

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

November 12, 2020

Planning Commission Members Attended: Steve Lyon, Toby Barrus, Quan Nguyen, Jared Doxey, Wilf Sommerkorn and Abigayle Hunt.

Absent: Chairperson Joshua Sundloff

Staff Present: Lyle Gibson, Dan Jessop, Heather Nielsen.

Public Attendees: Chantelle Allen, Darel Sanders, John Sanders, Chantelle Austin, Barbara Duncan, Brent Morgan, Dave Morton, Heather Winkler, Justin Atwater, Lynne Stites, Preston, Shawn Walpole, Taylor Spedlove.

OPENING

The Planning Commission meeting was held on Thursday, November 12, 2020 at 7:00 p.m. via Zoom online. Wilf Sommerkon was voted by the Planning Commission members to serve as temporary chair for this meeting.

Steve Lyon made a motion to approve the minutes from the October 22, 2020 meeting. Abbigayle Hunt seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B’ GENERAL CONTRACTOR LOCATED AT 2164 SOUTH 100 EAST FOR CHANTELLE ALLEN.

Heather Nielsen explained that the applicant was requesting a conditional use permit for Major Home Occupation “B” at the above listed address as a location to license their general contractor business. There will be no employees or customers who come to this location. The only equipment related to the business is a pickup truck and small trailer. All materials for jobs are delivered to the construction site. Primarily the home will act as an office space where the applicant can make calls and do paperwork if not working at a job site. Occasionally they will park their truck and trailer in the driveway which has ample room for parking.

Steve Lyon made a motion to approve the conditional use permit for a Major Home Occupation ‘B’ general contractor located at 2164 South 100 East for Chantelle Allen. Abigayle Hunt seconded the motion and it was unanimously approved.

PRELIMINARY PLAT FOR SANDERS SUBDIVISION LOCATED AT 315 EAST 200 NORTH FOR DARRELL AND JOHN SANDERS.

Lyle Gibson said that Mr. Sanders is requesting Preliminary Plat Approval for a three lot subdivision on 26,355 square feet of ground on the north east corner of 200 North and 300 East. Currently this is one lot with 2 homes on the same property.

The Preliminary Plat will contain two lots facing 200 North Street and a third lot facing 300 East Street. Lot 1 contains 9,589 square feet and 70 foot of frontage will be available for new construction of a single family dwelling. Lots 2 and 3 will contain 8,000 square feet with an existing house on each of them. All of the lots meet standard frontage and square footage.

Steve Lyon asked if we could require them to put in a half circle driveway for turn around on 200 North. Lyle Gibson said that this was something they could request. We could place a note on the plat stating that the home must have a pull through turn around driveway before it can be recorded.

Steve Lyon made a motion to recommend approval to the Kaysville City council the approval of the Preliminary plat for 315 East 200 North for Darrell and John Sanders with the requirement that a note be placed on the recorded plat that any home built there must have a driveway such that vehicles won't back into 200 North Street. Abigail Hunt seconded the motion and it was unanimously approved.

FINAL PLAT FOR THE PARKWAY SUBDIVISION PHASE 2 AT APPROXIMATELY 600 SOUTH DESERET DRIVE FOR PRIVET BARROW LLC.

Lyle Gibson said the Planning Commission and City Council recently approved the Preliminary Plat for the proposed subdivision finding it in accordance with the existing development agreement for the property. The preliminary plat contained 22 lots on a private street cul-de-sac under the name Old Mill Landing Subdivision.

The final plat includes only 19 lots in a similar private street configuration with an additional open space parcel designated for a tot-lot (playground). The lots are 5,377 sq. ft. or larger with a minimum lot width of 49 ft.

Lyle Gibson said that the Kaysville City Council required them to extend the sidewalks on the north and south sides to meet up with the current sidewalks that tie into Boondocks.

Justin Atwater spoke and said that they are adding a tot-lot to create more meaningful green space areas. They are really excited about their product.

Quan Nguyen made a motion to approve the Final Plat for the Parkway Subdivision Phase 2 as recommended by staff at approximately 600 South Deseret Drive for Privet Barrow LLC. Jared Doxey seconded the motion and it was unanimously approved.

**PRELIMINARY PLAT AND FINAL PLAT FOR THE TALBOT ESTATES
SUBDIVISION AT APPROXIMATELY 1300 E. 1084 N. FOR MORTON
DEVELOPMENT.**

Lyle Gibson stated that in June of this year the City Council voted to approve the rezone and development agreement for the subject property. Based on the amount of detail provided with the development agreement, the preliminary plat approval and final plat approval are being considered together.

The subdivision consists of 82 lots on approximately 23 acres of property east of Highway 89. The Common Open Space subdivision consists of private streets with 2 access points off of the frontage road, with open space along the bottom section along the frontage road which includes a covered pavilion and playground as well as entry features and manicured landscaping. There is additional open space to the east including a paved trail connection to the wilderness park.

There are no dead end streets and the development is arranged to deal with the slopes in the area and to work with the fault lines identified by the geotechnical studies on site and the aqueduct towards the east edge of the property. The lots all meet the minimum lot size allowed by the development agreement, parking has been provided near the main open space to the west.

Dave Morton said they have worked hard on this development and added many extra features. They added further fire protection for the homes that will be built on the hill. They added larger areas of green space especially over that aqueduct area. They will add trees throughout the neighborhood, with a park and pavilion. They will also add access to the Bonneville shoreline trail.

Quan Nguyen said that he likes the project but he would like to see an easement added for Kaysville City or emergency users to get back to the nature park behind the development. Lyle Gibson said that he would have that added.

Quan Nguyen made a motion to recommend approval to the Kaysville City council the approval of the Preliminary plat with the addition of a public safety easement to use as on the access road into the wilderness park on case by case basis for the Talbot Estates Subdivision at approximately 1300 E. 1084 N. for Morton Development. Abigayle Hunt seconded the motion and it was unanimously approved.

Abigayle Hunt made a motion to approve the Final plat for Talbot Estates Subdivision located at approximately 1300 E. 1084 N. for Morton Development. Steve Lyon seconded the motion and it was unanimously approved.

**FINAL PLAT FOR THE JAMES PLACE SUBDIVISION LOCATED AT 706 S ANGEL
STREET FOR ALLEN SMITH.**

Lyle Gibson explained that the property is located at 706 S Angel Street was rezoned to the R-1-LD district and approved for a preliminary plat in April of 2020. The existing lot is 160,370 square feet or 3.682 Acres in size. The applicant Vernon Flint is anticipating creating a new 6 lot subdivision ranging from 17,106 to 46,354 square feet with the minimum of 100 feet of frontage.

This will leave the existing home on a 46,354 square foot lot. The 5 new proposed lots surrounding it will face Angel Street at approximately 706 South Angel. The proposal is consistent with what was approved in the preliminary plat. All 6 new proposed lots meet the frontage and square footage requirements for the R-1-LD zoning district. The new lots are deep enough to provide a building pad that meets the minimum dwelling size requirements of 17-31-16, Dwellings.

Steve Lyon asked Lyle Gibson if the one section of the property is still on the adjusted flood plane. Lyle Gibson said yes. There is a no build area on the south end of the property. The buildable area is a quarter lot.

Toby Barrus made a motion to approve the Final plat located at 706 S Angel Street for Allen Smith. Steve Lyon seconded the motion and it was unanimously approved.

CALL TO THE PUBLIC

Nothing was brought forward from the public to the Planning Commission.

CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, December 10, 2020.

ADJOURNMENT

Quan Nguyen made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:30pm.