

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
May 07, 2025**

**The Millard County Planning Commission met on Wednesday May 07, 2025, at 6:30pm at the Millard County Offices, 71 South 200 West, Delta, Utah.**

**PRESENT:** Erin Sorenson ..... Planning Commission Chairman  
John Nye..... Planning Commission Vice Chair  
Phil Morrison.....Planning Commissioner  
Shane Church.....Planning Commissioner  
Wayne Jackson .....Planning Commissioner

**EXCUSED:** DeMar Iverson .....Planning Commissioner  
Phil Diaz.....Planning Commissioner  
Pat Manis.....Planning Commissioner

**ALSO PRESENT:**  
Adam Richins..... Millard County Planner  
Mallori Wood..... Secretary  
Denton Peterson ..... Deputy County Attorney  
Dennis Alldredge ..... Millard County Resident  
Copeland Anderson .....Millard County Fire Warden  
Greg Prows..... Millard County Assistant Fire Warden  
Dave Nixon ..... via telephone, Applicant

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 Erin Sorenson called the meeting to order at 6:32 PM. She welcomed everyone present.

**2. PUBLIC INPUT** Copelan Anderson approached the commission to let them know that he is the new Fire Warden for Millard County. His assistant is Greg Prows. Together they want to inform the Planning Commission of the 2006 WUE (Wildland Urban Interface) that the state has adopted.

**3. PUBLIC HEARING** C-2 Conditional Use Permit Application #Z-2025-028 for Public Use (Off Highway Vehicle Staging Area) located at approximately 750 S 1000 E Fillmore. David Nixon, Applicant.

Commissioner John Nye made a MOTION to open the public hearing. Commissioner Phil Morrison SECONDED the hearing. Voting was unanimous in the affirmative.

David Nixon spoke to the commission via telephone and gave a description of the application. He would like to make a staging area for the Sand Rock Ridge Riders ATV Club. Right now, the riders are using private property. He will be getting a OHPR grant to pay for the required updates to the area.

Commissioner John Nye made a MOTION to close the public hearing. Commissioner Phil Morrison SECONDED the motion. Voting was unanimous in the affirmative.

**4. REVIEW and POSSIBLE RECOMMENDATION** —C-2 Conditional Use Permit Application #Z-2025-028 for Public Use (Off Highway Vehicle Staging Area) located at approximately 750 S 1000 E Fillmore. David Nixon, Applicant.

Commissioner Wayne Jackson asked for clarification of the vault toilet that will be on site. There won't be any water on site so when the toilet is pumped the company pumping will have to provide the water.

There was discussion about dust in the area.

Planner Adam Richins went over the reasonable conditions with the applicant.

Commissioner John Nye made a MOTION to send a favorable recommendation of application #Z-2025-028 to the BOCC 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-2 Conditional Use Permit for Public Use with reasonable conditions. (See below).

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 complies 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. (Ord. 12-12-04, 12-4-2012)

3. Approve the amendment to the Conditional Use Permit with the following reasonable conditions:

**1. Use Limitations.** The site shall be used solely for parking, staging, and public access to designated OHV trails.

**2. Hours of Operation.** The staging area shall be open for public use only between the hours of 6:00 AM and 10:00 PM unless otherwise approved.

**3. Access and Traffic Control.** Signage shall be installed at the entrance to ensure safe ingress/egress and direct traffic appropriately. The applicant shall coordinate with the County Road Department on any road improvements or encroachment permits needed.

**4. No Overnight Parking.** Vehicles shall not be left overnight unless otherwise approved.

**5. Fire Protection Measures.** No fires shall be permitted onsite. All areas for parking vehicles shall be identified and shall be cleared of grass and other fuels. Appropriate signage shall be provided.

**6. Dust Control.** The applicant shall implement dust control measures as needed.

**7. Maintenance Responsibilities.** Applicant shall be responsible for ongoing maintenance of trash receptacles, signage and fencing, restroom facilities (if provided), parking area grading and surfacing.

**8. Lighting.** Any installed lighting shall be fully shielded and downward directed to minimize impacts on neighboring properties and dark skies.

**9. Review and Enforcement.** The County reserves the right to review this permit after 12 months to assess compliance and resolve any complaints. Failure to comply with these conditions may result in enforcement action or revocation of the permit following due process.

**10. Coordination.** Applicant shall coordinate with applicable federal or state agencies (e.g., local BLM, & U.S. Forest Service Field Offices) to ensure trail access and signage are consistent with agency rules.

**5. DISCUSSION** Millard County Subdivision Ordinance- Planner Adam Richins gave an update with the progress from Jones and DeMille.

**6. DISCUSSION** Millard County General Plan Updates – Planner Adam Richins gave an update of the progress.

**7. OTHER BUSINESS** Planner Adam Richins stated that the county has received an application and the applicant stated it is a “time sensitive” matter and would like the commission to hold an earlier meeting.

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

**9. APPROVAL OF MINUTES** – The proposed minutes of the Planning Commission Meeting held April 10, 2025 were presented for consideration and approval. Following review and minor corrections, Commissioner Wayne Jackson made a MOTION to approve the minutes as is. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

**10. ADJOURNMENT** Commissioner John Nye made a MOTION to adjourn at 7:25 PM. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_\_ day of \_\_\_\_\_ 2025  
Erin Sorenson, Planning Commission Chairman  
Millard County Planning Commission

