

# 15 October 2015 Minutes

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### KAYSVILLE CITY PLANNING COMMISSION

October 15, 2015

Members Attending: Chairperson Jake Garn, Matthew Anderson, Gary Bullock, Lorene Kamalu, Betty Parker, Joshua Sundloff

Excused: Stroh DeCaire

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

Others Present: John Jeppson

### OPENING

The Planning Commission meeting was held on Thursday, October 15, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Jake Garn opened the meeting by welcoming those present. The minutes of the September 10, 2015 meeting were presented for approval.

Gary Bullock made a motion to approve the minutes of the September 10, 2015 meeting. Matthew Anderson seconded the motion and it passed unanimously.

### CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, REFLEXOLOGY AT 1455 SOUTH APPALOOSA AVENUE – MINDY NIELSON

Lyle Gibson explained that Ms. Nielson is requesting to operate a home business providing reflexology services. This fits into the City ordinances under Major Home Occupation “B”, as a use similar to massage therapy. Staff has provided the regulations in Title 17-26-4 “Major Home Occupation B” and discussed the business with Ms. Nielson. The property has sufficient parking for the proposed business in addition to that required for the residence.

Lorene Kamalu made a motion to grant a conditional use permit for a Major Home Occupation “B”, reflexology at 1455 South Appaloosa Avenue for Mindy Nielson. Betty Parker seconded the motion and it passed unanimously.

## CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HANDYMAN SERVICES AT 45 SOUTH 760 EAST – JOHN JEPPSON

Lyle Gibson explained that Mr. Jeppson is requesting a conditional use permit for a Major Home Occupation “B”, handyman services, at his home at 45 South 760 East. He will be using his home as an office only, and no employees, customers, or equipment will be on this property. Staff has reviewed the business with the applicant along with the regulations found in the ordinance under Section 17-26-4.

Matthew Anderson made a motion to grant a conditional use permit for a Major Home Occupation “B”, handyman services at 45 South 760 East for John Jeppson. Gary Bullock seconded the motion and it passed unanimously.

Lorene Kamalu suggested that these new businesses sign up on the city’s Kaysville Biz website to help advertise their services.

## CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1354 SOUTH 500 EAST – ANDREW COULTER

Lyle Gibson explained that Mr. Coulter is requesting a conditional use permit for farm animals so that he may keep chickens on his property. His property is approximately 0.23 acres, allowing up to six fowl, rabbits or similar animals. Mr. Coulter has had the chickens on his property previously and was recently informed that a conditional use permit was required in order to keep the animals. The property currently has an enclosed fence, as well as a coop for the chickens.

Lorene Kamalu asked about how residents are currently notified about specific neighborhood covenants.

Lyle Gibson explained that the city doesn’t specifically get involved with neighborhood covenants or regulate them. Property owners should be made aware of the covenants when they purchase the property, and can receive a copy of them from the County Recorder’s office.

Josh Sundloff said that if there is a nuisance complaint made about the property, that’s when the city would get involved.

Gary Bullock asked if a complaint had been made about these animals.

Lyle Gibson responded that the city was unaware of any complaints about the chickens. Only that an inquiry had been made about Mr. Coulter having a conditional use permit to keep the animals.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 1354 South 500 East for Andrew Coulter. Josh Sundloff seconded the motion and it passed unanimously.

## FINAL PLAT APPROVAL FOR HILL FARMS PHASE 3 SUBDIVISION AT APPROXIMATELY 450 NORTH ANGEL STREET – DESTINATION HOMES

Andy Thompson explained that over the last several months, the Hill Farms development has been constructing various phases of the project. The next phase has now been submitted for final plat approval. Phase 3 consists of thirty-five lots, including two existing homes, and several areas of common open space. The plat complies with the preliminary plat with minor adjustments to make the utilities work.

Jake Garn asked about the zoning within Phase 3.

Andy Thompson responded that this phase of Hill Farms includes both the R-1-14 and R-1-20 zones. Their proposed plat shows Lots 301 through 321 included in the R-1-20 zone, and Lots 322 through 335 will be in the R-1-14 zone. The two existing homes sit on Lots 334 and 335.

Josh Sundloff asked about the stub road shown on the plat, connecting to Phillips Street.

Andy Thompson responded that it is anticipated that the stub road will eventually be extended to service a cul-de-sac with about four more homes sitting on it. The subdivision will not extend past the creek to the north.

Gary Bullock made a motion to recommend final plat approval for Hill Farms Phase 3 Subdivision at approximately 450 North Angel Street for Destination Homes. Matt Anderson seconded the motion and it passed unanimously.

## CALL TO THE PUBLIC

Nothing was brought under this item.

## REPORTS

Lorene Kamalu commented that the Kaysville and Farmington Cities have been working to develop a Bicycle Master Plan and will be holding an open house on December 8, 2015 from 5:00-8:30 p.m. at the Kaysville City Library. It is open to the public and attendees are invited to provide feedback on the preliminary plans.

Andy Thompson said that the City Council had moved their regular meeting on Tuesday, November 3, 2015 to Tuesday, November 10, 2015 because the City building will be being used for the General Elections.

## CALENDAR

The next regularly scheduled meeting will be held on Thursday, October 29, 2015 at 7:00 p.m.

## ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:25 p.m.