

24 March 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

March 24, 2016

Members Attending: Chairperson Matthew Anderson, Gary Bullock, Stroh DeCaire, Lorene Kamalu, Joshua Sundloff, Thomas Wood

Excused: Betty Parker

Staff Present: Zoning Administrator Lyle Gibson

Others Present: Council Member Larry Page, Sandra Orndorff, Bill Orndorff, Kerry Howes, John Wheatley, Gary Colaiani, Matthew J. Falkner

OPENING

The Planning Commission meeting was held on Thursday, March 24, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the February 25, 2016 meeting were presented for approval.

Lorene Kamalu made a motion to approve the minutes of the February 25, 2016 meeting. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, FOOT ZONE THERAPY AT 145 SOUTH 300 EAST – SANDRA ORNDORFF

Lyle Gibson explained that Sandra Orndorff is requesting a conditional use permit to do foot zone therapy services from her home at 145 South 300 East. Mrs. Orndorff is completing her state licensure and hopes to start practicing business from her home within the next couple of months. Clients will come by appointment only, and Mrs. Orndorff plans to have one client every three hours.

Stroh DeCaire asked about how long each session would last.

Sandra Orndorff responded that the sessions are about ninety minutes long and appointments will be scheduled as to not overlap.

Stroh DeCaire made a motion to grant a conditional use permit for a Major Home Occupation “B”, foot zone therapy services at 145 South 300 East for Sandra Orndorff. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1396 SOUTH 700 EAST – JOSEPH KENNARD

Lyle Gibson explained Joseph Kennard lives at 1396 South 700 East and is requesting a conditional use permit to have chickens on his property. The property is approximately 8,500 square feet, allowing him to have up to five fowl, rabbits, or similar animals. The rear yard of Mr. Kennard's property is fenced, and a coop will be on site to house the chickens.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1396 South 700 East for Joseph Kennard. Thomas Wood seconded the motion and it passed unanimously.

MODIFICATION OF AN EXISTING CONDITIONAL USE PERMIT FOR A PUBLIC UTILITY STATION AT 675 WEST MUTTON HOLLOW ROAD - CENTURYLINK

Lyle Gibson explained that CenturyLink previously received approval from the Planning Commission for a conditional use permit for utility cabinets at 675 West Mutton Hollow Road. There is currently a pad on site with a cabinet and pedestal installed. An additional cabinet is proposed which stands forty-four inches high, similar to the existing cabinet. CenturyLink plans to pour a new concrete pad around the cabinet to help with the maintenance of the site.

Matthew Anderson asked if the new cabinet could be placed on the existing pad.

Kerry Howes, representing CenturyLink, responded that they could fit a cabinet in front of the existing cabinets, but prefer to keep cabinets as far away from the road as possible. This location also has a telephone pole directly to the right of the site, which would make it harder to access both cabinets.

Matthew Anderson asked if landscaping could be installed around the cabinets to make the area more aesthetically pleasing.

Kerry Howes said that they typically prefer not to install landscaping because the adjacent property owner would have to maintain it.

Josh Sundloff asked about installing a slatted chain-link fence around the cabinets.

Kerry Howes responded that they have done that before at other locations and while it might seem like a good screening option, sometimes it draws more attention.

Matthew Anderson said that while he wishes these utility cabinets were more aesthetically pleasing, it's hard to make the area look better without creating a burden for the adjacent property owner.

Lorene Kamalu made a motion to grant the modification of an existing conditional use permit for a public utility station at 675 West Mutton Hollow Road for CenturyLink. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 4.05 ACRES OF PROPERTY AT APPROXIMATELY 880 SOUTH SUNSET DRIVE FROM A-1 (LIGHT AGRICULTURE) TO R-1-LD (RESIDENTIAL SINGLE FAMILY LOW DENSITY) – SYMPHONY HOMES

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASE 19 AT APPROXIMATELY 880 SOUTH SUNSET DRIVE – SYMPHONY HOMES

Lyle Gibson explained that Symphony Homes recently acquired 4.05 acres of property at approximately 880 South Sunset Drive and is requesting to rezone the property from A-1 (Light Agriculture) to R-1-LD (Residential Single Family Low Density) to accommodate a six lot single family residential development on a cul-de-sac. The property is surrounded by the A-1 zoning to the north, and the R-A (Residential Agriculture) zoning to the south. The lots in this phase vary in size between 18,000 square feet to just over 33,000 square feet. The maximum density allowed in the R-1-LD zone is two units per acre. Although this phase will not be part of the PRUD overlay zoning, like the other phases of Sunset Equestrian Estates, the developer intends to include them in the Sunset Equestrian Estates Homeowners Association. Before the final plat of this phase can be approved and recorded, Phase 16A of this subdivision, south of this property, needs to be amended from the current preliminary plat.

Chairperson Matthew Anderson opened the Public Hearing.

There were no comments or questions from the public. Chairperson Matthew Anderson closed the Public Hearing.

John Wheatley, representing Symphony Homes, said that they are requesting the R-1-LD density to help accommodate slightly larger lots in the configuration of this property. Only one of the proposed lots is less than half an acre in size.

Josh Sundloff asked why they decided to create a cul-de-sac and not a connecting road to Sunset Drive. There is only a couple of major accesses onto Angel Street from this area and feels that more connectivity makes for better traffic flow.

John Wheatley said that because of the layout of the land, a through street would have only allowed them to create long and narrow lots. There will still be pedestrian access to the schools to the north of this property via a walkway that will be installed within the phase to the west of this one. Symphony Homes has been in contact with Davis School District who has agreed to the connecting walkway.

Gary Bullock made a motion to recommend approval of the request to rezone 4.05 acres of property at approximately 880 South Sunset Drive from A-1 (Light Agriculture) to R-1-LD (Residential Single Family Low Density) for Symphony Homes. Stroh DeCaire seconded the motion and it passed unanimously.

Gary Bullock made a motion recommend preliminary plat approval for Sunset Equestrian Estates Phase 19 at approximately 880 South Sunset Drive for Symphony Homes. Stroh DeCaire seconded the motion and it passed unanimously.

PRESENTATION AND APPROVAL OF THE KAYSVILLE CITY ACTIVE TRANSPORTATION PLAN

Lyle Gibson explained that in the Transportation and Traffic Circulation section of Kaysville City's General Plan it states that the City should "implement the Kaysville Active Transportation Plan". Staff has been working with Alta Planning and Design, along with a steering committee, for over six months to create the Plan to this point. The Plan was first presented to the Planning Commission at their regular meeting on March 10, 2016. It was decided by the Commission at that time to table a decision regarding the plan in order to give additional time for review. The Planning Commission may forward a recommendation of approval to the City Council for the proposed plan with or without changes.

Lyle Gibson reviewed the proposed Kaysville Active Transportation Plan with the Planning Commission.

Josh Sundloff asked about the use of eminent domain for these types of facilities. Is there a power of eminent domain and how would it be used? We need to figure out how we will be able to reach our goals of active transportation while protecting the rights of private property owners. Mr. Sundloff said that he also feels there could be potential regulation conflicts with this proposed plan and our current zoning requirements. For example, in the historic part of Kaysville, sidewalks are only required on one side of the street. However, the plan shows several routes through this part of town. How do we plan for these routes when it conflicts with the regulations of the zone?

Lyle Gibson said that eminent domain is such a difficult process to go through and might not be feasible. The committee that was put together to work on this plan has discussed similar concerns and were unable to find a solution. These types of regulations may have to be addressed and decided upon on a case-by-case basis.

Gary Bullock commented that there are State statutes that regulate the use of eminent domain and feels that this would be difficult to exercise that in this type of situation.

Josh Sundloff said that he would like to see something in the Plan about how the public can make more comment as the Plan continues to evolve.

Matthew Anderson commented that one of his main concerns is the connectivity for pedestrians traveling east and west within Kaysville. There needs to be a safe way to get across I-15, which is not something the city has in place currently. Mr. Anderson said that he would like to see the projects for Burton Lane and Shepard Lane be shown as top priority on the list.

Gary Bullock suggested the Commission review the plan and propose specific changes to the Plan before their next meeting.

Gary Bullock made a motion to continue this item at the next Planning Commission meeting. Josh Sundloff seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Matthew J. Falkner said that he represents the Davis County Grand Jury and would like to request to have a special meeting with the Planning Commission to discuss the City's current General Plan and potential logistical needs between the city and the County.

The Planning Commission attempted to retrieve further information from Mr. Falkner in regards to the requested meeting. The Commission concluded that without further details about what is being asked of the Commissioners, they couldn't agree to have a meeting. It was suggested to Mr. Falkner that he work with the City Attorney to obtain the information he is looking for.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, April 14, 2016 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 9:00 p.m.