

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
April 6, 2016**

The Millard County Planning Commission met on Wednesday April 6, 2016 at the Millard County Offices, 71 South 200 West, Delta, Utah.

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

**EXCUSED:** Gary Walker ..... Planning Commission Vice Chairman  
Greg Greathouse ..... Planning Commissioner

**ALSO PRESENT:**

Sheryl Dekker ..... Millard County Planner  
Angi Meinhardt ..... Secretary  
Richard Waddingham ..... Deputy County Attorney  
Dean Draper ..... Millard County Commissioner  
Scott Barney ..... MEDA  
Doug Raduuch ..... Millard County Chronicle Progress

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**

Planning Commission Chairman David Sturlin called the meeting to order at 6:36 p.m. He welcomed all present.

**2. REVIEW and POSSIBLE RECOMMENDATION on new "Draft" Subdivision Ordinance" dated 03/23/2016, including, Certificates of Approval and other Documents.**

Planning Commission Chairman David Sturlin suggested to table this discussion until the entire Commission is present, or make certain that all Commissioners are wanting to send a favorable recommendation to the BOCC.

Commissioner Joyce Barney stated that Bruce Parker has talked to the Commission about adding a Cluster Subdivision option to the ordinance while we are working on these subdivision ordinances. Planner Sheryl Dekker suggested that we consider a cluster subdivision after this ordinance has been adopted. She stated that the Commission has been drafting this subdivision ordinance for four years now and she would like to get it to the BOCC. Commissioner Joyce Barney stated that there should not be much involved in a Cluster Housing ordinance.

Commissioner Joyce Barney stated that we need to make sure the ordinance is addressing all the state laws. Deputy County Attorney Richard Waddingham stated that as far as the state law goes we comply.

Planner Sheryl Dekker asked Richard Waddingham if we should do the cluster subdivision before we give a favorable recommendation to the BOCC. Attorney Richard Waddingham stated that maybe we should put it all under one document.

Commissioner David Sturlin stated that he feels that we need to have the entire Commission present to the meeting before we recommend this to the BOCC. Commissioner Jodi Robison asked what would happen if the entire Commission is not present at the May meeting. Commissioner Tom Nielson asked if there was any way that we could contact the other Commissioners and see if they have concerns or give their recommendation through a letter.

Commissioner David Sturlin asked Attorney Richard Waddingham if he could start working on the PUD draft for the Commission to review. Attorney Richard Waddingham stated he will look in to it and see if it is something we can add to this draft.

Commissioner Joyce Barney made a MOTION to table this agenda item on the Draft Subdivision Ordinance to the next available meeting. Commissioner Tom Nielson SECONDED the motion. The voting was unanimous in the affirmative.

### **3. APPROVAL OF MINUTES – March 2, 2016**

The proposed minutes of the regular Planning Commission meeting held March 2, 2016 were presented for consideration and approval.

During the review of the minutes from March 2, 2016 there was some discussion on the conflicts between Magnum and ECG from the last meeting. The Commission asked Millard County Commissioner Dean Draper to give the Commission an update on the outcome of these conflicts during Other Business on the agenda.

Following review and consideration Commissioner Joyce Barney made a MOTION to table the approval of the March 2nd, 2016 minutes to the next

available meeting. Commissioner Molly Stevens SECONDED the motion. The voting was unanimous in the affirmative.

**4. PLANNING and ZONING ADMINISTRATOR'S REPORT**

- BOCC decision on ECG Utah Solar 1, LLC 92 CUP's, and Pavant Solar III, LLC's C-2 Conditional Use Permits

Planner Sheryl Dekker stated the BOCC approved both of these CUP's.

- UCIP/UAC Management Conference Planning and Zoning training April 13, 2016, at Davis Conference Center, Layton.

Planner Sheryl Dekker stated that this training is more for planners and county commissioners. It is to help the planners and commissioner understand each other's responsibilities and perspectives.

**5. PUBLIC INPUT**

**6. OTHER BUSINESS**

Millard County Commissioner Dean Draper approached the Commission and discussed ECG's and Magnums CUP's. He stated that Magnums position was that they had a number of conditions on their CUP that they thought should have been shown on ECG's CUP. He stated that the two entities are engaged in some similar activities but not all. Therefore the conditions for Magnums over all CUP would not particularly apply to ECG. It was asked in the BOCC meeting if there problem has been resolved. At that point and time both parties indicated that the problems have been resolved. Millard County Commissioner Dean Draper then stated he contacted Planner Sheryl Dekker first to see if all the conditions have been listed.

Millard County Commissioner Draper then stated that Lue from SITLA was present to the BOCC meeting. They asked SITLA if everything was resolved. They let the BOCC know that SITLA has different people assigned to different areas of development on their land. SITLA is now taking a look at insuring that they have no future problems. Lou Brown from SITLA stated at the Commission meeting that they have not had problems like this before. Magnum has had to revamp some of the things that they have been doing because of this.

Commissioner Joyce Barney stated that on the Millard County Planners part it could get hard as that area is going to get congested fast. She suggest that Adam Britt make a new map of just that area. This will help the Commission aware of what already exists.

Planner Sheryl Dekker state that at the meeting last month they discovered that Magnums gas line is not even on the major utility corridor map. Commissioner Joyce Barney stated that after each CUP is approved we should keep updating the map and keep it current. Planner Sheryl Dekker stated we should go back and do our own amendment to the general plan including Magnums utility line.

Attorney Richard Waddingham asked Millard County Commissioner Draper if all the conflicts and issues have been resolved that Brian Pugh from Magnum brought up at the last meeting. Millard County Commissioner Draper stated that as far as the BOCC knows the problems have been resolved.

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

**8. ADJOURNMENT**

Planning Commissioner Joyce Barney made a MOTION to adjourn. Planning Commissioner Tom Nielson SECONDED the motion. The voting was unanimous in the affirmative. The meeting was adjourned at 7:54pm.

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Dated this \_\_\_ day of \_\_\_\_\_ 2016  
David Sturlin, Chairman  
Millard County Planning Commission