

27 March 2014 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
March 27, 2014

Members Attending: Chairperson Russell Lindberg, Matthew Anderson, Gary Bullock, Stroh DeCaire, Betty Parker

Excused: Jake Garn, Lorene Kamalu

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

Others Present: Council Member Jared R. Taylor, Jeff Aaron, Kedrick Ridges, Clint Wasuita, Patrick Scott, Kelly Spencer

OPENING

The Planning Commission meeting was held on Thursday, March 27, 2014 at 7:00 p.m. in the Municipal Center.

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

Matthew Anderson made a motion to approve the minutes of the February 27, 2014 meeting. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION B, FINISH CARPENTRY AT 1393 WEST RAMOLA STREET – KELLY SPENCER

Wade Flint explained that the Spencer's have just recently purchased their home at 1393 West Ramola Street and Mr. Spencer would like to operate his finish carpentry business from their new home. He has designated the den area as his home office and equipment consists of a pickup and hand tools. Like most contractors, the materials are delivered to the jobsite to eliminate material storage at the Spencer's home.

Russell Lindberg asked if the Spencer's had any employees.

Kelly Spencer responded that they currently have quite a few employees, but they meet them at the jobsite.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation B, finish carpentry at 1393 West Ramola Street for Kelly Spencer. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION B, CONSTRUCTION CLEANUP AT 682 NORTH 400 WEST – JEREMY STEGGELL

This item was withdrawn from the agenda.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 438 SOUTH 925 EAST – LENNY MILLER

Wade Flint explained that Staff recently received a complaint that the Miller's were keeping two chickens in the backyard. The complainant merely stated that the chickens were on the property, but did not say if they were making excessing noise or that they were getting out. The Miller's have a coop area which contains the chickens, as well as a solid fence around the entire backyard. The coop area is in compliance with the setback requirements. Based on the Miller's lot size, they are limited to five chickens.

Russell Lindberg asked if the Miller's were aware that they needed a conditional use permit to have farm animals.

Wade Flint responded that they weren't aware of the city ordinances for farm animals until they received a letter from the city regarding the complaint.

Betty Parker asked where the coop is located in their backyard.

Wade Flint responded that it is located towards the back of the property, closer to the fence line, but meets the requirements of being located at least fifteen feet away from adjacent residential buildings.

Betty Parker made a motion to grant a conditional use permit for farm animals at 438 South 925 East for Lenny Miller. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 256 NORTH HAVENWOOD DRIVE – KEDRICK RIDGES

Wade Flint explained that the Ridges have requested a conditional use permit for farm animals on their property at 256 North Havenwood Drive. They anticipate having either one goat and six chickens, or just two goats. Based on their lot size, they will be allowed to have one goat and twelve chickens, or just the two goats in place of the chickens. Staff has met with the Ridges to discuss the conditional use permit and verified that the existing coop and other animal shelters meet the setback requirements.

Kedrick Ridges said that the type of pigmy goats they are interested in having prefer to live in pairs. However, their family would like to have chickens as well as the goat and so nothing has been decided for certain.

Matthew Anderson made a motion to grant a conditional use permit for farm animals at 256 North Havenwood Drive for Kedrick Ridges. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR THE HOMESTEAD AT HALES FARM AT 67 NORTH FLINT STREET – BRIGHTON HOMES

Andy Thompson explained that recently this property was rezoned to R-1-LD, residential low density, which allows a maximum of two units per acre but allows the lot sizes to vary with a minimum lot size of 12,000 square feet. Brighton Homes has now submitted a preliminary plat which looks very much like the concept plan that was reviewed with the rezone. The plat consists of fifteen lots on 7.8 acres, with lots ranging in size from 12,430 square feet to over 30,000 square feet. There is an existing home on Lot 15.

Russell Lindberg suggested that pull forward driveways be required on the lots taking access off of Flint Street.

Andy Thompson commented that Lot 2 could potentially take access off of the new interior street instead.

Chairperson Russell Lindberg opened the Public Hearing.

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

Gary Bullock made a motion to recommend preliminary plat approval for The Homestead at Hales Farm at 67 North Flint Street for Brighton Homes, with the condition that the lots taking access off of Flint Street be required to have pull forward driveways, and that Lot 2 take access off of the interior subdivision street. Matthew Anderson seconded the motion and it passed unanimously.

DISCUSSION OF PLANNING COMMISSION REGULARLY SCHEDULED MEETINGS

City Manager John Thacker commented that in the City Council's March 18, 2014 meeting, Council Member Susan Lee stated that she would like Council Members to receive their meeting packets earlier. It's understood that the reason packets are assembled on the Friday before the Council meeting is because there are some items that go before the Planning Commission on Thursday evenings that need to then receive Council approval. The City tries to be as customer friendly as possible and tries to move items to the City Council's agendas as expeditiously as possible. The Council Members discussed moving Planning Commission meetings to either the Thursday following a Council meeting, or the second and fourth Tuesday of each month to help

with the time schedule. However, Staff feels that there are other options which could be considered before deciding to move regularly scheduled meeting dates.

The Planning Commission discussed the processing and scheduling of items for both Planning Commission and City Council meetings. The Planning Commission determined that there was no need to make changes to the meeting schedules at this time.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

City Manager John Thacker said that in 2012 the City was working to update the Kaysville City General Plan, but those revisions were stalled and Staff feels that now is a good time to move ahead where things were left off.

Council Member Jared R. Taylor added that the City Council would like to have a work session with the Planning Commission on April 15, 2014 at 5:00 p.m. to review the proposed General Plan revisions.

Betty Parker said that recently in an article done by the Standard Examiner, it mentioned that the County had a study done on tourism in Davis County. The article mentioned Boondocks and Cherry Hill as some of the most marketable county destinations. New marketing plans are being done by the County, and Mrs. Parker suggested that the City contact them to try to be a part of those marketing plans.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, April 10, 2014 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:50 p.m.