

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
July 6, 2022**

The Millard County Planning Commission met on Wednesday July 6, 2022 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:** David Sturlin ..... Planning Commission Chairman  
Joyce Barney ..... Planning Commission Vice Chairman  
DeMar Iverson ..... Planning Commissioner  
Peter Greathouse ..... Planning Commissioner  
John Nye..... Planning Commissioner  
Erin Sorenson ..... Planning Commissioner

**EXCUSED:** Bob Rogers..... Planning Commissioner  
Denton Peterson..... Deputy County Attorney

**ALSO PRESENT:**

Adam Richins..... Millard County Planner  
Dean Draper ..... Millard County Commissioner  
Mallori Wood..... Secretary  
Matt Ward ..... Millard County Chronicle Progress  
Todd Anderson ..... Delta City Attorney  
John Niles ..... Delta City Mayor  
Stacey Lake ..... Millard County Resident  
Randy Lake..... Millard County Resident  
Devin Soto ..... Applicant  
Bobby Clayson..... Visitor  
Woody Johnson ..... Tourism

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 Called the meeting to order at 6:35 pm. He welcomed all present

## 2. PUBLIC INPUT

There was no Public Input

**3. REVIEW and POSSIBLE APPROVAL**—Application # Z-2022-020 for a P-2 application for Recreation (outdoor) to establish a shooting range, located approximately 9 miles west of Kanosh. Kevin Templar—Owner, Devin Soto—Applicant

Devin Soto approached the Commission. He stated that he and his friend Bobby Clayson would like to put in a private shooting range. He stated that the shooting range will be private but they would like to have public events sometimes.

Devin stated that he owns a company called Tactical Cowboy Training Solutions and that he would like to have some training courses here as well.

There was discussion about long range shooting. Devin stated that the furthest anyone can shoot will be around 400 yards.

Commissioner Erin Sorenson asked if there will be fencing. Devin stated that the range will be fully enclosed. Commissioner Peter Greathouse asked what kind of fencing. Devin stated they're thinking about barbed wire to keep cattle out but will do whatever is required. Devin stated there will be a locked gate at the entrance.

Commissioner DeMar Iverson asked about water access in case of fire. Devin stated there will be at least 2, 4-wheelers equipped with water tanks and hoses in case of fire; as well as fire extinguishers. He also stated they will be clearing out the brush to prevent any fire.

There was discussion about constructing berms 20-feet high and 300 yards long to fully enclose the area. Also, a construction company will be doing a sled excavation to clear everything out and make the area nice and flat.

There was discussion about surrounding property owners. Planner Adam Richins stated that because this is a permitted use, there's no notification required, no public hearing, and no conditions to be attached as long as they meet the requirements

There was discussion about whether this will be considered commercial if they conduct classes and have events. In that case, the applicant will need to obtain a business license.

There was discussion about how often anyone will be out there. The applicant stated a couple times a month and during day light hours.

There was discussion about the proposed provisions on page 3 of the application. The applicant stated he is aware of the provisions.

There was discussion about parking.

There was discussion about how many students would be in the class at a time if classes offered. Applicant stated around 30.

There was discussion about restroom facilities if classes are offered. Devin stated that they're going to use port-a-potties.

Commissioner David Sturlin went over the staff findings.

There was discussion about the access roads for emergency personnel in case of emergency.

Commissioner DeMar Iverson made a MOTION to approve application Z-2022-020 as it is in accordance with the Millard County Plan with the following requirements;

Proposed Revisions/Requirements For Approval:

A. Site Development Standards for Primary Buildings and Structures as described in the submitted site plan, as follows:

Minimum lot size (Existing) 80 Acres

Minimum lot width (Existing) 2640 Feet

Minimum front yard (East Side) 30 Feet

Minimum side yard (North/South Sides) 30 Feet

Minimum rear yard (West Side) 30 Feet

Maximum building height 30 Feet

Minimum Off Street Parking Standard

(# of parking spaces) None

B. Site plan, construction, and operation shall be consistent with the submitted application.

C. Access to the property shall be limited to the existing roadway for ingress and egress.

D. No on-street parking shall be permitted.

E. Signage shall comply with Millard County sign regulations.

F. Permit shall be subject to review at any time to ensure the operation is in compliance with all conditions and requirements of approval. Additionally, this permit may be reviewed at any time in the event of complaint or request from any surrounding property owner.

Commissioner Joyce Barney SECONDED the MOTION. Voting was unanimous in the affirmative.

#### **4. DISCUSSION—RV Park Ordinance**

Planner Adam stated that the commission needs to bring forward an RV Ordinance for Millard County and went over other RV Park Ordinances throughout Utah.

Todd Anderson, Delta City Attorney, approached the commission. He stated that he would encourage the commission to not be lax with their ordinance.

There was discussion about annexation of property.

#### **5. POSSIBLE CLOSED MEETING** Pursuant to Utah Code Annotated Section 52-4-204 & 205

**6. APPROVAL OF MINUTES** – The proposed minutes of the Planning Commission Meeting held June 1, 2022 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 1, 2022 as corrected. Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

#### **7. ADJOURNMENT**

Commissioner DeMar Iverson made a MOTION to adjourn at 7:18 pm. Commissioner Erin Sorenson SECONDED the motion voting was unanimous in the affirmative.

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Dated this \_\_\_\_ day of \_\_\_\_\_ 2022  
David Sturlin, Chairman  
Millard County Planning Commission

