

9 March 2017 Minutes

KAYSVILLE CITY PLANNING COMMISSION

March 9, 2017

Members Attending: Chairperson Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Betty Parker, Thomas Wood

Excused: Gary Bullock, Joshua Sundloff

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

Others Present: Council Member Larry Page, Felipe Gutierrez, Wendy Schofield, Flint Barber

OPENING

The Planning Commission meeting was held on Thursday, March 9, 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 23, 2017 meeting was presented for approval.

Lorene Kamalu made a motion to approve the minutes of the February 23, 2017 meeting. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HANDYMAN AT 447 SOUTH WELLINGTON DRIVE – FELIPE GUTIERREZ

Lyle Gibson explained that Felipe Gutierrez is a handyman and would like to use his home, at 447 South Wellington Drive, to schedule his appointments and process paperwork. He has a few small tools that would be used for the business, all of which fits in his garage. No heavy equipment will not be used. Mr. Gutierrez will use a personal pickup truck to transport his tools and supplies to each jobsite.

Stroh DeCaire arrived.

Betty Parker made a motion to grant a conditional use permit for a major home occupation “B”, handyman at 447 South Wellington Drive for Felipe Gutierrez. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 205 NORTH HAVENWOOD DRIVE – RACHEL AND JOSH MILLER

Lyle Gibson explained that the home at the corner of Havenwood Drive and 200 North is currently in the process of being sold with the provision that they be approved to have horses on their property. The property is 27,000 square feet, which allows the Millers to keep up to two horses, cattle, or similar animals. Farm animals have not been kept on this property previously, but there is plenty of space to place a structure to house the animals and still maintain the required fifty-foot setback from adjacent homes. The property is enclosed with a six-foot vinyl fence, but there will need to be some other type of fencing to ensure that the animals will be contained.

Matthew Anderson asked if a conditional use permit could be approved to the Miller's when they technically do not own the property yet.

Lyle Gibson responded that conditional use permit approvals run with the property and not necessarily the property owners.

Thomas Wood made a motion to grant a conditional use permit for farm animals at 205 North Havenwood Drive for Rachel and Josh Miller. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 0.97 ACRE OF PROPERTY AT 138 SOUTH ANGEL STREET FROM R-A (RESIDENTIAL AGRICULTURE) TO R-1-14 (SINGLE FAMILY RESIDENTIAL) – CLINT AND WENDY SCHOFIELD

Lyle Gibson explained that the Schofield's live at 138 South Angel Street and have requested a rezone from the current R-A (Residential Agriculture) zoning district to R-1-14 (Single Family Residential) in anticipation of a lot split. The R-A zoning district has a minimum lot size of half an acre but because the Schofield's property is not a full acre, it could not be divided under the existing zoning. The Schofield's would like to keep the existing home and accessory structure, leaving the area to the west of the accessory building for a potential new lot. In order to accomplish this, the R-1-14 zone would be necessary in order to keep the existing buildings and still have enough property for a second lot. This property is surrounded by the R-A zoning district, but is in close proximity of R-1-20. The R-1-14 zoning district requires a minimum lot of 14,000 square feet, with a minimum of ninety feet of frontage. If this property were to be rezoned, there is enough frontage and square footage that it could split into three lots.

Chairperson Matthew Anderson opened the Public Hearing.

Flint Barber, representing the Schofield's, said that although the R-1-14 is a higher density than the surrounding zones, there are many lots within the Pheasantbrook North Subdivision, to the west, that are similar in size and therefore this smaller lot would fit nicely into the area. There are also lots within the Hill Farms Subdivision just north of here that has some lots within the R-1-14 zone, and therefore this rezone would not be abnormal for the area. This request fits into the General Plan as well.

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

Matthew Anderson asked why some of the lots within the Pheasantbrook North Subdivision are smaller than the minimum lot size requirement of the R-A zone.

Andy Thompson responded that the Pheasantbrook North Subdivision was created as a PUD subdivision, incorporating the open space areas within the subdivision, compensating for the smaller square footage of the lots.

Matthew Anderson asked if the number of lots on this property could be limited.

Lyle Gibson responded that the Commission could require that a development agreement be created for this subdivision, and that it specify that only two total lots be allowed.

Flint Barber said that the Schofield's do not intend to tear down the buildings on the property.

Matthew Anderson commented that a development agreement would be a good way to allow for the higher density zoning and yet help to protect the city.

Stroh DeCaire made a motion to recommend approval of the request to rezone 0.97 acre of property at 138 South Angel Street from R-A (Residential Agriculture) to the R-1-14 (Single Family Residential) for Clint and Wendy Schofield with the condition that a development agreement be created limiting the number of lots to not more than two. Betty Parker seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Council Member Larry Page said that The Land Use Academy of Utah will be broadcasting a training session on March 25, 2017 and encouraged the Planning Commission members to attend.

Thomas Wood asked about appointing a designated spokesperson to respond to correspondence on behalf of the rest of the Commission. This might help so that a recipient does not receive conflicting answers from the members.

Matthew Anderson asked if that representative would circulate the response to the rest of the Commission members for approval before sending it to the recipient.

Betty Parker said that having a spokesperson might make Commission members feel stifled from being able to respond to correspondence with their own opinion.

Andy Thompson said that because it would not be considered an official stance, there would not be a problem with multiple Commissioners responding with their own opinions, even if they were differing.

Council Member Larry Page commented that if there is any question that couldn't be answered by the Commission it could be referred to Staff.

Thomas Wood said that in their last Planning Commission meeting, it was suggested that Staff look into having meeting correspondence and packets sent to the Commission members electronically. Staff said that the city would need to supply tablets or laptops to the Commission members to view those electronic correspondences so that Commission members, current or future, wouldn't be required to provide their own. Mr. Wood said that he researched this inquiry since the last meeting and feels that it would be more expensive to provide tablets to every Commission member, than to keep mailing paper copies. Purchasing tablets for Commission members doesn't seem to be as cost-effective.

Council Member Larry Page commented that recently the City Council members decided to receive their Council information electronically and feel it has been an improvement.

Andy Thompson said that because the City is starting a new budget season, it is a good time to see if it will fit into the budget.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, March 23, 2017 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:30 p.m.