

9 April 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
April 9, 2015

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

Excused: Lorene Kamalu

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

Others Present: Derek Raynor, Adam Sherwood, John B. Jeppson, Justein Wilson, Jake Adams, Stuart Adams, Brigg Lewis

OPENING

The Planning Commission meeting was held on Thursday, April 9, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1247 NORTH OXFORD DRIVE – JUSTEIN WILSON

Lyle Gibson explained that Ms. Wilson is requesting a conditional use permit for farm animals on her property at 1247 North Oxford Drive. The property is approximately 0.25 acres, or 11,103 square feet, allowing the Wilson's to have up to six fowl, rabbits, or similar animals. The applicant is interested in keeping chickens and has a coop on site which meets city setback regulations. Ms. Wilson has also indicated that they intend to complete their fencing so the back yard will be completely enclosed.

Russell Lindberg made a motion to grant a conditional use permit for farm animals at 1247 North Oxford Drive for Justein Wilson with the condition that the rear yard fence be completed to help contain the chickens. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 45 SOUTH 760 EAST – JOHN JEPPSON

Lyle Gibson explained that the Jeppson's have requested a conditional use permit for farm animals on their property at 45 South 760 East. The property is approximately 0.67 acres, or 29,185 square feet, which will allow the Jeppson's to have up to sixty-seven fowl, rabbits, or similar animals. The back yard of the Jeppson's property is enclosed, and Staff has discussed the placement of the proposed chicken coop to meet setback requirements.

Russell Lindberg asked how many chickens the Jeppson's plan to have.

John Jeppson responded that they currently plan to have no more than twelve chickens at one time. They have also considered owning rabbits at some point in the future, but only plan to have a couple of them.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 45 South 760 east for John Jeppson with the condition that the coop housing the chickens be in compliance with city regulations. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 890 NORTH CRIMSON LANE – ADAM SHERWOOD

Lyle Gibson explained that Mr. Sherwood has submitted application requesting to have farm animals on his property at 890 North Crimson Lane. The Sherwood's property is approximately 9,143 square feet which allows them to keep up to five fowl, rabbits, or similar animals. The rear yard of the property is completely enclosed with a fence.

Adam Sherwood added that they had recently obtained some chickens and have placed the coop in their yard to meet the city's setback requirements.

Matthew Anderson made a motion to grant a conditional use permit for farm animals at 890 North Crimson Lane for Adam Sherwood. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A LOW PROFILE SIGN AT 1700 SOUTH FRONTAGE ROAD – HOPEBOX THEATRE

Lyle Gibson explained that the HopeBox Theatre located at 1700 South Frontage Road has applied for a conditional use permit for a low-profile sign. This property currently has a sign similar in size with exterior lighting. The new sign will be internally lit. Although this property is located in a residential area, it does not share frontage with any residential homes, and the sign will face towards the freeway helping to reduce any light pollution concerns.

Derek Raynor, representing HopeBox Theatre, said that they have been at this location for about three months and have had problems with clients being able to find their building. They feel that this sign will help address that problem, but won't be a hindrance to the surrounding

properties. The sign is about the same size as what has already been on the property, and will be in the same location. However, by having the sign internally lit, any light pollution can be easily controlled and kept onto the property.

Jake Garn agreed that this sign will be less impacting than the previous sign and not a nuisance to the neighbors because of internal lighting.

Betty Parker asked if the sign's lighting could be controlled.

Derek Raynor responded that because the sign is being donated to them, any changes will increase the price of the sign and the HopeBox Theatre would have to incur the extra cost. However, the owners are willing to comply with whatever requirements are needed.

Matthew Anderson asked if the city had ever received complaints regarding the current sign.

Lyle Gibson responded that he was unaware of any complaints.

Jake Garn said that if there are any problems after the sign is installed the conditional use permit could come back to the Planning Commission for review.

Stroh DeCaire made a motion to grant a conditional use permit for a low profile sign at 1700 South Frontage Road for Hopebox Theatre. Jake Garn seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR CHARLY'S ACRES #2 SECOND AMENDMENT SUBDIVISION AT APPROXIMATELY 2000 WEST 200 NORTH – THE ADAMS COMPANY

Andy Thompson explained that this property, near the intersection of 200 North and Angel Street, has been zoned as General Commercial for several years. The owners are now replatting the property to accommodate the uses that are being requested. The plat consists of four lots. Lot 201 has an existing building located on it, and Lots 202 and 203 are being replatted for an office complex. Lot 204 is a future phase that may be further divided depending on the use. The proposed plat complies with zoning requirements for the General Commercial zone.

Jake Adams, with The Adams Company, commented that they have a buyer interested in Lots 202 and 203 to build professional office buildings and they would like to start development as soon as possible.

Chairperson Gary Bullock opened the Public Hearing.

There were no comments or questions from the public. Chairperson Gary Bullock closed the Public Hearing.

Matthew Anderson made a motion to recommend preliminary and final plat approval for Charly's Acres #2 Second Amendment Subdivision at approximately 2000 West 200 North for The Adams Company. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Brigg Lewis asked if there are any plans to widen 200 North and Angel Street. There are many people who run and bike in the area, and the lack of sidewalk forces these pedestrians into the street. The roads are very narrow and this is a safety concern. When businesses are built on this corner, will the road be improved?

Andy Thompson responded that it is a requirement of any development to install the adjacent street improvements. The areas of Angel Street and 200 North that abut the Hill Farms development will be improved as each phase is developed. The city has also recently received a grant to install a traffic light at 200 North and Angel Street in a couple of years which will help to control traffic.

Stroh DeCaire added that it is inevitable that when the West Davis Corridor is installed, we will see a large influx of traffic in the area. We need to make sure we have the improvements installed to help control traffic and address these safety concerns.

REPORTS

Lyle Gibson explained that in the Planning Commission's previous meeting Staff was asked to look into how other cities review and approve conditional uses. Staff has found that while technically the Planning Commission can give that responsibility to Staff, items would still need to be noticed and a public meeting held. The Commission could also consider putting all conditional use items into one consent item on their agenda and approve the conditional uses as a group.

The Planning Commission and Staff discussed the conditional use approval process, along with Staff's findings and the Commission concluded to leave the approval process unchanged for the time being.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, April 23, 2015 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:35 p.m.