

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
April 3rd, 2019**

The Millard County Planning Commission met on Wednesday April 3rd, 2019 at the Millard County Offices, 71 South 200 West, Delta, Utah.

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

EXCUSED: Richard Waddingham Millard County Deputy Attorney

ALSO PRESENT:

Adam Richins..... Planning and Zoning Administrator
Angi Meinhardt..... Secretary
Dean Draper Millard County Commissioner
Wayne Jackson Millard County Commissioner
Evelyn Warnick..... Millard County Commissioner
Mark Dagner TransWest Express
David Smith TransWest Express
Mike Takac LPNP Services Inc
Joe Tippets TransWest Express
Randal Coleman TransWest Express
Jon Christensen..... Intermountain Power Service
Monique Draper Millard County Resident

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 Commissioner Chairman David Sturlin called the meeting to order at 6:30 pm. He welcomed all present.

2. PUBLIC INPUT

3. REVIEW and POSSIBLE RECOMMENDATION – Application # Z-2019-004 for an Electric transmission right of way (major) and an Electric substation (major) TransWest Express, LLC—Applicant

There was discussion of the tax revenue for the county. Transwest Express will provide a breakdown of the tax revenue but the majority of the revenue will be from the north side line.

There was discussion of road access through the County. Transwest Express stated they would like to keep access in Lynndyl as it will be major detour if they have to access only through the suggest areas. Transwest Express also stated they have agreed to maintain the roads.

There was discussion of the reason for self-supporting towers only being in Millard County.

There was discussion of the storm water control plan.

There was discussion of procedures if there is a loss of livestock due to this project. Transwest Express stated they already have to follow the laws of Federal Lands. They do not feel like it needs to be in this CUP as they think it would cause double jeopardy.

There was discussion of reimbursement for cost of fire, livestock loss and or grazing lands if they have been damaged due to this project. The Planning Commission stated the language was too broad in the staff report to support the obligations. Transwest Express stated they are liable with all these concerns. Transwest will look at the language from the federal laws with the Millard County Attorney to work on the language for this CUP.

There was discussion of the project boundary and the determination of adjustments on minor vs major.

There was discussion of the length of time that this application should be reviewed by the Planning Commission if Transwest Express has yet to start construction. Transwest Express asked for a 5 year review period. There was discussion of the term “pre-construction” as used in the draft conditions. Planner Adam Richins suggested to leave the 5 year review period and just take out the words pre-construction.

There was discussion of review period during the construction period. Transwest Express and the Planning Commission agreed to have at least quarterly reviews during the construction period and as requested by the BOCC.

There was discussion of the provisions on the new proposed converter station to prevent stray current. There was discussion on the voltage of the converter station. Transwest Express stated they will be regulated by the state.

Commissioner Greg Greathouse made a MOTION to give a favorable recommendation to the BOCC on application Z-2019-004 with additional requirements added to the CUP:

1. Require self-supporting towers.
2. Provide water to the livestock if needing to relocate the livestock during construction.
3. Reimbursement for livestock loss with specific replacement cost, and make sure the land owners are made whole for their loss of replacement value.
4. Add condition to make sure the Millard County Fire Fighters, Ambulance and all other emergency responders to be reimbursed.
5. Access the project through Juab County east or on Desert Mountain road on the west. There will be no access through Lynndyl town other than through Highway 6.
6. Minor adjustments should only be up and down the line.
7. Review period of 3 years on construction
8. Reclamation plan should also get county approval.
9. Quarterly reports on the construction or more often by the recommendation of the Commission.

Commissioner Joyce Barney SECONDED the motion. Commissioner Molly Stevens opposed. Motion passed. Commissioner Molly Stevens stated she does not agree with all of these conditions.

Commissioner David Sturlin stated that this would go to the BOCC for final approval.

- 4. REVIEW and POSSIBLE RECOMMENDATION** – Application # Z-2019-005 for an Electric transmission right of way (major). TransWest Express, LLC—Applicant

Planning Commissioner Greg Greathouse made a MOTION to send a favorable recommendation to the BOCC with the same requirements as added on previous motion for application Z-2019-004. Commissioner Demar Iverson SECONDED the motion. Commissioner Molly Stevens opposed. Motion Passed.

5. PLANNING and ZONING ADMINISTRATOR’S REPORT

Planner Adam Richins stated that he and Commissioner Dean Draper attended a series of meetings on renewable locations. There will be upcoming information provided online. This will be an extra tool for the Commission to use for the overlay project.

Planner Adam Richins stated he has talked to the Farm Bureau president about their concerns on the moratorium. Farm Bureau will be having a meeting and Planner Adam Richins will be attending to give them information.

Discussion on Subdivision Ordinance to coordinate with the municipalities.

6. OTHER BUSINESS

7. APPROVAL OF MINUTES – March 6, 2019 Meeting

The proposed minutes of the regular Commission meeting held March 6, 2019 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Tom Nelson made a MOTION to approve the minutes for March 6, 2019 as corrected. Commissioner Molly Stevens SECONDED the motion. Voting was unanimous in the affirmative.

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

9. ADJOURNMENT

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

Dated this ____ day of _____ 2019
David Sturlin, Chairman
Millard County Planning Commission