

9 January 2014 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
January 9, 2014

Members Attending: Chairperson Russell Lindberg, Gary Bullock, Stroh DeCaire, Jake Garn, Betty Parker

Excused: Matthew Anderson

Staff Present: City Engineer Andy Thompson, Zoning Administrator Wade Flint, Secretary Annemarie Plaizier

Others Present: Council Member Mark Johnson, Brooke Gardner, Curtis Gardner, Randy Orison, Bronson Andreasen, Ryan Andreasen, Dave Faerber, Wendy Jensen, Harvey Jeppson, Paul Shingleton

OPENING

The Planning Commission meeting was held on Thursday, January 9, 2014 at 7:00 p.m. in the Municipal Center.

Chairperson Russell Lindberg opened the meeting by welcoming those present. The minutes of the December 12, 2013 meeting were presented for approval.

Jake Garn made a motion to approve the minutes of the December 12, 2013 meeting. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION B, BEAUTY SALON AT 1776 SOUTH 450 EAST – BROOKE GARDNER

Wade Flint explained that Mrs. Gardner already has a salon set up in her basement and is just starting this profession with a small client list. Her intentions are to run the salon as a part-time business until her children are older. Clients will come to her home by appointment and off-street parking will be provided in her driveway.

Jake Garn made a motion to grant a conditional use permit for a major home occupation B, beauty salon at 1776 South 450 East for Brooke Gardner. Gary Bullock seconded the motion and it passed unanimously.

REVIEW OF A CONDITIONAL USE PERMIT FOR A MODEL HOME AND LOW PROFILE SIGN IN THE KAYS LANDING SUBDIVISION AT 420 NORTH MAIN STREET – DESTINATION HOMES

Wade Flint explained that Destination Homes has used several models in their Kays Landing Subdivision and they are requesting a final one-year extension on their new model home located in Unit 4. The Kays Landing Subdivision is nearing completion with the last four townhomes currently under construction. Destination Homes estimates that the last four townhomes will be sold in the next six months eliminating the need for a model home or sales office. Staff is recommending approval of a one-year extension of the conditional use permit for the current model home and low profile sign. In the time that Destination Homes has had a model home at this location, Staff has not received any complaints about it.

Stroh DeCaire asked where the low profile sign is located.

Wade Flint responded that they have placed the low profile sign in front of the unit being used as the model home.

Gary Bullock made a motion to grant an extension of the conditional use permit for a model home and low profile sign in the Kays Landing Subdivision at 420 North Main Street for Destination Homes with the condition that the conditional use permit expire in one year. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR ANDREASEN SUBDIVISION AT 42 EAST SHEPARD LANE – RYAN ANDREASEN

Andy Thompson explained that the Andreasen's and their neighbors to the west have combined their two properties to create a three lot subdivision, with the new lot being the back portion of the original two lots. The property was rezoned recently to accommodate Lots 2 and 3, being just over 20,000 square feet in the R-1-20 zone, while Lot 1 remains in the R-A zone at just over 22,000 square feet.

Chairperson Russell Lindberg opened the Public Hearing.

There were no comments or questions from the public. Chairperson Russell Lindberg closed the Public Hearing.

Jake Garn commented that this proposed subdivision meets the requirements of the zone and is similar to the surrounding area in lot sizing and frontage requirements. It fits into the area and there doesn't seem to be any issues or concerns about it.

Gary Bullock made a motion to recommend preliminary and final plat approval for Andreasen Subdivision at 42 East Shepard Lane for Ryan Andreasen. Jake Garn seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR H & R SUBDIVISION AT APPROXIMATELY 1955 SOUTH 350 EAST – HARVEY JEPPSON

Andy Thompson explained that recently this subdivision was granted preliminary plat approval and received conditional use permits for the twin home lots. Most of the improvements were installed several years ago when this same subdivision was previously approved. There had been an appeal submitted on the conditional use permit approval for the twin-homes, but it was denied by the City Council. The final plat has now been submitted and is ready for approval. The subdivision plat consists of two 20,000 square foot lots fronting 350 East Street that have each been split into two twin-home lots. The remaining lot is a flag lot, sitting behind Lots 3 and 4. This lot is for a single family dwelling. The preliminary approval was subject to a development agreement. Mr. Jeppson has submitted a draft set of CCR's and renderings of what the homes would look like. These documents will make up the main substance of the development agreement. If the Planning Commission believes that the CCR's and renderings meet the expectations of the preliminary plat approval, then the Staff recommends that the final plat be approved. The Staff will then complete the Development Agreement for final approval by the City Council.

Russell Lindberg asked about the ordinance regarding twin-homes and their proximity to other twin-homes.

Andy Thompson responded that the ordinance currently states that there cannot be three duplexes within a five-hundred foot radius of the development site. However, because of some recent confusion on the interpretation of this ordinance, the City Council has asked Staff to see if there's a way to keep the intent of the ordinance, yet clarify the language to help avoid any confusion.

Jake Garn made a motion to recommend final plat approval for H & R Subdivision at approximately 1955 South 350 East for Harvey Jeppson. Betty Parker seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASE 14B AT APPROXIMATELY 1400 SOUTH THOROUGHbred DRIVE – WOODSIDE HOMES

Andy Thompson explained that a few weeks ago the City Council approved several changes to the Sunset Equestrian Estates preliminary plat. This phase was included in that plat modification. Woodside Homes has now submitted complete improvement plans for the phase. The plat contains thirteen lots ranging from just over 13,000 square feet to over 24,000 square feet. The plat also includes one flag lot and a trail corridor.

Betty Parker made a motion to recommend final plat approval for Sunset Equestrian Estates Phase 14B at approximately 1400 South Thoroughbred Drive for Woodside Homes. Jake Garn seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR THE COTTAGES AT HYDE PARK PHASES 2 AND 3 AT APPROXIMATELY 530 NORTH MAIN STREET – OVATION HOMES

Andy Thompson explained that Phase 1 of this project has been approved and the improvements are mostly installed. Phases 2 and 3, which includes the rest of the project, have now been submitted. These phases comply with the approved preliminary plat and consist of attached single level townhomes along the north boundary, and detached single level patio homes on about 6,000 square foot lots on the rest of the property. The roads throughout the project are private and there is common open space provided.

Betty Parker asked if Ovation Homes had yet obtained permission from the Stonne Lane Subdivision to take access off of Stonne Lane.

Andy Thompson responded that they had.

Gary Bullock made a motion to recommend final plat approval for The Cottages at Hyde Park Phases 2 and 3 at approximately 530 North Main Street for Ovation Homes. Betty Parker seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Paul Shingleton commented that he was the appellant of the conditional use permit for twin homes in the H & R Subdivision and still believes that his appeal shouldn't have been denied as these proposed twin homes do not meet current City regulations, but feels that the City is taking the right step in trying to clear up the language of the ordinance.

REPORTS

Andy Thompson announced that Mr. John Holt had recently submitted to the City his resignation as a Planning Commission member. The Mayor has since started the process of taking applications for a new Commission member and will soon appoint that new member to take Mr. Holt's place.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, January 23, 2014 at 7:00 p.m.

ADJOURNMENT

Betty Parker made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:30 p.m.