

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
August 2, 2023**

The Millard County Planning Commission met on Wednesday August 2, 2023, at 6:30 pm at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: David Sturlin Planning Commission Chairman
Joyce Barney Planning Commission Vice Chairman via Telephone
John Nye..... Planning Commissioner
Peter Greathouse Planning Commissioner

EXCUSED:
Erin Sorenson Planning Commissioner
Phil Morrison Planning Commissioner
DeMar Iverson Planning Commissioner
Mallori Wood Secretary

ALSO PRESENT:
Adam Richins..... Millard County Planner
Dennis Alldredge Millard County Resident
Michelle Ramirez Applicant
Juan Ramirez..... Applicant
Dana Carling Millard County Resident
Shan Carling Millard County Resident
Jerry Averett 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 called the meeting to order at 6:58 PM he welcomed all present and let everyone know that there wouldn't be a public hearing since it was held at the 07/12/2023 meeting.

2. PUBLIC INPUT There wasn't any public input.

3. REVIEW and POSSIBLE APPROVAL – C-1 Conditional Use Permit Application #Z-2023-039 for a Commercial Kennel at property located approximately 2735 West Sunflower Lane Fillmore— Juan & Michelle Ramirez, Applicants

Applicant Michelle Ramirez approached the commission and stated that after the last meeting, they walked away with a lot of new ideas.

Michelle provided a new drawing of the site plan to the commission.

There was discussion about the size, material and location of each kennel. Michelle stated she has been doing research with playing music and some kind of white noise to help calm the dogs.

There was discussion about the timeline of the project.

Michelle stated that their ultimate goal is to help Millard County by taking in a couple dogs, working with them and then adopting them to families.

Michelle stated that grooming is their main source of income.

Commissioner David Sturlin went over the proposed conditions with the applicant.

There was discussion about the water source for the property and whether the applicant discussed with the water division whether or not they have a sufficient amount for the kennel.

There was discussion on whether outdoor lighting would be installed.

Commissioner David Sturlin reminded everyone that the public hearing was held in the prior meeting but because Dana Carling was not aware that she could have spoken during the public input portion of the meeting he would give her an opportunity to speak before the commission.

Dana Carling approached the commission and expressed her concerns with the application.

There was discussion about the height of the fencing being proposed.

Commissioner Peter Greathouse made a MOTION to approve application #Z-2023-039 with the proposed reasonable conditions A-P. He made findings that the application conforms with the Millard County General Plan and that it satisfies all requirements for approval under Millard County Code 10-8-3 (C) (1-8) and 10-8-4. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

PROPOSED REASONABLE CONDITIONS FOR APPROVAL OF A COMMERCIAL KENNEL LOCATED AT 2735 W Sunflower Lane (1600 S) FILLMORE:

- A. Access to the property shall be limited to a single driveway for ingress and egress.
- B. No on-street parking shall be permitted on or along Sunflower Lane (1600 S.)
- C. Signage shall comply with Millard County sign regulations.
- D. No more than 15 dogs over 4 months old shall be kept on the property at one time.
- E. Total number of animals confined onsite excluding dogs shall be not greater than 10 animal units as defined by the Millard County Code.
- F. The applicant shall ensure that all dogs are properly vaccinated, immunized and licensed.
- G. Structured and outdoor training areas shall be maintained in a safe and sanitary condition.
- H. All animal waste from dog kennels shall be collected and disposed of in a lawful manner on a daily basis.
- I. Fencing shall be installed around the kennel area sufficient to confine animals to the premises and prevent animals from running at large. Any fencing is to be 6 ft tall but may be up to 8ft tall.
- J. Owner shall comply with all requirements in Millard County Code Title 6 Chapter 2 Animal Control, and all other local, state and federal laws and requirements.
- K. This permit shall be subject to review at any time to ensure the commercial kennel 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.
- L. The use of all outdoor runs and dog facilities for clients be limited to daylight hours only with the exception of emergencies.
- M. The applicant is to have the exterior fencing complete within 4 months. If the fence is not complete, the applicant is to come back before the Commission and give an update.
- N. Any additional lighting is to be downward facing.
- O. Reasonable efforts shall be made to minimize noise and barking.
- P. The number of dogs at any one time shall be limited to the number of available kennels.

4. OTHER BUSINESS Planner Adam Richins discussed the IPP Impact Alleviation Committee meeting that was held earlier that day.

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

6. APPROVAL OF MINUTES –Planning Commission July 12, 2023

This item was postponed to the next meeting.

7. ADJOURNMENT

Commissioner John Nye made a MOTION to adjourn. Commissioner Peter Greathouse SECONDED the motion. Voting was unanimous in the affirmative.

Dated this ___ day of _____ 2023
David Sturlin, Chairman
Millard County Planning Commission