

# 9 October 2014 Minutes

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KAYSVILLE CITY PLANNING COMMISSION  
October 9, 2014

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

Excused: Matthew Anderson, Lorene Kamalu, Betty Parker

Staff Present: City Engineer Andy Thompson, Zoning Administrator Lyle Gibson

Others Present: Sabrina Martini, Ryan Bull, Jim Gramoll, John Wheatley

### OPENING

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

Chairperson Gary Bullock opened the meeting by welcoming those present. The minutes of the September 11, 2014 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the September 11, 2014 meeting. Russell Lindberg seconded the motion and it passed unanimously.

### SITE PLAN ALTERATION AT 660 WEST MUTTON HOLLOW ROAD – DAVIS CITIZENS COALITION AGAINST VIOLENCE

Lyle Gibson explained that the Davis Citizens Coalition Against Violence (DCCAV) has been in operation for many years and has recently found a need for a covered patio on the south end of the northernmost building. Because this shelter is a conditional use for this zone, any alteration to their site plan requires approval by the Planning Commission. The DCCAV is not requesting a change in their use, but only to build a cover over the south patio on this building to better serve their residents. The proposed covered patio is sixteen feet tall at its tallest point, which is shorter than the existing roofline and well within the height requirements of the zone. The patio covering is 15 feet by 30 feet, covering roughly the same space as the current uncovered patio.

Russell Lindberg made a motion to grant approval of the site plan alteration at 660 West Mutton Hollow Road for Davis Citizens Coalition Against Violence. Stroh DeCaire seconded the motion and it passed unanimously.

#### PUBLIC HEARING AND REQUEST FOR A PRUD OVERLAY ZONE AT APPROXIMATELY 700 EAST 600 SOUTH – MICAH PETERS

Andy Thompson explained that recently the final plat for this project was approved. As the project moved through the approval process, some minor adjustments were made to the plat to accommodate concerns of some of the neighbors. These adjustments resulted in the addition of a small area of private street. In order to allow private streets, the PRUD overlay zone is required. The plat has been approved by the City Council and meets the needs of both the developer and the adjacent land owner. This configuration will also help to deter cut-through traffic in the future.

Chairperson Gary Bullock opened the Public Hearing.

There were no comments or questions from the public. Chairperson Gary Bullock closed the Public Hearing.

Russell Lindberg asked about the road connections for the development.

Andy Thompson responded that there is currently only one road connection for this development, with a possible connection off of the cul-de-sac on the southwest edge of the development in the future.

Russell Lindberg asked if the number of lots has changed since preliminary plat approval.

Andy Thompson responded that the developer voluntarily removed three lots since preliminary plat.

Jake Garn made a motion to recommend approval for a PRUD overlay zone at approximately 700 East 600 South for Micah Peters. Russell Lindberg seconded the motion and it passed unanimously.

#### FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASE 16C AT APPROXIMATELY 1200 SOUTH KENTUCKY DERBY WAY – SYMPHONY HOMES

Andy Thompson explained that several weeks ago Phases 15A and 15B of Sunset Equestrian Estates were approved and are now under construction. Symphony Homes has now submitted Phase 16C, which consists of only open space. The property is served by the roadway being installed as part of Phase 15. Symphony Homes has agreed with the Homeowners Association to have this area of open space, with the agreed amenities, in place next year.

Russell Lindberg made a motion to recommend final plat approval for Sunset Equestrian Estates 16C at approximately 1200 South Kentucky Derby Way for Symphony Homes. Stroh DeCaire seconded the motion and it passed unanimously.

#### CALL TO THE PUBLIC

Nothing was brought under this item.

#### CALENDAR

Andy Thompson explained because of the upcoming holidays, Staff is suggesting that the Planning Commission review their schedule for the next two months and, if need be, reschedule their meetings.

The Planning Commission discussed possible alternate days to meet and agreed to hold their regular meetings on November 6, 2014, November 20, 2014 and December 11, 2014 at 7:00 p.m.

#### ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:20 p.m.