

12 November 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
November 12, 2015

Members Attending: Chairperson Jake Garn, Matthew Anderson, Gary Bullock, Stroh DeCaire, Joshua Sundloff

Excused: Lorene Kamalu, Betty Parker

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

Others Present: Ashley Armstrong, Kyle Armstrong, Marshall Miller, Mason Miller, Shane Egan, Howard Whipple, Cam Randall, Jack Robins, Chad Bessinger, Jeremy Roberts, John Wheatley

OPENING

The Planning Commission meeting was held on Thursday, November 12, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Jake Garn opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HAIR SALON AT 130 SOUTH 400 EAST – MCKENZIE RANDALL

Lyle Gibson explained that Ms. Randall is requesting a conditional use permit to have a hair salon in her home at 130 South 400 East. The salon’s services will include cutting, styling and hair coloring. Customers will arrive by appointment only, and the property has sufficient parking for customers in the driveway. Staff has visited with the applicant and has reviewed the requirements for her home occupation.

Jake Garn asked about the number of customers anticipated.

McKenzie Randall responded that she will only be having one client at her home at a time, and won’t have any walk-in customers. She anticipates to only have five or six clients a day.

Matthew Anderson made a motion to grant a conditional use permit for a Major Home Occupation “B”, hair salon at 130 South 400 East for McKenzie Randall. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, PRESCHOOL AT 195 NORTH 400 EAST – ASHLEY ARMSTRONG

Lyle Gibson explained that Ms. Armstrong is requesting a conditional use permit for a Major Home Occupation “B” to hold a preschool in her home at 195 North 400 East. She plans to have one session per day in the early afternoon, Monday through Friday. The property is adjacent to 200 North, but takes access off of 400 East. The yard is enclosed and Ms. Armstrong will use a room within her home to hold activities and lessons. Staff has visited with the applicant and reviewed the home occupation requirements.

Ashley Armstrong stated that she plans to have six children per class, with one of the kids being her own. Sessions will last from 12:45 to 3:00 p.m. and there will only be one session per day.

Jake Garn asked if any concerns had been expressed by neighbors.

Ashley Armstrong said that she hadn’t received any complaints.

Lyle Gibson said that a neighbor had come to the City Council meeting on November 10, 2015 and expressed concern about Ms. Armstrong’s preschool and the additional traffic it could bring.

Ashley Armstrong stated that they have room in their driveway for parents to park, and she can direct parents to park there as needed.

Jake Garn commented that he also is not concerned about traffic problems as Ms. Armstrong will only have five outside students.

Matthew Anderson made a motion to grant a conditional use permit for a Major Home Occupation “B”, preschool at 195 North 400 East for Ashley Armstrong. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HANDYMAN AT 171 WEST 100 NORTH – HOWARD WHIPPLE

Lyle Gibson explained that Mr. Whipple is requesting a conditional use permit for a Major Home Occupation “B” to conduct handyman services from his home at 171 West 100 North. Staff has visited with the applicant and reviewed the requirements for his type of business, as well as discussed general concerns regarding handyman and contractor type services. Mr. Whipple does not plan on having equipment at his home which can’t be stored within his home or garage.

Howard Whipple added that he will be using a truck and trailer to transport any needed equipment or supplies to the jobsite.

Stroh DeCaire made a motion to grant a conditional use permit for a Major Home Occupation “B”, handyman at 171 West 100 North for Howard Whipple. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1796 SOUTH 400 EAST – MACK MCDONALD

Lyle Gibson explained that the McDonald’s are requesting a conditional use permit to keep chickens on their property at 1796 South 400 East. Their property is approximately 0.21 acre which allows them up to five fowl, rabbits or similar animals. The property currently has a fence which encloses the rear yard and a coop for the chickens will be onsite. The McDonald’s have had the chickens in the past but were recently informed they needed a conditional use permit in order to keep the chickens.

Gary Bullock made a motion to grant a conditional use permit for farm animals at 1796 South 400 East for Mack McDonald. Josh Sundloff seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MONUMENT SIGN AT APPROXIMATELY 1100 SOUTH ANGEL STREET – SYMPHONY HOMES

Lyle Gibson explained that Symphony Homes is continuing to develop more phases in the Sunset Equestrian Estates subdivision and is requesting a conditional use permit for a low profile sign which will identify a new phase of this development. They are proposing two signs, one on each corner of Zenyatta Way, on the east side of Angel Street. These signs are similar to the ones that sit on the corner of Sunset Drive and Western Drive and are identical to each other. Low profile signs are allowed by conditional use and must meet the sizing requirements as outlined in Section 17-33-9. The provided plans for the signs have conflicting dimensions and Staff is recommending approval with the condition that the plans be corrected before a building permit is approved.

John Wheatley, with Symphony Homes, said that he was unaware of the misprint on the plans and would make sure that they are corrected.

Josh Sundloff asked about the sign’s height requirements and if the masonry columns shown on the plans meets those requirements.

Lyle Gibson responded that architectural features are allowed outside the height regulations because they are not considered as part of the sign. The portion of the sign where the subdivision name is will be limited to four feet in height.

Stroh DeCaire made a motion to grant a conditional use permit for a monument sign at approximately 1100 South Angel Street for Symphony Homes with the condition that Staff confirm that the signs meet the city’s ordinances before a building permit is issued. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL OF THE MILLER
SUBDIVISION AT 1766 WEST PHILLIPS STREET, AND PRUD OVERLAY ZONE –
COLLETTE AND MARSHALL MILLER

Andy Thompson explained that the Millers own approximately three acres of property with an existing home on Phillips Street. They would like to be able to build another home on the property and are therefore required to split their lot to create an additional lot. The property sits on the outside of a nearly ninety degree bend, leaving limited frontage for the parcel. In order to meet City frontage requirements for two lots, the property would need to be configured as either a single or double flag lot. Flag lots are only permitted with the application of the PRUD overlay zone. Staff is looking for an interpretation of the ordinance to determine if a single flag lot meets the requirements of the ordinance.

Chairperson Jake Garn opened the Public Hearing.

Jack Robins said that he lives on the property to the west of the Miller's and would like to know what will happen to the trees currently along the Miller's western property line. There are some powerlines in the area and they might be affected by the Miller's development. Where will the driveway be located and will it allow for fire apparatuses to drive along it?

Andy Thompson responded that the Miller's would like to keep the trees and plan to build the driveway around them.

There were no further comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Matthew Anderson asked if Staff felt that one flag lot or two would be most appropriate for this property configuration.

Andy Thompson responded that he felt that a single flag lot would work best. The question is if the flag stem is required to be thirty feet wide and it runs along the extension of the front lot line, does the lot still meet its width requirement which by ordinance is measured at thirty foot setback.

The Planning Commission reviewed the ordinances and determined that this single flag lot configuration met the requirements of the ordinance for both the flag lot and the lot width of the other lot.

Josh Sundloff asked about the required street improvements.

Andy Thompson said that the Miller's would be required to install street improvements along their frontage in the standard location.

Stroh DeCaire made a motion to recommend preliminary plat approval for Miller Subdivision at 1766 West Phillips Street, and PRUD overlay zone for Colette and Marshall Miller with one flag lot as shown on the plat. Matthew Anderson seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL OF THE CITYSIDE
TOWNHOMES SUBDIVISION AT 265 NORTH 200 WEST AND 209 WEST 300 NORTH,
AND PRUD OVERLAY ZONE – JACK FISHER CAPITAL HOMES

Andy Thompson explained that the property at 265 North 200 West and 209 West 300 North is currently zoned R-M which allows for multi-family residential. There are currently two separate lots, with a single family home on each. It is being proposed that these two properties be redeveloped into twelve townhome units with common facilities and open space. This for-sale townhome product requires a new subdivision plat. The R-M zone is the most dense zone in Kaysville City and allows density of up to 15.5 units per acre. The overall density of this development is 15.15 units per acre and is within the maximum number of units allowed per the PRUD overlay at 2,800 square feet per dwelling unit. The requirements of the PRUD for common open space in this subdivision are 0.25 acres. Currently 0.31 acres of open space is being provided. Each of the proposed townhomes will have a two-car garage, and there will be six additional visitor parking stalls. Homes include a courtyard or office option that will create variation in detail along the façade of the structures. The homes would be thirty feet in height, measured to the top of the structure.

Jake Garn asked about where the subdivision will take access.

Andy Thompson responded that the private drive will run along the backside of the townhomes and take access off of 300 North Street.

Chairperson Jake Garn opened the Public Hearing.

There were no comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Gary Bullock asked about the anticipated demographics for these townhomes.

Chad Bessinger, representing JF Capital Homes, responded that they anticipate a wide variety of interested buyers ranging from young families to empty nesters. They are requesting a PRUD development so that these townhomes could be sold separately rather than managed as a whole. There will be an HOA in place to manage the open space and to help keep the integrity of the project in place. Each townhome is approximately 1,700 square feet on three levels, including a garage level. The townhomes will face to the east and to the south.

Matthew Anderson made a motion to recommend preliminary plat approval for the Cityside Townhomes Subdivision at 265 North 200 West and 209 West 300 North, and PRUD overlay zone for Jack Fisher Capital Homes. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR
THORNFIELD PHASE 2 SUBDIVISION AT 810 EAST WINDSOR LANE – JEREMY
ROBERTS

Andy Thompson explained that several years ago the Thornfield Subdivision was developed. Subsequently, the property to the south was acquired by the adjacent property owners. The owner of Lot 1, Jeremy Roberts, would like to build a detached garage on the back portion of his property located at 810 East Windsor Lane. However, the property must be brought back into compliance with subdivision ordinances before a building permit can be issued. This same property was reviewed by the Planning Commission in July, combining the existing lot and the adjacent parcel into one lot. That plat was approved, but when the plans for the building were being created, it was discovered that it was very difficult to get utility services from the existing home to the new building. It is much more feasible to run an entirely new set of services to the new building. This is only allowed if it is on a separate lot and therefore a new subdivision plat has been submitted creating a one lot subdivision for the property.

Chairperson Jake Garn opened the Public Hearing.

There were no comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Matthew Anderson made a motion to recommend preliminary and final plat approval for Thornfield Phase 2 Subdivision at 810 East Windsor Lane for Jeremy Roberts. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson commented that the Kaysville and Farmington Cities will be holding an Open House on December 8, 2015 from 5:00-8:30 p.m. at the Kaysville City Library to discuss the recently drafted Active Transportation Plan. Attendees are invited to provide feedback on the preliminary plans.

Andy Thompson congratulated Jake Garn on his recent election into the Kaysville City Council.

CALENDAR

Andy Thompson explained that the regularly scheduled Planning Commission is scheduled for Thursday, December 10, 2015. However because of the holidays, it is suggested that the Planning Commission discuss if their meeting dates in December should be altered.

The Planning Commission discussed possible alternate days to meet and agreed to hold their regular meetings on December 3, 2015 and, if needed, on December 17, 2015 at 7:00 p.m.

ADJOURNMENT

Gary Bullock made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:12 p.m.