

11 June 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION

June 11, 2015

Members Attending: Chairperson Gary Bullock, Matthew Anderson, Stroh DeCaire, Jake Garn, Lorene Kamalu

Excused: Russell Lindberg, Betty Parker

Staff Present: Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Council Member Jared R. Taylor, Wendell Peery, Galen Wagstaff, Stephen Wagstaff, Carl Rogers, Bill Dixon, Barbara Parry, Ray Parry, Natalie Quillen

OPENING

The Planning Commission meeting was held on Thursday, June 11, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present. The minutes of the May 14, 2015 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the May 14, 2015 meeting. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HANDYMAN SERVICES AT 307 WEST CENTER STREET – CARL W. ROGERS

Lyle Gibson explained that Mr. Rogers is requesting a conditional use permit for a major home occupation “B” at 307 West Center Street. Mr. Rogers intends to use a room in his home as an office for his handyman services and has already made arrangements to store any equipment off-site.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation “B”, handyman services at 307 West Center Street for Carl Rogers. Lorene Kamalu seconded the motion and it passed unanimously.

Ray Parry commented that he lives across the street from Mr. Rogers and is concerned about a handyman business being located within a residential neighborhood because of the potential for equipment to be stored outside. Equipment could be stored outside and start to collect as Mr. Roger's business grows.

Matthew Anderson responded that if the neighbors see anything of concern they should contact the city. If there is a valid problem, Mr. Roger's conditional use permit could be brought back to the Planning Commission for review and possible revocation.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", GENERAL CONTRACTOR OFFICE AT 1616 SOUTH SUNSET DRIVE – BILL DIXON

Lyle Gibson explained that Bill Dixon is a general contractor who is requesting to have an office in his home at 1616 South Sunset Drive. There will be no customers or employees coming to the home, and no equipment stored on the property.

Bill Dixon added that he has no employees and is aware of the regulations for his type of home business. There will be no equipment brought to the home, but he will just be using a room in his home as an office.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation "B", general contractor office at 1616 South Sunset Drive for Bill Dixon. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1137 SOUTH SHADOWRIDGE DRIVE – GALEN WAGSTAFF

Lyle Gibson explained that the Wagstaff's are requesting a conditional use permit for farm animals on their property at 1137 South Shadowridge Drive. The property is approximately 12,630 square feet which allows the Wagstaff's to have up to seven fowl, rabbits, or similar sized animals. It is currently fenced to enclose the rear yard of the property, and the applicant has indicated that he will be acquiring a coop for the chickens.

Galen Wagstaff added that since application, he has placed a coop on the property which meets city regulations.

Jake Garn made a motion to grant a conditional use permit for farm animals at 1137 South Shadowridge Drive for Galen Wagstaff. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR LOT 9 KINGSVIEW ESTATES AMENDED AT 278 EAST SHEPARD LANE, AND PRUD OVERLAY ZONE – WENDELL PEERY

Lyle Gibson explained that Wendell Peery owns about 1.2 acres of property at 278 East Shepard Lane and would like to subdivide his property into two lots which includes a flag lot. Lot 1 is

where the existing home is currently located, and Lot 2 will be the newly created flag lot. Both lots conform to the existing R-A zoning. The proposed PRUD overlay zone is required in order to accommodate the flag lot.

Gary Bullock asked if there were any concerns with the proposed driveway running parallel to the rail trail.

Wendell Peery responded that there is a twenty-two foot easement along the east side of the property which helps to create a buffer between the trail and the homes.

Lyle Gibson added that the setbacks on flag lots is twenty feet on all sides, which will help to keep the home from being built too closely to the rail trail.

Chairperson Gary Bullock opened the Public Hearing.

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

Jake Garn commented that he feels that because of the layout of this property, this proposed use is appropriate and reasonable for these lots.

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Lot 9 Kingsview Estates Amended and PRUD overlay zone at 278 East Shepard Lane for Wendell Peery. Jake Garn seconded the motion and it passed unanimously.

DISCUSSION OF PROPOSED ORDINANCE AMENDMENTS TO TITLE 17, CHAPTERS 32 AND 33

Staff reviewed and discussed the amendment changes with the Planning Commission. The Commission asked Staff to schedule a Public Hearing for the proposed amendments to Title 17, Chapter 32 regarding Off-Street Parking. A Public Hearing for the proposed changes for Title 17, Chapter 33 regarding Sign Regulations was postponed until further research and discussion could be done regarding further regulating animated signs.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Chairperson Gary Bullock commented that Russell Lindberg's term will be ending on June 30, 2015 and wished to express appreciation Mr. Lindberg's service as a member of the Planning Commission.

CALENDAR

Lyle Gibson said that the regularly scheduled Planning Commission meetings for July would be July 9, 2015 and July 23, 2015. However, because of the Pioneer Day holiday it might be best to consider moving the July 23, 2015 meeting. The Commission decided to move their regularly scheduled meeting on July 23, 2015 to July 30, 2015.

The next regularly scheduled meeting will be held on Thursday, June 25, 2015 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:10 p.m.