

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
November 18, 2025**

**The Millard County Planning Commission met on Tuesday November 18, 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  
Phil Morrison..... Planning Commissioner

EXCUSED:

ALSO PRESENT:

Adam Richins..... Millard County Planner  
Denton Peterson..... Millard County Deputy Attorney  
Mallori Wood..... Secretary  
Stirling Adams..... ZEO Energy Corp  
Richard Jacobson ..... Millard County Resident  
Relda Jacobson ..... Millard County Resident  
Kyle Ashby..... Millard County Resident  
Jacek Adams ..... ZEO Energy Corp  
Rayette Jones..... Millard County Resident  
Lane Livingston..... Creekstone Energy  
Jason Newson ..... Creekstone Energy  
Sandee Cropper ..... Millard County Resident  
Blair Cropper..... Millard County Resident  
Jonathan Barney..... Millard County Resident  
Chris Hansen ..... Millard County Resident  
Russell Finlinson..... Millard County Resident  
Ken Visser ..... Millard County Resident  
Debbi Visser ..... Millard County Resident  
Spence Butler ..... Millard County Resident  
Cindy Butler ..... Millard County Resident  
Daniel Hawley..... JDE

Chris Holinsworth.....	Millard County Resident
Preston Finlinson .....	Millard County Resident
Ruben Partridge.....	Millard County Resident
Karen Banks .....	Millard County Resident
Robert Banks .....	Millard County Resident
Shelly Finlinson.....	Millard County Resident
Christy Jeffery Bunker.....	Millard County Resident
Colin Bennett .....	Millard County Resident
Cheryl Bennett .....	Millard County Resident
Gage Van Orden.....	Millard County Resident
Kena Van Orden .....	Millard County Resident
Don Knight .....	Millard County Resident
Jayne Knight .....	Millard County Resident
Shaun Jeffery.....	Millard County Resident
Todd Holt .....	Millard County Resident
Nanelle Holt .....	Millard County Resident
Matt Ward .....	Millard County Chronicle Progress
Wendy Loe.....	Millard County Resident
Sue Petersen .....	Millard County Resident
Nick Finlinson .....	Millard County Resident
Jackson George.....	Millard County Resident
Jason May .....	Millard County Resident
Russell Styler.....	Millard County Resident
Randy Lake.....	Millard County Resident
Stacey Lake .....	Millard County Resident
Tyrel Brown.....	Millard County Resident
Donald Brown .....	Millard County Resident
Jason Borweigen .....	Millard County Resident
Jace Morgan .....	Millard County Resident
Landon Kesler.....	Millard County Resident
Jason Stefanoff.....	Millard County Resident
Matt Loe.....	Millard County Resident
Brandon Loe .....	Millard County Resident
Stacey Best.....	Millard County Resident
Heather Turner .....	Millard County Resident
Craig Stumph.....	Millard County Resident
Clarke Christensen .....	Millard County Resident
Barbara Anderson.....	Millard County Resident
Ellan Anderson .....	Millard County Resident
Shirm Callister .....	Millard County Resident
Deb Greathouse .....	Millard County Resident
Tina Anderson .....	Millard County Resident
Eric Anderson .....	Millard County Resident
Julie Anderson .....	Millard County Resident
Joy Partridge.....	Millard County Resident

Kent Magleby .....	CMT Tech Service
Roger Osguthorpe .....	Millard County Resident
Stephen Osguthorpe.....	Millard County Resident
Whitt Sorenson .....	Millard County Resident
Jared Buhler .....	Millard County Resident
Brock Osguthorpe.....	Millard County Resident
Steve Styler .....	Creekstone Energy
Chase Sheffield .....	Creekstone Energy
Kirk Owens .....	Millard County Resident
Wyatt Jenkins .....	Millard County Resident
Shane Steere.....	Cobalt
Tom Nielson.....	Millard County Resident
JB Lovell .....	Millard County Resident
Rachel Boyak.....	SITLA
DJ Finlinson .....	Millard County Resident
Julie Finlinson .....	Millard County Resident
Vicki Lyman .....	Millard County Commissioner
Amy Riches.....	Millard County Resident
Rodger G Hangartner .....	Millard County Resident
Leslie Lake.....	Millard County Resident
Garth Lake .....	Millard County Resident
Joan Finlinson.....	Millard County Resident
Rose Travis.....	Millard County Resident
Eldridge Travis.....	Millard County Resident
Eric Dunn.....	CMT Tech Service

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 Chairman Erin Sorenson called the meeting to order to 6:30 PM. She welcomed all present.

**2. PUBLIC INPUT-** Ladd Holman approached the commission and gave a history of the land in the proposed zone change. He has a state grazing lease for cattle in the area. He also private land in the same area.

**3. PUBLIC HEARING** for a Zone Change—Application #Z-2025-058 requesting a zone change from Agriculture 20 (AG 20) to Range & Forest (RF) of approximately 8,938.27 acres of property located approximately 3 miles southeast of Delta. Creekstone Energy LLC, Applicant.

Commission Chairman Erin Sorenson asked that the public limit their speaking to five minutes.

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

Steve Styler with Creekstone Energy LLC approached the commission as legal counsel for the applicant and gave a description of the application. They are asking the commission for a zone change of 8,938.27 acres to be able to put solar panels in order to run the data centers that were approved in a previous meeting.

Shane Steer with Creekstone Energy LLC approached the commission and thanked the community for their involvement in tonight's meeting.

Spence Butler from Leamington approached the commission. He grazes cattle in Millard County. He read from the Millard County General plan and stated that he believes the area should stay agriculture. His grandchildren are 5<sup>th</sup> generation farmers in the area. He doesn't believe that changing the zone is a good idea.

Matt Loe approached the commission. He was at the Planning Commission when the Data Centers were approved. He is opposed to the zone change and is wondering why the solar project wasn't brought up during that time.

Jared Buhler approached the commission. He owns the IFA Country Store in Delta. The farmers that would be affected by the zone change bring a significant amount of money to his store. He believes that if the zone change is approved, he will be hit financially and is opposed to the application.

Collin Bennett approached the commission. He is wondering how many jobs would be brought to the area. He is also wondering how much the data center would impact the county budget. He believes that his generation would benefit from the zone change because they are looking for tech jobs.

Tom Nielson approached the commission. He was on the Planning Commission in the past and stated that once a zone change is approved, it can never be changed back to the way it was before. He is opposed to the zone change.

Sandee Cropper approached the commission. She is a resident of Oak City and owns a business in Delta. She stated that she understands that the data centers will need power to run them but doesn't believe that this area is the best place for solar.

Roger Osguthorpe approached the commission. He grazes cattle in phase 1 of the proposed zone change. He stated that if the zone change passes it will be heartbreaking and devastating to his operation.

Stacey Lake approached the commission. She is opposed to the zone change and believes that the solar farm will destroy habitats. She is also worried about drainage and runoff. She would like the area to remain ag.

Russell Finlinson approached the commission. He stated that the radioactivity from the solar panels when they're recycled is dangerous and doesn't think they should be brought here.

Christy Jeffrey Bunker approached the commission and read a statement from her phone.

Cindy Butler approached the commission. She is opposed to the application.

Stephen Osguthorpe approached the commission. He has a farm in Millard County. He moved here from Park City to get away from the big city life and is opposed to the zone change.

Craig Stumph approached the commission. When he came to the meeting he was for the zone change but as he's listened to everyone talk, he can see that there are some problems. He asked how many acre feet of water will be used. Steve Styler stated that the data center will use 26-acre feet of water. He is concerned about the dust in the area. He stated that his family has a hard time finding work in the area because they are not farmers and believes that the data centers would benefit them. Steve Styler stated that they data centers will employ about 30 people. Craig is in favor of the zone change if it is done right.

Chance Adams approached the commission. He asked for clarification of how the voting works. He asked how SITLA would benefit with solar. Rachel Boyak with SITLA stated that during the construction phase would benefit quite a bit. Once the construction phase is over it wouldn't benefit near as well as they do with grazing permits.

Tyrel Brown approached the commission. He is a 5<sup>th</sup> generation farmer in Millard County. He is opposed to the zone change. He is concerned about the traffic that will come to the area.

Peter Greathouse approached the commission. He is opposed to the zone change. He doesn't believe that it is good for the county. He is concerned about the ag ground and what would happen to the farmers in the area. He is asking the Planning Commission to stand up for the people of Millard County and send an unfavorable recommendation to the BOCC.

Brock Osguthorpe approached the commission. He asked why the applicant isn't putting their solar panels on rooftops rather than take up agricultural areas. He is opposed to the application.

Shelly Finlinson approached the commission. Her family runs cows in the area. She is opposed to the application. She stated that the farmers in the area add value to the community and doesn't believe that the zone change will do the same.

Chris Hansen approached the commission. He owns property next to the proposed zone change. He asked if there will be a buffer zone to protect what is surrounding the zone. He doesn't believe that ag will be able to continue if the zone change is approved.

Landon Kessler from Holden approached the commission. He has solar in his backyard and owns cattle. He can see the pros and cons of the zone change. He is not advocating one way or the other but believes that growth is approaching the county on both sides. He would like to see the county and its residents benefit from the data centers.

John Barney from Kanosh approached the commission. He moved to the area for its way of life and wouldn't have if there were solar panels all over. He is opposed to the application. He asked why the solar panels can't be put by IPP. Steve Styler stated that they will need access to natural gas and that SITLA has other plans for the land surrounding IPP.

Eldridge Travis approached the commission. He thinks that it makes more sense to use the existing coal units at the power plant.

Justin Louder approached the commission. His family used to run cattle in the area. He stated that the county could benefit from the revenue of the project but would like everyone to be able to work together.

Whitt Sorenson approached the commission. He doesn't understand why the applicant would want to take away from Public Lands. He is opposed to the zone change.

Chase Sheffield approached the commission on behalf of Creekstone Energy. He stated that they are willing to work with the community and answer any questions that anyone has. They are here to help develop the community and doesn't want people to think they're here to hurt people.

Rachel Black with SITLA approached the commission to clarify some of the tax questions brought up tonight. She stated that SITLA contracts with solar companies require reclamation bonds to make sure that nothing is left behind.

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

**4. REVIEW and POSSIBLE RECOMMENDATION**— Application #Z-2025-058 requesting a zone change from Agriculture 20 (AG 20) to Range & Forest (RF) of approximately 8,938.27 acres of property located approximately 3 miles southeast of Delta. Creekstone Energy LLC, Applicant.

Steve Styler approached the commission.

Commissioner Wayne Jackson asked for clarification of the map in the application.

Commissioner Erin Sorenson asked if a transmission line could be run from the existing coal units at IPP.

Steve Styler stated that the company has given a response to the state about being able to use the existing coal units at IPP and would like to be able to run a transmission line from there. The power that will be generated from the solar panels, the natural gas line will not be put into Rocky Mountain Power's power system, it will be used solely for the data centers

If the zone change is approved, Shane Steere stated the solar wouldn't produce enough power to run the data centers entirely. That is why they are looking for other options. With what they are proposing the solar panels would only be able to run 3 full buildings. Even if they're able to use the existing coal units they would need the solar panels to be able to power everything.

Commissioner John Nye discussed the amount of land in the county that has already been changed from ag and the power corridor out toward IPP.

Planner Adam Richins received emails prior to the meeting that he dispersed to the commission.

Commissioner Erin Sorenson gave her thoughts on the zone change and read from the Millard County General Plan.

Commissioner DeMar Iverson asked if they had considered using generators. Steve Styler stated that they are heavily invested that market.

Commissioner Pat Manis stated that he can not in good conscience send a favorable recommendation to the BOCC.

Commissioner Wayne Jackson read from the Millard County General Plan and doesn't believe that this zone change is in the best interest of Millard County.

Steve Styler talked about the discussion with SITLA about providing support to the grazers in the area. Ladd Holman and Spence Butler stated that they have not heard from SITLA about that.

Commissioner Shane Church asked what happens in the event that solar becomes a non-option. Steve Styler stated that either way the natural gas option proceeds.

Commissioner Erin Sorenson clarified to the public the voting members of the Planning Commission,

Commissioner Phil Diaz asked about the heat that will be generated from the solar panels.

Commissioner Wayne Jackson stated that he has driven around in the area quite often and believes that the solar project would be an eye sore.

Commissioner John Nye made a MOTION to send an unfavorable recommendation of application Z-2025-058 to the BOCC. Commissioner DeMar Iverson SECONDED the motion. Commissioner Phil Diaz opposed. Motion carries.

**5. OTHER BUSINESS** – There was discussion about what is included in the existing general plan.

**6. APPROVAL OF MINUTES** – Planning Commission Meeting October 1, 2025; November 5, 2025 - This item was moved to the next scheduled commission meeting.

**7. ADJOURNMENT**- Commissioner DeMar Iverson made a MOTION to adjourn at 9:22 pm. Commissioner Phil Morrison 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