

27 August 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION

August 27, 2015

Members Attending: Chairperson Jake Garn, Matthew Anderson, Stroh DeCaire, Betty Parker, Joshua Sundloff

Excused: Gary Bullock, Lorene Kamalu

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

Others Present: Council Member Jared R. Taylor, Sue Noorda, Jeff Taylor, John Heiner, Brent Heiner, Kim Blackburn, Mike Blackham, Carri Blackham, LeAnn McGrath, Wilf Sommerkorn

OPENING

The Planning Commission meeting was held on Thursday, August 27, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Jake Garn opened the meeting by welcoming those present. The minutes of the July 30, 2015 meeting were presented for approval.

Josh Sundloff made a motion to approve the minutes of the July 30, 2015 meeting. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", PRESCHOOL AT 50 NORTH 750 EAST – SUE NOORDA

Lyle Gibson explained that Ms. Noorda would like to start a preschool from her home located at 50 North 750 East. Ms. Noorda made this same request in June of 2014 but never started the preschool and therefore her conditional use permit approval expired. Ms. Noorda anticipates holding two classes per day, five days a week, with eight students per class ideally. A bedroom in her home will be converted into the preschool area, and the exterior door in their rear yard will be used for the preschool entrance. The yard is fenced, and Ms. Noorda will always be with students when they are outside. Staff is recommending approval with the condition that the number of students be limited to a maximum of twelve per class.

Jake Garn asked where parents would park to drop off and pick up kids.

Sue Noorda responded that they could park in her driveway or along the road by the sidewalk entrance to her rear exterior door.

Betty Parker asked if there have been any concerns expressed by neighbors.

Sue Noorda responded that her neighbors have asked her about what her plans are, but no concerns have been expressed.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation “B”, preschool at 50 North 750 East for Sue Noorda with the condition that the number of students per class be limited to no more than twelve. Matthew Anderson seconded the motion and it passed unanimously.

REVIEW OF THE CONDITIONAL USE PERMIT FOR A MODEL HOME AND LOW PROFILE SIGN AT 1901 WEST BONNEVILLE LANE – PERRY HOMES

Lyle Gibson explained that Perry Homes is the developer of the Shadow Crossing Subdivision and had previously been approved for a model home and low profile sign at 1901 West Bonneville Lane in August of 2013. The model home was approved with the condition that the conditional use permits be reviewed in two years from the date of approval if they are still in use. Staff is recommending that the Planning Commission approve an extension of the model home for a specific amount of time. No complaints have been received regarding the model home or low profile sign to date.

Jeff Taylor, representing Perry Homes, said that they still have about thirty-nine lots left to sell in the Shadow Crossing Subdivision and therefore would like to request an extension of two additional years to give them adequate time to sell the lots.

Stroh DeCaire made a motion to grant an extension of the conditional use permits for a model home and low profile sign at 1901 West Bonneville Lane for Perry Homes with the condition that the conditional use permits expire in two years or when the model home is no longer in use, whichever is less. Josh Sundloff seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 2.61 ACRES OF PROPERTY AT 1155 WEST WEBB LANE FROM A-1 (LIGHT AGRICULTURAL) AND R-1-20 (SINGLE FAMILY RESIDENTIAL) TO ONLY A-1 (LIGHT AGRICULTURAL) – BRENT HEINER

Lyle Gibson explained that Mr. Heiner’s property, located at 1155 West Webb Lane, is currently zoned A-1 (Light Agricultural) and R-1-20 (Single Family Residential), dividing the property. The mix of zones came about to accommodate a potential subdivision, which is no longer the intended purpose for his property. Historically the property was all zoned A-1 and it is now the applicant’s desire to return the property to that designation to clean up and simplify the zoning on his property, and solidify his desires for an agricultural use of the property.

Brent Heiner commented that he plans to farm his property and the A-1 zoning is more conducive for that use.

Chairperson Jake Garn opened the Public Hearing.

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

Josh Sundloff asked about regulations of rezone requests of a property.

Andy Thompson responded that if an applicant's rezone request is denied they cannot apply for that same rezone request for a year.

Matthew Anderson made a motion to recommend approval of the request to rezone 2.61 acres of property at 1155 West Webb Lane from A-1 (Light Agricultural) and R-1-20 (Single Family Residential) to only A-1 (Light Agricultural) for Brent Heiner. Betty Parker seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR FIELD OF DREAMS SUBDIVISION AMENDED AT 1111 WEST WEBB LANE – MIKE BLACKHAM

Andy Thompson explained that recently this property, located at 1111 West Webb Lane, was rezoned to the R-1-LD zoning district in anticipation of a new development. The property just west of Mr. Blackham's has also received plat approval for a three lot subdivision. It is requested that these two flag lot developments be combined to create a private lane subdivision.

Chairperson Jake Garn opened the Public Hearing.

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

Mike Blackham commented that he and Bryan Sorensen, his neighbor to the west, felt that combining their developments to create a private lane subdivision would create the best configuration and will benefit both of them. The lane will be asphalted and will have curbing. Mr. Sorensen plans to build a new home on one of his lots, while Mr. Blackham stated that he plans to keep the lots within his family to build new homes on.

Jake Garn asked about the configuration of the homes on the lots.

Mike Blackham responded that they are unsure of how the homes will be placed on the lots as of yet, but anticipate that the rear yards of the new lots will face east. The smallest of his lots will be about 14,000 square feet in size, which is similar to other lots in the area.

Stroh DeCaire made a motion to recommend preliminary plat approval for Field of Dreams Subdivision Amended at 1111 West Webb Lane for Mike Blackham. Matt Anderson seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR BURTON LANE UTAH STATE UNIVERSITY ROAD DEDICATION PLAT AT APPROXIMATELY 400 EAST BURTON LANE

Andy Thompson explained that Utah State University received funding from the State Legislature this last session to improve infrastructure at the Utah State University Botanical Center. To coordinate with the installation of those infrastructure improvements, Kaysville City is planning improvements to the Burton Lane right-of-way adjacent to the Botanical Center. Utah State University is dedicating ten feet of additional right-of-way width to Kaysville City which will provide the needed space to widen the street and install curb, gutter, and sidewalk on the north side of Burton Lane.

Chairperson Jake Garn opened the Public Hearing.

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

Josh Sundloff asked if sidewalk would be installed along the south side of Burton Lane at the same time.

Andy Thompson responded that sidewalk would not be installed on the south side until the adjacent properties are developed.

Betty Parker made a motion to recommend preliminary and final plat approval for Burton Lane Utah State University Road Dedication Plat at approximately 400 East Burton Lane. Matt Anderson Seconded the motion and it passed unanimously.

PLANNING COMMISSION TRAINING PRESENTED BY WILF SOMMERKORN, DIRECTOR OF REGIONAL PLANNING AND TRANSPORTATION FOR SALT LAKE COUNTY

Wilf Sommerkorn, Director of Regional Planning and Transportation for Salt Lake County, discussed group decision making with the Planning Commission and Staff.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, September 10, 2015 at 7:00 p.m.

ADJOURNMENT

Matt Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:45 p.m.