

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
March 6, 2013**

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

PRESENT: Joyce Barney Planning Commissioner
Molly Stevens Planning Commissioner
David Sturlin Vice Chairman
Gordon Chatland Chairman
Brent Blake Planning Commissioner
Gary Walker Planning Commissioner
Greg Greathouse Planning Commissioner

ALSO PRESENT:

Richard Waddingham County Attorney
Amber Nickle Secretary
Sheryl Dekker County Planner
Tyson Thompson Mason Machinery

1. Welcome, Call to Order

Vice Chairman, Gordon Chatland called the meeting to order at 7:01 p.m. He welcomed all present.

2. APPROVAL OF MINUTES – February 6, 2013

The proposed minutes of the regular Planning Commission meeting held February 6, 2013 were presented for consideration and approval. Greg Greathouse made a motion to table the minutes. David Sturlin **SECONDED** the motion. Voting was unanimous in the affirmative.

3. REVIEW and POSSIBLE APPROVAL on Application # Z-2013-003 for a C-1 Conditional Use Permit for construction and operation of a 100' tall Wireless Telecommunications Site/Facility pursuant to Millard County Land Use Code Section 10-18-18 located at 3550 W 3070 S - Fillmore Grid. Mason Machinery - Applicant.

Sheryl Dekker, the county planner, submitted a letter written by Mark Cowley, a nearby resident to the proposed telecommunications tower site. He expressed concern that the tower would interfere with wireless devices including cell phones, radios, etc. in Meadow and the adjacent I-15 corridor.

Tyson Thompson introduced himself as a representative for Mason Machinery. He is in charge of GPS systems for tractors. He stated that the concerns expressed in the letter are not valid and that there would be no interference of wireless coverage.

Gary Walker made a motion to approve the CUP based upon the following criteria:

- a) The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table of Uses.
- b) The proposed wireless telecommunications site/facility is allowed within the Zoning District as identified in Chapter 9.
- c) The proposed use complies with all requirements of the Zoning District, including all minimum area, setbacks, height, and all other requirements as applicable.
- d) 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.
- e) 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.
- f) 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.
- g) The proposed use complies with all applicable dedication requirements of the County and provides the necessary infrastructure, as required.
- h) 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.

The motion is to approve the permit with the following reasonable 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.
- f) No use or structure shall be authorized that:
 - i. Creates electrical interference with navigational signals or radio communication between the airport and aircraft.
 - ii. Makes it difficult for pilots to distinguish between airport lights and other lighting.
 - iii. Result in glare in the eyes of pilots using the airport.
 - iv. Impair visibility in the vicinity of the airport; or
 - v. Otherwise creates a hazard or endangers the landing, takeoff, or maneuvering of aircraft intending to use the airport.
- g) In the event that it is proven that the 900 MHZ facility creates radio frequency interference with other wireless devices in the 8 mile range of operation, the tower will be required to be removed.

David Sturlin SECONDED the motion. Voting was unanimous in the affirmative.

4. REVIEW and DISCUSSION on Application # Z-2013-004 for amendments to the official Millard County Zoning Map in the Eskdale, Garrison and Cove Fort unincorporated communities.

Sheryl supplied the board with maps of Eskdale, Garrison, and Cove Fort. Each map had an area marked in red that incorporated an area of residential dwellings. The question proposed to the board was whether or not these areas should be considered residential zones. Consensus was to leave Cove Fort the way it is so to not disturb the current community there.

David Sturlin stated that making zone changes to Eskdale would be very beneficial to the current residents as well as future residents of the community. As it is right now there are no residential zones and everyone who wishes to

build a home must obtain a CUP. Mr. Sturlin stated that the expansion of homes would move to the East. There are currently 17 homes in the area. Gary Walker stated that he would like to see on the map where Ag Industrial, Light Industrial, and Residential zones would be located. There was some discussion on the current zoning in Eskdale.

Molly Stevens said it would be a good idea to make the residential zone bigger for future growth. Mr. Sturlin stated that there is not much room around there for growth because the land surrounding belongs to BLM.

Joyce Barney claimed that if the zone is changed to residential, the property taxes may possibly go up for each home owner in that zone.

There would need to be a public hearing to discuss the issues with the public before any decisions are made on the zone changes.

No decisions were made in the meeting.

5. OTHER BUSINESS

Mike Cory is currently working on an application for a zone change to build a feedlot.

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

7. ADJOURNMENT

Joyce Barney made a MOTION to adjourn. Brent Blake SECONDED the motion. The voting was unanimous in the affirmative.

Gordon Chatland Chairman
Millard County Planning Commission