

DELTA CITY, UTAH  
PLANNING & ZONING COMMISSION MEETING  
APRIL 10, 2008

PRESENT

Vance Bishop	Chairman
Micah Chase	Commission Member
Dana Rempp	Commission Member
R. Dale Riding	Commission Member
R. Dale Roper	Commission Member
Roger Zeeman	Commission Member

ABSENT

Robert Banks	City Council Representative
Liz Webb	Commission Member

ALSO PRESENT

Alan Riding	Zoning Officer
Karen Johnson	Secretary
Howard Quackenbush	City Resident

Chairman Bishop called the meeting to order at 7:00 p.m. He stated that notice of the time, place and agenda of the meeting had been posted in the City Building and provided to the Millard County Chronicle/Progress 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 February 14, 2008 were presented for consideration and approval. Following review, Commission Member Dana Rempp MOVED to approve the minutes of the Planning & Zoning Commission Meeting held February 14, 2008, as presented. The motion was SECONDED by Commission Member Roger Zeeman. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

BUSINESS

HOWARD & TONYA QUACKENBUSH: PROPOSED MYERS / QUACKENBUSH SUBDIVISION LOCATED AT APPROXIMATELY 79 SOUTH WHITE SAGE AVENUE

Chairman Bishop requested that Mr. Quackenbush present his request for subdivision. Zoning Officer Alan Riding noted that the property involved in this request for subdivision is located in a Highway Commercial (H-C) zone, which does not require a minimum lot size, therefore, this request

could be considered a subdivision of the property with the remaining property being available for purchase as one parcel.

Mr. Quackenbush advised Commission Members that, as of this fall, he will be unable to lease space for his physical therapy clinic from Intermountain Health Care. Mr. Quackenbush would like to purchase the subject property to construct a professional building housing three medical offices, with the physical therapy clinic occupying the major portion of the building. This property, being near the hospital, is an ideal location for the physical therapy clinic as well as additional medical offices. Mr. Quackenbush needs to obtain approval and begin construction as soon as possible inasmuch as the deadline for moving his clinic is just months away.

Following discussion, Commission Member R. Dale Roper MOVED to recommend to the City Council that the Myers / Quackenbush Subdivision, as requested by Howard & Tonya Quackenbush, be approved with the conditions that a ten foot utility easement be provided on the frontage roadway, that a minimum easement of fifteen feet be provided on the south side of the subject property to prevent the interior property from being landlocked and that curb, gutter and sidewalks be handicap accessible. The motion was SECONDED by Commission Member Micah Chase. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

FLOYD GORLEY: PROPOSED GORLEY SUBDIVISION LOCATED AT APPROXIMATELY 211 SOUTH 100 WEST

Mr. Gorley was not in attendance at the meeting. Zoning Officer Riding advised Commission Members that he had not discussed this subdivision request with anyone but has reviewed the plat and it meets subdivision requirements.

Commission Member R. Dale Roper MOVED to table discussion of this matter until subdivision fees have been paid and Mr. Gorley or a representative is in attendance. The motion was SECONDED by Commission Member O. Dale Riding. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Chairman Bishop asked if there were any comment, questions, or other items to be discussed. There being none, Commission Member Roger Zeeman MOVED to adjourn the meeting. The motion was SECONDED by Commission Member R. Dale Roper.

Chairman Bishop declared the meeting adjourned at 7:20 p.m.

  
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Karen Johnson, Planning & Zoning Secretary

  
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VANCE BISHOP, Chairman