

12 February 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION

February 12, 2015

Members Attending: Vice-Chairperson Jake Garn, Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Russell Lindberg, Betty Parker

Excused: Gary Bullock

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

Others Present: Holli Oram, Jen Cieslewicz, Erin Clawson, Carol Avery, Rick Avery

OPENING

The Planning Commission meeting was held on Thursday, February 12, 2015 at 7:00 p.m. in the Municipal Center.

Vice-Chairperson Jake Garn opened the meeting by welcoming those present. The minutes of the January 8, 2015 and January 22, 2015 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the January 8, 2015 and January 22, 2015 meetings. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, BEAUTY SALON AT 323 WEST CLOVER MEADOW ROAD – ERIN CLAWSON

Lyle Gibson explained that Ms. Clawson is requesting to operate a single-chair beauty salon out of her home at 323 West Clover Meadow Road. This use is listed as a Major Home Occupation “B” in the Kaysville City ordinance and requires a conditional use approval from the Planning Commission. Clients will come by appointment only.

Jake Garn asked about client parking.

Erin Clawson responded that off-street parking will be provided with their driveway, and also their RV pad on the side of the house if needed.

Russell Lindberg made a motion to grant a conditional use permit for a Major Home Occupation “B”, beauty salon at 323 West Clover Meadow Road for Erin Clawson. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, EYELASH EXTENSION SALON AT 1561 SOUTH 350 EAST – SAMANTHA VILLALOBOS

Lyle Gibson explained that Ms. Villalobos is requesting to operate a home business providing eyelash extension services. This fits into the City ordinance under Major Home Occupation “B” as a single-chair beauty parlor. Clients will come by appointment only, and off-street parking will be provided via a driveway.

Betty Parker made a motion to grant a conditional use permit for a major home occupation “B”, eyelash extension salon at 1561 South 350 East for Samantha Villalobos. Russell Lindberg seconded the motion and it passed unanimously.

Matthew Anderson arrived.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HORSEBACK RIDING LESSONS AT 12 EAST SHEPARD LANE – CAROL AVERY

Lyle Gibson explained that Ms. Avery is requesting approval of a conditional use permit to operate a horseback riding business out of her home at 12 East Shepard Lane. Ms. Avery’s property is 0.71 acres and zoned R-A, which allows for the keeping of horses as a permitted use. She currently has horses on her property and plans to have students ride on her lot, nearby trails and on neighboring properties with permission. Staff is recommending approval with the condition that the number of students be limited to four at one time.

Carol Avery commented that she only plans to have three students at a time, and most of her students are neighbors and won’t be driving. However, she does have two driveways and more space to park in front of her house if needed.

Jake Garn asked when classes would be held.

Carol Avery responded that she plans to hold classes in the morning, but will have the occasional lesson in the afternoon.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation “B”, horseback riding lessons at 12 East Shepard Lane for Carol Avery with the condition that the number of students be limited to no more than four students at one time. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, LIFE COACHING AT 447 EAST OAK LANE – HOLLI ORAM

Lyle Gibson explained that Ms. Oram provides life coaching for her customers from her home at 447 East Oak Lane. This fits into the City Ordinance under Major Home Occupation “B” for organized classes. The ordinance does require that a limit be placed on the number of clients to help prevent congestion. Staff has met with Ms. Oram and discussed the regulations for her type of home occupation.

Betty Parker made a motion to grant a conditional use permit for a major home occupation “B”, life coaching at 447 East Oak Lane for Holli Oram. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, SOCIAL SKILLS INSTRUCTION AT 363 NORTH ANGEL STREET – JENNIFER CIESLEWICZ

Lyle Gibson explained that Ms. Cieslewicz had operated her major home occupation within Kaysville City since June of 2014, but recently moved and therefore needs conditional use permit approval for her new location. The city has not received any complaints in regards to Ms. Cieslewicz’s business in the past, and does not anticipate there being any problems with her new location. Staff has provided the regulations of the Major Home Occupation ordinance and, based on past history, feels confident that Ms. Cieslewicz will comply with these regulations.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation “B”, social skills instruction at 363 North Angel Street for Jennifer Cieslewicz. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson commented that there are some training opportunities coming up that Staff feels would be beneficial to the Planning Commission, including training offered by the Utah League of Cities and Towns. The ULCT would be willing to come do a one-on-one training session with the Commission should there be interest.

The Planning Commission asked Staff to schedule the ULCT to come to one of their upcoming meetings for a training session.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, February 26, 2015 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.

