

27 October 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

October 27, 2016

Members Attending: Chairperson Matthew Anderson, Gary Bullock, Stroh DeCaire, Betty Parker, Joshua Sundloff, Thomas Wood

Excused: Lorene Kamalu

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

Others Present: Council Member Larry Page, Sonia Ren, John B. Warnick

OPENING

The Planning Commission meeting was held on Thursday, October 27, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the September 22, 2016 and October 13, 2016 meetings were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the September 22, 2016 and October 13, 2016 meetings. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, EYEBROW MICROBLADING AT 719 WEST PEGASUS DRIVE – SONIA REN

Lyle Gibson explained that Ms. Ren is requesting a conditional use application to operate a Major Home Occupation “B” at her home at 719 West Pegasus Drive for eyebrow microblading services. Clients would come to her home by appointment only and each appointment would be about two hours long. The Ren’s have a large driveway to accommodate off-street parking for clients.

Stroh DeCaire made a motion to grant a conditional use permit for a Major Home Occupation “B”, eyebrow microblading at 719 West Pegasus Drive for Sonia Ren. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1698 WEST 200 NORTH – CHANDRA MILLER

Lyle Gibson explained that recently Staff had received a complaint about a rooster, with the complainant stating they believed it was being housed on Ms. Miller's property at 1698 West 200 North. Staff investigated the complaint and found the rooster being housed on a nearby property, not Ms. Miller's. However, hens were found on the Miller's property and she was notified that she would need to obtain a conditional use permit to continue to house them. Ms. Miller's property is 0.46 acre which allows her to have up to twenty-five chickens. There are currently only five hens on the property and the existing coop meets city setback requirements.

Betty Parker made a motion to grant a conditional use permit for farm animals at 1698 West 200 North for Chandra Miller. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1413 WEST WEBB LANE – MIKE AND KEESHA HARDIN

Lyle Gibson explained that the Hardin Family would like to have horses on their property at 1413 West Webb Lane and are requesting a conditional use permit for farm animals. Their property is 1.47 acres which allows them to keep up to five horses on the property, however they currently only plan to have two. The Hardin's property is set back off of Webb Lane and is surrounded by the R-1-20 zone district to the south and east, and an agricultural zone district to the north and west. Currently only the perimeter of the property is fenced, and a fully enclosed area will need to be in place before animals are on site.

Thomas Wood asked about the creek which runs along the south side of the property and if there were any restrictions in association with building around or near the creek.

Andy Thompson responded that the county regulates that stream and the Hardin's would need to contact them if they wanted to build a fence near it.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1413 West Webb Lane for Mike and Keesha Hardin with the condition that the enclosed area for the horses be in place before the animals are placed on the property. Thomas Wood seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR CLIFTON SUBDIVISION AT 42 NORTH ANGEL STREET, AND PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE – PAUL CLIFTON

Andy Thompson explained that recently this property located at 42 North Angel Street was approved for a rezone from A-1 (Light Agriculture) to R-A (Residential Agricultural). At that time, Mr. Clifton mentioned that it was his intention to do a flag lot development. A preliminary plat has now been submitted dividing the 1.61 acres into three lots. The existing home will remain on a standard lot fronting Angel Street, while there will be two half-acre lots located behind the home taking access via a flag stem along the north side of the property. The PRUD overlay zone is required to develop the flag lot configuration.

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 commented that although this plat meets city requirements, he dislikes these types of developments where two or more homes take access off of a flag stem.

Gary Bullock stated that although he would have liked to see the applicant present tonight, we have seen this property before the Commission recently and was made aware of Mr. Clifton's intent in rezoning his property.

Josh Sundloff made a motion to recommend preliminary plat approval for Clifton Subdivision at 42 North Angel Street, and PRUD (Planned Residential Unit Development) overlay zone for Paul Clifton. Gary Bullock seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR HILL FARMS SUBDIVISION PHASE 5 AT APPROXIMATELY 250 NORTH ANGEL STREET AND 450 NORTH HILL FARMS LANE – DESTINATION HOMES

Andy Thompson explained that over the last several months, Destination Homes has been constructing various phases of the Hill Farms Subdivision project. They have now submitted this next phase, Phase 5, for final plat approval. Most of Phase 5 is located just north of 200 North and east of Angel Street. The plat consists of thirty-four lots and several areas of common open space. Kaysville City's Power Department has requested that additional open space be included in this phase to better accommodate their facilities and the developer has consented, however the drawings have not yet been modified.

John Warnick, representing Destination Homes said that they have had great success with this subdivision, and still have high demand for their homes with these final phases. Staff had mentioned the request for additional open space before tonight's meeting and they have no problem complying with that.

Thomas Wood made a motion to recommend final plat approval for Hill Farms Subdivision Phase 5 at approximately 250 North Angel Street and 450 North Hill Farms Lane for Destination Homes. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Councilman Larry Page said that the Land Use Academy of Utah is holding a training meeting on November 12, 2016 from 9:00 a.m. to 1:00 p.m., and encouraged the Planning Commission members to attend as it would be a good opportunity to learn more about land use regulations in Utah.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, November 10, 2016 at 7:00 p.m.

ADJOURNMENT

Gary Bullock made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:20 p.m.