

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
August 7th, 2019**

The Millard County Planning Commission met on Wednesday August 7th, 2019 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:** Joyce Barney ..... Planning Commission Vice Chairman  
Tom Nielson.....Planning Commissioner  
Demar Iverson .....Planning Commissioner  
Molly Stevens .....Planning Commissioner

**EXCUSED:** David Sturlin ..... Planning Commission Chairman  
Matthew Kesler .....Planning Commissioner  
Greg Greathouse .....Planning Commissioner

**ALSO PRESENT:**

Adam Richins..... Planning and Zoning Administrator  
Angi Meinhardt..... Secretary  
Dean Draper .....Millard County Commissioner  
Richard Waddingham ..... Millard County Attorney  
Caleb Patton ..... Cal-Maine Foods  
Hyrum S. Barlow.....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 – Vice Chairman Joyce Barney**

Planning Commissioner Vice Chairman Joyce Barney called the meeting to order at 6:33 pm. She welcomed all present.

**2. PUBLIC INPUT**

Caleb Patton with Cal-Maine Foods approached the Commission. He stated Cal-Maine Foods is wanting to expand their facility. He discussed the proposed project with the Commission.

There was discussion on the cage free system and the manure system.

Cal-Maine Foods is seeking help from the Commission on getting the application process approved quickly. They could not hand in an application sooner because of the moratorium. The moratorium has delayed their project by about 6 months.

**3. REVIEW and POSSIBLE RECOMMENDATION** - Application # Z-2019-017 for an after-the-fact Non Plat Subdivision-Dividing a 90.4 acre parcel into two (2) separate parcels approximately 23.02 acres and approximately 67.41 acres

Hyrum Barlow approached the Commission and gave a description of his application.

Hyrum Barlow stated he was unaware of the forms and things that needed to be completed before the parcels were subdivided. Hyrum Barlow stated that he and his dad will be building homes on each of the parcels. The building permits have already been completed. Hyrum Barlow stated that both houses will be on one well that is already on the property. They have already been approved by the State Engineer for the water.

There was discussion of the access roads.

Commissioner Molly Stevens made a MOTION to approve the after the fact Non-Plat Subdivision for application #Z-2019-017 dividing a 90.4 acre parcel into two separate parcels. Commissioner Demar Iverson SECONDED the motion. The voting was unanimous in the affirmative.

**4. DISCUSSION ONLY** on the Millard County Subdivision Ordinance

Planner Adam Richins briefly discussed revisiting the Subdivision Ordinance. He thinks we should postpone this discussion until more of the Commission is present. There was discussion of holding a work meeting to review the Ordinance again.

Commissioner Dean Draper stated that it doesn't have to come back to the Planning Commission but the BOCC would rather the Planning Commission be involved in the changes.

**5. OTHER BUSINESS**

Planner Adam Richins stated there is about 7 or 8 applications that could be on the next agenda.

Planner Adam Richins gave a report on the final decision on the Zoning Ordinance amendment application. He stated that the BOCC approved the land use ordinance amendment with a few changes. The new ordinance is now in effect and the moratorium was rescinded and will expire on August 19<sup>th</sup>, 2019.

There was discussion on the hog farm in Flowell that was approved previously by the Planning Commission.

Commissioner Dean Draper stated that at the BOCC meeting yesterday the moratorium will run out on the 19<sup>th</sup>.

**6. APPROVAL OF MINUTES** – June 26, 2019 Planning Commission Meeting.

The proposed minutes of the regular Commission meeting held June 26, 2019 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Tom Nielson made a MOTION to approve the minutes for June 26, 2019 as corrected. Commissioner Molly Stevens SECONDED the motion. Voting was unanimous in the affirmative.

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

**8. ADJOURNMENT**

Commissioner Tom Nielson made a MOTION to adjourn. Commissioner Molly Stevens SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_ day of \_\_\_\_\_ 2019  
Joyce Barney, Vice Chairman  
Millard County Planning Commission