

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
January 5, 2022**

The Millard County Planning Commission met on Wednesday January 5, 2022 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: David Sturlin Planning Commission Chairman
DeMar Iverson Planning Commissioner
Peter Greathouse Planning Commissioner
Erin Sorenson Planning Commissioner
Joyce Barney Planning Commission Vice Chairman
Denton Peterson Deputy County Attorney
John Nye Planning Commissioner

EXCUSED: Bob Roers Planning Commissioner

ALSO PRESENT:

Adam Richins Millard County Planner
Mallori Wood Secretary
Randy Lake Millard County Resident
Stacey Lake Millard County Resident
Dennis Stefanoff Millard County Resident
Dale Roper Millard County Resident
Theo Berry Millard County Resident
Bailee Holt Millard County Resident
Holden Holt Millard County Resident
Todd Holt Millard County Resident
Kelly Carter Millard County Resident
Whitt Sorenson Millard County Resident
Matt Ward Millard County Chronicle Progress
Jane Beckwith Topaz Museum
Kortnie Anderson Millard County Resident
Jim Kaufman Millard County Resident
Cynthia Kaufman Millard County Resident
Jaxon Stanworth Millard County Resident
Matt Stanworth Millard County Resident
Edria Day Millard County Resident
Russ Day 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 – Planning Commissioner Chairman David Sturlin called the meeting to order at 6:32 pm. He welcomed all present.

2. PLANNING COMMISSION REORGANIZATION –Selection of Chairman and Vice Chairman

Commissioner Peter Greathouse made a MOTION to appoint David Sturlin as Planning Commission Chairman and Joyce Barney as Planning Commission Vice Chairman. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

3. PUBLIC INPUT

Jaxson Stanworth approached the commission and requested a Conditional Use Permit to put a Manufactured Home on his father's property. The area is zoned for Light Industrial right now.

Planner Adam Richins stated that most of the time we don't need a Conditional Use permit for a Manufactured Home but because the property is zoned for Light Industrial it is required.

Commissioner Peter Greathouse asked about rezoning. Planner Adam Richins stated that to rezone would take over a month to complete.

The Planning Commission will schedule another meeting to discuss this application.

4. REVIEW and POSSIBLE APPROVAL—Application # Z-2021-057 for a Non Plat Subdivision located at approximately 9760 W 2500 N Delta (Abraham). John V. Sutera, Applicant

There was discussion about the applicant only using Solar Power on the property and how much it would take to power the house and well.

There was discussion about the closest utility line.

Commissioner Erin Sorenson made a MOTION to approve Application #Z-2021-057. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

5. REVIEW and POSSIBLE APPROVAL—Application # Z-2021-059 for a Non Plat Subdivision located at approximately 265 E 4500 S, Delta. Holden & Bailee Holt, Applicant

Holden Holt approached the commission and gave a description of his application.

There was discussion about access roads.

Planner Adam Richins stated this land was divided off previously but did not go through the approval process with the county, therefore the property is not eligible for a building permit. The application is to legitimize the division that occurred previously so that the applicant can get a building permit.

Commissioner Erin Sorenson made a MOTION to approve Application # Z-2021-059 Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

6. PUBLIC HEARING—Text Amendment Application Z-2021-062 amending the definition for Campgrounds in Title 10, Chapter 25 of the Millard County Zoning Ordinance

Commissioner Erin Sorenson made a MOTION to open the public hearing. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

Planner Adam Richins stated that the proposed text change would add the following within the definition; Camping in a Campground is allowed for fourteen (14) days in any thirty (30) day consecutive period. Campers must relocate from Campground after reaching the 14-day limit.

The intent is to clarify that a campground is not intended for long-term stay. They're intended to be for accommodating recreation.

There was discussion about this being only for commercial campgrounds rather than private.

Stacey Lake approached the commission. She asked for a definition of commercial vs private. She would like there to be a limit to how many campsites are allowed per acre and if more campsites are needed then the area be called an R.V. Park.

Commissioner DeMar Iverson made a MOTION to close the Public Hearing. Commissioner Peter Greathouse SECONDED the motion. Voting was unanimous in the affirmative.

7. REVIEW and POSSIBLE RECOMMENDATION— Text Amendment Application Z-2021-062 amending the definition for Campgrounds in Title 10, Chapter 25 of the Millard County Zoning Ordinance

There was discussion about enforcing the time limit.

There was discussion about removing the word commercial from the definition and only using the word private.

There was discussion about zoning properly and being conscious about the agriculture in the area.

Deputy County Attorney Denton Peterson stated that this is a discussion for the Planning Commission to decide how to address the concerns moving forward.

There was discussion about changing the Table of Uses to modify the language to not allow campgrounds in agriculture areas.

There was discussion about whether to include a required density in the recommendation.

Commissioner John Nye made a MOTION to recommend to the Board of County Commissioners to approve the change of definition and remove agricultural zones from permitted areas for campgrounds. Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

Commissioner Peter Greathouse made a MOTION to have it included in the next meeting to discuss maximum density and size issues. Commissioner Joyce Barney would like recommendations from the Central Utah Health Department. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

8. PUBLIC HEARING— Zoning Ordinance Application Z-2021-061 amending the Zoning Map and the Table of Uses and Use Definitions in Title 10, Chapter 25 of the Millard County Zoning Ordinance to create a new Large CAFO overlay zoning district for Large Animal Feeding Operations in compliance with Utah Code 17-27a-1103

Commissioner Peter Greathouse made a MOTION to open the Public Hearing. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

Theo Berry approached the Commission. He stated his concerns about available water for the area being considered by where he lives.

Planner Adam Richins stated that this is a requirement from the State Legislature.

The Commission took a short recess at 7:25 p.m. to show the public the map with the areas in consideration for the CAFO.

Resumed at 7:35 p.m.

Edria Day approached the Commission. She believes that the area best suited for this kind of operation would be the area that already has a CAFO.

Jane Beckwith approached the Commission. She is representing the Topaz Interment Camp. She believes putting the CAFO in the area of the Topaz Campsite would be detrimental to the Japanese Americans that value that ground as a very important part of their history.

Jim Kaufman approached the Commission. He has property all the way around where the last hog farm was located on the Millard/Beaver boarder. He stated that the smell is bad, in the summer time he can't open his windows. He also stated that the property value went down.

Stacey Lake asked what happens if not approved by February 1st. Attorney Denton Peterson read the State Statute.

Stacey Lake asked about different sites that would protect the existing farmer and rancher that have been there for years.

Planner Adam Richins read from the State Statute to give better clarification of what the state is requiring.

Commissioner Joyce Barney made a MOTION to close the public hearing. Commissioner Erin Sorensen SECONDED the motion. Voting was unanimous in the affirmative.

9. REVIEW and POSSIBLE RECOMMENDATION— Zoning Ordinance Application Z-2021-061 amending the Zoning Map and the Table of Uses and Use Definitions in Title 10, Chapter 25 of the Millard County Zoning Ordinance to create a new Large CAFO overlay zoning district for Large Animal Feeding Operations

Commissioner Peter Greathouse asked Jim Kaufman to approach the commission and show on the map where his private land is located.

Planner Adam Richins stated that this area has to include private land.

Commissioner Joh Nye asked for better clarification of the south part of the map.

There was discussion to exclude Township 15S Range 9W and Township 15S Range 8W.

Commissioner David Sturlin made a MOTION to send a favorable recommendation to the Board of County Commissioners to include R8W T24S T25S T26S, R9W T26S R10W T26S, Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

10. OTHER BUSINESS

There was discussion about the annual holiday dinner.

11. APPROVAL OF MINUTES – The proposed minutes of the Planning Commission Meeting held December 1, 2021 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Peter Greathouse made a MOTION to approve the minutes as corrected for December 1, 2021 as corrected. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

The proposed minutes of the Planning Commission Meeting held December 15th, 2021 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Joyce Barney made a MOTION to approve the minutes for December 15th, 2021 as corrected. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

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

13. ADJOURNMENT

Commissioner DeMar Iverson made a MOTION to adjourn. Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

Dated this ____ day of _____ 2022
David Sturlin, Chairman
Millard County Planning Commission

