

14 January 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

January 14, 2016

Members Attending: Gary Bullock, Stroh DeCaire, Lorene Kamalu, Betty Parker, Joshua Sundloff

Excused: Matthew Anderson

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

Others Present: Linda Webb, David Webb, Reva Taylor, Carole Walker, Carrie Abner, Bob Aamodt, Bill Aamodt, Rhett Rushton, Riki Rushton, Krista Keetch, John Farr, Mark Michie, Kaye Michie, Josh McBride, Allie McBride, Brian Blatter, Amy Farr, Bill Orndorff, Lance Jeffery

OPENING

The Planning Commission meeting was held on Thursday, January 14, 2016 at 7:00 p.m. in the Municipal Center.

Stroh DeCaire explained that with the absence of a Chairperson and a Vice-Chairperson, a Chair Pro Tem would need to be appointed.

Gary Bullock nominated Stroh DeCaire as Chair Pro Tem. Betty Parker seconded the nomination and it was approved by unanimous vote.

Chair Pro Tem Stroh DeCaire opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", HAIR SALON AT 1310 SOUTH THOROUGHbred CIRCLE – RIKI RUSHTON

Lyle Gibson explained that Mrs. Rushton has been operating a hair salon within her home for many years and has an active license with Kaysville City. However, she had recently moved to 1310 South Thoroughbred Circle and is requesting a conditional use permit for her new location. Mrs. Rushton will schedule clients by appointment only and has sufficient parking in her driveway.

Betty Parker asked how many days a week Mrs. Rushton will have clients.

Mrs. Rushton says that she is open five days a week, with a client coming every couple of hours.

Lorene Kamalu made a motion to grant a conditional use permit for a major home occupation “B”, hair salon at 1310 South Thoroughbred Circle for Riki Rushton. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, SMALL ENGINE REPAIR AT 1173 WEST 200 NORTH – WILLIAM AAMODT

Lyle Gibson explained that Mr. Aamodt is requesting a conditional use permit to do small engine repair from his home at 1173 West 200 North. Mr. Aamodt plans to do most work off-site to start, but anticipates that over time customers will come to his home to leave items for repair as well.

Betty Parker asked if there would be any storage on site.

Lyle Gibson responded that city ordinance does not allow for any outside storage of equipment or supplies.

William Aamodt said that any equipment he will be using will be kept in his detached garage where he will be doing the repairs. There will not be any extra equipment or replacement parts on site.

Bob Aamodt, William Aamodt’s brother, added that they have inquired of the State Environmental Quality about any extra requirements from them for this type of business in regards to the storage of flammables, and said they did not because of the small scope of his business.

Amy Farr commented that she lives in the area and there is some concern by neighboring residents of the future of this property. It is generally understood by neighbors that there is a high likelihood that commercial uses will eventually becoming more prevalent in the area, and the neighbors would just like to be made aware when that happens.

Josh Sundloff responded that the city has specific noticing procedures that they must follow in regards to those types of requested changes to a property.

Betty Parker made a motion to grant a conditional use permit for a major home occupation “B”, small engine repair at 1173 West 200 North for William Aamodt. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1071 SOUTH 25 WEST – CARRIE ABNER

Lyle Gibson explained that the Abner’s are requesting a conditional use permit to have chickens on their property at 1071 South 25 West. Their property is approximately 0.26 acres which allows for up to seven fowl, rabbits, or similar animals. The rear yard of the property is enclosed with a fence and a coop will be placed on site for the chickens to be housed in.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 1071 South 25 West for Carrie Abner. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 145 SOUTH 300 EAST – BILL ORNDORFF

Lyle Gibson explained that while doing a follow-up inspection on the status of the chickens being kept next door to the Orndorff property, Staff learned that the chickens had been relocated to 145 South 300 East, owned by the Orndorff's. They are now requesting a conditional use permit to house the chickens on the new property. The lot is approximately 0.36 acres, which allows the Orndorff's up to eleven fowl, rabbits, or similar animals. Their rear yard is enclosed with a fence, and a coop is already in place for the chickens.

Gary Bullock made a motion to grant a conditional use permit for farm animals at 145 South 300 East for Bill Orndorff. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 142 NORTH KAYS DRIVE – KARA JEFFERY

Lyle Gibson explained that Staff had received a complaint about a rooster in the area of 142 North Kays Drive. While there is not a rooster currently on site, a conditional use permit is required for the chickens being housed on the property. The Jeffery's property is approximately 0.46 acres which allows them to keep up to twenty-five fowl, rabbits, or similar animals. A coop for the chickens is on site and the rear yard is enclosed with a fence.

Stroh DeCaire asked how many chickens are on site.

Lance Jeffery responded that they currently have nine chickens.

Josh Sundloff made a motion to grant a conditional use permit for farm animals at 142 North Kays Drive for Kara Jeffery. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 752 SOUTH 1350 WEST – ALLISON CLINE

Lyle Gibson explained that the Clines are moving to the home at 752 South 1350 West and are requesting a conditional use permit to have sheep on their property. The lot is just under one half acre, which allows them up to two sheep, goats, llamas, or similar animals. There is no fencing installed yet, but the Cline's have indicated to Staff where the sheep's shelter and pen will be placed on the property to contain the animals. They have also informed Staff that the sheep will only be kept on the property from June to mid-August when the Cline's children participate in the 4-H program.

Josh Sundloff commented that a rear yard fence should be installed to enclose the yard where the animals will be kept.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 752 South 1350 West 1350 West for Allison Cline with the condition that the rear yard be enclosed with a fence to help to contain the farm animals. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 1.35 ACRES OF PROPERTY AT 472 AND 482 NORTH MAIN STREET FROM GC (GENERAL COMMERCIAL) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – REVA TAYLOR

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR THE RWT SUBDIVISION LOCATED AT 472 AND 482 NORTH MAIN STREET – REVA TAYLOR

Lyle Gibson explained that Reva Taylor owns the properties at 472 and 482 North Main Street and is proposing a five lot residential subdivision. There are two existing homes on the property, located on the proposed Lots 1 and 2, which will remain on the property. Three new lots will be created on the east side of the existing homes. Currently the property at 482 North Main Street is used as a residence and the building on the corner of 472 North Main Street is a historic home that has been used as a commercial business for many years. The three newly created lots would be developed as one standard lot and two flag lots, all taking access via Creekside Way. Lots 1, 2 and 5 measure at least 8,000 square feet in area, and the two flag lots, Lots 3 and 4 measure at about 10,000 square feet. While the home at 482 North Main has been used historically as a commercial business, the current interest for the property is to be a residence. This is partially due to the limited ability for the existing structure to function well as a commercial use.

Chair Pro Tem Stroh DeCaire opened the Public Hearing.

Linda Webb said she lives along the eastern property line of this development and was surprised to see the rezone notice for this property. The historic home was one of the things that drew them to this neighborhood. While she would prefer to see this property used for residential use rather than commercial, there is some concern about how this will impact neighboring properties. What are the setback requirements for these new homes? Would they be allowed to build multi-family buildings?

Lyle Gibson said that in the R-1-8 zone, the front yard setback is twenty-five feet, the side yards are required to be eight, and the rear yard is fifteen feet. Flag lots require a twenty foot setback on all sides of the home. Staff is unsure of what will happen with the retaining wall, but Staff would try to address the concern before final plat approval.

Reva Taylor said that in deciding what they should do with their property they have explored many avenues. They have many residents express concern about the future of the property and the home. In the end they felt it would be best to preserve the historic home not only for the city but for the ambiance of the area, and therefore felt that residential single family homes was their best option.

There were no further comments or questions from the public. Chair Pro Tem Stroh DeCaire closed the Public Hearing.

Gary Bullock said that if the home on Lot 5 is built facing Creekside Way, it could potentially be as close as eight feet from the eastern property line. Mr. Bullock added that he appreciates that the Taylors are trying to preserve this historical building, as well as the feel of the area. This proposed development is comparable to the surrounding residential lots and will help enhance the neighborhood.

Josh Sundloff said that if the existing zoning were to remain, a commercial development could potentially be allowed, and could sit as close as twenty feet from the abutting lots.

Stroh DeCaire asked about the homes to be built.

Reva Taylor commented that they wanted to get approval of the rezone to a residential use before making any decisions on the final design of the homes.

Josh Sundloff said that he is in favor of the proposed plan for this development and the preservation of the historical home on the property. Changing the commercial use of these properties won't be detrimental to future commercial development in the city, but rather will strengthen the residential use in this area.

Josh Sundloff made a motion to recommend approval of the request to rezone 1.35 acres of property at 472 and 482 North Main Street from GC (General Commercial) to R-1-8 (Single Family Residential) for Reva Taylor. Betty Parker seconded the motion and it passed unanimously.

Betty Parker made a motion to recommend preliminary plat approval for the RWT Subdivision located at 472 and 482 North Main Street for Reva Taylor. Lorene Kamalu seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR GREEN GABLES CLUSTER SUBDIVISION, FIRST AMENDMENT LOCATED AT 432 SOUTH ROOSTER HOLLOW – JOSH MCBRIDE

Lyle Gibson explained that Josh McBride lives at 432 South Rooster Hollow and is combining his lot with a small piece of property to the south. Because of this lot consolidation, a new plat approval is required. This proposed plat approval cleans up the property lines and does not create any noncompliant lot issues.

Chair Pro Tem Stroh DeCaire opened the Public Hearing.

There were no comments or questions from the public. Chair Pro Tem Stroh DeCaire closed the public hearing.

Lorene Kamalu made a motion to recommend preliminary and final plat approval for Green Gables Cluster Subdivision, First Amendment located at 432 South Rooster Hollow for Josh McBride. Betty Parker seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR
MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION, SECOND AMENDED
LOCATED AT 167 NORTH MOUNTAIN VISTAS ROAD – SCOTT KIMBALL

Lyle Gibson explained that Mr. Kimball owns the lot at 167 North Mountain Vistas Road and is proposing a lot line adjustment with his neighbor to the west. This adjustment does not create any new building lots. Along with the adjustment of the property lines, public utility easements have been adjusted to match the new lot lines.

Chair Pro Tem Stroh DeCaire opened the Public Hearing.

There were no comments or questions from the public. Chair Pro Tem Stroh DeCaire closed the public hearing.

Gary Bullock made a motion to recommend preliminary and final plat approval for Mountain Vistas Phase 1A Cluster Subdivision, Second Amended located at 167 North Mountain Vistas Road for Scott Kimball. Josh Sundloff seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR MILLER SUBDIVISION LOCATED AT 1766 WEST
PHILLIPS STREET – MISTIE MANNING

Andy Thompson explained that the Miller Subdivision received preliminary plat approval in November and is now being presented for final plat approval. At preliminary plat approval, it was determined that the proposed configuration met the requirements for a single flag lot, leaving Lot 1 as a standard lot having adequate lot width at the thirty-foot setback, as required by city ordinance.

Josh Sundloff made a motion to recommend final plat approval for Miller Subdivision located at 1766 West Phillips Street for Mistie Manning. Betty Parker 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, January 21, 2016 at 7:00 p.m.

ADJOURNMENT

Gary Bullock made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:05 p.m.