

KAYSVILLE CITY PLANNING COMMISSION

March 8, 2018

Members Attending: Chairperson Betty Parker, Gary Bullock, Stroh DeCaire, Lorene Kamalu, Thomas Wood

Excused: Matthew Anderson, Joshua Sundloff

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

Others Present: Savannah Griffin, Joshua Plaizier, Tim Plaizier, Jeff Bangerter, Luis Castillo, Doug Nowak, Roger Green, Fred Cheal, Dennis Hepworth, Craig Salmon

OPENING

The Planning Commission meeting was held on Thursday, March 8, 2018 at 7:00 p.m. in the Municipal Center.

Chairperson Betty Parker opened the meeting by welcoming those present. The minutes of the February 22, 2018 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the February 22, 2018 meeting. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, PLUMBING CONTRACTOR AT 1612 WEST CRESTMONT WAY – JEFF BANGERTER

Lyle Gibson explained that Jeff Bangerter is requesting a conditional use permit for a major home occupation “B” at his home at 1612 West Crestmont Way. Mr. Bangerter works as a plumber and will be using his home primarily for scheduling, bids and appointments, and processing paperwork. He has a vehicle where his tools and parts will be stored. Mr. Bangerter has indicated that he isn’t planning to store any large equipment at his property, but mentioned that on occasion there might be a water heater in his garage until it is ready to be installed. Staff has met with Mr. Bangerter and has reviewed the restrictions of Title 17-26-4 “Major Home Occupations B”.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation “B”, plumbing contractor at 1612 West Crestmont Way for Jeff Bangerter. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, LASER ENGRAVING SERVICES AT 1056 SOUTH 25 WEST – ALEX CASTILLO

Lyle Gibson explained that Alex Castillo lives at 1056 South 25 West and is requesting a conditional use permit for a major home occupation “B” to operate a laser engraving service from his home. Mr. Castillo has not yet ordered the machinery which will be used for the service, but has space where he plans to work. The machinery makes very little noise; similar to a printer. He anticipates that there may be a customer or two who will come to the home on a regular day and items would be shipped to and from the house. Staff has visited with Mr. Castillo and reviewed the regulations for major home occupation businesses.

Thomas Wood made a motion to grant a conditional use permit for a major home occupation “B”, laser engraving services at 1056 South 25 West for Alex Castillo. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE APPROXIMATELY 4.0 ACRES OF PROPERTY AT 292 WEST BLOOMING GROVE CIRCLE FROM A-1 (LIGHT AGRICULTURE) TO THE R-1-LD (SINGLE FAMILY LOW DENSITY) ZONING DISTRICT TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE – DANA AND JOSH GRIFFIN

Lyle Gibson explained that the Planning Commission had recently discussed the possibility of this property being developed into a flag lot subdivision. The property owner has been in contact with City Staff and expressed their interest in further developing their lot to accommodate one or two additional homes. The applicant has submitted a request to rezone their property to the R-1-LD zoning district to allow for flexibility in lot size and configuration. They are interested in pursuing a private street subdivision where they would build a road into their property with a turnaround. Lots in private street subdivisions are required to comply with all requirements of their zoning district. The A-1 zone, in which the property is currently located, requires lots to each have at least 40,000 square feet of area and 100 feet of frontage along a street. The R-1-LD zone does not allow for more than two units per acre, but allows lots to be as small as 12,000 square feet in size while requiring 90 feet of frontage along a street. Blooming Grove Circle is roughly 350 feet deep, and the city only allows for cul-de-sac streets to be 600 feet deep. Therefore, this proposed development would extend the road an additional 250 feet or so, which the existing home and new lots would use for frontage. The Planning Commission should determine whether or not this request is in harmony with the City’s General Plan and is appropriate for the proposed location. Because of the PRUD overlay element, the Planning Commission may give direction to Staff to work with the applicant to create a development agreement which would more specifically control how the property develops. This agreement would come back to the Planning Commission for review before a formal recommendation is made to the City Council. Unfortunately Mr. and Mrs. Griffin could not be in attendance tonight, but their daughter is here to represent them.

Chairperson Betty Parker opened the Public Hearing.

Dennis Hepworth, living at 220 West Baer Creek Drive, commented that he is not opposed to the property being rezoned, but has concerns about it being rezoned to the R-1-LD zone. It seems that the R-1-20 zone is more compatible with the surrounding area and the property owners would still be able to subdivide their property in the R-1-20 zone, but wouldn't be allowed to create 12,000 square foot lots.

Savannah Griffin responded that her parents are not selling the lots to any construction companies, and want to be in charge of what is built here and how the homes look.

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

Lyle Gibson said that the Griffin's are requesting the R-1-LD zone at his recommendation because he felt that the R-1-LD zone would allow the Griffins to configure the lots more easily on the property. However, if there is enough angst about the R-1-LD rezone request, the Griffins would probably be fine with the R-1-20 zone as well.

Stroh DeCaire commented that he would feel more comfortable having an opportunity to talk to the property owners before making a final recommendation for this rezone request.

Gary Bullock stated that even if it's not the owner's intent, if this property is rezoned to a higher density, this property could developed with more lots than what the city and neighborhood wants. The R-1-20 zone is more restrictive and will help to have more regulation over how the property is developed.

Savannah Griffin commented that it is her parent's intention to have only three total homes on this property. The two new lots would be created in front of the existing home and they plan to continue living in the existing home on the back.

Lyle Gibson added that Mr. and Mrs. Griffin wanted to be here tonight and had planned to present drawings of the proposed development to the Commission at this meeting.

Lorene Kamalu commented that it usually easier to make these types of decisions when a concept plan is presented.

Gary Bullock said that a development agreement could be required which would limit the number of lots on this piece of property. That development agreement would run with the land and not the owner of the property.

Lyle Gibson recommended tabling this item until their next meeting when the applicant could be present.

Gary Bullock made a motion to table the request to rezone approximately 4.0 acres of property at 292 West Blooming Grove Circle from A-1 (Light Agriculture) to the R-1-LD (Single Family Low Density) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone for Dana and Josh Griffin. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR DESERET COMPLEX CONDOMINIUMS SUBDIVISION LOCATED AT APPROXIMATELY 450 SOUTH DESERET DRIVE – SKULL DEVELOPMENT

Andy Thompson explained that this property is located between Tri-City Nursery and Boondocks on Deseret Drive, and consists of about 7.5 acres. Recently a building permit was issued for a commercial building on what is shown on the plat as Lot 4. The property owner would ultimately like to build three more buildings and have the ability for each building to have separate ownership. This plat provides for this by platting the general footprint of each building as a separate lot. The parking and landscape areas will be owned as common area. The two smaller lots will each accommodate a building of just over 20,000 square feet and the larger lots are about 34,000 square feet. There are no minimum lot sizes or yard requirements for the General Commercial zone.

Chairperson Betty Parker opened the Public Hearing.

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

Craig Salmon said that his business partner and himself own this property and have started construction on the building on Lot 4. They currently don't intend to sell the buildings, but would like to have that option in case they change their mind in the future. They already have businesses interested in leasing the building space and are excited to be here in Kaysville.

Lorene Kamalu asked about the other planned buildings on the property.

Craig Salmon responded that the other buildings will look similar to what is currently being built on Lot 4. They are considered flex buildings that could potentially be built as two story buildings.

Betty Parker commented that there is a need for buildings of this size for businesses and this is a great use of this land.

Gary bullock asked about the timing for this project.

Craig Salmon responded that they are getting ready to submit plans for the building on Lot 3 which is the same size as the one on Lot 4. The buildings planned for Lots 1 and 2 are larger but will look the same. These buildings will be market driven based on the interest they get in leasing building space. They are hoping to develop Lot 3 in the spring. It is likely his own business, which is currently located in Centerville, will be moved to one of these buildings.

Lyle Gibson added that Staff had only received one inquiry about this subdivision from the neighbors who was concerned this property was being developed for higher density residential condos.

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Deseret Complex Condominiums Subdivision located at approximately 450 South Sunset Drive for Skull Development. Gary Bullock seconded the motion and it passed unanimously.

REVIEW OF A COMMERCIAL BUILDING DESIGN FOR CUSTOM FENCE AT 293 NORTH 650 WEST – ROGER GREEN CONSTRUCTION

Lyle Gibson explained that Custom Fence, located at 293 North 650 West, is looking to construct a new building on site. Because their property is located in the General Commercial zoning district, it is subject to specific building design criteria as outlined in Section 18-5 of the City's ordinances. Drawings have been created to indicate the proposed architecture of the building. Typically, review for building design compliance is done by city Staff. In this case, it is the opinion of Staff that the building does not meet the specific design features in the ordinance. However, due to this location and its surroundings, Staff feels that it would be appropriate to have the Planning Commission use its discretion granted by the ordinance to determine if the building design is acceptable. Staff is looking for the Planning Commission to determine whether or not the proposed building has appropriate building relief and roof treatments. The site plan is yet to be designed as some elements are contingent upon what building could be constructed. The site plan will be reviewed separately through the appropriate processes.

Gary Bullock asked about the roof of the building.

Roger Green, representing Custom Fence, responded that the roof is a metal pitched roof. The building itself is also metal, but they will use a couple different colors and textures. To help break up the look of the metal building, they plan to lay brick around the outside edge of the building, as well as using columns of bricks to break up the walls. It will have a similar look as the Mazda dealership down the street.

Gary Bullock asked about the look of other buildings in this area.

Lyle Gibson responded that this area is more of an industrial use area, but the city doesn't have any architectural design specifically for industrial uses in the GC zone. Most of the buildings in this particular area were built before any architectural requirements of the GC zone were in place. The existing building on this property is a steel building with no architectural makeup on it. There is also a brick building right across the street from here.

Stroh DeCaire asked about the existing building.

Roger Green said that the building will remain on site. This new building will be placed to the north of that building.

Gary Bullock commented that it doesn't seem that the proposed building design would affect the character of the area.

Stroh DeCaire added that it will be an aesthetic enhancement to what's already here.

Gary Bullock asked if there is any assurance that the building façade will not be changed after given approval.

Lyle Gibson said that any significant changes would have to come back to the Planning Commission for approval.

Gary Bullock asked about how large the building is going to be.

Roger Green responded that it is going to be about 6,250 square feet in size.

Lorene Kamalu made a motion to recommend approval of the commercial building design for Custom Fence at 293 North 650 West for Roger Green Construction as the designs have been presented or substantially similar. Thomas Wood seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, March 22, 2018 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:46 p.m.