

PLANNING AND ZONING COMMISSION MEETING
APRIL 13, 1989

PRESENT

Robert Droubay	Chairman
Larry Taylor	Commission Member
Wesley Bloomfield	Commission Member
Gary Church	Commission Member
Kathy Roper	Commission Member
Robert Shepherd	Commission Member

ABSENT

Doug Esplin	Commission Member
Virginia Taylor	Deputy City Recorder

OTHERS PRESENT

Neil Forster	Zoning Official
Jerry Reagan	Millard County Building Inspector

Chairman Droubay called the meeting to order at 8:10 p.m. 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 9, 1989, were presented for consideration and approval. The Commission reviewed the minutes briefly, after which Larry Taylor MOVED that the minutes be approved as presented. The motion was SECONDED by Wesley Bloomfield. 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: 1. KAYE'S HAIR CARE 2. JACK KELLEY TRUCKING CO.

Chairman Droubay informed the Commission that the only time a Conditional Use Permit is to be used is when it is listed as a Conditional Use under a particular zone. Anything that is not listed in the Conditional Uses is a Variance; and in order to obtain a Variance, a hearing of the Board of Adjustments must be held. Therefore, Kaye's Hair Care and Jack B. Kelley Trucking must go before the Board of Adjustments for a Variance.

CHAIRMAN ROBERT DROUBAY: REQUEST FOR ZONE CHANGE FROM RR (RURAL RESIDENTIAL) TO P/QP (PUBLIC/QUASI-PUBLIC) ON PROPOSED MILLARD COUNTY FAIR GROUND PROPERTY

Chairman Droubay explained that the Planning Commission had previously recommended a zone change, as requested by Millard County, from RR to A10 for the Millard County Fairgrounds. However, an A10 Zone is a Preservation Zone which allows for livestock but does not allow for a fairgrounds facility. Therefore, in order to allow for fairgrounds, the property will need to be rezoned Public/Quasi-Public (PQP).

Mr. Droubay explained that under Appendix 7-Public/Quasi-Public, Community Facilities (open area), Community Facilities (non-commercial), and non-profit recreation facilities are permitted. Fairgrounds could then be allowed if the Zoning Ordinance was amended to allow for Conditional Use Permits in a PQP Zone.

Following lengthy discussion, Wesley Bloomfield MOVED that the Planning Commission recommend that the City Council hold a Public Hearing for the purpose of receiving public comment regarding a zone change from RR to PQP for a Millard County Fairgrounds. The motion was SECONDED by Larry Taylor. Chairman 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.

The Planning Commission reviewed a proposed Conditional Use Permit for the Millard County Fairgrounds and proposed corrections. The Conditional Use Permit is as follows:

CONDITIONAL USE PERMIT
MILLARD COUNTY FAIR GROUNDS

In conjunction with the change of zone from Rural Residential (RR) to Public/Quasi-Public (PQP) 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, Livestock Exhibitions, permitted livestock and equipment uses, 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 east portion of the property, and all unloading and loading of livestock is to take place in the east portion of the property only.
7. Livestock trucks and trailers will be required to enter from the East entrance only.

CHAIRMAN ROBERT DROUBAY: AMENDMENT TO ZONING ORDINANCE TO ALLOW
CONDITIONAL USE PERMIT FOR FAIR GROUNDS IN PQP ZONE

Mr. Droubay said that the present Zoning Ordinance should be amended to allow for a Conditional Use for Fairgrounds in a PQP Zone.

Following discussion, Wesley Bloomfield MOVED that the Planning Commission recommend to the City Council that the Zoning Ordinance be amended to allow for a Conditional Use for a Millard County Fairground in a PQP Zone. The motion was SECONDED by Larry Taylor. Chairman 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: ORDINANCE AMENDING TITLE 12-000
ENTITLED "PLANNING AND ZONING" OF THE REVISED ORDINANCES OF DELTA
CITY (1981 edition)

Chairman Droubay presented a proposed ordinance for the Planning Commission's review and recommendation entitled:

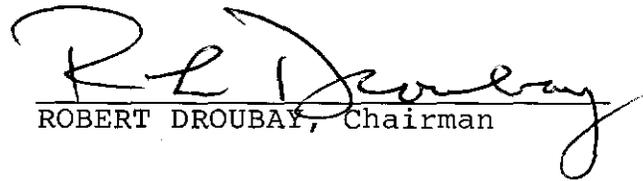
ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 12-000 ENTITLED "PLANNING AND ZONING" OF THE REVISED ORDINANCES OF DELTA CITY (1981 edition), AS AMENDED, TO CLARIFY THE PROCESS AND SET STANDARDS FOR APPROVAL OF DEVELOPMENT PERMITS, TO GRANT DISCRETION TO THE ZONING OFFICER TO AUTHORIZE ISSUANCE OF DEVELOPMENT PERMITS FOR SMALL DEVELOPMENTS AND DEFINING SETBACK REQUIREMENTS IN DEVELOPMENT DISTRICTS.

Following review and discussion of the ordinance, Wesley Bloomfield MOVED that the Planning Commission recommend that the City Council adopt the above proposed ordinance. The motion was SECONDED by Kathy Roper. Chairman 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 Droubay asked if there were any further comments or questions or items to be discussed. There being none, Larry Taylor MOVED to adjourn. The motion was SECONDED by Kathy Roper. 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 9:05 p.m.


ROBERT DROUBAY, Chairman


WESLEY BLOOMFIELD
Commission/Council Member

MINUTES APPROVED: P&Z 5-11-89