KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES

June 13, 2019

Planning Commission Members Attended: Chairperson Matthew Anderson, Vice Chairperson Thomas Wood, Joshua Sundloff, Tamara Tran

Staff Present: Zoning Administrator Lyle Gibson, Dan Jessop, Secretary Heather Nielsen

Others Present: Sarah Gowans, Eden Rasmussen, Ben Landheim, Matt Landheim, Jake Fisher, Krystal Fisher

OPENING

The Planning Commission meeting was held on Thursday, June 13, 2019 at 7:00 p.m. in the Municipal Center. Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the May 23, 2019 meeting were presented for approval. Tamara Tran made a motion to approve the minutes. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B," HOLISTIC HEALTH CARE, FOOT ZOINING AT 62 S. COUNTRY SPRING CIRCLE—SARAH GOWANS.

Dan Jessop explained that the applicant is requesting a conditional use permit for a Major Home Occupation "B," at the above listed address. Sarah Gowans is currently anticipating doing foot zoning, which is a form of massage therapy for feet, from her home. Sarah explained that she would be holding individual appointments from 10 A.M. Till 5 P.M. Monday through Friday. She anticipates having two to three appointment a day, and no more than five appointments per week. She has a dedicated room in her home where she will be working. There is ample frontage and driveway for customer parking.

Staff recommends approval of the proposed conditional use permit for a Major Home Occupation "B," for Sarah Gowans with no additional conditions.

Thomas Wood made a motion to grant a conditional use permit for a Major Home Occupation "B," for Holistic Health Care, Foot Zoning at 62 S. Country Spring Circle for Sarah Gowans. Tamara Tran seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B," HAIR SALON AT 1527 W. MISTY BREEZE CIRCLE—EDEN RASMUSSEN.

Dan Jessop explained that the applicant is requesting a conditional use permit for Major Home Occupation "B," at the above listed address. Ms. Rasmussen is anticipating working on client's hair from her home salon. She is anticipating holding appointments throughout the week at

varied times as the appointments work for her clientele. No walk-ins, all customers are by appointment only with no overlapping.

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

Joshua Sundloff made a motion to grant a conditional use permit for a Major Home Occupation "B," for a Hair Salon at 1527 W. Misty Breeze Circle for Eden Rasmussen. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS-GOATS AT 464 SUNSET.—JAKE AND KRYSTAL FISHER

Dan Jessop stated that Krystal Fisher is requesting a conditional use permit for farm animals, goats, at the above listed address. Their property is approximately 0.46 acres or 20033 square ft. The request for farm animals includes two mini goats and possibly twelve future chickens. Mrs. Fisher would like the goats for the milk they produce. She wants to raise the chickens to produce eggs for her family. She will need to breed the goats in order to start milk production. She will then sell the offspring goats after the recommended 6 to 8 weeks.

Based on the size of the property, up to two sheep, goats, llamas or similar animals could be permitted. Currently she only wishes to have the two (2) goats and is considering 12 chickens. Due to the property size up to twenty five (25) chickens in addition to the goats could be permitted.

The property currently has a fence that encloses the rear yard and she feels that area is capable of containing the goats as they are a small breed.

Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals and the following condition:

- Before chickens are allowed on site a chicken coop be installed in compliance with 17-24-3.

Based on the brief period the goats have been on site without complaint and the restrictions of the ordinance, staff feels comfortable that with proposed condition potentially anticipated detrimental impacts are capable of being mitigated.

Thomas Wood asked the applicant to approach the stand. He asked the applicant about breeding the goats. The applicant said she would need to breed them once or twice a year to get milk. She will then sell the baby goats within 8 weeks.

Tamara Tran asked the applicant if she has talked to the neighbors about the goats. The applicants said yes. She also plans to keep the goats busy with interactive games. If the goats become a nuisance then the applicant will get rid of them. She does not want to bother the neighbors.

Joshua Sundloff made a motion to grant a conditional use permit for farm animals, goats and chickens at 464 Sunset Dr. with the conditional recommendation by staff that a chicken coop be built before obtaining the chickens for Jake and Krystal Fisher. Tamara Tran seconded the motion and it passed unanimously.

WORK SESSION: DISCUSSION ON FUTURE ORDINANCES AND GENERAL PLAN UPDATES.

Lyle Gibson explained that the following items are not before the Planning Commission for a formal vote of action. The Community Development staff desires to bring to the attention of the Planning Commission multiple items that will come before the Planning Commission in the future as an ordinance for their consideration.

1. Wider Curb Cuts: Lyle Gibson explained that currently Kaysville City ordinance limits the size of a curb cut (drive approach) in residential areas to 30 feet. There has been a large amount of interest in the community to allow for larger cuts due in part to many larger homes with 4 car garages. City staff has been reviewing this over multiple departments and finds that from a technical point there are no issues with allowing the larger curb cuts.

2. Home Occupation "C": Lyle Gibson reminded the Planning Commission that they need to list the home occupation "C" use in the appropriate zones.

3. Affordable Housing Modifications: Lyle Gibson presented the Planning Commission with the issue that they need to pick 3 of the 23 listed to implement in Kaysville City.

    a. The Utah State Legislature recently passed Senate Bill 34: Affordable Housing Modifications (4th Substitute). Every general plan now is required to have three components: Transportation, land use, and moderate-income housing. Kaysville must have a specific plan for housing which coordinates with transportation, employment, and population growth in a 5 year planning horizon for the region including income assessments and details for accommodating a variety of people at different stages of life residents at 80%, 50%, and 30% of AMI. Kaysville City's general plan does have a Moderate-Income Housing element, but it will need to be updated.

        i. The city's general plan will also need to be updated to include the city's active transportation plan, currently the active transportation plan is merely referenced by the general plan.

    b. In addition, certain cities, including Kaysville, are required to implement three moderate-income housing solutions from a list of 24 strategies provided in SB 34. Each city must satisfy all the requirements of SB 34 if they are to remain eligible for the Transportation Investment Fund (TIF) and the Transit Transportation Investment Fund (TTIF). These changes need to be in effect by 12/1/2019.

Staff is seeking direction on any of the listed items in order to better prepare ordinance and general plan updates for formal consideration at future meetings. In particular, staff would like direction from the Planning Commission regarding the items from the list included in SB 34 as to which options for implementing affordable housing options are worth further exploration in Kaysville City.

The Planning Commission started a discussion about the State Senate Bill: 34, and what items they would like to further research. Under the new bill, Kaysville City would need to provide housing for the 80%, 50% and 30% of the AMI (Average Medium Income). Kaysville City is in the Ogden Clearfield MSA and $78,100 is the area's average medium income per household based on the living size of four people per home.

Josh Sundloff asked Lyle Gibson what the current moderate-income housing plan is for Kaysville City. Lyle Gibson referred to the General Plan for Kaysville City from 2014. In the last section, it reads that the city's goal is to build more moderate-income housing. Place multi unit structures in single-family residential zones. Incorporate less costly designs, materials, and construction.

Chairperson Matthew Anderson asked the Planning Commission about creating a single room rental zone around the Davis Applied Technology College. He felt that students attending there would be most likely people to rent a room. Lyle Gibson said staff could look into this option.

Chairperson Matthew Anderson would like to create more mixed-use zones in Kaysville City. He would like to create a zone where this could take place.

Thomas Wood asked Lyle Gibson about the item numbered L: Preserve existing moderate-income housing. Thomas Wood said Kaysville City has some of this housing but perhaps we can create and restrict zones saying this area cannot be anything but moderate income housing for current and future development.

Josh Sundloff made the comment that we need more input from the public. We need to know what Kaysville citizens want. He would like staff to broaden the reach to the public to obtain their feedback. Lyle Gibson responded that perhaps staff could send mailers, post on the city's website and other social media sites and post it on the marquee.

Chairperson Matthew Anderson suggested creating a committee to talk about each item listed. Get the public involved that way.

Chairperson Matthew Anderson asked audience member Matt Londheim to approach the stand. Mr. Londheim proposed the idea of letting Kaysville City citizens rent out rooms but cap the price and the allowed number of people based on the amount of square footage the home has.

Josh Sundloff told the Planning Commission that he liked the following items listed: A, B, C, E, F, J, L, P, Q, S. He would like staff to look further into those items.

CALL TO THE PUBLIC
Nothing was brought from the public.

CALENDAR
The next regularly scheduled Planning Commission meeting will be held on Thursday, June 27, 2019 at 7:00 p.m.

ADJOURNMENT
Thomas Wood made a motion to adjourn the meeting. Chairperson Matthew Anderson seconded the motion and it passed unanimously. The meeting adjourned at 8:40 p.m.