

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
April 4, 2012**

The Millard County Planning Commission met on Wednesday March 7, 2012 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: Robin Smith Chairman
Joyce Barney Board Member
Molly Stevens Board Member
David Sturlin Board Member
Gary Walker Board Member
Gordon Chatland Board Member

EXCUSED: Greg Greathouse Board Member
Gary Walker Board Member

ALSO PRESENT:
Richard Waddingham County Attorney
Bruce Walker Millard County Consultant

1. Welcome, Call to Order

Chairman Smith called the meeting to order at 7:01 p.m. He welcomed all present.

2. APPROVAL OF MINUTES – March 7, 2012

The proposed minutes of the regular Planning Commission meeting held March 7, 2012 were presented for consideration and approval. Following review and consideration of minor corrections Commissioner Gordon Chatland made a MOTION to approve the minutes, as corrected. Commissioner Molly Stevens SECONDED the motion. The voting was unanimous in the affirmative.

3. WORK SESSION - Proposed Amendments to the Millard County Development Code – Land Use Ordinance – Bruce Parker

Bruce Parker stated that there was an email of 150 pages sent to each commissioner for review. A handout was given to each commissioner prior to the meeting titled “Land Use Ordinance (Zoning Ordinance) Discussion Materials”. Mr. Parker stated that he would like to hold a public hearing in the near future to get some public feedback on the changes in the discussion material.

Mr. Parker stated that he and the County Planner, Sheryl Dekker, are working towards a checklist for determining if an application is complete or not to streamline the application process.

There was some discussion about group homes and treatment facilities in the county and what application category they fall under in different zones in the county.

The board reviewed the matrix regarding different land use applications and who is eligible to review, recommend and approve such applications.

Mr. Parker stated that the bigger applications with all the conditions included are recorded with the county and are signed by applicant and county. There was some discussion whether all applications including smaller applications should be recorded the same way with the county recorder.

Consensus of the board was that all conditional use permits should be recorded with the county recorder and should be charged a recording fee.

There was some discussion about signs in the county; which signs could be approved by the country planner and which signs would be required to go before the Board of County Commissioners.

Mr. Parker asked the planning commission if they would like to include something in the *General Plan* regarding solar energy and geothermal energy facilities. The board strongly agreed there should be something added to the *General Plan* regarding these types of facilities sooner than later.

Mr. Parker reviewed the “Table of Setback and Supplemental Requirements” as it is right now. Robin Smith stated that in consideration of time, the county should find the requirements table in a similar county and copy what they have determined to be adequate distances.

Mr. Parker reviewed the table entitled “Development Standards for Primary Buildings and Structures”. After some discussion the board decided to eliminate the 30 feet maximum height requirement in Light Industrial zones.

Mr. Parker reviewed the table entitled “Development Standards for Detached Accessory Buildings and Structures”. Robin Smith stated that the minimum side yard standard of 6 feet was too small, he would rather it be 12 feet.

Mr. Parker stated that he would like to hold a public hearing in May regarding changes to the Zoning Ordinance and Subdivision Ordinance.

4. OTHER BUSINESS

**5. POSSIBLE CLOSED MEETING PURSUANT to UTAH CODE
ANNOTATED SECTION 52-4-4&5**

6. Adjourn

Gordon Chatland made a MOTION to adjourn. David Sturlin SECONDED the motion. The voting was unanimous in the affirmative. Meeting adjourned at 8:40p.m.

Robin Smith, Chairman
Millard County Planning Commission