

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
November 1<sup>st</sup>, 2017**

The Millard County Planning Commission met on Wednesday November 1st, 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  
Greg Greathouse .....Planning Commissioner

**EXCUSED:** 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  
Matt Kobinson.....Smithfield Foods  
Jason May ..... Styler Daniels  
Steve Styler ..... Styler Daniels  
Jason Christensen .....J&J Swine LLC  
Jennifer Christensen.....J&J Swine LLC  
Andrade Christensen .....J&J Swine LLC  
Scott Barney .....MEDA

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 6:32 pm. He welcomed all present.

**2. PUBLIC HEARING for a ZONE CHANGE –** Application # Z-2017-027 on a zone change from AG (Agriculture) / AG 20 (Agriculture 20) to AI (Agricultural Industrial) for properties located approximately 2 miles north of Flowell, for the

purpose of developing a concentrated animal feeding operation (CAFO).  
Petitioners — J&J Swine, LLC & A-Team Equipment Services, LLC. Owner –  
SWALLOW AG LLC.  
80.0 Acres.

Commissioner Joyce Barney made a MOTION to open the public hearing on application Z-2017-027 on a zone change from AG/Ag20 to AI. Commissioner Greg Greathouse SECONDED the motion. Voting was unanimous in the affirmative. Public hearing opened at 6:34 pm.

Applicants Jason Christensen and Jennifer Christensen approached the Commission. They would like to put in a CAFO about 2 miles north of Flowell. The applicants stated the location for the feeding operation could not be any better than this proposed land. Jason Christensen stated he has spoken to most of the surrounding property owners and they were either indifferent or in favor of this operation.

Commissioner David Sturlin stated that whatever is allowed in an Agricultural Industrial (AI) will be allowed on this property if approved; it is not limited to this specific operation. Jason Christensen stated they are wanting to have both parcels zoned as AI in order to apply for the construction and operation of a CAFO.

Jason Christensen also stated that the intent would be to contract out to Smithfield Foods. He then stated that Smithfield Foods is not wanting to have this operation too concentrated that is why they are applying for both parcels to be zoned AI.

Commissioner David Sturlin asked what the closest CAFO is to this property. Jason Christensen stated that the closest CAFO would be the turkey farm west of Holden.

Commissioner Tom Nielson stated he is concerned about the smells coming from the CAFO. Commissioner Tom Nielson then stated that this would be a good location for the CAFO as it is pretty far away from any towns.

Commissioner Jodi Robison and Commissioner Greg Greathouse asked if there was discussion of this operation to a few specific people in the town of Flowell. Jessica and Jason Christensen stated they have not talked to those specific people yet.

Commissioner Molly Stevens asked what the prevailing wind direction is in this area. Jason Christensen stated the wind direction is generally southwest. He stated that the smell will mostly go out through Whiskey Creek.

Jennifer Christensen stated she will have to get rid of her personal herd of pigs that are currently in the town of Holden.

Applicant Andrade Christensen approached the Commission. He stated he thinks this will be the perfect location as it is in the middle of nowhere.

Commissioner Tom Nielson made a MOTION to close the public hearing on Application Z-2017-027. Commissioner Jodi Robison SECONDED the motion. Voting was unanimous in the affirmative. Public hearing closed at 6:43 pm.

- 3. REVIEW and POSSIBLE RECOMMENDATION** – Application # Z-2017-027 on a zone change from AG (Agriculture) / AG 20 (Agriculture 20) to AI (Agricultural Industrial) for property located approximately 2 miles north of Flowell, for the purpose of developing a concentrated animal feeding operation (CAFO). Petitioners — J&J Swine, LLC & A-Team Equipment Services, LLC. Owner – SWALLOW AG LLC. 80.0 Acres.

Commissioner David Sturlin went over recommendations from the county planner, as required in the zoning ordinance.

Commissioner Molly Stevens stated she wants to know what a Flowell resident has to say about this CAFO. Commissioner Jodi Robison lives in the town of Flowell. She stated she is not against this operation at all. She stated that Flowell is a community of family and farmers. She stated she is always in favor when family members get together for this kind of thing to benefit their circumstances.

Commissioner Jodi Robison made a MOTION to send a favorable recommendation to the BOCC on application Z-2017-027 for a zone change from AG/Ag20 to AI. Commissioner Tom Nielson SECONDED the motion. Voting was affirmative with the exception of Commissioner Greg Greathouse who voted against the motion.

Commissioner Greg Greathouse stated he thinks that in the summer the prevailing winds will create a problem.

- 4. DISCUSSION** on the Millard County Resource Management Plan, Chapter 2.2 Air Quality Draft.

There was discussion on the draft Air Quality section of the Millard County Resource Management Plan (RMP).

Under Desired Future Conditions section, the Commission agreed to strike line:

*f. A County air quality ordinance be developed to assist land managers in protecting air quality and to serve as a detailed standard for project evaluation.*

After more discussion the Commission agreed to strike:

*Goal & Implementation Action: A County air quality ordinance be developed to assist land managers in protecting air quality and to serve as a detailed standard for project evaluations. Until such time as the ordinance is complete, land managers shall coordinate activities impacting air quality with Millard County.*

Planner Adam Richins will send out a revised draft. Commissioner Joyce Barney asked if we can ever make changes to the RMP in the future. Planner Adam Richins stated this document can and should be reviewed every few years to make changes as needed.

## **5. PUBLIC INPUT**

## **6. APPROVAL OF MINUTES – October 4, 2017**

The proposed minutes of the regular Commission meeting held October 4th, 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 October 4th, 2017, as corrected. Commissioner Tom Nielson SECONDED the motion. Voting was unanimous in the affirmative.

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

Planner Adam Richins stated he attended a conference this past week that covered group homes. He then stated that our existing ordinance allows group homes in the County without permission from the Planning Commission. He would like to revise this portion of the ordinance and possible get it changed. He will be forwarding some information to the Planning Commission for review. He would like to get it on the agenda soon.

## **8. OTHER BUSINESS**

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

## **10. ADJOURNMENT**

Commissioner Joyce Barney made a MOTION to adjourn. Commissioner Greg Greathouse SECONDED the motion. Voting was unanimous in the affirmative. The meeting was adjourned at 8:01 pm.

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