

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, February 8, 2018 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meetings of December 14, 2017 and January 11, 2018.
2. Conditional use permit for a major home occupation "B":
 - a. Handyman at 171 West 350 South – Vaughn Hixon.
 - b. Group exercise classes at 552 East 1475 South – Janice Calaway.
 - c. Group art lessons at 1921 West Phillips Street – McKenzie Page.
3. Public hearing and request to rezone approximately 0.5 acre of property at approximately 2130 South Parkwood Lane from R-A (Residential Agriculture) to the R-1-20 (Single Family Residential) zoning district – Jannette and Brett King.
4. Public hearing and preliminary and final plat approval for the Kings View Estates No. 7 Subdivision at approximately 2130 South Parkwood Lane – Jannette and Brett King.
5. Interpretation of Kaysville City Ordinances pertaining to breezeway and front-yard setbacks.
6. Call to the public.
7. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
8. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, February 2, 2018.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Handyman February 8, 2018

Applicant/Owner: Vaughn Hixon
Location: 171 West 350 South
Zone: R-1-8 (Single Family Residential)

Description:

Mr. Hixon is requesting a conditional use permit for Major Home Occupation B at the above listed address. He does small jobs on site with typical power and hand tools that he is able to take on site in his truck. He does have a trailer that he uses to haul material and equipment and has an RV pad on the east side of the home where the trailer is parked.

Staff has visited with the applicant and reviewed the restrictions of Title 17-26-4 Major Home Occupations B.

Recommendation:

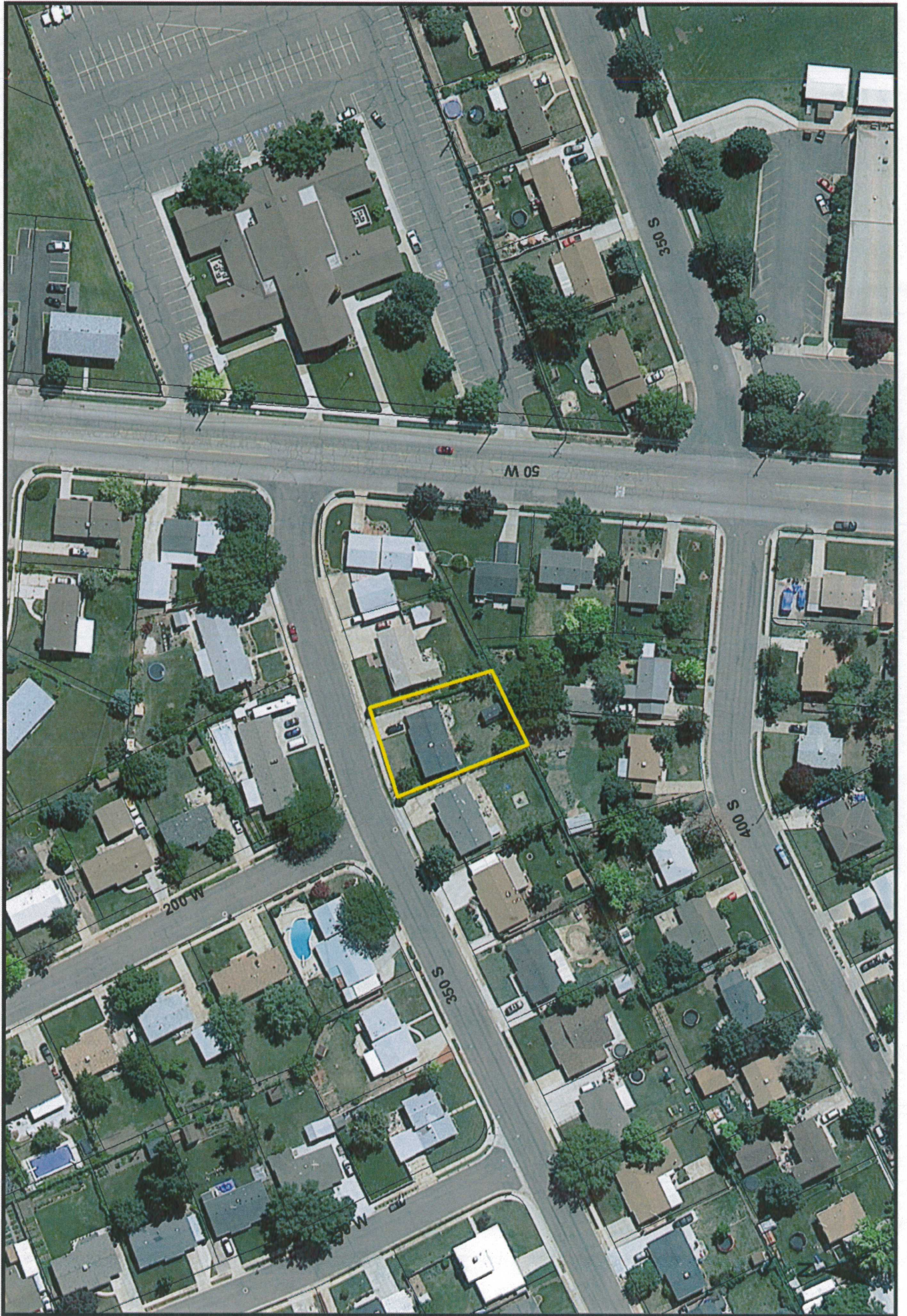
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, handyman, at the above listed address.

Reasoning:

The restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

171 West 350 South





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B' Group Exercise Class February 8, 2018

Applicant/Owner: Janice Calaway
Location: 552 East 1475 South
Zone: R-1-8

Description:

Ms. Calaway is requesting a conditional use permit for a major home occupation 'B' to offer group exercise lessons from her home. She expects to have 4 or 5 adults at a time. Each class lasts 30 minutes from held in the evening from 5:30 pm to 6:00 pm.

Ms. Calaway has a Bachelor's degree in exercise science and has been getting interest from individuals in her neighborhood so anticipates that most participants would walk to her home for the lessons. The applicant owns one car and keeps it in her garage. There is space in the driveway for additional parking as well as the stretch on the street in front of her home.

The request being an organized class per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order to prevent congestion.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance and the following condition:

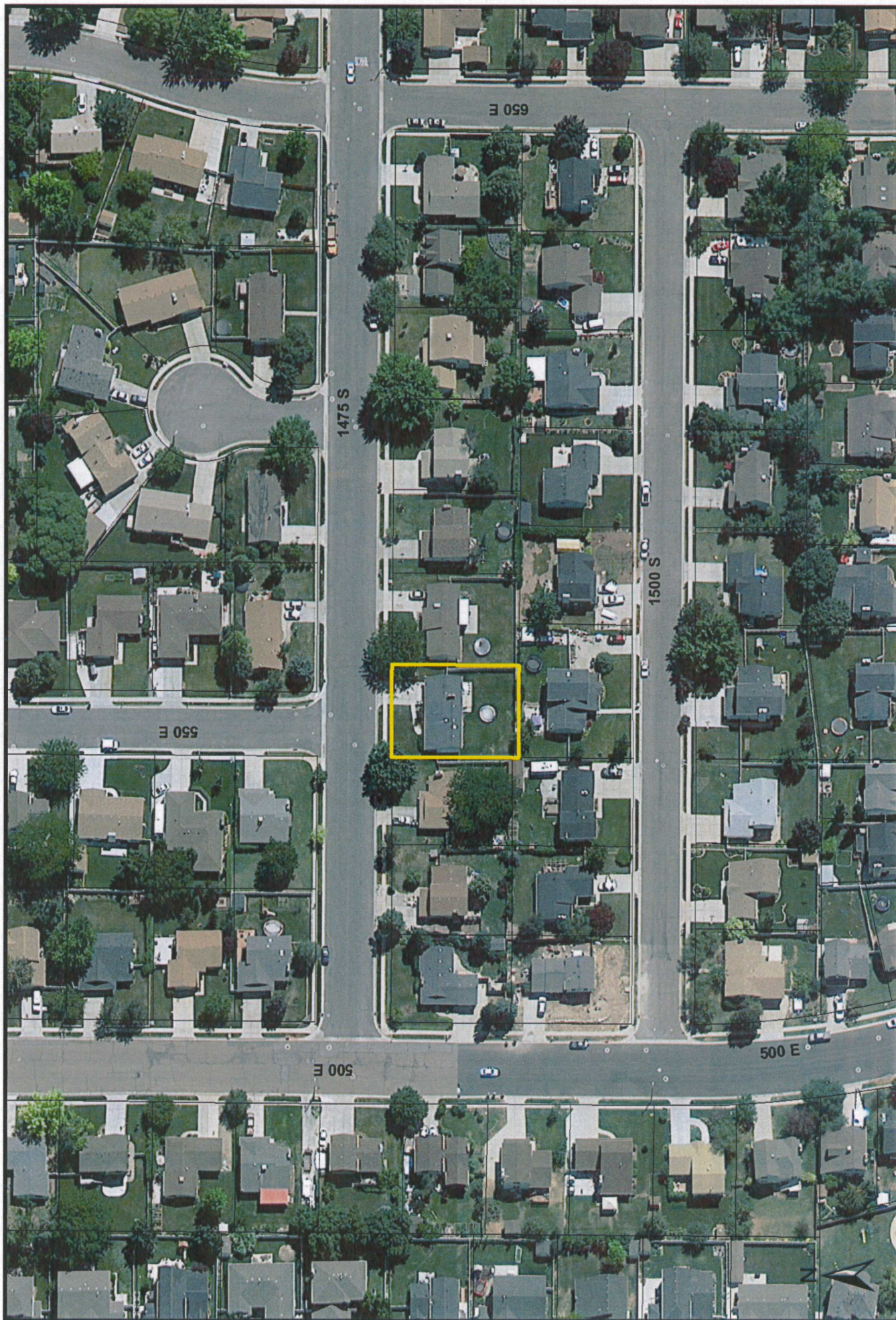
- The number of vehicles transporting students be limited to 5 per class.

Reasoning:

The existing conditions on site, the proposed conditions, and the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

552 East 1475 South





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B' Group Art Lessons February 8, 2018

Applicant/Owner: McKenzie Page
Location: 1921 West Phillips Street
Zone: R-1-20

Description:

Ms. Page is requesting a conditional use permit for a major home occupation 'B' to offer group art lessons from her home. She expects to have 6-12 students per class. The classes would be held Monday through Thursday from 4:00 pm to 5:30 pm.

She anticipates that many of the students would walk or ride their bikes to her home.

The request being an organized class per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order to prevent congestion.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance and the following condition:

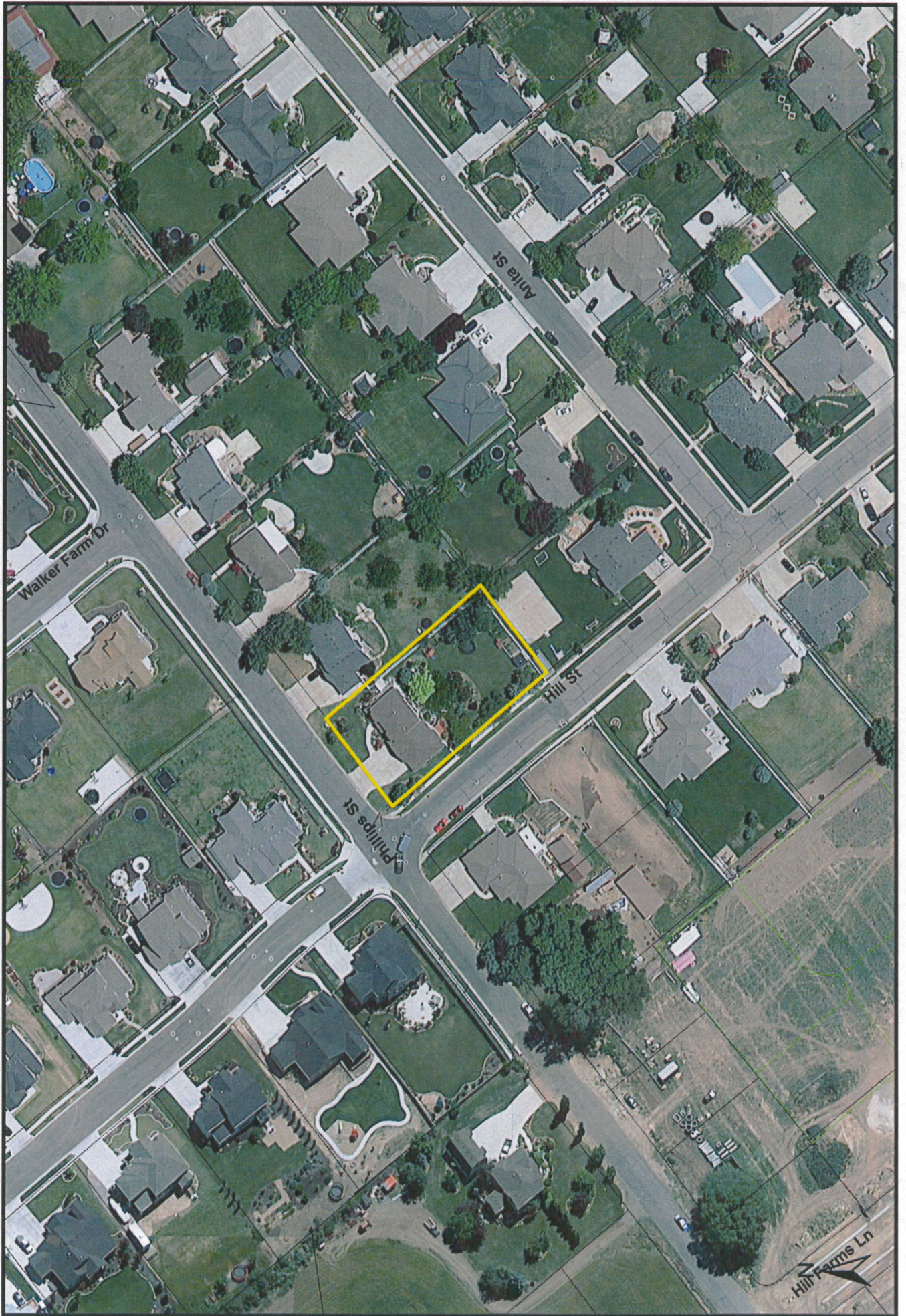
- The number of students be limited to 12 per class.

Reasoning:

The existing conditions on site, the proposed conditions, and the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

1921 West Phillips Street





Planning Commission Staff Report

Public Hearing for the Rezone of approximately 0.5 acres of property at approximately 2130 South Parkwood Lane from R-A (Residential Agriculture) to the R-1-20 (Single Family Residential) and Preliminary and Final Plat for the Kings View Estates No. 7 Subdivision. February 8, 2018

Applicant/Owner: Jannette and Brett King

Description:

The applicants own several acres of property along Shepard Lane and Parkwood Lane. They are requesting the rezone to accommodate a desired subdivision for the purpose of building an additional single family home. The property is currently zoned R-A which allows for half acre sized lots, the requested R-1-20 zoning district allows for slightly smaller lots with a smaller frontage requirement.

R-A and R-1-20 comparison						
	Height	Lot Size	Lot Width	Front Yard	Side Yard	Rear Yard
R-A	30 ft.	<u>21,780 sq. ft.</u>	<u>100 ft.</u>	30 ft.	8 ft.	<u>30 ft.</u>
R-1-20	30 ft.	<u>20,000 sq. ft.</u>	<u>90 ft.</u>	30 ft.	8 ft.	<u>15 ft.</u>

Allowed Uses for R-A zone are found in Chapter 17-10 of the Kaysville City Ordinances.

Allowed Uses for R-1 zoning district are found in Chapter 17-12 of the Kaysville City Ordinances.

While much of the permitted and conditional uses are the same, notably farm animals such as horses are allowed by right in the R-A zone and the R-1 zones allow for two-family dwellings by conditional use.

The Kaysville City General Plan states that West of I-15 housing should be allowed from '0 to 2 units per acre with some higher density housing along major streets.'

The proposed subdivision plat includes 1 lot with 20,000 sq. ft. of area fronting Parkwood Lane. It utilizes the existing street and meets the minimum frontage and lot size requirements for the requested zone.

Recommendation:

Because of the discretion granted to the Planning Commission with this request because of the need for a rezone, the Planning Commission should forward a recommendation to the City Council based on its

findings of compatibility with the Kaysville City General Plan and how well the proposal works in the specific location.

If the Commission finds that the R-1-20 zone is appropriate for this location, then staff recommends that the preliminary and final plat receive a favorable recommendation as the subdivision complies with the provisions of the R-1-20 zoning district.

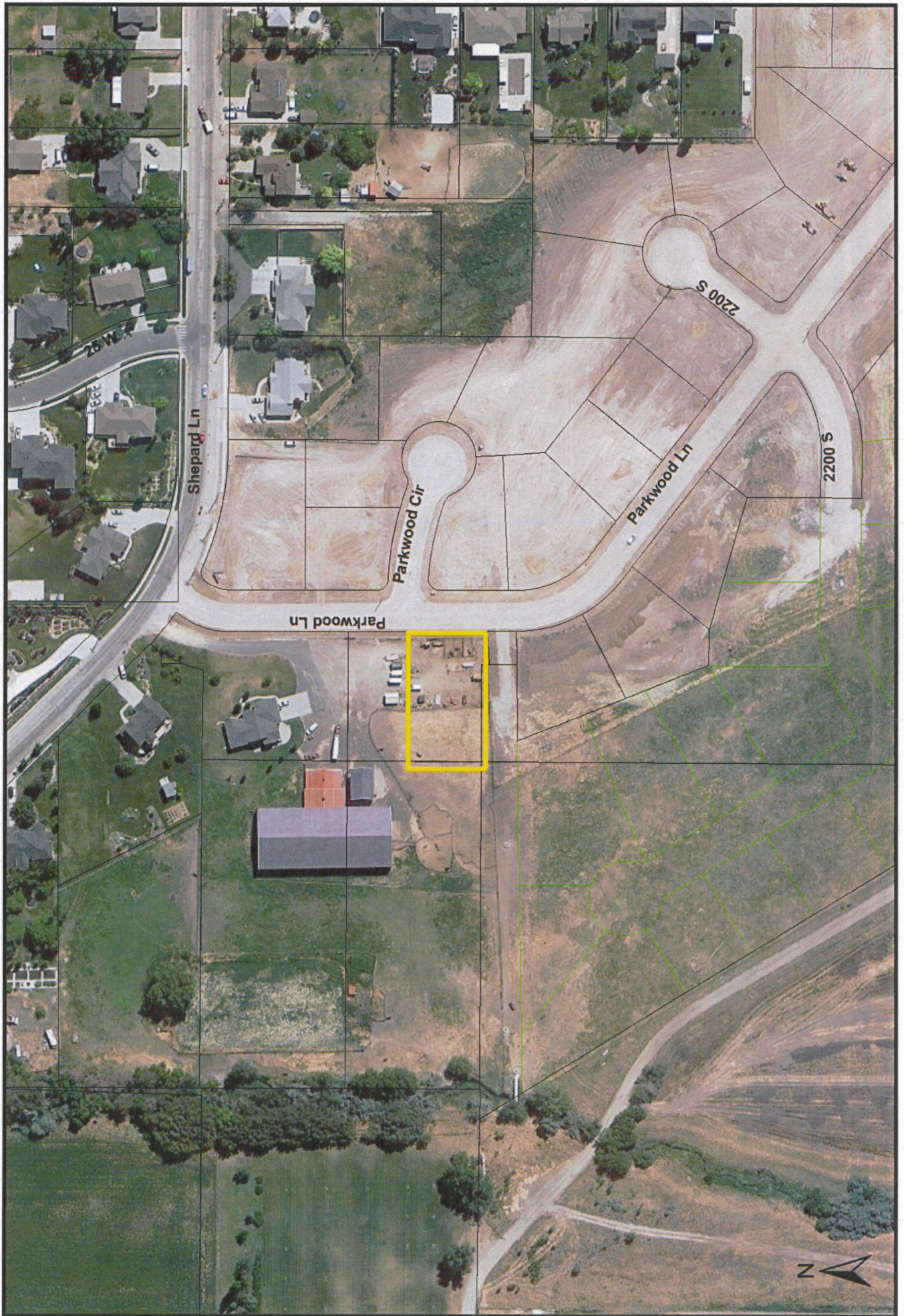
The Planning Commission should make a motion pertaining to the rezone and a separate motion pertaining to the Preliminary Plat request.

Attachment 1: Location Map

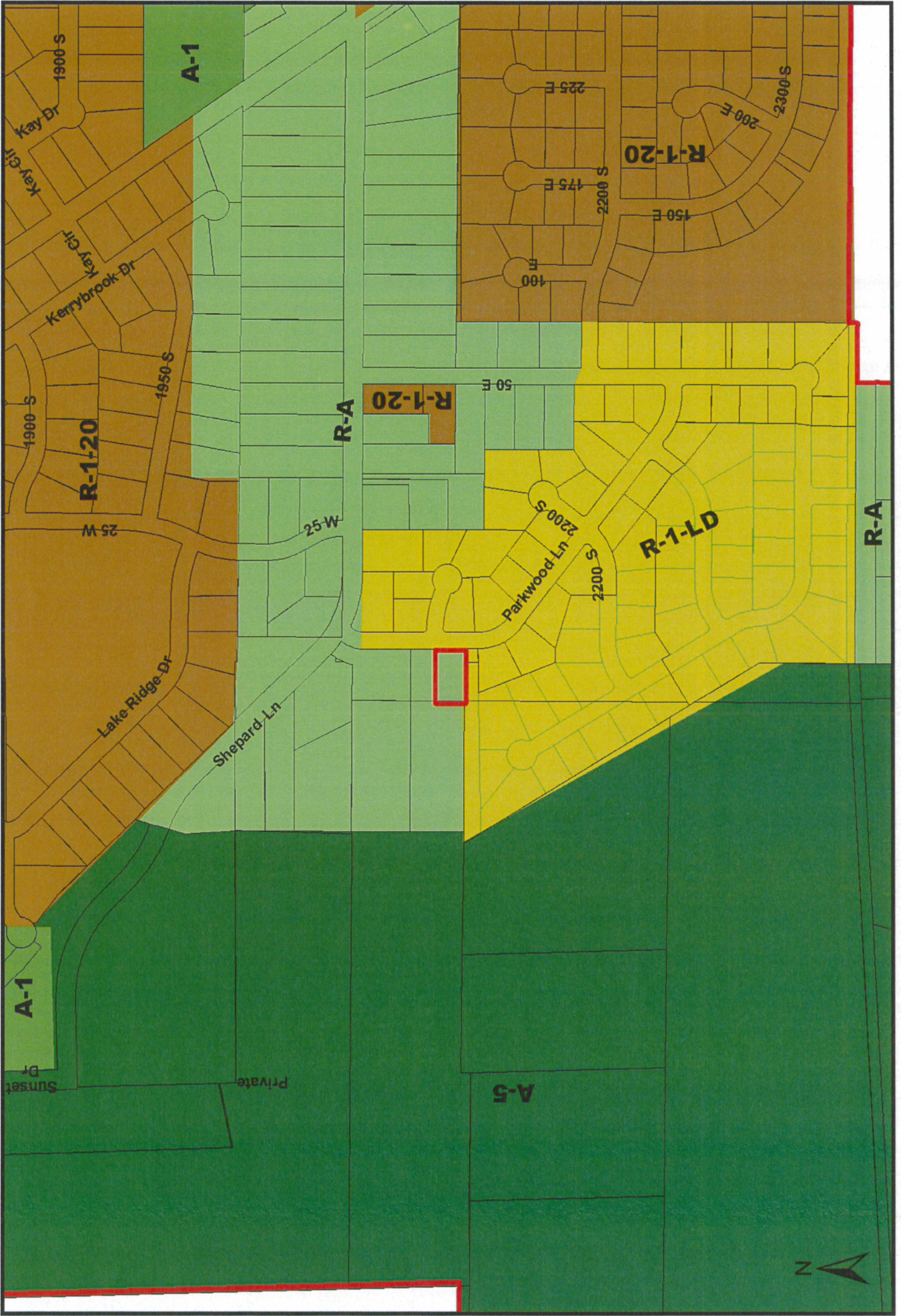
Attachment 2: Current Zoning Map

Attachment 3: Subdivision Plat

Rezone of 2130 South Parkwood Lane from R-A to R-1-20



Rezone of 2130 South Parkwood Lane from R-A to R-1-20





Planning Commission Staff Report

Interpretation of Kaysville City Ordinances pertaining to breezeway and front yard setback. February 8, 2018

Applicant/Owner: City Staff
Location: 1142 South Foxtrotter Way

Description:

The building department recently received a set of plans for a new home in the Sunset Equestrian Estates Subdivision. Upon review staff determined that an interpretation from the Kaysville City Planning Commission would be appropriate in deciding whether the proposal complies with the City's Ordinances or not.

Specifically there is a portion of the proposed plans which shows a garage which extends in front of majority of the home even if only by a few feet. The garage is attached to the rest of the home by way of a roof structure which is 9 ft. (plus eaves) by 14 ft. This seems to exceed the maximum dimension allowed to act as a breezeway and therefore remain as part of the main building. If the garage cannot be considered part of the main building it is then a detached accessory building and must be placed only where allowed by 17-31-2.

Staff is looking for an interpretation to determine if the garage is part of the main building, whether it be through the definition of a breezeway or perhaps simply based on the design.

Applicable ordinances:

17-10-3 Permitted Uses

- Single-family dwellings.
- Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of KCC 17-31-2.

17-31-2 Accessory Buildings

1. All accessory buildings shall comply with the provisions of this Title. No accessory building shall be located in any front yard or required side yard.
2. Any accessory building attached to the main building shall be made structurally a part of the main building and shall comply in all respects with the requirements of this Title applicable to the main building.

17-2-2 Definitions

- Accessory Use or Building - A use or building subordinate to the principal use of a building or principal use on the same lot, and serving a purpose customarily incidental to the use of the principal building or use. Garden sheds, greenhouses, storage shelters, and covered patios not equipped for use as living quarters are accessory buildings.
- Breezeway - A building that is no less than three feet (3') and no greater than ten feet (10') in any horizontal dimension, is open on two sides and joins doorways of two separate buildings which are considered as one main building in any residential zone. The joined buildings shall comply with the setbacks and height requirements for the main building of the zone in which it is located. The combined area of the two buildings and breezeway shall not exceed forty percent (40%) of the lot area in which it is located.
- Building, Main - A building in which is conducted the principal use of the building site on which it is situated. In any R-District, any dwelling shall be deemed to be a main building on the building site on which it is located.

Recommendation:

The Planning Commission should consider the information provided and determine whether or not the plans as proposed comply with the city ordinances. Stating whether or not the garage portion in question is part of the main building or not.

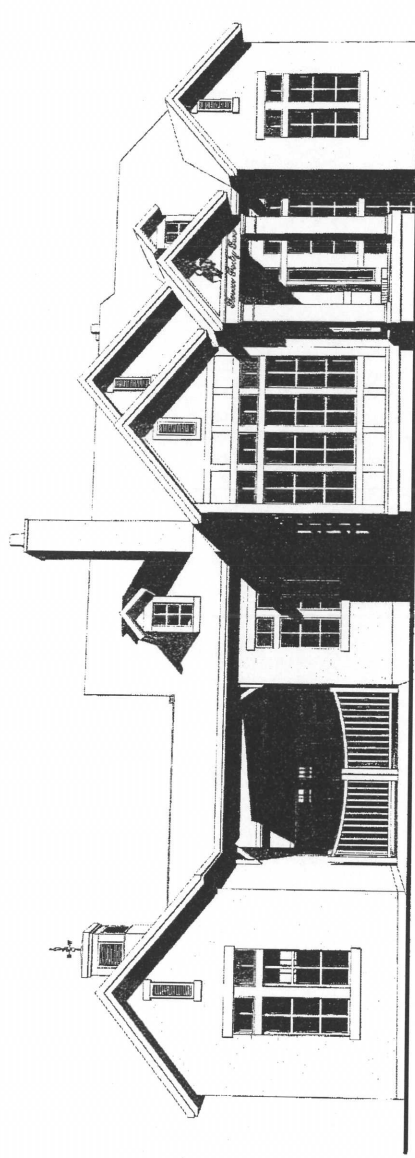
Attachment 1: Location Map
Attachment 2: Plans for House

1142 South Foxtrotter Court



SWENSEN RESIDENCE

KAYSVILLE, UT



Cover Sheet



HYRUM
MCKAY
BATES
DESIGN

HOME
PERFECTED

PHONE:
801-499-6434

EMAIL:
HYRUM@HYRUMBATES.COM

DATE:
NOV. 2017

REVISIONS:
REV. #1

SHEET #:
A0

A
New
Residence
for
Steve & Wendy
Swensen
Family

Lot 120
Subdivision
Fountain
Knolls
Maple
A0017

SHEET NAME:

SF Totals	
Name	Area
Lower Level - Cold Storage	63 SF
Lower Level - Finished	7248 SF
Lower Level - Unfinished	1200 SF
Main Level - Finished	2988 SF
Main Level - Single Car Garage	277 SF
Main Level - Two Car Garage	864 SF

Sheet List	
Sheet Number	Sheet Name
A0	Cover Sheet
A1	Lower Level Floor Plan
A2	Lower Level Floor Plan
A3	Front (East) Elevation
A4	Right (North) Elevation
A5	Rear (West) Elevation
A6	Left (South) Elevation
A7	Side (East) Elevation
D1	Main Level Floor Plan - Unfinished
D2	Main Level Floor Plan - Finished
E1	Main Level Electrical Plan
E2	Lower Level Electrical Plan
SP1	Site Plan

General Notes: Swensen Residence

Elevations:

1. Exterior wall finishes must be listed, labeled, and installed as per manufacturer's installation instruction guide. All installers must be approved by the manufacturer. Energy Efficiency - out of the IRC 2009. Scope: This section regulates the energy efficiency for the design and construction of building regulated by this code IRC N1101
 2. **Blown or sprayed roofceiling insulation.** The thickness of blown in or sprayed roofceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 30002 (26m2) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with numbers a minimum of 1" (25mm) high. Each marker shall face the attic access opening.
 3. **Installation.** All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.
 4. **Certificate.** A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.
- Flashing:**
5. Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be an approved corrosion-resistant flashing. R703.7.5, R703.8, R903.2, R905
 6. **For Building Code, install a perimeter drain around entire footing that will go to future sump pump if needed.**

Electrical:

1. All ceiling fans to have a rated box.
2. All kitchen surface outlet, bath outlets, and garage outlets to GFI.
3. Provide 30" wide x 35" deep for AC disconnect.
4. **Interconnection of Alarms:** Tamper-resistant receptacles: All 125-volt, 15 and 20 amp receptacles installed inside or outside of a dwelling shall be listed tamper-resistant receptacles. IRC E4002.14

Foundation Plan:

1. All steel grade 60 minimum
2. Provide UFER ground in FTG at service entrance location.

Attic Ventilation:

1. **R806.1 - Ventilation Required.** Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch (3.2 mm) minimum to 1/4 inch (6.35 mm) maximum openings.
1. **R806.2 - Minimum Area.** The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or gable vents with the balance of the required ventilation provided by eave or gable vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling.
1. **R806.3 - Vent Clearance.** Where eave or gable vents are installed, insulation shall not block the free flow of air. A minimum of a 1 inch (25.4 mm) space shall be provided between the insulation and the roof sheathing at the location of the vent.

A

New Residence for the Swensen Family

Lot 1020
Seward Park
East 1/2
Section 14
T142
FOXTROTTER CT.
MAYSVILLE, UT
84057

SHEET NAME:

Site Plan

HYRUM MCKAY BATES
ARCHITECTS

HYRUM MCKAY BATES
ARCHITECTS
DESIGN

HOME PERFECTED

PHONE:
801-589-5434

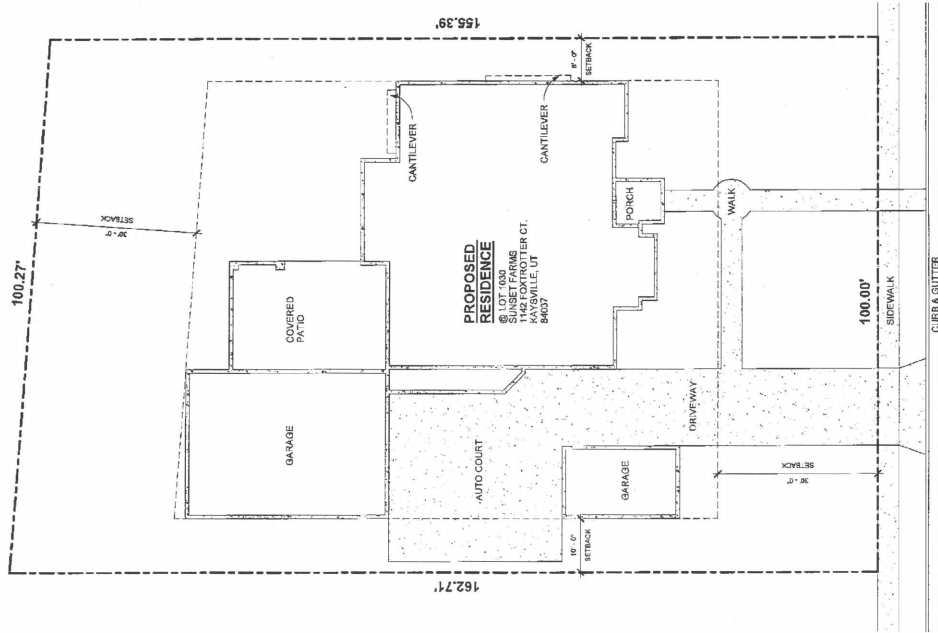
EMAIL:
HYRUM@HYRUMMCKAYBATES.COM
MCKAY@HYRUMMCKAYBATES.COM

DATE:
NOV. 28, 2017

REVISIONS:

REV. #1

SHEET #:
SP1



① SEE PLAN

KAYSVILLE CITY PLANNING COMMISSION

December 14, 2017

Members Attending: Chairperson Betty Parker, Gary Bullock, Lorene Kamalu, Joshua Sundloff, Thomas Wood

Excused: Matthew Anderson, Stroh DeCaire

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

Others Present: Kenneth Brown, Craig Larsen, Spencer Prince, Jason Robbins, Lauren Hayes, Doug Farr, Amy Taylor, Sue Tice, Matt Briggs, Valerie Briggs, Alan S. Bachman, John Wheatley, Jared Schmidt, Kim Caldwell

OPENING

The Planning Commission meeting was held on Thursday, December 14, 2017 at 7:00 p.m. in the Municipal Center.

Chairperson Betty Parker opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, EYELASH EXTENSIONS AT 1071 SOUTH KAYS DRIVE – LAUREN HAYES

Lyle Gibson explained that Lauren Hayes is requesting a conditional use permit for a major home occupation “B” to offer eyelash extension services from her home at 1071 South Kays Drive. Ms. Hayes anticipates starting with about five clients per week. She has a space within her home with a table where she will apply the extensions. Clients would come no earlier than 7:00 a.m. and no later than 6:00 p.m. Her clients would come by appointment only, and appointments would run about an hour or two each. Staff has visited with Ms. Bennett and reviewed the requirements of the ordinance with her.

Lorene Kamalu made a motion to grant a major home occupation “B”, eyelash extensions at 1071 South Kays Drive for Lauren Hayes. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, DOG TRAINING AT 299 WEST CLOVER MEADOW ROAD – JASON ROBBINS

Lyle Gibson explained that Jason Robbins is requesting a conditional use permit for a major home occupation “B” to offer dog training classes from his home at 299 West Clover Meadow Road. Mr. Robbins has another job working full-time, so the dog training classes would only happen occasionally. The sessions are an hour long where Mr. Robbins will work with both the

dogs and their owners to teach them techniques in dog training. Training would be one dog at a time, with one or more individuals working on the training techniques with the dog. However, once a month there may be multiple dogs and their owners coming to his home for a group session. This monthly session would run for about an hour. Mr. Robbin's business model fits within the "organized classes" definition of city ordinance and Staff feels that a limit on the number of vehicles is appropriate for preventing traffic congestion.

Jason Robbins added that he would work with all types of dogs. He has done an internship with another dog trainer and would be teaching the dogs advanced obedience training.

Gary Bullock asked about what time clients would come to his home.

Jason Robbins responded that he works full-time as a school teacher and would have clients coming to his home between 3:00 p.m. and 9:00 p.m. The one large class would have up to eight dogs and their owners at a time, but would only occur once a month. That larger class is offered for ongoing training support for those he has worked with one-on-one.

Betty Parker asked where Mr. Robbins will teach the classes.

Jason Robbins responded that he has a large carport which he has fenced. Most training will occur there, although at times he will use other areas of his yard and a room in his home.

Thomas Wood made a motion to grant a conditional use permit for a major home occupation "B", dog training at 299 West Clover Meadow Road for Jason Robbins with the following conditions:

1. No trainings take place after 9:00 p.m. to mitigate the potential noise from barking dogs.
2. The number of vehicles for students be limited to three cars at a time, with the exception of a one-time per month limit of ten vehicles for a period not to exceed two hours.

Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", INTERIOR DESIGN AT 1352 SOUTH SIR BARTON DRIVE – KIM CALDWELL

Lyle Gibson explained that Kim Caldwell lives at 1352 South Sir Baron Drive and has operated a licensed office from her home for some time. As her business has experienced growth it has expanded past what is allowed as a minor home occupation, therefore Ms. Caldwell is requesting a conditional use permit for a major home occupation "B". Ms. Caldwell would like the ability to have clients come to her home by appointment. Also, while the business is primarily interior design consulting, the applicant anticipates selling specific art or furniture pieces to her clients as well. These would be occasionally delivered to her home before being taken to their final destination.

Betty Parker asked if Ms. Caldwell would have a showroom in her home.

Kim Caldwell responded that she will have pieces displayed throughout her home, but will not have a specific area set up as a showroom.

Lorene Kamalu made a motion to grant a conditional use permit for a major home occupation “B”, interior design at 1352 South Sir Barton Drive for Kim Caldwell. Thomas Wood seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR WHISPERWOOD SUBDIVISION AT 650 EAST 100 NORTH – SPENCER PRINCE

Andy Thompson explained that the Whisperwood Subdivision is located at the east end of 100 North Street and is being proposed as a private lane subdivision. The development includes five new lots ranging in size from 9,491 square feet to 11,260 square feet. This project received preliminary plat approval last summer with several conditions. The Planning Commission also recommended approval of the PRUD overlay zone to allow the private lane. The proposed final plat is similar to the approved preliminary plat with the exception that the access to the property to the east has been moved one lot to the south. This change is proposed to better accommodate the utilities and access to the adjacent property. The proposed project meets the requirements of the city regulations, as well as the conditions placed by the Planning Commission at preliminary approval. As part of this development, the developer is planning to install a retaining wall and privacy fence along the western edge of the property to help protect the privacy of the neighboring homes. The developer has also had a geotechnical survey done to ensure that water and drainage issues are properly addressed.

Chairperson Betty Parker asked if there were members of the audience who would like to speak regarding this item.

Spencer Prince commented that 100 North Street was approved to be vacated by the City Council in their May 18, 2017 meeting. The preliminary plat for this subdivision was approved on June 15, 2017. The final plat being presented tonight complies with all of the requirements requested by the city and the Planning Commission. A retaining wall will be installed along the western edge of the property and a six foot vinyl fence, matching the neighbor’s fence, will then be installed along the top of the wall. Trees will be planted along the retaining wall and fence which will also help with screening. The private road will be twenty-four feet wide and will run alongside the west side of the property. Currently the Brigg’s property is not large enough to be a buildable lot. With the development of this property the Brigg’s will be obtaining more space and a driveway access making their property buildable. There is both a storm drain system as well as a detention pond for the development. Both are designed to contain more water run off than what is required, and will solve current run off issues on the property. The water draining onto to the Taylor’s property will be moved and directed around their property.

Alan Bachman said that he is Matt and Valerie Brigg’s legal representative and thanked the Planning Commission for taking the time to review this item. The Briggs are concerned about the lack of time they have had to review the engineering plans, which have not been provided to them. The neighbors want to ensure the engineering will adequately address water problems here. This final plat was only made known to the neighbors a couple of weeks ago. In order to

meet due process, those affected by this development should have effective noticing and have a chance to be heard. The Briggs do not want to stop this development but want to make sure that this development meets state and city ordinances. In reviewing the requirements made by the Planning Commission at their May 25, 2017 meeting, they feel that not all requirements have been addressed. There needs to be a neutral mediator to work between the neighbors and the developer. There are still some serious concerns that haven't been addressed adequately. The Brigg's are still unsure about how they will be provided adequate access to their property because the proposed driveway access to their property doesn't align with 100 North Street. The Briggs feel that 100 North Street should not be vacated so that they would be able to take direct access from it. The Utah Constitution doesn't allow for private property to be taken or damaged for public use without just compensation. The Brigg's have invested a lot into their property and they are looking for assurance that they will not be negatively impacted by this development. They understand that public clamor shouldn't delay a development, but things shouldn't be rushed when there are legitimate issues.

Doug Farr, representing the Tice's and Taylor's, said that his clients want this development to be done responsibly. They have spoken with both the City Engineer and the developer, but would like the chance to look at the plans to ensure that water issues will be resolved. They hadn't heard about the fence and trees being planned until tonight, however they are still concerned about the grading of the property. There is no way to make the property slope away from the Taylor's home. After the previous Planning Commission meeting, Mr. Farr said he e-mailed Mr. Prince and sent a GRAMA request to the City. The City claimed that the documents he'd requested were confidential and could not be provided to them. However, he was told previously that they would be able to review them before tonight's meeting. There needs to be better clarification and time to review the necessary documents. They are willing to sign a confidentiality or non-disclosure agreement. The neighbors just want to make sure that this development will be done correctly. They keep getting told that these plans meet requirements, but they want some kind of protection in place and would like to make that determination themselves.

Kenneth Brown said that he was representing Spencer Prince, and said that they are focused to make sure problems and concerns be resolved and answered. The property labeled as Parcel 1 on the plat will be deeded to give thirty feet of right-of-way access to the Brigg's property. They never intended to deprive the Briggs access to their property, but rather have been trying to work something out with them. Privacy has been addressed through the retention wall and fence on the western edge of the property. They have attempted to formulate a solution that will work for everyone.

Gary Bullock asked about allowing the neighbors to review the plans.

Spencer Prince said that he has been hesitant to allow the neighbors review the plans because they have not always had the best intentions. Nevertheless, he has tried to reach out to the neighbors to arrange a meeting with them, and is still willing to do the same. They have had four separate engineering firms look at these plans, and had a specialized engineer do a hydrology study. He is also willing to allow the neighbors to review the plans, but doesn't want to delay the approval of this subdivision until the neighbors approve of them.

Alan Bachman commented that he doesn't feel it's reasonable to only allow the neighbors a couple weeks to review the plans until the next City Council meeting.

Thomas Wood stated that he feels that the developer has resolved the issue of providing access to the Briggs's property.

Lorene Kamalu commented that the Briggs would prefer to see 100 North Street extended to their property edge so they could take access from it instead of the driveway access.

Thomas Wood said that had 100 North Street not been vacated, the Briggs would have no guarantee of ever having access to their property because there would be no guarantee of 100 North Street ever being extended to their property line. This development is giving them the opportunity to develop their property immediately if they wanted to. Mr. Wood added that he feels that privacy concerns have been addressed with the retaining wall, fence and trees as proposed.

Gary Bullock commented that the requirement to the developer was that access to the Briggs property be resolved, which he has done.

Josh Sundloff said that he can understand the Briggs concerns about having to pay additional taxes from the acquired piece of vacated property. However, the City Council has already approved the vacation of 100 North Street subject to the final plat approval. Tonight we are reviewing the plat to ensure it meets the conditions required at preliminary plat approval. Mr. Sundloff asked if the developer would be willing to stub utilities to Parcel 1.

Spencer Prince responded that Parcel 1 will be stubbed in so that two lots could have access to it should the Briggs decide to develop. Those utilities will be stubbed in at the stem of the flag. It will be cheaper for the Briggs to develop their property into flag lots because they will not have to be putting a roadway in.

Thomas Wood asked about the geotechnical report.

Andy Thompson responded that it was prepared and submitted to the city by the developer. It has addressed what type of soils are in the area, as well as ground water. The study is adequate and addressed the water concerns of the property.

Lorene Kamalu asked about the existing retaining wall.

Spencer Prince responded that it sits over the property line, but instead of having the Taylor's remove it, they will give the Taylor's written permission to keep the wall there.

Lorene Kamalu asked about the slope of the property and water run-off.

Spencer Prince responded that the private road will be the low point where water will collect and then be directed to a detention basin located on Lot 1. The basin is five times larger than what is

required. One reason why this property had flooding issues in the past was because of a grate being blocked because it was too small. The new grate will be larger, and the runoff system will direct water away from the Taylor's property.

Lorene Kamalu commented that the proposed plans seem that they will make this area better for years to come. It is the responsibility of the Planning Commission to review the laws and ordinances, and ensure that any requirements placed on a development are met in the final plat. It might help the neighbors to feel more comfortable with this development if they are given time to review the plans.

Josh Sundloff commented that he feels that Mr. Prince has adequately addressed each of the provisions outlined at preliminary plat approval. The Brigg's property is not being isolated from a city right-of-way or city utilities.

Gary Bullock made a motion to recommend final plat approval for Whisper Hollow Subdivision (previously reviewed as Whisperwood Subdivision) located at 650 East 100 North for Spencer Prince. Thomas Wood seconded the motion and it passed unanimously.

Gary Bullock suggested that the neighbors and the developer try to meet before this item goes for City Council review to help give the neighbors some reassurance.

Valerie Briggs commented that this development has cost the neighbors and the city a lot and it's a mistake to approve it.

FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASES 16A AND 19 AT APPROXIMATELY 1950 SOUTH ZENYATTA WAY – SYMPHONY HOMES

Andy Thompson explained that Symphony Homes has been developing the northern portion of Sunset Equestrian Estates over the last few years. They have recently completed Phase 18 and would now like to start on the remaining phases. Phase 16A will complete Zenyatta Way and connect the newest phase on the north to the existing phases with the road along the eastern side of the property. This phase is part of the original Sunset Equestrian Estates and is consistent with the overall preliminary plat. It consists of eighteen lots all exceeding 20,000 square feet. Phase 19 was rezoned to the R-1-LD zone and received preliminary plat approval last spring. This plat consists of six lots on a cul-de-sac. These lots range from over 18,000 square feet to over 33,000 square feet.

John Wheatley, with Symphony Homes, commented that there is a portion of property along Zenyatta Way that is owned by the Belnap's, and Symphony Homes has an agreement to stub utilities to his property.

Josh Sundloff commented that he would have liked to have seen Zenyatta Way connect to Sunset Drive.

Lorene Kamalu made a motion to recommend final plat approval for Sunset Equestrian Estates Phases 16A and 19 at approximately 1950 South Zenyatta Way for Symphony Homes. Gary

Bullock seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR THE BOB MASON SUBDIVISION AT 860 SOUTH ROUECHE LANE – BOB MASON

Andy Thompson explained that in October of this year the City Council approved a preliminary plat and rezone for this property at 860 South Roueche Lane. This subdivision would accommodate two additional home lots. The property currently has a large barn which will remain on Lot 1. The remaining 1.56 acres along the east end up against Roueche Lane would be split into two additional lots. All of the street improvements along Roueche Lane are already in place. This is a private drive subdivision, with a unique drive that runs through the middle of the lots as it follows the route of the existing driveway. This access will be improved to meet private street standards and will include a cul-de-sac style turnaround on Lot 2. All properties within the subdivision will be able to utilize the drive by means of access easements. While this could potentially cause issues, Staff feels that the property owner is aware of those impacts and it is still a buildable lot.

Thomas Wood made a motion to recommend final plat approval for the Bob Mason Subdivision at 860 South Roueche Lane for Bob Mason. Gary Bullock seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson stated that the Mayor Elect and the City Manager have been reviewing the schedule for 2018 and have considered moving Planning Commission meetings to Tuesday nights so that the City Council would have Thursdays between Council meetings available to hold work sessions. They are asking for feedback from the Planning Commission about this.

Gary Bullock commented that he would not be available on Tuesday nights. Mr. Bullock added that when they were appointed to the Planning Commission they were told it would be on Thursday evenings and that is what they have committed to.

Josh Sundloff said that if he had to, he would try to make Tuesdays work but Thursdays work much better with his schedule. It is likely he would miss meetings more often if they were on Tuesdays.

Betty Parker and Matthew Anderson said that they would be able to meet on Tuesdays or Thursdays.

Lorene Kamalu commented that Thursdays are better for her schedule.

Andy Thompson explained that the City Council reviewed the Whisper Creek PUD Subdivision

and did not agree with the Planning Commission's recommendation to have an emergency access gate. The plat was approved subject to a public street instead.

Thomas Wood asked about Mr. Jim Puffer's appeal.

Andy Thompson said that recently there has been some negotiation between Mr. Puffer and the neighbor's so we were advised to hold off on the appeal until the negotiations have ended.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, January 11, 2018 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:57 p.m.

KAYSVILLE CITY PLANNING COMMISSION

January 11, 2018

Members Attending: Vice-Chairperson Stroh DeCaire, Matthew Anderson, Gary Bullock, Lorene Kamalu, Joshua Sundloff

Excused: Betty Parker, Thomas Wood

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

Others Present: Council Member Larry Page, Adam Howard, Sarina Howard, Greg Brown, Lynda Webster, Brad Magnuson, Jason Spencer, Isaac Riches, Brian Allen, Kole Allen, Russell Wilson

OPENING

The Planning Commission meeting was held on Thursday, January 11, 2018 at 7:00 p.m. in the Municipal Center.

Vice-Chairperson Stroh DeCaire opened the meeting by welcoming those present. The minutes of the November 9, 2017 meeting were presented for approval.

Gary Bullock made a motion to approve the minutes of the November 9, 2017 meeting. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, CONTRACTOR AT 1880 WEST 550 NORTH – KOLE ALLEN

Lyle Gibson explained that Kole Allen works in construction and is requesting a conditional use permit to use his home at 1880 West 550 North as an office. The office will be used for scheduling appointments and processing paperwork. He has an off-site location to storage his equipment. Staff has visited with Mr. Allen and reviewed the restrictions of Title 17-26-4 “Major Home Occupations B”.

Lorene Kamalu made a motion to grant a conditional use permit for a major home occupation “B”, contractor at 1880 West 550 North for Kole Allen. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HANDYMAN AT 313 EAST CRESTWOOD ROAD – JASON SPENCER

Lyle Gibson explained that Jason Spencer is moving into the home at 313 East Crestwood Road and is requesting a conditional use permit to have a handyman. Mr. Spencer subcontracts with

Paul Davis Restoration who contacts him to go onsite for a variety of jobs. No customers will come to his home, and he has an off-site location arranged to store his trailer and equipment. Mr. Spencer has a pick-up truck he will use to go to each job. Materials are typically delivered to the project location, or Mr. Spencer will pick up materials on his way to the jobsite. There will be no outside storage of any equipment or materials.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation “B”, handyman at 313 East Crestwood Road for Jason Spencer. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 4.52 ACRES OF PROPERTY AT 849 AND 881 SOUTH SUNSET DRIVE FROM A-1 (LIGHT AGRICULTURE) TO THE R-1-LD (SINGLE FAMILY LOW DENSITY) ZONING DISTRICT, WITH THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE – ELISHA PETERSON AND JIM BAGGS

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR THE PETERSON SUBDIVISION AT 849 AND 881 SOUTH SUNSET DRIVE – ELISHA PETERSON AND JIM BAGGS

Lyle Gibson explained that the applicants are requesting a rezone of their property in order to accommodate a new private street subdivision. The requested R-1-LD zoning district allows a net density of two units per acre. Based on the total property area, this would allow them to develop as many as nine dwellings. The R-1-LD zone allows for some flexibility in lot size while keeping the overall density at no more than two units per acre. The smallest lot size allowed is 12,000 square feet in size. The requested subdivision creates a new private cul-de-sac street which provides access to seven new lots. The two existing homes will remain on site, and will continue to take access off of Sunset Drive. The smallest lot is proposed over 14,000 square feet in size. All lots include or exceed the minimum square footage for the requested zone, and meet or exceed the minimum frontage requirements. A PRUD overlay zone approval is necessary to permit a private street. The private lane would be owned and maintained by a homeowners association within the subdivision.

Vice-Chairperson Stroh DeCaire opened the Public Hearing to discuss the proposed rezone from A-1 to R-1-LD, with the PRUD overlay zone.

Sarina Howard said that she lives just north of this development and is concerned about how this might affect the traffic flow onto Sunset Drive. Sunset Drive is already extremely busy, especially being located next to the Junior High. They are also concerned about privacy as there are four proposed homes abutting their property line. Will a fence be required of the developer? Will they be required to have water shares? Will curb and gutter be installed and will a sidewalk be put along Sunset Drive? There are not many sidewalks along Sunset Drive, and many students in the area walk to school.

Adam Howard said that there is a culvert that runs on the south side of the Seminary building lot across the street and asked if the storm drain could be tied into that. Currently storm water

collects in front of their properties.

Lyle Gibson said that engineering for the development will be required before final plat approval to ensure proper water drainage and that any water issues be taken care of. The private street would have curb and gutter installed on it. The property along Sunset Drive will be improved with curb, gutter and sidewalks. It is possible that those improvements could be bonded for so that they will be installed when the rest of Sunset Drive is fully improved. The private street is not required to have sidewalks, but it could be required with plat approval.

Lorene Kamalu asked about secondary water providers for the area.

Andy Thompson responded that there are a few different water providers in this area, but believes these properties are serviced by Hights Creek Irrigation. The developer would need to work with them to ensure they meet their requirements.

There were no further comments or questions from the public. Vice-Chairperson Stroh DeCaire closed the Public Hearing.

Gary Bullock commented that by combining their lots, these property owners have made this a more conducive development.

Lorene Kamalu asked about when Sunset Drive will be fully improved with curb, gutter and sidewalk.

Andy Thompson responded that it is on the list of city projects to be done, but there is not a set time frame yet.

Josh Sundloff commented that this development meets the General Plan because there are not more than two units per acre and fits in with the density of the area. Traffic from this development is not likely to create any significant impact on Sunset Drive.

Josh Sundloff made a motion to recommend approval of the request to rezone 4.52 acres of property at 849 and 881 South Sunset Drive from A-1 (Light Agriculture) to the R-1-LD (Single Family Low Density) zoning district for Elisha Peterson and Jim Baggs. Matthew Anderson seconded the motion and it passed unanimously.

Josh Sundloff made a motion to recommend approval of the request to rezone 4.52 acres of property at 849 and 881 South Sunset Drive to include the PRUD (Planned Residential Unit Development) overlay zone for Elisha Peterson and Jim Baggs. Matthew Anderson seconded the motion and it passed unanimously.

Lorene Kamalu asked about requiring sidewalk on private streets.

Andy Thompson responded that private lanes are only required to have curb and gutter, however sidewalk could be added as a condition upon approval.

Lorene Kamalu commented that she feels that sidewalks should be required so pedestrians are not forced to walk in the street.

Josh Sundloff asked how wide the private street would be.

Andy Thompson responded that it would measure at twenty-four feet wide, which includes two-feet of roll curb on either side of the street.

Josh Sundloff suggested only requiring sidewalk on one side of the street.

Lorene Kamalu said that because this development is located close to two schools it is likely kids would walk to school and it would be better to have pedestrians off the streets.

Gary Bullock commented that in the past the city has heard many concerns by residents asking for more sidewalks in order to provide safe places for people to walk. This is a highly traveled area and there should be sidewalks here.

Josh Sundloff said that he understands the concerns with safety, but having a sidewalk on both sides of a private lane seems like more than what is needed. This is not going to be a thoroughfare and the only people using the street and sidewalks would be those living here. Sidewalks will be an additional cost to the developer and might not be necessary to have sidewalks along both sides of the street.

Gary Bullock said that the Commission could request that sidewalk be installed, and let the developer decide if it should be installed on one or both sides.

Vice-Chairperson Stroh DeCaire opened the Public Hearing to discuss the proposed preliminary plat for The Peterson Subdivision.

Adam Howard asked if the power utilities will be installed underground.

Andy Thompson responded that in most cases new power lines are installed underground.

Gary Bullock said that while he feels this subdivision is compatible to the area, it would be appropriate to require a fence on the north side because it is adjacent to an agricultural use.

Adam Howard commented that there is an existing fence along the southern edge of the property with an irrigation water line that runs along the top of it. Mr. Howard says he still uses that water line and therefore would rather not have that fence torn down but rather just have a fence installed next to it. They would also like to be able to negotiate with the developers to make a fence work for both parties.

There were no further comments or questions from the public. Vice-Chairperson Stroh DeCaire closed the Public Hearing.

Nic Mills suggested that if the Commission recommends approval to make a stipulation that the

developer work with Staff to address fencing issues before final plat approval.

Josh Sundloff made a motion to recommend preliminary plat approval for The Peterson Subdivision at 849 and 881 South Sunset Drive for Elisha Peterson and Jim Baggs with the following conditions:

1. Water issues on the property be addressed, meeting at least the minimum engineering requirements needed.
2. The applicant work with both Staff and adjacent property owners regarding fencing.
3. A sidewalk be installed on either one or both sides of the private street.

Gary Bullock seconded the motion and it passed unanimously,

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR THE PRESERVE SUBDIVISION AT 101 SOUTH ANGEL STREET – SYMPHONY HOMES

Andy Thompson explained that the property located at 101 South Angel Street was recently rezoned to the R-1-LD zone and Symphony Homes has now submitted a preliminary plat for approval. The plat consists of eighty-two lots, including two existing homes, on 41.35 acres. Lots range in size from 13,000 square feet to over half an acre. These lots all meet the requirements of the R-1-LD zone for frontage and lot size. The plat also includes one area of open space shown as Parcel A on the plat, which is intended as a community pool. The proposed plat contains four cul-de-sacs, three of which are near the allowed maximum length of six-hundred feet. While the City does not prohibit this, Staff has some concern with this layout in regards to traffic circulation, emergency services and water quality. Cul-de-sacs are also the lowest priority for our snow plow crews. Kaysville City Ordinance 19-5-1 “Arrangement of Streets” states that the arrangement of streets shall provide for access to and circulation within the vicinity of the subdivision as determined by the City. While this layout provides access to the property, it does not create circulation within the subdivision.

Vice-Chairperson Stroh DeCaire opened the Public Hearing.

Greg Brown, living in the Mountain Vistas Subdivision, said that he is on their HOA board and knows many in the subdivision are in favor of this subdivision and feel that Symphony Homes has created a very compatible plan. However, there is concern about not being able to have access to this subdivision from Angel Street until this subdivision is almost fully developed. It is a safety concern to continue to add more homes and more traffic to only one access point. There will also be a lot of construction traffic on their roads. A secondary access point should be built immediately to allow for traffic and pedestrians to travel here safely. Mr. Brown said that he understands the cul-de-sacs meet the city standards, but would rather see better plan to address traffic flow.

There were no further comments or questions from the public. Vice-Chairperson Stroh DeCaire closed the Public Hearing.

Lorene Kamalu said that in their meeting when the rezone of this property was discussed, many neighbors spoke about this development and had legitimate fears about traffic and the amount of

homes to be built here. This proposed plan doesn't disperse traffic well and could bottleneck traffic. Mrs. Kamalu asked if other road patterns had been considered.

Russell Wilson, representing Symphony Homes, said that their company is very particular about the dimensions of their lots to ensure their house floorplans will fit on the lots. Almost all of the proposed lots exceed the minimum lot requirement. They have found that most people prefer to own a home on a cul-de-sac. They are more marketable and they are the first ones to sell. Most people don't want to have to deal with cut-through traffic on straightaway roads. They did look at other roadway plans for this development, including connecting two of the cul-de-sacs. However, it created narrower lots and really limited the floorplans they could use.

Josh Sundloff said that he took some time to review this proposed plat and feels that a better road design could be created to allow for better connectivity, without having to reduce the number of building lots significantly. The proposed cul-de-sacs significantly reduces neighborhood connectivity. It will promote more of a dependency on cars for the residents here, and will unevenly distribute traffic because it forces all the traffic from the cul-de-sacs onto one road. Roads should be designed to have an even distribution of traffic load. This road design overburdens one road, when it needs to be designed to alleviate as much traffic as possible.

Gary Bullock asked about the Harvey's property to the north and if they planned on developing.

Russell Wilson responded that they have been told that the Harvey's don't plan on developing their property anytime soon.

Gary Bullock said that walking paths could be put between the cul-de-sac lots for pedestrian travel, but that won't address creating better vehicular traffic flow.

Stroh DeCaire said he agrees with Mr. Sundloff's comments and asked about the possibility of constructing a temporary access road connecting to Angel Street.

Russell Wilson said that they will be building the roads as each phase is developed and it will probably take about four years to complete. The Webster family currently owns the property and would like to continue to farm the rest of the land while construction occurs. Therefore as part of their agreement, Symphony Homes is only purchasing pieces of their land as each phase is developed. Therefore Symphony Homes does not own the land needed to be able to create that road access point to Angel Street until the final phase of this development is purchased from the Webster's.

Lorene Kamalu commented that the residents of Mountain Vistas will definitely see an increase in traffic through their neighborhood.

Josh Sundloff said that he feels that this subdivision will still be marketable and a community people will want to live in without the cul-de-sac streets.

Russell Wilson responded that creating a subdivision plan with no cul-de-sacs will create more corner lots, which will then to be harder to sell because they have a larger setback.

Gary Bullock commented that he feels that this subdivision plan could be redesigned to create a more conducive street pattern. This proposed plat is creating a cul-de-sac community and takes away from the connectivity.

Matthew Anderson said that removing the larger lots at the bulbs of the cul-de-sacs is removing about fifteen of the more marketable lots. Would this development still be financially sustainable?

Lorene Kamalu commented that these proposed cul-de-sacs are much longer than any others in the area. They are going to be either at the maximum, or close to the maximum, length allowed.

Lorene Kamalu made a motion to recommend denial of the preliminary plat for The Preserve Subdivision at 101 South Angel Street for Symphony Homes, based on concerns about disbursing traffic long-term through the city, and connectivity concerns because of the proposed cul-de-sacs, which are close to the maximum length allowed for cul-de-sacs by city code. Josh Sundloff seconded the motion.

Voting was as follows:

Gary Bullock	yea
Lorene Kamalu	yea
Matthew Anderson	yea
Stroh DeCaire	nay
Josh Sundloff	yea

The motion passed with a vote of four to one.

FINAL PLAT APPROVAL FOR HILL FARMS SUBDIVISION PHASE 6 AT 200 NORTH AND ANGEL STREET – DESTINATION HOMES

Andy Thompson explained that over the last few years, Destination Homes has been constructing various phases of the Hill Farms Development. The final phase has now been submitted for final plat approval. Phase 6 is located just north of 200 North and east of Angel Street. This phase consists of twenty-seven lots and several areas of common open space. The plat complies with the preliminary plat.

Gary Bullock made a motion to recommend final plat approval for Hill Farms Subdivision Phase 6 at 200 North and Angel Street for Destination Homes. Lorene Kamalu seconded the motion and it passed unanimously.

PUBLIC HEARING AND AMENDMENT OF SECTION 17-24-3, OF CHAPTER 17-24 FARM ANIMALS, CHAPTER 17-11, R-T OLD KAYSVILLE TOWNSITE RESIDENTIAL DISTRICT, CHAPTER 17-12, R-1 SINGLE FAMILY RESIDENTIAL DISTRICT, AND CHAPTER 17-13, R-D DIVERSE RESIDENTIAL DISTRICT, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

Lyle Gibson explained that earlier this year the Planning Commission discussed city regulations regarding farm animals, more in particularly the language regarding the keeping of chickens. This proposed amendment addresses those changes discussed. Larger farm animals will still be allowed in residential zones by conditional use permit, but this amendment would allow chickens (fowl), rabbits or other similar animals to be considered as a permitted use in residential zones as long as the animals were kept in an enclosed area or structure to contain the animals on site.

Vice-Chairperson Stroh DeCaire opened the Public Hearing.

There were no comments or questions from the public. Vice-Chairperson Stroh DeCaire closed the Public Hearing.

Matthew Anderson asked if the language needed to be clarified regarding fowl, rabbits or similar animals.

Andy Thompson said that if there is ever a situation where there is a question as to what constitutes that category of farm animal it will be brought before the Planning Commission for interpretation of the ordinance.

Matthew Anderson made a motion to recommend approval of the amendment of Section 17-24-3, of Chapter 17-24 Farm Animals, Chapter 17-11, R-T Old Kaysville Townsite Residential District, Chapter 17-12, R-1 Single Family Residential District, and Chapter 17-13, R-D Diverse Residential District, of the Revised Ordinances of Kaysville City. Josh Sundloff seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson said that Staff recently had a resident ask about subdividing their property which is located at the end of a cul-de-sac street. Their proposed subdivision would create a long flag lot stem, which could be seen as extending the cul-de-sac street. Staff is looking for more feedback from the Commission as to if these types of subdivisions should be allowed.

Andy Thompson said that about ten years ago there were flag lot subdivisions being proposed, especially on the east side of the city. An ad-hoc committee was formed to review infill developments. At the time flag lots were allowed at the end of cul-de-sac streets but the committee felt that allowing them was taking advantage of city ordinances and would be

extending a cul-de-sac street past the maximum allowance. Some concerns about these types of developments included creating congestion where the driveway, or driveways, take access off the cul-de-sac, and safety vehicles being able to access the flag lot.

The Planning Commission discussed allowing flag lots off of cul-de-sac streets. It was suggested that the length of both the cul-de-sac and stem road be limited.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, January 25, 2018 at 7:00 p.m.

ADJOURNMENT

Lorene Kamalu made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:50 p.m.