

10 April 2014 Minutes

10 April 2014

KAYSVILLE CITY PLANNING COMMISSION

April 10, 2014

Members Attending: Chairperson Russell Lindberg, Gary Bullock, Jake Garn, Lorene Kamalu, Betty Parker

Excused: Matthew Anderson, Stroh DeCaire

Staff Present: City Engineer Andy Thompson, City Manager John Thacker, Secretary Annemarie Plaizier

Others Present: Ryan Judd, Megan E. Garrett, Larry Jensen, Monte DeBerry, John Wheatley

OPENING

The Planning Commission meeting was held on Thursday, April 10, 2014 at 7:00 p.m. in the Municipal Center.

Chairperson Russell Lindberg opened the meeting by welcoming those present. The minutes of the March 13, 2014 and March 27, 2014 meetings were presented for approval.

Jake Garn made a motion to approve the minutes of the March 13, 2014 and March 27, 2014 meetings. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 969 WEST 100 SOUTH – MEGAN GARRETT

Andy Thompson explained that the Garrett's have applied for a conditional use permit to keep farm animals on their 20,000 square foot lot located at 969 West 150 South. Once the conditional use permit is granted, the number and variety of animals being kept on their property will be determined by the Kaysville City Ordinance 17-24 "Farm Animals". The Garrett's are aware of the setback requirements for structures housing the animals.

Megan Garrett said that her neighbor owns horses and is excited that there will be more farm animal owners in the area. Their family is only interested in owning chickens and won't be keeping any larger animals.

Russell Lindberg asked if the Garrett's were aware of the rooster restriction.

Megan Garrett responded that they were.

Jake Garn made a motion to grant a conditional use permit for farm animals at 969 West 100 South for Megan Garrett. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 57 EAST 100 SOUTH – LARRY JENSEN

Andy Thompson explained that the Larsen's property is 33,885 square feet in size which allows them to have several classifications of farm animals on the property by conditional use, including horses and cows. Their property also backs up to a property zoned A-1 (Light Agriculture) which is the home of several llamas. For now, the Larsen's are only interested in keeping six chickens on their property.

Larry Jensen said that they are not interested in owning anything other than chickens at this time.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 57 East 100 South for Larry Jensen. Jake Garn seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASES 15A AND 15B AT APPROXIMATELY 1200 SOUTH ANGEL STREET – SYMPHONY HOMES

Andy Thompson explained that several weeks ago the City approved several changes to the Sunset Equestrian Estates preliminary plat subject to the existing Homeowners Association agreeing to the amenities in the revised open space. Symphony Homes has now negotiated a memorandum of understanding with the HOA and submitted improvement plans for the subject phases. The lots in these plats range from just over 15,000 square feet to over 40,000 square feet. The plat also includes a continuation of the trail and other open space.

Russell Lindberg asked if there had been any significant changes made to the plat since preliminary approval.

Andy Thompson responded that there were some very minor adjustments but nothing significant.

Jake Garn made a motion to recommend final plat approval for Sunset Equestrian Estates Phases 15A and 15B at approximately 1200 South Angel Street for Symphony Homes. Gary Bullock seconded the motion and it passed unanimously.

GENERAL PLAN AMENDMENT

City Manager John Thacker explained that in 2011, the Planning Commission reviewed the General Plan and supplemental documents and then had the staff compile a proposed General

Plan Amendment, which the Commission also reviewed. The Commission formed a review committee made up of members of the community, Planning Commission, City Council, Economic Development Committee and Staff members, which submitted recommended changes to the draft, dated June 11, 2012. The Planning Commission received that draft on June 14, 2012 and intended to review and discuss the proposed changes over the following few weeks. There were public misperceptions about the reasons for amending the General Plan, due to the Hill Farm development being considered at the same time, so the General Plan update was “put on hold”. The Hill Farm development is now well along so the General Plan amendment process can resume. The Commission can prepare its proposed General Plan Amendment, hold public hearing thereon, modify the proposed Amendment if desired, and then forward it on to the City Council for Council consideration and action. The Commission should discuss and determine how to proceed.

The Planning Commission reviewed and discussed the proposed General Plan Amendment and asked Staff to prepare a smooth copy of the draft to present to the City Council in their special meeting next Tuesday, April 15, 2014. After reviewing and receiving the City Council’s comments on this proposed draft, the Planning Commission will then decide if more revisions will need to be made before scheduling a Public Hearing.

Betty Parker commented that on page six, under Line B of the Education section, she would like to see the word “accommodated” be changed to “supported”.

Russell Lindberg asked that the draft copy show the proposed change in housing density from two to four units per acre. It is a significant change to the General Plan and will need further discussion.

Lorene Kamalu said that it is important that the public be aware of this proposed General Plan Amendment, and suggested that the City do whatever noticing necessary to inform the public. Mrs. Kamalu suggested having available an electronic copy of the General Plan draft amendment for viewing on the city’s website, having a sign placed in front of the City building announcing the proposed change, and having information about the amendment in the City newsletter.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Andy Thompson said that the City Council will be having a work session with the Planning Commission on April 15, 2014 at 5:30 p.m. to review the proposed General Plan revisions.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, April 24, 2014 at 7:00 p.m.

ADJOURNMENT

Jake Garn made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:05 p.m.