

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
December 7, 2022**

The Millard County Planning Commission met on Wednesday December 7, 2022 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:** David Sturlin ..... Planning Commission Chairman  
Peter Greathouse ..... Planning Commissioner, Via Telephone  
John Nye.....Planning Commissioner  
DeMar Iverson .....Planning Commissioner

**EXCUSED:** Bob Rogers.....Planning Commissioner  
Erin Sorenson .....Planning Commissioner  
Joyce Barney ..... Planning Commission Vice Chairman

**ALSO PRESENT:**

Adam Richins..... Millard County Planner  
Robert Hussey ..... Beaver Valley Joint Venture  
Justin Pendleton ..... Beaver Valley Joint Venture  
Dennis Alldredge ..... 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 called the meeting to order at 6:38 pm. He welcomed all present.

**2. PUBLIC INPUT**

There wasn't any public input.

**3. REVIEW and POSSIBLE APPROVAL**—C-1 Conditional Use Permit Application #Z-2022-048 for a Private, Non-Commercial Campground approximately 5.5 miles southeast of Kanosh Town in the Fishlake National Forest area. Gary & Elizabeth Smith, Applicants

The applicant wasn't able to attend the meeting. Planner Adam called them on the phone and Elizabeth Smith gave a description of their application.

Commissioner David Sturlin went over the Proposed Reasonable Conditions.

There was discussion about the possibility of other permits needed for future development.

The applicant asked for 4 RV spaces rather than the 2 that were in the Recommendations. Planner Adam stated that if they were to have a family reunion or holiday weekend that wasn't long term. The Table of Uses doesn't count that as any type of required permitting.

There was discussion about cattle grazing in the area.

There was discussion about removing vegetation and causing runoff in the area.

There was discussion of where the water will come from. The applicant stated they will be hauling water to the tank in the shed.

Commissioner David Sturlin made MOTION to approve application Z-2022-048 with the proposed reasonable conditions.

## **RECOMMENDATION**

The application as submitted complies with the requirements of this title, all other applicable ordinances and resolutions, and the building codes as adopted, and should be considered for approval with reasonable conditions to address the health, safety, and welfare of surrounding property owners and should be consistent with conditions which could foreseeably exist. Proposed Reasonable Conditions for the Private, Non-Commercial Campground:

- A. Not more than four (4) total RV spaces be developed.
- B. Use of the campground be limited to private, non-commercial use.
- C. Dumping of RV waste be at approved offsite location or in a permitted septic system.
- D. Setbacks and proposed structures shall be substantially as described in the submitted site plan.
- E. Onsite waste containers be provided for solid waste. All waste be disposed of in permitted landfill.
- F. Fire prevention measures be implemented, and campfires be limited to approved firepits.

G. Owner shall be responsible for all site security.

H. Permit shall be subject to review at any time to ensure the operation is in compliance with all conditions and requirements of approval

Commissioner DeMar Iverson **SECONDED** the motion. Voting was unanimous in the affirmative.

**4. PUBLIC HEARING**—Zoning Ordinance Map Amendment Application # Z-2022-050 to change the zoning of property located approximately 7 Miles southwest of Kanosh at the intersection of Highway 91 & Interstate 15 from Agriculture 20 (AG 20) to Highway Commercial (HC). Beaver Valley Joint Venture, Applicant

Commissioner John Nye made a **MOTION** to open the Public Hearing. Commissioner DeMar Iverson **SECONDED** the motion. Voting was unanimous in the affirmative.

Applicants Robert Hussey & Justin Pendleton approached the commission and gave a description of their application.

Commissioner DeMar Iverson made a **MOTION** to close the public hearing. Commissioner John Nye **SECONDED** the motion. Voting was unanimous in the affirmative.

**5. REVIEW and POSSIBLE RECOMMENDATION** – Zoning Ordinance Map Amendment Application # Z-2022-050 to change the zoning of property located approximately 7 Miles southwest of Kanosh at the intersection of Highway 91 & Interstate 15 from Agriculture 20 (AG 20) to Highway Commercial (HC).

There was discussion of the existing zoning.

There was discussion about billboards in the area.

There was discussion about available power in the area.

Commissioner DeMar Iverson made a **MOTION** for a favorable recommendation. Commissioner John Nye **SECONDED** the motion. Voting was unanimous in the affirmative.

## **RECOMMENDATION**

A. Approve the zone change from Agriculture 20 to Highway Commercial if it can be determined the allowed uses within the Highway Commercial zoning district are appropriate for the proposed location.

B. In considering a land use ordinance amendment application, the Planning Commission in formulating a recommendation, and the Board of County Commissioners

(BOCC) in deciding a land use ordinance amendment application shall consider the following factors, among others:

1. Consistency of the proposed amendment with the county General Plan.
2. The effect of the proposed amendment on the well-being of the county.
3. The effect of the proposed amendment on the public health, welfare, and safety.
4. The effect of the proposed amendment on the interests of the county, and its residents.
5. The ability of the county, and other service providers, as applicable, to provide all infrastructure, facilities, and services required by the uses and activities allowed by the proposed amendment.
6. Compatibility of the proposed uses and activities with nearby and adjoining properties.
7. The suitability of the properties for the uses and activities proposed.
8. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the county's Land Use Ordinances, and any other ordinances and resolutions required to implement the amendment. (Ord. 12-12-04, 12-4-2012)

## **6. OTHER BUSINESS**

**7. POSSIBLE CLOSED MEETING** Pursuant to Utah Code Annotated Section 52-4-204 & 205

**8. APPROVAL OF MINUTES** This item was tabled until January 4, 2023.

Commissioner DeMar Iverson made a MOTION to adjourn at 7:10 pm. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_ day of \_\_\_\_\_ 2023  
Joyce Barney, Chairman Pro Tempe  
Millard County Planning Commission