

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
January 8, 2026**

The Millard County Planning Commission met on Thursday January 8, 2026, 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
DeMar Iverson Planning Commissioner
Phil Diaz..... Planning Commissioner
Shane Church..... Planning Commissioner
Wayne Jackson Planning Commissioner
Ron Larsen Planning Commissioner

EXCUSED:

ALSO PRESENT:

Adam Richins..... Millard County Planner
Denton Peterson..... Millard County Deputy Attorney
Mallori Wood..... Secretary
KC Bogue Delta City Mayor
Sadie Church Millard County Resident
Jason May Millard County Resident
Lane Livingston..... Fiber Delta
Teri Howell..... Fiber Delta
Justin Ashby Delta City Public Works
Robby Kelsey..... Millard County Resident
Tyler Terry Millard County Resident
Tim Carling Millard County Resident
Todd Holt Millard County Resident
Nanelle Holt Millard County Resident
Danny Dutson Millard County Resident
Pat Bennett..... MCSO
Debra Carling..... Millard County Resident
Shantel Oppenheimer..... Millard County Resident
Drey Oppenheimer Millard County Resident
Brian Willoughby..... Millard County Resident
Royce Topham Millard County Resident

Justin Anderson	Millard County Resident
Randy Lake.....	Millard County Resident
Stacey Lake	Millard County Resident
Whitt Sorenson	Millard County Resident
Susan Stefanoff	Millard County Resident
Chris Holinsworth.....	Millard County Resident
Autumn Holinsworth.....	Millard County Resident
Cindy Butler	Millard County Resident
Spence Butler	Millard County Resident
Roger Bliss	Millard County Resident
Jace Morgan	Millard County Resident
Ward Christensen	Millard County Resident
Karl Anderson	Delta Valley Trucking
Bill Wright.....	Millard County Commissioner
Megan Anderson	Millard County Resident
Russ Anderson	Coyote Gulch RV Park
Katy Clark	Millard County Resident
Joe Clark.....	Millard County Resident
Dale Pratt.....	Millard County Resident
Preston Finlinson	Millard County Resident
Kevin Morris.....	Millard County Resident
Tom Nielson.....	Millard County Resident
Dee Jay Finlinson	Millard County Resident
Russell Finlinson.....	Millard County Resident
Eric Mooney.....	Millard County Resident
Soo Mooney.....	Millard County Resident
Jason Ibanez	
Sandee Cropper	Millard County Resident
Cindy Moody.....	Millard County Resident
Ron Moody	Millard County Resident
Edria Day	Millard County Resident
Russ Day	Millard County Resident
Colin Bennett	Millard County Resident
Cheryl Bennett	Millard County Resident
Channing Stott.....	Millard County Resident
Tim Stott	Millard County Resident
Landon Stott	Millard County Resident
Natalie Stefanoff	Millard County Resident
Jason Stefanoff.....	Millard County Resident
Linda Tanner.....	Millard County Resident
Randy Morris	Millard County Resident
Ladd Holman	Millard County Resident
Rayette Jones.....	Millard County Resident
Vicki Lyman	Millard County Commissioner
Landon Kesler.....	Millard County Resident

Mike Barney	Millard County Resident
Joyce Barney	Millard County Resident
Joan Finlinson	Millard County Resident
Kolton Finlinson	Millard County Resident
Garth Lake	Millard County Resident
Leslie Lake	Millard County Resident
Elend LeBaron	Millard County Resident
Wade Hollingshead	Millard County Resident
Matt Loe	Millard County Resident
Wendy Loe	Millard County Resident
Jamie Christensen	Millard County Resident
Todd Cusick	CMC
Taylor Larson	CMC
Jarvis Jones	Millard County Resident
Kodi Jorgenson	Millard County Resident
Steve Albrecht	Millard County Resident
Peter Greathouse	Millard County Resident
Steve Tolley	Millard County Resident
Brandon Loe	Millard County Resident
Rick Tolley	Millard County Resident
Maria Nye	Millard County Resident
Shauna Nelson	Millard County Resident
Bill Nelson	Millard County Resident
Janae Stuart	Millard County Resident
Steve Styler	Styler-Daniels
Eldridge Travis	Millard County Resident
Rose Travis	Millard County Resident
Michael Bennett	Millard County Resident
Jeff Bradley	Millard County Resident
Marion Anderson	Millard County Resident
Shim Callister	Millard County Resident
Ellen Anderson	Millard County Resident
Chet Simper	Distant Peak Eng.
Heidi Simper	Millard County Resident
Kalen Taylor	Millard County Resident
Shane Steere	Cobalt
Dan Stevens	Millard County Resident
Ken Visser	Millard County Resident
Debbie Visser	Millard County Resident
Lewis Dutson	Millard County Chronicle Progress
Shellie Dutson	Millard County Chronicle Progress
Matt Ward	Millard County Chronicle Progress
John Aagard	Millard County Resident
Barbara Aagard	Millard County Resident
Holden Holt	Millard County Resident

Bailee Holt	Millard County Resident
Hayden Holt	Millard County Resident
Laney Holt.....	Millard County Resident
Chad Peterson	Millard County Resident
Jonathan Barney.....	Millard County Resident
Darren Smith.....	Millard County Resident
Selena Thayne.....	Millard County Resident
Pete Madsen.....	Millard County Resident
Sue Madsen	Millard County Resident
Trevor Johnson.....	Millard County Commissioner
Dennis Aldredge	Millard County Resident
Pat Bennett	Millard County Resident
Calen Taylor	Millard County Resident
Buford Conelly	Creekstone

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 6:34 pm. She welcomed all present.

At the beginning of each year the Planning Commission selects a chairman and a vice chairman.

Commissioner DeMar Iverson nominated current chairman Erin Sorenson to remain as chairman of the Planning Commission commissioner John Nye seconded that nomination. No others were nominated. Commissioner John Nye made a MOTION for Erin Sorenson to be the chairman of the Planning Commission. Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

Commissioner DeMar Iverson made a MOTION to keep current vice chairman John Nye as the vice chairman. Commissioner Phil Diaz SECONDED the motion.

Commissioner Shane Church made a MOTION for Phil Diaz to be vice chairman. Commissioner Pat Manis SECONDED the motion.

Commissioner John Nye made a MOTION to cease nominations. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

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

Planning Chair Erin Sorenson requested to have items 7&8 moved to the beginning of the meeting.

3. PUBLIC HEARING for a Zone Change—Application #Z-2025-072 requesting a zone change from Agriculture 20 (AG 20) to Heavy Industrial (HI) of approximately 80.0 acres of property located approximately 3.5 miles south of Delta. DSC LLC, Owner/Applicant.

Commissioner Pat manis made a MOTION to open the public hearing. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

Daniel Dutson approached the commission and gave a description of the application.

Stacey Lake approached the commission. She lives down the road from the proposed site. She is wondering about the water and how much will be used. She asked about operating hours.

Russ Day approached the commission. He lives across the road from the site. He is concerned about the bridge on 4500 S. He asked what the weight limit was on the road and what they would be doing exactly. He is concerned about the water.

Planner Adam Richins stated that once a zone is changed any of the allowed uses in that zone could be applied for. Pretty much all of those uses will require a conditional use permit where they would have to come before the Planning Commission.

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

4. REVIEW and POSSIBLE RECOMMENDATION— Application #Z-2025-072 requesting a zone change from Agriculture 20 (AG 20) to Heavy Industrial (HI) of approximately 80.0 acres of property located approximately 3.5 miles south of Delta. DSC LLC, Owner/Applicant.

There was discussion about the noise and light pollution.

There was discussion about the road and the work that will need to be done on the bridge on 4500 S. Planner Adam Richins stated that there will be a road maintenance agreement between the applicant and the county.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation on application #Z-2025-072 to the BOCC based on its conformance with the Millard County General Plan and meets the findings in code 10.6.3. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

RECOMMENDATION

A. Approve the zone change from Agriculture 20 (AG-20) to Heavy Industrial (HI) if it is determined through consideration that the application meets the criteria (below).

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)

5. PUBLIC HEARING for a Zone Change—Application #Z-2025-069 requesting a zone change from Agriculture (AG) to Range & Forest (RF) of approximately 276.55 acres of property located at approximately 11000 North 400 West Holden. McCornwood, Owner, Greg Kesler, Applicant

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

Chet Simper approached the commission on behalf of the applicant and gave a description of the application.

Commissioner DeMar Iverson was excused at 9:29 pm.

Landon Kesler approached the commission and stated that Larry Dutson approached them and asked if they had a place to possibly do a batch plant. They have been able to find significant sources of gravel that would be less than 2 miles from the JOULE Data Centers. The trucks hauling would not see Highway 50.

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

6. REVIEW and POSSIBLE RECOMMENDATION— Application #Z-2025-069 requesting a zone change from Agriculture (AG) to Range & Forest (RF) of approximately 276.55 acres of property located at approximately 11000 North 400 West Holden. McCornwood, Owner, Greg Kesler, Applicant

Commissioner Erin Sorenson asked how surface mining operations and whether they are continuous through property lines or if they're allowed per parcel.

Planner Adam Richins stated that historically surface mining operations have been limited to the parcel that they've had zoned and approved. With the house bill that was passed last year, surface mining can expand as long as the owner of operators own the adjoining parcels.

Commissioner Shane Church made a MOTION to send a favorable recommendation to the BOCC for application #Z-2025-069 based on its conformance with the Millard County General Plan and meets the findings in code 10.6.3. Commissioner Ron Larsen SECONDED the motion Voting was unanimous in the affirmative.

RECOMMENDATION

A. Recommend the zone change from Agriculture (AG) to Range and Forest (RF) be made only if it is determined through consideration that the application meets the criteria (below).

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)

RECOMMENDATION

- A. Recommend the zone change from Agriculture (AG) to Range and Forest (RF) be made only if it is determined through consideration that the application meets the criteria (below).
- 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.
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 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)

7. PUBLIC HEARING for a Zone Change—Application #Z-2025-073 requesting a zone change from Agriculture (AG) and Agriculture 20 (AG 20) to Range & Forest (RF) of approximately 4,461.38 acres of property located 5 miles southeast of Delta. Creekstone Energy, LLC, Applicant.

This item was heard first.

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

Steve Styler approached the commission on behalf of the applicant and gave a description of the application.

Planner Adam Richins put a picture of the map with the proposed area on the screen for the audience to see. There are portions that are already zoned Range and Forrest.

Steve Styler stated that Creekstone Energy LLC has come to an agreement with the people that use that area to graze their livestock.

The commission requests that each speaker only speak for 3 minutes and once per person.

Stacey Lake approached the commission and asked for clarification of the area being proposed. She would like the parcels to be split.

Collin Bennett approached the commission. He asked if the applicant was planning on coming back and asking for more space to put solar on. He also asked for clarification of an AUM.

Tom Nielson approached the commission. He was a part of the Planning Commission in the past. He would like to know why the applicant doesn't put the solar panels out by

IPP where it's already zoned appropriately. Steve Styler stated they were told that the area is already planned for other industrial users, and they aren't wanting to put solar there.

Chad Peterson approached the commission. He owns property by IPP that solar companies are planning to put solar on and wants to know why they won't put them there. Planner Adam Richins stated that other companies are already contracted to go there.

Katie Clark approached the commission and read a letter written by Kyle Ashby. The commission has a copy of the letter, and it will be included in the minutes.

Spence Butler approached the commission and read a letter from Greg Greathouse, who is in opposition to the application.

Jamie Christensen approached the commission. She believes in the future of agriculture and is wondering how many years the solar panels will be used. Steve Styler stated the lifespan is around 25 years and they won't be able to start the project without a reclamation bond stating they will remove the solar panels when they are finished.

Russell Finlinson approached the commission. He stated that solar panels are considered toxic waste and Millard County isn't equipped to dispose of them.

Selena Thayne approached the commission. She is wondering if it's possible to make an agreement where the acreage is limited. Denton Peterson explained the process of zoning.

Hayden Holt approached the commission. He is concerned about agriculture in the area. He is also concerned about solar panels affecting the GPS for pilots flying in the area. He is a pilot and has had problems with them in the past.

Matt Ward approached the commission. He stated that he would like the public to consider the fact that SITLA owns the land, has property rights and a fiduciary responsibility to the public and state to make as much money as possible. And they should also consider that SITLA could basically make the decision for the public if they really wanted to.

Peter Greathouse approached the commission. He doesn't believe that solar energy is good for the local communities. He is also concerned for agriculture in the area.

Chris Hansen approached the commission. He stated that he believes that what the applicant is proposing is a good compromise and will be good for the area.

Drey Oppenheimer approached the commission. He's spent the last 15 years being a lineman and is wanting to put into perspective how much power is needed to run the

data centers. He believes that the solar should be put on a hardpan out west where nobody can see it. They can run transmission lines from there to the data centers.

Royce Topham approached the commission. He asked about the 10-year delay.

Michael Bennett approached the commission. He is a hobbyist beekeeper and is concerned about the pollinators.

Edria Day approached the commission and asked for the site plan of the project. She is concerned about the amount of power needed.

Daren Smith approached the commission. He stated he would like the county and the applicant to compromise.

Cindy Butler approached the commission and stated that if the applicant was able to purchase IPP they would need water. She would like to know where the water will come from. She read section 209 on page 4 of the Millard County land use manual. She believes that this application isn't different from the previously denied application and they should have to wait to a year to file the new application. She is concerned that Creekstone is setting a precedent hoping that the door will be open for further rezoning of SITLA properties. She is asking the commission to please deny the application.

Sandee Copper approached the commission and read from the same packet that Cindy Butler was reading from.

Autumn Hollinsworth approached the commission and read from the same packet.

Planner Adam Richins stated that the difference in the applications is that in the initial application they included the legal description of the entirety of the lease. Some of that property is already zoned as range and forest, and that acreage was subtracted.

Cameron Nelson approached the commission. He stated the county needs growth, but it scares him to rezone something because you can't go back. He believes that there is more to this story than is being implied.

Donald Brown approached the commission. He asked who was for solar and who wasn't.

Jason May approached the commission and believes that this is good for the county.

Sue Mooney approached the commission. She is a supporter of the application.

Kalen Taylor approached the commission. He asked for clarification of the tax benefits.

Debbie Visser approached the commission. She believes that the tax benefits would be good for the county.

Mont Bradfield approached the commission he is concerned about the traffic, wildlife and dust.

Russell Anderson approached the commission. He would like people to have an open mind.

Jace Morgan approached the commission. He is wondering why the company's website still says 30,000 ish acres. Buford Conley stated that they have reached out to the web page team to have it corrected.

Landon Kesler approached the commission. He's been working with commercial solar for 10 plus years and has 1000 acres of solar a mile from his home. He believes there is a lot of misunderstanding about it. He is willing to share what he's learned and knows about it with anyone that would like.

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

8. REVIEW and POSSIBLE RECOMMENDATION— Application #Z-2025-073 requesting a zone change from Agriculture (AG) and Agriculture 20 (AG 20) to Range & Forest (RF) of approximately 4,461.38 acres of property located 5 miles southeast of Delta. Creekstone Energy, LLC, Applicant.

Buford Conley approached the commission and thanked the public for their comments and spoke on the concerns that were brought up.

Commissioner Pat Manis asked about the reclamation bond. Buford Conley stated that the bond has to be in effect before the project can even start and that if the project fails, the money is there to be used to reclaim the land back to the way it was.

Phil Diaz asked for clarification of the parcels in the past application and the parcels in this application.

Commissioner John Nye stated that there have been awesome comments from both sides tonight. He wishes there was a way to put the solar on the hard pan out west and have them be out of sight out of mind. He asked about the transmission lines and how much it would cost to run them.

Commissioner Erin Sorenson stated her concerns.

Commissioner Shane Church believes that this is a good fit and would benefit the county in many ways.

Commissioner Phil Diaz stated that he has been to the area and didn't see a lot of vegetation. He believes that the best land use for the area would be to put solar there. He would like everyone to work together because industrial is coming to the area.

Commissioner DeMar Iverson stated that he is concerned about the dust during the construction.

Commissioner Ron Larsen stated that he agrees with Commissioner Shane Church and thinks this would be a good thing for the county.

Commissioner Erin Sorenson introduced Ron Larsen as the new alternate member of the Planning Commission

Commissioner Wayne Jackson abstained from the vote.

Commissioner Ron Larsen disclosed the company that he works for has a potential contract with the project, and they were not with the solar. After disclosing the potential conflict, he went forward with the vote.

Commissioner John Nye made a MOTION to send an unfavorable recommendation on application #Z-2025-073 to the BOCC based on its conformance with the Millard County General Plan and doesn't believe that it meets the findings in code 10.6.3. Commissioner DeMar Iverson SECONDED the motion. Commissioners Pat Manis, Phil Diaz, Ron Larsen and Shane Church opposed.

Commissioner Shane Church made a MOTION to send a favorable recommendation on application #Z-2025-073 to the BOCC based on its conformance with the Millard County General Plan and meets the findings in code 10.6.3. Commissioner Pat Manis SECONDED the motion.

Commissioner Erin Sorenson asked Deputy County Attorney Denton Peterson if the application could be amended to NOT include the property on the east side of the highway and use the highway as a boundary. Denton told her that there is nothing that prohibits the county from split zoning, it just isn't something that is typically done. They could put a geographical limitation in the conditional use permit for the solar but if another company came and wanted to do another project there, they couldn't limit the conditional use. The only way to ensure that nothing was put on the other side of the highway would be to do a split zone.

Commissioner Shane Church agrees with the amendment and stated that the BOCC ultimately makes the final decision.

VOTING was unanimous in the affirmative. Amended MOTION to exclude the east side of Highway 50 from application #Z-2025-073 carries.

RECOMMENDATION

A. Recommend the zone change from Agriculture (AG) & Agriculture 20 (AG-20) to Range and Forest (RF) be made only if it is determined through consideration that the application meets the criteria (below).

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:

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9. PUBLIC HEARING for a Zone Change—Application #Z-2025-074 requesting a zone change from Agriculture 20 (AG 20) to Range & Forest (RF) of approximately 560.0 acres of property located 6.5 miles southwest of Holden along State Highway 100. Bald Mtn Investment, Owner, CMC Rock LLC, Applicant.

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

Todd Cusick approached the commission on behalf of Bald Mountain Investment and gave a description of the application.

Channing Stott approached the commission. He stated they are looking for opportunities to grow and believe that this area will be able to help supplement the gravel needs for the data centers.

Daniel Stevens approached the commission and asked if the intention was to have a batch plant there. The applicant said this application is for a gravel pit.

Commissioner Erin Sorenson stated that a batch plant isn't permitted under the current zone. If the applicant wanted to put one in, they would need submit an application for a zone change and come back before the commission.

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

10. REVIEW and POSSIBLE RECOMMENDATION— Application #Z-2025-074 requesting a zone change from Agriculture 20 (AG 20) to Range & Forest (RF) of approximately 560.0 acres of property located 6.5 miles southwest of Holden along State Highway 100. Bald Mtn Investment, Owner, CMC Rock LLC, Applicant.

There was discussion about section 17 of the Utah State Code.

Commissioner Wayne Jackson stated that this is exactly what he would have hoped for when the data centers came in. Other people in the area are able to start other business and benefit from them.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation of application #Z-2025-074 to the BOCC based on its conformance with the Millard County General Plan and meets the findings in code 10.6.3. Commissioner Ron Larsen SECONDED the motion. Voting was unanimous in the affirmative.

11. PUBLIC HEARING— C-2 Conditional Use Permit Amendment Application #Z-2025-066 for Industrial/ Manufacturing Activity (General) at approximately 1365 N HWY 6, Delta - Ares Strategic Mining Inc., Owner; Provo Mining & Construction Inc., Applicant

Commissioner Phil Diaz made a MOTION to open the public hearing. Commissioner Wayne Jackson SECONDED the motion.

Roy Durr approached the commission on behalf of the applicant and gave a description of the application. They are needing settling pond to ensure that they are recirculating 100% of the water. The pond will be double lined with a system of leak detection so there will be zero discharge.

KC Bogue approached the commission on behalf of Delta City. He stated they are strongly opposed to it being in their community. He believes that the land is developable land rather than mining land.

Jason May approached the commission. He is opposed to the application and concerned about the water in the area being contaminated.

Joyce Barney approached the commission. She stated that the initial application was to process it there, crush it and move on. She is opposed to this application and doesn't believe it should be approved. She believes that if they're going to expand, they need to be in a different location.

Justin Ashby approached the commission. He owns a home west of the project site and is concerned about water contamination. He is opposed to the application.

Deran Smith approached the commission. He is also opposed to the application.

Shauna Nelson approached the commission. She owns a well next to the property. She is concerned about the contamination of her wells.

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

12. REVIEW and POSSIBLE RECOMMENDATION – C-2 Conditional Use Permit Amendment Application #Z-2025-066 for Industrial/ Manufacturing Activity (General) at approximately 1365 N HWY 6, Delta - Ares Strategic Mining Inc., Owner; Provo Mining & Construction Inc., Applicant

Planner Adam Richins asked the applicant to inform the commission the definition of fluorspar.

Commissioner Erin Sorenson stated that she believes there isn't enough information to make an informed decision tonight and asked the applicant to bring back correspondence from the DEQ and proof that what they are wanting to do is a permitted use.

Commissioner Phil Diaz stated his concerns with the application.

Commissioner Wayne Jackson made a MOTION to continue this application to give the applicant time to get more information. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

13. OTHER BUSINESS – (Discussion Only) Subdivision Ordinance & Development Standards (Discussion Only) General Plan Updates

This item was moved to the next meeting.

14. APPROVAL OF MINUTES – Planning Commission Meetings November 18, 2025

This item was moved to the next meeting.

15. ADJOURNMENT – Commissioner Wayne Jackson made a MOTION to adjourn at 10:33 pm Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

Dated this ___ day of _____ 2026
Erin Sorenson, Planning Commission Chairman
Millard County Planning Commission