

12 May 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

May 12, 2016

Members Attending: Chairperson Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Betty Parker, Thomas Wood

Excused: Gary Bullock, Joshua Sundloff

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

Others Present: Dennis Hepworth, Richard Ensign, Stephanie Ensign, Emily Allen

OPENING

The Planning Commission meeting was held on Thursday, May 12, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the April 14, 2016 and April 28, 2016 meetings were presented for approval.

Lorene Kamalu made a motion to approve the minutes of the April 14, 2016 and April 28, 2016 meetings. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR RESIDENTIAL CHILD CARE AT 220 WEST BAER CREEK DRIVE – GAIL HEPWORTH

Lyle Gibson explained that Mrs. Hepworth lives at 220 West Baer Creek Drive and is requesting a conditional use permit to do residential child care from her home. Mrs. Hepworth plans to only watch two children, and has no plans to permit any additional children beyond that, however she would be allowed to watch up to twelve children per Ordinance 17-26-6. Because of the limited number of children planned for the daycare, Mrs. Hepworth is not required to obtain state certification or licensing. She will not have any employees, and there is plenty of off-street parking on site.

Betty Parker made a motion to grant a conditional use permit for residential child care at 220 West Baer Creek Drive for Gail Hepworth. Thomas Wood seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1979 WEST HILL STREET
– STEPHANIE AND RICHARD ENSIGN**

Lyle Gibson explained that the Ensigns have requested a conditional use permit to keep chickens on their property at 1979 West Hill Street. Their property is approximately 0.48 acre, which will allow them to have up to twenty-six fowl, rabbits, or similar animals. The rear yard of the property is fenced, and a coop is planned to be installed before obtaining any chickens. Staff did receive a complaint from a neighbor prior to tonight's meeting expressing concern about potential problems with noise and odor from the chickens. Staff informed the complainant that if a problem should arise the conditional use permit could be reviewed.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1979 West Hill Street for Stephanie and Richard Ensign with the condition that a coop be installed to meet the requirements of Ordinance 17-24-3. Lorene Kamalu seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1894 WEST 550 NORTH –
VAN AND EMILY ALLEN**

Lyle Gibson explained that the Allen's are requesting a conditional use permit to have chickens on their property at 1894 West 550 North. Their property is approximately 0.52 acre which allows them to have up to fifty-two fowl, rabbits, or similar animals. The rear yard of their property is fenced and a coop will be installed to house the chickens.

Thomas Wood made a motion to grant a conditional use permit for farm animals at 1894 West 550 North for Van and Emily Allen with the condition that a coop be installed to meet the requirements of Ordinance 17-24-3. Stroh DeCaire seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1671 WEST GALBRAITH
LANE – BRYCE BLACKBURN**

Lyle Gibson explained that Mr. Blackburn would like to keep chickens on his property at 1671 West Galbraith Lane and is therefore requesting a conditional use permit for farm animals. His property is approximately 0.55 acre which allows him up to fifty-four fowl, rabbits, or similar animals. The property currently has a fence which encloses the rear yard, and Mr. Blackburn plans to build a coop for the chickens if the conditional use permit application receives approval.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 1671 West Galbraith Lane for Bryce Blackburn with the condition that a coop be installed to meet the requirements of Ordinance 17-24-3. Stroh DeCaire seconded the motion and it passed unanimously.

**PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR
WHISPER CREEK AMENDED SUBDIVISION LOCATED AT 670 EAST 600 SOUTH –
SYMPHONY HOMES**

Andy Thompson explained that Symphony Homes has completed the improvements in the Whisper Creek Subdivision, located at 670 East 600 South, and is currently selling lots and constructing homes. In order to accommodate their customers they have requested to combine Lots 106, 107 and 108 into just two lots. The two newly configured lots both easily comply with the existing R-1-8 zoning and are already fully improved.

Stroh DeCaire commented that he was on the Planning Commission when this subdivision was originally approved and there had been concerns expressed from the neighbors about the density of the project. Mr. DeCaire said that he is glad to see the density reduced, even just slightly.

Chairperson Matthew Anderson opened the Public Hearing.

There were no comments or questions from the public. Chairperson Matthew Anderson closed the Public Hearing.

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Whisper Creek Amended Subdivision located at 670 East 600 South for Symphony Homes. Thomas Wood seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, May 26, 2016 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:15 p.m.