



MILLARD COUNTY PLANNING COMMISSION

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

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

Chairman Erin Sorenson *Vice Chairman* John Nye

Demar Iverson – Phil Morrison – Pat Manis – Phil Diaz – Wayne J. Jackson

DATE: October 25, 2025
TO: Millard County Planning Commission
FROM: Erin Sorenson, 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 **6:30 p.m. on Wednesday, November 5, 2025**. All interested persons are invited to participate and make comment. If you would like to provide written comments, please email arichins@millardcounty.gov.

AGENDA

1. **WELCOME, CALL TO ORDER**
2. **PUBLIC INPUT**
3. **REVIEW and POSSIBLE APPROVAL**—C-1 Conditional Use Permit Application #Z-2025-052 for a private, non-commercial Campground. Ben Waters, Applicant.
4. **PUBLIC HEARING for a Zone Change**—Application #Z-2025-040 requesting a zone change from Agriculture (AG) to Light Industrial (LI) of approximately 617.23 acres of property located at approximately 4000 West 4500 N Delta. 4-L Ranch Company, Applicant.
5. **REVIEW and POSSIBLE RECOMMENDATION**— Application #Z-2025-040 requesting a zone change from Agriculture (AG) to Light Industrial (LI) of approximately 617.23 acres of property located at approximately 4000 West 4500 N Delta.
6. **PUBLIC HEARING for a Zone Change**—Application #Z-2025-060 requesting a zone change from Range & Forest (RF) to Highway Commercial (HC) of approximately 37.0 acres of property located at approximately 18000 West Highway 161 Cove Fort. Silvertree Farm Inc., Applicant.
7. **REVIEW and POSSIBLE RECOMMENDATION**— Application #Z-2025-060 requesting a zone change from Range & Forest (RF) to Highway Commercial (HC) of approximately 37.0 acres of property located at approximately 18000 West Highway 161 Cove Fort.
8. **PUBLIC HEARING for a Zone Change**—Application #Z-2025-061 requesting a zone change from Agriculture 20 (Ag-20) to Agriculture (Ag) of approximately 23.13 acres of property located at approximately 8200 North Highway 125 (Fool Creek). Allen Fowles, Applicant.
9. **REVIEW and POSSIBLE RECOMMENDATION** Application #Z-2025-061 requesting a zone change from Agriculture 20 (Ag-20) to Agriculture (Ag) of approximately 23.13 acres of property located at approximately 8200 North Highway 125 (Fool Creek).
10. **OTHER BUSINESS** – Discussion on Recreational Subdivisions
11. **APPROVAL OF MINUTES** – Planning Commission Meeting October 1, 2025
12. **ADJOURNMENT**

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

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.gov, and posted in three public places within Millard County on October 27, 2025. Adam Richins, Millard County Planner, arichins@millardcounty.gov

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.