

PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 2, 1989

PRESENT

Robert Droubay	Chairman
Larry Taylor	Commission Member
Wesley Bloomfield	Commission Member
Doug Esplin	Commission Member
Rochelle Munster	Commission Member
Roland Dutson	Commission Member
Robert Shepherd	Commission Member

ABSENT

None

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Jerry Reagan	Millard County Building Inspector
Frank Baker	Millard County Commissioner

Chairman Droubay called the meeting to order at 8:00 p.m. Virginia Taylor acted as secretary. Mr. Droubay stated that the notice of the meeting time, place and agenda was provided to the Millard County Chronicle/Progress, the local radio station, KNAK, and to each member of the Planning and Zoning Commission.

MINUTES

The proposed minutes of a Planning and Zoning Commission Meeting held January 19, 1989, were presented for consideration and approval. The Commission reviewed the minutes briefly. Rochelle Munster MOVED that the minutes be approved as presented. The motion was SECONDED by Roland Dutson. Mr. Droubay asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

CHAIRMAN ROBERT DROUBAY: REPLACEMENT OF PLANNING COMMISSION MEMBERS

Chairman Droubay reported that Gary Church has agreed to serve on the Planning Commission and his term will begin following City Council's approval. Mr. Droubay asked for recommendation for one more Commission member.

CHAIRMAN ROBERT DROUBAY: REQUEST FOR ZONE CHANGE FROM RR (RURAL RESIDENTIAL) TO A10 (AGRICULTURAL ZONING) ON PROPOSED MILLARD COUNTY FAIR GROUND PROPERTY

Chairman Droubay reviewed with the Commission Members a Zone Change Request from Millard County to rezone property located near the White Sage Regional Park from RR (Rural Residential) to A10 (Agricultural Zone) to be used for the Millard County Fair.

Mr. Droubay reviewed the following zone change justification received from Millard County.

The present zoning for this property for which Millard County is desiring to improve is currently zoned Rural Residential. Rural residential does not appear to be compatible to the type of facility that Millard County would like to construct. The overall use of this facility will be used for the Millard County Fair. To be included in this facility will also be year round use by the public. This facility will include exhibit buildings, indoor multi-purpose building, outdoor area with grandstand and a bathroom facility. Other facilities will be added for the fair and other activities as demand may require. The A-10 zone appears to be the most suitable zone that would be compatible for overall development.

The Commission reviewed and discussed the Agricultural Zones and concurred that an A10 zone would satisfy the requirements for the requested zone change.

Following discussion, Wesley Bloomfield MOVED to recommend to the City Council to schedule a Public Hearing for the purpose of receiving public comment regarding a Zone Change from RR to A10 on the property described as follows:

ATTACHMENT I

A parcel of unimproved real property ("Parcel 6B"), consisting of approximately 35 acres, more particularly described as follows:

Beginning at a point on the West right-of-way line of a county road, said point being North 88°37'57" East along the section line 2,624.16 feet and North 0°54'56" East along the West right-of-way line of said county road 1,048.76 feet from the Southwest corner of Section 8, Township 17 South, Range 6 West, Salt Lake Base and Meridian and thence North 89°05'04" West 1,667.13 feet to a point on a 770.81 foot radius curve to the right (radius bears North 85°16'03" East) said point being also on the East right-of-way line of Manzanita Avenue; thence along said East right-of-way line the following two courses: Northerly 75.32 feet along the arc of said curve through a central angle of 5°35'54"; thence North 0°51'58" East 456.10 feet to the South right-of-way line of Ponderosa Drive; thence South 89°08'02" East 812.91 feet to the East right-of-way line of Pinyon Avenue; thence along said East right-of-way line the following five courses: North 0°51'58" East 104.38 feet to a point of tangency with a 890.0 foot radius curve to the right (radius bears South 89°08'02" East); thence Northerly 178.63 feet along the arc of said curve through a central angle of 11°30'00"; thence North 12°21'58" East 183.36 feet to a point of tangency with a 853.85 foot radius curve to the left (radius bears North 77°38'02" West); thence Northerly 205.17 feet along the arc of said curve through a central angle of 13°46'04"; thence North 1°24'06" West 328.60 feet to the South right-of-way line of State Road 50; thence along said South right-of-way line North 88°35'54" East 504.95 feet; thence South 0°54'56" West 633.73 feet; thence North 88°50'45" East 296.98 feet to the West right-of-way line of a county road; thence South 0°54'56" West 923.31 feet to the point of beginning.

The motion was SECONDED by Larry Taylor. Mr. Droubay asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

CHAIRMAN ROBERT DROUBAY: REQUEST FOR CONDITIONAL USE PERMIT IN AN A1 ZONE FOR PROPOSED MILLARD COUNTY FAIR GROUND PROPERTY

Mr. Droubay asked Jerry Reagan, Millard County Building Inspector, to present and review plans for a proposed Millard County Fair Grounds area.

Jerry Reagan and Millard County Commissioner Frank Baker displayed layout design of the proposed Millard County Fair Ground area.

Mr. Reagan and Mr. Baker presented plans for the Fair Grounds complex and then responded to questions from the Commission members. The Commission then discussed the following provisions for a Conditional Use Permit to be issued along with the requested Zone Change.

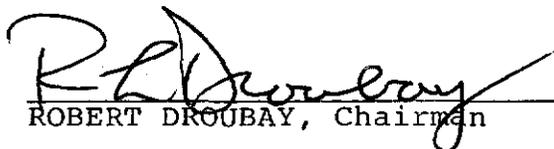
1. The General Purpose Building closest to Manzanita Avenue have a minimum set-back requirement of 50 feet.
2. Millard County provide landscaping of trees, shrubs, and grass around the General Purpose Building and Main Road Entrance area.
3. Within five years after construction of the complex, the main parking areas along Ponderosa Drive and around the General Purpose Building be covered with an improved surface of asphalt or concrete.
4. All other parking areas are to be covered with lime chips in order to maintain a dust free condition.
5. Millard County is to maintain the facility according to Utah State Health Standards, provide fly abatement and keep manure and bedding straw hauled away.

Following discussion, Wesley Bloomfield MOVED to table discussion of the Conditional Use Permit to allow the Planning Commission time for further study and review. The motion was SECONDED by Doug Esplin. Mr. Droubay asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Commission members concurred that Mr. Reagan is to seek the Commission's approval if any major revisions in the proposal occur.

Also, Zoning Official Neil Forster is to prepare a draft of the proposed Conditional Use Permit and present it to the Zoning Commission for their consideration at the next Planning Commission meeting.

Chairman Droubay asked if there were any further comments or questions or items to be discussed. There being none, Roland Dutson MOVED to adjourn. The motion was SECONDED by Larry Taylor. Mr. Droubay asked if there were any further comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mr. Droubay declared the meeting adjourned at 9:15 p.m.


ROBERT DROUBAY, Chairman


WESLEY BLOOMFIELD
Commission/Council Member

MINUTES APPROVED: February 9, 1989