

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
February 6, 2013**

The Millard County Planning Commission met on Wednesday February 6, 2013 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: Gordon Chatland Chairman
Joyce Barney..... Board Member
Molly Stevens Board Member
David Sturlin..... Board Member
Brent Blake..... Board Member
Gary Walker Board Member

EXCUSED: Greg Greathouse..... Board Member

ALSO PRESENT:

Richard Waddingham County Attorney
Amber Nickle Secretary
Sheryl Dekker County Planner

1. Welcome, Call to Order

Vice Chairman Gordon Chatland called the meeting to order at 7:01 p.m. New board member Brent Blake was introduced and welcomed to the Planning Commission.

Before any action was taken on the agenda Attorney Waddingham requested pursuant to rules of order that the planning commission make a motion to reconsider the adoption of a conditional use permit for Enel.

David Sturlin made a motion to reconsider the CUP for Enel that was approved in the November 7, 2012 Planning Commission meeting. Joyce Barney
SECONDED. Voting was unanimous in the affirmative. Item was added to meeting and revisited in other business, after all the other agenda items were discussed.

2. APPROVAL OF MINUTES – November 7, 2013

The proposed minutes of the regular Planning Commission meeting held November 7, 2012 were presented for consideration and approval. Following

review and consideration of minor corrections Commissioner Joyce Barney made a MOTION to approve the minutes, as corrected. Commissioner Molly Stevens SECONDED the motion. The voting was unanimous in the affirmative.

3. NOMINATION and ELECTION OF CHAIRMAN and VICE-CHAIRMAN

Joyce Barney nominated Gordon Chatland to be the chairman and David Sturlin to be the Vice President. Molly Stevens seconded the motion. Gary Walker made a motion that the nominations cease. David Sturlin SECONDED the motion. Board voted on the nominations. Voting was unanimous in the affirmative.

4. REVIEW and POSSIBLE APPROVAL on Application # Z-2013-001 for a Conditional Use Permit for construction and operation of a church located at 675 Circle Drive, Eskdale, Utah. House of Aaron - Applicant.

Sheryl Dekker confirmed that the address was correct. Sheryl Dekker presented the staff report. She stated that it appears to be an appropriate building in the appropriate area and recommends approval of the C-1 Conditional Use Permit.

Sheryl Dekker stated that there is a map of Eskdale area currently being developed. It will be on the agenda next month for discussion of appropriate zones in the Eskdale area. Two public hearings will be held in compliance with the Millard County Code – Land Use Ordinance in the process of developing and approving the new map.

A Commissioner asked Mr. Sturlin about water for the new facility. David Sturlin stated that there is a culinary water system in place in Eskdale which has been there for over 20 years. The church will be located close to a residential neighborhood and will tap into the community's water system.

- 1) Gary Walker made a motion to approve the CUP to construct the new church in Eskdale subject to approval of the appropriate changes to the Millard County Zoning map. In formulating the motion the Planning Commission, in deciding a Conditional C-1 Use Application has determined:
 - a) The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table of Uses.
 - b) The proposed use complies with all requirements of the Zoning District, including all minimum area, setbacks, height, and all other requirements as applicable.
 - c) The proposed use will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.

- d) The property on which the use is proposed is of adequate size to permit the conduct of the use or sign in a manner that will not be detrimental to adjoining and surrounding properties.
- e) The proposed use with all site plan and building requirements, as provided and required by this Ordinance all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- f) The proposed use complies with all applicable dedication requirements of the County and provides the necessary infrastructure, as required.
- g) Such use will not, under the conditions required, be detrimental to the health, general welfare and safety of persons or injurious to property or improvements of the immediate area or the County as a whole.

Commissioner Walker's motion included the following conditions:

- a) The proposed use will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- b) The property on which the Conditional Use proposed is of adequate size to permit the conduct of the use in a manner that will not be detrimental to adjoining and surrounding properties.
- c) Be responsible for its own site security.
- d) Implement good dust control practices and procedures to control the generation and spreading of dust arising from transportation to and from the site along dirt and gravel roads in Millard County.
- e) Maintain a clean and healthy environment for staff and neighbors.

Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

5. OTHER BUSINESS

Mr. Waddingham explained that the Planning Commission approved the CUP for Enel for a geo thermal plant South of Cove Fort. He stated that Millard County had filed a protest to Enel's change application to the Utah state engineer.

Mr. Waddingham pointed out that a conditional use permit should not be approved without approval of the water right application from the state engineer. He also noted that even though 90% of the project is in Beaver County with only 10% in Millard County, the application should be for a large scale project with final approval by the Board of County Commissioners.

There was discussion on the amount of the reclamation bond.

David Sturlin made a MOTION to forward a favorable recommendation to the Board of County Commissioners (BOCC) with all the conditions in the minutes and that it not go before the BOCC before approved by the State

Engineer. Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

6. POSSIBLE CLOSED MEETING Pursuant To Utah Code Annotated Section 52-4-4&5

7. ADJOURNMENT

Gary Walker made a MOTION to adjourn. Joyce Barney SECONDED the motion. The voting was unanimous in the affirmative. The meeting adjourned at 8:00 p.m.

Gordon Chatland Chairman
Millard County Planning Commission