

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

April 22, 2021

Planning Commission Members in Attendance: Chairperson Joshua Sundloff, Vice Chairperson Quan Nguyen, Steve Lyon, Toby Barrus, Jared Doxey, Wilf Sommerkorn and Abigayle Hunt.

Staff Present: Lyle Gibson, Dan Jessop, Heather Nielsen.

Public Attendees: Keesha Hardin, Mike Hardin, Craig Jacobsen-Capital Reef Management, Matt Yeates-Compass Holdings Development, Justin Bennett, Michael Huefner, Brad Walters, Phill Holland.

OPENING

The Planning Commission meeting was held on Thursday, April 22, 2021 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Toby Barrus made a motion to approve the minutes from the April 8, 2021 meeting. Abigayle Hunt seconded the motion and they were unanimously approved.

FINAL PLAT FOR ORCHARD RIDGE ESTATES PHASES 2 AND 3 SUBDIVISION LOCATED AT 1406 HWY 89 FOR CAPITAL REEF AND COMPASS HOLDINGS (TABLED ITEM FROM 4-8-21).

Lyle Gibson explained that the proposed final plats for the Orchard Ridge Subdivision has been reviewed for phases 2 and 3.

The plats are consistent with the approved development agreement and approved preliminary plat. These phases will be the first constructed east of the aqueduct and make connections to existing roads in Layton City, which stub to this property and accounts for 2 future connections to potential development to the south.

Phase 2 includes 24 lots with 1.6 acres of open space. The original preliminary plat included 26 lots within this phase. The street configuration is the same, some lots have been removed and lines adjusted slightly to create larger lots.

Phase 3 includes 18 lots including 2 existing homes. The preliminary plat included 19 lots within this phase. In addition to reducing the total number of lots, a previously identified open space has been absorbed into lot 306. Staff has reviewed the required amount of open space and has

verified that it still meets what is required as proposed.

The plat is in compliance with the preliminary plat, annexation and development agreement, the existing zoning, and the engineering and design has been reviewed by all applicable agencies and found to be in compliance with applicable ordinances and standards.

Steve Lyon made a motion to approve the Final Plat for Orchard Ridge Estates Phases 2 and 3 Subdivision located at 1406 Hwy 89 for Capital Reef and Compass Holdings. Vice Chairperson Quan Nguyen seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR FARM ANIMALS LOCATED AT 617 FARMLAND DRIVE FOR JUSTIN AND KRISTA HANKS.

Dan Jessop said that Justin and Krista Hanks are requesting a conditional use permit for farm animals at the above listed address. Their property is approximately 0.47 acres or 20,473 square ft. The request for farm animals includes two sheep and possibly future chickens. Mrs. Hanks would like the sheep for their children to have a 4-H project for the County Fair. She wants to raise the chickens to produce eggs for her family.

Based on the size of the property, up to two sheep, goats, llamas or similar animals could be permitted. She is asking for two (2) sheep and is considering a couple of chickens. Due to the property size up to twenty five (25) chickens in addition to the sheep could be permitted.

The property currently has a fence that encloses the rear yard and she feels is capable of containing the sheep. Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals and the following condition: Before chickens are allowed on site a chicken coop be installed in compliance with 17-24-3.

Abbigayle Hunt made a remark that while driving past the address she noticed that the fence around the property might be in need of repair. They need to have this done before they are allowed to have the animals.

Abbigayle Hunt made a motion to approve the Conditional Use Permit for farm animals- two sheep and chickens located at 617 Farmland Drive for Justin and Krista Hanks with the condition that they repair the yard fence and there is a chicken coop installed to house the chickens. Steve Lyon seconded the motion and it was unanimously approved.

PRELIMINARY PLAT APPROVAL FOR THE CRESTED PEAK SUBDIVISION LOCATED AT 1387 SOUTH SUNSET DRIVE FOR BRAD WALTERS.

Lyle Gibson reminded the Planning Commission that at the 4/8/21 meeting they made a

recommendation for approval of the zoning for his property to accommodate subdivision development. The concept presented at the time was nearly identical but included a private street rather than a public street so was not presented for preliminary plat consideration.

The plat consists of 14 lots in just over 7 acres of land zoned R-1-LD, which allows for 2 units to the acre with lots of at least 12,000 sq. ft. in size with 90 ft. minimum frontage. The lot labeled 'Lot 6' will remain in an agriculture zone with over 5 acres of land.

The subdivision is configured so as to accommodate a future connection to Spur Lane to the south whenever the neighboring property chooses to develop.

The project as proposed meets the lot size and frontage requirements for the requested zoning and with the consideration of future street connectivity meets the cul-de-sac length requirements of the city ordinances. The City Council will consider the rezone and this preliminary plat at their meeting on 5/6/21.

Jared Doxey made a motion to approve the Preliminary Plat for the Crested Peak Subdivision located at 1387 South Sunset Drive for Brad Walters. Steve Lyon seconded the motion and it was unanimously approved.

FINAL PLAT APPROVAL FOR THE HARDIN SUBDIVISION LOCATED AT 1413 WEST WEB LANE FOR MIKE HARDIN.

Lyle Gibson said that the proposed final plat for the Hardin Subdivision is before the Planning Commission for approval. The plat is consistent with the approved preliminary plat with 2 Flag lots and PRUD overlay all of which comply with minimum lot size and frontage requirements and has maintained the same design and configuration as the preliminary approval.

The applicant has now completed the engineering and is requesting final plat approval. The plat is consistent with the concept shown when considering the PRUD overlay, the existing R-1-20 zone, and the engineering and design has been reviewed by all applicable agencies and found to be in compliance with applicable ordinances and standards.

Vice Chairperson Quan Nguyen made a motion to approve the Final plat for the Hardin Subdivision located at 1413 West Web Lane for Mike Hardin. Jared Doxey seconded the motion and it was unanimously approved.

PRELIMINARY PLAT APPROVAL FOR THE HERITAGE SQUARE SUBDIVISION AMENDED LOCATED AT APPROXIMATELY 575 WEST MUTTON HOLLOW ROAD FOR JUSTIN BENNETT.

Lyle Gibson said that the Heritage Square property at the subject property was approved for a

rezone and development in 2014 and the project as originally approved has been built.

The original concept was to have 7 total dwellings built as single family attached units, but the city council at the time required a limitation on the total number to only 4 based on input from the community.

The property owner and original developer has been working with the council and neighboring residents over the past couple of months to consider allowing more than the original 4 units. Before returning to the City Council to officially make any changes to the development agreement, the Council asked the developer to first work with neighbors and start the subdivision process with the Planning Commission.

The proposed preliminary plat has been put together based on comments from neighboring residents and a draft agreement has been provided indicating the details that the neighboring property owners hoped to see in the project if it is to be pursued.

Per the applicant “the floor plan modification will move the upstairs wall back to the same point as main to get an additional 100 sq. ft. per side. This will put each unit at 1,635 sq. ft. The front will be finished with rock and siding, sides and back will be stucco”. This is shown in the exhibit.

Vice Chairperson Quan Nguyen made a motion to approve the Preliminary Plat for the Heritage Square Subdivision Amended located at approximately 575 West Mutton Hollow Road for Justin Bennett. Steve Lyon seconded the motion and it was it was unanimously approved.

FINAL PLAT APPROVAL FOR THE WATERFRONT ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 990 SOUTH ANGEL STREET FOR PHIL HOLLAND.

Dan Jessop explained that the Waterfront Estates PRUD subdivision is before the Planning Commission for final approval. The plat is consistent with the approved preliminary plat with 4 lots all of which comply with minimum lot size and frontage requirements and has maintained the same design and configuration as the preliminary approval.

The 4 lots are on approximately 5 acres of land and received the R-1-LD zoning district and approval for the PRUD overlay to accommodate a private street configuration.

The City Council following the recommendation of the Planning Commission approved the Preliminary Plat with the condition that the Public Works Director be satisfied with whatever arrangements are best in order to ensure the ability to access the ponds to the west. Following this direction the Public Works department has determined the best location to access the ponds for maintenance and dredge is actually offsite of this development and has made plans to follow through with a previous commitment complete work on the ponds.

The applicant has now completed the engineering and is requesting final plat approval.

Jared Doxey asked about the pond dredging. Lyle Gibson said that public works was going to dredge the pond a bit further to the south and so they did not need to go through the property.

Abbigayle Hunt made a motion to approve the Final plat for the Waterfront Estates Subdivision located at approximately 990 South Angel Street for Phil Holland. Steve Lyon seconded the motion and it was it was unanimously approved.

DISCUSSION ITEM: MIXED USE ZONING

Lyle Gibson said that there are some developers approaching him wanting to do something different in town like mixed use. He wanted to ask the Planning Commission if they were open to this and what direction they would like to take.

Steve Lyon said he liked the idea of having something with commercial in the bottom and residential up above. He said that many other cities are adopting this mixed use especially in their downtown area.

Lyle Gibson asked the Planning Commission what scale of mixed use they wanted.

Phil Holland approached the stand and said that there are opportunities to do this you just need to make the zone here. He said to make it worth developer's money they may need to be around 40 units per acre or a non-density per acre. He said something above the area of North of Bowmans would be a good place for mixed use to build above the buildings there.

Chairperson Joshua Sundloff said that this was something they should think about for the future and a good change for the city.

CALL TO THE PUBLIC

Nothing was brought forward.

CORRESPONDANCE AND CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, May 13, 2021.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 9:00 pm.