

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
June 7, 2017**

The Millard County Planning Commission met on Wednesday June 7, 2017 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:** David Sturlin ..... Planning Commission Chairman  
Tom Nielson.....Planning Commissioner  
Joyce Barney .....Planning Commissioner  
Molly Stevens ..... Planning Commissioner Via phone

**EXCUSED:** Jodi Robison .....Planning Commissioner  
Greg Greathouse .....Planning Commissioner  
Gary Walker ..... Planning Commission Vice Chairman

**ALSO PRESENT:**

Adam Richins..... Planning and Zoning Director  
Dean Draper .....Millard County Commissioner  
Angi Meinhardt..... Secretary  
Richard Waddingham ..... Deputy County Attorney  
Jim Withers ..... Property Owner  
Brad Withers ..... Property Owner

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

Planning Commission Chairman David Sturlin called the meeting to order at 6:41 pm. He welcomed all present.

**2. REVIEW and POSSIBLE RECOMMENDATION** on Application # Z-2017-014 for a Non-Plat Subdivision for property located at approximately 1236 W 4500 N, Delta Grid for the purpose of dividing Parcel # 3248. It is proposed that the 239 acre parcel be divided creating four (4) parcels – one parcel having 9.29 acres, one parcel having 3.81 acres, one parcel having 115.2 acres, and the

remaining parcel having 110.7 acres. Jim & Juliene Withers, Brad Withers, & Corey Withers – Owners; Brad Withers – Petitioner.

Planning Commissioner Molly Stevens was present via phone and is the fourth member of the Commission tonight.

Commissioner David Sturlin read the proposal.

Property owner Brad Withers stated that they are separating these parcels so they can build a home on parcel #4. He confirmed that parcel #4 will contain 3.81 acres. He stated that there is already a well and power on the property because there has been a home on the property for 60 years.

Commissioner Joyce Barney stated that this parcel looks like it has been split a lot of times. She then asked Brad Withers if he has started any construction. Brad Withers confirmed that he has not started construction. He has only leveled the ground. Brad Withers stated that the After the Fact Non Plat Subdivision is because they separated the parcels two or three years ago and they just separated it in to 3 different names within the family. It is not an after the fact because of this application.

Commissioner Sturlin confirmed that there is frontage on all four parcels.

Commissioner Joyce Barney confirmed that this application will need to go to the Board of County Commissioners if it is approved by the Planning Commission. There was discussion of the next steps to get this recorded and approved. Attorney Richard Waddingham stated they will need to file a certificate of approval to acknowledge that it is an illegally subdivided. Applicant Brad Withers stated he understands what his next steps would be if the Commission approves this application.

Planner Adam Richins stated that on page 5 of the staff report shows that the Planning Commission would sign on that page with their decision and then forward it on to the BOCC.

Commissioner Sturlin read the recommendation from the staff report. There is already a home on one of the lots and then if this gets approved they will build one more.

Commissioner Tom Nielson made a MOTION to send a favorable recommendation for application Z-2017-014 for an After the Fact Non Plat Subdivision, based on the recommendations that are listed in the staff report. Commissioner Joyce Barney SECONDED the motion. A roll call vote was completed due to one member being present via phone.

Commissioner Molly Stevens voted in favor of recommendation.

Commissioner Joyce Barney voted in favor of recommendation.

Commissioner Tom Nielson voted in favor of recommendation.  
Commissioner David Sturlin voted in favor of recommendation.  
Voting was unanimous in the affirmative.

**3. PUBLIC INPUT**

**4. APPROVAL OF MINUTES – April 5, 2017**

The approval of the April 5, 2017 minutes are tabled to the next Commission Meeting.

**5. PLANNING and ZONING ADMINISTRATOR'S REPORT**

Commissioner David Sturlin introduced Adam Richins as the Planning Director.

**6. OTHER BUSINESS**

Millard County Commissioner Dean Draper stated that the Commission needs to have a meeting in July. He stated if the Commission cannot get together on the 5<sup>th</sup> of July due to the Holiday, it can be scheduled for a different day in July.

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

**8. ADJOURNMENT**

Commissioner Joyce Barney made a MOTION to adjourn. Commissioner Tom Nielson SECONDED the motion. Voting was unanimous in the affirmative. The meeting was adjourned at 6:57 pm.

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Dated this \_\_\_ day of \_\_\_\_\_ 2017  
David Sturlin, Chairman  
Millard County Planning Commission