

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
March 6th, 2019**

The Millard County Planning Commission met on Wednesday March 6th, 2019 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: David Sturlin Planning Commission Chairman
Joyce Barney Planning Commission Vice Chairman
Matthew Kesler Planning Commissioner
Tom Nielson..... Planning Commissioner
Greg Greathouse Planning Commissioner

EXCUSED: Molly Stevens Planning Commissioner
Demar Iverson Planning Commissioner

ALSO PRESENT:

Adam Richins..... Planning and Zoning Administrator
Richard Waddingham Millard County Deputy Attorney
Angi Meinhardt..... Secretary
Dean Draper Millard County Commissioner
Mark Degner TransWest
David Smith TransWest
Mike Takac TransWest
Joe Tippets TransWest
Randal Coleman TransWest
Jim Kaufman..... Black Rock Land Owner
Cynthia Kaufman Black Rock Land Owner
Russell Greathouse Land Owner
Mike Utley Land Owner
Michael Coats Land Owner
Randy Coats Land Owner
Jim Withers Land Owner
Blake Carter Land Owner
Patrick Stefanoff Land Owner
Monique Draper Land Owner
Daron Smith Land Owner
Brent Smith Land Owner
Scott Barney MEDA
Tiffany James Magnum
Sheldon Byde Magnum
Pat Manis..... Millard County Assessor
Marion Anderson Applicant
John Christensen IPSC

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 6:36 pm. He welcomed all present.

2. PUBLIC INPUT

3. SUBDIVISION – Application # Z-2019-003 for Oak Meadow Subdivision Phase 3 located approximately 13000 East Canyon Road, Oak City. Petitioner & Owner — Marion Anderson

Applicant Marion Anderson approached the Commission and gave description of his proposed phase 3 subdivision.

There was discussion of the existing Oak City irrigation creek and the right of way for the maintenance of the creeks. Marion Anderson stated he is willing to put that easement on the plat map.

There was discussion on the required signature being dated over a year ago.

There was discussion of the amount of water the applicant has with Oak City Canyon Homeowners Association. Applicant will have to verify that there is enough water before it goes to the BOCC.

There was discussion that applicant Marion Anderson will be paving the road to Millard County Road standards and deeding it to Millard County.

Commissioner Greg Greathouse made a MOTION to send a favorable recommendation to the BOCC for application Z-2019-003 for Oak Meadow Subdivision Phase 3 located approximately 13000 East Canyon Road, Oak City Provided that the map be adjusted to show the easement along the creek of 20 feet on each side, applicant must demonstrates that there is adequate water to serve all the lots in the subdivision as required by the county. Commissioner Tom Nielson SECONDED the motion. Voting was unanimous in the affirmative.

4. PUBLIC HEARING– Application # Z-2019-004 for an Electric transmission right of way (major) and an Electric substation (major) to allow 12-mile ±500 kilovolt (kV)

high voltage DC transmission line, AC/DC converter station, substation, interconnection line, ground electrode line, access roads, and temporary facilities required for construction. TransWest Express, LLC—Applicant

Commissioner Joyce Barney made a MOTION to open public hearing for application Z-2019-004 for an Electric transmission right of way (major) and an electric substation to allow high voltage DC transmission line, AC/DC converter station, and substation. Commissioner Matthew Kesler SECONDED the motion. Voting was unanimous in the affirmative. Public Hearing opened at 6:59 pm.

Mark Degnar approached the commission and introduced the project team: David Smith, Joe Tippets, Randel Comman, Mike Takac, then gave a presentation of the TransWest project for agenda item number 4 and 6.

John Christensen with Intermountain Power Project approached the Commission. He stated that IPSC is supportive with the TransWest project.

Tiffany James with Magnum approached the Commission and stated that Magnum and SITLA submitted written comment with their concerns. They are supportive of the project but just want their concerns known.

There was discussion of impact on grazing. There was discussion that there has been no discussion with grazers and would like more time for discussion with landowners.

There was discussion of the maintenance of the roads.

There was discussion on the reason for separating the AC line and DC line in and the value of the converting station.

There was discussion of the written comments being given at such a late notice.

Commissioner Greg Greathouse made a MOTION to close the public hearing. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative. Public hearing closed at 7:38 pm

5. REVIEW and POSSIBLE RECOMMENDATION – Application # Z-2019-004 for an Electric transmission right of way (major) and an Electric substation (major) TransWest Express, LLC—Applicant

Commissioner Greg Greathouse made a MOTION to table the proposed recommendation for further review. He recommends that the Commission get an outside consultant to see if there are any concerns of these applications. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

6. **PUBLIC HEARING** – Application # Z-2019-005 for an Electric transmission right of way (major) consisting of the following components: 81-mile 500 kV high voltage AC transmission line, communication regeneration site, access roads, and temporary facilities required for construction. TransWest Express, LLC—Applicant

Commissioner Greg Greathouse made a MOTION to open public hearing for application Z-2019-005 for an Electric transmission right of way (major) for an AC transmission line. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative. Public hearing opened at 7:41 pm

There was discussion of TransWest adjusting to the feedback.

There was discussion of this project coming to Millard County and the County spent a lot of time working on the general plan in the original plan 11 years ago.

There was discussion of the Commission wanting to see if there will need to be any more recommendations. The Commission is not opposed to the project, they just want more time to review the application and the written comments.

Commissioner Joyce Barney made a MOTION to close the public hearing. Commissioner Matthew Kesler SECONDED the motion. Voting was unanimous in the affirmative. Public Hearing closed at 7:47 pm.

7. **REVIEW and POSSIBLE RECOMMENDATION** – Application # Z-2019-005 for an Electric transmission right of way (major). TransWest Express, LLC—Applicant

Commissioner Greg Greathouse made a MOTION to table application Z-2019-005 for an Electric transmission right of way (major) to get additional input and get to also get outside input. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

8. **PLANNING and ZONING ADMINISTRATOR’S REPORT**

Millard County has put a moratorium on the AFO’s and CAFO’s.

9. **OTHER BUSINESS**

No other business.

10. **APPROVAL OF MINUTES** – February 6, 2019 Meeting & February 13, 2019 Work Meeting

The proposed minutes of the regular Commission meeting held February 6, 2019 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Tom Neilson made a MOTION

to approve the minutes for February 6, 2019 as corrected. Commissioner Matthew Kesler SECONDED the motion. Voting was unanimous in the affirmative.

The proposed minutes of the Commission work meeting held February 13, 2019 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Tom Nielson Made a MOTION to approve the minutes for February 13, 2019 as correct. Commissioner Matthew Kesler SECONDED the motion. Voting was unanimous in the affirmative.

11. POSSIBLE CLOSED MEETING Pursuant To Utah Code Annotated Section 52-4-204 & 205

12. ADJOURNMENT

Commissioner Tom Nielson made a MOTON to adjourn. Commissioner Greg Greathouse SECONDED the motion. Voting was unanimous in the affirmative.

Dated this ___ day of _____ 2019
David Sturlin, Chairman
Millard County Planning Commission