

PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 22, 1995

PRESENT

Pauline Warner	Chairperson
Kathy Walker	Commission Member
Phil Sabey	Commission Member
Rick Moultrie	Commission Member
Russell Jones	Commission Member

ABSENT

Gayle Bunker	Commission Member
Sharlynn Goold	Commission Member
Neil Forster	Zoning Officer

OTHERS PRESENT

Virginia Taylor	Deputy City Recorder
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Chairman 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 January 25, 1995, were presented for consideration and approval. The Commission reviewed the minutes briefly after which Kathy Walker MOVED that the minutes be approved as presented. 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.

BUSINESS

MILLARD SCHOOL DISTRICT: REQUEST FOR CONDITIONAL USE PERMIT TO CONSTRUCT A NEW SCHOOL LUNCH AND CUSTODIAL SUPPLY WAREHOUSE/DISTRICT OFFICE ADDITION AT 340 EAST 300 NORTH

Mrs. Warner welcomed Superintendent Topham and asked him to address the Planning Commission regarding the Millard School District's request for a Conditional Use Permit.

Superintendent Topham presented a plot plan of a proposed warehouse and District Office and reviewed it in detail with the Commission. He said that the warehouse will be built to store food service supplies that are used at all the Millard County schools. Construction of the warehouse will begin this summer but the District Office will be constructed at some time in the future.

Superintendent Topham said that the warehouse and office building will be block buildings, and they will be attractive and compatible with the existing Technical College buildings.

In view of Zoning Officer Neil Forster's absence, Mrs. Warner expressed his concerns, which are adequate parking spaces and loading and unloading areas.

Discussion was held regarding these two issues and it was determined that a total of forty parking spaces are required for the warehouse and office and should be installed at the time the office building is completed. The loading/unloading dock will be located at the west end of the warehouse and will be easily accessible by a semi-truck.

Commission Member Rick Moultrie expressed his concern regarding an existing propane tank that is located near the warehouse site. Mr. Topham assured the Commission that all code requirements will be met prior to construction.

Following discussion, Commission Member Phil Sabey MOVED to approve a Conditional Use Permit with the condition that 40 parking spaces be installed at the time the office is completed. The motion was SECONDED by Commission Member 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.

OTHER BUSINESS

Commission Member Kathy Walker reviewed the happenings and progress of the Main Street Enhancement Committee.

Chairman Warner 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 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. Mrs. Warner declared the meeting adjourned at 8:15 p.m.


PAULINE WARNER, Chairperson

Virginia Taylor

VIRGINIA TAYLOR
Deputy City Recorder

MINUTES APPROVED: P&Z 3-22-95