

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
November 4, 2015**

The Millard County Planning Commission met on Wednesday November 4, 2015 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:** David Sturlin ..... Planning Commission Chairman  
Joyce Barney ..... Planning Commissioner  
Molly Stevens ..... Planning Commissioner  
Tom Nielson..... Planning Commissioner  
Jodi Robison ..... Planning Commissioner  
Greg Greathouse ..... Planning Commissioner

**EXCUSED:** Richard Waddingham ..... Deputy County Attorney  
Gary Walker ..... Planning Commission Vice Chairman

**ALSO PRESENT:**

Sheryl Dekker ..... Millard County Planner  
Angi Meinhardt..... Secretary  
Dean Draper ..... Millard County Commissioner  
Alan Roper..... Millard County Commissioner  
Demar Iverson ..... Fox Tail Ranches  
Dena Iverson ..... Fox Tail Ranches  
Scott Barney ..... Millard County Economic Development

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 with in Millard County, Utah as required by law, the following proceedings were had:

**1. Welcome, Call to Order**

Planning Commission Chairman David Sturlin called the meeting to order at 6:31 p.m. He welcomed all present.

**2. APPROVAL OF MINUTES –**

The proposed minutes of the regular Planning Commission meeting held October 7, 2015 were presented for consideration and approval. Following review and consideration of minor corrections Planning Commissioner Joyce Barney made a MOTION to approve the minutes for October 7, 2015 as corrected. Planning Commissioner Tom Nielson SECONDED the motion. The voting was unanimous in the affirmative.

**3. REVIEW and POSSIBLE APPROVAL** on Application for a C-1 Level 1 Animal Feeding Operation Conditional Use Permit to allow for a Mink Farm located at 3515 N 3200 W on SR 100 in the Pahvant area. Demar Iverson and Dena T. Iverson, dba Fox Tail Ranches – Owner. Application # Z-2015-033.

Demar Iverson approached the Commission. He stated that he wants to start a mink Animal Feeding Operation. He will start out as a small operation with 300 females and 45 males. They average out to have about 5-8 kits. They will start out with two sheds. Each of these sheds will be about 20' wide by 250'-300' long. Mr. Iverson stated that the mink will start breeding in February-March and the kits will be born in April thru May. During the month of December they will be harvesting them for their pelts and oils.

Demar Iverson stated that they will be getting their feed from Utah County. Some of the other mink operations in the state process their own food. Commissioner Tom Nielson asked Mr. Iverson if they will use any of the dead animals for feed. Mr. Iverson stated they will not be doing that at this time. Mr. Iverson will be getting his feed from Lake Shore and store it in 50 gal drums. These drums should last about 3 days each. Throughout the year the mink will eat a variety of food but they mostly eat cereal and fish.

Commissioner Sturlin explained how the process works before the application comes to the Commission for approval. Commissioner Sturlin stated that it is zoned correctly for this operation.

Commissioner Barney asked if there is going to be any utilities connected to the sheds. Mr. Iverson stated there will be lights and water in the sheds.

Commissioner Nielson asked Mr. Iverson how he will be watering the animals. Mr. Iverson stated that the mink will be watered in individually troughs. Mr. Iverson stated that he is looking in to changing to a nipple watering system so it will be continuous water flow.

Mr. Iverson stated that the shed is basically a metal roof. The sides will be open for ventilation. In the summer time they put a black mat that goes all the way to the ground on the sides of the shed. This mat helps with the ventilation in the summer time so the mink do not over heat. The individual pens would still have wire coming down on the enclosures.

Commissioner Barney asked if any employees will be working in the enclosures. Mr. Iverson stated that the only employees would be himself, his wife, and his children. They would be the only ones in the enclosures.

Commissioner Greathouse asked what they will be doing with the dead carcasses. Mr. Iverson stated that the dead carcasses will be skinned and the

remaining carcass will go in to a 50 gal drum to be sold to other companies that will grind them up. Some companies grind them up for mink food. Commissioner Greathouse asked to change reasonable condition g; from onsite disposal to sanitary disposal.

Commissioner Barney asked if surrounding land owners have been notified. Planner Sheryl Dekker stated that she has sent out packets to the surrounding land owners.

Commissioner Barney asked how close the next house would be. Mr. Iverson stated that the next house is Lynn Rushton and it is about a 1/4 mile away from their house. Dena Iverson stated that they have spoken to Leo Stott and Cherrylee Winget about the mink farm. During the conversation they stated that they did receive notice about the application.

Commissioner Sturlin asked if Mr. Iverson has read through reasonable condition #3. Commissioner Sturlin asked if there is any other conditions that need to be added. Commissioner Barney suggested to add a condition to have the premises fenced. Mr. Iverson stated that the property is already fenced for cows. Commissioner Sturlin, Commissioner Nielson, and Commissioner Greathouse stated that the fence condition would not be applicable to this application.

Commissioner Barney asked if the neighbors had any concerns when they went to the Iverson home. Mrs. Iverson stated that the neighbors didn't have any concerns, they just asked what mink are, and if they smell. The neighbors seemed fine with the operation.

Commissioner Sturlin stated that the Planning Commission is the land use authority on this application.

Commissioner Stevens stated that she was the real estate agent for the land owners but the process has been completed.

Commissioner Robison made a MOTION to approve the C-1 Conditional Use Permit for application Z-2015-033 and include the Basis for Issuance of a Conditional Use Permit, and the reasonable Conditions that have been changed.

2. Basis for Issuance of a Conditional Use Permit:

- a) The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table of uses.
- b) The proposed use is allowed within the Zoning District as identified in Chapter 8.
- 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 Lad 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. (Section 10-8-3—Procedures and Review Standards for Conditional C-1 Use, Conditional C-1 Sign, and Conditional C-2 Use Applications.)

3. Approve the Permit with the following reasonable conditions:

a) The proposed use will be conducted in compliance with the requirements of the 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) Implement safety programs as required by the OSHA and any other state or federal agencies having jurisdiction over this type of operation and observe all good safety practices particular to animal feeding operations.

d) Be responsible for own site security.

e) Implement dust and odor control procedures.

f) Onsite composting of manure and other wastes

g) Sanitary disposal of dead animals

h) Collect and spread composted manure on local fields or sell.

i) Implement rodent, flies and insect control procedures

j) Maintain a clean and healthy environment on the project site.

Commissioner Nielson SECONDED the motion. Commissioner Barney asked if the water rights would be sufficient for this project. Commissioner Stevens stated that the owners have efficient water supply for this operation. The voting was unanimous in the affirmative.

**4. REVIEW and MAKE PLANNING COMMISSION COMMENTS** on “Draft” Subdivision Ordinance dated 9/29/2015, including shared wells, Certificates of Approval and other Documents. (If you need another copy of the draft subdivision ordinance, please let Sheryl know).

Planner Sheryl Dekker approached the Commission about the draft subdivision ordinance. She would like to have a work meeting in December and tentatively schedule a public hearing in January. Planner Dekker went over a few of the changes in the draft subdivision ordinance with the Commission.

The Commission discussed some proposed changes on the shared wells ordinance and the draft subdivision ordinance.

## **5. PLANNING and ZONING ADMINISTRATOR’S REPORT**

- BOCC decision on ECG Utah Solar 1, LLC General Plan Amendment Z-2015-022 – No Decision to date.
- BOCC decision on Ray E. Lyman and Colleen Lyman Zone Change Application Z-2015-28.

Planner Dekker stated that the General Plan Amendment Application Z-2015-022 for ECG is still on hold. The BOCC will not make a decision until issues facing ECG get resolved.

The BOCC did approve the Zone change for Application Z-2015-28 for Ray E. Lyman. He will be coming back to the Commission for an approval on a C-2 conditional use permit in a few months.

## **6. PUBLIC INPUT -**

Millard County Economic Development Director Scott Barney asked why the connection to a regulated water system only has to be 1.0 acre foot per lot. Commissioner Sturlin stated that’s the way the state engineer defined domestic water systems. There was more discussion on the definition and requirements on the domestic water system.

## **7. OTHER BUISINESS –**

Commissioner Barney suggested that if we have a big agenda we should move the item of approving the minutes to the end of the meeting. The Commission suggested to leave it up to Millard County Planner Sheryl Dekker to place that item on the agenda accordingly.

Millard County Commissioner Alan Roper and Millard County Commissioner Dean Draper discussed the Resource Management Plan with the Commission.

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

## **9. ADJOURNMENT**

Planning Commissioner Joyce Barney made a MOTION to adjourn. Planning Commissioner Molley Stevens SECONDED the motion. The voting was unanimous in the affirmative. The meeting was adjourned at 8:04pm.

---

Dated this \_\_\_ day of \_\_\_\_\_ 2015  
David Sturlin, Chairman  
Millard County Planning Commission