

23 October 2014 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
October 23, 2014

Members Attending: Chairperson Gary Bullock, Matthew Anderson, Stroh DeCaire, Jake Garn, Lorene Kamalu, Russell Lindberg, Betty Parker

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

Others Present: Councilmember Jared R. Taylor, Blake Webster, Scott Hintze, Aaron Cardon, Tina Johnson, Gaylene Bullock, Tyson Bullock, Spencer Luke, Chris Barton, Jaelynne Barton, Spencer Bird, Tanya Bird, Bryce Bird, Jake Hawkins, Chad Hawkins, Susan Harris, Jeff Peterson, Amanda Jones, Cheryl Tarbet

OPENING

The Planning Commission meeting was held on Thursday, October 23, 2014 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present. The minutes of the September 25, 2014 meeting were presented for approval.

Russell Lindberg made a motion to approve the minutes of the September 25, 2014 meeting. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 565 WEST THRESHING WAY COURT – RICHARD ALLUIS

Lyle Gibson explained that Mr. Alluis is requesting a conditional use permit for chickens on his property at 565 West Threshing Way Court. His property is approximately 10,400 square feet, which allows up to six fowl, rabbits, or similar animals. The setback requirements for structures housing chickens or other small animals is at least fifteen feet from all buildings on adjacent lots predominantly used or occupied by humans.

Russell Lindberg asked if the area where the chickens will be housed is fenced.

Lyle Gibson responded that it is.

Matthew Anderson made a motion to grant a conditional use permit for farm animals at 565 West Threshing Way Court for Richard Alluis. Jake Garn seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 2044 WEST HILL STREET – AARON CARDON

Lyle Gibson explained that Mr. Cardon is requesting a conditional use permit for farm animals on his property at 2044 West Hill Street, which is approximately 21,300 square feet, allowing up to twenty-six fowl, rabbits or similar animals. The property is large enough that, should he choose, Mr. Cardon could have two sheep, goat, llamas, or similar animals. Any structures housing the chickens will need to maintain at least fifteen feet from all residential buildings on adjacent lots, or fifty feet for the larger animals.

Gary Bullock asked about what kind of animals Mr. Cardon is looking to house, and how many.

Aaron Cardon responded that they would like to have, on average, about twelve chickens.

Matthew Anderson made a motion to grant a conditional use permit for farm animals at 2044 West Hill Street for Aaron Cardon. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 375 EAST CRESTWOOD ROAD – THOMAS MATYI

Lyle Gibson explained that recently Staff received a complaint that Mr. Matyi was keeping chickens on his property at 375 East Crestwood Road. Mr. Matyi is now requesting a conditional use permit in order to get into compliance. His property is approximately 9,500 square feet, allowing him up to five chickens or similar animals. The coop where the chickens are currently being housed meets the fifteen foot setback requirements from any residential buildings on adjacent properties.

Gary Bullock asked how many chickens Mr. Matyi currently owns.

Lyle Gibson responded that he has less than five chickens.

Matthew Anderson made a motion to grant a conditional use permit for farm animals at 375 East Crestwood Road for Thomas Matyi. Stroh DeCaire seconded the motion and it passed unanimously.

Stroh DeCaire excused himself from the remainder of the meeting.

PUBLIC HEARING AND AMENDMENT OF THE KAYSVILLE CITY GENERAL PLAN

City Manager John Thacker commented that this item had been noticed for a public hearing about a month ago, but the Commission decided at that time that additional notice was needed and asked to reconvene tonight in order to take further public comment. In 2012 the Planning Commission began the review process of the General Plan and did a significant amount of work on it at the time. The proposed amendments are being presented tonight for Public Hearing and review by the Commission.

Gary Bullock asked when the General Plan was last updated.

John Thacker responded that it was updated on April 1, 2008.

Chairperson Gary Bullock opened the Public Hearing.

Tina Johnson said that she is concerned about the proposed increase in the allowed density on the west side of Kaysville. The west area of Kaysville has an open feel and that could still be maintained by not allowing for higher density lots. The schools in that area are already overcrowded, and the residents have been told by the school district that it will be many years before another school is built in the area. By allowing higher density lots we will be adding to the overcrowding problem. If the city is proposing higher density in order to increase revenue, we need to consider other options before making this change. What is truly needed and what will be in the best interest of the city?

Spencer Luke asked why the increased density allowance is being proposed. Mr. Luke said that he would prefer to pay higher property taxes than to see more homes being allowed into the area. Many residents chose to live in west Kaysville because of the larger lots and the more open feel. The proposed four units per acre seems excessive and will also open the door for low income housing and more rental properties.

Gary Bullock responded that in 2012 a committee was put together to review the General Plan. The committee consisted of many residents from all areas of the city, with all different backgrounds. The issue of density was examined in depth, and the proposed amendment of zero to four units per acre west of I-15 was agreed to be the best solution for the city long-term. This increase is not being proposed based on potential revenue, but rather it was decided that in order to meet the future growth of the city a density increase was needed on the west side of Kaysville.

Betty Parker commented that higher density should be shared throughout the city.

Lorene Kamalu said that residents of Kaysville have been drawn here for a reason. There is a small town country feel to it, and that is something we want to maintain.

Gary Bullock said that a well-planned community allows for, but also regulates, low income housing. It's a misconception that allowing higher density will cause low income housing to infiltrate an area.

Matthew Anderson said that higher density can potentially make it harder for the existing and future residents to live. The Commission has heard many negative comments from residents in

east Kaysville claiming their neighborhood are too densely populated. There needs to be a balance between the need and the ability for a city to grow.

Jake Garn stated that most of west Kaysville has already been developed into larger lots, and therefore it will never be as densely populated as the east side.

Spencer Luke commented that there are many residents who are concerned with the impact higher density will have on the schools. The density allowance should be kept as is until we have more schools to support the current growth.

Jake Garn said that the School District determines how many students each school can handle, and when a new school is needed. It is not something that the Planning Commission has control over.

Matthew Anderson said that there are many large developed properties in west Kaysville that could potentially be further subdivided. We need to take into account not only the undeveloped properties, but those developed ones that are large enough to be subdivided.

Tanya Bird said that it seems that the recent population growth in Kaysville has not only overwhelmed the schools, but other infrastructure. Many existing residents complain of lower water pressure as developments have been built in the area. The infrastructure of west Kaysville is insufficient and this proposed amendment should be postponed until more sufficient infrastructure is in place. Ms. Bird said that while she is not against allowing smaller lots in west Kaysville, developers should be required to provide open space with their projects. Parks and walking trails help to increase the quality of an area. We need to avoid creating a suburban sprawl.

Susan Harris said that the recently approved Hill Farm Development will be adding at least 260 new homes to the city's roads, and there aren't enough roads to support that additional traffic. Main roads need to be widened to help traffic flow in west Kaysville. The only main road that runs east to west is 200 North Street, and there needs to be other roads put in place to help support the east-west traffic. The West Davis Corridor will help improve traffic flow, but other roads need to be improved or put into place before this proposed increase should be approved.

Jake Garn commented that 200 North Street is probably the busiest road in west Kaysville, with Angel Street and Flint Street being arterial streets. Our main roads will not be getting less busy than they are now, and these main roads have potential to be widened if needed.

Gary Bullock commented we don't want to get caught unprepared for what may come. Traffic and engineering studies have been done to see what the potential impact a higher density would have on the infrastructure of the city. The city has also been working with our local water districts and pressure irrigation providers, whom have also determined that our infrastructure could support higher density in our city.

Jake Garn added that developments work parallel with the city's infrastructure. As developments are installed, the infrastructure is improved.

Matthew Anderson agreed that there doesn't seem to be enough main roads for east to west traffic flow.

Cheryl Tarbet said that she lives in east Kaysville and has been there for many years. Her property is not considered to be large, but meets her needs. Ms. Tarbet said that the government needs to be careful to not over dictate what the citizens' rights are for what they can do with their properties.

Betty Parker commented that the proposed amendments to the General Plan won't cause property owners to lose their land or their property rights. But rather the proposed amendments will give property owners another option for what they can do with their property.

Blake Webster suggested that the city consider changing its definitions of roads and streets to conform with the Federal Highway Administration's definitions and regulations so that they are consistent. Mr. Webster asked if there are other areas in west Kaysville that could be improved so that they can be used as a main road for east to west traffic? We have neighborhood roads in west Kaysville that are being used as through streets by cut-through traffic and it is a major safety concern of the residents. Mr. Webster also asked if the city has ever considered creating a freeway off-ramp on either Shepard Lane or Burton Lane, and if the West Davis Corridor will have an access point in Kaysville.

Andy Thompson responded that it is being proposed that the West Davis Corridor take access off of 200 North Street. The city has considered creating another I-15 freeway ramp, however UDOT typically only allows for ramps to be installed if they are in excess of three miles apart.

Blake Webster said that he has experienced low water pressure at his home in west Kaysville and commented that while we may have adequate infrastructure to support the new developments, we may not have sufficient water to put in our water lines.

Gary Bullock commented that insufficient water is an issue that is bigger than just Kaysville, and is something the State of Utah is working to address. The amount of development that can occur along the Wasatch Front is definitely limited by our water supply.

Bryce Bird said that how we plan our communities will not only affect our community now, but in the future. Kaysville will always be a commuter town or bedroom community where about a quarter of our resident's income will go to transportation. Right now the city doesn't have the tools to accommodate future growth, and therefore now may not be the time to amend the General Plan to allow for increased growth.

Chad Hawkins asked if there are any plans to bring in more green space areas or to preserve our current green space areas.

Andy Thompson responded that the city has a Capital Facilities Plan for our parks which requires three acres of public park space per thousand residents, which we currently are exceeding.

Gary Bullock commented that the General Plan is more of a general policy rather than a set procedure.

There were no further comments or questions from the public. Chairperson Gary Bullock closed the Public Hearing and thanked the audience for their comments.

Andy Thompson said that the city has master plans for our facilities and infrastructure, and we refer to them frequently every year. The city looks at our greatest needs and adjust our plans to meet those needs. Additional schools are considered when there is demand for them, not prior to the demand. The city recently met with the Davis School District who informed us that they are planning to build another school in west Kaysville within the next year.

Councilman Jared R. Taylor said that our current water lines meet the demand of the city, but the city is working to find ways to improve our infrastructure for the future. Many new developments have planned open space areas which will be utilized and supported by its residents. Some feel that higher density housing would help support these open space areas.

Lorene Kamalu commented that it seems to be the trend for many residents to stay in their home community for many generations. It also seems that these younger generations are looking for properties with smaller yards.

Jake Garn said that there has been many people involved in reviewing the General Plan and the proposed amendments. It is important that the city allow certain opportunities for higher density in Kaysville, especially if we want to be able to provide opportunities for our future generations to have a place to live within our city.

Jake Garn made a motion to recommend approval of the proposed amendment of the Kaysville City General Plan. Betty Parker seconded the motion.

Voting was as follows:

Jake Garn yea
Betty Parker yea
Matthew Anderson nay
Russell Lindberg nay
Lorene Kamalu yea
Gary Bullock yea

The motion passed with a vote of four to two.

Russell Lindberg commented that he voted against the motion because of the overwhelming response from the public who are against the proposed density increase and he would like to see further research done to help alleviate some of the concerns mentioned tonight.

CALL TO THE PUBLIC

Spencer Luke said that none of the audience members who spoke tonight about the General Plan were in favor of increasing the density allowance in west Kaysville.

Gary Bullock commented that while he agrees that the general voice of the audience tonight has spoken against the proposed density amendment, he had previously spoken with several west Kaysville residents who are in favor of it.

Jake Garn added that the Commission strives to serve the whole community and tries to make the best decision with the community in mind.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, November 6, 2014 at 7:00 p.m.

ADJOURNMENT

Russell Lindberg made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 9:30 p.m.