

**Planning & Zoning Commission Meeting
County Administrative Offices, Duchesne, Utah
March 1, 2006 - 5:00 p.m.**

In Attendance were:

Randy Mair, Planning Commission
Dean Brough, Planning Commission
Shelly Fabrizio, Planning Commission
Thomas Rather, Planning Commission
Larain Mobley, Planning Commission
Mike Hyde, Community Development Administrator
Laraine Dickinson, Planning Secretary
Excused: Leon Sweat, Chris Peatross

Visitors:

Lynn Labrum
Dean Townsend
Chad Orme

Agenda

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Mr. Hyde called the meeting to order at 5:00 P.M. being the Chairman and Vice-Chairman had been excused from the meeting.

PUBLIC HEARINGS: Conditional Use Permit

Lynn Labrum and D.S.O. LLC request approval to construct a commercial shop building in a residential zone located near the northeast corner of the North Crescent Road and 1000 North, in Section 10, Township 2 North, Range 1 West, north of Roosevelt City.

Mr. Hyde opened the public hearing and stated the applicants plan to construct a 50 X 100 foot commercial building on this 12.22-acre site for personal and business use (potentially a construction or oil company). Mr. Hyde stated the property is located in a residential area so all property owners within 300 feet had been notified and no objections to this had been received from any of them.

Mr. Hyde stated there are only two issues we have and that would be any dust associated with the equipment and vehicular movement on the property. They will be graveling the site but if there are any dust concerns expressed by anyone in the vicinity the applicants have agreed to install some kind of dust inhibitor. The second issue is that at this time we don't know what type of business will occupy this building. The county nuisance ordinance states that noise (which is plainly audible within a dwelling unit) is not permitted between the hours of 9:30 p.m. and 7:00 a.m.

Lynn Labrum stated that he thought everything that needs to be covered was in Mr.

Hyde's findings. It looks like the whole area is eventually going to be industrial/commercial the way things are going because this property is pretty much surrounded by other businesses.

Commissioner Mobley asked if the people who own the trailer just to the west were opposed to this and Mr. Labrum stated that they had spoken with the Farnsworth's and they had no objections.

Commissioners Brough, Mobley and Mair stated that they had been by the property and stated that they thought that it would be an improvement to the area and would not be a hindrance to it.

Mr. Hyde asked if any of the other applicants would like to comment. As there was no additional comments or questions, the public hearing was closed.

Commissioner Brough moved to approve this request for a Conditional Use Permit subject to the following conditions:

1. Applicants, owners and tenants of the property are subject to the noise standards of the Duchesne County Nuisance Ordinance (no noise that would disturb residents between 9:30 p.m. and 7:00 a.m.).
2. Applicants or owners agree to apply dust inhibitors to the parking and equipment yard surfaces as necessary to prevent dust from becoming a nuisance.

Commissioner Mair seconded the motion and it passed unanimously.

Minutes: Approval of the February 1, 2006 minutes

Commissioner Fabrizio motioned to approve the minutes as written. Commissioner Mobley seconded the motion and it passed unanimously.

Commission Comments and Staff Reports:

Mr. Hyde stated that in regards to road improvements, the road department would be staying in the Roosevelt area. Mr. Hyde asked that if a road trip is warranted would any of the commission members be interested. Commissioners Mobley, Fabrizio and Mair stated that they would be interested.

Adjournment:

The meeting adjourned at 5:12 p.m.