

PLANNING & ZONING COMMISSION
APRIL 14, 1999

PRESENT

Pauline Warner	Chairperson
Alan Burraston	Commission Member
Garry Christensen	Commission Member
Joyce Moody	Commission Member
Phil Sabey	Commission Member
Dan Sperry	Commission Member

ABSENT

Gayle Bunker	Commission Member
--------------	-------------------

ALSO PRESENT

Karen Johnson	Secretary
Alan Riding	Asst. Zoning Officer
Una Rae Taylor	City Resident
David Taylor	City Resident

Chairperson Warner called the meeting to order at 7:30 p.m. She stated that notice of the meeting time, place, and agenda was posted at the City Building, located at 76 North 200 West, and was mailed to the Millard County Chronicle/Progress, to KNAK Radio, postage prepaid, and provided to each member of the Planning & Zoning Commission, by personal delivery, at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission meeting held February 10, 1999 were presented for consideration and approval. Commission Member Garry Christensen MOVED to approve the minutes of the Planning & Zoning Commission meeting held February 10, 1999, as presented. The motion was SECONDED by Commission Member Joyce Moody. Chairperson 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

UNA RAE TAYLOR: REQUEST FOR CONDITIONAL USE PERMIT TO OPERATE A STATE LICENSED DAY CARE FACILITY AT APPROXIMATELY 184 NORTH 100 EAST

Mrs. Taylor advised the Commission that she had previously operated a state licensed day care at her home for nine years, but had taken the last year off and her license had expired during that time. She is now ready to re-open her day care business and is in the process of renewing her state license.

Commission Member Phil Sabey noted that Mrs. Taylor's home is located in the R-1-B (Single Family Residential) zone and day care facilities are not listed as either a permitted or conditional use in that zone. However, the conditional use permit for a day care facility could be granted, at the discretion of the Planning & Zoning Commission as, "other uses determined by the Planning Commission to be consistent with the purposes of this district" as listed in Appendix 3 of the Zoning Ordinance.

Mrs. Taylor noted that her home is located across the street from Delta Elementary School and will be open from 8:00 a.m. to 5:00 p.m. The yard is completely fenced, however, a gate needs to be installed and some minor maintenance will be done prior to opening the day care center.

Following discussion, Commission Member Phil Sabey MOVED to approve a Conditional Use Permit allowing Una Rae Taylor to operate a state licensed day care facility at 184 North 100 East, provided she maintain the fence and other facilities in a safe and orderly fashion. The motion was SECONDED by Commission Member Alan Burraston. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

CHAIRPERSON PAULINE WARNER: APPOINT A VICE CHAIRMAN OF THE PLANNING & ZONING COMMISSION

Chairperson Warner noted that, with the recent resignation of Russell Jones, the Planning Commission has been left without a Vice Chairman. She requested that the members of the Commission select a Vice Chairman to act in her absence.

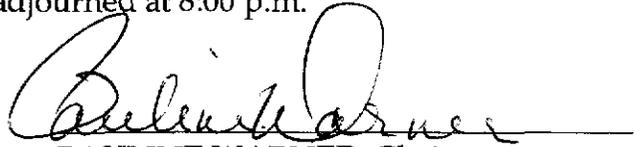
Following discussion, Commission Member Dan Sperry MOVED to appoint Garry Christensen to the position of Vice Chairman of the Planning & Zoning Commission. The motion was SECONDED by Commission Member Phil Sabey. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

Commission Member Phil Sabey advised Commission Members that he had recently received a telephone call from a resident who thought he had been given permission to begin an addition to his home, but did not obtain a building permit. He now has started the addition, but it does not meet zoning requirements, so work has stopped until he has a meeting with the Board of Adjustment.

Commission Member Sabey cautioned Commission Members to make certain that citizens who want to discuss a problem with the individual Commission Member are advised that they must go through the proper channels before starting any project and to refrain from beginning a project until they have obtained the building permit.

Chairperson Warner asked if there were any other comments or questions. There being none, Commission Member Phil Sabey MOVED to adjourn the meeting. The motion was SECONDED by Commission Member Dan Sperry. Chairperson Warner asked if there were any comments or questions regarding the motion. There being none, she called for a vote. The motion passed unanimously.

Chairperson Warner declared the meeting adjourned at 8:00 p.m.


PAULINE WARNER, Chairperson


Karen Johnson, Secretary

MINUTES APPROVED: P&Z 05-12-99