

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
February 7, 2024**

The Millard County Planning Commission met on Wednesday February 7, 2024, at 6:30pm at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: David Sturlin Planning Commission Chairman
Joyce Barney Planning Commission Vice Chairman
Erin Sorenson Planning Commissioner
Phil Morrison Planning Commissioner
DeMar Iverson Planning Commissioner

EXCUSED: John Nye Planning Commissioner
Pat Manis Planning Commissioner

ALSO PRESENT:

Adam Richins Millard County Planner
Mallori Wood Secretary
Matt Ward Millard County Chronicle Progress
Shim Callister Oak City Town Mayor
Tom Nielson Oak City Resident
Barry C Anderson Applicant
Les Lovell Oak City Resident
Preston Finlinson Oak City Resident
Lynette Lovell Oak City Resident
Caleb Patten Cal-Maine Foods

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 6:30 pm. He welcomed all present.

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

3. REVIEW & POSSIBLE APPROVAL – Application #Z-2024-006 for a C-1 Conditional Use Permit to allow six (6) additional onsite dwelling units for Egg Plant employees. CAL-MAINE FOODS, Inc, Applicant

Caleb Patton with Cal-Maine Foods approached the commission and gave a description of the application. They would like to add 6 accessory dwellings for employees to live in.

There will be new septic and power systems for each home. The water will be provided with the water that Cal-Maine already owns.

Commissioner David Sturlin went over the Recommendations with the applicant.

There was discussion about the primary dwelling on the property.

Commissioner DeMar Iverson made a MOTION to approve application #Z-2024-006 as it is in conformance with the Millard County General Plan and meets the findings in County Code 10.8.3. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

RECOMMENDATION

1. Approve the C-1 Conditional Use Permit Amendment Application permitting the construction of six (6)

accessory onsite dwelling units for employees.

2. Basis for Recommendation or Approval of the C-1 Conditional Use Permit:

10-8-3: Procedures and Review Standards for Conditional C-1 Use, Conditional C-1 Sign, and Conditional C-2 Use Applications

- 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, state, 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.

4. PUBLIC HEARING – Application # Z-2024-004 to change the zoning of property located at approximately 400 North Main Street Oak City from Agriculture 20 (Ag-20) to Residential (R-1). Barry C. Anderson, Applicant.

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

Planner Adam Richins clarified the location of the proposed application.

Shim Callister, Mayor of Oak City approached the commission. He is against the application. He stated he wants to protect Oak City's water source. The town is in the process of applying for grants to be able to drill a new well. The new well would be in the protected area that is right across the street from the location of the application.

Tom Nielson approached the commission. He is also worried about water availability and against the proposed application.

Barry C. Anderson approached the commission. He stated that there isn't a plan to build residential right now. The application is to split the property between family members rather than have 1 giant property.

Les Lovell approached the commission. He is also against the proposed application.

Preston Finlinson approached the commission and stated his concerns with the application.

Commissioner Joyce Barney made a MOTION to close the Public Hearing. Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

5. REVIEW and POSSIBLE RECOMMENDATION – Application # Z-2024-004 to change the zoning of property located at approximately 400 North Main Street Oak City from Agriculture 20 (Ag-20) to Residential (R-1).

Millard County Planner Adam Richins went over what zoning and zone uses mean. He stated there is newer technology that has been approved because they will not discharge anything into the zones that will affect the water.

Commissioner Joyce Barney went over her concerns with the application.

Commissioner Erin Sorenson expressed her concerns with changing the zone from Ag20 to R-1.

Cherrie Anderson approached the commission and stated they are just wanting to divide the property amongst family members.

Commissioner David Sturlin asked Mayor Shim Callister to approach the commission to clarify what is currently in the map he provided.

Commissioner David Sturlin made a MOTION to send an Unfavorable recommendation to the BOCC. Commissioner DeMar Iverson SECONDED the motion. Commissioner Erin Sorenson and Phil Morrison abstained. Motion fails.

Commissioner Erin Sorenson made a MOTION to send a favorable recommendation to the BOCC Commissioner Phil Morrison SECONDED the motion. Commissioner DeMar Iverson, Joyce Barney and David Sturlin abstained. Motion fails.

Commissioner David Sturlin made a MOTION to table this application to the next scheduled meeting. Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

6. OTHER BUSINESS

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

8. APPROVAL OF MINUTES – The proposed minutes of the Planning Commissioner meeting held January 10th, 2024 were presented for consideration and approval. Following review and minor corrections, Commissioner Joyce Barney made a MOTION to approve the minutes from January 10th, 2024. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

9. ADJOURNMENT Commissioner Joyce Barney made a MOTION to adjourn at 7:34 pm. Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

Dated this ____ day of _____ 2024
David Sturlin, Chairman
Millard County Planning Commission