

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

September 26, 2019

Planning Commission Members Attended: Vice Chairperson Joshua Sundloff, Tamara Tran, Quan Nguyen, Toby Barrus, Steve Lyon.

Staff Present: Zoning Administrator Lyle Gibson, Heather Nielsen.

Others Present: Jim Neuner, Becky Needham, Lauren Johnson, Marilyn Killpack, Ken Needham, Dale Maxfield, Karen Maxfield, Chris Gitus, Ron Titus, Heidi Naylor, Michael Haus, David Volante, Phil Holland, Kevin Collier, Carole Gran Valtein.

OPENING

The Planning Commission meeting was held on Thursday, September 26, 2019 at 7:00 p.m. in the Kaysville City Parks and Recreation building. Vice Chairperson Josh Sundloff opened the meeting by welcoming those present.

The minutes of the September 12, 2019 meeting were presented for approval. Steve Lyon made a motion to approve the minutes. Toby Barrus seconded the motion and it passed unanimously.

PUBLIC HEARING FOR AN AMDENDMENT TO THE KAYSVILLE CITY GENERAL PLAN.

Lyle Gibson explained that over the past few months the Planning Commission has been discussing options for addressing moderate income housing requirements mandated by the State of Utah through SB 34 during the 2019 legislative session. The Planning Commission identified a refined list from the required options that it felt merited additional research and consideration and further asked that there be an opportunity for the public to provide input in order to determine what changes to the city's moderate income housing plan may be appropriate.

Lyle Gibson presented a draft which included three of the required options from SB34 and the city's current active transportation plan as a starting point.

Vice Chairperson Joshua Sundloff opened the public hearing.

Michael Halls said it has been interesting learning about SB 34. He agrees with the principles and that people need to live somewhere. He would like to encourage Kaysville City to establish a historic district to keep historic places in tack. He also stated that Kaysville City should stop building so many houses in west Kaysville, because of the liquefaction potential in an earthquake.

Vice Chairperson Joshua Sundloff closed the public hearing.

Vice Chairperson Joshua Sundloff asked Lyle Gibson why we had to make these changes in the

general plan if Kaysville City is going to overhaul the entire general plan in 2020. Lyle Gibson said we need to make these changes to comply with the State Senate Bill before the end of the 2019 year.

Steve Lyon mentioned that it was good for cities to periodically update their general plans since the needs of the city change.

The Planning Commission decided to discuss the amendments to the general plan further during the next two meetings.

CONDITIONAL USE PERMIT FOR A TWO-FAMILY DWELLING AT 188 NORTH 650 EAST FOR DUSTIN PARKE.

Lyle Gibson explained that the applicant is requesting approval to build a new two-family dwelling at the proposed address. The property which is at the corner of 650 East Street and 200 North has an existing home which faces 650 East. The applicant is looking to remodel the home to add a unit in the basement.

In the R-1-8 zoning district, a single-family dwelling is a use by right, however a two-family dwelling is allowed only by conditional use according to KCC 17-12-4 (9). Specifically this section allows two-family dwellings by conditional use as follows: ‘Not more than two duplexes (4 units) may be allowed within 500 feet of any duplex (2 units). The 500 feet shall be measured in a straight line from the center of a duplex site to the boundary of any other duplex or twin home property.’

Staff has reviewed the 500 foot radius from the center of the duplex site and has identified 2 duplexes (4 units) within the 500 foot radius. It is staff’s interpretation of this ordinance that this property is eligible for consideration of the conditional use permit based on this finding.

The applicant has provided plans indicating the interest in creating an access via a staircase on the east side of the property to a basement unit of about 960 sq. ft. The applicant is proposing to pour a new driveway on the north side of the property to accommodate parking to the new unit.

Vice Chairperson Joshua Sundloff invited the applicant to the stand. The applicant Dustin Parke was not present for the meeting.

Vice Chairperson Joshua Sundloff allowed neighbors from the audience to comment on the conditional use permit even though it was not a public hearing.

Dale Maxfield asked if the applicant could add another duplex to the property in the backyard. Lyle Gibson said that they might be able to split the property but he can’t add another duplex because there are already two within the 500 feet radius. If his duplex is approved then that would hit the maximum duplexes allowed in that area.

Grant Bessinger asked Lyle Gibson about Kaysville City’s multifamily housing code. He also asked if the applicant needed to continue the sidewalk around the left side of the property. Lyle

Gibson said only if the Planning Commission required the applicant to do so, otherwise it is not an outward city demand, because this isn't a subdivision processes.

Marilyn Killpack and Heidi Naylor were concerned about their property values being decreased. They were also worried about an increase in traffic and the limited parking situation. Marilyn Killpack felt that parking will be too close to the corner and cause problems.

Kevin Collier was concerned about safety. He said there are several 18 wheelers that drive on 200 North and having more residents just adds to the problem.

Kenneth Needham said that since the applicant has purchased the property he has not lived there or taken care of the property. He felt that the applicant would not improve the property but is only after easy money.

Beck Needham said they have lived in the neighborhood for 17 years. She feels that if the house is turned into a rental property there would be more crime. She also stated renters do not take care of property.

Karen Maxwell said it is a nice place to live and does not want to see it go downhill. She said renters are not invested. She used to rent her house out and they thought they had good renters but theirs ended up trashing the house and yard. She is also concerned with parking since there will be at least four more cars parking at the house.

Chris Titus was representing her 90 yr. old parents. They are concerned about safety in the neighborhood with renters. She would also like to see a better drawing of what the applicant plans to do. Exactly what are the measurements from the driveway to the stop sign? Is his driveway legal?

Vice Chairperson Joshua Sundloff closed time for public comment and opened up discussion with the Planning Commission members.

Vice Chairperson Joshua Sundloff explained to the audience exactly what a conditional use permit is. It is a special permit to do certain things on your land. They as a Planning Commission cannot deny it just because they don't want it there, however they can impose conditions on such properties to accommodate certain circumstances.

Toby Barrus asked about the required setbacks from the stop sign. Lyle Gibson said that the Kaysville City ordinances require 20 ft. from a stop sign so that cars can get out of their driveway. Toby Barrus asked if the applicant will need to move the proposed driveway location to meet that requirement. Lyle Gibson said that we need to obtain exact measurements.

Vice Chairperson Joshua Sundloff said he would like to obtain more information than these crude hand drawn images. He would like to know how close the proposed driveway is from 200 North and the stop sign.

Tamara Tran made a motion to table the conditional use permit for a two-family dwelling at 188 North 650 East for Dustin Parke until the applicant can appear and address these questions. The

commission would like to obtain a scaled drawing and measurements of the property with the purposed driveway. Steve Lyon seconded the motion and it was unanimously tabled.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR GREEN MANOR SUBDIVISION AT 1576 WEST 200 NORTH FOR PRIVET BARROW / PHIL HOLLAND AND JUSTIN ATWATER.

Lyle Gibson said that the city council following the recommendation of the Planning Commission recently voted to approve a rezone and development agreement at the subject property to accommodate the proposed development.

The project presented at the time of rezone included 21 lots on the 3 acres of property in a common open space subdivision layout with open space parcels and private streets. The overall layout and number of lots has remained consistent with what was approved.

The lots range in size from 3,600 sq. ft. to 4,746 sq. ft. in size. The development's road pattern is a road that comes in at one point along 200 North Street across from the Mtn. Vistas Subdivision and creates a circle back to the same point of entry. This entry includes a 4 ft. wide center island to be landscaped. The HOA will maintain all common areas including the landscaping at the entry to the subdivision and along 200 North Street. All lots are for single family detached housing product. As platted the lots have a front yard of 15 ft. / 18 ft. to the garage, 5 foot side yards, and 15 foot rear yards. This is consistent with the approved development agreement and plans presented to the city council during the rezone process.

The plan includes a trail access, 7 guest parking stalls, perimeter fencing, and provides potential access to future development of property to the north. The property has sidewalk within the subdivision only around the interior block. The project has sufficient open space based on the number and size of lots in accordance with the PRUD chapter of the city's ordinances.

The proposed preliminary plan has been reviewed by multiple agencies including utility providers and public safety. There are a few utilities where different options are still being considered for final engineering design, but each reviewer believes that the general layout and number of lots can be served.

The development of the property is subject to the provisions of Chapter 17-14 R-2, and 17-34 PRUD. Staff recommends the Planning Commission forward a positive recommendation to the City Council for the approval of the preliminary plat for the Green Manor Subdivision.

Vice Chairperson Joshua Sundloff opened the public hearing.

Nothing was brought from the public and Vice Chairperson Joshua Sundloff closed the public hearing.

Steve Lyon asked Lyle Gibson about the access turning into the subdivision and dealing with the rail trail. Lyle Gibson said they are currently looking at options for better signaling or something on the street to make drivers more aware of people crossing.

Tamara Tran asked Lyle Gibson if there was any way they could make traffic turn out a certain way from the subdivision. Lyle Gibson said he would look at this further, but there has not been concern from reviewers regarding limited turn movements.

Toby Barrus made a motion to recommend approval to the Kaysville City Council the preliminary plat for Green Manor Subdivision at 1576 West 200 North for Privet Barrow / Phil Holland and Justin Atwater. Tamara Tran seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Michael Halls stood and said that he would like to save the historic school house on the Harvey Estates property that is set for development. The building was built in 1875 and is one of only 3 old school houses that were built during this time period. This is the only one left standing. The Kaysville City historic committee would like to find a way to save this building. Lyle Gibson said that he would talk with the developer to see what could be done to possibly save the building.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, October 10, 2019.

ADJOURNMENT

Vice Chairperson Joshua Sundloff made a motion to adjourn the meeting. Steven Lyon seconded the motion and it passed unanimously. The meeting adjourned at 9:20 p.m.