

PLANNING AND ZONING COMMISSION MEETING
OCTOBER 28, 1992

PRESENT

Larry Taylor	Chairman
Gayle Bunker	Commission Member
Sharlyn Goold	Commission Member
Dale Roper	Commission Member
Pauline Warner	Commission Member
Rick Moultrie	Commission Member
Russell Jones	Commission Member

ABSENT

None

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Kurt & Linda Sorensen	City Residents

Chairman Taylor called the meeting to order at 7:30 p.m. Virginia Taylor, Deputy City Recorder, acted as secretary. Mr. Taylor stated that the notice of the meeting time, place and agenda was mailed to the Millard County Chronicle/Progress, KNAK Radio Station, 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 September 23, 1992, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Gayle Bunker MOVED that the minutes be approved as presented. The motion was SECONDED by Rick Moultrie. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The proposed minutes of a Planning Commission Meeting held September 30, 1992, were presented for consideration and approval. The Commission reviewed the minutes briefly and proposed corrections after which Dale Roper MOVED that the minutes be approved as corrected. The motion was SECONDED by Russell Jones. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

KURT & LINDA SORENSEN, CITY RESIDENTS: PROPOSED LANGUAGE CHANGE TO DELTA CITY ZONING ORDINANCE REGARDING RURAL RESIDENTIAL ZONES

Chairman Larry Taylor welcomed Kurt & Linda Sorensen and asked them to address the Commission.

Linda Sorensen said that they have purchased seven acres of property that is currently zoned Agricultural (A1); and, as previously requested, they would like to apply for a zone change from A1 to Rural Residential (RR). However, they have also requested that the language of the Rural Residential Zone be changed and more clearly defined to allow animals in that zone.

Mrs. Sorensen asked the status of the language change and when they could expect a zone change to take place.

Council Member Gayle Bunker said that, realistically, the time frame for completion of the language and zone change will be in the Spring of 1993.

Discussion and review was then held among the Planning Commission regarding a language change for Rural Residential Zones. Ordinances from Payson City and Springville City were reviewed and ideas incorporated for Delta City's proposed ordinance. Council Member Gayle Bunker will meet with City Attorney Richard Waddingham to prepare a draft language change to the RR zone.

JERRY REAGAN, MILLARD COUNTY BUILDING INSPECTOR: REQUEST FOR A CONDITIONAL USE PERMIT FOR THE PURPOSE OF CONSTRUCTING A CENTRAL MAINTENANCE FACILITY AT 187 SOUTH MANZANITA

In view of Millard County Building Inspector Jerry Reagan's absence, Chairman Taylor presented a request for a Conditional Use Permit for the purpose of constructing a central maintenance facility at 187 South Manzanita.

The following information was presented and reviewed regarding the proposed maintenance facility:

MAINTENANCE SHOP

- SIZE OF BUILDING: 40 ft. wide clear span, 150 ft. long, 12 ft. eave height, 2 to 12 pitch in roof.
- METAL: 26 GA, 80,000 tensile roof, galvalume PBR
26 GA, 80,000 tensile for walls
Primary and secondary frame steel KSI (MBA rated)
- COLOR: Cocoa brown trim. Light stone for walls.
- INSULATION: Three (3) inches of polypropylene reinforced mesh, R-11.
- PLANS: ~~Engineered steel and concrete plans shall be included with bid. Plans at bid.~~ *MP*
- SITE EXCAVATION: Site excavation will be level, concrete in place provided by Millard County as per plans received from building plans.
- BUILDING REQUIREMENTS:
Seismic zone 3, basic wind 70 m.p.h., footing pressure 1500 PSI per square foot, roof live load 30 PSI per square foot, 10 PSI per square foot dead load.
- PRE-ENGINEERED BUILDING:
- A. General: Sketch drawings for building shall be provided by Millard County to contractors to establish bids.
- B. Summary: Manufacturers standard components may be used providing components, accessories and complete structure conform to and are approved by architectural and engineering design appearance and specified requirements.
- Concrete footings, foundation, and installation of anchor bolts as required by manufacturer and approved by engineering shall be submitted to Millard County with bid.
- Sealants and caulking shall be provided in accordance with the building manufacturers standards.

C. Submittals:

Product Data - submit manufacturers product information specifications and installation for building and accessories.

D. Shop Drawing:

Submit complete erection drawings showing anchor bolts, settings, end wall, roof, framing and transverse.

Members fabricated from plate or bar stock shall comply with ASTM A529, A570, A572.

Members fabricated by cold forming shall comply with ASTM A607 grade 50.

Bolts for structural framing shall comply with ASTM A325 as necessary for design loads and connection details.

E. Stack Materials:

Shall be on platforms or pallets covered with tarpaulin or other suitable weather tight ventilated covering. Store metal sheets or panels so that water accumulation will drain freely. Do not store sheets or panels in contact with other materials which might cause staining.

F. Maintenance Stock:

Furnish at least 5% excess over required amounts of nuts, bolts, screws, washers and other required fasteners for building.

G. Metals: Hot rolled structural - Required by ASTM

H. Design Loads:

Include live load, wind load, and seismic load in addition to dead load.

I. Manufacturer's Qualifications:

Provide pre-engineered metal buildings as produced by manufacturer with not less than 5 years successful experience in fabrication of pre-engineering metal buildings of the type and quality required.

J. Erector's Qualifications:

Pre-engineered building shall be erected by a firm that has not less than two years successful experience in the erection of pre-engineered buildings similar to the one required for this project. He or she shall have a current valid contractor's license in the state of Utah as required by D.O.P.L. for the type of work performed and shall show proof of bonding and insurance. The project shall be bonded and insured. There could be exceptions for the bonding.

K. Delivery, Storage and Handling:

Delivery and storage of prefabricated components, sheets, panels and manufactured items so they will not be damaged. Unloading and placement of the above items shall be the responsibility of the contractor, not Millard County.

L. Certification:

The manufacturer shall furnish a certificate signed by a registered professional engineer that the building design meets the requirements set forth by the 1992 Uniform Building Code and all other codes that may be required for pre-engineered buildings.

M. Warranty: Provide building warranty upon completion of the building.

N. Structural Framing:

Building shall comply with MBMA.

O. Structural Steel:

Building structural steel shall comply with AISC.

P. Light Gauge Steel:

Building shall comply with AISI.

All of the items listed above have been agreed upon by the building contractor and Millard County.

Contractor

Date

Contractor

Date

Millard County reserves the right to refuse any or all bids.

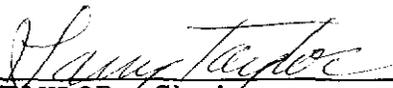
Following discussion, Council Member Gayle Bunker MOVED to approve a Conditional Use Permit to Millard County for the purpose of constructing a central maintenance facility as long as it complies with the plot plan and bid proposal presented. The motion was SECONDED by Commission Member Rick Moultrie. Chairman Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

LARRY TAYLOR, CHAIRMAN: DELTA CITY MASTER PLAN

Discussion was held regarding the updated General Plan for Delta City. Specific discussion was held regarding the Housing Assessment And Goals section of the General Plan.

Following discussion, Council Member Gayle Bunker MOVED to schedule a Public Hearing on November 19, 1992, at 7:15 p.m. for the purpose of receiving public comment regarding the updated General Plan for Delta City. The motion was SECONDED by Commission Member Dale Roper. Chairman Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Taylor asked if there were any comments or questions or items to be discussed. There being none, Commission Member Rick Moultrie MOVED to adjourn. The motion was SECONDED by Commission Member Gayle Bunker. Mr. Taylor asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mr. Taylor declared the meeting adjourned at 9:55 p.m.



LARRY TAYLOR, Chairman

GAYLE BUNKER
Council/Commission Member

MINUTES APPROVED: P&Z 11-19-92