



# MILLARD COUNTY PLANNING COMMISSION

71 South 200 West, PO Box 854, Delta, UT 84624

Phone 435-864-1400 Fax 435-864-1404

*Chairman* Joyce Barney *Vice Chairman* Erin Sorenson

John Nye – Demar Iverson – Phil Morrison – Pat Manis – Phil Diaz

**DATE:** January 24, 2025  
**TO:** Millard County Planning Commission  
**FROM:** Joyce Barney, Chairman  
**SUBJECT:** Millard County Planning Commission Meeting

Public Notice is hereby given that the Millard County Planning Commission will hold a public meeting at the Millard County Offices, 71 South 200 West, Delta, Utah commencing at **6:00 p.m.** on **Wednesday, February 5, 2025**. All interested persons are invited to participate and make comment. If you would like to provide written comments, please email [arichins@co.millard.ut.us](mailto:arichins@co.millard.ut.us).

## AGENDA

1. **WELCOME, CALL TO ORDER**
2. **PUBLIC INPUT**
3. **REVIEW and POSSIBLE APPROVAL**—Application # Z-2024-061 for a Non-Plat Subdivision located approximately 2840 W 500 N Fillmore. David Fullmer, Applicant.
4. **REVIEW and POSSIBLE APPROVAL**—Application # Z-2025-008 for a Non-Plat Subdivision located approximately 4300 W 7500 N Delta. Casey & Laura Shields, Applicants.
5. **REVIEW and POSSIBLE APPROVAL**—Application # Z-2025-009 for a Non-Plat Subdivision located approximately 5000 W 7000 N Delta. Jesus & Carmen Maldonado, Applicants.
6. **PUBLIC HEARING for a Zone Change**—Application #Z-2025-006 requesting a zone change from Range & Forest (RF) to Highway Commercial (HC) of 17.0 acres of property located at approximately 1717S Utah Highway 161 (Cove Fort). Jose Luis Moya Sanchez, Applicant.
7. **REVIEW and POSSIBLE RECOMMENDATION**— Application #Z-2025-006 requesting a zone change from Range & Forest (RF) to Highway Commercial (HC) of 17.0 acres of property located at approximately 1717S Utah Highway 161 (Cove Fort).
8. **PUBLIC HEARING**—Text Amendment Application #Z-2025-005 proposing to amend Millard County Code Title 10 Chapter 25 (The Table of Uses and Use Definitions) to change the following to Non-Permitted Uses within the Sherwood Shores Zoning District:
  - a) Agricultural Building
  - b) Agricultural Use
  - c) Convenience Store
  - d) Dwelling, Mobile home
  - e) Educational Facility
  - f) Residential Facility for Elderly Persons
  - g) Residential Facility for Persons with a Disability
  - h) Residential Facility for Persons with a Disability that are substance abuse facilities
  - i) Seasonal Use
  - j) Temporary Construction Office
  - k) Therapeutic School
  - l) Vehicle and Equipment Rental or Sale, New or Used

9. **REVIEW and POSSIBLE RECOMMENDATION**—Text Amendment Application #Z-2025-005 proposing to amend Millard County Code Title 10 Chapter 25 (The Table of Uses and Use Definitions) to change allowable uses within the Sherwood Shores Zoning District.
10. **OTHER BUSINESS** Review of Millard County General Plan Updates (Discussion only)
11. **POSSIBLE CLOSED MEETING** Pursuant to Utah Code Annotated Section 52-4-204 & 205
12. **APPROVAL OF MINUTES** – Planning Commission Meeting December 4, 2024
13. **ADJOURNMENT**

A copy of this agenda will serve as notice to all surrounding property owners of any proposed changes to zoning or land use.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Millard County Offices at 71 South 200 West, Delta, Utah 435 864-1400, at least three working days prior to the meeting.

### **CERTIFICATION OF POSTING**

I, the Millard County Planner, do hereby certify that the above agenda was posted on the Utah State Public Notice website <http://www.utah.gov/pmn/index.html>, the Millard County Website [www.millardcounty.org](http://www.millardcounty.org), and posted in three public places within Millard County on January 31, 2025. Adam Richins, Millard County Planner, [arichins@co.millard.ut.us](mailto:arichins@co.millard.ut.us)