

11 September 2014 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
September 11, 2014

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

Excused: Lorene Kamalu

Staff Present: City Engineer Andy Thompson, Secretary Annemarie Plaizier

Others Present: Katie Rios, Tanya Hovey

OPENING

The Planning Commission meeting was held on Thursday, September 11, 2014 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present. The minutes of the July 31, 2014 meeting were presented for approval.

Matthew Anderson made a motion to approve the minutes of the July 31, 2014 meeting. Russell Lindberg seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION B, PHOTOGRAPHY STUDIO AT 789 EAST 80 NORTH – TANYA HOVEY

Andy Thompson explained that Mrs. Hovey has been providing photography services for many years and has recently moved to her new home at 789 East 80 North where she would now like to locate her photography studio. Mrs. Hovey specializes in newborn portraiture and most of her clients will be coming to her home. She has a large room set up for her studio, which has a separate entry around the back of her home for clients to use. Mrs. Hovey anticipates only having a couple of clients per week, with most being scheduled sometime in the morning. Clients will come by appointment only and the Hovey's have a large driveway which will provide a substantial amount of off-street parking.

Stroh DeCaire asked where Mrs. Hovey had been previously operating her photography business.

Tanya Hovey responded that her photography business had been in Layton City for thirteen years, during which she also had a small studio inside a Kaysville maternity clothing store for a few years.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation B, photography studio at 789 East 80 North for Tanya Hovey. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 27 SOUTH 500 EAST – KATIE RIOS

Andy Thompson explained that the Rios family has requested a conditional use permit for farm animals on their property at 27 South 500 East for the keeping of chickens. Based on the size of their lot, they are allowed to have up to eight chickens or similar sized animals. The Rios currently have four chickens on their property and a coop area which is in compliance with the setback requirements for structures housing farm animals.

Katie Rios added that she read in the city newsletter about needing a conditional use permit for farm animals and came to the city to get their farm animals into compliance.

Russell Lindberg made a motion to grant a conditional use permit for farm animals at 27 South 500 East for Katie Rios. Jake Garn seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MODEL HOME AND LOW PROFILE SIGN AT 546 WEST COTTAGE WAY – OVATION HOMES

Andy Thompson explained that in May of 2014, Ovation Homes was approved for a conditional use permit for a sales trailer in The Cottages at Hyde Park Subdivision. It has since been removed and a model home completed at 546 West Cottage Way. Ovation Homes is now requesting conditional use permits for the model home and low profile sign. The model home will be staffed with a realtor agent to provide information about the development and type of housing available to potential customers. It will typically only be open during afternoon hours. Adequate off-street parking will be provided by the driveway. The low profile sign is located on the west side of the home identifying the model home and business hours.

Betty Parker made a motion to grant approval of a model home and low profile sign at 546 West Cottage Way for Ovation Homes with the condition that the conditional use permits be reviewed in one year if the model home is still in use. Russell Lindberg seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR KAYSVILLE BUSINESS PARK LOT 44 SUBDIVISION AT 1142 WEST FLINT MEADOW DRIVE – CALVIN BARLOW

Andy Thompson explained that Lot 44 in the Kaysville Business Park is 4.40 acres. The owner has a building on a portion of his property and would like to sell off the other portion for another use. He is therefore proposing a two-lot subdivision, splitting this property.

Jake Garn commented that city ordinance states that the subdivider or applicant must be in attendance to present a plat and asked if this application could be approved tonight.

Andy Thompson responded that previous applications have been approved without the applicant being present. Many times applicants who cannot be in attendance will ask city Staff to represent them.

Betty Parker asked about the regulations for any building built on the property since it abuts residential uses.

Andy Thompson responded that the developer will have to meet specific setbacks and there will be a limitation on the size of the building that can be built depending on the size of the lot.

Jake Garn asked if Staff was aware of any plans for what will be built here.

Andy Thompson commented that he is unaware of any plans or potential buyers of the property, but the building will have to meet requirements, as well as the covenants of the Business Park.

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 made a motion to recommend preliminary and final plat approval for Kaysville Business Park Lot 44 Subdivision at 1142 West Flint Meadow Drive for Calvin Barlow. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND AMENDMENT OF CHAPTER 19-2, DEVELOPMENT PROCEDURES, OF TITLE 19, SUBDIVISIONS, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

Andy Thompson explained that recently the city received comment from developers stating that the City's current development procedures are too restrictive. The developers have since provided suggestions to which Staff has reviewed and modified our ordinance per those suggestions. The proposed amendment allows developers to submit building permits earlier in the development process than what is currently allowed as long as the developer continued to own the lots. A final building inspection would not be allowed to be scheduled until all development improvements are completed.

Chairperson Gary Bullock opened the Public Hearing.

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

Betty Parker asked if the ordinance needs to be more specific on what type of slurry seals the city will allow.

Andy Thompson responded that proprietary names cannot be listed in the ordinances. It is at the City's discretion to approve or disapprove an alternate to the Standard Type III that is specified.

Jake Garn suggested changing the word "nor" within Section 19-2-1(23)(c).

Stroh DeCaire asked about the change made to Section 19-2-1(13)(b) where "including improvements in all open spaces" was removed.

Andy Thompson responded that the requirement was moved to the next section for clarity.

Stroh DeCaire made a motion to recommend the amendment of Chapter 19-2, Development Procedures, of Title 19, Subdivisions, of the revised ordinances of Kaysville City. Russell Lindberg seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Stroh DeCaire commented that as an Air Force Veteran and a former defense industry worker, and in honor of our Nation's observance of Patriot's Day, he would like for those in attendance to take a moment to commemorate the men and women in the Armed Forces around the world, the veterans who have given the ultimate sacrifice in defense of our great Nation, and the nearly 3,000 citizens whose lives were taken as a result of the events of September 11, 2001.

Gary Bullock added that he would also like to thank our local police and fire departments for their service.

A moment of silence was observed.

Betty Parker suggested opening Planning Commission meetings with the Pledge of Allegiance.

Stroh DeCaire commented that earlier he had spoken to Staff about this and was told that it is something the Commission should take the opportunity to discuss in the upcoming months.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, September 25, 2014 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:50 p.m.