

**Perry City Planning Commission  
3005 South 1200 West  
7:00 PM July 7, 2016**

**Members Present:** Chairman Blake Ostler, Commissioner Vicki Call, Commissioner Devin Miles, and Commissioner Lawrence Gunderson

**Members Excused:** Commissioner Craig Pickett and Vice Chairman Travis Coburn

**Others Present:** Greg Westfall, Perry City Administrator; Susan K. Obray, Minutes Clerk; Tauni Earley, Heath Earley, Stuart Grover

**1. 7:00 p.m.- Call to Order and Opening Ceremonies**

Chairman Ostler welcomed and called the July 7, 2016 meeting to order.

**A. Invocation-** Vicki Call

Invocation was given by Commissioner Call.

**B. Pledge Allegiance to the U.S. Flag-** Greg Westfall

The Pledge of Allegiance was led by Greg Westfall.

**C. Declare Conflicts of Interest, If any**

Conflicts of interest will be addressed on each item. None noted.

**D. Review and Adopt the Agenda**

Chairman Ostler stated that he would like to strike agenda item 4A. He said that will be brought to the Planning Commission at a later date by the Staff.

**MOTION:** Commissioner Gunderson moved to adopt the agenda striking agenda item 4A. Commissioner Miles seconded the motion. Roll call vote.

Commissioner Call Yes

Commissioner Gunderson Yes

Chairman Ostler Yes

Commissioner Miles Yes

**Motion Approved:** 4 Yes 0 No

**E. Approval of the June 2, 2016 Minutes**

Commissioners recommended several changes to the minutes.

**MOTION:** Commissioner Gunderson moved to approve the June 2, 2016 minutes with the corrections. Commissioner Call seconded the motion. Roll call vote.

Commissioner Call Yes

Commissioner Gunderson Yes

Chairman Ostler Yes

Commissioner Miles Yes

**Motion Approved:** 4 Yes 0 No

**F. Make Assignments for Representatives to attend City Council**

Meeting(s)(July 14, 2016 and July 28, 2016)

Commissioner Miles will attend the July 14, 2016 City Council Meeting.

Commissioner Gunderson will attend the July 28<sup>th</sup> City Council Meeting.

**2. Approx. 7:10 p.m. Public Hearings(If Listed Below) and Public Comments**

**Rules: (1) Please speak only once (maximum of 3 minutes) per agenda item. (2) Please speak in a courteous and professional manner. (3)**

**Do not speak to specific member(s) of the Planning Commission, staff, or public (please speak to the Chair or to the Commission as a group). (4) Please present possible solutions for all problems identified. (5) Action may not be taken during this meeting if the item is not specifically on the agenda. (6) A brief explanation will be provided before each public hearing.**

**MOTION:** Commissioner Miles moved to close the regular meeting and open the public hearing. Commissioner Call seconded the motion. Roll call vote.

Commissioner Call Yes

Commissioner Gunderson Yes

Chairman Ostler Yes

Commissioner Miles Yes

**Motion Approved:** 4 Yes 0 No

**A. 7:10-Public Hearing Regarding an Application for Tauni's Daycare, Location: 1540 South 250 West Perry, Applicant: Tauni Earley**

Greg Westfall stated that this business application is an in home daycare which is located in the Vintage Farms Subdivision. He said that the applicant has had a fire inspection and needs a business license from the city in order to get her state license. There were no public comments.

**MOTION:** Commissioner Call moved to close the public hearing and open the regular meeting. Commissioner Gunderson seconded the motion. Roll call vote.

Commissioner Call Yes

Commissioner Gunderson Yes

Chairman Ostler Yes

Commissioner Miles Yes

**Motion Approved:** 4 Yes 0 No

**B. Public Comments**

There were no public comments.

**3. Land Use Applications**

**A. Business License Approval and Recommendation to City Council for Tauni's Daycare, Location: 1540 South 250 West Perry, Applicant: Tauni Earley.**

Applicant Tauni Earley stated that she is going to be state licensed and is waiting to get a Perry City business license. She said that she has had her kitchen inspection and fire inspection. Commissioner Miles asked about the hours of operation. Mrs. Earley stated that the hours would be from 5:00 a.m. to 5:00 p.m. Commissioner Miles asked about the drop off and pick up location. Tauni stated that they would be dropped off and picked up on the side of her house on 1550 south. Commissioner Miles stated that he noticed that she had her fence up and asked if there would be a gate. Mrs. Earley

stated that there would be a gate put up. Commissioner Miles asked how many kids she would have. Mrs. Earley stated that she would have 16 kids. Commissioner Call asked if that would be her maximum. Mrs. Earley stated that would be her maximum number, she will probably start with 8 kids, and she would have to have a helper if she went to 16 kids. Commissioner Call asked about a business sign. Mrs. Earley stated that she would not have a sign. Commissioner Call stated that they will park on the street and drop their kids off and then they will be gone. Tauni confirmed that was true. She stated that the kids' ages she has will be from two weeks old to eleven years old. Commissioner Call asked if the ages would change and if she could take an older child. Mrs. Earley stated that the State won't pay or reimburse you for kids twelve years and older. Commissioner Gunderson asked if her yard was fenced. Mrs. Earley stated that her yard is fenced. Commissioner Miles asked if she had any animals for the safety of the children. Mrs. Early stated that she has dogs but they are in a different area than the children. Chairman Ostler stated that the hours of operation for a daycare would be to accommodate different work schedules for their clients. Commissioner Call stated that we as a Planning Commission can set a condition for hours of operation. Chairman Ostler stated that if they approve the business license than they approve subject to the State licensing and from the Administrative stand point. Greg Westfall stated that Mrs. Earley will bring a copy of her State license into the city to show that she is compliance with the city conditions. Commissioner Call felt that her hours of operation were not unreasonable. She said there may be times when a parent may need to negotiate to stay later or come earlier. She felt that it would not need to have conditions put on the hours because the exception is in the ordinance.

**MOTION:** Commissioner Call moved to recommend to the City Council to approve the business license and conditional use permit for Tauni's Day Care conditional upon getting State license approval. Commissioner Miles seconded the motion. Roll call vote.

Commissioner Call Yes

Commissioner Gunderson Yes

Chairman Ostler Yes

Commissioner Miles Yes

**Motion Approved:** 4 Yes 0 No

**4. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc. Recommendations to the City Council**

**A. Discussion Regarding the Perry City Land Use Chart**

This item was stricken from the agenda.

**5. Training**

None

**6. Review Next Agenda and Adjourn**

**A. Review Agenda Items for Thursday, August 4, 2016**

**(1) Discussion Regarding the Perry City General Plan**

Greg Westfall stated that the Mayor will be putting together a schedule for public meetings and work meetings with the Planning Commission and the City Council.

**(2) Beehive Homes #2**

Commissioner Call stated that the current land use chart does not reflect the change that was made with the Large Animal Ordinance in the RE1/2 zone. She said it should be a "P" instead of a "C". Susan Obray stated that she would make that change.

**B. Motion to Adjourn**

**MOTION:** Commissioner Call moved to adjourn. Commissioner Miles seconded the motion. All in favor.