

PLANNING & ZONING COMMISSION
MAY 12, 1999

PRESENT

Pauline Warner	Chairperson
Gayle Bunker	Commission Member
Alan Burraston	Commission Member
Garry Christensen	Commission Member
Joyce Moody	Commission Member
Phil Sabey	Commission Member

ABSENT

Dan Sperry	Commission Member
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ALSO PRESENT

Neil Forster	Zoning Officer
Karen Johnson	Secretary

Chairperson Warner called the meeting to order at 7:30 p.m. She stated that notice of the meeting time, place, and agenda was posted at the City Building, located at 76 North 200 West, and was mailed, postage prepaid, to the Millard County Chronicle/Progress, to KNAK Radio, and provided to each member of the Planning & Zoning Commission at least two days prior to the meeting.

MINUTES

The minutes of a meeting held April 14, 1999 were presented for consideration and approval. Following review, Commission Member Garry Christensen MOVED to approve the minutes, as presented. The motion was SECONDED by Commission Member Joyce Moody. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

BUSINESS

GAYLE BUNKER: REQUEST FOR CONDITIONAL USE PERMIT FOR BUNKER HILL RACEWAY AT APPROXIMATELY 700 NORTH 100 WEST

Gayle Bunker began his presentation by stating for the record that he has a conflict of interest and will not be acting as a member of the Planning & Zoning Commission on this matter, but as an applicant for a Conditional Use Permit.

Mr. Bunker explained that he was requesting a conditional use permit to begin operating the motocross track located on property at approximately 700 North 100 West. The portion of the property which is within the boundaries of Delta City is zoned A-5 (Agricultural - 5 Acres). Mr. Bunker told the Commission that the motocross will be operated on a commercial basis rather than a non-profit basis, as was done in the past, and will be open for 10-12 races per year, on weekends. There will be bleachers, restroom facilities, first aid station, and a concession stand constructed at the site. The person who will be operating the raceway plans to broadcast the races via the Internet and will bring in professional racers to compete. The track has been approved by the American Motocross Association (AMA), making it a rather elite race course, which will compete with tracks in Las Vegas and other areas of the country. The track will probably be opened up during the week for local races and racers.

Commission Members expressed concern that adequate parking, sanitary facilities and access for medical care be available. Mr. Bunker noted that the property contains approximately 70 acres, which would provide adequate area for parking and other facilities. He is currently in the process of obtaining a zone change on the portion of property located in Millard County.

Following lengthy discussion of parking, dust control, sanitation facilities, and adequate ingress and egress for emergency vehicles, Commission Member Phil Sabey MOVED to grant a Conditional Use Permit for Gayle Bunker, on property located at approximately 700 North 100 West, to be used for motocross racing and sale of concessions, with the following restrictions:

1. At least two unobstructed access ways be provided for ingress and egress of emergency vehicles; one to the grandstand area and one to the pit area,
2. Adequate sanitation facilities be on site for the comfort and use of both racers and spectators,
3. Off street recreational vehicle parking be provided for participants, with no dumping of waste allowed, and
4. Dust control be provided on all roads and tracks in order to control dust during events, and during arrival and departure of crowds.

The motion was SECONDED by Commission Member Alan Burraston. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed with four votes in favor, none opposed, and Commission Member Gayle Bunker abstaining.

GAYLE BUNKER: PRELIMINARY/FINAL PLAT FOR NORDEL SUBDIVISION, PLAT "A" AT APPROXIMATELY 450 NORTH 490 EAST

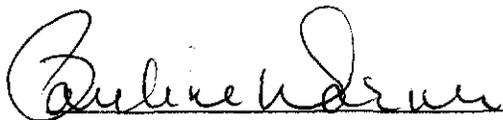
Gayle Bunker began his presentation by stating, for the record, that he has a conflict of interest in this matter and will not be acting as a member of the Planning & Zoning Commission, but will be acting as an applicant for subdivision plat approval.

Mr. Bunker explained that this subdivision was originally approved fifteen years ago, but the plat was never recorded due to economic conditions at the time. The subdivision consists of six lots and has curb, gutter, water & sewer, electricity and storm drains already installed. The curb and gutter is installed on four lots and will need to be extended to the other two lots.

Following discussion of requirements for utility extensions and road paving, Commission Member Phil Sabey MOVED to recommend to the City Council that a public hearing be held, for the purpose of receiving public comment, regarding the preliminary/final plat for Nordel Subdivision Plat "A", located at approximately 450 North 490 East and, further, recommend approval of Nordel Subdivision Plat "A" by the City Council, with the conditions that the south one-half of 450 North Street adjacent to the subdivision be paved, that a street light be installed in the subdivision and that the engineering profiles for street, storm water drainage, curb cuts, etc., as submitted with the original subdivision request, be incorporated into this approval. The motion was SECONDED by Commission Member Garry Christensen. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed with four vote in favor, none opposed, and Commission Member Gayle Bunker abstaining.

Commission Member Joyce Moody MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Phil Sabey. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

Chairperson Warner declared the meeting adjourned at 8:30 p.m.


PAULINE WARNER, Chairperson


Karen Johnson, Secretary

MINUTES APPROVED: P & Z 12-08-99