



DELTA CITY PLANNING & ZONING COMMISSION MEETING

Wednesday, December 10, 2025 at 7:00 PM

Delta City Municipal Complex Council Chambers*

MINUTES

PRESENT

Chairman Chad Droubay
Council Liaison Kelly Carter
Derek Curtis
Don Smith
Tamara Stewart
Chris Christensen
Darlene Webb

ABSENT

Dillon Pace

ALSO PRESENT

Sherri Westbrook	Richard Schmit
Angie Dewsnup	Jason May
Justin Ashby	Travis Stanworth
Jessica Anderson	Fred Allison
John Niles	Ryan Joyce (Via Zoom)
Ron Larsen	Steve Styler

CALL TO ORDER

Planning and Zoning Chairman Droubay called the meeting to order at 7:03 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.

MINUTES APPROVAL

1. Meeting Minutes Approval: Planning & Zoning Commission Meeting 2025-11-12

Commission Member Christensen MOVED to approve the minutes of the Planning and Zoning Commission Regular Meeting held on 11/12/2025. The motion was SECONDED by Council Liaison Carter. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

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

Voting Yea: Chairman Droubay, Council Liaison Carter, Commission Members Curtis, Smith, Stewart, Christensen, and Webb

Commission Member Dillon Pace was absent.

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

2. Jason May; Possible Rezoning

Action: Discussion only

Jason May introduced himself to the Commission. He also introduced Fred Allison and Ryan Joyce (via Zoom) with Target Hospitality. Target Hospitality is a company that provides workforce accommodations; primarily with government, military, and the Salt Lake City Olympics. Plan is for temporary housing for 5 years or more as the primary purpose would be for Data Centers construction. Fully self-sustaining with all resources (restaurant, cafeteria area/dining hall 24 hours a day, cleaning/maid service, recreation rooms, video game rooms, golf simulators, weight rooms). The plan is for anywhere from 250 to 1,000 units and each unit would have a private bedroom and bathroom. Allison would like to bring a slide deck to a later meeting to show exactly what the aesthetics will look like.

Commission Member Curtis asked about public safety concerns with roadways, turning lanes, etc.

Council Liaison Carter and Public Works Director Ashby met with Target Hospitality to discuss sewer, water, and construction. Commission Chair Droubay expressed that he likes the idea of all surrounding areas being zoned for agriculture. Council Liaison Carter explained that the area being discussed is very large, approximately 700 acres. Commission Member Christensen's expressed that his concerns were with curb and gutter with the middle section left out.

Director Ashby believes this would be a good project that could be beneficial to Delta City and its citizens. Target Hospitality has committed to also helping with cost of a booster station for water pressure concerns on the north end of city.

City Attorney Anderson asked about the cost for construction workers who would be staying in the residences.

Commission Member Stewart inquired whether transient tax would apply for this type of housing, to which Council Liaison Carter stated that yes, transient taxes would be applicable.

3. Chad Droubay; Food Bank construction concern

Action: Discussion only

Richard Schmit, President of Board of the Local Food Bank shared with the Commission that all workers are volunteer and the local food bank currently sees approximately 80-100 clients a month in Delta and 40-50 in Fillmore. Schmit stated that the Food Pantry building needs to have the entire roof re-shingled and he spoke to Dallas Griffiths about adding an awning to help protect entryways and steps from weather. Currently, there are steps up the front and the awning would go about 1 foot past the last step and along the building to the access doorway. Schmit was hoping to have slope that can just be tied in with the existing roof.

Public Works Director Ashby reminded the Commission that currently zoning requires setbacks of 25 feet; however, this building was already a nonconforming structure with approx 12-15 feet. The Food Bank Pantry is in Delta City's Public/Quasi-Public Zone (P/QP) zone. Current ordinance does not allow construction in the setback.

Commission Member Christensen expressed that even though the Food Pantry does good for the community, redoing an entire ordinance for just this doesn't make sense. He would like to find another way to help Schmit in getting the needed awning. Attorney Anderson stated that if change was made to 18-40, it would only affect the P/QP Zone. Chairman Droubay asked about whether P/QP could be changed to 15' setback; he asked Ashby to get exact measurements and report to the Commission. Attorney Anderson shared that other P/QP Zones include hospitals, the ballpark, White River Academy, and the Sands Apartments.

The Commission will hear from Ashby with exact measurements from the Food Pantry building and property and will have a discussion/consideration for approval in January's Planning & Zoning meeting.

4. Chad Droubay; Mobile Home zone improvement requirements
Action: Discussion/Consideration for approval

Commission Chairman Chad Droubay addressed the Commission for additional discussion and possible approval of updated Mobile Home Zone improvement requirements. Droubay reminded the Commission that concerns came up when a citizen approached the Commission about subdivision of a lot in the Mobile Home Zone into two parcels with single mobile homes put on each. Current code requires that subdivision triggers improvement requirements. However, there are zero sidewalks and zero curb and gutter currently in the Mobile Home Zone. Droubay also reminded Commission Members that if zoning requirements are changed, there is a large development coming that would be affected by this change, as well.

Droubay tasked the Commission with discussing if it should be recommended to Delta City Council to change code and do away with the requirements for sidewalks, curb, and gutter for the Mobile Home Zone.

Council Liaison Carter stated that the purpose of a mobile home zone is to provide opportunities for affordable housing. Commission Member Stewart expressed safety concerns as a reason to require sidewalk, curb & gutter. Commission Member Christensen agreed with Stewart that if the requirement is there for safety, then it needs to be followed. Commission Member Curtis stated that the requirement can be to put sidewalks for safety, but kids will still walk and ride down the middle of the street.

Council Liaison Carter MOVED to recommend to the Delta City Council to remove the requirements of sidewalks, curb, and gutter in the Mobile Home Zone. The motion was SECONDED by Commission Member Webb. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a roll call vote.

Commission Chairman Chad Droubay - Yea
Council Liaison Kelly Carter - Yea
Commission Member Chris Christensen - Nay
Commission Member Derek Curtis - Yea
Commission Member Darlene Webb - Yea
Commission Member Tamara Stewart - Nay
Commission Member Don Smith - Nay
Commission Member Dillon Pace - Absent

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

Voting Yea: Chairman Droubay, Council Liaison Carter, Commission Members Curtis and Webb

Voting Nay: Commission Members Smith, Stewart, and Christensen

Commission Member Pace was absent.

ADDITIONAL ITEMS

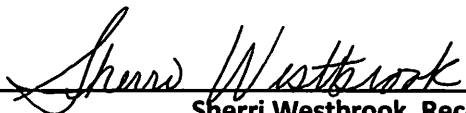
ADJOURN

Council Liaison Carter MOVED to adjourn the meeting. Commission Member Curtis SECONDED the motion. Chairman Droubay asked if there were any questions or comments regarding the motion. There being none, he called for a vote.

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

Voting Yea: Chairman Droubay, Council Liaison Carter, Commission Members Curtis, Smith, Stewart,

Christensen, and Webb
Commission Member Dillon Pace was absent.
The meeting was adjourned at 8:02 p.m.



Sherri Westbrook, Recorder