

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
July 8, 2020**

The Millard County Planning Commission met on Wednesday July 8, 2020 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: Tom Nielson.....Planning Commissioner
John Nye.....Planning Commissioner
David Sturlin Planning Commission Chairman
Matthew KeslerPlanning Commissioner

EXCUSED: Greg GreathousePlanning Commissioner
Demar IversonPlanning Commissioner
Joyce Barney..... Planning Commission Vice Chairman

ALSO PRESENT:

Adam Richins..... Planning and Zoning Administrator
Angi Meinhardt..... Secretary
Dean DraperMillard County Commissioner
Scott Patton Cal-Maine Food
Romeo Ciuperca.....PVT Materials

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 6:32 pm. He welcomed all present.

2. PUBLIC INPUT

No public input at this time.

3. PRESENTATION—Pre-Application overview of a Surface Mining project near Pahvant Butte, Romeo Ciuperca—Founder/CEO

Romeo Ciuperca approached the Commission and gave an overview of the proposed project.

Romeo Ciuperca gave some examples of cementitious materials. He gave presentation on materials that he has found within the County to create alternative cementitious materials.

Romeo Ciuperca gave description of the lease with SITLA and the mining claims.

Romeo Ciuperca stated they will be looking for a conditional use permit from the county in the near future. Romeo Ciuperca stated this will be a multiple phase project.

4. PUBLIC HEARING—Application # Z-2020-018 to amend C-1 Conditional Use Permit #Z-2019- 011 to allow three (3) additional Accessory Dwelling Units for Employees.

Commissioner John Nye made a MOTION to open public hearing for application Z-2020-018. Commissioner Matthew Kesler SECONDED the motion. Voting was unanimous in the affirmative. Public hearing opened at 7:08pm.

Scott Patton approached the Commission and showed some maps of where the new dwelling units will be placed, along with the addresses that have been provided to him. He stated these dwellings are for managers and supervisors as they are on call throughout the days and nights.

Commissioner Tom Nielson made a MOTION to close the public hearing for application Z-2020-018. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative. Public Hearing closed at 7:14pm.

5. DISCUSSION and POSSIBLE APPROVAL –Application # Z-2020-018 to amend C-1 Conditional Use Permit #Z-2019-011 to allow three (3) additional onsite dwelling units for Egg Plant employees. Scott Patton, CAL-MAINE FOODS, Inc—Applicant

Commissioner David Sturlin reviewed the proposal and conformance to the general plan.

Commissioner Matthew Kesler made a MOTION to approve the amendment to C-1 CUP for application Z-2020-018 and include recommendations:

- a) The proposed use is a conditional use within the zoning district as identified in section 10-25-1 Appendix A, table of uses.
- b) The proposed use complies with all requirements of the zoning district, including all minimum area, setbacks, height, and all other requirements as applicable.
- c) The proposed use will be conducted in compliance with the requirements of this title, all other applicable land use ordinances, and all applicable federal, state, or local requirements and regulations.

- d) The property on which the use is proposed is of adequate size to permit the conduct of the use or sign in a manner that will not be detrimental to adjoining and surrounding properties.
- e) The proposed use with all site plan and building requirements, as provided and required by this title, all other applicable land use ordinances, and all applicable federal, stated, or local requirements and regulations.
- f) The proposed use complies with all applicable dedication requirements of the county and provides the necessary infrastructure, as required.
- g) Such use will not, under the conditions required, be detrimental to the health, general welfare and safety of persons or injurious to property or improvements of the immediate area or the county as a whole.

6. DISCUSSION and REVIEW—Current Land Use Policies and Practices

Planner Adam Richins stated that it was suggested to review the policies and practices for the current land use.

7. OTHER BUSINESS

Commissioner Dean Draper would like to address the procedures and asked that the Commission read the recommendations into the record.

8. APPROVAL OF MINUTES – June 3, 2020 Planning Commission Meeting.

The proposed minutes of the regular Commission meeting held June 3, 2020 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner John Nye made a MOTION to approve the minutes for June 3, 2020 as corrected. Commissioner Tom Neilson SECONDED the motion. Voting was unanimous in the affirmative.

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

10. ADJOURNMENT

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

Dated this ___ day of _____ 2020
David Sturlin, Chairman
Millard County Planning Commission