

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
April 2, 2026**

**The Millard County Planning Commission met on Thursday April 2, 2026, at 6:30pm at the Millard County Offices, 71 South 200 West, Delta, Utah.**

PRESENT: John Nye..... Planning Commission Vice Chairman  
Phil Diaz.....Planning Commissioner  
Wayne Jackson .....Planning Commissioner  
Ron Larsen .....Planning Commissioner  
Pat Manis.....Planning Commissioner

EXCUSED: Erin Sorenson ..... Planning Commission Chairman  
DeMar Iverson .....Planning Commissioner  
Shane Church.....Planning Commissioner  
Mallori Wood..... Secretary

**ALSO PRESENT:**

Adam Richins..... Millard County Planner  
Denton Peterson ..... Millard County Deputy Attorney  
Jason Sierras..... Millard County Resident  
Armand Sierras..... Millard County Resident  
Matt Ward ..... Millard County Chronicle Progress  
Kevin Morris..... Millard County Resident  
Taylor Larson..... CMC Rock  
Jim Larsen ..... Millard County Resident  
Tracie Larsen..... Millard County Resident  
Mark Stephensen..... Millard County Resident  
Todd Cusick..... CMC Rock

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-** Commission Vice Chairman John Nye called the meeting to order at 6:30 pm. He welcomed all present and excused Chairman Erin Sorenson, Commissioner Shane Church and Commissioner DeMar Iverson.

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

**3. PUBLIC HEARING** for a Zone Change—Application #Z-2026-015 requesting a zone change from Agriculture (AG) to Heavy Industrial (HI) of approximately 640 acres of property located along 11000 North 400 West Holden (McCornick). Stephenson Cattle Co., Owner; CMC Rock LLC, Applicant

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

Todd Cusick with CMC approached the commission with Project Manager Taylor Larson. Mark Stephensen is the property owner and gave a description of the application. Right now, the property is being used for cattle grazing because it has a lot of gravel and didn't produce well when they tried to farm it. They are asking for a zone change to be able to use the property for its resources.

Commissioner Ron Larson made a MOTION to close the public hearing. Commissioner Pat Manis SECONDED the motion. Voting was unanimous in the affirmative.

**4. REVIEW and POSSIBLE RECOMMENDATION**—Application #Z-2026-015 requesting a zone change from Agriculture (AG) to Heavy Industrial (HI) of approximately 640 acres of property located along 11000 North 400 West Holden (McCornick)

Commissioner Wayne Jackson asked for clarification of the property location.

There was discussion about the road that will be used.

Commissioner Ron Larsen asked about reclamation. Todd Cusick stated that reclamation is a requirement of theirs.

There was discussion about the plans for the property.

Commissioner Wayne Jackson went through the recommendations with the applicant.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation on application #Z-2026-015 based on its conformance with the Millard County General

Plan and meets the findings in code 10.8.3. Commissioner Ron Larsen SECONDED the motion. Voting was unanimous in the affirmative.

## **RECOMMENDATION**

A. Recommend the zone change from Agriculture (AG) to Heavy Industrial (HI) 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)

**5. PUBLIC HEARING**—C-1 Conditional Use Permit Application #Z-2026-021 for an Accessory Dwelling Unit on property located at approximately 4275 N 7000 W Delta (Abraham). Jason Sierras, Owner/Applicant.

A public hearing was held.

Jason Sierras approached the commission and gave a description of the application. He would like to build an additional dwelling on his parent's property.

**6. REVIEW and POSSIBLE APPROVAL**—C-1 Conditional Use Permit Application #Z-2026-021 for an Accessory Dwelling Unit on property located at approximately 4275 N 7000 W Delta (Abraham).

Commissioner Wayne Jackson asked for clarification of the map provided.

Commissioner Pat Manis discussed item A in the Analysis portion of the staff report with the applicant.

There was discussion about the size of the dwelling and the utilities that will be used.

Commissioner Wayne Jackson went through the recommendations with the applicant.

Commissioner Pat Manis made a MOTION to approve application #Z-2026-021 based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

## **RECOMMENDATION**

1. Approve the C-1 Conditional Use Permit Application permitting the construction of an accessory dwelling unit.

2. Basis for Recommendation or Approval of the C-1 Conditional Use Permit:

1. **10-8-3:** Procedures and Review Standards for Conditional C-1 Use, Conditional C-1 Sign, and Conditional C-2 Use Applications
  - a) The proposed use is a conditional use within the zoning district as identified in section 10-25-1 Appendix A, table of uses. YES
  - b) The proposed use complies with all requirements of the zoning district, including all minimum area, setbacks, height, and all other requirements as applicable. YES
  - c) The proposed use will be conducted in compliance with the requirements of this title, all other applicable land use ordinances, and all applicable federal, state, or local requirements and regulations. YES
  - d) The property on which the use is proposed is of adequate size to permit the conduct of the use or sign in a manner that will not be detrimental to adjoining and surrounding properties. YES
  - e) The proposed use with all site plan and building requirements, as provided and required by this title, all other applicable land use ordinances, and all applicable federal, state, or local requirements and regulations. YES
  - f) The proposed use complies with all applicable dedication requirements of the county and provides the necessary infrastructure, as required. YES
  - g) Such use will not, under the conditions required, be detrimental to the health, general welfare and safety of persons or injurious to property or improvements of the immediate area or the county as a whole. YES

**7. DISCUSSION ONLY**— Planner Adam Richins went over the development and construction standards with the Planning Commission

## 8. OTHER BUSINESS

**9. APPROVAL OF MINUTES** – The proposed minutes of the Planning Commission Meeting held March 5, 2026, were presented for consideration and approval. Following review and minor corrections Commissioner Wayne Jackson made a MOTION to approve the minutes from March 5, 2026. Commissioner Ron Larsen SECONDED the motion. Voting was unanimous in the affirmative.

**10. ADJOURNMENT-** Commissioner Wayne Jackson made a MOTION to adjourn at 7:55 pm. Commissioner Phil Diaz 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