

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
March 3, 2010**

The Millard County Planning Commission met on Wednesday, March 3, 2010 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: Robin Smith Gordon Chatland Chairman
Gordon Chatland Board Member
Joyce Barney Board Member
David Sturlin Board Member
Greg Greathouse Board Member
Jim Withers Board Member

EXCUSED: Paula Christensen Board Member
Richard Waddingham County Attorney

ALSO PRESENT:

Sheryl Dekker Millard County Planner
Amber Nickle Secretary
Bruce Parker Planning and Development Services
Brian Pugh Magnum Energy
Tiffany James Magnum Energy
Dean Draper Chronicle Progress
Michael Mooney Citizen
Daron Smith County Commissioner

1. Welcome, Call to Order

Chairman Smith called the meeting to order at 7:01 p.m. He welcomed all present. Chairman asked if there was any word on a new board member.

2. APPROVAL OF MINUTES – January 6th

The proposed minutes of the regular Planning Commission meeting held January 6, 2010 were presented for consideration and approval. Following review and consideration of minor corrections Commissioner Gordon Chatland made a motion to approve the minutes as corrected. Commissioner Joyce Barney SECONDED the motion. The voting was unanimous in the affirmative.

Chairman Smith recommended that the agenda be amended to have a public hearing. Jim Withers made a motion to open a public hearing for application regarding Magnum rezoning from Ag 20 to heavy industrial. David Sturlin SECONDED the motion. Voting was unanimous in the affirmative.

Public hearing was open. There were no comments. Joyce Barney made a motion to close public hearing. Jim Withers SECONDED the motion. Voting was unanimous in the affirmative. Public hearing was closed.

3. REVIEW AND POSSIBLE RECOMMENDATION on Application # Z-2010-002 by Magnum Holdings, LLC Application for Property Located South and East of the IPP Power Plant at the Intersection of Brush Wellman and Jones Roads, Approximately 10 Miles North of Delta – 2,702.9 Acres.

Tiffany James approached the podium. There was discussion about roads surrounding the area.

Joyce Barney asked if we got any letters back from property owners. Sheryl Dekker said not at this time.

Sheryl Dekker asked if there is any work being done right now. Tiffany James said yes there is some work being done. There is some testing being done.

David Sturlin asked if there are any conditions in regards to this application. Bruce Parker stated there was, and he read them.

Joyce Barney asked if the railroad goes through there. It does not.

There was more discussion about the application among the committee members.

Gordon Chatland made a motion that the application be given a favorable recommendation to the commission. David Sturlin SECONDED the motion. Greg Greathouse stated that the legal description is inaccurate. Chairman Smith asked if the correct description is known. Tiffany James stated that it was printed correct in the newspaper. The correct legal description was noted. Voting was unanimous in the affirmative.

4. REVIEW DRAFT DOCUMENT AND DISCUSSION OF Proposed Language of Millard County Code, Adding Definitions for Minor Agricultural Subdivisions in Title 10 – Adding Provisions Governing the Same, and Providing an Effective Date # Z-2010-003 – Richard Waddingham

Jim Withers was excused early from the meeting. Gordon Chatland made a motion to strike item 4 until Attorney Waddingham puts it back on the agenda. Greg Greathouse SECONDED the motion. Voting was unanimous in the affirmative.

5. DISCUSSION of Proposed Amendments to the Millard County Code Title10- Bruce Parker

Bruce Parker handed out a packet of revisions. He asked the commission to review the information over the next month. As it stands right now if the application has less than 40 acres in consideration it does not go on to the Board of County Commissioners. If the application has more than 40 acres it goes on to the Board. Chairman Smith stated that some large scale projects have been done on less than 40 acres therefore the way the application stands right now does not work.

Mr. Parker stated that the application process should be more clearly outlined. There was discussion on how different applications should be handled and what the appeal process would be.

6. DISCUSSION Regarding Amendments to the General Plan for Future Designated Major Utility Corridors in Millard County - Consider Designating Existing Transmission Lines of 140 KV or Greater – Bruce Parker

Bruce Parker pointed out the language changes he would like to make to the Implementation Strategies section of the general plan. He discussed the past actions and the future plans of the energy companies currently building in Millard County, including UNEV and First Wind.

7. Other Business.

Greg Greathouse made a statement that June Brush Hill in Fillmore had seen an application for water that they were concerned about. They were concerned that Millard County's ordinance does not specifically address slope issues. Chairman Smith stated that issues regarding slopes would be addressed when discussing a building permit application.

Chairman Smith asked if there was a way to cut down on signature pages in applications.

Sheryl Dekker said that the city planner for Fillmore City, Lisa Crosland called with a concern that Millard County would approve a tower that would interfere with the flight zones.

8. Possible Closed Meeting Pursuant to Utah Code Annotated Section 52-4-4&5

There were none.

9. Adjourn

Gordon Chatland made a motion to adjourn the meeting. David Sturlin SECONDED the motion. Voting was unanimous in the affirmative. The meeting adjourned at 8:40 p.m.

Robin Smith, Chairman
Millard County Planning Commission