

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
April 4th, 2018**

The Millard County Planning Commission met on Wednesday April 4th, 2018 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: David Sturlin Planning Commission Chairman
Molly Stevens Planning Commissioner
Tom Nielson..... Planning Commissioner
Demar Iverson Planning Commissioner
Matthew Kesler Planning Commissioner

EXCUSED: Joyce Barney Planning Commission Vice Chairman
Greg Greathouse Planning Commissioner

ALSO PRESENT:

Adam Richins..... Planning and Zoning Administrator
Angi Meinhardt..... Secretary
Richard Waddingham Millard County Deputy Attorney
James Withers Millard County Commissioner
Bill Lowery Applicant
Wendy Lowery Applicant
Barb Clark Millard County Chronicle Progress
Troy Herold SITLA
Tiffany James Magnum
Steve Snelgrove Magnum

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 6:32 pm. He welcomed all present.

2. PUBLIC INPUT

3. **REVIEW and POSSIBLE RECOMMENDATION** – Application # Z-2018-002 for a non-plat subdivision located at approximately 5000 N 7500 W, Abraham. Erma R. Walker—Owner, Wendy Lowery—Applicant

Applicant Wendy Lowery approached the Commission and stated she is wanting to put a home on part of her family property. There was discussion of the requirements for a non-plat subdivision.

Commissioner Tom Nielson made a MOTION to approve application Z-2018-002 for a non-plat subdivision. Commissioner Matthew Kesler SECONDED the motion. Voting was unanimous in the affirmative.

4. **REVIEW and POSSIBLE RECOMMENDATION** – for Application # Z-2017-033 for an Electrical Generating Facility C-2 Conditional Use Permit for the construction and operation of the proposed Magnum Compressed Air Energy Storage (CAES) Project. Magnum CAES, LLC—Applicant

Planner Adam Richins stated that the Table of Uses and Use Definitions have been amended. He gave some information of how this application is now eligible for recommendation by the Planning Commission.

Tiffany James approached the Commission and discussed the Compressed Air Energy Storage project (CAES).

Commissioner David Sturlin reviewed part of the staff report regarding Minor Facility Plan Changes.

There was discussion on the amended language that was changed and recommended by third party counsel.

Commissioner Molly Stevens made a MOTION to send a favorable recommendation for application Z-2017-033 for an electrical generating facility to the BOCC. Commissioner Demar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

5. **DISCUSSION** regarding the creation of overlay zones for potential renewable energy project areas and criteria for selecting area boundaries

There was some discussion on some of the basis of the potential project including potential locations and water needs for solar facilities.

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

Planner Adam Richins introduced Troy Herold from SITLA to discuss some interest in developing some state-owned property. Troy Harold gave a background of SITLA.

There was some discussion of projects that SITLA is working on already in the state of Utah.

7. OTHER BUSINESS

8. APPROVAL OF MINUTES – March 7, 2018

The proposed minutes of the regular Commission meeting held March 7th, 2018 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Matthew Kesler made a MOTION to approve the minutes for March 7th, 2018 as corrected. Commissioner Demar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

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

10. ADJOURNMENT

Commissioner Tom Nielson made a MOTION to adjourn. Commissioner Demar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

Dated this ____ day of _____ 2018
David Sturlin, Chairman
Millard County Planning Commission