

26 February 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
February 26, 2015

Members Attending: Chairperson Gary Bullock, Matthew Anderson, Stroh DeCaire, Jake Garn, Lorene Kamalu, Russell Lindberg, Betty Parker

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

Others Present: Lisa Wright, Aaron Wright, Dave Adams, Bryan Carling, Jeff Randall

OPENING

The Planning Commission meeting was held on Thursday, February 26, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present. The minutes of the February 12, 2015 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the February 12, 2015 meeting. Jake Garn seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 218 WEST GAILEY COURT – LISA WRIGHT

Lyle Gibson explained that Ms. Wright is requesting a conditional use permit for farm animals on her property at 218 West Gailey Court. The lot is approximately 0.25 acre, or 10,670 square feet, which will allow the Wright's to keep up to six fowl, rabbits or similar animals. The setback requirements for structures housing such animals is at least fifteen feet from all buildings on adjacent lots predominantly used by humans.

Lisa Wright added that the coop is fenced with chicken wire, and they will also be putting up a fence around their property which will also help to contain the chickens. Right now they only plan to have four chickens.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 218 West Gailey Court for Lisa Wright. Russell Lindberg seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR CONSTRUCTION SIGNS AT APPROXIMATELY 766 SOUTH 1350 WEST – OAKWOOD HOMES

Lyle Gibson explained that Oakwood Homes has erected some signs within their new Sunrise Cove development and was soon after notified by the city that in order for the signs to remain on the property they would need to obtain conditional use permit approval. The smaller sign, which has a map of the development, is located at the entrance of the subdivision on Lot 101. It measures approximately four by nine feet tall. The larger community sign is located on Lot 107 and measures approximately seven by fifteen feet tall. Both signs meet the requirements for construction signs. Both signs have been in place for about a month and Staff has received no complaints about them.

Stroh DeCaire commented that it seems that a larger development company would know that they would need to obtain conditional use approval before installing the signs.

Lyle Gibson responded that he has spoken with the developer in an effort to try to prevent a situation like this in the future.

Stroh DeCaire made a motion to grant a conditional use permit for construction signs at approximately 766 South 1350 West for Oakwood Homes with the condition that the conditional use permit be reviewed in eleven months if they are still in use. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR MONUMENT SIGNS AT APPROXIMATELY 200 NORTH AND FLINT STREET – SMITH'S FOOD AND DRUG

Lyle Gibson explained that recently Staff received application from Smith's Food and Drug for ground signs at their new development at approximately 200 North and Flint Street. They are requesting to have six monument signs and two center signs, and have shown the location of the signs on a submitted site plan. The signs are proposed to be placed at least three feet behind the property lines abutting the streets, with those signs abutting 200 North being pushed back an additional three feet to accommodate the power line easement along the edge of the property. The two larger center signs will be placed on the northeast and south west corners of the project. The other pad monument signs will be placed around the east and south edges for each tenant's use. Those businesses that will be located in the retail strip area will have small advertising space on the center sign. The applicant has also shown that on the site plan that the signs will be placed as to meet the clear vision triangle regulations used by Kaysville City, with the exception of the furthestmost southwest sign. This sign differs because of its location being adjacent to the Rail Trail, however, Smith's has taken into account the standards set by the American Association of State Highway and Transportation Officials and is proposing this sign's location based on their sight distance standards.

Jeff Randall, representing Smith's Food and Drug, said the monument signs will be internally lit with LED lighting, which gives them a lot of flexibility, including the ability to dim the lights. The background of the Smith's Marketplace center signs have a mesh background and only the outline of the letters will be lit. The cabinet on the bottom portion of the center sign will be internally lit. They will not be using any floodlights to light any of the signs on the properties.

Jake Garn asked if any of the sign lighting would spill into adjacent properties.

Jeff Randall responded that because the lighting will be internally contained within the signs it should help control any spilling of the light. The lights will also be capable of being dimmed if needed.

Jake Garn asked about the sign adjacent to the Rail Trail.

Jeff Randall responded that the sign will sit perpendicular to 200 North and is planned to be set back at least three and a half feet from the property line. They have pushed the access driveway on 200 North as far east as they can, and feel that although this sign sits closer to the driveway than the other signs there still should be no problems being able to see around it.

Jake Garn asked if cars exiting the parking lot will be able to see around the sign where the pedestrians on the Rail Trail will be.

Jeff Randall said that with the angle of the trail to the driveway, drivers will be able to see pedestrians in their line of sight. They have examined this intersection very thoroughly to ensure it will be safe for both the drivers and pedestrians using the Rail Trail pathway.

Jake Garn made a motion to grant a conditional use permit for monument signs at approximately 200 North and Flint Street for Smith's Food and Drug with the following conditions:

1. Signs must be placed outside of the Public Utility Easement along both 200 North and Flint Street, with a three foot minimum setback from the Kaysville City power conduit within the Public Utility Easement. Any encroachment into this easement must be approved in writing by utility providers as required by Kaysville City Staff.

2. Lighting on signs be capable of dimming to minimize light pollution on adjacent properties.

Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson said that in the Planning Commission's previous meeting, the Commission asked Staff to contact the ULCT and arrange a time for the Property Right's Ombudsman to conduct a training session with the Commission. Mr. Gibson reported that the Ombudsman has responded and will be here at the Commission's meeting on Thursday, March 26, 2015.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, March 12, 2015 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:30 p.m.