

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
September 12, 2016**

The Millard County Planning Commission met on Wednesday September 12, 2016 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:**

Joyce Barney .....Planning Commissioner  
David Sturlin ..... Planning Commission Chairman  
Jodi Robison .....Planning Commissioner  
Molly Stevens .....Planning Commissioner  
Gary Walker..... Planning Commission Vice Chairman

**EXCUSED:** Tom Nielson.....Planning Commissioner  
Greg Greathouse .....Planning Commissioner  
Richard Waddingham ..... Deputy County Attorney

**ALSO PRESENT:**

Sheryl Dekker ..... Millard County Planner  
Angi Meinhardt..... Secretary  
Alan Roper.....Millard County Commissioner  
Jason Ashby .....Applicant  
Erika Ashby.....Applicant

PURSUANT TO AN AGENDA WHICH HERETOFORE HAD BEEN PROVIDED to each member of the Planning Commission, posted at the Millard County Offices in Delta, the Public Safety Building in Fillmore, and the Main Street Courthouse in Fillmore, posted on the Utah Public Notice Website and the Millard County Website, and provided to the Millard County Chronicle Progress, a newspaper of general circulation within Millard County, Utah as required by law, the following proceedings were had:

**1. WELCOME, CALL TO ORDER –** Chairman David Sturlin

Planning Commission Chairman David Sturlin called the meeting to order at 10:04 a.m. He welcomed all present.

**2. REVIEW and POSSIBLE RECOMMENDATION** on Application # Z-2016-029 for a Plat Subdivision for property located at approximately 8500 N SR 125, Delta Grid, for the purpose of dividing Parcel # 2503-1. It is proposed that the 53.48 acre parcel be divided creating two (2) parcels – one parcel having 4.362 acres

and the other parcel having the remaining 49.1 acres. Wade L. Nielson – Owner, Jason R & Erika Ashby – Petitioners.

Commissioner David Sturlin read the proposal for application Z-2016-029. He stated that the new submittal has a new map with the application. There was discussion and verification that the previous non plat application had some technicality and it has to go forward with a platted subdivision application.

Commissioner Gary Walker asked if the plat was looked at by the Planner. Millard County Planner Sheryl Dekker verified that the plat looked good and she believes it is ready for a favorable recommendation to the BOCC.

Commissioner Gary Walker made a MOTION to make a favorable recommendation to the BOCC on application #Z-2016-029 for a Plat Subdivision as information contained in the plat that was provided in the packet. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

**3. CONSIDERATION AND POSSIBLE RECOMMENDATION** of Amended Sunset View Estates Subdivision, Plat B - Joyce Barney for SDSC Enterprises, LLC

Joyce Barney approached the Commission. She gave a description of the new property line in her amended subdivision. She showed the commission the amended plat map. Commissioner Gary Walker asked if there was any adjustments on any of the other lots to the south of lot 7. Joyce Barney stated that the other lots have not been recorded yet so they do not need to be adjusted. They are just moving a property line on Plat B, Lot 7.

Commissioner Gary Walker made a MOITION to send a favorable recommendation on application Z-2016-030 for the amended Sunset View Estates Subdivision, Plat B. Commissioner Molly Stevens SECONDED the motion. Commissioner Joyce Barney abstained from voting. Voting was unanimous in the affirmative.

**4. POSSIBLE REVIEW of SUGGESTED CHANGES to the Subdivision Ordinance** Board of Millard County Commissioners (BOCC). Application # Z-2013-039

There was some discussion on the changes that the have been made during discussion amongst the BOCC and the Planning Commission.

Planner Sheryl Dekker stated that one of the concerns was about Section 11-1-15 – Restrictions for Solar and other Energy Devices. It was verified that state law allows people to have clotheslines, or other energy devices based on renewable resources. There was some discussion of why clotheslines would be part of this section.

Planner Sheryl Dekker then stated that another concern was Section 11-2-5: Planning Commission the Land Use Authority for Non-Plat Subdivision. She stated that she feels that the Planning Commission should be the Land Use Authority. She stated that some of the Millard County Commissioners are concerned that the planning commission will be different as time goes by, and feel that they should be the Land Use Authority for Non-Plat Subdivision.

Commissioner Gary Walker stated that he agrees with some of the changes and comments that have been made on the draft subdivision, but he feels the BOCC should be the appealed board. He agrees that the Planning Commission should be the Land Use Authority on a non-plat subdivision. If the applicant has any problems then the BOCC could be the applicant's next step.

Commissioner Gary Walker proposed to send the recommendation forward with the Planning Commission as the Land Use Authority on the non-plat subdivision and the BOCC can change it if they feel necessary.

Planner Sheryl Dekker then stated that the other concern the BOCC has is the Cluster Subdivision. Commissioner Joyce Barney asked why this is a concern. Planner Sheryl Dekker stated because of the open space language at the very end of the Cluster Subdivision Ordinance. Commissioner Gary Walker proposed to send the Cluster Subdivision forward as written, and let the BOCC exercise their authority to modify or accept as proposed. Commissioner Jodi Robison agrees with Commissioner Gary Walkers' proposal. Planner Sheryl Dekker stated that the Cluster Subdivision saves agricultural and county services.

There was some discussion on the email sent to Millard County Planner Sheryl Dekker and Millard County Commissioner Dean Draper from Todd Macfarlane. Planning Commission discussed the email and was reviewed by the Millard County Attorney.

5. **PUBLIC INPUT**
6. **APPROVAL OF MINUTES** – August 3, 2016
7. **PLANNING and ZONING ADMINISTRATOR'S REPORT**
8. **OTHER BUSINESS**
9. **POSSIBLE CLOSED MEETING** Pursuant To Utah Code Annotated Section 52-4-204 & 205
10. **ADJOURNMENT**

Planning Commissioner Joyce Barney made a MOTION to adjourn. Planning Commissioner Jodi Robison SECONDED the motion. The voting was unanimous in the affirmative. The meeting was adjourned at 10:28 A.M.

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Dated this \_\_\_ day of \_\_\_\_\_ 2016  
David Sturlin, Chairman  
Millard County Planning Commission