

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

April 23, 2020

Planning Commission Members Attended: Chairperson Wilf Sommerkorn, Vice Chairperson Joshua Sundloff, Steve Lyon, Toby Barrus, Quan Nguyen.

Alternates Present: Abbigayle Hunt

Absent: Scott Hess

Staff Present: Lyle Gibson, Dan Jessop, Heather Nielsen

Public Attendees: Craig Larsen, Dave Morton, Keaton Morton, Lincoln Talbot, Steven Talbot, Marylyn McAllister, Chase Freebairn, Brooke Anderson, City councilman Mike Blackham.

OPENING

The Planning Commission meeting was held on Thursday, April 23, 2020 at 7:00 p.m. via online Zoom Meeting. Chairperson Wilf Sommerkorn opened the meeting by welcoming those present.

The minutes of the April 9, 2020 meeting were presented for approval. Steve Lyon made a motion to approve the minutes. Jared Doxey seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR DEVELOPMENT SIGN FOR THE WHISPER HOLLOW SUBDIVISION AT APPROXIMATELY 650 EAST 100 NORTH – CRAIG LARSEN.

Dan Jessop explained that the Whisper Hollow subdivision was starting development work and anticipates having a development sign at the above noted address. The applicants are requesting a conditional use permit for this sign. The subdivision improvements are being installed and homes will be under construction this year.

17-12-4 Conditional Uses of Section 17-12, which regulates uses in the R-1 Single Family Residential District, allows development signs as a temporary use subject to the sign ordinance. Section 17-33-9 “Signs Permitted by Zone” allows development signs as a conditional use for new development with at least 4 lots for sale. Signs are allowed up to 12 ft. in height and 96 sq. ft. in size based on frontage of the development.

The sign being requested is a 4’ x 8’ sign or 32 square ft. which stands about 8 feet tall.

Staff is recommending approval of the for the development sign with the following conditions:

- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Quan Nguyen made a motion to approve the conditional use permit for a development sign located at 650 East 100 North for Craig Larsen. Jared Doxey seconded the motion and it was unanimously approved.

PUBLIC HEARING TO CONSIDER THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE AND A DEVELOPMENT AGREEMENT FOR A COMMON OPEN SPACE SUBDIVISION WITH PRIVATE STREETS AT 1300 EAST 1084 NORTH CONSISTING OF APPROXIMATELY 23 ACRES FOR THE TALBOTS AND MORTON DEVELOPMENT GROUP.

Lyle Gibson explained that recently the Kaysville City Council approved the R-1-8 zoning district as the first step to considering development of the subject property. The applicant alluded at the time to their desire to do a common open space subdivision for multiple reasons including some flexibility in order to work around the existing conditions of the subject property including utility easements and faults. This PRUD would allow for the applicant to deviate from a typical 8,000 sq. ft. lot, while the development agreement holds them to a maximum number of 82 units previously agreed to with the City Council. They would also like to make this a private street subdivision, so they are requesting setbacks closer than the standard required in R-1-8 zone.

It's the opinion of staff, that the PRUD overlay zone be recommended for approval subject to approval of the attached development agreement if the Planning Commission finds the concept plan to create a development consistent with the purpose of the PRUD overlay zone. Staff recommends that the commission discuss the proposed setbacks from a street described by the development agreement.

Abigayle Hunt verified that each house would only be 10 feet apart and only 5 feet away from the street. She was concerned because this seems really close and perhaps creates a larger fire hazard. Lyle Gibson responded that they may need to build the houses to a higher fire standard to have them located so close together.

Steve Lyon asked if there were any problems being so close to the wilderness park and fire issues. Chairperson Wilf Sommerkorn also agreed with the question and advised the developer to look into the guidelines with the State of Utah for fire restrictions for wildland urban interface development.

Vice Chairperson Joshua Sundloff said that he was not comfortable with how narrow the private street would be. He stated that the HOA would need to restrict parking on both sides of the street or street parking all together.

Chairperson Wilf Sommerkorn opened the floor to the developer Dave Morton.

Dave Morton said that he would look into the fire concerns. He said that they are looking to

develop a nice open space mixed community. They plan on putting in a park area that is nicely landscaped so you can sit and enjoy the views. They will have trails that will connect to the nature park trail system. They would also like to put in a tot park on the west side of the development where the starter type homes would be located.

Chairperson Wilf Sommerkorn opened the public hearing.

No one came forward to speak.

Chairperson Wilf Sommerkon closed the public hearing.

Chairperson Wilf Sommerkorn asked Lyle Gibson if the development agreement could include the specific improvements needed to be added to the open space. He wanted the development agreement to explain why the council was agreeing to allow smaller streets and reduced setbacks. Chairperson Wilf Sommerkorn also asked if there can be a 10 foot easement given in the front so that more room can be given for utilities.

Quan Nguyen made a motion to forward a favorable recommendation to the Kaysville City Council the PRUD (Planned Residential Unit Development) overlay zone and development agreement for a common open space subdivision with private streets at 1300 East 1084 North consisting of approximately 23 acres for the Talbots and Morton Development Group with the following conditions:

- Specific improvements that will be added to the subdivision open space be listed in the development agreement such as the grass areas, trees, benches, tot lots and other landscaping.
- A 10 foot easement be placed in the front yard for public utilities.
- Lots located next to the nature wilderness area follow the State of Utah requirements for Urban Wild Fire regulations.

Steve Lyon seconded the motion and it was unanimously approved.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING CHAPTER 17-33, SIGN REGULATIONS, OF TITLE 17, PLANNING AND ZONING, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

Lyle Gibson said after reviewing several conditional use permits for development signs, the Planning Commission gave staff the direction to work on an ordinance that would allow these types of proposals to be reviewed and administered by city staff rather than going before the planning commission.

Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for approval of the proposed ordinance as written.

Chairperson Wilf Sommerkorn said that this was something that they had wanted done. He also

agreed with height change being capped at 12 feet.

Chairperson Wilf Sommerkorn opened the public hearing.

No one came forward to speak.

Chairperson Wilf Sommerkon closed the public hearing.

Steve Lyon made a motion to recommend approval to the Kaysville City Council an ordinance change amending Chapter 17-33, Sign Regulations, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City. Toby Barrus seconded the motion and it was approved unanimously.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING SECTION 17-34-7, COMMON OPEN SPACE SUBDIVISION, OF CHAPTER 17-34, PRUD PLANNED RESIDENTIAL UNIT DEVELOPMENT, OF TITLE 17, PLANNING AND ZONING, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

Lyle Gibson said an ordinance has been prepared to add the R-1-6 zoning district to a table in the PRUD common open space section of the city ordinances. City staff identified the zoning district which was recently created was not included in this table and felt it appropriate to suggest adding it as an additional option for types of development to be considered.

Staff is recommending that the Planning Commission forward a favorable recommendation for the proposed rezone ordinance as written.

The ordinance change does not automatically qualify any existing or future development for the flexibility of a common open space subdivision, but allows the city to consider it.

Chairperson Wilf Sommerkorn opened the public hearing.

No one came forward to speak.

Chairperson Wilf Sommerkon closed the public hearing.

Toby Barrus made a motion to recommend approval to the Kaysville City Council an ordinance change amending Section 17-34-7, Common Open Space Subdivision, of Chapter 17-34, PRUD Planned Residential Unit Development, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City. Quan Nugyen seconded the motion and it was unanimously approved.

CALL TO THE PUBLIC

Nothing was brought forward from the public to the Planning Commission.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, May 14, 2020 via Zoom Meeting.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. Jared Doxey seconded the motion and it passed unanimously. The meeting adjourned at 8:25pm.