



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 – Pat Manis – Phil Diaz – Wayne J. Jackson – Shane Church – Ron Larsen

DATE: May 4, 2026
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 Thursday, May 7, 2026**. 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. **PUBLIC HEARING for a Zone Change**—Application #Z-2026-018 requesting a zone change from Range & Forest (RF) to Agriculture (AG) of approximately 39.62 acres of property located at approximately 9431 N 400 W, Holden. McCornwood, Owner; Greg Kesler, Applicant
4. **REVIEW and POSSIBLE RECOMMENDATION**—Application #Z-2026-018 requesting a zone change from Range & Forest (RF) to Agriculture (AG) of approximately 39.62 acres of property located at approximately 9431 N 400 W, Holden. McCornwood, Owner; Greg Kesler, Applicant
5. **PUBLIC HEARING**—C-2 Conditional Use Permit Amendment Application #Z-2026-024 amending C-2 Conditional Use Permit #Z-2026-003 to conduct Surface Mining on property located at approximately 11000 North 400 West Holden. McCornwood, Owner, Greg Kesler, Applicant
6. **REVIEW and POSSIBLE RECOMMENDATION**—C-2 Conditional Use Permit Amendment Application #Z-2026-024 amending C-2 Conditional Use Permit #Z-2026-003 to conduct Surface Mining on property located at approximately 11000 North 400 West Holden
7. **PUBLIC HEARING**—C-2 Conditional Use Permit Application #Z-2026-028 for Surface Mining on property located approximately 9431 N 400 W, Holden (McCornick). Stephenson Cattle Co., Owner; CMC Rock LLC, Applicant
8. **REVIEW and POSSIBLE RECOMMENDATION**—C-2 Conditional Use Permit Application #Z-2026-028 for Surface Mining on property located approximately 9431 N 400 W, Holden (McCornick)
9. **PUBLIC HEARING**—C-2 Conditional Use Permit Amendment Application #Z-2026-030 amending C-2 Conditional Use Permit #Z-2020-023 to conduct Surface Mining near Pahvant Butte. Romeo Ciuperca, PVT Materials, Applicant
10. **REVIEW and POSSIBLE RECOMMENDATION**— C-2 Conditional Use Permit Amendment Application #Z-2026-030 amending C-2 Conditional Use Permit #Z-2020-023 to conduct Surface Mining near Pahvant Butte

11. **PUBLIC HEARING for a DEVELOPMENT AGREEMENT**—Application # Z-2026-026 for a Legislative Development Agreement requested by Joule Capital Partners for a proposed 24-inch natural gas pipeline project between Holden and McCornick
12. **REVIEW and POSSIBLE RECOMMENDATION**— Application # Z-2026-026 for a Legislative Development Agreement requested by Joule Capital Partners for a proposed 24-inch natural gas pipeline project between Holden and McCornick
13. **PUBLIC HEARING for a DEVELOPMENT AGREEMENT**—Application #Z-2026-025 for a Legislative Development Agreement requested by Rendon J. Hughes and Lorie Hughes to allow certain uses not otherwise permitted within the R1 (Single-Family Residential) Zone, including an RV park consisting of up to twelve (12) spaces; livestock exceeding residential zone limitations; and a future single-family dwelling and accessory dwelling unit (ADU) on property located at 1240 North 350 East, Delta
14. **REVIEW and POSSIBLE RECOMMENDATION**— Application #Z-2026-025 for a Legislative Development Agreement requested by Rendon J. Hughes and Lorie Hughes to allow certain uses not otherwise permitted within the R1 (Single-Family Residential) Zone, including an RV park consisting of up to twelve (12) spaces; livestock exceeding residential zone limitations; and a future single-family dwelling and accessory dwelling unit (ADU) on property located at 1240 North 350 East, Delta
15. **DISCUSSION ONLY**—Data Center Permitting
16. **OTHER BUSINESS**
17. **APPROVAL OF MINUTES** – Planning Commission Meetings April 2, 2026
18. **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 May 4, 2026. 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.