

25 June 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
June 25, 2015

Members Attending: Vice-Chairperson Jake Garn, Stroh DeCaire, Lorene Kamalu, Betty Parker

Excused: Matthew Anderson, Gary Bullock, Russell Lindberg

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

Others Present: Council Member Jared R. Taylor, Ian Dennis, Amanda Grow, Bryan Munns, Katie Nelson, Tony Powell, Jaxon Powell, Josh Powell, Garrett Seely

OPENING

The Planning Commission meeting was held on Thursday, June 25, 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 May 28, 2015 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the May 28, 2015 meeting. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", TUTORING AT 486 EAST 200 SOUTH – AMANDA GROW

Lyle Gibson explained that Ms. Grow currently tutors high school age students at the library in Farmington and would like to be able to tutor them from her home at 486 East 200 South. Ms. Grow works with students both individually and as a group for ACT test preparation and general tutoring. Since her home is located near the high school, students will be able to park in the nearby parking lot and walk to her home. Staff is recommending approval with the condition that the number of students be limited to twelve per class session.

Amanda Grow commented that she doesn't anticipate the need for more than twelve students per class, but may hold more than one class as needed. There is a higher demand for tutoring in the fall as ACT test preparation approaches.

Betty Parker made a motion to grant a conditional use permit for a major home occupation "B", tutoring at 486 East 200 South for Amanda Grow with the condition that the maximum number of students in each class be limited to twelve. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", PERMANENT COSMETICS AT 354 NORTH 650 EAST – IAN DENNIS

Lyle Gibson explained that Mr. Dennis had previously operated a permanent cosmetics business in another city and desires to continue this business from his home at 354 North 650 East. Aside from Kaysville City's regulations, this type of business is required to obtain a permit from the Davis County Health Department for a Body Art Establishment. As part of the approval process, the Health Department will verify the applicant's training certifications, and will conduct inspections to ensure that the facility meets appropriate standards. Mr. Dennis has indicated that he plans to work with only one customer at a time, by appointment only, and anticipates having about three customers per week.

Ian Dennis commented that years ago he'd started as a tattoo artist and moved into permanent cosmetics and medical tattooing, which has been very successful. Because of health problems, he has been unable to work full-time and has been restricted in his mobility, which is why he has requested to do his business from his home. The Davis County Health Department has already conducted an inspection of his home and has granted approval to open.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation "B", permanent cosmetics at 354 North 650 East for Ian Dennis. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1052 SOUTH KAYS DRIVE – KATIE NELSON

Lyle Gibson explained that Ms. Nelson would like to have farm animals on his property at 1052 South Kays Drive. Her property is approximately 0.27 acres which will allow her to keep up to seven fowl, rabbits, or similar animals. While the property is not entirely fenced around the rear of the property, the applicant has put a chicken run in place as an enclosed area for the animals.

Jake Garn asked about the size of the chicken run.

Katie Nelson responded that is about eight feet tall, with its area measuring about sixteen feet by sixteen feet.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1052 South Kays Drive for Katie Nelson. Betty Parker seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASE 14C AT APPROXIMATELY 850 WEST WESTERN DRIVE – WOODSIDE HOMES

Andy Thompson explained that recently this property, located at approximately 850 West Western Drive, was rezoned to R-1-LD and received preliminary plat approval. The improvement drawings have now been completed and final plat approval is being requested. The proposed lots range in size from 15,000 square feet to just over 30,000 square feet. There are nineteen lots on nearly ten acres, meeting the density requirement. The plat connects the two roads that have already been stubbed into the property.

Stroh DeCaire made a motion to recommend final plat approval for Sunset Equestrian Estates Phase 14C at approximately 850 West Western Drive for Woodside Homes. Lorene Kamalu seconded the motion and it passed unanimously.

DISCUSSION OF PROPOSED ORDINANCE AMENDMENTS TO TITLE 17, CHAPTERS 33, SIGN REGULATIONS

The Planning Commission deferred this item until more Commission members could be present.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

The Planning Commission deferred this item until more Commission members could be present.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, July 9, 2015 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:18 p.m.