

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
April 10, 2024**

The Millard County Planning Commission met on Wednesday April 10, 2024, at 6:30pm at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: David Sturlin Planning Commission Chairman
Joyce Barney Planning Commission Vice Chairman
Phil Morrison Planning Commissioner
DeMar Iverson Planning Commissioner
John Nye Planning Commissioner
Pat Manis Planning Commissioner
Erin Sorenson Planning Commissioner

EXCUSED:

ALSO PRESENT:

Adam Richins Millard County Planner
Denton Peterson Deputy County Attorney
Bill Wright Millard County Commissioner
Mallori Wood Secretary
Duffy Williams Applicant
Rendon Hughes Applicant
Matt Ward Millard County Chronicle Progress
Paola Garcia Applicant
Juan Garcia Applicant
Robert Anderson Millard County Resident
Scott Anderson Millard County Resident
Todd Anderson Millard County Resident
Dean Anderson Millard County Resident
Jeff Christensen Applicant
Ivan Christensen Applicant
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 6:32 pm. He welcomed all present.

2. PUBLIC INPUT – Commissioner David Sturlin moved item #7 up in the agenda to item #5.

Commissioner Joyce Barney stated that application # Z-2024-016 has the wrong year listed and that the parcel number should be DO-5366-3. Also, the date on application number Z-2024-011 is incorrect and the parcel number should be DO-3928.

Scott Anderson approached the commission on behalf of Drainage District. He is upset about application #Z-2024-011 there is a power pole that is in the way of the drainage canal if it should need to be cleaned. He would like the applicant to move the pole before the application is brought before the commission.

3. REVIEW and POSSIBLE RECOMMENDATION—Application #Z-2024-016 for a Non Plat Subdivision located at approximately 1900 W 4500 S Delta. Paola Garcia, Applicant.

Paola Garcia approached the commission and stated that they would like to build a house and that the property hadn't been properly subdivided before. There is a road that hasn't been properly dedicated.

Commissioner Joyce Barney made a MOTION to postpone this application to give the applicant time to get the dedication of the road. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

4. REVIEW & POSSIBLE APPROVAL – Application #Z-2024-017 for a C-1 Conditional Use Permit for Temporary Construction Housing at approximately 350 East 1200 North Delta. Rendon Hughes, Applicant.

Rendon Hughes approached the commission and gave a description of his application. He would like to put in a temporary RV park.

Commissioner David Sturlin went over the proposed reasonable conditions with the applicant.

Rendon Hughes stated that he has all of the required permits from the health department.

The applicant was asked if there are any trailers currently on site. He stated there was 1 currently there but that it belonged to an in-law.

There was discussion about the surrounding roads. The applicant has been in contact with the Fire Marshall. All of the roads are adequate for emergency services.

Commissioner DeMar Iverson made a MOTION to approve application #Z2024-017. As it is in conformance with the Millard County General Plan and meets the findings in County Code 10.8.3. Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

Proposed Reasonable Conditions for the Temporary Construction Housing:

- A. Not more than eight (8) total RV spaces be developed.
- B. Setbacks and proposed improvements shall be substantially as described in the submitted site plan.
- C. Onsite waste containers shall be provided for solid waste. All waste be disposed of in permitted landfill.
- D. Fire prevention measures be implemented, any campfires be limited to approved firepits.
- E. Owners shall be responsible for all site security.
- F. Permit shall be subject to review at any time to ensure the operation is in compliance with all conditions and requirements of approval.

5. REVIEW and POSSIBLE RECOMMENDATION—Application #Z-2024-011 for a Non Plat Subdivision located at approximately 1000 S 1000 E S Delta. Ivan Jeff Christensen, Applicant

Applicant Jeff Christensen approached the commission and stated that he would like to voluntarily postpone his application so that he can address the power pole issue.

Commissioner Pat Manis made a MOTION to postpone application Z-2024-011. Commissioner Joyce Barney SECONDED the MOTION. Voting was unanimous in the affirmative.

6. PUBLIC HEARING – Application # Z-2024-013 for a C-1 Conditional Use Permit for a Commercial Campground, Outdoor Recreation, Resort, Ministorage, and Outside Storage located at 18000 W Highway 161 Cove Fort. Duffy William, Applicant.

Commissioner John Nye made a MOTION to open the Public Hearing. Commissioner Erin Sorenson SECONDED the motion. Voting was unanimous in the affirmative.

Duffy Williams approached the commission and gave a description of his application. He would like to set up a commercial campground with storage units by Cove Fort.

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

7. REVIEW and POSSIBLE APPROVAL – Application # Z-2024-013 for a C-1 Conditional Use Permit for a Commercial Campground, Outdoor Recreation, Resort, Ministorage, and Outside Storage.

Duffy Williams stated that he would like to provide a public use for people to enjoy that area of Millard County. He stated he is not looking to build a campground for construction workers. He is looking to build a campground for families that are traveling in the area.

There was discussion about the water in the area. The applicant stated he has 33.32 acre feet approved by the state and will provide the water for the area.

There was discussion about the type of cabin the applicant plans on using in the campground.

There was discussion about the sewer system. The applicant is aware that he can't use individual septic tanks.

The applicant stated that he wants to put in a drip system so that he can grow vegetables and sell them onsite.

There was discussion about emergency services being able to access the area.

Commissioner Pat Manis asked for clarification of the Staff Findings

Commissioner David Sturlin went through the recommendations with the applicant.

Commissioner Pat Manis made a MOTION to approve file #Z-2024-013 with the reasonable conditions A through N based on its conformance with the Millard County General Plan and meets the findings in County Code 10.8.3 Commissioner Phil Morrison SECONDED the motion. Voting was unanimous in the affirmative.

PROPOSED REASONABLE CONDITIONS FOR APPROVAL FOR ACTIVITIES ON PROPERTY LOCATED AT APPROXIMATELY 18000 W HIGHWAY 161 COVE FORT:

- A. Access be limited to approved locations on Highway 161.
 - B. Not more than sixty-six (66) RV spaces be permitted. Camping shall be limited to fourteen (14) day maximum stay.
 - C. Not more than fifteen (15) Tiny homes be permitted. Tiny homes shall be on axles and limited to sixty (60) calendar day maximum stay.
 - D. Storage (ministorage & outdoor) shall be restricted to those shown on the submitted site plan.
 - E. Onsite roads be improved and maintained sufficient for emergency vehicle access.
 - F. Dumping of RV waste be at an approved offsite location or in a separately permitted septic system.
 - G. Setbacks and proposed structures shall be substantially as described in the submitted site plan and consistent with Appendices B & C in Chapter 25 of the Millard County zoning ordinance.
 - H. No offsite parking shall be permitted.
 - I. Onsite waste containers be provided for solid waste. All waste be disposed of in permitted landfill.
 - J. Signage shall comply with Millard County sign regulations.
 - K. Site area lighting shall be downward directed.
 - L. Owner shall be responsible for all site security.
 - M. Permit shall be subject to review at any time to ensure the operation is in compliance with all conditions and requirements of approval. Additionally, this permit may be reviewed at any time in the event of complaint or request from any surrounding property owner.
 - N. The applicant is required to follow all Federal, State and local regulations.
- 8. OTHER BUSINESS** Planner Adam Richins stated that the county is working with Jones and Demill on a transportation plan. There will be a draft available at the next meeting.

Planner Adam Richins gave an update on the on the subdivision ordinances.

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

10. APPROVAL OF MINUTES – The proposed minutes of the Planning Commission meeting held March 6th, 2024 were presented for consideration and approval. Following review and minor corrections, Commissioner David Sturlin made a MOTION to approve the minutes from March 6th, 2024. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

11. ADJOURNMENT

Commissioner David Sturlin made a MOTION to adjourn at 8:15 PM. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

Dated this ___ day of _____ 2024
David Sturlin, Chairman
Millard County Planning Commission