

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

3. Library Director Michelle Lovejoy; Update
Action: Discussion Only

Delta City Library Director, Michelle Lovejoy, addressed the Mayor and Council. She went over some highlights and updates about what has been happening at the Delta City Library. The library has hosted 187 programs with a total attendance of 2,677 participants from the community. There have been 17,941 books checked out and 9,940 patrons have visited the library.

The Summer Reading Program will begin on July 8th and run for six weeks and will be held every Wednesday at 10:00 am. This year's theme is "Unearth a Story" focusing on dinosaurs and fossils. Following this program, the library will be partnering with Utah State University's Extension Office to host their "Food, Fun, Reading Culture" program for the fifth year in a row.

Delta City Library is also a distribution center for Every Kid Outdoors Passports. This program encourages Utah families and youth, ages 3 to 18, to spend time outdoors through challenges that inspire a lifelong love of nature.

4. Jess Peterson, R6; Wildland Urban Interface (WUI) Update
Action: Discussion/Consideration for Approval

Jess Peterson, Community Advisor for R6 Regional Council addressed the Mayor and Council to discuss the Utah Wildland Urban Interface (WUI).

Peterson shared that WUI stands for Wildland Urban Interface; this has been updated with a new code in 2024. This code identifies standards for new construction of buildings in areas that are defined as "high-risk". Delta City currently has seven (7) high-risk areas; more than in any other city in Millard County.

Peterson explained that the Cooperative Wildfire System (CWS) is the agreement that Delta City will sign to pass the WUI Code. This has a small fee each year and signing this agreement will help mitigate risk in regard to wildfires in Delta City.

Peterson also discussed the Forestry, Fire, and State Lands (FFSL) which will assess new construction in Delta's 7 high risk areas and charge a fee based on the square footage of the construction. Delta City can decide to create their own borders for areas that will be subject to WUI Code, or the City can decide to follow FFSL's recommendations. Delta City Fire Chief, Travis Stanworth, recommended that Delta City identify and create its own map. He stated that because Delta City borders BLM-owned land in several places, there is a risk of billing coming back to Delta City if fire begins with the city limits.

Mayor Bogue asked Stanworth to work with Peterson and the Planning & Zoning Commission on this item moving forward. Peterson stated that the next steps would be to sign the CWS agreement, design a coverage map, and then have a Public Hearing with Planning & Zoning. WUI has already created the code that will need to be followed.

5. Mayor KC Bogue; Ordinance 26-329; Sales & Use Tax for Transportation
Action: Discussion/Consideration for Approval

Council Member Taylor MOVED to approve Ordinance 26-329, an ordinance authorizing Delta City to impose a sales and use tax for transportation in an amount not to exceed 0.30%. Council Member Killpack SECONDED the motion. Mayor Bogue asked if there were any questions or comments regarding the motion. There being none, he called for a roll call vote.

Kelly Carter:	Aye	Natalie Stefanoff:	Aye
Brian Huber:	Aye	Nathan Taylor:	Aye
Nick Killpack:	Aye		

6. Mayor KC Bogue; Ordinance 26-330, Coyote Gulch Zone Change
Action: Discussion/Consideration for Approval

Council Member Huber MOVED to approve Ordinance 26-330, an ordinance amending the official zoning map of Delta City. Council Member Taylor SECONDED the motion. Mayor Bogue asked if there were any questions or comments regarding the motion. There being none, he called for a roll call vote.

Kelly Carter:	Aye	Natalie Stefanoff:	Aye
Brian Huber:	Aye	Nathan Taylor:	Aye
Nick Killpack:	Aye		

7. Mayor KC Bogue; Ordinance 26-332, RV Park Standards
Action: Discussion/Consideration for Approval

Council Member Carter MOVED to approve Ordinance 26-332, an ordinance amending Delta City Code 18.52.030 Development of Recreation Vehicle Parks to Amend Design Standards. Council Member Taylor SECONDED the motion. Mayor Bogue asked if there were any questions or comments regarding the motion. There being none, he called for a roll call vote.

Kelly Carter:	Aye	Natalie Stefanoff:	Aye
Brian Huber:	Aye	Nathan Taylor:	Aye
Nick Killpack:	Aye		

8. Mayor KC Bogue; Ordinance 26-333, Accepted Payments; Service Fee for Returned Checks and Dishonored Credit Charges
Action: Discussion/Consideration for Approval

Council Member Killpack MOVED to approve Ordinance 26-333, Accepted Payments; Service Fee for Returned Checks and Dishonored Credit Charges. Council Member Stefanoff SECONDED the motion. Mayor Bogue asked if there were any questions or comments regarding the motion. There being none, he called for a roll call vote.

Kelly Carter:	Aye	Natalie Stefanoff:	Aye
Brian Huber:	Aye	Nathan Taylor:	Aye
Nick Killpack:	Aye		

9. Mayor KC Bogue; Resolution 26-493, Authorization of Mayor to Execute Airport Improvement Program (AIP) Grant
Action: Discussion/Consideration for Approval

Council Member Carter MOVED to approve Resolution 26-493, Authorization of Mayor to Execute Airport Improvement Program (AIP) Grant. Council Member Taylor SECONDED the motion. Mayor Bogue asked if there were any questions or comments regarding the motion. There being none, he called for a roll call vote.

Kelly Carter:	Aye	Natalie Stefanoff:	Aye
Brian Huber:	Aye	Nathan Taylor:	Aye
Nick Killpack:	Aye		

10. Mayor KC Bogue; Preliminary Budget for FY 2026-2027
Action: Discussion/Consideration for Approval

Public Hearing for FY 2026-2027 Budget: June 17th, 2026

Increases were requested for Delta City Youth Council and Land Use Enforcement Fund

Council Member Killpack MOVED to approve the Preliminary Budget for FY 2026-2027. Council Member Stefanoff SECONDED the motion. 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 Stefanoff.

Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

11. City Attorney Jessica Anderson; Legislative Update
Action: Discussion Only

City Attorney, Jessica Anderson, addressed the Mayor and Council with an update from the latest Legislative Session, conferences, and the R6 Regional Summit sessions she had attended.

Any Ordinance that is adopted by the City Council must have notation that impact on families has been considered.

City Council can take decisions from Planning & Zoning Commission if they feel a decision and recommendation has not been made in a timely fashion.

Appeal Authority cannot be City Council. There are individuals with R6 Council that are willing to do this. Anderson also stated that Justice Court Judge Probert would be a great option. Anderson will write up an Ordinance for this.

Anderson reminded the Mayor and City Council about the laws surrounding Public Meetings and meeting together outside of a scheduled public meeting.

12. Council Member Nick Killpack; Better City Economic Development Update
Action: Discussion Only

City Council Member, Nick Killpack, addressed the Mayor and other Council Members with an update on progress with Better City and Delta's Economic Development Plan.

Better City has held a couple focus groups with Business and Community Leaders and would like to also meet with some High School age youth (beginning with the Delta Youth City Council once they have been sworn in during the first Council Meeting in June). Jason Godfrey and his team will also be meeting with the Delta Area Chamber of Commerce on June 10th for their luncheon. The Better City team will now take this to the community; they have created a survey that will be shared on social media, banners, flyers, and with utility bills. These surveys will gather specifics from the community at large for more information and input.

13. Michael Zurn, Souvall Investments; Ombudsman Advisory Opinion
Action: Discussion/Consideration for Approval

Michael Zurn with Souvall Investments greeted the Mayor and Council. Zurn shared his desire to be a part of the Economic Development in Delta City as this growth looks to be extensive. Zurn added that additional public services are going to be needed including EMS, Hospitals, Law Enforcement and his team with Souvall Investments would like to help with costs of getting these highly needed individuals into a home within their development by finding different ways to help facilitate housing costs for them specifically.

Council Member Carter asked about the length of time it has taken the State Ombudsman to complete an Advisory Opinion. It has been about 8 months, he believes. Zurn stated he was grateful for this resource as it saves not only money, but also saves communities from lawsuits and disputes between city officials and developers.

Zurn and Souvall Investments are currently waiting on a decision of an extra parcel and then they are ready to get going. Zurn stated that First Phase is ready to go and is currently slated for 28 townhomes and 11 single family. Zurn also added that there is about 5.5 acres of Highway Commercial (H-C) Zone that he and his team would like to be developed in conjunction with this first phase. He stated that once things are resolved with this parcel, things can move forward with the PID (Public Infrastructure District) in about 90 days. The team anticipates breaking ground sometime around September.

The Ombudsman's Advisory Opinion on installation of a bridge is that it can still be required to the extent it benefits the development such as safety and fire services as density increases. Zurn stated that Souvall Investments have always wanted to participate in the cost of the bridge; they just don't believe that they should have to pay for the entire bridge. Plan is for the addition of the bridge to be delayed until later phases when density is higher, increasing the extent of the benefit as higher occupancy will trigger initiation of bridge being necessary.

Currently, there is a parcel that is owned by Delta City that is land-locked in the development and research is being done on what this would do if not purchased or acquired by Zurn and Souvall Investments' Development.

14. Council Member Updates
Action: Discussion only

Council Member Kelly Carter: Planning & Zoning Commission held a vote on moving forward with changing code for shipping containers; the majority vote was Nay. The Commission will be discussing sidewalks and whether they should be required on unimproved roads. Carter stated that the Commission agreed that the definition of "improved roads" would be anything mag-chloride or "higher". Another item that is currently being researched and worked through by the Commission is the Use Tables in Delta City Code. Public/Quasi-Public Zone needs an update to allow concessions and stables. Planning & Zoning be going over Highway-Commercial Use Table to update, as well.

Council Member Brian Huber: Spoke with Public Works Field Supervisor, Stetson Henrie, about shooting range improvements that they will be working on this Fall. Huber was able to secure a F35 Flyover for 4th of July Parade; he will check with Delta Flyover pilots to invite them for either the Kids Parade on the 3rd or the Concert at the Fairgrounds the evening of the 4th.

Council Member Nick Killpack: Attended ULCT (Utah League of Cities & Towns) Conference in St. George towards the end of April. Killpack explained to the Mayor and the rest of Council about a new Transportation Utility Fee which was started in Provo and has become more popular. Many cities are finding that there are a lot of roads with large amounts of traffic leading to entities that do not pay property taxes such as churches, schools, county buildings, universities, hospitals. These cities have started charging a Transportation Utility Fee to these entities to help cover the cost for the impact on roads and infrastructure due to the large amounts of traffic traveling them, including traffic coming in from outside the city limits. Delta City has approximately 3,700 residents, but roadways are being used by closer to 10,000.

Council Member Natalie Stefanoff: Delta Youth City Council applications have been submitted and will be sworn in during the first City Council Meeting in June. Stefanoff asked about the USU Wellbeing Survey results and Angie Dewsnup stated that Utah State University is gathering and analyzing data over the next couple of months and will be sending out results in July or August.

Council Member Nathan Taylor: R6 is asking for support in putting together a Golf Team for Delta City for an upcoming golf tournament.

ADDITIONAL ITEMS

ADJOURNMENT


Council Member Killpack MOVED to adjourn the meeting at 8:35 p.m. Council Member Taylor SECONDED the motion. 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 Taylor.

Voting Yea: Council Member Carter, Council Member Huber, Council Member Killpack, Council Member Stefanoff, Council Member Taylor

The meeting was adjourned at 8:35 p.m.





KC Bogue, Mayor



Sherri Westbrook, Recorder