

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
May 7, 2026**

The Millard County Planning Commission met on Thursday May 7, 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 Chairman
Phil Diaz.....Planning Commissioner
Wayne JacksonPlanning Commissioner
Ron LarsenPlanning Commissioner
Pat Manis.....Planning Commissioner
Shane Church.....Planning Commissioner

EXCUSED: DeMar IversonPlanning Commissioner
Denton PetersonMillard County Deputy Attorney

ALSO PRESENT:

Adam Richins..... Millard County Planner
Mallori Wood Secretary
Russell Anderson..... Coyote Gulch RV Park
Megan Anderson Millard County Resident
Karl Anderson Coyote Gulch RV Park
Kelly Carter Delta City
Ronnie Paul Larsen Antelope RV Park
Carl Anderson In The Wind Ranch
Abbie King Millard County Resident
Todd Cusick..... CMC
Taylor Larson CMC
Larry Dutson Dutson Supply
Lorie Hughes Delta RV Park
Rendon Hughes..... Delta RV Park
Kyler Hughes Millard County Resident
Kevin Morris..... Millard County Resident
Deb KeslerApplicant
Greg Kesler.....Applicant
Chet Simper..... DPE
Whitt Sorenson Millard County Resident

Mark McDougal.....	Joule
Daniel Steele	Millard County Resident
Rob Droubay.....	Delta City
Bill Wright.....	Millard County Commissioner
George Foskit	Millard County Resident
Cindy Butler	Millard County Resident
Joslyn Mayta.....	Antelope Valley RV Park
Rory Larson	Antelope Valley RV Park

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 6:30 pm. She welcomed everyone present.

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

Commissioner Wayne Jackson 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 and gave a description of the application. The applicant is building a home on their property. They would like that home to be on its own parcel.

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

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

There was discussion about the utilities that will be provided.

Commissioner Pat Manis made a MOTION to send a favorable recommendation to the BOCC. Commissioner Ron Larsen SECONDED the motion. Voting was unanimous in the affirmative.

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

Commissioner John Nye made a MOTION to open the public hearing. Commission Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

Chet Simper with Distant Peak Engineering approached the commission on behalf of the applicant and gave a description of the application.

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

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

Commissioner Erin Sorenson discussed the staff report with the applicant.

Planner Adam Richins stated that the conditional use conditions have already been imposed. The applicant wants to expand the total area in the application that was approved in a previous meeting.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation of application #Z-2026-024 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

1. Recommend the approval of the C-2 Conditional Use Permit amendment for Surface Mining with reasonable conditions.

2. Basis for Issuance of a Conditional Use Permit:

- a) The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table of Uses.
- b) The proposed use is allowed within the Zoning District as identified in Chapter 8.
- c) The proposed use complies with all requirements of the Zoning District, including all minimum area, setbacks, height, and all other requirements as applicable.
- d) The proposed use will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- e) The property on which the use is proposed is of adequate size to permit the conduct of the use in a manner that will not be detrimental to adjoining and surrounding properties.
- f) The proposed use complies with all site plan and building requirements, as provided and required by this Ordinance all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- g) The proposed use complies with all applicable dedication requirements of the County and provides the necessary infrastructure, as required.
- h) 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. (Ord. 12-12-04, 12-4-2012)

3. Proposed reasonable conditions:

1. Federal and State Permitting Requirements. Uses within the designated project area shall comply with applicable Federal and/or State Permits and Licenses for the construction and operation of any such facilities. Nothing in this decision shall be deemed to authorize any public or private nuisance or to constitute a waiver or exception to any law, ordinance, or rule, except to the extent that it authorizes the use of the subject premises in the manner authorized herein.

2. Plans to be on File. Prior to commencing construction or operation, Developer shall provide to the Office of the County Planner copies of all permits or plans submitted to Local, State or Federal Agencies in connection with obtaining approval of the surface mining project.

3. Required Reporting to be on File. Required compliance reporting submitted to any Local, State or Federal Agencies during the life of the project shall be provided to the Office of the County Planner at the time such reports, materials, and other correspondence are provided to the governmental agencies regulating the surfacing mining. Developer shall provide notice to the BOCC, County Attorney, County Planner, and County Representative of any non-compliance along with the corrective actions required by the governmental agencies regulating the construction and operation of the project.

4. Documents to be on File. Prior to commencing construction or operation, Developer shall provide to the Office of the County Planner documentation that Developer is in compliance with applicable Federal or State Agency requirements relating to the construction and operation of the project.

5. Insurance. Developer shall provide a list of all project specific insurance coverage to the BOCC and Millard County Attorney, with such insurance coverage required to remain in place and valid until the Facility is abandoned. Developer shall provide updated lists from time to time as needed to reflect current changes in insurance coverage(s).

6. Warning Signage. Developer shall provide warning signage of a size, design and location as required by applicable laws, ordinances, and regulations.

7. Road Agreement. Developer shall enter into a road construction and maintenance agreement with Millard County prior to commencing construction of the project.

8. Necessary Conditional Use Permit Modifications. The BOCC reserves the right to initiate necessary modifications, amendments, and additions to this Conditional Use Permit upon a finding that such modifications, amendments, and additions are necessary to protect the public health, welfare and/or safety of the County. All such modifications, amendments, and additions shall comply with the procedures of the County, in effect and as applicable, for the application and consideration of a Conditional Use Permit Amendment Application.

9. Amendments. All changes and modifications to this Conditional Use Permit, and not determined to be a minor facility plan modification, shall be considered by the Planning Commission and BOCC as an amendment to this Permit and shall be required to comply with all procedures of the County, in effect and as applicable, for the application and consideration of a Conditional Use Permit Amendment Application.

10. Incorporation by Reference. All information, applications, permits, licenses, attachments, and all other information referenced herein are hereby incorporated into this Conditional Use Permit by reference.

11. Inconsistencies and Ambiguities. Any inconsistencies or ambiguities in the materials and information provided to the County by Developer and any ambiguities or inconsistencies in the Conditional Use Permit shall be interpreted and applied in favor of the County.

12. Recordation. Upon the approval of Conditional Use Permit # Z-2026-003, this Permit shall be recorded in the Office of the Millard County Recorder, with all Attachments being on file in the Office of the County Clerk and Office of the County Planner, with copies of the recorded document provided to the BOCC, County Attorney, County Planner, County representative, and Developer.

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

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

Todd Cusick, owner of CMC approached the commission and gave a description of the application.

Commissioner John Nye 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—C-2 Conditional Use Permit Application #Z-2026-028 for Surface Mining on property located approximately 9431 N 400 W, Holden (McCornick)

Todd Cusick approached the commission and stated that they have been in contact with the Millard County Road Department and are willing to do what is required of them.

There was discussion about the project.

Commissioner John Nye stated that he appreciates the exchange between the applicant and the Planning Commission. He asked if the proposed pipeline that is in a later application will go through the property in this application. The applicant stated it would not.

Commissioner Erin Sorensen stated that she agrees with Commissioner John Nye and thanked the applicant.

Commissioner Pat Manis made a MOTION to send a favorable recommendation of application #Z-2026-028 to the BOCC 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

Recommend Approval of the C-2 Conditional Use Permit for Surface Mining and Concrete Batch Plant with reasonable conditions outlined below.

Basis for Issuance of a Conditional Use Permit:

- a) The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table of Uses.

- b) The proposed use is allowed within the Zoning District as identified in Chapter 8.
- c) The proposed use complies with all requirements of the Zoning District, including all minimum area, setbacks, height, and all other requirements as applicable.
- d) The proposed use will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- e) The property on which the use is proposed is of adequate size to permit the conduct of the use in a manner that will not be detrimental to adjoining and surrounding properties.
- f) The proposed use complies with all site plan and building requirements, as provided and required by this Ordinance all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- g) The proposed use complies with all applicable dedication requirements of the County and provides the necessary infrastructure, as required.
- h) 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. (Ord. 12-12-04, 12-4-2012)
- a) PROPOSED REASONABLE CONDITIONS:

1. Federal and State Permitting Requirements. Uses within the designated project area shall comply with applicable Federal and/or State Permits and Licenses for the construction and operation of any such facilities. Nothing in this decision shall be deemed to authorize any public or private nuisance or to constitute a waiver or exception to any law, ordinance, or rule, except to the extent that it authorizes the use of the subject premises in the manner authorized herein.

2. Plans to be on File. Prior to commencing construction or operation, Developer shall provide to the Office of the County Planner copies of all permits or plans submitted to Local, State or Federal Agencies in connection with obtaining approval of the surface mining project. All changes to submitted permits or plans shall be provided to the County and kept on file.

3. Dust Mitigation Plan. Prior to commencing operations, Developer shall submit a dust mitigation plan to the Office of the County Planner for review and to be kept on file. The dust mitigation plan shall include, at a minimum: water or other approved dust suppressant application on haul roads, stockpiles, and active work areas as needed; track-out control at the pit entrance/exit; speed limits on unpaved haul routes on-site;

and procedures for responding to high-wind conditions. Developer shall implement the dust mitigation plan for the duration of operations and shall update the plan as needed to maintain compliance with applicable air quality requirements and to mitigate dust impacts to surrounding properties and roadways.

4. Required Reporting to be on File. Required compliance reporting submitted to any Local, State or Federal Agencies during the life of the project shall be provided to the Office of the County Planner at the time such reports, materials, and other correspondence are provided to the governmental agencies regulating the surfacing mining. Developer shall provide notice to the BOCC, County Attorney, County Planner, and County Representative of any non-compliance along with the corrective actions required by the governmental agencies regulating the construction and operation of the project.

5. Documents to be on File. Prior to commencing construction or operation, Developer shall provide to the Office of the County Planner documentation that Developer is in compliance with applicable Federal or State Agency requirements relating to the construction and operation of the project.

6. Insurance. Developer shall provide a list of all project specific insurance coverage to the BOCC and Millard County Attorney, with such insurance coverage required to remain in place and valid until the Facility is abandoned. Developer shall provide updated lists from time to time as needed to reflect current changes in insurance coverage(s).

7. Warning Signage. Developer shall provide warning signage of a size, design and location as required by applicable laws, ordinances, and regulations.

8. Road Agreement. Developer shall enter into a road construction and maintenance agreement with Millard County prior to commencing construction of the project.

9. Necessary Conditional Use Permit Modifications. The BOCC reserves the right to initiate necessary modifications, amendments, and additions to this Conditional Use Permit (# Z-2026-013) upon a finding that such modifications, amendments, and additions are necessary to protect the public health, welfare and/or safety of the County. All such modifications, amendments, and additions shall comply with the procedures of the County, in effect and as applicable, for the application and consideration of a Conditional Use Permit Amendment Application.

10. Amendments. All changes and modifications to this Conditional Use Permit, and not determined to be a minor facility plan modification, shall be considered by the Planning Commission and BOCC as an amendment to this Permit and shall be required to comply with all procedures of the County, in effect and as applicable, for the application and consideration of a Conditional Use Permit Amendment Application.

11. Incorporation by Reference. All information, applications, permits, licenses, attachments, and all other information referenced herein are hereby incorporated into this Conditional Use Permit by reference.

12. Inconsistencies and Ambiguities. Any inconsistencies or ambiguities in the materials and information provided to the County by Developer and any ambiguities or inconsistencies in the Conditional Use Permit shall be interpreted and applied in favor of the County.

13. Recordation. Upon the approval of Conditional Use Permit # Z-2026-013, this Permit shall be recorded in the Office of the Millard County Recorder, with all Attachments being on file in the Office of the County Clerk and Office of the County Planner, with copies of the recorded document provided to the BOCC, County Attorney, County Planner, County representative, and Developer.

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

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

Romeo Ciuperca approached the commission and gave a description of the application. They would like to increase the footprint of the current project to be able to haul material to I15 without having to drive through Delta and other towns.

Commissioner John Nye made a MOTION to close the public hearing. Commissioner Wayne Jackson SECODED the motion. Voting was unanimous in the affirmative.

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

There was discussion about the location of the site.

Commissioner Ron Larsen made a MOTION to send a favorable recommendation of application #Z-2026-030 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 SECODED the motion. Voting was unanimous in the affirmative.

RECOMMENDATION

1. Approve the C-2 Conditional Use Permit Amendment for Surface Mining with reasonable conditions.

2. Basis for Issuance of a Conditional Use Permit:

- a) The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table of Uses.
- b) The proposed use is allowed within the Zoning District as identified in Chapter 8.
- c) The proposed use complies with all requirements of the Zoning District, including all minimum area, setbacks, height, and all other requirements as applicable.
- d) The proposed use will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- e) The property on which the use is proposed is of adequate size to permit the conduct of the use in a manner that will not be detrimental to adjoining and surrounding properties.
- f) The proposed use complies with all site plan and building requirements, as provided and required by this Ordinance all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.
- g) The proposed use complies with all applicable dedication requirements of the County and provides the necessary infrastructure, as required.
- h) 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. (Ord. 12-12-04, 12-4-2012)

3. Permit Conditions Included in Permit #Z-2020-023:

a) The Application for a Conditional Use Permit, with all its materials, information, and commitments associated with the proposed Surface Mining, be incorporated by reference as conditions of approval, including but not limited to:

- i. Mine Plan.
- ii. Storm Water Control.
- iii. Erosion Control.
- iv. Facilities and Utilities.
- v. Traffic.
- vi. Reclamation Plan.
- vii. Human Health & Safety.

b) Project Boundary;

a. The Surface Mining activities shall comply with the legal description as identified in the Conditional Use Permit application.

c) Federal and State Permitting Requirements. Uses within the designated project area shall comply with applicable Federal and/or State Permits and Licenses for the construction and operation of any such facilities. Nothing in this decision shall be deemed to authorize any public or private nuisance or to constitute a waiver or exception to any law, ordinance, or rule, except to the extent that it authorizes the use of

the subject premises in the manner authorized herein. A copy of all required Federal & Utah State Permits and Licenses be provided to the County Planner, prior to operation, and to remain on file in the Office of the County Planner.

d) Plans to be on File. Prior to commencing construction or operation, Developer shall provide to the Office of the County Planner copies of all permits or plans submitted to Local, State or Federal Agencies in connection with obtaining approval of the surface mining project.

e) Required Reporting to be on File. Required compliance reporting submitted to any Local, State or Federal Agencies during the life of the project shall be provided to the Office of the County Planner at the time such reports, materials, and other correspondence are provided to the governmental agencies regulating the surfacing mining. Developer shall provide notice to the BOCC, County Attorney, County Planner, and County Representative of any non-compliance along with the corrective actions required by the governmental agencies regulating the construction and operation of the project.

f) Documents to be on File. Prior to commencing construction or operation, Developer shall provide to the Office of the County Planner documentation that Developer is in compliance with applicable Federal or State Agency requirements relating to the construction and operation of the project.

g) Insurance. Developer shall provide a list of all project specific insurance coverage to the BOCC and Millard County Attorney, with such insurance coverage required to remain in place and valid until the Facility is abandoned. Developer shall provide updated lists from time to time as needed to reflect current changes in insurance coverage(s).

h) Warning Signage. Developer shall provide warning signage of a size, design and location as required by applicable laws, ordinances, and regulations.

i) A County Road Maintenance Agreement be established between the County & PVT Materials to address issues of possible County road deterioration as a result of operational use. Such Agreement shall be reviewed and revised, as necessary, by the County Attorney and approved by the Board of County Commissioners (BOCC). This Agreement shall include provisions for adequate road maintenance, which may include repair bonding for any road deterioration caused by PVT Materials during construction, acceptable to the County Attorney, and all other performance guarantees and guarantee periods, as determined necessary by the County Attorney, and approved by the BOCC.

j) A Plan for Reclamation, Decommissioning, and Abandonment for facilities located on private and public lands, approved by the BOCC shall be provided prior to the issuance

of a Building Permit. PVT Materials, LLC shall post a bond, or other acceptable surety, with a value equal to the costs of site reclamation, decommissioning, and abandonment of the project as determined necessary by the County Attorney, and approved by the BOCC for the entire life of the project. PVT Materials, LLC shall provide evidence to the County of any site reclamation, decommissioning, and abandonment bonding or other surety and guarantees required by any Federal or State agency prior to any construction.

k) Necessary Conditional Use Permit Modifications. The BOCC reserves the right to initiate necessary modifications, amendments, and additions to this Conditional Use Permit (# Z-2020-023) upon a finding that such modifications, amendments, and additions are necessary to protect the public health, welfare and/or safety of the County. All such modifications, amendments, and additions shall comply with the procedures of the County, in effect and as applicable, for the application and consideration of a Conditional Use Permit Amendment Application.

l) Amendments. All changes and modifications to this Conditional Use Permit, and not determined to be a minor facility plan modification, shall be considered by the Planning Commission and BOCC as an amendment to this Permit and shall be required to comply with all procedures of the County, in effect and as applicable, for the application and consideration of a Conditional Use Permit Amendment Application.

m) Incorporation by Reference. All information, applications, permits, licenses, attachments, and all other information referenced herein are hereby incorporated into this Conditional Use Permit by reference.

n) Inconsistencies and Ambiguities. Any inconsistencies or ambiguities in the materials and information provided to the County by Developer and any ambiguities or inconsistencies in the Conditional Use Permit shall be interpreted and applied in favor of the County.

o) Recordation. Upon the approval of Conditional Use Permit # Z-2020-023, this Permit shall be recorded in the Office of the Millard County Recorder, with all Attachments being on file in the Office of the County Clerk and Office of the County Planner, with copies of the recorded document provided to the BOCC, County Attorney, County Planner, County representative, and Developer.

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

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

Mark McDougal approached the commission and gave a description of the application.

George Foskit approached the commission. He believes that the pipeline will be bad for the area. He would like to stop all projects.

Daniel Stevens approached the commission and asked for clarification of the packet that was sent to the landowners. He is against the pipeline.

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

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

Planner Adam Richins gave a brief description of why a legislative development agreement is being considered for this application.

Commissioner Ron Larsen asked how this will impact the property and how deep the pipeline will be buried. Mark McDougal stated that the pipeline will be buried 9 feet.

Commissioner Erin Sorenson asked for clarification of the property and the easements with the property owner.

Commissioner Wayne Jackson asked if the County Legal Department has looked at this document.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation of application #Z-2026-026 to the BOCC 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

Staff recommends that the Planning Commission conduct the public hearing, receive public comment, review the proposed Development Agreement, and forward a recommendation to the Board of County Commissioners. A favorable recommendation may be appropriate if the Planning Commission finds that the proposed agreement, as finalized, provides an adequate framework to govern the Project and protect County interests, affected property owners, roads, public safety, agricultural operations, and other impacted lands and improvements.

In considering this legislative Development Agreement application, the Planning Commission may 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.

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

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

Rendon Hughes approached the commission and gave a description of the application.

Joslyn Mata and Rory Larsen with Antelope Valley RV Park approached the commission and stated their concerns with the application. They are against the application.

Carl Anderson approached the commission. He believes that the applicant hasn't been compliant with the Temporary Housing that was previously allowed in Millard County and shouldn't be allowed to continue.

Abbie King approached the commission. She is the applicant's daughter and believes that because the applicant is going through the process to keep the RV park and be

legal, he should be able to continue operating. She also believes that it will be beneficial for Millard County.

Erika Tasker approached the commission. She owns water rights on a shared well with the applicant. She would like there to be a meter to monitor the power and water used.

Russell Anderson approached the commission and commended the applicant for wanting to be legal but doesn't believe he should be able to continue with the RV park.

Kelly Carter with Delta City approached the commission and stated that the city is currently working on an annexation plan and encouraged everyone to be involved with the discussion.

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

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

Commissioner Phil Diaz asked how many RV spaces are currently on the property, the applicant stated 8.

Commissioner Erin Sorenson stated that she believes this Legislative Development Agreement is asking for uses that are not otherwise permitted. She doesn't believe they should be permitted now. There are other RV parks in Delta that are in the appropriate zone and that is where we would like to keep growth.

Commissioner Ron Larsen stated that he doesn't believe a Legislative Development Agreement is the appropriate way for the applicant to continue his RV park.

Commissioner Shane Church asked the applicant if he had considered a zone change or possibly annexing it into the city. The applicant stated that he had talked with the city, but they stated they wouldn't be able to provide him with water.

Commissioner Wayne Jackson made a MOTION to send an unfavorable recommendation of application #Z-2026-026 to the BOCC. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

15. DISCUSSION ONLY—Data Center Permitting

16. OTHER BUSINESS

17. APPROVAL OF MINUTES – The proposed minutes of the Planning Commission Meeting held April 2, 2026, were presented for consideration and approval. Following review and minor corrections, Commissioner John Nye made a MOTION to approve the minutes from April 2, 2026. Commissioner Ron Larsen SECONDED the motion. Voting was unanimous in the affirmative.

18. ADJOURNMENT- Commissioner Wayne Jackson made a MOTION to adjourn at 9:03 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