

PLANNING AND ZONING COMMISSION MEETING
MAY 11, 1989

PRESENT

Robert Droubay	Chairman
Larry Taylor	Commission Member
Wesley Bloomfield	Commission Member
Doug Esplin	Commission Member
Kathy Roper	Commission Member

ABSENT

Robert Shepherd	Commission Member
Gary Church	Commission Member

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Robyn Pearson	Millard County Administrator

Chairman Droubay called the meeting to order at 8:40 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 April 13, 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 amended. 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.

CONSIDERATION OF CONDITIONAL USE PERMIT FOR MILLARD COUNTY FAIRGROUNDS IN A PUBLIC/QUASI-PUBLIC ZONE

Chairman Robert Droubay said that Planning Commission has the responsibility of issuing Conditional Use Permits. However, the City Council would like to have the opportunity to review before any Conditional Use Permit is issued.

The Planning Commission then reviewed and discussed the following Conditional Use Permit for the Millard County Fairgrounds:

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.

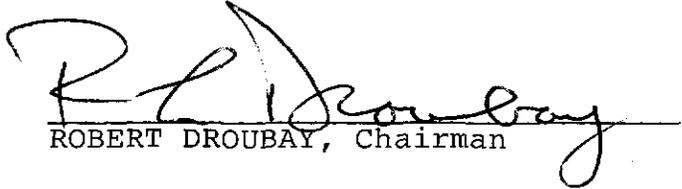
Within a maximum of five (5) years from completion of the Exhibit Building, the main parking area will be put into an improved surface, i.e. asphalt or concrete with an approved drainage plan.
3. The animal holding area, the arenas and the general area will be maintained for fly and pest control to Utah 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.

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 $88^{\circ}37'57''$ East along the section line 2,624.16 feet and North $0^{\circ}54'56''$ 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 $89^{\circ}05'04''$ West 1,667.13 feet to a point on a 770.81 foot radius curve to the right (radius bears North $85^{\circ}16'03''$ 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 $5^{\circ}35'54''$; thence North $0^{\circ}51'58''$ East 456.10 feet to the South right-of-way line of Ponderosa Drive; thence South $89^{\circ}08'02''$ 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 $0^{\circ}51'58''$ East 104.38 feet to a point of tangency with a 890.0 foot radius curve to the right (radius bears South $89^{\circ}08'02''$ East); thence Northerly 178.63 feet along the arc of said curve through a central angle of $11^{\circ}30'00''$; thence North $12^{\circ}21'58''$ East 183.36 feet to a point of tangency with a 853.85 foot radius curve to the left (radius bears North $77^{\circ}38'02''$ West); thence Northerly 205.17 feet along the arc of said curve through a central angle of $13^{\circ}46'04''$; thence North $1^{\circ}24'06''$ West 328.60 feet to the South right-of-way line of State Road 50; thence along said South right-of-way line North $88^{\circ}35'54''$ East 504.95 feet; thence South $0^{\circ}54'56''$ West 633.73 feet; thence North $88^{\circ}50'45''$ East 296.98 feet to the West right-of-way line of a county road; thence South $0^{\circ}54'56''$ West 923.31 feet to the point of beginning.

Following brief discussion, Doug Esplin MOVED to grant the Conditional Use Permit to Millard County for Fairgrounds. The motion was SECONDED by Wesley Bloomfield. 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, Wesley Bloomfield 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 8:55 p.m.


ROBERT DROUBAY, Chairman


WESLEY BLOOMFIELD
Commission/Council Member

MINUTES APPROVED: