10 September 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
September 10, 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: Melody Rockssi, Carri Blackham, Dave Adams, Kyle Wood, Steve Bingham, Robert Brenchley, Kim Blackburn

OPENING

The Planning Commission meeting was held on Thursday, September 10, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Jake Garn opened the meeting by welcoming those present. The minutes of the August 13, 2015 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the August 13, 2015 meeting. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", CONTRACTOR AT 193 EAST 500 NORTH – KYLE WOOD

Lyle Gibson explained that Mr. Wood does construction work and would like to use a room in his home, located at 193 East 500 North, as an office. Mr. Wood does not have any employees, and any equipment and supplies used for a job would be onsite. Staff has reviewed the ordinances regarding this type of home occupation with the applicant.

Stroh DeCaire commented that he would like to see applicants come to these Planning Commission meetings in case they have any questions for them.

Andy Thompson responded that if the Commission doesn't feel comfortable approving an item without the applicant present, the item could be tabled.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation "B", contractor at 193 East 500 North for Kyle Wood. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", PRESCHOOL AT 105 EAST SHEPARD LANE – MELODY ROCKSSI

Lyle Gibson explained that Ms. Rockssi would like to start a preschool from her home located at 105 East Shepard Lane. She plans to hold classes for children ranging in age from three to five years old, in groups of eight or less. The Rockssi's home has a fenced yard and room in the driveway to fit at least four vehicles. Staff has met with Ms. Rockssi on site and feels comfortable with her proposed home occupation.

Gary Bullock made a motion to grant a conditional use permit for a major home occupation "B", preschool at 105 East Shepard Lane for Melody Rockssi with the condition that class sizes be limited to no more than twelve children at one time. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 1.59 ACRES OF PROPERTY AT 1111 WEST WEBB LANE TO PRUD OVERLAY ZONE – MIKE BLACKHAM

Lyle Gibson explained that Mr. Blackham's property located at 1111 West Webb Lane was recently rezoned to the R-1-LD zoning district and given preliminary plat approval for a six lot private lane subdivision. Because the subdivision consists of a private lane it is necessary for this development to obtain approval for a PRUD overlay zone. The adjacent property to the west will be participating in Mr. Blackham's Field of Dream Subdivision and has already received approval for the PRUD overlay zone.

Chairperson Jake Garn opened the Public Hearing.

Rob Brenchley said that this is the first time he's seen the preliminary plat for the Field of Dreams Subdivision and is concerned about the amount of planned flag lots. He also has some concern about the 14,000 square foot lot because it is smaller than what is in the area. A fifty foot rear yard setback was required on Mr. Sorensen's property and Mr. Blackham should be required to adhere to a similar setback to protect the privacy of the neighbors. Also, homes in the area have recently been flooded by rainstorms and Mr. Brenchley asked how water drainage would be addressed during development to properly prevent flooding.

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

Andy Thompson added that each development is reviewed very carefully to try to ensure adequate drainage is available.

Gary Bullock commented that while we can attempt to prevent future flooding issues, we cannot anticipate every storm that will occur.

Matthew Anderson made a motion to recommend approval of the request to rezone 1.59 acres of property at 1111 West Webb Lane for Mike Blackham, noting that drainage issues be addressed before final plat approval. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR KAYSVILLE NEIGHBORHOOD CENTER FIRST AMENDED SUBDIVISION LOCATED AT 1324 WEST 200 NORTH – ANDERSON WAHLEN AND ASSOCIATES

Lyle Gibson explained that the submitted plan for Kaysville Neighborhood Center First Amended Subdivision is a lot line adjustment between Lots 2 and 3. There is no change in the number of lots. The developer of this subdivision is under contract with a buyer for Lot 3, and the property line needs to be adjusted in order to accommodate their business. The lots still comply with zoning regulations for the Light Industrial zone.

Chairperson Jake Garn opened the Public Hearing.

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

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Kaysville Neighborhood Center First Amended Subdivision at 1324 West 200 North for Anderson Wahlen and Associates. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR CHARLY'S ACRES #2 SECOND AMENDED SUBDIVISION LOCATED AT APPROXIMATELY 2000 WEST 200 NORTH – ANDERSON WAHLEN AND ASSOCIATES

Lyle Gibson explained that the property near the intersection of 200 North and Angel Street has been zoned as General Commercial for several years. In April 2015 a similar plat as what is being proposed tonight was approved by the Planning Commission and City Council. Construction has been taking place for the required improvements to the right-of-way. There has been some minor modifications to the previous proposal including a lot line adjustment and a lot elimination to appropriately accommodate the interested buyer and future developer of Lot 202. This plat consists of three lots with an existing building on Lot 201, and Lot 203 planned for future phasing depending on interest of buyers.

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 development of Lot 202.

Dave Adams, representing The Adams Company and current owner of the property, stated that the building will be a one-story office building measuring at about seven thousand square feet in size. There could potentially be more than one user occupying the building.

Matthew Anderson made a motion to recommend preliminary and final plat approval for Charly's Acres #2 Second Amended Subdivision located at approximately 2000 West 200 North for Anderson Wahlen and Associates. Stroh DeCaire seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR HILL FARMS SUBDIVISION PHASE 2C LOCATED AT APPROXIMATELY 2000 WEST PHILLIPS STREET – DESTINATION HOMES

Andy Thompson explained that over the last several months the Hill Farms development has been constructing various phases of their project. The next Phase 2C, located at approximately 2000 West Phillips Street, has now been submitted for approval. Phase 2C consists of thirteen lots which includes two existing homes on Phillips Street. The plat complies with the preliminary plat with minor adjustments to make the utilities work.

Gary Bullock asked about the existing homes.

Andy Thompson responded that the homes will remain and are included on this plat.

Stroh DeCaire made a motion to recommend final plat approval for Hill Farms Subdivision Phase 2C located at approximately 2000 West Phillips Street for Destination Homes. Gary Bullock seconded the motion and it passed unanimously.

AMENDMENT OF CHAPTER 17-32, OFF-STREET PARKING, AND CHAPTER 17-34, PRUD PLANNED RESIDENTIAL UNIT DEVELOPMENT, OF TITLE 17, PLANNING AND ZONING, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

Lyle Gibson explained that there has already been a public hearing held for both the proposed amendments to Chapter 17-32 and 17-34. There was no public comment regarding the proposed revisions to the Off-Street Parking ordinance, but the Planning Commission had some additional considerations before making a decision. One concern discussed was landscaping within parking lots and if perhaps they should be regulated based on the size of the lot.

The Planning Commission discussed the proposed amendments to Chapter 17-32, Off-Street Parking. The Commission asked Staff to do research on other city's ordinances regarding off-street parking and parking lot landscaping regulations. Staff commented that if landscaping requirements for parking lots is revised that other ordinances would be impacted which may not be the result we are looking for.

Lyle Gibson said that during the public hearing for amendments to Chapter 17-34, PRUD Planned Residential Unit Development, comments were made by the public in regards to flag lot developments and the negative impacts they have on surrounding properties. The City Council

would like a recommendation from the Planning Commission as to whether or not changes to the PRUD ordinance are needed, and if so what those changes might be.

The Planning Commission discussed the proposed amendments to Chapter 17-34, PRUD Planned Residential Unit Development. The Commission discussed the possibility of creating a citizen's committee to discuss flag lot developments.

Andy Thompson commented that about seven years ago the city created an Infill Committee to discuss flag lots. The Committee ultimately determined that flag lots are necessary to city development, but felt that they needed to be more restrictive. There are not many properties within the city that can meet flag lot standards.

Jake Garn commented that since an Infill Committee had recently reviewed flag lots it doesn't seem necessary to create another committee to do the same at this time.

Matthew Anderson made a motion to recommend approval of the amendment of Chapter 17-34, PRUD Planned Residential Unit Development, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City. Gary Bullock seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, September 24, 2015 at 7:00 p.m.

Andy Thompson explained that a regularly scheduled Planning Commission had been scheduled for Thursday, October 8, 2015. However the Meet the Candidates night had been scheduled for that same time and therefore the Planning Commission meeting would need to be canceled or rescheduled.

The Planning Commission discussed possible alternate days to meet and agreed to hold their regular meetings on October 15, 2015 and October 29, 2015 at 7:00 p.m.

ADJOURNMENT

Matt Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:55 p.m.