

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
December 2, 2020**

The Millard County Planning Commission met on Wednesday December 2, 2020 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:**

John Nye.....	Planning Commissioner
Demar Iverson .....	Planning Commissioner
Matthew Kesler .....	Planning Commissioner
Tom Nielson.....	Planning Commissioner
Greg Greathouse .....	Planning Commissioner
David Sturlin .....	Planning Commission Chairman
Joyce Barney .....	Planning Commission Vice Chairman

**EXCUSED:**

**ALSO PRESENT:**

Adam Richins.....	Planning and Zoning Administrator
Angi Meinhardt.....	Secretary
Dean Draper .....	Millard County Commissioner
Evelyn Warnick.....	Millard County Commissioner
Wayne Jackson .....	Millard County Commissioner
Denton Peterson.....	Millard County Attorney
Dale Kelsch.....	Millard County Resident
Erin Sorenson .....	Millard County Resident
Sierra Smith .....	Millard County Resident
Candi B. Stephenson.....	Millard County Resident
Stanley Kelsch .....	Millard County Resident
Clarissa Kelsch .....	Millard County Resident
Jaren Kelsch .....	Millard County Resident
Craig Kelsch .....	Millard County Resident
Rachelle Kelsch .....	Millard County Resident
Shellece Kelsch .....	Millard County Resident
Michael Ferrell .....	Millard County Resident
Myrt Gardner.....	Millard County Resident
Kevin Gardner.....	Millard County Resident
Jack Willoughby.....	Millard County Resident
Howard Clayton .....	Millard County Resident
Kearsten Gardner .....	Millard County Resident
Neal Gardner .....	Millard County Resident
Loyd Johnson .....	Millard County Resident
Stacy Best.....	Millard County Resident

Troy Davis.....	Millard County Resident
Kevin Knight.....	Millard County Resident
Andy Nickle.....	Millard County Resident
Jason Brunson.....	Millard County Resident
Bob Rogers.....	Millard County Resident
Daron Smith.....	Millard County Resident
Jane Beckwith.....	Millard County Resident
Stetson Henrie.....	Millard County Resident
Deb Greathouse.....	Millard County Resident
Steve Johnson.....	Millard County Resident
Dent Kirkland.....	Millard County Resident
Kurt Sorensen.....	Millard County Resident
Linda Sorensen.....	Millard County Resident
Kim R. Ashby.....	Millard County Resident
Jeff Christensen.....	Millard County Resident
Ivan Christensen.....	Millard County Resident
Corrinne Day.....	Millard County Resident
Rex Day.....	Millard County Resident
Greg Nye.....	Millard County Resident
David Hatton.....	Millard County Resident
Todd Mcfarland.....	Millard County Resident
Dennis Johnson.....	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 called the meeting to order at 6:30 pm. He welcomed all present.

**2. PUBLIC INPUT**

No public input at this time.

**3. PUBLIC HEARING**—Text Amendment Application #Z-2020-050 amending the Table of Uses and Use Definitions in Title 10, Chapter 25 of the Millard County Zoning Ordinance and Title 11, Chapter 1 of the Millard County Subdivision Ordinance, to prohibit the creation of new residential building lots in the Agricultural (Ag) Zoning District

Commissioner Tom Nielson made a MOTION to open public hearing.  
 Commissioner Demar Iverson SECONDED the motion. Public Hearing opened.

Planner Adam Richins gave a description and reasoning for the proposed application.

David Hatton from Kanosh approached the Commission and discussed the preservation of private property.

Todd Mcfarland from Kanosh approached the Commission and gave input on the application. He thinks this approach makes it sound like ag and residential are not compatible. There was discussion of allowable permits and provisions on the proposal. He disagrees with this approach. He would like this proposal to have more input and drafting.

Bob Rogers from Delta approached the Commission. He discussed that there is a problem with the residential homes being built on ag. There are federal regulations that ag needs to comply with, and with residential property located in ag will prevent them from complying with Federal Laws.

Darin Smith approached the Commission. He is concerned of why this has come to an issue. There was discussion of the language that is existing in the general plan and the proposed amendment. He suggested making it a conditional permit not a permitted use. He then suggested to change the platted subdivision requirements.

Todd Mcfarland again approached the Commission and would like clarification on a subdivision process. There was discussion between the legislative committee and the administrative committee.

There was discussion of this only being pertained to Ag not Ag20.

Greg Nye approached the Commission and stated he does not completely agree with the proposal but does think that something needs to be done to save the agricultural land. Property rights need to be protected but he does think something needs to be put in place to save the agricultural land.

Kevin Knight approached the Commission. He gave some description of his farm and home property. He is in support of the efforts put into this amendment.

Dennis Johnson approached the Commission. He gave some background of his property.

Mike Ferrell Approached the Commission for verification of the county map that shows the agricultural locations. He would like to see agricultural ground protected. He agrees and would like to get things set in place now.

Erin Sorenson approached the Commission. She said this is a complicated issue. She thinks all the concerns are valid. She suggests that this be handled deliberately and carefully.

Jason Brunson approached the Commission. He discussed the tax for an ag building. He asked to have this tabled and spend a little more time on this.

Sierra Smith approached the Commission. She would like to see more wording going in to this amendment.

Linda Sorenson approached the Commission. She has had some concerns reading this amendment. She would like this amendment to be more specific. She would like to Commission to take their time on this amendment.

Commissioner Joyce Barney made a MOTION to close public hearing for application Z-2020-050. Commissioner Greg Greathouse SECONDED the motion. Voting was unanimous in the affirmative.

**4. REVIEW and POSSIBLE RECOMENDATION – Text Amendment Application #Z-2020-050 amending the Table of Uses and Use Definitions in Title 10, Chapter 25 of the Millard County Zoning Ordinance and Title 11, Chapter 1 of the Millard County Subdivision Ordinance, to prohibit the creation of new residential building lots in the Agricultural (Ag) Zoning District**

There was discussion and confirmation of the current subdivision ordinance.

There was discussion of changing the ag20 to ag5.

There was discussion that this needs to be reviewed more but maybe put something in place so something doesn't happen prior to the approval of the amendment.

There was discussion of adding different wording to the amendment.

Commissioner Greg Greathouse made a MOTION to send a favorable recommendation to the BOCC on application Z-2020-050 for a Text Amendment, amending the Table of Uses and Use Definitions in Title 10, Chapter 25 of the Millard County Zoning Ordinance and Title 11, Chapter 1 of the Millard County Subdivision Ordinance altering the language to New parcels in the Agricultural (Ag) Zoning District created after January 1, 2021 shall not be eligible for the construction or placement of residential buildings. Commissioner John Nye SECONDED the motion. Commissioner Tom Nielson, Commissioner Matthew Kesler and Commissioner Demar Iverson oppose. Motion passes.

**5. OTHER BUSINESS**

There is no other business.

**6. APPROVAL OF MINUTES** –September 2, 2020 Planning Commission Meeting.

The proposed minutes of the regular Commission meeting held October 7, 2020 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 7, 2020 as corrected. Commissioner Joyce Barney 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 Joyce Barney made a MOTION to adjourn. Commissioner Tom Nielson SECONDED the motion. Voting was unanimous in the affirmative.

---

Dated this \_\_\_ day of \_\_\_\_\_ 2021  
David Sturlin, Chairman  
Millard County Planning Commission