

KAYSVILLE CITY PLANNING COMMISSION

March 28, 2019

Members Attended: Chairperson Matthew Anderson, Gary Bullock, Betty Parker, Thomas Wood, Wilf Sommerkorn, Joshua Sundloff Excused: Tamara Tran

Staff Present: Zoning Administrator Lyle Gibson, Secretary Heather Nielsen

Others Present: Rob Bryant, Heidi G. Nettleton, Brian Bolinder, Councilman Stroh DeCaire, Jon Cox, Paul Clifton, Rachel Olpin, Councilman Larry Page

OPENING

The Planning Commission meeting was held on Thursday, March 28, 2019 at 7:00 p.m. in the Municipal Center. Chairperson Matthew Anderson opened the meeting by welcoming those present.

The minutes of the February 28, 2019 meeting were presented for approval. Gary Bullock made a motion to approve the minutes. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HAIR SALON AT 61 W. 2250 S.—RACHEL OLPIN

Lyle Gibson stated that the applicant is requesting a conditional use permit for Major Home Occupation “B” at the above listed address. Ms. Olpin is currently working on finishing her basement to include a hair salon for her to see clients from her home. She is anticipating holding appointments throughout the week at varied times as the appointments work for her clientele. She would expect to work about 25 hours on a typical week. No walk-ins, all customers are by appointment.

Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation “B”, hair salon without the need for additional conditions.

Chairperson Matthew Anderson asked the applicant to approach the stand. Betty Parker asked the applicant if there would be a side entrance into the basement salon. Rachel Olpin responded that there would be a walkway and side entrance into the basement salon.

Thomas Wood made a motion to grant a conditional use permit for a major home occupation “B”, Hair Salon at 61 W. 2250 S for Rachel Olpin. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN ADDITION TO A CHURCH MEETINGHOUSE AT 490 S. ANGEL ST.--CHURCH OF CHRIST-PAUL CLIFTON

Lyle Gibson explained that the applicant has an existing conditional use permit for the church located at the corner of Angel Street and Leola Lane. They are looking to do an addition and so

are modifying their original conditional use permit.

The front or eastern exterior of the building will be left alone. The existing chapel on the west side of the building would be extended to the west 30 feet. While this addition does increase the seating capacity of the chapel area, it is only partially for that purpose, as it will allow for some additional classrooms where a portion of the original chapel was located.

The proposal would remove 5 of the existing parking stalls, but maintain full access and circulation around the building all in compliance with fire code. The max occupancy is 258 people requiring 51 parking stalls on site. 53 parking stalls will remain. Staff is recommending approval of the proposed conditional use permit for an addition to the church meetinghouse at 490 South Angel Street as proposed.

Chairperson Matthew Anderson asked Mr. Clifton to approach the stand for some questions. Mr. Clifton told the commission that he approached both neighbors surrounding the church and informed them about the planned addition. Both neighbors were okay with the planned construction.

Gary Bullock asked if parking has ever been a problem there. Mr. Clifton responded that there has never been any parking issues. Lyle Gibson stated that the plan meets the zoning requirement for parking stalls even with the loss of stalls for the building addition.

Gary Bullock made a motion to grant a conditional use permit for a church addition located at 490 S Angel St for Church of Christ--Paul Clifton. Josh Sundloff seconded the motion and it passed unanimously

FINAL PLAT APPROVAL FOR THE PRIGMORE LEGACY ESTATES SUBDIVISION AT 233 S. 400 E. —HGN DEVELOPMENT

In December of 2018 the City Council approved the Preliminary Plat for this subdivision and the PRUD overlay zone subject to an acceptable Final Plat.

The subdivision consists of 3 total lots, an existing home on a standard lot fronting 400 East Street and 2 flag lots to the east with access from the south side of the property.

The applicant has since had the property surveyed and created a final plat for review. No public improvements are required with the subdivision and it is consistent with the preliminary plan.

Staff is recommending approval of the proposed final plat for the Prigmore Legacy Subdivision. The plat is consistent with the existing preliminary plat and meets applicable ordinances and standards.

Wilf Sommerkorn made a motion to grant final plat approval for the Prigmore Legacy Estates Subdivision at 233 S. 400 E. for HGN Development. Chairperson Matthew Anderson seconded the motion and it passed unanimously

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, April 11, 2019 at 7:00 p.m.

ADJOURNMENT

Chairperson Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:22 p.m.