

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
February 6th, 2019**

The Millard County Planning Commission met on Wednesday February 6th, 2019 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: David Sturlin Planning Commission Chairman
Demar Iverson Planning Commissioner
Joyce Barney Planning Commission Vice Chairman
Matthew Kesler Planning Commissioner
Tom Nielson Planning Commissioner

EXCUSED: Molly Stevens Planning Commissioner
Greg Greathouse Planning Commissioner

ALSO PRESENT:

Adam Richins Planning and Zoning Administrator
Richard Waddingham Millard County Deputy Attorney
Angi Meinhardt Secretary
Evelyn Warnick Millard County Commissioner
Callie Peterson 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 6:36 pm. He welcomed all present.

2. PUBLIC INPUT

The Commission welcomed Millard County Commissioner Evelyn Warnick to the meeting.

3. NON PLAT SUBDIVISION – Application # Z-2019-001 for a Non Plat Subdivision of property located approximately 4050 West 2000 South, Delta.
Petitioners & Owners — Tyle & Callie Peterson

Applicant Callie Peterson approached the Commission and gave a description of the proposed non-plat subdivision.

There was discussion on the water, sewer, and power sources on the property.

There was discussion about the other home on the property. Callie Peterson stated she will be tearing down the old house that is on the property once their new house is completed.

There was discussion with the applicant that once the land is split, it would have to go through a platted subdivision if it was ever to be split again.

There was discussion of the animals on the property.

Commissioner Demar Iverson made a MOTION to approve the non plat subdivision for application # Z-2019-001 on property located approximately 4050 West 2000 South. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

4. PUBLIC HEARING – on a Zoning Ordinance Amendment - Text Amendment Application # Z- 2019-002 amending Table of Uses and Accompanying Use Definitions, located in Title 10, Chapter 25, Appendix A, of the Millard County Zoning Ordinance, to:

1. Allow for Commercial Plant Nursery as a C-1 Conditional Use within Agriculture (Ag) zoned property;
2. Allow Kennels (Commercial & Non-Commercial) as C-1 Conditional Uses within Agriculture (Ag) zoned property;

Commissioner Joyce Barney made a MOTION to open public hearing for application # Z-2019-002 on amending Table of Uses and Accompanying Use Definitions. Commissioner Tom Nielson SECONDED the motion. Voting was unanimous in the affirmative. Public hearing opened at 6:39 pm.

There was discussion about greenhouses and kennels being amended to a C-1 or C-2 CUP within an Ag zoned property.

Commissioner Joyce Barney made a MOTION to close public hearing. Commissioner Demar Iverson SECONDED the motion. Voting was unanimous in the affirmative. The public hearing closed at 6:58 pm.

5. REVIEW and POSSIBLE RECOMMENDATION on a Zoning Ordinance Amendment - Text Amendment Application # Z-2019-002 amending Table of Uses and Accompanying Use Definitions, located in Title 10, Chapter 25, Appendix A, of the Millard County Zoning Ordinance, to:

1. Allow for Commercial Plant Nursery as a C-1 Conditional Use within Agriculture (Ag) zoned property;
2. Allow Kennels (Commercial & Non-Commercial) as C-1 Conditional Uses within Agriculture (Ag) zoned property;

Commissioner Tom Nielson made a MOTION to send a favorable recommendation to the BOCC on a Zoning Ordinance Amendment Application # Z-2019-002 amending table of uses and accompanying use definitions, located in Title 10, Chapter 25, Appendix A, of the Millard County Zoning Ordinance, to:

1. Allow for Commercial Plant Nursery as a C-1 Conditional Use within Ag zoned Property;
2. Allow Kennels (Commercial & Non-Commercial) as C-1 Conditional Uses within Agriculture (Ag) zoned property;

Commissioner Matthew Kesler SECONDED the motion. Voting was unanimous in the affirmative.

6. DISCUSSION – on Animal Confinement Activities (AFO and CAFO)

There was discussion and update on the AFO and CAFO impacts. There was discussion on the spacing and limitations that are appropriate for these AFO and CAFO.

7. PLANNING and ZONING ADMINISTRATOR'S REPORT

Planner Adam Richins stated that the Commission needs to discuss the overlays and the subdivision ordinance. This discussion could be in another work meeting at a later date.

8. OTHER BUSINESS

No other Business.

9. APPROVAL OF MINUTES – January 2, 2018.

The proposed minutes of the regular Commission meeting held January 2, 2018 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Joyce Barney made a MOTION to approve the minutes for January 2, 2018 as corrected. Commissioner Demar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

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

11. 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 _____ 2019
David Sturlin, Chairman
Millard County Planning Commission