MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION

MEETING MINUTES
October 1, 2026

The Millard County Planning Commission met on Thursday October 1, 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 Jackson .....Planning Commissioner
Ron Larsen .....Planning Commissioner

EXCUSED: Denton Peterson .....Millard County Deputy Attorney
DeMar Iverson .....Planning Commissioner
Pat Manis.....Planning Commissioner
Shane Church.....Planning Commissioner
Mallori Wood.....Secretary

ALSO PRESENT:
Adam Richins..... Millard County Planner
Debbie Visser ..... Millard County Resident
Peter Greathouse ..... Millard County Resident
Whitt Sorenson ..... Millard County Resident
Dustin Petersen .....Landowner
Vicki Lyman .....Millard County Commissioner
Loreen Bliss .....Applicant
Tim Bliss .....Applicant
Russell Anderson..... Coyote Gulch RV Park
Bonnie Tolbert .....Applicant
Randy Lake.....Landowner
Stacey Lake .....Landowner
Kim Thomas.....Landowner

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 6:21 pm. She welcomed everyone present and excused Planning Commissioners, Pat Manis and DeMar Iverson.

Commissioner Phil Diaz led the Pledge of Allegiance

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

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

Peter Greathouse approached the commission and let the commission know that he appreciates the work they have done to get this done but believes it needs to be fine-tuned before it is adopted.

Stacey Lake approached the commission. She agrees with Peter Greathouse. She would like the definitions to be a little more defined. She doesn't want this application to be rushed.

Dustin Petersen approached the commission. He owns the property on the 7500 N border. He gave the commission a map with his property lines on it for the commission to go over before they make the final decision.

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

4. 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 Ron Larsen thanked Peter Greathouse and Stacey Lake for their input on the application. He however feels like this needs to move quickly because the county is being inundated. He would like the commission to have another work meeting.

Commissioner Erin Sorenson stated she would feel more comfortable if the application was in writing so that she can see rather than just the content of a conversation.

Commissioner Ron Larsen asked Planner Adam Richins if he could write up a draft of the application for the Planning Commission to go over before it's put in front of the Board of County Commissioners.

Stacey Lake asked if the county could put a pause on the large-scale energy applications until the overlay application is approved.

Planner Adam Richins stated that when an application is submitted, they submit that application under the rules that are in effect. Even if the rules change the day after the application is submitted.

Commissioner Erin Sorenson stated she would like to see a clear definition what is allowed in the overlay zone.

Commissioner Erin Sorenson excused Commissioner Shane Church from tonight's meeting.

Planner Adam Richins will have a draft of the definitions ready for the commission to go over before the next meeting.

5. REVIEW and POSSIBLE APPROVAL—C-1 Conditional Use Permit Application #Z-2026-080 for a Private Campground at approximately 380 N 2000 W, Delta. Tim & Loreen Bliss, Applicants

Tim and Loreen Bliss approached the commission and gave a description of their application. They would like to have a private family campground where their temporary construction housing was.

Commissioner Wayne Jackson asked for clarification of the number of spots allowed.

Commissioner Ron Larsen asked how the applicant would alleviate the problems that had been brought forward before. Loreen Bliss stated that if this is approved, the people that would be staying there will be close friends and family that know the area. They wouldn't have to go to the neighbor's yard for any reason.

Planner Adam Richins went over the proposed reasonable conditions with the applicants.

Commissioner Wayne Jackson asked how the commission would know that the rules are being followed. Planner Adam Richins stated that when concerns are brought forward, they will be handled accordingly.

Commissioner Phil Diaz asked if the applicant violates any of the conditions, can they get the permit revoked. Planner Adam Richins stated it is revokable and explained the process.

Kim Thomas stated that he is the next-door neighbor to the property and is concerned with the application. Commissioner Erin Sorenson reminded Mr. Thomas that there was a public input portion at the beginning of the meeting and that was when he should have stated his concerns, but she will allow him to state his concerns now. He would like the whole thing to be shut down permanently.

Commissioner Erin Sorenson stated that she appreciates Mr. Thomas coming before the commission and voicing his opinion.

Loreen Bliss stated that she does have the permit numbers for the septic system that was put in.

Commissioner Ron Larsen made a MOTION to approve application #Z-2026-080 based of 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
The application as submitted complies with the requirements of this title, all other applicable ordinances and resolutions, and the building codes as adopted, and should be considered for approval with reasonable conditions to address the health, safety, and welfare of surrounding property owners and should be consistent with conditions which could foreseeably exist.

Proposed Reasonable Conditions for the Private, Non-Commercial Campground:

A. Not more than eight (8) RV sites shall be developed or occupied on the property under this Conditional Use Permit.
B. Use of the campground shall be limited to a private, non-commercial campground for the owners, their family, and invited guests. RV sites shall not be rented, leased, advertised, or otherwise offered for compensation.
C. RV wastewater shall be disposed of only through an approved wastewater disposal system or at an approved off-site facility. All onsite wastewater systems shall comply with applicable Central Utah Public Health Department requirements.
D. The campground and RV sites shall be developed and operated substantially in accordance with the submitted site plan.
E. Appropriate onsite solid-waste containers shall be provided, and all solid waste shall be regularly removed and disposed of at an approved facility.
F. Fire-prevention measures shall be maintained. Open fires shall be limited to appropriate fire pits and shall comply with applicable fire restrictions.
G. Internal access routes shall be maintained in a condition adequate for emergency vehicle access.
H. The property owner shall be responsible for site security and for ensuring that guests comply with the conditions of the Conditional Use Permit.

I. The campground shall be operated in a manner that minimizes unreasonable noise, lighting, traffic, and other impacts on adjoining properties.
J. No commercial campground activities, short-term rental of RV sites, or other commercial lodging activities are authorized by this permit.
K. The Conditional Use Permit shall be subject to review as provided by the Millard County Land Use Code to ensure continued compliance with the conditions and requirements of approval.
L. Visitors shall not exceed the 14-day limit.

6. REVIEW and POSSIBLE APPROVAL—C-1 Conditional Use Permit Application #Z-2026-081 for a Commercial Campground at approximately 794 N 7000 W Delta. Bonnie Tolbert, Applicant

Commissioner Erin Sorenson asked for clarification of the site map.

Commissioner Ron Larsen asked the applicant if she would provide the utilities for the sites. Bonnie stated she would be and there is also a spot for dry camping.

Commissioner Phil Diaz made a MOTION to approve application #Z-2026-081 based on its conformance with the Millard County General Plan and meets the findings in code 10.8.3.

Planner Adam Richins read the proposed recommendations on the record.

Commissioner John Nye SECONDED the motion. Voting was unanimous in the affirmative.

RECOMMENDATION
The Planning Commission should consider the application based upon the submitted site plan, testimony of the applicant, agency review comments, public comment, and the applicable Conditional Use Permit standards. If the Planning Commission determines that reasonably anticipated detrimental effects of the proposed use can be substantially mitigated through reasonable conditions, staff recommends consideration of approval subject to conditions substantially similar to the following:

Proposed Reasonable Conditions for the Commercial Campground:
A. The property shall be used for an equestrian campsite substantially as described in the application and represented to the Planning Commission.
B. Campsite, parking, horse confinement, manure-management, and other operational areas shall be located substantially as depicted on the submitted site plan. Material expansion or relocation of these areas may require additional land-use review.

C. The applicant shall provide adequate onsite parking and maneuvering space for vehicles and horse trailers. Parking associated with the use shall not obstruct the public road or required emergency access.
D. Horses shall be appropriately confined to the property. Fencing, corrals, pens, or other confinement facilities shall be maintained as necessary to prevent animals from entering adjoining properties or public roadways.
E. Manure and other animal waste shall be collected and managed in a manner that minimizes flies, odor, runoff, and impacts to adjoining properties. Manure shall not be allowed to accumulate in a manner that constitutes a nuisance or public-health concern.
F. Human wastewater and sanitation facilities associated with the campsite shall comply with all applicable Central Utah Public Health Department requirements.
G. Adequate solid-waste receptacles shall be provided, and waste generated by the use shall be regularly removed and disposed of at an approved facility.
H. Internal access and circulation areas shall be maintained in a condition adequate for emergency vehicle access.
I. Applicable fire-prevention requirements shall be maintained. Open fires, if permitted, shall comply with applicable County and State fire restrictions.
J. Outdoor lighting associated with the campsite shall be directed or shielded to minimize unreasonable impacts on adjoining properties.
K. The use shall be operated in a manner that minimizes unreasonable noise, dust, odor, traffic, and other impacts upon adjoining properties.
L. Any new buildings, electrical installations, plumbing, wastewater systems, signs, or other improvements requiring permits shall obtain applicable approvals prior to construction or installation.
M. The Conditional Use Permit shall be subject to review as provided by the Millard County Land Use Code to ensure continued compliance with the conditions and requirements of approval.

7. OTHER BUSINESS- Planner Adam Richins gave an update on the Aries Mining application.

8. APPROVAL OF MINUTES – This item was moved to the next scheduled meeting.

9. ADJOURNMENT- The meeting was adjourned at 7:41 pm.

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