

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
April 2, 2014**

The Millard County Planning Commission met on Wednesday April 2, 2014 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: Molly Stevens Planning Commissioner
Joyce Barney Planning Commissioner
Gordon Chatland Planning Commission Chairman
Gary Walker Planning Commissioner
Greg Greathouse..... Planning Commissioner

EXCUSED: David Sturlin Planning Commission Vice Chairman
Brent Blake Planning Commissioner

ALSO PRESENT:

Richard Waddingham County Attorney
Amber Nickle Secretary
Bruce Parker Planning and Development Services, LLC
Sheryl Dekker County Planner
Glenda Johnson Cobblestone Center
Neldon Johnson Cobblestone Center
Roger Hamblin Citizen
Susan Petersen Citizen
Wendy Loe Citizen
Matt Loe Citizen
Daron Smith County Commissioner

1. Welcome, Call to Order

Chairman Gordon Chatland called the meeting to order at 7:01 p.m. He welcomed all present.

**2. APPROVAL OF MINUTES – March 5, 2014
March 12, 2014**

The proposed minutes of the regular Planning Commission meeting held March 5, 2014 and a special planning meeting held March 12, 2014 were presented for consideration and approval.

Following review and consideration of minor corrections Commissioner Gary Walker made a MOTION to approve the minutes for March 5, 2014 as corrected. Commissioner Molly Stevens SECONDED the MOTION. The voting was unanimous in the affirmative.

Following review and consideration of minor corrections Commissioner Joyce Barney made a MOTION to approve the minutes for March 12, 2014 as corrected. Commissioner Gary Walker SECONDED the MOTION. The voting was unanimous in the affirmative.

3. REVIEW and POSSIBLE APPROVAL on C-1 CONDITIONAL USE PERMIT APPLICATION # Z-2014-003 for a Manufacturing Plant located at 2740 W 4000 S (old Oasis Seed Plant) – Delta Grid. Cobblestone Centre, LLC (Glenda E. Johnson) – Owner.

Roger Hamblin said he is looking at building a manufacturing plant where the old Oasis Seed Plant is located. He said there are currently about 18-20 employees. They want to give the facility a facelift and make it look more attractive.

Ron Peterson expressed some concerns about the plant. He said the pipe gets a little too close to the road and could be a hazard. He said it already looks better than it did and has been cleaned up a lot.

Commissioner Joyce Barney asked what they are doing for water. Mr. Hamblin said that they do not require water for the plant. They are on the city water for minimal plumbing (bathrooms).

Commissioner Joyce Barney asked if it has anything to do with the plant out past Hinckley. He said that the plant there is doing some research and development but is a different company.

Richard Waddingham asked if they have regular business hours. Mr. Hamblin stated they do. They run from around 8am-5pm.

Sheryl Dekker asked if there is much noise generated. Mr. Hamblin said there is not much noise. They just spent a lot of money on insulation too. The only real noise is the train that ships products out.

There was some discussion on where the plant is located.

Chairman Gordon Chatland explained that they would include in the conditions to keep the pipe clear from the road.

Neldon Johnson stated that he plans to take out a cement curb and make the road bigger. Chairman Chatland told him to speak to the road department before making any changes to the road.

Millard County Commissioner Alan Roper stated that the commissioners have gone through the project and do not have anything against it.

Richard Waddingham recommended striking items (d) and (e) in the conditions so that Millard County is not liable for failure to policing it.

Commissioner Molly Stevens made a motion to approve application z-2014-003 with the following changes to the conditions:

Taking out items 3 (d), (e), and (f) and add “keep all personal property off county roads, county road easements and surrounding property owners' properties”.

Commissioner Gary Walker SECONDED the motion. The voting was unanimous in the affirmative.

4. DISCUSSION –Title 11 Subdivision Ordinance. Chapter 7 Division of Agricultural Land Applications – Bruce Parker

Planning Director Sheryl Dekker approached the podium and stated that there has been extensive talk about the new subdivision ordinance. The first on the agenda is the division of agricultural land.

There was some discussion on dividing agriculture lands to sell as a building lot.

Commissioner Joyce Barney brought up the problem of people building Ag buildings that are not really Ag buildings.

Sheryl Dekker stated that she would speak to the recorders office to see if a letter can be added to the deed to clarify if it is an Agricultural division.

5. PLANNING AND ZONING ADMINISTRATOR’S REPORT

a. Report on Delta Garbage Service zone change application

Delta Garbage service was granted their zone change

b. Report on Title 10 Correction to add the TC (Transmission Corridor) to the Land Use Ordinance, along with the table of uses.

There will not be transmission corridor zone.

c. Report on BOCC decision on the Temporary Plat Subdivision Ordinance

The Temporary Plat Subdivision Ordinance was adopted.

OTHER BUSINESS

6. POSSIBLE CLOSED MEETING Pursuant To Utah Code Annotated Section 52-4-204 & 205

7. ADJOURNMENT

Commissioner Joyce Barney made a MOTION to adjourn. Commissioner Gary Walker SECONDED the MOTION. The voting was unanimous in the affirmative. The meeting adjourned at 8:18p.m.

Gordon Chatland Chairman
Millard County Planning Commission