

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
June 2, 2021**

The Millard County Planning Commission met on Wednesday June 2nd, 2021 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT:

John Nye Planning Commissioner
David Sturlin Planning Commission Chairman
Bob Rogers Planning Commissioner
Joyce Barney Planning Commission Vice Chairman
Peter Greathouse Planning Commissioner

EXCUSED: Demar Iverson Planning Commissioner
Erin Sorenson Planning Commissioner
Denton Peterson Deputy County Attorney

ALSO PRESENT:

Adam Richins Millard County Planner
Angi Meinhardt Secretary
Dean Draper Millard County Commissioner
Dan Anderson Applicant
Aaron Rees 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 Commissioner Chairman David Sturlin called the meeting to order at 6:37 pm. He asked the Commission to proceed with agenda item 8 as the applicants are not present at this time.

2. PUBLIC INPUT

No Public input at this time.

3. PUBLIC HEARING—Application #Z-2021-037 for a C-2 Conditional Use Permit to construct and operate a Meat or Poultry Processing Facility on property located at approximately 3200 W. 1000 S. Fillmore. Daniel & Jessica Anderson, Applicants

Commissioner Joyce Barney made a MOTION to open a public hearing on application Z-021-037 for a C-2 Conditional Use Permit. Commissioner John Nye SECONDED the motion. Voting was unanimous.

Applicant Dan Anderson approached the Commission and gave description of his proposed project description.

Aaron Reese approached the Commission. He stated he is in favor of this project. He gave description of his own facilities that he is running. He stated there is a shortage of meat processing facilities.

Commissioner John Nye made a MOTION to close the public hearing on application Z-2021-037. Commissioner Bob Rogers SECONDED the motion. Voting was unanimous in the affirmative.

4. REVIEW and POSSIBLE RECOMMENDATION— Application #Z-2021-037 for a C-2 Conditional Use Permit to construct and operate a Meat or Poultry Processing Facility on property located at approximately 3200 W. 1000 S. Fillmore. Daniel & Jessica Anderson, Applicants

Commissioner Joyce Barney asked about the acreage listed on the staff report compared to the project description. Applicants verified it to be 7.31 acres.

Applicants stated that they have had a few complaints about the proposed project but this is in an agriculture area. Other than a few complaints they have had lots of support for this facility.

Applicant stated he has read the recommendations and they are reasonable.

There was discussion of this facility being close to the scenic highway. Applicants stated they would be willing to place a perimeter fence around the area to keep the animals off the highway.

There was verification of the well and water rights being arranged. Applicants stated they have arranged to get power with Dixie Power.

There was discussion of the security measures and hours of operation.

There was discussion of Millard County Code 10-8-5: Reasonable Conditions Authorized for Approval: A-N

There was discussion of the site plan.

There was discussion of this being a five to six days a week operation. They will be closing for about 2 weeks each year to do regular maintenance, repairs and sterilizing. These are State and Federal requirements.

There was discussion of this site having about 10 to 20 animals on site. Once they get bigger and more established, they may have more.

Commissioner John Nye made a MOTION to send a favorable recommendation to the BOCC based on items listed in the staff report and adding a recommendation 3. f. Perimeter fencing.

Recommendations:

1. Approve the Conditional Use Permit for a Meat or Poultry Processing Facility with reasonable conditions.
2. Basis for Issuance of a Conditional Use Permit:
 - a. The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table Of Uses.
 - b. The proposed use is allowed within the Zoning District as identified in Chapter 8.
 - c. The proposed use complies with all requirements of the Zoning District, including all minimum area, setbacks, height, and all other requirements as applicable.
 - d. The proposed use will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
 - e. The property on which the use is proposed is of adequate size to permit the conduct of the use in a manner that will not be detrimental to adjoining and surrounding properties.
 - f. The proposed use comply with all site plan and building requirements, as provided and required by this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
 - g. The proposed use complies with all applicable dedication requirements of the County and provides the necessary infrastructure, as required.
 - h. Such use will not, under the conditions required, be detrimental to the health, general welfare and safety of persons or injurious to property or improvements of the immediate area or the County as a whole. (Section 10-8-3 – Procedures and Review Standards for Conditional C-1 Use, Conditional C-1 Sign, and Conditional C-2 Use Applications)
3. Approve the Permit with the following reasonable conditions:
 - a. The proposed Meat or Poultry Processing Facility be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
 - b. Implementation of safety programs as required by the OSHA and any other state or federal agencies having jurisdiction and observe best practices particular to meat processing operations.
 - c. Dust and odor control procedures be implemented.

- d. Procedures to control and limit rodent, flies and insects be implemented.
- e. A clean and healthy environment on the subject property be maintained.
- f. Perimeter Fencing.

Commissioner Bob Rogers **SECONDED** the motion. Voting was unanimous in the affirmative.

5. PUBLIC HEARING—Text Amendment Application #Z-2021-036 amending Title 5, Chapter 3 of the Millard County Code pertaining to Property Maintenance and the Abatement of Nuisances.

Commissioner Peter Greathouse made a **MOTION** to open public hearing on application Z-2021-036. Commissioner Joyce Barney **SECONDED** the motion. Voting was unanimous in the affirmative.

Planner Adam Richins gave some update and reasoning on amending the ordinance regarding nuisances and nuisance abatement. The language needs to be addressed so it can be more enforceable.

Millard County Commissioner Dean Draper stated this is a necessity. He addressed some of the state code 87b chapter 6 part 11. Section 11 01. He asked that the Commission review 5-3-5: Nuisances on Property A. 3.

Commissioner Joyce Barney made a **MOTION** to close the public hearing on application Z-2021-036. Commissioner Peter Nye **SECONDED** the motion. Voting was unanimous in the affirmative.

6. REVIEW and POSSIBLE RECOMMENDATION – Text Amendment Application #Z-2021-036 amending Title 5, Chapter 3 of the Millard County Code pertaining to Property Maintenance and the Abatement of Nuisances.

There was discussion of the Proposed County Nuisance Ordinance. The Commission went item by item suggesting changes in the Proposed County Nuisance Ordinance. It was agreed that a revised draft would be discussed at the next meeting.

7. OTHER BUSINESS

There was discussion of holding a work meeting.

8. APPROVAL OF MINUTES –May 5, 2021 Planning Commission Meeting.

The proposed minutes of the regular Commission meeting held May 5, 2021 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner John Nye made a **MOTION** to approve the

minutes for May 5, 2021 as corrected. Commissioner Bob Rogers **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 John Nye made a **MOTION** to adjourn. Commissioner Joyce Barney **SECONDED** the motion. Voting was unanimous in the affirmative.

Dated this ___ day of _____ 2021
David Sturlin, Chairman
Millard County Planning Commission