

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
July 13, 2017**

The Millard County Planning Commission met on Wednesday July 13, 2017 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: David Sturlin Planning Commission Chairman
Tom Nielson.....Planning Commissioner
Molly StevensPlanning Commissioner
Jodi RobisonPlanning Commissioner

EXCUSED: Joyce BarneyPlanning Commissioner
Greg GreathousePlanning Commissioner
Gary Walker Planning Commission Vice Chairman

ALSO PRESENT:

Adam Richins..... Planning and Zoning Director
Dean DraperMillard County Commissioner
Wayne JacksonMillard County Commissioner
James WithersMillard County Commissioner
Angi Meinhardt..... Secretary
Richard Waddingham Deputy County Attorney
Barbara Clark..... Chronicle Progress
Allen Carey Property Owner
Peter VanderMeideApplicant
Gerald W. HackwellApplicant
Todd Macfarlane Millard County Resident

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 6:31 pm. He welcomed all present.

- 2. REVIEW and POSSIBLE RECOMMENDATION** of Application # Z-2017-018 for a Non-Plat Subdivision for property located within the SE1/4 SEC 26, T25S, R7W, near Cove Fort, Millard and Beaver County lines, for the purpose of dividing Parcel # 8656-a-10-1. It is proposed that the 32.722 acre parcel be divided creating three (3) parcels – one parcel having 4.093 acres, one parcel having 20.575 acres, , and the remaining parcel having 8.054 acres. Sodbusters, LLC – Owners; Peter C VanderMeide & Gerald Hackwell – Petitioners

Commissioner David Sturlin read the proposal for application Z-2017-018.

Commissioner Molly Stevens stated she is the listing agent for this property.

Applicants Pet VanderMeide and Gerald Hackwell gave a brief background of their property and business.

Commissioner David Sturlin stated that the application requests to divide the property into three parcels. Peter VanderMeide verified that they would like to divide it into three parcels.

Commissioner Molly Stevens stated that she was thinking this should have been an after the fact application, but then the plat map shows it was divided prior then later recombined back to the one parcel of 32.722 acres. She asked if there are rules for this situation. Planner Adam Richins stated that the legal description prior to 1991 and the way they put it back to the one parcel does not constitute this as a illegal subdivision. He then stated because of this, the applicants are starting from original status which is a single parcel.

Commissioner David Sturlin read analysis and recommendation of the staff report.

Millard County Attorney Richard Waddingham asked Planner Adam Richins if he verified this under State Law. Planner Adam Richins stated that he did look into the State Law and the County Ordinance and they both read that this is acceptable.

Property owner Alan Carey approached the Commission. He stated he is a neighboring property owner. He stated he does not really have any concerns or objections to this proposal.

Commissioner Tom Nielson made a MOTION to make a favorable recommendation to the BOCC for application Z-2017-018 for a Non Plat subdivision. Dividing a parcel containing 32.722 acres in to three parcels. Commissioner Jody Robinson SECONDED the motion. The voting was unanimous in the affirmative.

3. PUBLIC HEARING on MILLARD COUNTY RESOURCE MANAGEMENT PLAN – For the purpose of receiving public comment. Review and possible recommendation of the Millard County Resource Management Plan by the Planning Commission.

Planner Adam Richins handed out a one page document to the Commission and the public who attended the meeting.

Planner Adam Richins gave an overview, background, and purpose for the RMP (resource management plan). He stated that the statutory deadline for this RMP to be in place is August 1st, 2017. He asked for the public hearing to be left open for written comments until Monday July 17th, 2017 at 5 pm.

Commissioner Tom Nielson made a MOTION to open public hearing for the Millard County Resource Management Plan. Commissioner Jody Robison SECONDED the motion. Public hearing was open at 6:46 pm.

Commissioner David Sturlin stated that this is a living document and revisions to this RMP will be conducted and can be amended. He stated that some of these topics do not require public input.

Millard County Resident Todd Macfarlane approached the Commission. He stated that this draft is a good start. He gave more input to the document. Todd Macfarlane asked the Commission to recognize section 2.12: Wild Horses and Burros. One point he would like to make is, he thinks a lot of people recognize the wild horses as a disaster because of the resource management. Livestock operators cannot get away with these things and doesn't know why the BLM can get away with it. He suggest the RMP state something about this issue. He would like to make sure the BLM has the same standards with their wild horses as others would have with their own live stock.

Commissioner David Sturlin asked Mr. Macfarlane if he would be willing to put this in a written comment and hand it in to the Planner. Todd Macfarlane stated that if his written comments are not going to be ignored he will make an effort to hand some in. Commissioner David Sturlin stated that this document will be revised perpetually.

Todd Macfarlane stated that the language in this RMP could be beefed up a little in the fire management portion. He would also like to point out an issue with wild fire prevention management. He asked that there be an amendment

and add some language to the RMP demanding better federal management to prevent and better maintain wild fires.

Todd Macfarlane stated there is a lot of information on water rights and he understands that water is a big deal. He would like the RMP to address the ground water issue a little more. Planner Adam Richins stated that they have done some amending to the water rights section.

Todd Macfarlane stated that the biggest point he would like to make is that the RMP in the index talks a lot about coordination. He thinks that seldom does any county actually own any of these recourses, they are usually owned by private parties. Under FLPMA (Federal Land Policy and Management Act) the county is in a position to protect the rights of the private parties.

Todd Macfarlane thinks the Split Estate should be addressed in the RMP. He also stated he would like to see the drafts of the RMP as it changes. If he has time he will hand in some written comments.

Commissioner Molly Stevens made a MOTION to close the public hearing. Commissioner Tom Nielson SECONDED the motion. Voting was unanimous in the affirmative.

Commissioner Molly Stevens asked if there was any other comments from any of the other Planning Commission members. Planner Adam Richins stated that he did receive a comment from Commissioner Joyce Barney requesting more time to review this document and she recommended it be tabled until a full review and complete draft can be recommended favorably.

Commissioner Molly Stevens asked what a living document means to the public. Planner Adam Richins stated that the Commission has the prerogative to amend the document. It will continually be addressed and amended. Commissioner Molly Stevens asked about the procedure to amending the document. Planner Adam Richins stated that in the index of the RMP it states the individual topics and any amendments will need to have a recommendation by the Planning Commission and final approval by the BOCC. Commissioner David Sturlin stated that the house bill has these topics identified and this document includes all of these topics.

Commissioner Tom Nielson stated that we are on a deadline and if we do not make a recommendation then we lose the opportunity to have a say in the RMP. Planner Adam Richins stated we are trying to maintain standing under the current rulings.

Commissioner Tom Nielson made a MOTION to make a favorable recommendation to the BOCC for the Millard County Resource Management Plan. Commissioner Jody Robison SECONDED the motion. Jody stated she does not want to lose any ground on this document. She stated it still needs a lot of work. The voting was unanimous in the affirmative.

4. PUBLIC INPUT

5. APPROVAL OF MINUTES – April 5, 2017 and June 7, 2017

The proposed minutes of the regular Commission meeting held April 5, 2017 were presented for consideration and approval. Following review and consideration of minor corrections Commissioner Jody Robison made a MOTION to approve the minutes for April 5th, 2017 as corrected. Commissioner Tom Nielson SECONDED the motion. The voting was unanimous in the affirmative.

The proposed minutes of the regular Commission meeting held June 7th, 2017 were presented for consideration and approval. Following review and consideration of minor corrections Commissioner Tom Nielson made a MOTION to approve the minutes for June 7th, 2017 as corrected. Commissioner Molly Stevens SECONDED the motion. The voting was unanimous in the affirmative.

6. PLANNING and ZONING ADMINISTRATOR'S REPORT

Nothing to report.

7. OTHER BUSINESS

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

9. ADJOURNMENT

Commissioner Tom Nielson made a MOTION to adjourn. Commissioner Molly Stevens SECONDED the motion. Voting was unanimous in the affirmative. The meeting was adjourned at 7:32 pm.

Dated this ___ day of _____ 2017
David Sturlin, Chairman
Millard County Planning Commission