



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, February 11, 2026 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Chairperson Tamara Stewart
Council Liaison Kelly Carter
Commission Member Derek Curtis
Commission Member Don Smith
Commission Member Darlene Webb
Commission Member Frank Lathrop
Commission Member Eric Kartchner

ABSENT

Commission Member Chris Christensen

ALSO PRESENT

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| Sherri Westbrook | Zach Poncelet | Josslyn Mata |
| Angie Dewsnup | Alex Nartah | KC Bogue |
| Justin Ashby | Courtney Finlinson | Curtis Peterson |
| Jessica Anderson | Phil Diaz | Richard Schmit |
| Brett Callaghan | Eric Mooney | Alyssa Nielson |
| Paul Gradeff | Soo Mooney | Hogan Fowles |

CALL TO ORDER

Planning and Zoning Chairperson Stewart called the meeting to order at 7:00 p.m. She 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 Public Hearing 2026-01-14

Commission Member Smith MOVED to approve the minutes of the Planning and Zoning Commission Public Hearing held on 01/14/2026. The motion was SECONDED by Commission Member Webb. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Commission Member Smith, Seconded by Commission Member Webb.

Voting Yea: Commission Chairperson Stewart, Council Liaison Carter and Commission Members Curtis, Smith, Webb, Lathrop, and Kartchner
Commission Member Chris Christensen was absent.

2. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2026-01-14

Commission Member Curtis MOVED to approve the minutes of the Planning and Zoning Commission Regular Meeting held on 01/14/2026. The motion was SECONDED by Commission Member Webb.

Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Commission Member Curtis, Seconded by Commission Member Webb.

Voting Yea: Commission Chairperson Stewart, Council Liaison Carter and Commission Members Curtis, Smith, Webb, Lathrop, and Kartchner

Commission Member Chris Christensen was absent.

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

3. Richard Schmit; Central Utah Food Sharing Delta Branch: Setbacks
Action: Discussion/Consideration for approval

There will need to be a public hearing for public comment and input on setback changes in the Public/Quasi-Public (P/QP) Zone.

Council Liaison Carter MOVED to recommend to the City Council to approve the modified setbacks in Delta City's Public/Quasi-Public (P/QP) Zone. Commission Member Curtis SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Council Liaison Carter, Seconded by Curtis.

Voting Yea: Commission Chairperson Stewart, Council Liaison Carter and Commission Members Curtis, Smith, Webb, Lathrop, and Kartchner

Commission Member Chris Christensen was absent.

4. Jake Nielson; Preliminary Plat renewal
Action: Discussion/Consideration for approval

Alyssa Nielson, wife of Jake Nielson, addressed the Commission with a request to renew his current Preliminary Plat.

Council Liaison Carter MOVED to approve Jake Neilson's Preliminary Plat renewal. Commission Member Webb SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Council Liaison Carter, Seconded by Commission Member Webb.

Voting Yea: Commission Chairperson Stewart, Council Liaison Carter and Commission Members Curtis, Smith, Webb, Lathrop, and Kartchner

Commission Member Chris Christensen was absent.

5. Soo Money & Eric Mooney; Application to Appear: Duplex on mid-block street
Action: Discussion/Consideration for approval

Commission Member Kartchner MOVED to table the request of building of a duplex on a mid-block street. Commission Member Lathrop SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Eric and Soo Mooney addressed the Commission. They would like to build a duplex on an alleyway (midblock street). Public Works Director Ashby stated that this would need a zone change request. Council Liaison explained that concern with building on city mid-block streets is safety and density.

Commission Member Don Smith added that the changes that are being requested would not just be changing for one specific example or instance, but would be changing the code for the entire city. This would affect the entire city and any future developers, not just this one site.

Curtis Peterson addressed the Commission with a request to discuss duplexes and single-family homes on mid-block streets, while continuing to not allow four-plexes and tri-plexes due to density increases on these streets. Peterson stated that there are already duplexes that have been built on alleyways in Delta City.

Commission Member Curtis added that with increased density and parking, these roads are narrow and concern is with increased accidents, as well as safety.

Alex Nartay addressed the Commission requesting that if they are considering changing an ordinance, it needs to be changed across the board. He stated that parking and plot size are concerns.

Council Liaison Carter stated that the number one reason for not allowing development on these mid-block streets was public safety; accessing these roads is dangerous.

Commission Member Kartchner stated that he would like to table this discussion to allow for time for additional research by the commission members.

Commission Members discussed width of regular streets and mid-block streets. Public Works Director Justin Ashby stated that most regular streets are about 60'; these mid-block streets are between 20' and 25'. Phil Diaz shared that the state is currently changing requirements of street size for new developments.

Commission Member Kartchner MOVED to table the decision of allowing development on mid-block streets to allow for further research. Commission Member Lathrop SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Commission Member Kartchner, Seconded by Commission Member Lathrop.
Voting Yea: Commission Chairperson Stewart, Council Liaison Carter, and Commission Members Curtis, Smith, Webb, Lathrop, and Kartchner
Commission Member Chris Christensen was absent.

6. Paul Gradeff; Antelope Valley RV Park: Request for changes to Delta City Code, Title 18, related to RV park standards
Action: Discussion/Consideration for approval

Paul Gradeff with Antelope Valley RV Park addressed the Commission with a request to increase park model buildings on the Antelope Valley RV Park property from 10% to 65%. The current minimum required stay is one week with a check out every 29 days.

Commission Member Kartchner asked about possibility of changing the minimum stay for some events throughout the year. Gradeff stated that with an increase from 10% to 65%, it could change the economies of scale with cost; so, while at this time the minimum stay would not change, it is a possibility in the future.

The Planning & Zoning Commission requested that Gradeff share specific design standards of the park model buildings. There will be a required public hearing at the next Planning & Zoning Commission meeting prior to any vote by the Delta City Council.

Commission Member Curtis MOVED to recommend to Delta City Council to approve the request for changes to Delta City Code, Title 18, related to RV Park standards to increase park model buildings from 10% to 65%. Commission Member Kartchner SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Commission Member Curtis. Seconded by Commission Member Kartchner.
Voting Yea: Commission Chairperson Stewart, Council Liaison Carter, and Commission Members Curtis, Smith, Webb, Lathrop, and Kartchner
Commission Member Chris Christensen was absent.

7. Chairperson Tamara Stewart; Proposed Ordinance 26-325, an ordinance amending Title 18 of the Delta City Code pertaining to requirements in Delta City's Mobile Home Zone.
Action: Discussion/Consideration for approval

Commission Member Carter MOVED to positively recommend to Delta City Council Ordinance 26-325, an ordinance amending Title 18 of the Delta City Code pertaining to requirements in Delta City's Mobile Home Zone. Commission Member Webb SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Council Liaison Carter, Seconded by Commission Member Webb.
Voting Yea: Council Liaison Carter and Commission Members Curtis, Webb, Lathrop, and Kartchner
Voting Nay: Chairperson Stewart and Commission Member Smith
Commission Member Chris Christensen was absent.

8. City Council Liaison Kelly Carter: City Council Update
Discussion only

Council Liaison Carter shared with the Commission that Delta's City Council is currently working on an Annexation Policy Plan with Jones & DeMille that can be used with Millard County in requirements for annexation.

Council Liaison Carter encouraged any ideas or opinions to be researched and shared about possible Planned Development agreements for temporary housing within Delta City. Carter also asked Attorney Anderson and Commission to consider whether Delta City Code should be changed to allow for temporary housing in Delta City or if a Planned Development Agreement would be more beneficial.

ADJOURN

Council Liaison Carter MOVED to adjourn the meeting at 8:32 p.m. Commission Member Curtis SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion. There being none, she called for a vote.

Motion made by Council Liaison Carter, Seconded by Commission Member Curtis.
Voting Yea: Council Liaison Carter and Commission Members Curtis, Smith, Webb, Lathrop, and Kartchner
Commission Member Chris Christensen was absent.

The meeting was adjourned at 8:32 p.m.





Sherri Westbrook, Recorder