

23 April 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
April 23, 2015

Members Attending: Chairperson Gary Bullock, Matthew Anderson, Stroh DeCaire, Jake Garn, Betty Parker

Excused: Lorene Kamalu, Russell Lindberg

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

Others Present: Duane Hamblin, Charlene Hamblin, Richard Scadden, Matthew Vance, Jeremy Allphin, McKay Allphin, Michael Allphin, Wyatt Shapiro, Bryan Turner, Brent Morgan, Jed Haacke, Wayne Reaves, Steve Israelsen, Tiffany Shapiro, Floyd Morgan

OPENING

The Planning Commission meeting was held on Thursday, April 23, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present. The minutes of the March 26, 2015 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the March 26, 2015 meeting. Jake Garn seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 840 NORTH BROOKSHIRE DRIVE – DUANE HAMBLIN

Lyle Gibson explained that Mr. Hamblin has requested a conditional use permit for farm animals at 840 North Brookshire Drive. His property is approximately 0.19 acres, or 8,450 square feet, which allows up to five fowl, rabbits or similar animals. Mr. Hamblin has kept chickens on his property for some time, but was unaware of the conditional use permit requirement and is now getting into compliance. The city has received no complaints about the farm animals on the Hamblin's property in the past

Matthew Anderson made a motion to grant a conditional use permit for farm animals at 840 North Brookshire Drive for Duane Hamblin. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1139 EAST SHERWOOD DRIVE – NICK SIDDOWAY

Lyle Gibson explained that Mr. Siddoway is requesting a conditional use permit for farm animals on his property at 1139 East Sherwood Drive. The property is about 53,143 square feet which will allow him to keep a large amount of fowl, rabbits, or similar animals. Mr. Siddoway, however, has indicated that they would like to keep five chickens. Although the backyard is not completely enclosed, between the large lot size and the vegetation on the unfenced side, there should not be any problems containing the chickens. There is also ample room for the coop to meet ordinance requirements.

Betty Parker made a motion to grant a conditional use permit for farm animals at 1139 East Sherwood Drive for Nick Siddoway with the condition that a coop be installed to house the chickens, and that the coop meet city regulations. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN ELEMENTARY SCHOOL AT APPROXIMATELY 2300 WEST ISLAND DRIVE – DAVIS SCHOOL DISTRICT

Lyle Gibson explained that the Davis School District is seeking a conditional use permit for a new elementary school at approximately 2300 West Island Drive. The site for the school is located in the West Creekside Estates Subdivision. Through the subdivision process there have been multiple public meetings, as well as a meeting with the School District and neighbors. The greatest concern expressed has been in regard to traffic and parking. In an effort to address these concerns, the School District has had a traffic study conducted which concluded that main intersections nearby will function at a high level of service. The study suggested routing options that the school could implement to help mitigate traffic and parking. The City Council has reviewed the traffic studies and proposed routing options, and feels that what is being proposed will sufficiently handle future traffic. There is a parent drop-off driveway approach in front of the school, and a bus drop off approach on the east side of the school. There are also parking areas available for staff and visitors. The bus drop off approach can also be used for parking when not in use. During special events, the playground area will be opened to provide more parking to accommodate traffic.

Bryan Turner, the Director of Architectural Services for the Davis School District, added that the playgrounds are fenced and will remain inaccessible to vehicles unless additional parking is needed for special events. There is also a fire department access gate on the south side of the school. The District has found it best to keep parent drop-off and bus drop-off driveway approaches separate from each other. This school is planned to have one-hundred and thirteen public parking stalls available. When needed, the playground area will add an additional two-hundred sixty-six stalls during special events.

Jake Garn made a motion to grant a conditional use permit for an elementary school at approximately 2300 West Island Drive for the Davis School District. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR HOB HILL AMENDED SUBDIVISION AT 932 EAST 300 NORTH – JEREMY ALLPHIN

Lyle Gibson explained that Mr. Allphin is looking to subdivide his property at 932 East 300 North into two lots. Currently there is a home on the lot which fronts 300 North Street. A detached garage sits on the back of the property where there is also a secondary access off of 200 North Street by means of a curb cut and unpaved drive approach. It is being proposed that the existing home fronting 300 North remain, and the existing detached garage become part of a new home on the southern lot. The property is part of the Hob Hill Subdivision, which was approved and recorded in 1976 with the stipulation that no homes take access onto 200 North. However, the current subdivision proposal meets all city zoning requirements and Staff feels that access onto 200 North could be appropriate as long as a turn-around driveway be provided.

Gary Bullock asked if there was enough frontage to accommodate a turn-around driveway.

Lyle Gibson responded that there was.

Jeremy Allphin said that he plans to continue to reside in the existing home, and then build a rambler style home on the southern half of the property.

Chairperson Gary Bullock opened the Public Hearing.

Floyd Morgan said that he lives next door to this property and has been living there for many years. When this subdivision was built, there was no indication or intention of lots being able to be split in the future, and that should remain. Mr. Morgan added that there are currently town homes located to the south of this property along 200 North and he has noticed many times that they frequently back out onto 200 North, which is a safety concern. It is inevitable that the owners of this new lot will do the same, even if they have a turnaround driveway.

Richard Scadden said that his property abuts the west side of this property and is concerned about pedestrian traffic cutting through his yard to access the new lot. The proposed lot also may feel segregated from the rest of the neighborhood because it is the only lot facing 200 North.

There were no further comments or questions from the public. Chairperson Gary Bullock closed the Public Hearing.

Betty Parker said that she feels that the Commission should respect previous stipulations put on developments. Approving this proposed development could also open it up for other lots along 200 North to do a similar type of development. It might create a precedence we don't want.

Jeremy Allphin said that he doesn't know of any other lots in the immediate area that would meet city regulations and would be available to subdivide.

Matthew Anderson asked how large the lots would be once subdivided.

Lyle Gibson responded that both lots would be just over 8,000 square feet.

Stroh DeCaire commented that he feels that if someone had a turnaround driveway, they would be less likely to back out onto a busy street.

Matthew Anderson suggested that Mr. Allphin work with Staff to determine which type of turnaround driveway design would be the best for the layout of the lot.

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Hob Hill Amended Subdivision at 932 East 300 North for Jeremy Allphin with the condition that a turnaround driveway be installed to accommodate vehicles pulling forward onto 200 North. Jake Garn seconded the motion.

Voting was as follows:

Stroh DeCaire yea

Gary Bullock yea

Jake Garn yea

Betty Parker nay

Matthew Anderson yea

The motion passed with a vote of four to one.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR REVISIONS TO SHEPARD'S LANDING SUBDIVISION AT 35 WEST SHEPARD LANE – JACK FISHER CAPITAL

Andy Thompson explained that about a year ago this property was rezoned to R-1-LD and received preliminary plat approval. Since that time an adjacent parcel of ground was acquired and added to the project. The plat has been modified to accommodate the new property. The road pattern and lot layout is largely the same as what was previously approved. The R-1-LD zone allows lots as small as 12,000 square feet, but limits the density to a maximum of two lots per acre. The plat contains eighty-three lots and based on the preliminary survey, contains approximately forty-two acres, meeting the requirements of the zone. Staff is recommending approval subject to a final survey being done which will determine the exact acreage and total number of lots allowed.

Jake Garn said that when this development was originally presented to the Commission, there was concern expressed about the proposed access point onto Shepard Lane and poor sight lines for traffic.

Andy Thompson responded that since that first discussion, the developer has moved the access road to address the concerns mentioned.

Jake Garn asked how the proposed West Davis Corridor will impact this subdivision.

Andy Thompson said that UDOT is still in the process of deciding what road plan will be most appropriate for the West Davis Corridor, but has been made aware of this project.

Chairperson Gary Bullock opened the Public Hearing.

Steve Israelsen said that his property is directly adjacent to this development and he has some concerns about water runoff in the area and how this development might affect his property. Mr. Israelsen said that he has been unable to find anything on the plat or talk to the developer about how the drainage will be addressed. Promises were made by previous owners of this development, but there is no indication that those promises will be kept.

There were no further comments or questions from the public. Chairperson Gary Bullock closed the Public Hearing.

Wayne Reaves, representing Jack Fisher Capital, said that while he understands the neighboring property owners concerns, they would like the opportunity to work something out to address the concerns of the neighbors on their own, rather than have conditions placed upon their subdivision approval.

Andy Thompson commented that Mr. Israelsen has been approved to develop two flag lots on the backside of his property, and a previous owner of this development tentatively agreed to work with Mr. Israelsen so that utilities could be installed from his property through their development. The Planning Commission shouldn't get involved in the placement of utilities, but let the two properties owners work that out on their own.

Wayne Reaves commented that they are aware of the water problems in the area and are in the process of having geotechnical studies done to determine how to address those problems. They are trying to find a way to help resolve these issues without negatively affecting adjacent properties.

Matthew Anderson made a motion to recommend preliminary plat approval for revisions to Shepard's Landing Subdivision at 35 West Shepard Lane for Jack Fisher Capital with the condition that the developer address and resolve the water drainage issues adequately before final plat approval. Betty Parker seconded the motion.

Voting was as follows:

Jake Garn yea
Betty Parker yea
Matthew Anderson yea
Stroh DeCaire nay
Gary Bullock yea

The motion passed with a vote of four to one.

DISCUSSION OF PROPOSED ORDINANCE AMENDMENTS TO TITLE 17, CHAPTERS 32 AND 33

Lyle Gibson explained that recently Staff has had some inquiries about both the city's parking and sign ordinances. Based on comments received, Staff has reviewed these ordinances and have put together draft amendments to applicable ordinances for the Planning Commission to review.

Staff reviewed the proposed amendment changes with the Planning Commission. The Commission suggested discussing these amendments further at their next meeting to give them time to review the changes on their own.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, May 14, 2015 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:50 p.m.