

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
September 11, 2024**

The Millard County Planning Commission met on Wednesday September 11, 2024, at 6:30pm at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:** Joyce Barney ..... Planning Commission Chairman  
Erin Sorenson ..... Planning Commission Vice Chairman  
Phil Morrison ..... Planning Commissioner  
John Nye ..... Planning Commissioner  
Pat Manis ..... Planning Commissioner  
Phil Diaz ..... Planning Commissioner

**EXCUSED:** DeMar Iverson ..... Planning Commissioner

**ALSO PRESENT:**

Adam Richins ..... Millard County Planner  
Denton Peterson ..... Deputy County Attorney  
Mallori Wood ..... Secretary  
Dennis Alldredge ..... Fillmore City  
Shay Hodges ..... Via telephone  
Brian Harris ..... Long Road Energy

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 Joyce Barney called the meeting to order at 6:53 pm. She welcomed all present

**2. PUBLIC INPUT** There wasn't any Public Input.

**3. PUBLIC HEARING for a Zone Change**—Application #Z-2024-038 requesting a zone change from Range & Forest (RF) to Highway Commercial (HC) for 13.43 acres of property located at approximately Exit 1 Highway 70 (Cove Fort). Kasey Hodges, Applicant.

Commissioner Erin Sorenson made a MOTION to open the public hearing. Commissioner Phil Morrison SECONDED the motion. Voting was unanimous in the affirmative,

Commissioner Pat Manis made a MOTION to close the public hearing Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

**4. REVIEW and POSSIBLE RECOMMENDATION**— Application #Z-2024-038 requesting a zone change from Range & Forest (RF) to Highway Commercial (HC) for property located at approximately Exit 1 Highway 70 (Cove Fort).

The applicant was not present, Shay Hodges was able to discuss the application with the commission via telephone.

The commission asked for clarification of the area in the application.

On the application they're requesting 1 large parcel on one side of the highway and a smaller one across the highway. Shay stated they would like to put a repair shop and tow yard on the smaller lot and a truck stop on the larger one.

The land around the area is currently vacant.

Commissioner Erin Sorenson made a MOTION to send a favorable recommendation to the BOCC based on its conformance with the Millard County General Plan and meets the findings in County Code 10.8.3. Commissioner Phil Morrison SECONDED the motion. Voting was unanimous in the affirmative.

## **RECOMMENDATION**

A. Recommend approval of the zone change from Range & Forest (RF) to Highway Commercial (HC).

B. In considering a land use ordinance amendment application, the Planning Commission in formulating a recommendation, and the Board of County Commissioners (BOCC) in deciding a land use ordinance amendment application shall consider the following factors, among others:

1. Consistency of the proposed amendment with the County General Plan.
2. The effect of the proposed amendment on the well-being of the County.

3. The effect of the proposed amendment on the public health, welfare, and safety.
4. The effect of the proposed amendment on the interests of the County, and its residents.
5. The ability of the county, and other service providers, as applicable, to provide all infrastructure, facilities, and services required by the uses and activities allowed by the proposed amendment.
6. Compatibility of the proposed uses and activities with nearby and adjoining properties.
7. The suitability of the properties for the uses and activities proposed.
8. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the County's Land Use Ordinances, and any other ordinances and resolutions required to implement the amendment. (Ord. 12-12-04, 12-4-2012)

**5. REVIEW and POSSIBLE RECOMMENDATION**— C-2 Conditional Use Permit Amendment Application #Z-2024-044 adding an additional named co-holder to existing Conditional Use Permit #Z-2008-012 for an Electric Transmission Right of Way (major), Milford Wind Corridor Phase I, LLC; Milford Wind Corridor Phase II, LLC, Applicants.

Brian Harris with Long Road Energy approached the commission on behalf of the applicant and stated they would like to create a 3<sup>rd</sup> entity for future use of the transmission line. There is a solar project going in and a geothermal project going in.

Commissioner John Nye made a MOTION to send a favorable recommendation to the BOCC based on its conformance with the Millard County General Plan and meets the findings in County Code 10.8.3. Commissioner Pat Manis SECONDED the motion. Voting was unanimous in the affirmative.

## **RECOMMENDATION**

1. Favorably recommend the approval of the requested amendment to C-2 Conditional Use Permit #Z-2008-012 acknowledging Milford Gen Lead, LLC as an additional co-holder of the Conditional Use Permit.

2. Basis of Recommendation and Findings of Fact

- a) The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table of Uses.

- b) The proposed use is allowed within the Zoning District as identified in Chapter 8.
- c) The proposed use complies with all requirements of the Zoning District, including all minimum area, setbacks, height, and all other requirements as applicable.
- d) The proposed use will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- e) The property on which the use is proposed is of adequate size to permit the conduct of the use in a manner that will not be detrimental to adjoining and surrounding properties.
- f) The proposed use complies with all site plan and building requirements, as provided and required by this Ordinance all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- g) The proposed use complies with all applicable dedication requirements of the County and provides the necessary infrastructure, as required.
- h) 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. (Ord. 12-12-04, 12-4-2012)

**6. OTHER BUSINESS** Review of Millard County General Plan Updates (Discussion only)

Planner Adam Richins informed the commission that if they have any other comments or questions for Mike Hanson, they can email him directly or send them to Adam and he will forward them to him.

Chairman Joyce Barney welcomed new Planning Commissioner Phil Diaz.

Commissioner Phil Morrison was excused from the meeting at 7:27 pm.

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

**8. APPROVAL OF MINUTES** – The proposed minutes of the Planning Commission Meeting held August 7, 2024 were presented for consideration and approval. Following review and minor corrections, Commissioner Pat Manis made a MOTION to approve the minutes from August 7, 2024. Commissioner Joh Nye SECONDED the motion. Voting was unanimous in the affirmative

**9. ADJOURNMENT** Commissioner John Nye made a MOTION to adjourn at 7:30 pm. Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_\_ day of \_\_\_\_\_ 2024  
Joyce Barney, Chairman  
Millard County Planning Commission