

24 April 2014 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
April 24, 2014

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

Excused: Gary Bullock

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

Others Present: Damon Bocchino, Jon Argyle, Tom Gill, Kathy Gill, Greg Carlile

OPENING

The Planning Commission meeting was held on Thursday, April 24, 2014 at 7:00 p.m. in the Municipal Center.

Chairperson Russell Lindberg opened the meeting by welcoming those present. The minutes of the April 10, 2014 meeting were presented for approval.

Jake Garn made a motion to approve the minutes of the April 10, 2014 meetings. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN AGRICULTURAL HOME OCCUPATION, CONCRETE LIFTING CONTRACTOR AT 755 SOUTH ANGEL STREET – GREGORY CARLILE

Wade Flint explained that Mr. Carlile has purchased equipment used for lifting up concrete slab areas that have settled, such as driveway or sidewalk sections. His equipment is stored on a utility trailer that is pulled by a standard pickup. He currently has no other employees but anticipates expanding his business in the future. The fact that Mr. Carlile's property is zoned A-1 (Light Agriculture), allows him to have an Agricultural Home Occupation in accordance with Kaysville City Ordinance 17-26-5.

Jake Gran made a motion to grant a conditional use permit for an agricultural home occupation, concrete lifting contractor at 755 South Angel Street for Gregory Carlile. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR THE ELMS ON FLINT AT APPROXIMATELY 200 SOUTH FLINT STREET – BEN TARBET

Andy Thompson explained that several years ago this same subdivision was approved and construction, but never recorded. The developer has now decided to complete the project and have the plat recorded. The plat consists of three lots on a private lane. The lots are each just over 20,000 square feet and meet the requirements of the zone. The private street and all utilities were constructed several years ago. The City inspected the construction at that time and will now verify that the improvements still meet city standards. Since this subdivision meets all City requirements and has been previously approved, the Staff recommends that the preliminary and final plat for The Elms on Flint Subdivision be recommended for approval.

Matthew Anderson asked about the private street and who would be required to maintain it.

Andy Thompson responded that they will be required to have a Homeowners Association as part of this development who will be required to maintain the street.

Chairperson Russell Lindberg opened the Public Hearing.

Jon Argyle said that he lives next to this property and years ago this development was originally proposed for duplexes. The neighbors fought against the duplexes, and they now want assurance that once this is approved by the City that the developer can't find a way to build the duplexes behind the neighbor's back.

Damon Bocchino said that he is the realtor working with Ben Tarbet, the owner of the property, and all three of the homes that are planned are quality single family homes. They have already sold the lot adjacent to Flint Street, and anticipate that the other two lots will sell very quickly.

There were no further comments or questions from the public. Chairperson Russell Lindberg closed the Public Hearing.

Matthew Anderson commented that if Mr. Tarbet wanted to have duplexes, he would have to come back to the Planning Commission to have them approved. Although the duplexes are something he's proposed in the past, he has not submitted an application for them now.

Stroh DeCaire asked about the Homeowners Association.

Andy Thompson responded that it will be comprised of only these three lots, but they will be required to take care of any kind of road maintenance, including having it plowed.

Jake Garn made a motion to recommend preliminary and final plat approval for The Elms on Flint at approximately 200 South Flint Street with the condition that any previous construction

improvements installed for this development meet current City Standards. Stroh DeCaire seconded the motion and it passed unanimously.

GENERAL PLAN AMENDMENT

City Manager John Thacker explained that at the previous Planning Commission meeting, they requested a “red-lined” draft of the General Plan showing the changes from the current Plan to the proposed Plan. That “red-lined” draft has been provided. The Planning Commission needs to determine how to proceed and engage the public in this planning process. Mr. Thacker commented that the General Plan is a general vision of the future City. It only deals with the physical characteristics of the city and how they fit together.

The Planning Commission reviewed and discussed the proposed General Plan Amendment. It was suggested that within the next couple of weeks the Commission members make a list of questions that might be asked about the changes being made to the General Plan, and the answers to those questions. This might help to alleviate some misunderstandings and help the public understand why certain changes are being proposed. Those questions will be reviewed and discussed at the next Planning Commission meeting.

City Manager John Thacker and the Planning Commission also discussed economic development and how the Commission could help with this important effort.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, May 8, 2014 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 9:00 p.m.