

PLANNING & ZONING COMMISSION MEETING
NOVEMBER 6, 2002

PRESENT

Brent Berkley	Chairman
Vance Bishop	Commission Member
Robert Droubay	Commission Member
Joyce Moody	Commission Member
Dan Sperry	Commission Member

ABSENT

Garry Christensen	Commission Member
Joe Young	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	P & Z Secretary
Scott Henriksen	Mountain Health Design
LaVar Cox	Millard County Commissioner

Chairman Berkley called the meeting to order at 7:00 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building, had been provided to the Millard County Chronicle/Progress, to KNAK Radio, and to each member of the Planning & Zoning Commission, at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission meeting held October 2, 2002 were presented for consideration and approval. Following review, Commission Member Dan Sperry MOVED to approve the minutes of the Planning & Zoning Commission meeting held October 2, 2002, as presented. The motion was SECONDED by Commission Member Robert Droubay. Chairman Berkley asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

D. SCOTT HENRIKSEN, MOUNTAIN HEALTH DESIGN: PERMIT REVIEW, SIXTY BED LONG TERM CARE ADDITION TO DELTA COMMUNITY MEDICAL CENTER

Alan Riding, Zoning Officer, advised the Commission that Mountain Health Design had been working on the design for this facility for several months and has been redesigned to incorporate concerns mentioned by the fire chief. Zoning Officer Riding stated that he has recommended that the project be approved and has requested that the Planning & Zoning Commission review the project in order to address any concerns which they may have.

Chairman Berkley questioned whether construction of the addition would affect access to the hospital emergency entrance. Mr. Henriksen answered that there is sufficient area between the existing hospital and the proposed addition, along with a significant grade change from the hospital entrance to the long term care facility, which will alleviate any access problems. In addition, part of the construction strategy will involve mitigation of any access issues and they are confident that the project manager will be able to maintain adequate access to all parts of the hospital at all times.

Commission Member Robert Droubay expressed concern with the number of visitor parking stalls provided and questioned whether they would be adequate. Mr. Henriksen advised Commissioners that the parking area is well within requirements of the Delta City Zoning Ordinance and felt that, if more space and money were available, additional parking could be provided, however, as drawn, the plan provides for more space than the zoning ordinance requires. Mr. Henriksen felt that there may be additional area available to expand the width of the access road to provide additional parallel parking along the access road.

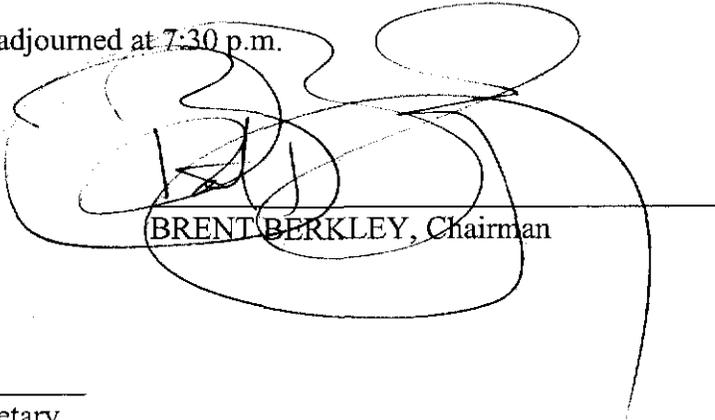
Following lengthy discussion, Commission Member Vance Bishop MOVED to approve and recommend issuance of a building permit for the long term care facility. The motion was SECONDED by Commission Member Joyce Moody. Chairman Berkley asked if there were any comments or questions regarding the motion. Commission Member Robert Droubay suggested that there be a strong recommendation that additional parking be provided. Commission Member Vance Bishop MOVED to amend his motion to approve and recommend issuance of a building permit for the long term care facility, with a strong recommendation that additional consideration be given for expanding the parking available for visitors. The amended motion was SECONDED by Commission Member Joyce Moody. Chairman Berkley asked if there were any additional comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

There being no other agenda items, Commission Member Joyce Moody MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Dan Sperry. Chairman Berkley asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

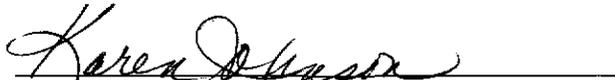
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Chairman Berkley declared the meeting adjourned at 7:30 p.m.



BRENT BERKLEY, Chairman



Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 02-05-03