



DELTA CITY PLANNING & ZONING COMMISSION PUBLIC HEARING

Wednesday, September 10, 2025 at 6:45 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Commission Chairman Chad Droubay
Commission Member Tamara Stewart
Commission Member Dillon Pace
Commission Member Darlene Webb – arrived at 6:53
Council Liaison Kelly Carter – arrived at 6:54

ABSENT

Commission Member Derek Curtis
Commission Member Don Smith
Commission Member Lindsey Dutson
Commission Member Chris Christensen

ALSO PRESENT

Sherri Westbrook
Justin Ashby
Angie Dewsnup
Jessica Anderson
Shawn Works
Cherish Works
Brian Stephenson

Miriam Waddingham
Kirby Walker
Steve Anzures
Amy Parkinson
Sara Laub
Michele Steele
Angela Hansen

CALL TO ORDER

Planning and Zoning Chairman Droubay called the meeting to order at 6:48 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. Receive and consider public comment regarding the proposed rezoning of the real property commonly known as: 637 North 100 West

Commission Chairman Chad Droubay addressed the public and stated the purpose of the public hearing to receive and consider public comment on the proposed rezoning of property owned by Stephenson Honey Co. Stephenson's are wanting to add onto their current production building and in order to do so, they need to rezone from R-R (Rural Residential) to I-1 (Industrial) due to being a non-conforming use in the Residential zone.

Brian Stephenson, representing Stephenson Honey Co, stated that they want to square up the north-east corner of their building and roof the entire structure.

Steve Anzures asked about whether his property would be able to have a single-family home built on it in the future. He stated that he believes he has a deed for a water meter with the original land deed. The future plans are to build a single-family residence on this lot.

Shawn Works asked about the effects the change could have on Waddingham's property and others' taxes and other effects of a zone change. He stated his concerns with additional industrial entities moving in next door.

Miriam Waddingham brought up concerns about what happens if the business changes hands and Stephenson's sell.

Amy Parkinson asked questions about fencing requirements if the industrial zone extends as she would then be in the middle of the industrial zone instead of on the edge. Public Works Director stated that the requirements for fencing in that situation is based on the road, not on the zone.

Miriam Waddingham asked questions about restrictions for the industrial zone. City Attorney Jessica Anderson presented where to find Zoning Map and Use Table on the Delta City Website.

Kelly Carter mentioned the Planning & Zoning discussions on creating a Light Industrial Zone with greater restrictions than those for Industrial.

ADJOURN

The meeting was adjourned at 7:15 p.m.





Sherri Westbrook, Recorder