

26 January 2017 Minutes

KAYSVILLE CITY PLANNING COMMISSION

January 26, 2017

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

Excused: Gary Bullock

Staff Present: Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Councilman Larry Page, David Vitek, Blair Hill, Chelsea Perkins, Robert Wood

OPENING

The Planning Commission meeting was held on Thursday, January 26, 2017 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the December 8, 2016 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the December 8, 2016 meeting. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", CLOTHING FITTING AT 478 EAST 1650 SOUTH – COURTNEY KILLPACK

Lyle Gibson explained that Ms. Killpack has previously worked in department stores where she was a bra-fitting specialist, and would now like to be able to provide the same service from her home at 478 East 1650 South. She anticipates doing fittings about two days a week, from around noon to about 5:00 p.m. She plans to have about ten clients per week. Clients will come by appointment only, with appointments generally taking about thirty minutes per person. Appointments are for individuals but it is not uncommon for a group of friends to come at one time, but they often carpool together. Ms. Killpack said that she does have a small inventory of product that customers could purchase at the time of appointment, but it is a secondary part of her business. The property has a couple of parking spaces in the driveway and there is a church parking lot across the street where clients could park if needed.

Betty Parker asked if Ms. Killpack has her inventory delivered to her home.

Lyle Gibson responded that Ms. Killpack has indicated that she purchases the bras directly from a store locally.

Thomas Wood made a motion to grant a conditional use permit for a major home occupation “B”, clothing fitting at 478 East 1650 South for Courtney Killpack. Lorene Kamalu seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”
MICROBLADING AT 341 NORTH AUTUMN CHERRY WAY – CHELSEA PERKINS**

Lyle Gibson explained that Ms. Perkins lives at 341 North Autumn Cherry Way and is requesting a conditional use permit to provide eyebrow microblading services from her home. Clients would come by appointment only and there is a large driveway with room for several cars on her property. Ms. Perkins plans to schedule only two appointments a day because each appointment lasts about three hours. Clients would come between the hours of 10:00 a.m. and 5:00 p.m. Staff did receive a phone call from one of Ms. Perkin’s neighbors who stated that while they are not opposed to the business use itself, they are concerned with the clientele that the business might bring. However, Staff does not feel that the complaint is substantiated.

Chelsea Perkins said that she does not have any employees and will be doing this as a side business. She has a large driveway that could fit at least two extra cars along the side of her home.

Lorene Kamalu asked about the training required.

Chelsea Perkins responded that she went through training courses to receive her certification, and has already had the health department inspect the area where she will be doing the microblading.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation “B”, microblading at 341 North Autumn Cherry Way for Chelsea Perkins. Betty Parker seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MODEL HOME, DEVELOPMENT SIGNS AND
FLAGPOLE GREATER THAN THIRTY FEET IN HEIGHT AT 2152 SOUTH
PARKWOOD LANE – JACK FISHER/HENRY WALKER HOMES**

Lyle Gibson explained that Henry Walker Homes has started construction of homes in the first phase of the Parkwood Subdivision and would like to use the home at 2152 South Parkwood Lane as a model home. The model home, flagpole, and associated signage are permitted as a conditional use in the R-1-LD zone. The signage requested include a 5’x 10’ map of the community, a 3’x 5’ model home sign and a small 2’x 2’ sign indicating the sales office entrance. The flagpole measures at fifty feet tall, and the applicant desires to put a large American flag on it as well as a smaller Henry Walker Homes flag. However, it is Staff’s opinion that the Henry Walker Homes flag is considered a sign by definition and therefore should not be allowed. The first phase of the development includes forty lots, and Staff is

recommending that these conditional uses be approved for a period of twenty-four months, or until the model home is no longer in use, whichever timeframe is shorter.

David Vitek, the president of Henry Walker Homes, said that the future phases of this subdivision will also have about forty lots and they hope to use this model home throughout the entire project. Therefore, they would like to receive approval for the model home for at least two years, and then they come back for an extension if needed.

Betty Parker asked about the Henry Walker Homes flag.

David Vitek said that he understands Staff's concerns and has agreed not to fly the Henry Walker Homes flag.

Josh Sundloff made a motion to grant a conditional use permit for a model home, development signs and flagpole greater than thirty feet in height at 2152 South Parkwood Lane for Jack Fisher/Henry Walker Homes with the following conditions:

1. The flagpole not exceed fifty feet in height.
2. All development signs meet the minimum requirements of Chapter 17-33 Sign Regulations.
3. Only governmental flags be flown from the flagpole.
4. Approval of the conditional use permit expires in two years, or until the model home is no longer in use, whichever is less.

Stroh DeCaire seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR CLIFTON SUBDIVISION AT 42 NORTH ANGEL STREET – PAUL CLIFTON

Lyle Gibson explained that in October 2016 the Clifton Subdivision at 42 North Angel Street received preliminary plat approval, along with the approval of a PRUD overlay zone. The layout of the subdivision has not changed since preliminary approval. It includes a standard lot and two additional flag lots. The plat meets the city's requirements for a subdivision.

Matthew Anderson asked about the shed located on the property.

Lyle Gibson responded that Mr. Clifton has indicated that he will remove the shed by the time Lot 2 is developed. It is his intent to give the two flag lots to his children to build homes on.

Betty Parker made a motion to recommend final plat approval for Clifton Subdivision at 42 North Angel Street for Paul Clifton. Lorene Kamalu seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR MEADOW MANOR SUBDIVISION AMENDED AT 1512 SOUTH DRIFTWOOD LANE – ROBERT WOOD

Lyle Gibson explained that the owners of two adjacent lots in the Meadow Manor Subdivision would like to adjust their common property line at 1512 South Driftwood Lane. The newly configured lots both comply with the current zoning. This plat received final approval in August 2014, but it was never recorded. City ordinance indicates that the original approval for a plat expires if not recorded within one year of approval. The proposed plat has not changed from what was originally approved and is now ready to be recorded.

Betty Parker asked about the frontage of the lots.

Lyle Gibson responded that both lots meet the minimum frontage requirements.

Robert Wood commented that these lots were poorly designed and by adjusting the lot line it will give both neighbors a better layout of their properties. After they received final plat approval in 2014, they were under the impression that the plat would be recorded soon after but they did not follow through with the city to ensure that it had.

Stroh DeCaire made a motion to recommend final plat approval for 1512 South Driftwood Lane for Robert Wood. Lorene Kamalu seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR LOT 9 KINGSVIEW ESTATES AMENDED AT 278 EAST SHEPARD LANE – WENDELL PEERY

Lyle Gibson explained that Wendell Peery owns about 1.2 acres of property on Shepard Lane and would like to subdivide his property into two lots, which includes a flag lot. Both lots conform to the existing R-A zoning. A PRUD overlay zone was previously approved. This subdivision received final plat approval in July of 2015 but it was never recorded. City regulations require that subdivision plats be recorded within one year of final plat approval or the approval expires. Because of this, Mr. Peery must receive final plat approval again to record the plat. No changes have been made to the plat since the original approval.

Betty Parker asked if the PRUD overlay zone would need to be reapproved as well.

Lyle Gibson explained that the PRUD overlay was approved per the subdivision plat approval, and therefore it does not need to be approved again.

Thomas Wood made a motion to recommend final plat approval for Lot 9 Kingsview Estates Amended at 278 East Shepard Lane for Wendell Peery. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Robert Wood asked what the next step would be to get his subdivision plat approved and recorded.

Lyle Gibson responded that the subdivision plat would be on the next City Council agenda to receive final plat approval. Once approved, the mylar copy of his plat will be signed and sent to the County to be recorded.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, February 9, 2017 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:27 p.m.