

PLANNING AND ZONING COMMISSION MEETING
JUNE 24, 1992

PRESENT

Gary Church	Chairman
Larry Taylor	Commission Member
Dale Roper	Commission Member
Pauline Warner	Commission Member
Rick Moultrie	Commission Member
Russell Jones	Commission Member

ABSENT

Gayle Bunker	Commission Member
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OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Official
Jerry Reagan	Millard County Bldg. Inspector

Chairman Church called the meeting to order at 7:30 p.m. Virginia Taylor, Deputy City Recorder, acted as secretary. Mr. Church stated that the notice of the meeting time, place and agenda was mailed to the Millard County Chronicle/Progress, and to each member of the Planning and Zoning Commission two days prior to the meeting.

MINUTES

The proposed minutes of a Planning Commission Meeting held April 22, 1992, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Commission Member Dale Roper MOVED that the minutes be approved as presented. The motion was SECONDED by Pauline Warner. Mr. Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

JERRY REAGAN, MILLARD COUNTY BUILDING INSPECTOR: ZONE CHANGE REQUEST FROM R.R. TO P.Q.P. AND REQUEST FOR A CONDITIONAL USE PERMIT FOR THE PURPOSE OF CONSTRUCTING A CENTRAL MAINTENANCE FACILITY AT 187 SOUTH MANZANITA

Chairman Gary Church asked Jerry Reagan, Millard County Building Inspector to present a request for a zone change from Rural

Inspector to present a request for a zone change from Rural Residential (RR) to Public Quasi-Public (PQP).

Jerry Reagan explained that Millard County is in the process of purchasing property from Los Angeles Water & Power (LAWP). The property is located south of and is contiguous to the existing Millard County Fairgrounds, which is zoned PQP.

Mr. Reagan said that, contingent upon the property being purchased, Millard County is requesting a zone change from Rural Residential to Public Quasi-Public for the property described as follows:

BEG N $88^{\circ}37'57''$ E 1026.46 FT TO E BDRY MANZANITA AVE FR SW COR SEC 8, T17S, R6W, SLM, TH N $0^{\circ}51'58''$ E 608.85 FT TO PT OF TANGENCY WITH A 830.81 FT RAD CRV TO L (RADIUS BEARS N $76^{\circ}37'47''$ E), TH N'LY 206.42 FT ALG SD CRV THRU CNTRL ANGLE OF $14^{\circ}14'09''$, TH N $13^{\circ}22'11''$ W 220.57 FT TO A CRV WITH A 770.81 FT RAD CRV TO R (CHORD LENGTH 86.671 FT & CHORD BEARING IN $12^{\circ}25'23''$ W), TH N'LY 86.7167 FT M/L ALG SD CRV TO SW COR PROP OWNED BY MILLARD CO, TH S $89^{\circ}05'04''$ E 1667.13 FT M/L TO E B DRY MILLARD CO RD, S $0^{\circ}54'56''$ W 1048.76 FT M/L TO S SEC LN, S $88^{\circ}37'57''$ W 1567.74 FT M/L ALG SEC LN TO BEG. 39.32 AC

Mr. Reagan briefly described the plans for a 35' x 124' centralized maintenance facility that will be used for housing Millard County's recreational equipment.

Zoning Officer Neil Forster then reviewed a Development Permit Review that he completed on the property. He said that based on the information that was given to him and the knowledge he has of the property, the applicant's score was 579, with the standard score being 537; therefore, he was in favor of and recommended the zone change request.

Following discussion, Commission Member Rick Moultrie MOVED that the Planning Commission recommend to the City Council that a Public Hearing be scheduled to receive public comment regarding a proposed zone change from RR to PQP for the property described above and that the zone change be approved contingent upon Millard County's purchase and ownership of the property. The motion was SECONDED by Commission Member Russell Jones. Mr. Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Discussion was held regarding a Conditional Use Permit to construct a maintenance facility in the proposed zone change location. However, the Planning Commission asked that they be presented a plot plan before a decision could be made or conditions could be set.

OTHER BUSINESS

Brief discussion was held regarding Jim Warnick's recycling business that is located at the old Husky Service Station. Mr. Warnick has not made an attempt to come before the Planning Commission or the Board of Adjustments, therefore the Planning Commission felt that he should not be allowed to continue his business within Delta City.

Chairman Church asked if there were any comments or questions or items to be discussed. There being none, Commission Member Larry Taylor MOVED to adjourn. The motion was SECONDED by Commission Member Dale Roper. Mr. Church asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mr. Church declared the meeting adjourned at 8:50 p.m.

GARY CHURCH, Chairman

GAYLE BUNKER
Council/Commission Member

MINUTES APPROVED: P&Z 7-22-92