

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
September 7, 2016**

The Millard County Planning Commission met on Wednesday September 7, 2016 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT:

Joyce BarneyPlanning Commissioner
David Sturlin Planning Commission Chairman
Jodi RobisonPlanning Commissioner

EXCUSED: Molly StevensPlanning Commissioner
Gary Walker Planning Commission Vice Chairman
Greg GreathousePlanning Commissioner
Tom Nielson.....Planning Commissioner

ALSO PRESENT:

Sheryl Dekker Millard County Planner
Angi Meinhardt..... Secretary
Richard Waddingham Deputy County Attorney
Alan Roper.....Millard County Commissioner
Jason AshbyApplicant
Erika Ashby.....Applicant

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 6:37 p.m. He welcomed all present. He stated that there is not a quorum for this meeting so they cannot do any official business. This meeting will just be for discussion.

2. REVIEW and POSSIBLE RECOMMENDATION on Application # Z-2016-029 for a Plat Subdivision for property located at approximately 8500 N SR 125, Delta Grid, for the purpose of dividing Parcel # 2503-1. It is proposed that the 53.48

acre parcel be divided creating two (2) parcels – one parcel having 4.362 acres and the other parcel having the remaining 49.1 acres. Wade L. Nielson – Owner, Jason R & Erika Ashby – Petitioners.

Commissioner David Sturlin stated we do not have a quorum so we cannot do any official business. He then told Jason and Erika Ashby this agenda item will go on our next agenda. There was discussion of holding a special meeting. Commission agreed to hold a special meeting on Monday, time will be determined.

3. **CONSIDERATION AND POSSIBLE RECOMMENDATION** of Amended Sunset View Estates Subdivision, Plat B - Joyce Barney for SDSC Enterprises, LLC

4. **POSSIBLE REVIEW of SUGGESTED CHANGES to the Subdivision Ordinance** Board of Millard County Commissioners (BOCC). Application # Z-2013-039

Commissioner Alan Roper approached the Commission. He gave a brief discussion on some changes and concerns for the subdivision ordinance that the Commissioners had. He stated that each Commissioner had their own opinions and concerns on the draft subdivision ordinance.

Commissioner Alan Roper stated that the only controversy between the Planning Commission and BOCC on the draft ordinance was on the “open spaces”. He then stated that there was discussion on the rest of the draft ordinance. Millard County Planner Sheryl Dekker stated that most of the concerns that the Commissioners had have been resolved because they are from the State Code.

Another concern was having a signature from the Millard County Attorney on the plat. Commissioner Alan Roper stated that the BOCC is comfortable with that signature being required.

Millard County Commissioner Alan Roper stated that the water issues became understandable and resolved.

Millard County Planner Sheryl Dekker stated that the BOCC biggest concern on the draft ordinance was who the land use authority would be on a non-plat subdivisions. Millard County Commissioner Alan Roper stated that was a split opinion, but the BOCC is going to allow the Planning Commission to be the land use authority for a non-plat subdivision.

Planner Sheryl Dekker stated that they decided to hold the cluster ordinance for the time being. Millard County Commissioner Alan Roper stated they are waiting for more instructions and direction on the cluster ordinance. He feel comfortable with the open spaces.

Millard County Commissioner Alan Roper thanked the Commission and he believes that they are ready to move ahead with the draft ordinance, except for the cluster subdivision. He stated the draft subdivision ordinance is on their agenda for the next meeting.

5. **PUBLIC INPUT**
6. **APPROVAL OF MINUTES** – August 3, 2016
7. **PLANNING and ZONING ADMINISTRATOR’S REPORT**
8. **OTHER BUSINESS**
9. **POSSIBLE CLOSED MEETING** Pursuant To Utah Code Annotated Section 52-4-204 & 205
10. **ADJOURNMENT**

Planning Commissioner Jodi Robison made a MOTION to adjourn. Planning Commissioner Joyce Barney SECONDED the motion. The voting was unanimous in the affirmative. The meeting was adjourned at 6:47 P.M.

Dated this ___ day of _____ 2016
David Sturlin, Chairman
Millard County Planning Commission