

22 May 2014 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
May 22, 2014

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

Excused: Matthew Anderson

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

Others Present: Denise Jones, Todd Jones, Kathy B. Kent, Howard Kent, Bruce Hinckley, James Connell, Melanie Connell

OPENING

The Planning Commission meeting was held on Thursday, May 22, 2014 at 7:00 p.m. in the Municipal Center.

Chairperson Russell Lindberg opened the meeting by welcoming those present. The minutes of the May 8, 2014 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the May 8, 2014 meeting. Jake Garn seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1691 SOUTH 300 EAST – JAMES CONNELL

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1606 SOUTH 300 EAST – BRUCE HINCKLEY

Wade Flint explained that the Connell's and the Hinckley's live within a block of one another and have both requested a conditional use permit for farm animals. The Connell's have expressed interest in keeping chickens, while the Hinckley's would like to have rabbits. Both properties are just over 8,000 square feet, allowing each family up to five fowl, rabbits, or similar

animals. The setback requirements for structures housing such animals is at least fifteen feet from all buildings on adjacent lots predominantly used or occupied by humans.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1691 South 300 East for James Connell. Lorene Kamalu seconded the motion and it passed unanimously.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1606 South 300 East for Bruce Hinckley. Jake Garn seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN AGRICULTURAL HOME OCCUPATION, VETERINARY CLINIC AT 450 EAST BURTON LANE – KATHY BACKUS KENT

Wade Flint explained that Mrs. Kent is proposing to run a veterinary clinic out of her home at 450 East Burton Lane. She will be using her home as an office and clinic for small animals. Her nearby barn will be used for the treatment of larger animals. With the exception of emergency situations, her office hours will be Monday through Thursday, from 10:00 a.m. to 4:00 p.m. by appointment. In Title 17-26-5(10) there is a list of permitted agricultural home occupations, which includes veterinary hospitals. The proposed veterinary clinic is in compliance with the home occupation ordinance but will need to comply with the agricultural home occupation regulations in Title 17-26-5(1-9). The Kent's property is over three acres in size with the home and barn set back into the property. There is already screening in place and they will have an asphalted area for trailers to be parked. Mrs. Kent does not have any employees at the time, but with this type of agricultural home occupation she could potentially have up to three. Staff feels that because of the layout and size of the Kent's property, this is an ideal situation for this type of home occupation.

Kathy Kent added that she has been doing this type of business for years in another city and has been mostly a mobile operation. However, there are times where the animals will need to be brought to her at her clinic.

Russell Lindberg asked Mrs. Kent where she had operated her business previously.

Kathy Kent responded that she lived and did business in Kanab for years, but recently got married and moved to Kaysville.

Betty Parker made a motion to grant a conditional use permit for an agricultural home occupation, veterinary clinic at 450 East Burton Lane for Kathy Backus Kent. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION B, SWIMMING LESSONS AT 1119 WEST ROUECHE LANE – DENISE JONES

Wade Flint explained that the Jones family recently constructed a new pool in their backyard and would now like to offer swimming lessons throughout the summer. Ashli Jones is the Jones youngest daughter and will be the instructor for the classes. Classes will be held Monday through Friday, from 8:30 a.m. to 12:30 p.m., with a thirty minute separation between

classes. Classes will be forty-five minutes long, and will only be held from June through August. It is anticipated that they will have a maximum of six students per class. Off-street parking will be provided with an exceptionally long driveway that is equipped with a turnaround at the end.

Denise Jones commented that they will only have six students per class for the first three weeks, then at that point they will only hold private lessons.

Wade Flint said that Staff understands that some parents are nervous about leaving their kids for swimming lessons and would prefer to stay to watch the lesson. Because of the Jones' large driveway, Staff would be comfortable in allowing parents to park off of the street in the driveway for the duration of the lessons.

Betty Parker asked if the pool had been fenced.

Wade Flint added that it is a building code requirement that a gated fence be installed around the pool, which the Jones family has done.

Jake Garn made a motion to grant a conditional use permit for a major home occupation B, swimming lessons at 1119 West Roueche Lane for Denise Jones. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A SALES TRAILER IN THE COTTAGES AT HYDE PARK SUBDIVISION LOCATED AT APPROXIMATELY 550 NORTH MAIN STREET – OVATION HOMES

Wade Flint explained that Ovation Homes is the developer and home builder in The Cottages at Hyde Park Subdivision located at approximately 550 North Main Street. They are requesting a conditional use permit for a sales office to be located within the subdivision. The temporary office will be staffed with a real estate agent and possibly a building superintendent to provide information about the development and type of housing to potential customers. Two off-street parking stalls will be provided on the east end of the office with a non-tracking surface. They are already starting to build the model home for this subdivision, which should be completed within the year and then will no longer need this sales office. However, Staff is recommending approval with the condition that the conditional use permit be reviewed in one year if still in use.

Betty Parker asked if any landscaping is required around the sales trailer.

Wade Flint responded that the landscaping will be installed eventually as part of the development, but because the sales trailer is only temporary they want to make it as low impacting as possible.

Stroh DeCaire made a motion to grant a conditional use permit for a sales trailer in The Cottages at Hyde Park Subdivision located at approximately 550 North Main Street for Ovation Homes

with the condition that this conditional use permit be reviewed in one year. Jake Garn seconded the motion and it passed unanimously.

GENERAL PLAN AMENDMENT

The Planning Commission reviewed and discussed the proposed General Plan Amendment. Commission members agreed that they would like to see new language included in the General Plan which would address bicycle lanes and corridors throughout the City. It was suggested that Commission members propose new language to address the points mentioned at tonight's meeting and review those proposed language amendments at their next Planning Commission meeting.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, June 12, 2014 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:30 p.m.