

KAYSVILLE CITY PLANNING COMMISSION

February 22, 2018

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

Excused: Gary Bullock, Joshua Sundloff, Thomas Wood

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

Others Present: Council Member Larry Page, Jerry Larsen, Jason Larsen, Michael Larsen, Mark Wright, Caleb Robert Wright

OPENING

The Planning Commission meeting was held on Thursday, February 22, 2018 at 7:00 p.m. in the Municipal Center.

Chairperson Betty Parker opened the meeting by welcoming those present. The minutes of the January 25, 2018 and February 8, 2018 meetings were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the January 25, 2018 and February 8, 2018 meetings. Lorene Kamalu seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR THE CITYSIDE TOWNHOMES SUBDIVISION LOCATED AT 265 NORTH 200 WEST AND 209 WEST 300 NORTH – JPL CONSTRUCTION

Lyle Gibson explained that this property located at 265 North 200 West and 209 West 300 North is currently zoned R-M. These are two separate lots where a single family home on each lot was recently demolished. The Planning Commission held a Public Hearing and recommended approval of the preliminary plat for this project on April 27, 2017, and the City Council similarly approved the plat on May 4, 2017. The final plat is now in order and the applicant is requesting approval. The plat includes twelve townhome units, each platted on their own lot with common open space. The final plat is consistent with the approved preliminary plat.

Lorene Kamalu commented that this development seems well suited for the area. Mrs. Kamalu asked about the design of the homes.

Andy Thompson responded that elevation drawings of the townhomes show three story townhomes, with a garage on the bottom level.

Lorene Kamalu asked about what type of building materials would be used.

Jason Larsen, representing JPL Construction, said that the townhomes would have a pitched asphalt roof, and they would use both masonry and siding on the exterior of the buildings. They have not yet picked what colors will be used.

Stroh DeCaire asked if these were going to be rental units.

Jason Larsen responded that the townhomes are being developed so they would be able to be purchased separately. However, they have not decided whether they will keep the units under their ownership and rent them, or sell them individually up front. It depends on how much interest there is in the market.

Stroh DeCaire made a motion to recommend final plat approval for the Cityside Townhomes Subdivision located at 265 North 200 West and 209 West 300 North for JPL Construction. Matthew Anderson seconded the motion and it passed unanimously.

PUBLIC HEARING AND AMENDMENT OF SECTION 19-1-17, DEFINITIONS, OF CHAPTER 19-1, GENERAL PROVISIONS, OF TITLE 19, SUBDIVISIONS, AND CREATING SECTION 19-2-7, LOT LINE ADJUSTMENTS AND LOT CONSOLIDATIONS, OF CHAPTER 19-2, DEVELOPMENT PROCEDURES, OF TITLE 19, SUBDIVISIONS, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

Lyle Gibson explained that the Planning Commission has previously discussed a number of processes and ordinances. Among those discussions included the process for subdivision plat approval, in particular in regards to lot line adjustments and lot consolidations. The Planning Commission and City Council felt that these types of subdivision approvals could be done by Staff. These are applications where no new lot is created; typically two neighbors adjusting a fence-line or occasionally an owner of two lots will combine them into one large lot to build a larger home. Currently these items are processed the same as any other subdivision and requires a recommendation from the Planning Commission and approval by the City Council. There are a number of ways that this type of process could be handled according to Utah State Statute. The proposed ordinance would still require that a lot line adjustment or lot consolidation be reviewed by the city, but allows that review to take place at the Staff level before a plat is recorded. Staff's review would ensure that there are no illegal setbacks or substandard lot dimensions.

Chairperson Betty Parker opened the Public Hearing.

There were no comments or questions from the public. Chairperson Betty Parker closed the Public Hearing.

Matthew Anderson commented that this amendment seems to simplify the process for these types of subdivisions and will be beneficial for residents.

Matthew Anderson made a motion to recommend approval of the amendment of Section 19-1-17, Definitions, of Chapter 19-1, General Provisions, of Title 19, Subdivisions, and creating Section 19-2-7, Lot Line Adjustments and Lot Consolidations, of Chapter 19-2, Development Procedures, of Title 19, Subdivisions, of the Revised Ordinances of Kaysville City. Lorene Kamalu seconded the motion and it passed unanimously.

PUBLIC HEARING AND AMENDMENT OF SECTION 19-2-1, SUBDIVISION DEVELOPMENT PROCESS, OF CHAPTER 19-2, DEVELOPMENT PROCEDURES, OF TITLE 19, SUBDIVISIONS, AND SECTION 19-6-3, IMPROVEMENTS REQUIRED, OF CHAPTER 19-6, SUBDIVISION IMPROVEMENTS REQUIRED, OF TITLE 19, SUBDIVISIONS, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

Lyle Gibson explained that it had been previously discussed, in regards to land use applications being considered, the idea of keeping legislative decisions with the legislative body and administrative decisions with Staff and the Planning Commission. Subdivision approvals are an administrative decision and as long as the applicant meets the requirement of city ordinances there is a certain level of obligation for the City to approve the application. When reviewing a preliminary plat, there is some allowance for interpretation in determining if the proposed subdivision meets the requirements of its zone and applicable ordinances. The final plat review is to ensure that conditions of preliminary plat approval have been met. It also ensures all engineering and technical specifications are in order before development begins. Based on previous discussion with both the Planning Commission and the City Council, there is a general consensus that the City Council should still be the approval body for preliminary plats, but that the Planning Commission would be the decision making body for final plat approvals. There is also additional language added requiring a developer to install improvements identified by the Kaysville City Active Transportation Plan when applicable.

Chairperson Betty Parker opened the Public Hearing.

There were no comments or questions from the public. Chairperson Betty Parker closed the Public Hearing.

Betty Parker asked for clarification regarding Section 19-2-1(8) and when the Council would be reviewing the subdivision plat.

Lyle Gibson responded that it is the intent to only require that a plat be approved by the City Council for preliminary plat review. The Council would review a final plat only in a case where an applicant has appealed the Planning Commission's decision on a final plat.

Lorene Kamalu made a motion to recommend approval of the amendment of Section 19-2-1, Subdivision Development Process, of Chapter 19-2, Development Procedures, of Title 19, Subdivisions, and Section 19-6-3, Improvements Required, of Chapter 19-6, Subdivision Improvements Required, of Title 19, Subdivisions, of the Revised Ordinances of Kaysville City. Stroh DeCaire seconded the motion and it passed unanimously.

DISCUSSION OF PLANNING AND ZONING ORDINANCES REGARDING FLAG LOTS

Lyle Gibson explained that the Planning Commission has previously discussed the allowance of flag lots, more particularly on cul-de-sac streets. During those discussions many questions were brought up and Staff felt it best to continue the discussion to further review and answer any other questions the Commission had. Some concerns previously mentioned were in regards to being able to provide utilities to these types of flag lots, as well as emergency services. The specific lot that most recently brought up this discussion has recently submitted an application for rezone in order to accommodate the type of subdivision they would like to do. Although ordinances should not be amended just to accommodate one person's situation, Staff felt that this topic warranted a discussion of other future scenarios.

Andy Thompson added that the about ten years ago the city started to see more subdivision requests for flag lots, especially on the east side of the city where there are many long and narrow lots. The city decided to create an infill committee to discuss development in the city and what they would like to see in the future. The infill committee recommended that flag lots not be allowed at the end of cul-de-sacs because a flag stem would just extend the end of the cul-de-sac. Flag lots are not always a desirable land development, but there needs to be provisions for them because with some properties there are no other reasonable options for development besides flag lots. They serve a purpose in certain circumstances. With the previously referenced property, there would be no concern for providing utilities because the newly created lot would sit in front of the existing home and utilities would not be extended further. The current 600 foot cul-de-sac length limitation is an arbitrary number and has been in place for at least thirty years. There needs to be a limit whether it be by limiting the length of the cul-de-sac or the number of homes on a cul-de-sac. The city does not want a long dead end water line because it tends to reduce water quality. Water stays fresher with more movement in the lines. Cul-de-sac subdivisions are not the most desirable developments either, and adding a flag lot to the end of it just adds to the problem. It reduces the amount of street parking, adds to traffic volume, and makes it harder for garbage pickup and snow plowing. If a flag lot were to be taking access off the cul-de-sac stem, it would not have as much of an impact on the cul-de-sac as it would taking access from the bulb. It might be possible to allow a flag lot on a cul-de-sac as long as the measurement of both the cul-de-sac and flag stem does not exceed 600 feet, but there are still some concerns with that.

Stroh DeCaire said that there are not many lots that this situation would be allowed. Changing the ordinance for one situation sets a precedence. Instead of rewriting the ordinances could these situations be considered on a case by case basis?

Andy Thompson said that if the ordinances remain as is, all flag lots are required to be approved for a PRUD overlay zone, which has quite a bit of discretion for approval. However, the current ordinance does not allow flag lots on cul-de-sac streets. The ordinance could remove that provision and the Planning Commission would still have some discretion on flag lot approvals.

Betty Parker suggested limiting the number of flag lots within a specified radius of one other.

Stroh DeCaire commented that he would like to hear the opinions of the Commissioners who are not present tonight.

Matthew Anderson stated that years ago land owners were more interested in owning large properties. The nature of the land use was more for agricultural uses. Now as time has gone on people are looking to divide their lots up and use them for more than what was originally planned and we are reviewing more infill developments.

Lorene Kamalu said that the ordinance needs to be more discretionary but with regulations that would still need to be met. Traffic and parking on cul-de-sacs need to be considered.

Andy Thompson said that Staff could put together some language for the ordinance to create some standards that need to be met, but still allow approval of flag lots as discretionary to the Planning Commission.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Andy Thompson said that the City Council and Mayor recently decided to close City Council agendas on the Thursday before their next meeting at 5:00 p.m. Therefore any items being reviewed at Planning Commission will usually not be able to be seen on the next City Council agenda and will be delayed to their following meeting.

Lorene Kamalu asked about the property on 200 North that was being used for a rehabilitation center.

Lyle Gibson said that after the Planning Commission's recent meeting where they discussed a possible rezone of the property, the home there had been vandalized and the Staff working at the location did not feel safe being there anymore. The owner of the property is now looking at possibly selling the property for a commercial use, which would still be required to go through the rezone process.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, March 8, 2018 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:55 p.m.