

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
October 4<sup>th</sup>, 2017**

The Millard County Planning Commission met on Wednesday October 4th, 2017 at the Millard County Offices, 71 South 200 West, Delta, Utah.

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

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

**ALSO PRESENT:**

Adam Richins..... Planning and Zoning Administrator  
Dean Draper .....Millard County Commissioner  
Angi Meinhardt..... Secretary  
Richard Waddingham ..... Deputy County Attorney  
Scott Barney ..... MEDA  
Janet Anderson.....Applicant  
Mike Anderson.....Applicant

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 –** Chairman David Sturlin

Planning Commission Chairman David Sturlin called the meeting to order at 6:35 pm. He welcomed all present.

**2. REVIEW and POSSIBLE RECOMMENDATION** on Application # Z-2017-024 for a Plat Subdivision for property located at approximately 610 S 5300 W, Fillmore Grid for the purpose of dividing Parcel # 7417. It is proposed that the 515.22 acre parcel be divided creating (2) parcels—one parcel having approximately 20.07 acres, and the remaining parcel having approximately 495.15 acres. Ladon Anderson--Owner; Michael Anderson--Petitioner.

Applicant Mike Anderson approached the Commission. He stated his parents own the parcels. He wants to build a home on one of the parcels. He already has a well permit and transferred the water permits to his name and parcel. He stated that everything has been taken care of except this portion of the process.

Mike Anderson asked the Commission about the requirements as he thought it was still a requirement for a twenty acre lot not a one acre lot. Commissioner David Sturlin answered the question and gave a brief description of when and why they have the AG20 (Agriculture 20 acre) and AG (Agriculture 1 acre). There was discussion of the Millard County Ordinance of AG20 verse AG.

Commissioner Molly Stevens asked why this is a plat subdivision not a non plat subdivision. Millard County Planner Adam Richins stated that this property has been divided once before so it has to be addressed as a plat subdivision. Mike Anderson stated this is how he had to proceed.

Commissioner Tom Nielson made a MOTION to send a favorable recommendation to the BOCC on application Z-2017-24 for a Plat Subdivision. Commissioner Jodi Robison SECONDED the motion. Voting was unanimous in the affirmative.

**3. DISCUSSION and POSSIBLE RECOMMENDATION** on requiring public hearings for C-1 Conditional Use Permit Applications submitted in accordance with the Millard County Land Use Ordinance Administrative Manual.

Millard County Planner Adam Richins went over the conditions and procedures on C-1 and C-2 permits. He would like to have the BOCC modify the administrative manual. He would like to have a discussion with the Commission about asking for a public hearing on C-1 Conditional Use Permit.

Commissioner David Sturlin stated it would strengthen the process for these permits as the public brings up things that the Commission would not have thought about. Commissioner Joyce Barney agreed and thinks it takes some of the pressure off the Commission. Commissioner Molly Stevens stated that a problem she hears a lot is that it will take more time to approve the permit and this addition could slow the proposed projects down.

Planner Adam Richins stated the public hearing could be on the same agenda so it would only take a few more minutes of their time. Commissioner Jodi Robison stated the process is already slow, and would hate for this to take up more of the applicant's time. Planner Adam Richins stated this is just for a C-1 permit. Commissioner Joyce Barney stated we can always have

emergency meetings if needed. Commissioner Molly Stevens stated the C-1 permits should be considered more thoroughly.

There was more discussion on amending the handbook to have a public hearing accompany the review and possible approval of a C-1 permit.

Commissioner David Sturlin stated he is in favor of the public hearing. Attorney Richard Waddingham stated the Commission has the right to hear public comments on an agenda item. Also, he does not see a down side in having a public hearing.

Commissioner Joyce Barney asked if we could also put an expiration date or time limit on the C-1 permits if they do not move forward. Attorney Richard Waddingham stated we can add that as a condition on the permits.

Commissioner Joyce Barney asked if the applicant abandoned the project would it then expire. Planner Adam Richins stated the permit would go with the land. Attorney Richard Waddingham stated that it may not necessarily run with the land as some conditional use permits are unique to the person or entity, are not assignable and may expire.

Commissioner Jodi Robison made a MOTION to send a favorable recommendation to the BOCC to amend the Millard County Land Use Ordinance Administration Manual, to require a public hearing for a C-1 Conditional Use Permit. Commissioner Joyce Barney **SECONDED** the motion. Voting was unanimous in the affirmative.

#### **4. Discussion** on the Millard County Resource Management Plan, Chapter 2.2 Air Quality.

Planner Adam Richins discussed a portion of the Resource Management Plan, Chapter 2.2 Air Quality. He would like to put together a shared file online that could be drafted and reviewed by the Commission. He stated this section needs to be complete very soon as we are approaching the deadline. Commissioner David Sturlin asked if we could get the edits done for review and possibly recommend this item at our next meeting.

Commissioner Jodi Robison asked Planner Adam Richins if there is a portion of this plan that is alarming to him. Planner Adam Richins stated there are some tables on air quality standards in the draft that he would like the Commission to review.

#### **5. PUBLIC INPUT**

Nothing to discuss.

**6. APPROVAL OF MINUTES – September 6, 2017**

There was discussion on the September 6<sup>th</sup>, 2017 minutes. Commissioner Jodi Robinson wanted to see more description in the additional conditions for agenda item #3 Review And Possible Approval for application #Z-2017-021 for a C-1 Conditional Use Permit.

The proposed minutes of the regular Commission meeting held September 6<sup>th</sup>, 2017 were presented for consideration and approval. Following review and consideration of minor corrections Commissioner Joyce Barney made a MOTION to approve the minutes for September 6<sup>th</sup>, 2017 as corrected. Commissioner Molly Stevens SECONDED the motion. Commissioner Jodi Robison voted against the motion. Motion Passed.

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

**8. OTHER BUSINESS**

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

**10. ADJOURNMENT**

Commissioner Tom Neilson made a MOTION to adjourn. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative. The meeting was adjourned at 7:39 pm.

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Dated this \_\_\_ day of \_\_\_\_\_ 2017  
David Sturlin, Chairman  
Millard County Planning Commission