



# DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, April 08, 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 Frank Lathrop  
Commission Member Don Smith - arrived at 7:26 p.m.  
Commission Member Darlene Webb

### ABSENT

Commission Member Chris Christensen  
Commission Member Eric Kartchner

### ALSO PRESENT

Sherri Westbrook	Richard Schmit	Adam Richins	Larry Dutson
Angie Dewsnup	Russell Anderson	Bill Nelson	Zachary Poncelet
Justin Ashby	Rusty Dutson	Shauna Nelson	Travis Stanworth
Jessica Anderson	Emily Dutson	John Stinehelfer	Jake Nielson
Ron Larsen	Margaret Dutson	Abby Wilhite	Phil Diaz
Wade Allred	Savannah Rogers	KC Bogue	

### CALL TO ORDER

Planning and Zoning Chairperson Stewart called the meeting to order at 7:03 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 Meeting 2026-03-11

Commission Member Lathrop MOVED to approve the minutes of the Planning and Zoning Commission Regular Meeting held on 03/11/2026. The motion was SECONDED by Council Liaison Carter. 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 Lathrop, Seconded by Council Liaison Carter.

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

Commission Members Christensen, Kartchner, and Smith were absent.

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

2. Russell Anderson; Coyote Gulch RV Park: Zone Change  
Action: Discussion/Consideration for approval

Russell Anderson addressed the Commission about the Zone Change he is requesting with his property around Coyote Gulch RV Park. Open to suggestions from Commission on exactly where the Highway Commercial Zone would be best. He would like to expand as needed and have everything ready. Anderson also mentioned the possibility of, in the future, adding an option with more of a permanent structure such as park trailer models in this area, as demand is high for this. Currently this piece of property is part Agriculture and part Residential. Zone Change request would be to put all of this as Highway Commercial. Lathrop added that he would recommend putting it all up as a zone change for Highway Commercial; Liaison Carter agreed.

Council Liaison Carter MOVED to positively recommend a Zone Change to Highway Commercial for Anderson's full parcel to the property line and for Anderson to begin the Zone Change application process with City Staff. 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 Council Liaison Carter, Seconded by Commission Member Webb.

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

Commission Members Christensen, Kartchner, and Smith were absent.

3. Abby Wilhite, Savannah Rogers, Bill Nelson: Zone Change Request  
Action: Discussion/Consideration for approval

John Stinehelfer introduced himself and his wife, Abby Wilhite to the Commission. He and Abby are interested in purchasing a property in Delta City and would like some guidance from the Commission on how to build a home and also maintain the current animal rights on the property. The property is currently zoned Highway Commercial and code restricts building a home in this zone. Options would be to request a zone change to either Rural Residential (R-R) or Agricultural 1 (A-1).

Shauna Nelson, current property owner, asked about prior zone change that moved it to Highway Commercial. Attorney Anderson recommended zoning to Agricultural 1 (A-1); Ron Larsen added that Rural Residential (R-R) would also be an option.

\*\*\*Don Smith arrived at 7:26\*\*\*

Commission Members Webb and Curtis both discussed their opinions that if current neighbors agree and are willing to zone change both parcels, then Rural Residential (R-R) Zone would be best. Council Liaison Carter also stated his agreement that Rural Residential would be preferred. Commission Member Curtis encouraged Stinehelfer and Wilhite to talk with neighbors about how this change will help protect their animal rights, as well.

Commission Member Webb MOVED to support a zone change request for the discussed property, with neighbor approval to also change their property's zone. 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 Webb, Seconded by Commission Member Lathrop.

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

Commission Members Christensen and Kartchner were absent.

4. Emily and Dylan Dutson: Sidewalk Installation Requirement  
Action: Discussion/Consideration for approval

Emily Dutson and her father-in-law, Rusty Dutson, introduced themselves to the Commission. Emily and her husband would like to put a manufactured home on some property owned by Rusty Dutson. She stated that they are at Planning & Zoning with a request that a sidewalk not be required on the back side of the lot. Dutson stated that there will never be anything on that alleyway and that they will be lengthening the sidewalk on the front of the property.

Attorney Anderson stated that the option of a variance would need to meet all of the following standards: the literal enforcement of the land use ordinance would cause an unreasonable hardship, it is not necessary to carry out the general purpose of the land, there are special circumstances attached to the property that don't apply to other properties in the same district, granting a variance is essential to the enjoyment of a substantial property right, granting the variance will not substantially affect the general plan, and it is in the spirit of the land use programs.

Anderson stated that Dutson could request a variance and, if denied, it will go to the Appeal Authority, currently Delta City Council. Anderson took Dutson's contact information and stated she will send the standards and what is required to seek a variance and appeal.

5. Chair Tamara Stewart: Recommendation on Ordinance 26-327: an ordinance amending Title 18 of the Delta City Code pertaining to minimum lot and development standards in the Public/Quasi-Public Zone.

Action: Discussion/Consideration for approval

Council Liaison Carter MOVED to recommend to the City Council to approve Ordinance 26-327, amending Title 18 of Delta City Code pertaining to minimum lot and development standards in the Public/Quasi-Public 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 Commission Member Curtis.

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

Commission Members Christensen and Kartchner were absent.

6. Chair Tamara Stewart: Recommendation on Ordinance 26-328: an ordinance amending Delta City Code 18.52 Travel Trailers, Campers, and Recreational Vehicles to increase the percentage of cabins or park trailers allowed and include design standards.

Action: Discussion/Consideration for approval

Council Liaison Carter MOVED to recommend to the City Council to approve Ordinance 26-328, amending Delta City Code 18.52 Travel Trailers, Campers, and Recreational Vehicles to increase the percentage of cabins and park trailers allowed and include design standards. 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: Chairperson Stewart, Council Liaison Carter, Commission Members Curtis, Lathrop, Smith, and Webb.

Commission Members Christensen and Kartchner were absent.

7. Council Liaison Kelly Carter; Mid Block Streets

Action: Discussion/Consideration for approval

Council Liaison Carter shared with the Commission the Property Right Ombudsman, Rob Terry's, opinion about mid-block street development. Recommendation to City Council to remove 18.64.032 Narrow Frontage Right-of-Ways in Delta City Code, restrictions will instead be based on current zoning

ordinances and the current setbacks and parking requirements. Due to narrow width of the street, property owner would need to put sidewalk on their property. This would be a requirement for building on these streets. Carter has done research and studies have shown that narrower roads are safer than wider streets.

Commission Member Lathrop MOVED to recommend to the Delta City Council to remove 18.64.032 Narrow Frontage Right-of-Ways from the current Delta City Code. 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 Commission Member Lathrop, Seconded by Commission Member Curtis.

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

Commission Members Christensen and Kartchner were absent.

8. Council Liaison Kelly Carter; Storage Container  
Action: Discussion/Consideration for approval

Council Liaison Kelly Carter let Commission Members know that he had talked with City Council Members what their opinions may be with containers. Mayor Bogue agreed with some changes to code with neutral colors, Council Member Killpack's opinion was to keep code how it is, Council Member Taylor agreed with making changes with neutral colors, as did Council Member Stefanoff. Carter stated that with current setbacks and permitting with parcel sizes, this will already restrict where these will be able to be put. Current code allows any structure up to 200 sq. feet can be built without a permit and/or enforcement.

Permit would require a site plan showing placement of the container, setbacks and property lines, intended use, and exterior color and finish. Enforcement will be needed if containers are approved, most of this will happen at the permit stage. Code would also state that these are not dwelling units, not sleeping quarters, not temporary or permanent living spaces. These would also not be able to be converted into a home and cannot have bathrooms put in them. Attorney Anderson asked about converting into businesses.

Wade Allred introduced himself to the Commission. He stated he previously worked for Lehi City and understands this is a hot topic. He has used containers to better his business and has spent large amounts of money to do so. Allred strongly disagreed with Council Member Killpack's concerns of complaints of citizens that these containers are eyesores. Has spent large amounts of money to better his own business. Allred stated that cities within the state of Utah have used these as coffee shops, barber shops, and other businesses. He also stated that these containers are smaller than the 200 sq. feet that are allowed without permits or enforcement.

Commission Member Lathrop expressed that Allred's experience and what he has done is an exception to what actually happens with the majority of these containers. Phil Diaz addressed the Commission and stated concerns on these containers being taxed correctly and that, like Lathrop, he sees that not everyone will take care to maintain the containers and follow the restrictions. Lathrop also raised concerns about enforcement of code. Mayor Bogue and Public Works Director Ashby will be over enforcement at this time.

Diaz asked Commission if other cities had been contacted about their code and experiences with shipping containers. Carter stated that Fillmore, Nephi, and Lehi allow them with restrictions similar to what is being proposed. He said he also talked to Richfield; Diaz stated that Richfield does not allow them due to non-maintenance.

Commission Member Webb asked County Building Inspector Richins about shipping containers being taxed. Richins stated that yes, shipping containers are taxed, just as any improvements are. Richins also stated that Utah Code now allows containers up to 350 sq. ft. without a building permit. However, municipalities can restrict the zones where they are allowed, and they must meet setback requirements.

Commission Member Smith stated that what has been needed previously and for specific zones for specific purposes; when people move into certain zones, they are expecting a certain set of minimum standards. These minimum standards that can be enforced need to be there.

Commission Members Webb and Smith asked about tabling this agenda item, as they would like to have additional time for adequate research before making a decision. Mayor Bogue asked Commission Members to have a decision made to recommend or to not. Commission Member Smith asked about doing so without having time to even look over it.

Attorney Anderson stated that a decision should be made either yes or no to make changes to the code and any other comments on design changes or zones for these containers. Commission Member Lathrop inquired on Articles & Covenants in areas such as Droubay's Subdivision. Public Works Director Ashby stated that there are certain restrictions that Droubay can enforce upon purchasing due to these Articles & Covenants.

Don Smith asked about having adequate time to research before a decision is made. He stated that being representatives for the city, rushing into a decision is not good and that all he would request is to have time to do a thorough review.

Commission Member Webb MOVED to table any recommendation on shipping or storage containers to the City Council to allow for more time for research and discussion. Commission Member Smith SECONDED the motion. Chairperson Stewart asked if there were any questions or comments regarding the motion.

Council Liaison Carter requested that this only be tabled if there is a specific reason to do so; he would like things to move forward and not continue putting it off. Commission Members Smith, Webb, and Curtis requested that there be additional time for research and review prior to making a decision.

There being no further questions, Chairperson Stewart called for a vote.

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

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

Commission Members Christensen and Kartchner were absent.

9. Council Liaison Kelly Carter; Design Standards for Recreational Vehicle Parks  
Action: Discussion/Consideration for approval

Council Liaison Kelly Carter shared that design standards for Recreational Vehicle (RV) Parks have been gone over with recommendations from Attorney Anderson. Attorney Anderson asked if any Commission Members had anything more to add or change with the written standards.

Russell Anderson asked about Park Models with lofts and whether those would be allowed. Liaison Carter stated that from discussions with the Commission members about this, double-deckers will not be allowed.

Commission Member Webb MOVED to recommend to City Council to approve the design standards for Recreation Vehicle Parks as written in Ordinance 26-328. Commission Member Smith 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 Webb, Seconded by Commission Member Smith.  
Voting Yea: Chairperson Stewart, Council Liaison Carter, Commission Members Curtis, Lathrop, Smith, and Webb.  
Commission Members Christensen and Kartchner were absent.

**ADDITIONAL ITEMS**

Commission Chairperson asked Council Liaison to update the Commission on City Council. Carter stated that he had mentioned discussions about storage containers early in this meeting. He also talked with members of City Council about half-block streets. Carter shared that what he heard back most was that Council Members are most often in agreement with recommendations made by the Planning & Zoning Commission because of the time and research put into those recommendations.

Mayor Bogue shared that City Council is looking at working with GovWell, a program that can streamline some of the processes with Planning & Zoning, such as Request for Review, Land Use and Zoning, and Building Permit process. This will be voted on by the Council in the next City Council Meeting on April 15.

**ADJOURN**

Commission Member Lathrop MOVED to adjourn the meeting at 8:50 p.m. 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 Commission Member Lathrop, Seconded by Commission Member Webb.  
Voting Yea: Chairperson Stewart, Council Liaison Carter, Commission Members Curtis, Lathrop, Smith, and Webb.  
Commission Members Christensen and Kartchner were absent.

The meeting was adjourned at 8:50 p.m.



  
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Sherri Westbrook, Recorder