

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
November 5, 2025**

**The Millard County Planning Commission met on Wednesday November 5, 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  
Pat Manis..... Planning Commissioner  
Shane Church..... Planning Commissioner  
Wayne Jackson ..... Planning Commissioner  
Phil Diaz..... Planning Commissioner  
DeMar Iverson ..... Planning Commissioner

**EXCUSED:** Phil Morrison ..... Planning Commissioner  
Mallori Wood..... Secretary

**ALSO PRESENT:**

Adam Richins..... Millard County Planner  
Denton Peterson..... Millard County Deputy Attorney  
Ben Waters ..... Millard County Resident  
Carolyn Waters ..... Millard County Resident  
Nick Black ..... Millard County Resident  
Duffy Williams ..... Applicant  
Sharalyn Clayton ..... Millard County Resident  
Daron Smith..... Applicant  
Jared Smith..... Applicant  
John Kraut ..... Millard County Resident  
Levi Pratt..... Millard County Resident  
Nathan Pratt..... Millard County Resident  
Natasha Lewis ..... Millard County Resident  
Jayden Musselman ..... Millard County Resident  
Lori Pratt ..... Millard County Resident  
Jon Pratt ..... Millard County Resident  
Annalia Pratt ..... Millard County Resident  
Alice Pratt ..... Millard County Resident  
Reina Pratt..... 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 Erin Sorenson called the meeting to order at 6:35 pm. She welcomed all present.

**2. PUBLIC INPUT-** There wasn't any public input.

**3. REVIEW and POSSIBLE APPROVAL—**C-1 Conditional Use Permit Application #Z-2025-052 for a private, non-commercial Campground. Ben Waters, Applicant.

Ben Waters approached the commission and gave a description of the application. He is wanting to have a place to come camp during the winter and is requesting 6 campsites on his 10 acres.

Commissioner Erin Sorenson went over the proposed recommendations with the applicant.

There was discussion about the on-site waste containers. Ben stated that he is used to dry camping and once they decide how and where they want the trailers on the property they will put in a septic system.

Commissioner Pat Mains made a MOTION to approve application #Z-2025-052 with the proposed recommendations and amend the application to include 6 campsites rather than the 3 that are in the application. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

## **RECOMMENDATION**

The 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 reasonable conditions to address the health, safety, and welfare of surrounding property owners and should be consistent with conditions which could foreseeably exist. Proposed Reasonable Conditions for the Private, Non-Commercial Campground:

A. Not more than three (3) total RV spaces be developed.

- B. Use of the campground be limited to private, non-commercial use.
- C. Dumping of RV waste be at approved offsite location or in a permitted septic system.
- D. Setbacks and proposed structures shall be substantially as described in the submitted site plan.
- E. Onsite waste containers be provided for solid waste. All waste be disposed of in permitted landfill.
- F. Fire prevention measures be implemented, and campfires be limited to approved firepits.
- G. Owner shall be responsible for all site security.
- H. Permit shall be subject to review at any time to ensure the operation is in compliance with all conditions and requirements of approval.

**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.

Commissioner Pat Manis made a MOTION to open the public hearing. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

Applicant Daron Smith approached the commission and gave a description of the application. The proposed property in the application used to have cattle grazing on parts of it. Other parts, the applicant has tried to farm but because the ground is mostly clay, it isn't very profitable.

Nick Black approached the commission; he owns property right in the middle of the proposed zone change. He is wondering if the zone change goes through, will his property taxes increase.

Commissioner Phil Diaz made a MOTION to close the public hearing. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

**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.

There was discussion about the type of businesses that would be on the property.

There was discussion about the property that is right in the middle of the proposed zone change and whether going through with the change will affect his livelihood.

The surrounding property owners have been informed of the application.

Planner Adam Richins stated that; not 100% of the time but for the most part, the projects coming in would have to come before the commission and present an

application for a conditional use permit. That commission would discuss where exactly on the property the project is going and what might need to be imposed.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation of application #Z-2025-040 to the BOCC based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

## **RECOMMENDATION**

A. Recommend the zone change from Agriculture (Ag) to Light Industrial (LI) be approved only if it can be determined that industrial-type operations permitted under the Table of Uses are an appropriate land use for the proposed location.

B. In considering a land use ordinance amendment application, the Planning Commission in formulating a recommendation, and the Board of County Commissioners (BOCC) in deciding a land use ordinance amendment application shall consider the following factors, among others:

1. Consistency of the proposed amendment with the county General Plan.
2. The effect of the proposed amendment on the well-being of the county.
3. The effect of the proposed amendment on the public health, welfare, and safety.
4. The effect of the proposed amendment on the interests of the county, and its residents.
5. The ability of the county, and other service providers, as applicable, to provide all infrastructure, facilities, and services required by the uses and activities allowed by the proposed amendment.
6. Compatibility of the proposed uses and activities with nearby and adjoining properties.
7. The suitability of the properties for the uses and activities proposed.
8. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the county's Land Use Ordinances, and any other ordinances and resolutions required to implement the amendment. (Ord. 12-12-04, 12-4-2012)

**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.

Commissioner Wayne Jackson made a MOTION to open the Public Hearing. Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

Applicant Duffy Williams approached the commission and gave a description of the application. He would like the zone change to give him more opportunities for businesses in the area.

John Pratt approached the commission and stated his concerns with the application and the concerns of other property owners in the area.

Jayden Musselman approached the commission and stated his concerns with the application.

Natasha Lewis approached the commission and stated her concerns with the application.

Reina Pratt approached the commission and read a statement from her father, Jesse Pratt. He is also opposed to the application.

Levi Pratt approached the commission and read a statement from Russell Bueher. He is also opposed to the application.

Annalia Pratt approached the commission and read a statement from Nicole Buehler. She is also opposed to the application.

Commissioner Shane Church made a MOTION to close the Public Hearing. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

**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.

Commission Chair Erin Sorenson informed the audience that the Planning Commission discusses land utilization. While discussions about resources and infrastructure can be pertinent, it's not usually the most weighed upon thing that is discussed. She wanted to be clear that if someone feels like their point wasn't addressed, typically it's because there isn't enough help within our community to do that.

Applicant Duffy Williams approached the commission.

Commissioner DeMar Iverson asked for an update on the previous conditional use permit. Duffy Williams stated that it is moving forward, it is just taking longer than was anticipated.

Commissioner Shane Church asked if the zone change is being requested for the applicant to be able to split the land into smaller pieces in the future. Applicant Duffy Williams stated that it is, but this meeting is just for the zone change.

Commissioner Wayne Jackson stated that he has read through the recommendations and doesn't believe that this application is consistent with the Millard County General Plan.

Applicant Duffy Williams stated that he believes that because the property sits on a highway, it should be rezoned to highway commercial.

Commissioner DeMar Iverson made a MOTION to send an unfavorable recommendation to the BOCC. Commissioner Wayne Jackson SECONDED the motion Commissioner John Nye agreed. Commissioners Phil Diaz, Pat Manis and Shane Church opposed. Commission Chair Erin Sorenson votes to send a non-favorable recommendation. Motion passes and the application will be sent to the BOCC with an unfavorable recommendation.

## **RECOMMENDATION**

A. Recommend the zone change from Range & Forest (RF) to Highway Commercial (HC) be approved only if it can be determined that commercial-type operations permitted under the Table of Uses are an appropriate land use for the proposed location.

B. In considering a land use ordinance amendment application, the Planning Commission in formulating a recommendation, and the Board of County Commissioners (BOCC) in deciding a land use ordinance amendment application shall consider the following factors, among others:

1. Consistency of the proposed amendment with the county General Plan.
2. The effect of the proposed amendment on the well-being of the county.
3. The effect of the proposed amendment on the public health, welfare, and safety.
4. The effect of the proposed amendment on the interests of the county, and its residents.
5. The ability of the county, and other service providers, as applicable, to provide all infrastructure, facilities, and services required by the uses and activities allowed by the proposed amendment.
6. Compatibility of the proposed uses and activities with nearby and adjoining properties.
7. The suitability of the properties for the uses and activities proposed.
8. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the county's Land Use Ordinances, and any other ordinances and resolutions required to implement the amendment. (Ord. 12-12-04, 12-4-2012)

**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.

Commissioner Shane Church made a MOTION to open the Public Hearing. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

Nobody approached the commission.

Commissioner Shane Church made a MOTION to close the Public Hearing. Commissioner Pat Manis SECONDED the motion. Voting was unanimous in the affirmative.

**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).

The applicant was not present. Planner Adam Richins stated that the applicant was gifted two acres and would like to separate their 2 acres from the current owners.

Commissioner Wayne Jackson asked for clarification of Ag and Ag20 zones.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation to the BOCC based on its conformance with the Millard County General Plan and it meets the findings in code 10.8.3. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

## **RECOMMENDATION**

A. Recommend the zone change from Agriculture 20 (Ag-20) to Agriculture (Ag) be approved only if it can be determined that agricultural-type activities permitted under the Table of Uses are an appropriate land use for the proposed location.

B. In considering a land use ordinance amendment application, the Planning Commission in formulating a recommendation, and the Board of County Commissioners (BOCC) in deciding a land use ordinance amendment application shall consider the following factors, among others:

1. Consistency of the proposed amendment with the county General Plan.
2. The effect of the proposed amendment on the well-being of the county.
3. The effect of the proposed amendment on the public health, welfare, and safety.
4. The effect of the proposed amendment on the interests of the county, and its residents.

5. The ability of the county, and other service providers, as applicable, to provide all infrastructure, facilities, and services required by the uses and activities allowed by the proposed amendment.
6. Compatibility of the proposed uses and activities with nearby and adjoining properties.
7. The suitability of the properties for the uses and activities proposed.
8. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the county's Land Use Ordinances, and any other ordinances and resolutions required to implement the amendment. (Ord. 12-12-04, 12-4-2012)

**10. OTHER BUSINESS** – Discussion on Recreational Subdivisions

**11. APPROVAL OF MINUTES** –

Commissioner Pat Manis made a MOTION to roll this item to the next meeting. Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

**12. ADJOURNMENT-** Commissioner Wayne Jackson made a MOTION to adjourn at 9:00 PM. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_\_ day of \_\_\_\_\_ 2026  
Erin Sorenson, Planning Commission Chairman  
Millard County Planning Commission