

PLANNING AND ZONING COMMISSION MEETING
DECEMBER 7, 1994

PRESENT

Pauline Warner	Chairperson
Kathy Walker	Commission Member
Phil Sabey	Commission Member
Sharlynn Goold	Commission Member
Russell Jones	Commission Member

ABSENT

Gayle Bunker	Commission Member
Rick Moultrie	Commission Member

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
Neil Forster	Zoning Officer
Douglas J. Nielsen	Delta Sewing Inc.

Chairperson Warner called the meeting to order at 7:30 p.m. Virginia Taylor, Deputy City Recorder, acted as secretary. Mrs. Warner stated that the notice of the meeting time, place and agenda was mailed to the Millard County Chronicle/Progress, to the local radio stations, 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 August 18, 1994, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Russell Jones MOVED that the minutes be approved as presented. The motion was SECONDED by Sharlynn Goold. Mrs. 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

DOUGLAS J. NIELSEN: REQUEST FOR A CONDITIONAL USE PERMIT TO ESTABLISH A SEWING PLANT AT 279 EAST MAIN

Mrs. Warner welcomed Douglas J. Nielsen, Jolene Sewing Plant, and asked him to present his request for a Conditional Use Permit.

Douglas Nielsen reviewed his plans to establish a sewing plant at 279 East Main. He said that he plans to employ approximately 20 operators and produce 1,000 dresses per day.

Zoning Officer Neil Forster presented and reviewed a Development Permit Review. He explained that No. 5 of the Absolute Criteria does not pass the evaluation because the proposed project does not conform to the zone district within which it will be located. However, Mr. Forster explained that in a Commercial Development Zone (CD) the Zoning Ordinance states that other uses determined by the Planning Commission to be in harmony with the intent and purpose of the zone shall be allowed as conditional uses.

Mr. Forster then reviewed the scoring of the Development Policies, and the applicants score was 424 and the standard score was 423.

Discussion was held regarding Delta City's Enhancement Project and Mr. Nielsen's plans for upkeep of the property along Main Street. However, the main concern of the Planning Commission was adequate off-street parking for the sewing plant employees.

Following discussion, Phil Sabey MOVED to approve a Conditional Use Permit as long as off-street parking is provided for a minimum of 18 vehicles. The motion was SECONDED by Russell Jones. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

PAULINE WARNER, CHAIRPERSON: RECOMMENDATION FOR BOARD OF ADJUSTMENT APPOINTMENT

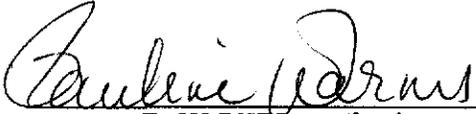
Pauline Warner explained that by ordinance, a Planning Commission member is to serve as a representative on the Board of Adjustments. She said that she has been serving on the Board of Adjustments, but she recommended that Phil Sabey be the Planning Commission representative on the Board of Adjustments now that she is the Planning Commission Chairperson.

The Commission agreed with Mrs. Warner's recommendation; therefore, a recommendation will be submitted to the City Council for their approval.

OTHER BUSINESS

Mrs. Warner asked if there were any comments or questions or items to be discussed. There being none, Commission Member Russell Jones MOVED to adjourn. The motion was SECONDED by Commission Member Sharlynn Gould. Mrs. Warner asked if there were any comments or questions regarding the motion. There being none, she called for

a vote. The motion passed unanimously. Mrs. Warner declared the meeting adjourned at 8:40 p.m.



PAULINE WARNER, Chairperson



VIRGINIA TAYLOR
Deputy City Recorder

MINUTES APPROVED: P&Z 1-25-95