

KAYSVILLE CITY PLANNING COMMISSION

June 28, 2018

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

Excused: Matthew Anderson, Gary Bullock

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

Others Present: Mayor Katie Witt, Council Member Larry Page, Rosemary Lindsay, Graeme Layton, Shelly Altom, Janna Roberts, Wilf Sommerkorn, Sandra DeCaire, MacRay Baxter, Tyler Wood, Lisa Wood, Justin Lund, Jerald Wilson, Wade Watkins, Chase Freebairn, Ryan Hales, Bryon Prince

OPENING

The Planning Commission meeting was held on Thursday, June 28, 2018 at 7:00 p.m. in the Municipal Center.

Chairperson Betty Parker opened the meeting by welcoming those present. The minutes of the June 14, 2018 meeting were presented for approval.

Lorene Kamalu made a motion to approve the minutes of the June 14, 2018 meeting. Stroh DeCaire seconded the motion and it passed unanimously.

Mayor Katie Witt made a presentation of appreciation to Lorene Kamalu for her participation as a member of the Planning Commission for over four years and thanked her for her service. Mrs. Kamalu has contributed much to the community and we wish her luck in her future endeavor as Davis County Commissioner. Mayor Witt introduced Wilf Sommerkorn as the new Commission member, who was appointed at the City Council's last meeting on June 21, 2018.

Mayor Witt announced that earlier that week Stroh DeCaire was chosen by the City Council as the candidate to be appointed to take James Hansen's position on the Council for the remainder of his term. Mr. DeCaire's replacement will be appointed at the City Council's next meeting.

FINAL PLAT APPROVAL FOR SUNSET ACRES SUBDIVISION AMENDED AT 427 WEST BURTON LANE – ROSEMARY LINDSAY

Andy Thompson explained that recently Rosemary Lindsay received approval for a rezone of the property at 427 West Burton Lane to the R-1-LD zoning district, together with the preliminary plat for the proposed subdivision. Ms. Lindsay has now submitted a Final Plat for the subdivision which includes four total lots on 2.06 acres. Two of the lots have existing homes on

them which will remain, while the remaining property will be split into lots where two new single family homes may be built. The final plat is consistent with the approved preliminary plat, and meets density, lot size, and lot width requirements.

Stroh DeCaire made a motion to approve the final plat for Sunset Acres Subdivision Amended at 427 West Burton Lane for Rosemary Lindsay. Thomas Wood seconded the motion and it passed unanimously.

Stroh DeCaire was excused for the remainder of the meeting.

REZONE OF 25.0 ACRES OF PROPERTY AT 700 SOUTH DESERET DRIVE FROM GC (GENERAL COMMERCIAL) TO THE R-M (RESIDENTIAL MULTI-FAMILY) ZONING DISTRICT TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE - IVORY HOMES

Lyle Gibson explained that the Planning Commission held a Public Hearing in April regarding this proposal. After the hearing and additional conversation, the Planning Commission voted to table a decision regarding the request, pending: a development agreement further detailing the plans for the property, a traffic study comparing trip generation of commercial and residential use of the property, and there be shown a balance of commercial and residential use to compliment the area. Since the meeting, the applicant has worked with a traffic engineer to generate a traffic study. This study indicates that the transportation network with the additional development will continue to function at a high level of service. The notable exception to this is the intersection at 200 North and 600 West which currently rates poorly. Various scenarios, including an office development and a commercial shopping center were analyzed to compare with the proposed residential development. In each scenario the level of service was similar at buildout. The applicant has also provided a more detailed site plan showing how the property would likely be developed, including sample photos of a similar development, as well as a draft development agreement to commit themselves to certain development, including a limitation on density and housing types. Ivory Homes had stated that they would like to develop the residential portion at eight units per acre consisting of single family homes. Single family homes can be attached (townhomes) or detached. Since the time Planning Commission packets were sent to Commission members, Ivory Homes has met with the Mayor and Staff, and has changed their proposed concept plans for the property. With this new plan, Ivory is proposing a mostly even split of the property, with half of the land being for commercial uses and the other half for residential. They are still proposing to have eight units per acre, which requires a rezone to the R-M zoning district. With the additional information provided, the Planning Commission could consider making a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan, how well the proposal works at this specific location, and how well the development agreement and provided details address the concerns of the Planning Commission and public.

Bryon Prince, representing Ivory Homes, responded that they have done extensive research and have had discussions with potential commercial users of this property with the intent to understand what could be achieved here. Unfortunately the current seller of the property could not be here tonight but they have e-mailed a formal statement to the Commission clarifying their

position on this and gave some context as to what has happened up to this point with the property. The bank, the seller, has been marketing this property for some time. Ivory Homes is now coming back to respond to some of the questions and concerns that have been made previously. A comparative traffic impact study has been done to analyze what impact each type of use would have to this area. Ivory Homes has been working with Ryan Hales with Hales Engineering who has created a traffic study. Because Ivory Homes has changed the concept plans for the property, the development agreement will also need to be updated to accommodate those adjustments.

Thomas Wood asked about what type of commercial uses Ivory had envisioned.

Bryon Prince responded that they already have one user for the five acre parcel which will use their portion as a destination type of use. Other commercial users would be a similar type of use and will likely not be traditional retail spaces.

Lorene Kamalu asked about how the seller acquired the property.

Bryon Prince responded that a developer had owned it previously but lost it from bankruptcy. The bank was listed as the lender and therefore the land went back to them in 2013. The property started to be marketed in 2014 and was listed for two years with no interested buyers.

Ryan Hales, representing Hales Engineering, said that when compiling a traffic study they look at the Trip Generation Manual which is a national standard. When comparing a commercial or residential use on this property, if this were developed residentially it would generate an average of 290 trips during peak hours in the morning and 666 trips during peak evening hours. If it were developed commercially, there would be an average of 316 in the morning and 1306 trips in the evening. A mix of both commercial and residential uses generated an average in between the two uses. In any situation, the intersection of 200 North and 600 West is in a failing condition. There is not much that can be done to change the situation right now. It cannot be signalized because it is too close to the freeway ramps. It's a bad intersection and will remain so no matter how this subject property is developed. UDOT will need to look at the traffic here to help create a better situation. Northbound traffic at 600 West is the most difficult movement and creates the largest delay for users.

Josh Sundloff commented that if we had more of a specific idea of what type of commercial users would be located here then these trip numbers would be more refined. These numbers are showing us the worst case scenario for these intersections and average traffic generated. Mr. Sundloff asked about what commercial uses tend to generate more trips.

Ryan Hales responded that fast food restaurants and gas stations bring some of the highest number of trips. This is a desirable location because of its visibility from the interstate, however the access to the property is difficult and tends to scare potential commercial users away.

Josh Sundloff commented that it seems unlikely that any high traffic generators would be located here, and therefore the trip numbers might even be less than what is being presented tonight. Mr. Sundloff asked about the intersection at 200 North and 600 West and potential plans for

improvements to it.

Andy Thompson responded that the city has had many discussions with UDOT and UDOT anticipates that this interchange will be reconstructed in the next ten years to help alleviate the congestion at this intersection.

Lorene Kamalu asked if UDOT will take into consideration the city's active transportation plan.

Andy Thompson said that they would.

Chairperson Betty Parker stated that a Public Hearing had already been held on this rezone, however if there is anyone in the audience who would like to make a public comment she would allow it.

Janna Roberts said that this concept plan being presented tonight is new to everyone. Even with the new design, there could potentially be a hundred homes added to this area and the neighbors have some concerns about that large of a number. It will have an impact to our schools which are already full and over capacity. Adding such a large amount of new homes will also be a burden on the infrastructure in the area. Ms. Roberts asked why the R-M zone is being proposed when the developer is saying they are only building single family homes. Also, what kind of commercial businesses are being proposed here? Would the Council be able to have a say on what types of uses can be here? Once a rezone is approved the property owner could come back with a completely different concept plan.

Josh Sundloff responded that the developers are seeking the R-M zoning district because they would like to have a higher number of units per acre, but not multi-family homes. The R-M district would allow them up to fifteen units, however a development agreement would be approved as well which would limit them to only eight per unit. The city can also limit what types of commercial uses could go here, but not who the users would be. That would also be outlined within a development agreement. It's something that would be considered down the road with the City Council.

Thomas Wood commented that with this new concept plan, we should only be rezoning 12.2 acres of the land, and not the 25.0 acres as originally requested, to the R-M zone since it's already zoned for GC now.

Andy Thompson said that any rezone request could be modified, and because this is all owned by one property owner you could tie the development agreement to the whole property, including the commercial, in exchange for the R-M zoning. It doesn't seem that we have enough to make a recommendation for this rezone tonight, but it would be appropriate to give the developers a good indication of what you'd like to see here.

Lorene Kamalu asked if Ivory Homes had met with the neighbors.

Andy Thompson responded that it has been recommended to Ivory Homes that a meeting with the neighbors would be appropriate to give the opportunity for more communication. Then after

the two groups have met have the developer come back with a plan that both groups feel more comfortable with.

Jerald Wilson responded that he lives on Country Mill Drive and his property backs up to this. Mr. Wilson said that these concept plans show no common open space areas for these homes. It's likely there will be many children living here and there needs to be more open space areas for the kids to play at. Kids could be out riding their bikes on Deseret Drive or walking over to the closest park which is in Old Mill Village. There will be an ingress of children to the surrounding neighborhoods.

Lorene Kamalu asked if the park in Old Mill Village was a city park.

Andy Thompson responded that it is the HOA's park.

Wade Watkins said that he lives on the west side of Deseret Drive and because this is the first time everyone has seen the latest concept plan, it would seem best for the neighbors to be able to have a meeting with the developer to discuss the new plans. The neighbors understand that the sellers have a right to develop their property, and they would like to work out some of the neighbors' concerns. Mr. Watkins said that he is concerned about the placement of the ingress and egress to the property as headlights from the cars leaving the property will shine into their homes across the street.

Byron Prince apologized that the concept plan wasn't made available further in advance. When they spoke with the city and indicated that they would like to move this rezone forward for approval, it wasn't expected they'd be on the agenda so soon. When people hear the R-M zone they automatically assume apartment buildings. However Ivory Homes chose the R-M zone not with the intention of building multi-family housing but rather having a higher density in the acreage. After hearing feedback from Staff and the Planning Commission, they decided to come back with a concept plan showing more commercial uses on the property. They have been working to find a balance between a feasible marketplace and a good development. The demographics of this property makes this a challenging commercial site. They want to make sure that they provide a product that will complement the neighborhood. Ivory Homes is willing to hold open houses to have a more detailed conversation with the neighborhood and get ideas of how to make this work for both the neighborhood and the site. Once they have done that, they plan to bring it back to the Commission for a more in-depth conversation as well. They will send out letters to the homes regarding the open house when that occurs.

Lorene Kamalu said that she has spoken with many in this neighborhood and have heard many complaints about the 600 West and 200 North intersection. People have said that it's hard to even turn right there at certain times of the day. It's discouraging to hear that it's a failed intersection that won't be fixed for years to come. Hopefully it will become more of a priority for UDOT. Mrs. Kamalu thanked those who have commented tonight to help bring attention to concerns we might not have thought about. This property is valued space and there needs to be some kind of sustainable commercial here that would be supported by the rooftops. It is good to see that Ivory Homes would like to meet with the community to have more open discussions about the possibilities for this property.

Josh Sundloff made a motion to table the requested rezone of 25.0 acres of property at 700 South Deseret Drive from GC (General Commercial) to the R-M (Residential Multi-Family) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone for Ivory Homes. Lorene Kamalu seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Graeme Layton asked why more homes similar in size to what is already in the area couldn't be developed on the Deseret Drive property.

Andy Thompson responded that while it could be developed as such, that it isn't what the developer is requesting for their development.

REPORTS

Lyle Gibson said that with the recent changes in Planning Commissioners, we won't have all the new members in until the second meeting in July and therefore will elect a new Chairperson and Vice-Chairperson at the Planning Commission's July 26, 2018 meeting.

Lorene Kamalu stated that "Stroll Kaysville" will be occurring again on July 12, 2018 from 6:00 to 9:00 p.m. along Main Street. Their first event brought in over eight hundred attendees and we have more people interested in participating in this next one. Mrs. Kamalu also thanked the Commissioners and Staff for their work. It has been a great group of people to work with and learn from. Wilf Sommerkorn is highly regarded and respected, and will add a lot of experience to the Planning Commission body.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, July 12, 2018 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:07 p.m.