

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
May 1st, 2019**

The Millard County Planning Commission met on Wednesday May 1st, 2019 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:** David Sturlin ..... Planning Commission Chairman  
Joyce Barney ..... Planning Commission Vice Chairman  
Matthew Kesler ..... Planning Commissioner  
Tom Nielson..... Planning Commissioner  
Greg Greathouse ..... Planning Commissioner  
Molly Stevens ..... Planning Commissioner

**EXCUSED:** Richard Waddingham ..... Millard County Deputy Attorney  
Demar Iverson ..... Planning Commissioner

**ALSO PRESENT:**

Adam Richins..... Planning and Zoning Administrator  
Angi Meinhardt..... Secretary  
Dean Draper ..... Millard County Commissioner  
Monique Draper ..... Millard County Resident  
Whitt Sorenson ..... Farm Bureau  
Erin Sorenson ..... Farm Bureau  
Chad Osguthorpe ..... Farm Bureau  
Garnick Hall ..... Farm Bureau  
Jared Buhler ..... Farm Bureau  
Masen Anderson..... Farm Bureau  
Kasey Callister ..... Millard County Resident  
Kurt Lindstrom ..... Applicant  
Rick Bishop..... Applicant  
Jenilyn Bishop..... Applicant  
Bob Bunker ..... Millard County Resident  
Gary Bunker..... Millard County Resident  
Gayle Bunker ..... Millard County Resident  
Scott Patton ..... Delta Egg Farm  
Steven Styler ..... Styler Daniels PC

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 Commissioner Chairman David Sturlin called the meeting to order at 6:30 pm. He welcomed all present.

**2. PUBLIC INPUT**

Commissioner David Sturlin moved this item to later in the agenda as most of the public is here for the discussion of the Animal Confinement Operation.

**3. REVIEW and POSSIBLE RECOMMENDATION – Application # Z-2019-007 for a Non-Plat Subdivision of property located at approximately 3000 West 4000 South, Delta Address Grid. It is proposed that a one (1) acre parcel be divided from a 10.21 acre parcel to create a building lot.**

Brandon & Courtni Loe—Applicants

Planner Adam Richins gave a recommendation to approve the non-plat subdivision as it meets all the requirements. The applicants are not present.

Commissioner Tom Nielson made a MOTION to approve application Z-2019-007 for a Non-Plat Subdivision. Commissioner Matthew Kesler SECONDED the motion. Voting was unanimous in the affirmative.

**4. REVIEW and POSSIBLE RECOMMENDATION – Application # Z-2019-008 for a Plat Subdivision of property located at approximately 1310 North 500 West, Delta Address Grid. It is proposed that a five (5) lots, each 1.0 acres be divided from a 39.96 acre parcel to create building lots. Richard Bishop—Owner, Kurt Lindstrom—Applicant**

Applicant Kurt Lindstrom approached the Commission and gave a description of the plat subdivision. He wants to build a home one of the lots. The other lots would be for family members.

There was discussion of the water requirements needed for this application.

There was discussion of only permitting one lot since only 1.0 acre feet of water is available.

Commissioner Joyce Barney made a MOTION to make a favorable recommendation to the BOCC for application Z-2019-008 for a plat subdivision with the change of a one lot subdivision instead of a 5 lot subdivision. Commissioner Tom Nielson SECONDED the motion. Voting was unanimous in the affirmative.

**5. DISCUSSION – Subdivision Ordinance**

Planner Adam Richins gave an update on the ordinance to build on agricultural land. He would like to address this component and have a discussion with the cities for more input.

## **6. DISCUSSION – Animal Feeding Operations**

Planner Adam Richins gave an introduction of the revisions on the AFO and CAFO ordinance. There was discussion of some of the proposed revisions on the AFO and CAFO ordinance.

Steve Styler approached the Commission to discuss the Confined Animal Feeding Operation. He gave many examples of operations in Utah and the things that he has learned about animal feeding operation.

Commissioner David Sturlin stated this discussion is to gather information to move forward and help lift the moratorium.

Farm Bureau President Jared Buhler approached the Commission and stated the current ordinance has been working very well for them and Farm Bureau members have expressed to him to leave the AFO and CAFO ordinance the way it is.

Erin Sorensen approached the Commission to discuss the potential that agricultural has in Millard County.

There was discussion of why and when the Commission wanted to change the AFO and CAFO ordinance.

## **7. OTHER BUSINESS**

Planner Adam Richins gave an update on the TransWest Express application.

## **8. APPROVAL OF MINUTES – April 3, 2019 Meeting & April 17, 2019 Work Session**

The proposed minutes of the regular Commission meeting Held April 3, 2019 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Joyce Barney made a MOTION to approve the minutes for April 3, 2019 as corrected. Commissioner Molly Stevens SECONDED the motion. Voting was unanimous in the affirmative.

The proposed minutes of the work session held April 17<sup>th</sup>, 2019 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Joyce Barney made a MOTION to approve the

minutes for April 17<sup>th</sup>, 2019 work session as corrected. Commissioner Greg Greathouse 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 Joyce Barney made a MOTION to adjourn. Commissioner Greg Greathouse SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_ day of \_\_\_\_\_ 2019  
David Sturlin, Chairman  
Millard County Planning Commission