MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION

MEETING MINUTES
September 3, 2026

The Millard County Planning Commission met on Thursday September 3, 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
- Ron Larsen .....Planning Commissioner
- Pat Manis.....Planning Commissioner
- Shane Church.....Planning Commissioner

EXCUSED:
- Phil Diaz .....Planning Commissioner
- Wayne Jackson .....Planning Commissioner
- DeMar Iverson .....Planning Commissioner
- Denton Peterson.....Millard County Deputy Attorney

ALSO PRESENT:
- Adam Richins..... Millard County Planner
- Mallori Wood.....Secretary
- Bonnie Tolbert .....Applicant
- Kevin Morris..... Millard County Resident
- Dustin Petersen .....Landowner
- Stacey Lake .....Landowner
- Randy Lake.....Landowner
- Brittney Hathaway.....Landowner
- Michael Palmer .....Landowner
- Matt Ward ..... Millard County Chronicle Progress
- Peter Greathouse ..... Millard County Resident
- Russ Day .....Landowner
- Edria Day .....Landowner
- Landon Kesler.....Holden Resident
- Duffy Williams ..... 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- Commissioner Erin Sorenson called the meeting to order at 6:30 pm. She welcomed everyone present.

Commissioner Erin Sorenson led the Pledge of Allegiance

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

3. PUBLIC HEARING—For the purpose of receiving public comment on Application #Z-2026-067 requesting a zone change from Agriculture (AG) to Range & Forest (RF) of approximately 40.0 acres of property located at approximately 794 N 7000 W (Hinckley). Bonnie Tolbert, Applicant

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

Bonnie Tolbert approached the commissioner and gave a description of her application.

Peter Greathouse approached the commission. He appreciates the applicant taking the appropriate steps for the application. He is in favor of the application.

Mike Palmer approached the commission. He agrees with Peter Greathouse.

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

4. REVIEW and POSSIBLE RECOMMENDATION— Application #Z-2026-067 requesting a zone change from Agriculture (AG) to Range & Forest (RF) of approximately 40.0 acres of property located at approximately 794 N 7000 W (Hinckley)

Commissioner John Nye stated that he is glad the applicant changed the application. He believes this would be a great thing for the county.

Commissioner Ron Larsen asked for clarification of the next steps.

Commissioner Pat Manis made a MOTION to send a favorable recommendation of application #Z-2026-067 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

A. Recommend the zone change from Agriculture (AG) to Range and Forest (RF) 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—Application #Z-2026-042 proposing to amend the Millard County Zoning Map to create a new overlay zone for Large-Scale Energy Projects

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

County Planner Adam Richins gave a description of the application.

Stacey Lake asked for verbal confirmation of what is inside the excluded portions of the map.

Peter Greathouse approached the commission and thanked them for the extension of the overlay toward Lynndyl. The disturbance to the soil causes hazards with the blowing sand and he appreciates that that wouldn't happen.

Duffy Williams approached the commission and asked that south of Cove Fort and east of I-70 be included in the overlay.

Brittney Hathaway approached the commission; she would like the overlay boundary line moved more north toward Brush Highway to exclude solar.

Dustin Peterson approached the commission. He lives near the boundary of the proposed area. He would like his property either included in the overlay zone, or the boundary moved to the north and further from his property.

Peter Greathouse asked for clarification of the zones.

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

6. 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

Commissioner Erin Sorenson stated that with the questions and comments brought forward tonight, she believes the commission needs to take more time before they make a recommendation.

Commissioner Shane Church agreed with her comment.

There was discussion with the commission about the application.

Commissioner Ron Larsen made a MOTION to have a work session before the next meeting in October to discuss the application more. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

7. REVIEW and POSSIBLE APPROVAL—C-1 Conditional Use Permit Application #Z-2026-069 for a Commercial Campground at approximately 17058 S This is The Way, Fillmore (Cove Fort). Blake Campbell, Applicant

Blake Campbell approached the commission and gave a description of his application. Commissioner Erin Sorenson asked the applicant if they understood the difference between a RV park and a Campground. He stated that he did.

Commissioner Erin Sorenson went over the conditions with the applicant.

Commissioner Pat Manis made a MOTION to approve application Z-2026-065 based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3. Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

RECOMMENDATION;

Staff recommends approval of the proposed campground for up to 200 sites, developed in phases, subject to the proposed reasonable conditions below and completion of all required agency reviews. Approval should be limited to campground and RV uses shown in the application unless through discussion it is determined the applicant demonstrates that each unit and associated use is allowed under the Table of Uses and obtains all additional land-use, building, fire, water, and wastewater approvals. (Note: The Table of Uses and Use Definitions includes provisions for 'Resort' which is also permitted as a C-1 Conditional Use)

PROPOSED REASONABLE CONDITIONS FOR A COMMERCIAL CAMPGROUND ON PARCELS 8656-A-7-1, 8656-A-1, 8656-A-12, AND 8656-A-15 NEAR BLACK ROCK ROAD, COVE FORT:

A. Approval is limited to a commercial campground of not more than two hundred (200) camping/RV sites on the subject parcels, developed in phases generally consistent with the submitted narrative and conceptual site plan.

B. Before construction of each phase, the applicant shall submit a final engineered site plan for County review showing the sites, setbacks, grading, drainage, parking, landscaping, common facilities, utility systems, easements, emergency access, and construction phasing. No phase shall be occupied until its required improvements and agency approvals are complete.

C. Legal access shall be established and the frontage road extension and project access shall be designed, permitted, constructed, and maintained in accordance with requirements of the Millard County Road Department and any other agency having jurisdiction. Required access and utility easements shall be recorded before occupancy.

D. Internal roads shall be constructed and maintained as all-weather roads capable of supporting fire apparatus and other emergency vehicles. Road widths, grades, turning radii, turnarounds, addressing, and emergency access shall comply with County and fire-authority requirements.

E. Camping shall be limited to fourteen (14) days in any thirty (30) consecutive-day period, as required by the campground definition. Recreational vehicles,

tents, or campground sites shall not be used as permanent residences. Any manager or employee dwelling shall require separate approval where applicable.
F. Fixed units, cabins, tiny homes, or similar rental structures are not approved by this permit unless the applicant first demonstrates that the proposed use is allowed in the RF district and obtains all required land-use, building, fire, water, and wastewater approvals.

G. Before occupancy of any phase, the applicant shall obtain approval from the Central Utah Public Health Department for the Level 3 onsite wastewater treatment system and all individual connections. RV dump stations shall be designed and approved as part of that system and shall be limited to campground guests unless separately approved.

H. Potable water shall be supplied through a legally authorized and approved system. Before occupancy, the applicant shall document sufficient water rights and obtain all required approvals from the Utah Division of Water Rights, the Utah Division of Drinking Water, and the Central Utah Public Health Department, including public-water-system operation, testing, treatment, and monitoring requirements.

I. Electrical distribution, pedestals, common buildings, bathhouses, clubhouses, pavilions, and other structures shall obtain required permits and inspections. Utility installation shall comply with Utility Provider requirements and adopted building, electrical, plumbing, mechanical, accessibility, and energy codes.

J. Before construction, the applicant shall obtain fire-authority approval of a wildfire mitigation and emergency response plan addressing water supply and fire flow, hydrants or approved water-storage facilities, defensible space, vegetation management, campfires, evacuation, emergency communications, and phased fire access.

K. Pest-resistant solid-waste containers shall be provided in approved locations, screened where required, serviced frequently enough to prevent overflow or nuisance conditions, and disposed of only at an authorized facility. The property shall be maintained free of litter.

L. Site lighting shall be limited to that reasonably necessary for safety, shielded, and directed downward to minimize offsite glare. Signage shall comply with Millard County sign regulations and shall obtain separate approval when required.

M. The owner/operator shall provide onsite management and site security and shall control dust, noise, drainage, weeds, campfires, and other nuisance conditions. Construction and operations shall not create material adverse impacts on adjoining property.

N. This permit and each phase shall remain subject to inspection and review for compliance with the approved plans, conditions, and applicable law. The Planning Commission may review the permit upon a substantiated complaint or evidence of noncompliance and may require corrective measures authorized by County ordinance.

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

9. OTHER BUSINESS

10. APPROVAL OF MINUTES – The proposed minutes of the Planning Commission Meeting held August 6, 2026, were presented for consideration and approval. Following review, Commissioner Ron Larsen made a MOTION to approve the minutes from August 6, 2026, as written. Commissioner Shane Church SECONDED the motion. Voting was unanimous in the affirmative.

11. ADJOURNMENT- The meeting was adjourned at 8:34 pm.

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Dated this ___ day of _____ 2026
Erin Sorenson, Planning Commission Chairman
Millard County Planning Commission