

KAYSVILLE CITY PLANNING COMMISSION

June 14, 2018

Members Attending: Chairperson Betty Parker, Matthew Anderson, Stroh DeCaire, Lorene Kamalu

Excused: Gary Bullock, Joshua Sundloff, Thomas Wood

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

Others Present: Council Member Larry Page, Justin Atwater, Brooks Orison, Seth Faerber, Jim Newton, Clyde Terry, Brian Whitehead

OPENING

The Planning Commission meeting was held on Thursday, June 14, 2018 at 7:00 p.m. in the Municipal Center.

Chairperson Betty Parker opened the meeting by welcoming those present. The minutes of the May 24, 2018 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the May 24, 2018 meeting. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 55 SOUTH 760 EAST – BRIAN AND HEATHER WHITEHEAD

Lyle Gibson explained that the Whitehead's live at 55 South 760 East and are requesting a conditional use permit for farm animals. Their property is 0.51 acres, which would allow them up to three sheep or goats and thirteen chickens. The Whiteheads made application for the animals before acquiring them, and now have them on site. This has allowed Staff to view the conditions where the animals are kept. There is a coop on site for the chickens and a pen for the goats. Currently the Whiteheads have two goats and seven chickens. The animals have a fenced space that is completely secure.

Brian Whitehead added that they have not owned goats before and don't plan on getting more than what they currently have now.

Matthew Anderson made a motion to grant a conditional use permit for farm animals at 55 South 760 East for Brian and Heather Whitehead. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 3.3 ACRES OF PROPERTY AT 1020 AND 1034 WEST SMITH LANE AND A-1 (LIGHT AGRICULTURE) TO THE R-1-LD (SINGLE FAMILY LOW DENSITY) ZONING DISTRICT – JIM NEWTON AND CHAD SMITH

Lyle Gibson explained that the property owners of 1020 and 1034 West Smith Lane are requesting a rezone in order to accommodate a new development. The requested R-1-LD zoning district allows a net density of two units per acre, which could permit as many as six dwellings on these shared properties. The smallest lot size allowed would be 12,000 square feet in size. These properties are directly adjacent to a new R-1-LD subdivision to the north and east, with the R-1-20 zone to the north and agriculturally zoned properties to the west and south. While a formal preliminary plat application has not yet been made, the applicants have submitted a concept plan which indicates a likely development scenario which keeps the two existing homes along Smith Lane and creating four new lots on a cul-de-sac street.

Chairperson Betty Parker opened the Public Hearing.

There were no comments or questions from the public. Chairperson Betty Parker closed the Public Hearing.

Stroh DeCaire asked if any of the outbuildings would remain and if those existing homeowners plan on staying.

Justin Atwater, representing the Wright Development Group who is working with these homeowners, said that the two existing homes will remain, and the outbuildings will be removed. The owner of Lot 1 does not plan on staying but the owner of Lot 6 plans to stay. The homes built here will look similar to the homes in the Tyler Meadows subdivision. These new homes may also be annexed into the Tyler Meadows HOA so they could be required to have the same architectural standards.

Betty Parker commented that the lots to the west of these could also potentially be rezoned to the R-1-LD zone, which might be cause for concern.

Matthew Anderson made a motion to recommend approval of the request to rezone 3.3 acres of property at 1020 and 1034 West Smith Lane from A-1 (Light Agriculture) to the R-1-LD (Single Family Low Density) zoning district for Jim Newton and Chad Smith. Stroh DeCaire seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR SHADYBROOK SUBDIVISION LOT 4 AMENDED AT APPROXIMATELY 600 NORTH HILL FARMS LANE – DAVID FAERBER

Andy Thompson explained that David Faerber is requesting to subdivide his property at approximately 600 North Hill Farms Lane for the purpose of creating three additional building lots. The property is just under four acres in size and includes one home on the western portion of the lot. The request is to extend the stub street from Hill Farms Lane and complete the cul-de-sac with the new lots having access off of the new street. These lots will range in size from

20,000 square feet to 31,000 square feet, with the largest lot being where the existing home sits containing almost two acres. The project received preliminary plat approval a few weeks ago and is now being submitted for final plat approval. This final plat will only create one new lot and the street. The remaining property will be left with the existing home until the owners decide to plat another phase with the other two lots. All of the improvements will be installed with this first phase.

Seth Faerber added that they showed all three additional lots in the preliminary plat to show their intent for development. However because of privacy concerns and tax reasons they plan to only subdivide for one additional lot at this time.

Stroh DeCaire asked if they had a time frame for developing the other two lots.

Seth Faerber responded that they do not have a specific time frame. His father, David Faerber, currently lives on the property and does not want neighbors yet.

Lorene Kamalu made a motion to approve the final plat for Shadybrook Subdivision Lot 4 Amended at approximately 600 North Hill Farms for David Faerber. Matthew Anderson seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson said that the rezone discussed tonight would be on the City Council's agenda for July 19th.

Lorene Kamalu stated that the first "Stroll Kaysville" event was happening that night from 6:00 to 9:00 p.m. along Main Street, and encouraged the Planning Commissioners to go see all the local artisans participating in it as there has been a lot of time and effort put into this event.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, June 28, 2018 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:16 p.m.