

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
November 7<sup>th</sup>, 2018**

The Millard County Planning Commission met on Wednesday November 7th, 2018 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:** David Sturlin ..... Planning Commission Chairman  
Tom Nielson.....Planning Commissioner  
Demar Iverson .....Planning Commissioner  
Matthew Kesler .....Planning Commissioner  
Molly Stevens .....Planning Commissioner  
Greg Greathouse .....Planning Commissioner  
Joyce Barney ..... Planning Commission Vice Chairman

**EXCUSED:** Richard Waddingham .....Millard County Deputy Attorney

**ALSO PRESENT:**

Adam Richins..... Planning and Zoning Administrator  
Angi Meinhardt..... Secretary  
Dean Draper .....Millard County Commissioner  
Scott Barney ..... MEDA  
Patricia Vaughn .....Applicant  
Stewart Vaughn .....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 6:32 pm. He welcomed all present.

**2. PUBLIC INPUT**

There was no public input.

**3. PUBLIC HEARING for a ZONE CHANGE –** Application # Z-2018-021 requesting a zone change from Agriculture 20 (Ag 20) to Agricultural (Ag) for property located

approximately 3 miles south of Leamington (Fool Creek). Petitioners & Owners — Stewart & Patricia Vaughn 40.0 Acres.

Commissioner Joyce Barney made a MOTION to open public hearing on application Z-2018-021 requesting a zone change from Ag 20 to Ag for property located approximately 3 miles south of Leamington. Commissioner Demar Iverson SECONDED the motion. Public hearing opened at 6:33 pm.

Applicants Stewart & Patricia Vaughn approached the Commission and gave a description of the proposal.

There was discussion of the proposal and the zoning of the land.

Commissioner Molly Stevens made a MOTION to close the public hearing for Application Z-2018-021. Commissioner Greg Greathouse SECONDED the motion. Voting was unanimous in the affirmative. Public Hearing closed at 6:43 pm.

4. **REVIEW and POSSIBLE RECOMMENDATION** – Application # Z-2018-021 requesting a zone change from Agriculture 20 (Ag 20) to Agricultural (Ag) for property located approximately 3 miles south of Leamington (Fool Creek). Petitioners & Owners — Stewart & Patricia Vaughn 40.0 Acres.

Commissioner David Sturlin went over the recommendation in the staff report.

Commissioner Greg Greathouse made a MOTION to give a favorable recommendation to the BOCC on application Z-2018-021 requesting a zone change from Ag 20 to Ag for property located approximately 3 miles south of Leamington. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

5. **PUBLIC HEARING** – on a C-1 Conditional Use Permit Application #Z-2018-022 for a Wireless Telecommunications Site/Facility located approximately 5 miles east of Cove Fort on property managed by the US Forest Service. Brian Sieck Applicant. 0.06 Acres.

This application was withdrawn by the applicants. It may come forward to the Commission at a later time.

6. **REVIEW and POSSIBLE RECOMMENDATION** on a C-1 Conditional Use Permit Application #Z-2018-022 for a Wireless Telecommunications Site/Facility located approximately 5 miles east of Cove Fort on property managed by the US Forest Service. Brian Sieck Applicant. 0.06 Acres

This application was withdrawn by the applicants. It may come forward to the Commission at a later time.

**7. DISCUSSION** regarding the Millard County Subdivision Ordinance

Planner Adam Richins opened the discussion regarding the previously proposed Ordinance.

There was discussion on what the BOCC would like changed in the proposed Ordinance.

There was discussion on the proposed Cluster Subdivision Option.

There was discussion of the status on the proposed Millard County Subdivision Ordinance.

There was discussion of getting comments from the County Attorney on this proposed Ordinance along with the BOCC concerns that they had with the cluster subdivision.

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

**9. OTHER BUISNESS**

There was discussion of the December meeting.

**10. APPROVAL OF MINUTES – October 3, 2018 Work Session & October 3<sup>rd</sup>, 2018 Regular Meeting**

The proposed minutes of the work session held October 3<sup>rd</sup>, 2018 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Molly Stevens made a MOTION to approve the minutes for the October 3<sup>rd</sup>, 2018 work session as corrected. Commissioner Matthew Kesler SECONDED the motion. Voting was unanimous in the affirmative.

The proposed minutes of the regular Commission meeting held October 3<sup>rd</sup>, 2018 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Tom Nielson made a MOTION to approve the minutes for October 3<sup>rd</sup>, 2018 as corrected. Commissioner Molly Stevens SECONDED the motion. Voting was unanimous in the affirmative

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

## 12. ADJOURNMENT

Commissioner Joyce Barney made a MOTION to adjourn. Commissioner Greg Greathouse SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_ day of \_\_\_\_\_ 2019  
David Sturlin, Chairman  
Millard County Planning Commission