

**NOTICE OF PUBLIC HEARING
MILLARD COUNTY PLANNING COMMISSION
OFFICIAL ZONING MAP AMENDMENT
APPLICATION # Z-2025-036
Zone Change from Agriculture 20 (AG-20) and Agriculture (AG)
To Heavy Industrial (HI)
Joule Capital Partners LLC, Applicant**

Notice is hereby given that the Millard County Planning Commission will conduct a public hearing on Wednesday, July 16, 2025 at 6:30 p.m. at the Millard County Offices, 71 South 200 West, Delta, Utah, for the purpose of receiving public comment on a Zoning Ordinance Map Amendment application to change the zoning of approximately 4,000 acres of property described below and located at approximately 11000 N McCornick Road (Fillmore Address Grid) from Agriculture 20 (AG-20) and Agriculture (AG) to Heavy Industrial (HI):

1. NE1/4 SEC 35, T18S, R5W, SLM. LESS BEG N 0°48'13" W ALG 1/4 SEC LN 1902.66 FT FR S1/4 COR SD SEC 35, N 0°48'13" W ALG 1/4 SEC LN 1575 FT, TH ALG ARC OF 964.87 FT RD CRV TO R 1842.42 FT (CHRD BEAR & DIST S 0°48'13" E 1575 FT) TO BEG [Parcel 5311-1]
2. NW1/4 SE1/4 SEC 34, T18S, R5W, SLM. LESS RR R/W. [Parcel 5307-A-1]
3. NE1/4 SE1/4 SEC 34, T18S, R5W, SLM. [Parcel 5307-A]
4. S1/2 SE1/4 SEC 34, T18S, R5W, SLM, LYING E'LY OF RR R/W. [Parcel 5307-3-2]
5. PRTN OF FLLW DESC LYING W'LY OF RR R/W: S1/2 SE1/4 SEC 34, T18S, R5W, SLM. LESS RR R/W. LESS BEG SW COR SW1/4 SE1/4 SEC 34, N 209 FT, E 209 FT, S 209 FT, W 209 FT TO BEG. [Parcel 5307-3]
6. BEG SW COR SW1/4 SE1/4 SEC 34, T18S, R5W, SLM, N 209 FT, E 209 FT, S 209 FT, W 209 FT TO BEG. [Parcel 5307-3-1]
7. BEG N 0°48'13" W ALG 1/4 SEC LN 1902.66 FT S1/4 COR SEC 35, T18S, R5W, SLM, N 0°48'13" W ALG 1/4 SEC LN 1575 FT, TH ALG ARC OF 964.87 FT RAD CRV TO R 1842.42 FT (CHRD BEAR & DIST S 0°48'13" E 1575 FT) TO BEG. [Parcel 5311-2]
8. N1/2 SE1/4 & SW1/4 SE1/4 SEC 35, T18S, R5W, SLM. LESS BEG N 0°48'13" W ALG 1/4 SEC LN 1902.66 FT FR S1/4 COR SD SEC 35, N 0°48'13" W ALG 1/4 SEC LN 1575 FT, TH ALG ARC 964.87 FT RAD CRV TO R 1842.42 FT (CHRD BEAR & DIST S 0°48'13" E 1575 FT) TO BEG. [Parcel 5312-3]
9. SE/4 SE/4 SEC 35, T18S, R5W, SLB&M. LESS BEG SE COR SD SEC 35, N ALG E SEC LN 725 FT M/L, S 45°46'05" W 1051.70 FT TO S LN SD SEC 35, TH E ALG S LN 725 FT TO BEG. [Parcel 5312-2-2]
10. SE1/4 SE1/4 SEC 35, T18S, R5W, SLM. LESS BEG SE COR SD SEC 35, N 355 FT, W 370 FT, S 45° W 502.05 FT, E 725 FT TO BEG. LESS PRTN LYING IN FLLWG DESC: BEG NE COR SEC 36, T18S, R5W, SLB&M, ALG E LN SD SEC 36 S 00°26'16" W 2685.31 FT TO E/4 COR SD SEC 36, CONT ALG E LN SD SEC 36 S 00°47'14" W 2686.52 (?) TO SE COR SD SEC 36, ALG S LN SD SEC 36 N 89°02'28" W 2674.5

FTTO S/4 SD SEC 36, ALG S LN SD SEC 36 N 89°02'06(?) W 1901.63 FT, N 44°22'28" W 1066.93 FT TO PT ON W LN SD SEC 36, S 45°46'05" W 1051.7 FT TO PT ON S LN SEC 35, ALG S LN SD SEC 35 N 88°44'59" W 1892.81 FT TO S/4 COR SD SEC 35, ALG 1/4 SEC LN N 00°18'25" E 1902.66 FT TO 964.87 FT NON-RAD CRV TO L, ALG ARC SD 964.87 FT CRV 1842.43 FT (CHRD BEARS N 00°18'25" E 1575 FT) TO 1/4 LN, ALG 1/4 LN N 00°18'25" E 1863.37 FT TO N/4 COR SD SEC 35, ALG N LN SD SEC 35 S 89°05'53" E 2641.17 FT TO NW COR SD SEC 36, ALG N LN SD SEC 36 S 89°28'11" E 2689.97(?) TO N/4 COR SEC 36, ALG N LN SEC 36 S 88°55'26" E 2688.08 FT TO BEG. [Parcel 5312-2]

11. BEG SE COR SEC 35, T18S, R5W, SLM, N 355 FT, W 370 FT, S 45° W 502.05 FT, E 725 FT TO BEG. [Parcel 5312-2-1]
12. W1/2 SEC 36, T18S, R5W, SLM. LESS BEG SW COR SD SEC 36, N 725 FT, S 45° E 1025.3 FT, W 725 FT TO BEG. [Parcel 5313]
13. BEG 120 FT N SW COR SEC 36, T18S, R5W, SLM, N 605 FT, S 45° E 855.59 FT, W 605 FT TO BEG. [Parcel 5313-3]
14. BEG SW COR SEC 36, T18S, R5W, SLM, N 120 FT, E 605 FT, S 45° E 169.71 FT, W 725 FT TO BEG. [Parcel 5313-4]
15. N1/2 NE1/4 & N1/2 S1/2 NE1/4 SEC 36, T18S, R5W, SLM. [Parcel 5313-1]
16. SE1/4 & S1/2 S1/2 NE1/4 SEC 36, T18S, R5W, SLM. [Parcel 5313-2]
17. BEG 2038.65 FT N & 5329.76 FT E FR W1/4 COR SEC 1, T19S, R5W, SLM, N 43°56'17" W 870.60 FT, N 89°42'20" E 600 FT, S 0°57'42" E 526.30 FT TO BEG. [Parcel 5872-5]
18. NE1/4 SEC 1, T19S, R5W, SLM. LESS BEG N 2270.21 FT & E 2978.86 FT FR W1/4 COR SD SEC 1, N 31°07'16" W 449.94 FT, N 89°42'20" E 588 FT, S 42°28'15" W 526.30 FT TO BEG. LESS THAT PRTN FOLL DESC LYING IN NE1/4 SEC 1: BEG N 2069.58 FT & E 2795.20 FT FR W1/4 COR SEC 1, N 31°20'03" W 684.08 FT, N 89°42'20" E 307 FT, S 31°07'16" E 449.94 FT, S 42°28'15" W 272 FT TO BEG. LESS BEG 2038.65 FT N & 5329.76 FT E FR W1/4 COR SEC 1, N 43°56'17" W 870.6 FT, N 89°42'20" E 600 FT, S 0°57'42" E 526.30 FT TO BEG. LESS BEG 77.79 FT S 89°02'28" E FR N/4 COR SD SEC 1, TH ALG N LN SD SEC 1 S 89°02'28" E 952.65 FT, S 34.48 FT TO ARC NON TANGENT 1416.57 FT RAD CRV TO L, ALG ARC SD 1416.57 FT RAD CRV 809.05 FT (CHRD BEARS S 57°52'06" W 798.09 FT), N 30°13'26" W 549.61 FT TO BEG. [Parcel 5872-6]
19. COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 5 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 89°21'21" EAST 78.12 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°21'21" EAST 952.65 FEET CONTINUING ALONG SAID SECTION LINE; THENCE SOUTH 00°18'53" EAST 34.48 FEET LEAVING SAID SECTION LINE TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1416.57 FEET, A CENTRAL ANGLE OF 32°53'12" AND A CHORD THAT BEARS SOUTH 57°33'50" WEST 801.97 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 813.08 FEET; THENCE NORTH 30°08'06" WEST 549.61 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION LYING WITHIN

THE COUNTY ROAD RIGHT OF WAY. LESS BEG N 2270.21 FT & E 2978.86 FT FR W1/4 COR SEC 1, T19S, R5W, SLM, N 31°07'16" W 449.94 FT, N 89°42'20" E 588 FT, S 42°28'15" W 526.30 FT TO BEG. [Parcel 5872]

20. BEG N 2270.21 FT & E 2978.86 FT FR W1/4 COR SEC 1, T19S, R5W, SLM, N 31°07'16" W 449.94 FT, N 89°42'20" E 588 FT, S 42°28'15" W 526.30 FT TO BEG. [Parcel 5872-4]
21. BEG N 2069.58 FT & E 2795.20 FT FR W1/4 COR SEC 1, T19S, R5W, SLM, N 31°20'03" W 684.08 FT, N 89°42'20" E 307 FT, S 31°07'16" E 449.94 FT, S 42°28'15" W 272 FT TO BEG. [Parcel 5872-3]
22. THAT PRTN OF THE FLLWG DESC LYING IN THE NW/4 SEC 1, T19S, R5W: BEG NE COR SD SEC 1, ALG E LN SD SEC 1 S 00°11'24" W 5360.55 (?) TO SE COR SD SEC 1, ALG E LN SEC 12, S 00°39'17" W 5359.94 FT TO SE COR SD SEC 12, ALG S LN SD SEC 12, N 88°58'45" W 5407.9 FT TO SW COR SD SEC 12, ALG S LN SEC 11 N 89°21'14" W 1088.83 FT TO E'LY LN OLD RR R/W, ALG E'LY LN SD RR R/W N 28°39'22" W 8708.44 FT TO PT ON W LN SEC 2, ALG E LN SD SEC 2 N 01°03'46" E 476.23 FT TO W/4 COR SD SEC 2, ALG 1/4 SEC LN N 88°46'12" W 272.3 FT TO E'LY LN SD RR R/W, ALG E'LY LN SD RR R/W N 28°39'22" W 3091.73 FT TO PT ON N LN SEC 3, ALG N LN SEC 3 S 88°58'48" E 1846.17 FT TO NE COR SD SEC 3, ALG N LN SEC 2 S 89°01'51" E 2682.05 FT TO N/4 COR SD SEC 2, ALG N LN SD SEC 2 S 88°44'59" E 1555.29 FT, S 00°25'21" W 554.23 FT, S 59°55'58" E 851.15 FT, N 64°24'23" E 381.35 FT TO PT ON E LN SD SEC 2 N 00°55'03" E 42.28 FT, N 45°56'29" E 1060.22 FT TO PT ON N LN SEC 1, ALG N LN SD SEC 1 S 89°02'06" E 1901.63 FT TO N/4 SD SEC 1, ALG N LN SD SEC 1 S 89°02'28" E 2674.5 FT TO BEG. LESS BEG N 2069.58 FT AND E 2795.2 FT FR W/4 COR SD SEC 1, N 31°20'03" W 684.08 FT, N 89°42'20" E 307 FT, S 31°07'16" E 449.94 FT, S 42°28'15" W 272 FT TO BEG. LESS BEG W/4 COR SD SEC 1, ALG W LN SD SEC 1 N 00°55'03" E 750 FT, S 44°05'25" E 1060.51 FT, S 45°54'35" W 1060.81 FT TO W LN SD SEC 1, ALG W LN SD SEC 1 N 00°55'03" E 750 FT TO BEG. LESS BEG 1975 FT E NW COR SEC 1, T19S, R5W, SLM, S 150 FT, E 250 FT, S 175 FT, E 125 FT, N 325 FT, W 375 FT TO BEG. [Parcel 5872-2-2]
23. BEG 1975 FT E NW COR SEC 1, T19S, R5W, SLM, S 150 FT, E 250 FT, S 175 FT, E 125 FT, N 325 FT, W 375 FT TO BEG. [Parcel 5872-1]
24. NW1/4 SEC 1, T19S, R5W, SLM. LESS BEG N 89°55' E 110 FT W1/4 COR SEC 1, N 0°05' W 208.71 FT, N 89°55' E 208.71 FT, S 0°05' E 208.71 FT, S 89°55' W 208.71 FT TO BEG. LESS BEG N 2069.58 FT & E 2795.20 FT FR W1/4 COR SD SEC 1, N 31°20'03" W 684.08 FT, N 89°42'20" E 307 FT, S 31°07'16" E 449.94 FT, S 42°28'15" W 272 FT TO BEG. LESS THAT PRTN OF THE FLLWG DESC LYING IN THE NW/4 OF SEC 1, T19S, R5W: BEG NE COR SD SEC 1, ALG E LN SD SEC 1 S 00°11'24" W 5360.55 (?) TO SE COR SD SEC 1, ALG E LN SEC 12, S 00°39'17" W 5359.94 FT TO SE COR SD SEC 12, ALG S LN SD SEC 12, N 88°58'45" W 5407.9 FT TO SW COR SD SEC 12, ALG S LN SEC 11 N 89°21'14" W 1088.83 FT TO E'LY LN OLD RR R/W, ALG E'LY LN SD RR R/W N 28°39'22" W 8708.44 FT TO PT ON W LN SEC 2, ALG E LN SD SEC 2 N 01°03'46" E 476.23 FT TO W/4 COR SD SEC 2, ALG 1/4 SEC LN N 88°46'12" W 272.3 FT TO E'LY LN SD RR R/W, ALG E'LY LN SD RR R/W N 28°39'22" W 3091.73 FT TO PT ON N LN SEC 3, ALG N LN SEC 3 S 88°58'48" E 1846.17 FT TO NE COR SD SEC 3, ALG N LN SEC 2 S 89°01'51" E 2682.05 FT TO N/4 COR SD SEC 2, ALG N LN SD SEC 2 S 88°44'59" E 1555.29 FT, S 00°25'21" W 554.23 FT, S

59°55'58" E 851.15 FT, N 64°24'23" E 381.35 FT TO PT ON E LN SD SEC 2 N 00°55'03" E 42.28 FT, N 45°56'29" E 1060.22 FT TO PT ON N LN SD SEC 1, ALG N LN SD SEC 1 S 89°02'06" E 1901.63 FT TO N/4 SD SEC 1, ALG N LN SD SEC 1 S 89°02'28" E 2674.5 FT TO BEG. LESS BEG W/4 COR SD SEC 1, N 00°55'03" E 750 FT ALG W LN SD SEC 1, S 44°05'25" E 1060.51 FT TO S LN OF NW/4, TH W TO W/4 COR SD SEC 1, TO BEG. [Parcel 5872-2]

25. BEG PT N 89°55' E 110 FT W 1/4 COR SEC 1, T19S, R5W, SLM, N 0°05' W 208.71 FT, N 89°55' E 208.71 FT, S 0°05' E 208.71 FT, S 89°55' W 208.71 FT TO BEG. [Parcel 5872-2-1]
26. THAT PRTN LYING IN NW/4 SW/4 OF FLLW DESC: BEG W/4 COR SD SEC 1, T19S, R5W, SLB&M, N 00°55'03" E 750 FT ALG W LN SD SEC 1, S 44°05'25" E 1060.51 FT, S 45°54'35" W 1060.81 FT TO W LN SD SEC 1, N 00°55'03" E 750 FT ALG W LN SD SEC 1 TO BEG. [Parcel 5873]
27. S/2 SEC 1, T19S, R5W, SLB&M. LESS BEG W/4 COR SD SEC 1, ALG W LN SD SEC 1 N 00°55'03" E 750 FT, S 44°05'25" E 1060.51 FT, S 45°54'35" W 1060.81 FT TO W LN SD SEC 1, ALG W LN SD SEC 1 N 00°55'03" E 750 FT TO BEG. [Parcel 5873-1]
28. THAT PRTN S1/2 SE1/4 SEC 2, T19S, R5W, SLM, LYING E OF CENTRAL UT CNL. [Parcel 5875]
29. S1/2 SW1/4 SEC 2, T19S, R5W, SLM. ALSO THAT PRTN S1/2 SE1/4 SEC 2, LYING W CNT UT CNL, LESS RR R/W & LESS PRTN W SD RR R/W SW1/4 SW1/4. [Parcel 5875-1]
30. BEG NE COR SEC 2, T19S, R5W, SLM, S 240 RDS, W 320 RDS, N 80 RDS, E 40 RDS, N 2310 FT, W 370 FT, N 330 FT, E 4990 FT, TO BEG. LESS RR R/W. LESS BEG 1935.76 FT N & 2301.35 FT W E1/4 COR SEC 2, N 89°45'45" W 300 FT, N 0°14'15" E 726 FT, S 89°45'45" E 300 FT, S 0°14'15" W 726 FT TO BEG. LESS BEG N/4 COR SD SEC 2, E 1555.29 FT ALG N LN SD SEC 2 TO TRUE POINT OF BEG, TH S 00°25'21" W 554.23 FT, S 59°55'58" E 851.15 FT, N 64°24'23" E 381.35 FT TO PT ON E LN SD SEC 2, TH N TO NE COR SD SEC 2, TH W ALG N LN SD SEC 2, TO BEG. [Parcel 5874-5]
31. BEG N/4 COR SD SEC 2, T19S, R5W, SLB&M, E 1555.29 FT ALG N LN SD SEC 2 TO TRUE POINT OF BEG, TH S 00°25'21" W 554.23 FT, S 59°55'58" E 851.15 FT, N 64°24'23" E 381.35 FT TO PT ON E LN SD SEC 2, TH N TO NE COR SD SEC 2, TH W ALG N LN SD SEC 2, TO BEG. [Parcel 5874]
32. BEG 1935.76 FT N & 2301.35 FT W OF E1/4 COR SEC 2, T19S, R5W, SLM, N 89°45'45" W 300 FT, N 0°14'15" E 156 FT, S 89°45'45" E 300 FT, S 0°14'15" W 156 FT TO BEG. [Parcel 5874-1-1]
33. BEG 1935.76 FT N & 2301.35 FT W OF E1/4 COR SEC 2, T19S, R5W, SLM, N 89°45'45" W 300 FT, N 0°14'15" E 726 FT, S 89°45'45" E 300 FT, S 0°14'15" W 726 FT TO BEG. LESS S 156 FT. [Parcel 5874-1]
34. BEG 1935.76 FT N & 2301.35 FT W OF E1/4 COR SEC 2, T19S, R5W, SLM, N 89°45'45" W 300 FT, N 0°14'15" E 726 FT M/L TO N LN SEC 2 TO TRUE BEG, N

89°45'45" W 82.110 FT, S 0°14'15" W 570 FT, S 89°45'45" E 82.110 FT, N 0°14'15" E 570 FT TO BEG. [Parcel 5874-2]

35. BEG NW COR SEC 2, T19S, R5W, SLM, E 290 FT, S 330 FT, E 370 FT, S 2310 FT, W 40 RDS, N 160 RDS TO BEG. [Parcel 5874-4]

36. N1/2 NW1/4 & NE1/4 SEC 3, T19S, R5W, SLM, LESS RR R/W. [Parcel 5878]

37. S1/2 NW1/4 SEC 3, T19S, R5W, SLM. [Parcel 5885]

38. N1/2 NE1/4 SW1/4 SEC 3, T19S, R5W, SLM. [Parcel 5884-2]

39. NW1/4 SW1/4 SEC 3, T19S, R5W, SLM. ALSO S1/2 NE1/4 SW1/4 SEC 3. [Parcel 5884-1]

40. S1/2 SW1/4 SEC 3, T19S, R5W, SLM. [Parcel 5884]

41. E1/2 SE1/4 & NW1/4 SE1/4, LESS 5 AC TO TOWN IN SEC 3, T19S, R5W, SLM. [Parcel 5880]

42. THAT PRTN NW1/4 & N 33 FT S1/2 SEC 11, T19S, R5W, SLM, LYING W RR R/W. [Parcel 5907-2]

43. THAT PRTN SEC 11, T19S, R5W, SLM, LYING W CNT UT CNL & E RR R/W. [Parcel 5907]

44. PRTN OF SEC 11, T19S, R5W, SLM, LYING E OF CENTRAL UT CNL. [Parcel 5907-1]

45. ALL SEC 12, T19S, R5W, SLM, LYING E CENTRAL UT WATER CO CNL. [Parcel 5908]

46. THAT PRTN OF SEC 12, T19S, R5W, SLM, LYING W OF CENTRAL UT CNL. [Parcel 5908-1]

A copy of the application for the proposed zone change is available for review and inspection at the Millard County Offices, 71 South 200 West, Delta, Utah, and the Millard County Clerk's Office, 765 S Hwy 99, Ste. 6; Fillmore, UT.

Anyone having questions may also contact the Millard County Planner, Adam Richins at the above address or by calling 435-864-1400 or 435-590-5113. All interested persons are invited to attend and make comment.

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