

PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 9, 1989

PRESENT

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

ABSENT

None

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Ken Rand	Chronicle/Progress
Neil Forster	Zoning Official

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 February 2, 1989, were presented for consideration and approval. The Commission reviewed the minutes briefly and proposed corrections. Wesley Bloomfield MOVED that the minutes be approved as corrected. 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.

CHAIRMAN ROBERT DROUBAY: REPLACEMENT OF PLANNING COMMISSION MEMBER

Chairman Droubay reported that Kathy Roper has agreed to serve on the Planning Commission and her term will begin following City Council's approval.

CHAIRMAN ROBERT DROUBAY: CONDITIONAL USE PERMIT IN AN A10 ZONE
FOR PROPOSED MILLARD COUNTY FAIR GROUND PROPERTY

Chairman Droubay reviewed with the Commission a proposed Conditional Use Permit for the Millard County Fair Grounds.

Following review of the permit, the Commission members proposed corrections. The proposed Conditional Use Permit is as follows:

CONDITIONAL USE PERMIT
MILLARD COUNTY FAIR GROUNDS

FEBURARY 9, 1989

In conjunction with the change of zone from RR to A10 on the property described in Attachment One (1) Conditional Use of that property would be allowed subject to the following:

1. A Fair Grounds Facility to be used for the Millard County Fair, Ropings, Rodeos, Conventions, and other year round uses determined by Millard County. The facility is to include Exhibit Building, Indoor Arena, Outdoor Arena with grandstand and other facilities to be added as demand may require.
 - A. Provided the minimum set-back from property line for the Exhibit Building be 50 feet.
 - B. The Exhibit Building and entry be landscaped with trees, shrubs, grass and some parking to provide a buffer between the grounds and the residential zone to the immediate west.
2. During construction all sites are to be kept in a dust-free condition; and, after completion, the main parking area will be brought to a compacted all-weather gravel or crushed rock surface and maintained dust free. Other parking areas in the complex will be maintained in a dust-free condition at all times.

Within a maximum of five (5) years from completion of the Exhibit Building, the main parking area will be put into an improved surface, i.e. asphalt or concrete with an approved drainage plan.

3. The animal holding area, the arenas and the general area will be maintained for fly and pest control to Utah State Health Standards.
4. All corral matter will be hauled away and disposed of properly on a regularly scheduled basis.
5. If any major changes occur deviating from the attached plot plan, Millard County is required to appear before the Planning Commission for approval.
6. Livestock unloading facilities will be required on the south and/or east portion of the property, and all unloading and loading of livestock is to take place in the south or east portion of the property only.
7. Livestock trucks and trailers will be required to enter from the East entrance only.

Following discussion, Wesley Bloomfield MOVED that Zoning Official Neil Forster prepare a corrected Conditional Use Permit and mail it to each Commission member for their review. If no comments or corrections are received within two days, the Conditional Use Permit should then be submitted to Millard County for their approval. If Millard County approves the permit, submit it to the City Council for their approval. 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.

OTHER BUSINESS

Mr. Droubay thanked Roland Dutson and Rochelle Munster again for their time on the Planning Commission.

Chairman Droubay asked if there were any further comments or questions or items to be discussed. There being none, Rochelle Munster MOVED to adjourn. 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. Mr. Droubay declared the meeting adjourned at 9:15 p.m.


ROBERT DROUBAY, Chairman


WESLEY BLOOMFIELD
Commission/Council Member

MINUTES APPROVED: P&Z 4-13-89