

KAYSVILLE CITY PLANNING COMMISSION

February 14, 2019

Members Attending: Chairperson Matthew Anderson, Wilf Sommerkorn, Joshua Sundloff, Tamara Tran, Thomas Wood

Excused: Betty Parker, Gary Bullock,

Staff Present: Zoning Administrator Lyle Gibson, Secretary Heather Nielsen

Others Present: Tyler Carlson, Montana Turnbow, Brian Bott, Reuben Bell, Dan Reeve

OPENING

The Planning Commission meeting was held on Thursday, February 14, 2019 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the January 10, 2019 meeting were presented for approval.

Thomas Wood made a motion to approve the minutes of the January 10, 2019 meeting. Joshua Sundloff seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, EYELASH EXTENSIONS AT 443 E. 100 S. – MONTANA TURNBOW

Lyle Gibson explained that Montana Turnbow would like to be able to offer eyelash extension services at 443 E. 100 S and is therefore asking for a conditional use permit. She would like to see three or four customers a day three days a week. Her working hours would be between 9:00am and 6:00pm. Her eyelash appointments typically last for two hours

Tamara Tran made a motion to grant a conditional use permit for a major home occupation “B”, eyelash extension at 443 East 100 South for Montana Turnbow. Matthew Anderson seconded the motion and it passed unanimously

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, SWIM LESSONS AT 1665 W. LEOLA ST –REUBEN D. BELL

Lyle Gibson explained that Reuben D. Bell is requesting a conditional use permit for a major home occupation “B” to teach swim lessons at 1665 W. Leola St. Mr. Reuben has two daughters that would like to teach morning swim lessons four days a week for a total of four hours a day. The classes would be broken up into 30 min sessions and have anywhere from 4 to 6 students per session.

Matthew Anderson asked about the traffic and parking availability since parents usually stay

with their children during lessons.

Lyle Gibson responded that there was lots of frontage space for parking and dropping students off. He suggested limiting the number of students to deal with possible traffic.

Matthew Anderson recommended that they have no more than six students per session. He also stated that if complaints arise from the neighbors then Mr. Reuben Bell will need to come back to discuss the situation.

Wilf Sommerkorn made a motion to grant a conditional use permit for a major home occupation “B”, to teach swim lessons at 1665 W. Leola St. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR MODEL HOME, SIGNAGE AND FLAGS AT 1876 W. 75 S. —IVORY HOMES

Lyle Gibson explained that Ivory Homes is requesting conditional use permit approval for a model home at the subject address which is permitted as a conditional use as a temporary tract office in the R-1 districts. The home would eventually be for sale in the Apple Blossom Subdivision where it is located. The subdivision consists of 6 total lots. The applicant is asking for use of the home on lot 6 as a model home for 1 year. In addition to temporary use of the home as a model home, the applicant is requesting approval for a 3’ x 6’ development sign and the American flag.

Thomas Wood asked the representative from Ivory Homes, Tyler Carlson, how many flags would be displayed? Tyler Carlson said four to six flags. Wilf Sommerkorn asked if they would be okay limiting the flags to no more than six?

Joshua Sundloff inquired about the height of the flags. Lyle Gibson answered any flag over 30 ft must be approved by the Planning Commission as a conditional use. He also pointed out that flags (other than a country or state) displayed on a flagpole are considered to be a sign instead of a flag. Therefore, Ivory Homes can’t display flags other than a country or state at 12 ft. Ivory Homes can have flags serving as signs under 12 ft.

Tamara Tran asked Tyler Carlson if the flags are lit. Tyler Carlson responded that the American Flag would be the only flag to have a light.

Wilf Sommerkorn made a motion to grant a conditional use permit for a model home, signage and flag 1876 W. 75 S.—Ivory Homes. Tamara Tran seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A CHURCH MEETINGHOUSE LOCATED AT 2103 W. 200 N. FOR BRIAN BOTT ARCHITECTS

Lyle explained that the applicant is requesting a conditional use approval for a new church

building. The property was recently rezoned by the city council from the GC zone to the R-1-20 district with a development agreement for the purpose of a church.

The plans submitted by the applicant show a 20,600 sq. ft. building which fronts 200 North street and has parking to the west, east, and south. Access is provided onto 200 North on both the east and west sides of the building providing for adequate emergency service access on site and adequate traffic flows. The city's off-street parking ordinance requires that there be 1 parking space for every 5 seats. Based on the provided plans, staff has interpreted a seating capacity of 879 seats, which requires 175 parking stalls. The applicant has provided 295 parking stalls. The radii and drive aisle dimensions are all in compliance with applicable standards.

Matthew Anderson asked if the parking lot can hold the maximum number of people that might attend "stake" services. Lyle Gibson responded that the parking provided exceeds the needed parking for the chapel, gym and overflow areas.

Matthew Anderson asked if something could be clarified for the future concerning the parking stall and seating ratio in terms of how it is calculated. He questioned if the buildings capacity number was taken from the number of pews or seats. He would like to see an ordinance created for this issue.

Brian Bott, the buildings architect, approached the stand and said this particular building would only be used for area wide conferences two times a year so parking should not be a problem on a regular basis.

Joshua Sundloff asked Brian Bott about the fencing plan for the property. Brian Bott said that they would most likely use a chain link fence with vision slats; however, they will work with neighbors to try and match anything pre-existing. Mr Bott said they could do a two-fence system, putting their fence in front of the existing fence if needed.

Thomas Wood voiced his concern about having the two-fence approach. He did not think that was a good idea. Joshua Sundloff agreed that he does not like the idea of having the two-fence rule and would prefer not to see that.

Tamara Tran made a motion to grant a conditional use permit for a new church building located at 2103 W. 200 N. Thomas Wood seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR THE WEST GATE SUBDIVISION AT 2300 WEST SCHICK LANE (200 N.) – PERRY HOMES

Lyle Gibson explained Perry Homes recently rezoned the subject property in anticipation of the proposed development. In continued pursuit of the project they have submitted a preliminary plat application giving additional detail regarding the anticipated development of the site.

The subdivision consists of 122 total lots and a commercial pad which are anticipated to be developed over 5 phases starting from the south end of the project along 200 North Street. The preliminary plat is consistent with what was shown during the rezone process which

includes open space to be dedicated to the city for use as a park as well as a trail connection which is anticipated to tie into Layton City's trail system over time.

As there is no PRUD element to this subdivision, all lots within their respective zoning districts meet the minimum lot size and frontage requirements.

Chairperson Matthew Anderson opened the Public Hearing.

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

Matthew Anderson asked about the walking path and where it connects. Lyle said it connects to the Kays Creek Trail system and Layton area. Lyle Gibson said there might be an opportunity to connect the walking path into something like West Davis Corridor in the future. Right now, the walking path stops at the city border, but could connect after the corridor is put in.

Thomas Wood made a motion to recommend preliminary plat approval for the West Gate Subdivision located at 2100 W. Schick Lane (200 N.) for Perry Homes. Wilf Sommerkorn seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR CHARLY'S ACRES #2 FOURTH AMMENDED SUBDIVISION LOCATED AT 2100 W. 200 N.—TERRAVENTURE DEVELOPMENT

Lyle explained that Terraventure Development was approved by the City Council and now returns to the Planning Commission for final plat approval. The plat consists of four lots including lot 401 where a church is anticipated in the residential zone, and lot 402, which is anticipated for development of a storage unit facility in the LI zone.

Wilf Sommerkorn made a motion to recommend final plat approval for the Charly's Acres #2 Fourth Amended Subdivision located at 2100 W. 200 N for Terraventure Development. Tamara Tran seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item

REPORTS

The Planning Commission and staff discussed possible changes to the license ordinance regarding home occupations. After discussing multiple options, the Planning Commission directed staff to come back with a purposed ordinance for review.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, February

28, 2019 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:25 p.m.