

8 June 2017 Minutes

KAYSVILLE CITY PLANNING COMMISSION

June 8, 2017

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

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

Others Present: Angela Nusbaum, Amy Taylor, Ken LeLaCheur, Pat LeLaCheur

OPENING

The Planning Commission meeting was held on Thursday, June 8, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, MASSAGE AND LIFE COACHING AT 647 NORTH 400 EAST – ANGELA NUSBAUM

Lyle Gibson explained that Ms. Nusbaum lives at 647 North 400 East and is requesting a conditional use permit to operate a home business providing massage therapy services. Clients would come by appointment only for fifty minute sessions. Only one client will come to the home at a time, and Ms. Nusbaum will leave time in between appointments. In addition to the massage therapy services, Ms. Nusbaum is also interested in offering mentoring sessions or life coaching. She has informed Staff that she will start her massage therapy services immediately, but will provide life coaching at some point in the future. The life coaching sessions will be similar in that clients will come by appointment only. The property has sufficient parking for the proposed business.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation “B”, massage and life coaching at 647 North 400 East for Angela Nusbaum. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR LELACHEUR FARMS SUBDIVISION AT 890 SOUTH SUNSET DRIVE – KEN LELACHEUR

Andy Thompson explained that Mr. LeLaCheur recently acquired the property north of his at 890 South Sunset Drive. The property is a remnant piece and Mr. LeLaCheur is requesting approval of a one lot subdivision to allow construction of a home. The proposed lot is 40,480 square feet in size, with about 220 feet of frontage. The A-1 zoning district where the property is located requires a minimum of 40,000 square feet per lot with a frontage of at least 100 feet.

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 grant preliminary and final plat approval for LeLaCheur Farms Subdivision located at 890 South Sunset Drive for Ken LeLaCheur. Lorene Kamalu seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson said the City Council recently discussed the city's policy regarding public noticing for different types of land use applications submitted to the city. They asked Staff to look into this and if our policy needed to be changed. Staff is also considering if there are some applications that could be approved of by Staff instead of bringing it before the Planning Commission for review.

Gary Bullock commented that in the past there has been discussion about applications, such as a request for farm animals, and if it was necessary for them to come before the Planning Commission for approval.

Stroh DeCaire said that there have been instances where there have been concern expressed by neighbors in the keeping of farm animals on a particular property and those might need to still come before the Commission for review.

Josh Sundloff said that maybe farm animals should be a permitted use rather than a conditional use because they don't seem to be problematic. Conditions should just be standardized for everyone. Mr. Sundloff added that he feels that when property rezones are requested, mailed notices should be sent to property owners within a specific radius.

Lorene Kamalu commented that in a previous meeting, Paul Allred, the Community Development Director of Holladay City, spoke to the Commission and presented a chart showing the different types of noticing required for each application they receive. Noticing is important because there are many residents who feel that the city is trying to sneak things in when they don't feel they've received adequate noticing.

Betty Parker asked about signage allowed for a businesses and when would the signage on a vehicle be considered as business signage.

Lyle Gibson responded that there is a trailer sign ordinance in city ordinances but could be considered subjective in cases where someone is using their employee truck or trailer as a sign. It is something that has recently been brought up and being reviewed by our city attorney.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, June 22, 2017 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:17 p.m.