

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
August 6, 2026**

The Millard County Planning Commission met on Thursday August 6, 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 JacksonPlanning Commissioner
Ron LarsenPlanning Commissioner
Pat Manis.....Planning Commissioner
Shane Church.....Planning Commissioner
DeMar IversonPlanning Commissioner

EXCUSED: Erin Sorenson Planning Commission Chairman

ALSO PRESENT:

Adam Richins..... Millard County Planner
Denton Peterson..... Millard County Deputy Attorney
Mallori Wood..... Secretary
Rhonda PerkesUAMPS
Russell Anderson..... Coyote Gulch RV Park
Karl Anderson..... Coyote Gulch RV Park
Whitney Anderson Coyote Gulch RV Park
Nathan Anderson..... Coyote Gulch RV Park
Glenn VanceUAMPS
Bill Wright.....Millard County Commissioner
Ian Barlow..... Millard County Resident
Carl Anderson..... Millard County Resident
Mike SquiresUAMPS
F Roper..... Millard County Resident
Blake Stevens.....Landowner
Dan StevensLandowner
Kaden Lamdeth Millard County Resident
Kim Thomas.....Landowner
David Wood Holden Town Council
Michael PalmerLandowner
Abbie King Millard County Resident

Bonnie Tolbert	Applicant
Russ Day	Landowner
Edria Day	Landowner
David Steele	UAMPS Rep for Oak City
Dustin Petersen	Landowner
Rendon Hughes	Landowner
Freddy Marquez	Landowner
Loreen Bliss	Applicant
Tim Bliss	Applicant
Leo Stott	Rancher
Kevin Morris	Millard County Resident
Steve Thatcher	Landowner
Stacey Lake	Landowner
Kelli Anderson	Business Owner
Cynthia Tracy	Landowner
Charles Tracy	Landowner
Matt Ward	Millard County Chronicle Progress
Nick Killpack	Delta City
Brittney Hathaway	Landowner
Ashley Cropper	Landowner
Austin Johnson	Silverbrook
Peter Greathouse	Millard County Resident
Rene Lasser	KC Harvey
Roy Durr	Provo Mining/Ares
Candy Stephenson	Millard County Resident

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 - John Nye called the meeting to order at 6:30 pm. He welcomed everyone present.

Commissioner Pat Manis led the Pledge of Allegiance

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

3. PUBLIC HEARING—Application #Z-2026-048 requesting a zone change from Agriculture 20 (AG-20) and Agriculture (AG) to Heavy Industrial (HI) of approximately 323.13 acres of property located at approximately 8900 N Whiskey Creek Road (Holden). Utah Associated Municipal Power Services (UAMPS), Applicants

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

Mike Squires with UAMPS approached the commission and gave a description of the application.

Blake Stevens approached the commission. He owns property right next to the proposed site and has some concerns. He is concerned about the land. He would like to keep the land as it is. He is also concerned about the water. He is worried it will displace the 9 permit holders in the area. He believes there's a better place for this down the road where the road is already maintained and would provide a buffer in case of a fire.

Daniel Stevens approached the commission. He is a property owner next to the proposed site. He would like to know why the site that was proposed before has been changed. Glenn Vance stated that they changed the area because of public input at meetings. Daniel Stevens stated he has concerns about traffic and water.

David Wood with Holden Town Council approached the commission. He has been working with UAMPS and stated that they won't be drilling wells for water. There will be a storage tank on site that will be filled by either Holden town or by purchasing water from farmers in the area. He said there are towns within the county that will benefit from the project.

Daniel Stevens approached the commission. He believes there isn't enough water for the project and doesn't know a farmer that would sell their water.

Dave Steele approached the commission. He represents Oak City with UAMPS. He stated that over the years they've had a good source of power and when everything works great it's great, but when there isn't enough power it's not good. He believes that the project will benefit the area. He believes this project needs to get started to be able to provide power.

Gene Larsen approached the commission. He is on the Fillmore Town Council and a representative with UAMPS. He believes this plant will help with the power in the area and that water usage will be minimal.

Daniel Stevens asked if the wash in the area would be affected.

Blake Stevens stated he isn't against the project, he realizes there is a need for it but believes there is a better place for it. He asked how much water they are planning on using. Glenn Vance stated that they will need to have a fire suppression system in case of an emergency. The only other things that would require water would be the bathrooms.

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-2026-048 requesting a zone change from Agriculture 20 (AG-20) and Agriculture (AG) to Heavy Industrial (HI) of approximately 323.13 acres of property located at approximately 8900 N Whiskey Creek Road (Holden).

Commissioner Phil Diaz asked what type of power plant will be there. Glenn Vance stated they are reciprocating engines and there will be 10.

Commissioner DeMar Iverson asked why they need to change 323.13 acres if they're only using 60 acres. Glenn Vance stated that the owner of the property would like to possibly subdivide and plan for more growth. DeMar Iverson asked why they aren't putting the project where Heavy Industrial is already allowed. He is concerned about losing so much agriculture land.

Commissioner Ron Larsen asked if they would have to rezone all 323.13 acres or if they could rezone just what is needed.

Planner Adam Richins stated that one of the challenges with adding additional emissions by the Intermountain Power Plant is that air permits become very problematic.

Shane Church asked if the air quality would be affected by this and the data centers in the area. If there are many generators in one area is that a bad thing? He also asked what the direct benefits would be to the area.

Commissioner John Nye stated his concerns.

There was discussion about the number of employees on site.

Commissioner John Nye asked for Planner Adam Richins thoughts on the project. He referred to the recommendations in the Staff Report.

Commissioner Ron Larsen stated that he can see the need for the community to have this power. He thinks they're asking for too big of an area. His recommendation would

be to split that zone or purchase the property and then come back before the commission and ask to have it rezoned.

Commissioner DeMar Iverson would like them to try to find somewhere that is already heavy industrial.

Commissioner Wayne Jackson stated he agrees with Commissioner Ron Larsen

Commissioner Shane Church asked if the commission could make a recommendation to split zone the area. Planner Adam Richins explained how split zoning works.

Commissioner Wayne Jackson made a MOTION to send a favorable recommendation of application Z-2026-048 to the BOCC with legal description being only the 65 acres that are specifically stated in the application. Commissioner Ron Larsen SECONDED the motion. Commissioner DeMar Iverson is opposed. Motion carries.

RECOMMENDATION

Staff recommends that the Planning Commission review the application, receive public comment, and forward a recommendation to the Board of County Commissioners. A favorable recommendation may be appropriate if the Planning Commission finds that the requested zone change from Agriculture (AG) and Agriculture 20 (AG-20) to Heavy Industrial (HI) is compatible with the surrounding area and consistent with the Millard County General Plan.

In considering a land use ordinance amendment application, the Planning Commission in formulating a recommendation, and the Board of County Commissioners 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.

5. PUBLIC HEARING—Application #Z-2026-064 requesting a zone change from Agriculture 20 (AG-20) and Agriculture (AG) to Light Industrial (LI) of approximately 160.00 acres of property located at approximately 2900 N State Highway 100 (Pahvant/Flowell). Austin Johnson Owner/Applicant.

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

Austin Johnson approached the commission and gave a description of the application.

Leo Stott approached the commission. He is a property owner next to the proposed site. He is opposed to the zone change. He has concerns about the impact in the area with the different businesses that would come in. He is concerned about the roads in the area. He thinks there is a better area for this type of project. He is asking the commission to send a negative recommendation to the BOCC.

Austin Johnson stated that he has considered the concerns of the property owners in the area but believes this is a great area. He understands that the roads need to be addressed.

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

6. REVIEW and POSSIBLE RECOMMENDATION—Application #Z-2026-064 requesting a zone change from Agriculture 20 (AG-20) and Agriculture (AG) to Light Industrial (LI) of approximately 160.00 acres of property located at approximately 2900 N State Highway 100 (Pahvant/Flowell).

Commissioner Ron Larsen asked if there was any land that is currently zoned light or heavy industrial in the area of this application. Planner Adam Richins stated that there is some.

Commissioner Wayne Jackson stated that he believes this would be better in an area closer to town where utilities are more accessible.

Commissioner Ron Larsen asked what uses are allowed in Light Industrial. Planner Adam Richins went through some of the allowed uses.

Commissioner John Nye stated that he would like to preserve rural character in the area and thinks that this could be better in a different area.

Commissioner Shane Church stated that he supports this application.

Commissioner DeMar Iverson is concerned about Highway 100 and taking away from Ag.

Commissioner Phil Diaz asked what the land is currently being used for. Austin Johnson stated that he runs cattle and leases some ground to farmers.

Commissioner Shane Church made a MOTION to send a favorable recommendation of application #Z-2026-064. Commissioner Ron Larsen SECONDED the motion. Commissioner John Nye, Commissioner Wayne Jackson and Commissioner DeMar Iverson vote nay. Motion carries.

RECOMMENDATION

Staff recommends that the Planning Commission review the application, receive public comment, and forward a recommendation to the Board of County Commissioners. A favorable recommendation may be appropriate if the Planning Commission finds that the requested zone change from Agriculture (AG) and Agriculture 20 (AG-20) to Light Industrial (LI) is compatible with the surrounding area and consistent with the Millard County General Plan.

In considering a land use ordinance amendment application, the Planning Commission in formulating a recommendation, and the Board of County Commissioners 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.

7. PUBLIC HEARING—Application #Z-2026-047 for a Legislative Development Agreement to allow certain uses not otherwise permitted within the Agriculture (Ag) zoning district, including an RV park consisting of up to twenty-five (25) spaces for Recreational Vehicles and ten (10) spaces for tent sites on property located at approximately 380 N 2000 W Delta. Tim & Loreen Bliss, Applicants

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

Tim and Loreen Bliss approached the commission and gave a description of the application.

Commissioner John Nye stated that if there is going to be a lot of public comment, he would limit them to 3 minutes each.

Kim Thomas approached the commission and stated that he owns property next to the proposed site. He knew that the original 8 sites were approved but they kept adding more sites without the correct permits. He is asking the commission to deny the application.

Tim Bliss approached the commission and stated that the septic tanks that have been installed have all been approved and they are in talks with a neighbor about buying more water.

Brad Christensen approached the commission. He owns property next to the proposed site. He is against the application. He's had applicants knock on his door all hours of the day asking if his house is the office.

Rhett Facer approached the commission. He lives right next to the RV Park. He has had issues with the renters in the area. He is against the application.

Carl Anderson approached the commission. He lives away from the site but can see the campground from his back yard. He said that the site just keeps growing and is concerned about the septic leaching into the reservoir.

Russell Anderson approached the commission. He owns Coyote Gulch RV Park in Delta. He is against this application. He has plenty of space at his RV Park and believes that the project should be denied. He has had people tell him that they go to other places because they aren't charging the correct taxes so they get a cheaper rate.

John Burchmeyer approached the commission. He is working here in the area. He would like the commission to consider the hospitality of the Bliss family and the Huges family in their decision.

Abbey King approached the commission and stated that she believes that having campgrounds in the area is beneficial to the community.

Ashley Cropper approached the commission and stated it is interesting to see so many people to passionate about the topic.

Loreen Bliss approached the commission and stated that she appreciates everyone's comments. She was unaware of some of the issues and is willing to do what needs to be done to make everyone happy.

Commissioner Pat Manis made a MOTION to close the public hearing. Commissioner DeMar Iverson SECONDED the motion.

8. REVIEW and POSSIBLE RECOMMENDATION— Application #Z-2026-047 for a Legislative Development Agreement to allow certain uses not otherwise permitted within the Agriculture (Ag) zoning district, including an RV park consisting of up to twenty-five (25) spaces for Recreational Vehicles and ten (10) spaces for tent sites on property located at approximately 380 N 2000 W Delta.

Commissioner Shane Church asked Planner Adam Richins to read the current county code regarding campgrounds.

The commission went over their concerns with the application.

Commissioner Ron Larsen made a MOTION to send a non-favorable recommendation to the BOCC for application Z-2026-047. Commissioner DeMar Iverson SECONDED the motion. Voting was unanimous in the affirmative.

9. PUBLIC HEARING—Text Amendment Application #Z-2026-044 proposing to amend Millard County Code Title 10 Chapter 25 (The Table of Uses and Use Definitions) to add Equestrian Camping as a defined use permitted as a C-1 Conditional Use within the Range & Forest (RF), Agriculture 20 (AG-20), and Agriculture (AG) zoning districts.
Bonnie Tolbert, Applicant

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

Bonnie Tolbert approached the commission and gave a description of the supplication.

Stacey Lake approached the commission she would like the applicant to do a zone change to the property to include campgrounds. She is afraid that if the zone stays as Ag, then others will put campgrounds on their property and there will be RV parks and tent cities all over the county. She would like campgrounds to stay out of Ag.

Peter Greathouse approached the commission. He believes we need to protect Ag. He would like campgrounds to stay in Range and Forest.

Candy Stephenson approached the commission; she believes that Bonnie Tolbert would be able to provide something that the county would benefit from.

Mike Palmer approached the commission. He believes that agriculture and camping go hand in hand. Bonnie is surrounded by agriculture. He thinks it's a natural fit.

Peter Greathouse approached the commission. He is not opposed to what the applicant is asking. He just believes a zone change needs to happen rather than changing the county code.

Steve Thatcher approached the commission. He is a neighbor to Bonnie and doesn't see a problem with what she is asking. She has plenty of land and keeps everything clean.

Planner Adam Richins stated a rezone would be specific to the property in the application. If this application were to pass, then all agriculture zones would be eligible for equestrian type camping. Her location might be really good, but it doesn't meet the current zoning requirements.

Josh Appleby approached the commission and stated that if the county approved the application, he would move his horse here right now.

Stacey Lake asked Deputy County Attorney Denton Peterson if campgrounds are currently allowed in Ag20. He stated they are.

Russell Anderson with Coyote Gulch RV Park approached the commission. He stated there is plenty of land to go camping and there are already places to board horses. He would like her application to be treated the same as others that have come before the commission.

Ashley Cropper approached the commission and asked for clarification of what the applicant is asking for and how the commission decision will be made. Planner Adam Richins explained the difference between a C1 Conditional Use Permit and a Legislative Development Agreement change.

Karl Anderson approached the commission and asked who would monitor all the properties that this would affect to make sure that the 14-day period is followed.

Commissioner Pat Manis 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—Text Amendment Application #Z-2026-044 proposing to amend Millard County Code Title 10 Chapter 25 (The Table of Uses and Use Definitions) to add Equestrian Camping as a defined use permitted as a C-1 Conditional Use within the Range & Forest (RF), Agriculture 20 (AG-20), and Agriculture (AG) zoning districts.

Deputy County Attorney Denton Peterson stated that there are places in the county that offer places to stay with your horses. You can rent spots at the fairgrounds and rent a

stall. The only time something like this would be needed is during a rodeo or an event where everything that is available now was booked.

Commissioner Wayne Jackson stated he doesn't believe that the amendment is the right direction either. He believes that a zone change would be the correct route.

Commissioner Shane Church went into detail about the effect a Legislative Agreement Change would have on all property owners in the AG zones.

Deputy County Attorney stated that currently in the Millard County Code, a commercial campground is not allowed in AG or AG20. A private campground is allowed in AG20 but not AG.

Commissioner Ron Larsen stated that he likes what the applicant is trying to do and that the county needs to provide opportunities like this, but the application and county code need to be worked on a little more.

Commissioner Pat Manis stated he would be in favor of a zone change rather than a Legislative Agreement.

Commissioner Ron Larsen made a MOTION to send an unfavorable recommendation for application Z-2026-044 to the BOCC. Commissioner Wayne Jackson SECONDED the motion. Voting was unanimous in the affirmative.

11. PUBLIC HEARING—Application #Z-2026-042 proposing to amend the Millard County Zoning Map to create a new overlay zone for Large-Scale Energy Projects.

Planner Adam Richins stated that this is a preliminary draft and is not intended to be a final draft. This is the result of the discussion that was held in a work session.

This item was moved to the next Planning and Zoning meeting.

12. REVIEW and POSSIBLE RECOMMENDATION—Application #Z-2026-042 proposing to amend the Millard County Zoning Map to create a new overlay zone for Large-Scale Energy Projects.

This item was moved to the next Planning and Zoning meeting.

13. 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

Commissioner John Nye asked if the applicant was able to get the additional information that the Planning Commission requested.

Planner Adam Richins stated that is still ongoing. But there is an opportunity tonight to discuss appropriate conditions with the information they have now.

Commissioner Shane Church asked about security fencing. Roy Durr stated there isn't right now, but when the project is going there will be 24-hour on-site security. Rene Lassen stated they will drill monitoring wells that will monitor the baseline of the water usage and contamination.

Planner Adam Richins stated that the State of Utah has looked at the construction of the pond itself and is processing and reviewing what effects could occur.

Commissioner Wayne Jackson made a MOTION to continue application #Z-2026-066 to the next meeting. Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

14. REVIEW and POSSIBLE APPROVAL—C-1 Conditional Use Permit Application #Z-2026-049 for a private, non-commercial Campground at approximately 1376 E 3500 S Delta. Jose Alfredo Marquez Ortiz, Applicant.

Jose Alfredo Marquez Ortiz approached the commission and gave a description of the application. He would like to keep a couple of his RV sites for personal use. One of the renters he had before is storing his RV on the property until he can sell it.

Commissioner Shane Church made a MOTION to approve application #Z-2026-049 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.

15. DISCUSSION ONLY— Uses in the Heavy Industrial Zoning District

16. OTHER BUSINESS

17. APPROVAL OF MINUTES – The proposed minutes of the Planning Commissioner Meeting held July 9, 2026, were presented for consideration and approval. Following review, Commissioner Wayne Jackson made a MOTION to approve the minutes from July 9, 2026, as is. Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

18. ADJOURNMENT- Commissioner Shane Church made a MOTION to adjourn at 10:39 pm. Commissioner Phil Diaz SECONDED the motion. Voting was unanimous in the affirmative.

Dated this ____ day of _____ 2026
John Nye, Planning Commission Chairman
Millard County Planning Commission