

26 May 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

May 26, 2016

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

Excused: Gary Bullock

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

Others Present: City Councilman Larry Page, Jack Van Schelt, Addie Mietus, Jordan Colohan, Patty Maxfield, Linda Lou Porter

OPENING

The Planning Commission meeting was held on Thursday, May 26, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the May 12, 2016 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the May 12, 2016 meeting. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HANDYMAN SERVICES AT 40 WEST 1200 SOUTH – SHANE DAVIS

Lyle Gibson explained that Mr. Davis is requesting a conditional use permit for a Major Home Occupation “B” to conduct handyman services from his home at 40 West 1200 South. He will be using his home for scheduling appointments, as well as processing paperwork. Mr. Davis has informed Staff that arrangements have been made for Mr. Davis to store his equipment off-site.

Matthew Anderson asked if there were members of the audience who would like to make a comment in regards to this item.

Linda Porter commented that she lives across the street from Mr. Davis. Their street, 1200 South, is a cul-de-sac that consists of mostly twin homes. Mr. Davis owns three vehicles and

two trailers. Because the driveway is used to park the cars, the two trailers end up parked on the street, usually 50 West, which creates a traffic and pedestrian hazard. Not only do the trailers impede traffic, they also are visually obstructing for vehicles attempting to turn from 1200 South onto 50 West. It is hard for drivers to see around the trails for oncoming traffic. Also, Pond's Park is used frequently for sporting events and cars will park all along 50 West. With the additional cars and kids there is even more concern about pedestrian and traffic safety. There is not enough parking and the City might consider removing an area of the playground to create additional parking. Mr. Davis's trailers being parked on the street just add to the problem. Ms. Porter said that while she doesn't mind that Mr. Davis has a business, she feels that the trailers shouldn't be allowed at Mr. Davis's home because he doesn't have room to park them on his property.

Lyle Gibson responded that when he had first inspected the property there was one fourteen-foot trailer on site but was unsure if it was used in relationship to the business. The parking caused from the sports events is not related to the approval of this business and is an issue that would need to be addressed by the City.

Stroh DeCaire commented that he would have liked the applicant to have been present at tonight's meeting so that he could answer some of their questions and address these concerns.

Betty Parker said that this item could be tabled until the applicant could be present.

Matthew Anderson stated that a condition could be placed on this business restricting any business-related trailers from being parked at this location. If the trailers are used for personal use then the condition wouldn't be relevant and the trailers could still be allowed by city ordinance as long as they are not being parked on the street.

Patty Maxfield commented that she lives in the same twin home building as Ms. Porter and asked if there's a limit to the number of vehicles that can be parked in front of a residence.

Lyle Gibson responded that there was not a regulation that addresses that.

Josh Sundloff made a motion to grant a conditional use permit for a major home occupation "B", handyman services at 40 West 1200 South for Shane Davis with the following conditions:

1. There shall be no exterior storage of material used in the home occupation on the premises.
2. Any trailers or vehicles used in relation to the home occupation are not allowed to be parked on the street.

Stroh DeCaire seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B",
THERAPIST AT 433 SOUTH WINDCREST WAY – ADRIENNE MIETUS**

Lyle Gibson explained that Ms. Mietus is requesting a conditional use permit to offer therapy services from her home at 433 South Windcrest Way. Clients will come one at a time by appointment only. It is anticipated that she will have about five appointments, three days a week. Each session will typically last about an hour.

Adrienne Mietus said that any she won't have much traffic coming to her home, and she has plenty of parking in her driveway.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation "B", therapist at 433 South Windcrest Way for Adrienne Mietus. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", EYELASH EXTENSIONS AT 324 WEST CREEKSIDE WAY – MIKELL COLOHAN

Lyle Gibson explained that Ms. Colohan would like the ability to do eyelash extensions from her home at 324 West Creekside Way and is requesting a conditional use permit. Clients would come by appointment only, five days a week between 9:00 a.m. and 6:00 p.m. Appointments could last between one and a half hours and three hours, depending on the services requested.

Betty Parker made a motion to grant a conditional use permit for a major home occupation "B", eyelash extensions at 324 West Creekside Way for Mikell Colohan. Stroh DeCaire seconded the motion and it passed unanimously.

REVIEW OF THE CONDITIONAL USE PERMITS FOR A MODEL HOME, FLAG POLE GREATER THAN THIRTY FEET IN HEIGHT, AND DEVELOPMENT SIGNS AT 2290 WEST ISLAND DRIVE – OAKWOOD HOMES

Lyle Gibson explained that in January of 2015 Oakwood Homes requested a conditional use permit for a model home site at 2290 West Island Drive within the West Creekside Estates Subdivision. Included in that request were two model homes, a flag pole exceeding thirty feet in height, and multiple development signs. The conditional use permit was approved as a temporary use for a period of one year from the date the building permit was completed, or until all lots were sold in the subdivision, whichever was less. The building permit for their one model home was completed in May of 2015 and the model has been on site since without complaint. Although two model homes were originally approved, only one was constructed. Parking is provided on site. Many of the lots in the subdivision have been sold, and several homes are built or are under construction. However, there are still about eight lots left to be sold and therefore Oakwood Homes wishes to extend their conditional use permit for an additional six months as it is anticipated that the remaining properties will be sold within that period of time.

Thomas Wood asked about the flag pole.

Jack Van Schelt, with Colonial Flag, said that when the development has been completed they will remove the flag pole.

Thomas Wood made a motion to grant an extension of the conditional use permit for a model home, flag pole greater than thirty feet in height, and development signs at 2290 West Island Drive for Oakwood Homes for a period of six months or until all of the lots are sold within the West Creekside Estates Subdivision, whichever is less. Lorene Kamalu seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson said that the Utah Chapter of the American Planning Association will be holding their Fall Conference on October 6 and 7, 2016 at Station Park in Farmington, and the Planning Commission is invited to attend.

Lorene Kamalu asked if flashing signs could be installed on 50 West near Pond's Park to help slow down traffic during sporting events.

Josh Sundloff asked if the Traffic Calming Guidelines could be used in this situation.

Andy Thompson responded that Staff will review the traffic problems in the area and the City Council will ultimately decide how to proceed from there.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, June 9, 2016 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:36 p.m.