

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
April 10, 2025**

The Millard County Planning Commission met on Wednesday April 10, 2025, at 6:30pm at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT:

Phil Morrison.....Planning Commissioner
Pat Manis.....Planning Commissioner
Shane Church.....Planning Commissioner
Wayne JacksonPlanning Commissioner
Phil Diaz.....Planning Commissioner
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EXCUSED: Erin Sorenson Planning Commission Chairman
John Nye..... Planning Commission Vice Chair
DeMar IversonPlanning Commissioner

ALSO PRESENT:

Adam Richins..... Millard County Planner
Mallori Wood..... Secretary
Denton Peterson Deputy County Attorney
Andy BrayApplicant
Emiliano Pena-Muniz.....Applicant
Juan Peng..... 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 Commissioner Pat Manis called the meeting to order at 6:34 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-2025-007 for Industrial/Manufacturing Activity (light) on located approximately 2300 W 500 N Fillmore. Andy Bray, Applicant.

Andy Bray approached the commission and gave a description of his application.

There was discussion about the Sink Ditch. The ditch sits a ways behind the building and will not be an issue.

The commission went over the staff findings with the applicant.

Commissioner Wayne Jackson made a MOTION to approve application #Z-2025-007 based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

RECOMMENDATION

The conditional use 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 establishment of reasonable conditions.

PROPOSED REASONABLE CONDITIONS FOR APPROVAL OF C-1 CONDITIONAL USE FOR INDUSTRIAL/MANUFACTURING ACTIVITY (LIGHT) LOCATED AT 2300 W 500 N FILLMORE:

A. Setbacks and proposed structures shall be substantially as shown in the submitted site plan.

B. No on-street parking shall be permitted on or along public roads.

C. A Road Maintenance Agreement be established with Millard County for truck traffic on county roads.

D. Dust mitigation controls be implemented to address dust from construction and operations.

E. Signage shall comply with Millard County sign regulations.

F. Site area lighting shall be downward directed.

G. Owner shall be responsible for all site security.

H. The 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.

4. REVIEW and POSSIBLE APPROVAL— C-1 Conditional Use Permit Application #Z-2025-024 for an Accessory Dwelling Unit at 4340 W 5000 N. Delta. Emiliano Pena Muniz, Applicant.

Emiliano Pena Muniz approached the commission and gave a description of the application.

Planner Adam Richins stated that the applicant placed a manufactured home on the property as temporary construction housing. They would like to change that to a secondary dwelling on the property.

Commissioner Pat Manis went over the recommendation and staff findings with the applicant.

Commissioner Phil Morrison made a MOTION to approve application Z-2025-024 based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

RECOMMENDATION

1. Approve the C-1 Conditional Use Permit Application permitting the construction of an accessory dwelling unit as shown in the application.

2. Basis for Recommendation or Approval of the C-1 Conditional Use Permit:

10-8-3: Procedures and Review Standards for Conditional C-1 Use, Conditional C-1 Sign, and Conditional C-2 Use Applications

- a) The proposed use is a conditional use within the zoning district as identified in section 10-25-1 Appendix A, table of uses.
- b) The proposed use complies with all requirements of the zoning district, including all minimum area, setbacks, height, and all other requirements as applicable.
- c) The proposed use will be conducted in compliance with the requirements of this title, all other applicable land use ordinances, and all applicable federal, state, or local requirements and regulations.
- d) The property on which the use is proposed is of adequate size to permit the conduct of the use or sign in a manner that will not be detrimental to adjoining and surrounding properties.
- e) The proposed use with all site plan and building requirements, as provided and required by this title, all other applicable land use ordinances, and all applicable federal, state, or local requirements and regulations.
- f) The proposed use complies with all applicable dedication requirements of the county and provides the necessary infrastructure, as required.
- g) 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.

5. REVIEW and POSSIBLE APPROVAL— C-1 Conditional Use Permit Amendment Application #Z-2025-026 for industrial/manufacturing activity (light) at approximately 2510 E. 500 S. Delta. SFC Welding, Applicant.

Shane Church approached the commission and gave a description of the application.

Commissioner Pat Manis went over the staff findings with the applicant.

Commissioner Phil Diaz made a MOTION to approve application Z-2024-026 based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

RECOMMENDATION

The conditional use 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 establishment of reasonable conditions.

PROPOSED REASONABLE CONDITIONS FOR APPROVAL OF C-1 CONDITIONAL USE FOR INDUSTRIAL/MANUFACTURING ACTIVITY (LIGHT) LOCATED AT 2510 EAST 500 S. DELTA:

- A. Setbacks and proposed structures shall be substantially as shown in the submitted site plan.
- B. No on-street parking shall be permitted on or along public roads.
- C. A Road Maintenance Agreement be established with Millard County for truck traffic on county roads.
- D. Dust mitigation controls be implemented to address dust from construction and operations.
- E. Signage shall comply with Millard County sign regulations.
- F. Site area lighting shall be downward directed.
- G. Owner shall be responsible for all site security.
- H. The 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.

6. DISCUSSION Millard County Subdivision Ordinance (Discussion only) This item was postponed until the next meeting.

7. DISCUSSION Millard County General Plan Updates (Discussion only) This item was postponed until the next meeting

8. OTHER BUSINESS Planner Adam Richins gave an update with FERVO Energy.

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 05, 2025 were presented for consideration and approval. Following review and minor corrections, Commissioner Shane Church made a MOTION to

approve the minutes from March 05, 2025. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

11. ADJOURNMENT Commissioner Phil Morrison made a MOTION to adjourn at 7:40 pm. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

Dated this ____ day of _____ 2025
Pat Manis, Pro Temp Chairman
Millard County Planning Commission