

28 May 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
May 28, 2015

Members Attending: Chairperson Gary Bullock, Matthew Anderson, Lorene Kamalu, Russell Lindberg, Betty Parker

Excused: Stroh DeCaire, Jake Garn

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

Others Present: Sharon Bell, Garrett Seely, Braxton Schenk, Bobby Johnston, Chad Bessinger, Joseph Vashaw

OPENING

The Planning Commission meeting was held on Thursday, May 28, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present. The minutes of the April 23, 2015 meeting were presented for approval.

Russell Lindberg made a motion to approve the minutes of the April 23, 2015 meeting. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 236 SOUTH 200 WEST – SHARON C. BELL

Lyle Gibson explained that Ms. Bell is requesting a conditional use permit to keep farm animals on her property at 236 South 200 West. Her property is approximately 0.27 acres allowing her to keep up to seven fowl, rabbits, or similar animals. The rear yard of the property is enclosed and a coop will be brought in to house the chickens.

Betty Parker made a motion to grant a conditional use permit for farm animals at 236 South 200 West for Sharon C. Bell with the condition that a coop be placed on site to house the chickens

and that the coop be in compliance with Chapter 17-24. Russell Lindberg seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR ANIMATED SIGNS AT 181 NORTH 400 WEST – MOUNTAIN AMERICA CREDIT UNION

Lyle Gibson explained that Mountain America has purchased the property at 181 North 400 West and is currently in the process of constructing a new credit union. As part of their new location, they would like to have two animated signs, which are allowed in this zone by conditional use. Because the property has multiple right of way frontages, they are allowed to have multiple ground signs. The smaller of the two signs is eighteen feet in height, with the face of the sign measuring at approximately sixty-one square feet. The electronic message sign will take up about forty square feet of the sign face. The larger of the signs will be located along the western edge of the property, adjacent to the UDOT right-of-way and I-15. The larger sign is forty-five feet in height, which is the maximum allowed at this location. The face of the sign totals three-hundred square feet, also the maximum size allowed. Of that total size, the electronic message portion will total forty square feet. The sign is also designed with a twenty-two degree viewing angle. Staff is recommending approval of the conditional use permits with the condition that the lights on the signs be capable of being dimmed.

Betty Parker asked about the size of the lot.

Lyle Gibson responded that the total lot size is about three-fourths of an acre.

Betty Parker asked if there would be third party advertising on the sign.

Andy Thompson responded that Kaysville City ordinance doesn't allow for off-premise signs.

Russell Lindberg commented that because of the angle on the larger side, it leaves one side of the sign blank and is concerned about the aesthetics of the sign.

Braxton Schenk, with Freedom Signs and representing Mountain America Credit Union, said that they would prefer to put more signage on the third side, if allowed.

Matthew Anderson said that he would like to see some assurance that any potential light pollution on neighboring residential properties will be mitigated.

Braxton Schenk said that because of both the type of lighting and materials used for the signs, any light will create more of a soft glow. The animated portion of the signs will also have the ability to be dimmed so as to be less impacting to the surrounding area.

Matthew Anderson made a motion to grant a conditional use permit for animated signs at 181 North 400 West for Mountain America Credit Union. Russell Lindberg seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 3.0 ACRES OF PROPERTY AT 107 WEST SHEPARD LANE FROM R-A (AGRICULTURAL RESIDENTIAL) TO R-1-LD (RESIDENTIAL SINGLE FAMILY LOW DENSITY) – JACK FISHER CAPITAL

Andy Thompson explained that recently the Shepard's Landing Subdivision, located at 107 West Shepard Lane, was approved subject to the newly acquired three-acre parcel being rezoned to the R-1-LD zone. This adjacent three acre parcel was added to the plat to accommodate the desired road pattern, however it was not included when the rest of the project was rezoned to the R-1-LD zone some time ago. The applicant has requested to rezone the newly acquired three acres to match the rest of the project.

Chairperson Gary Bullock opened the Public Hearing.

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

Lorene Kamalu made a motion to recommend approval of the request to rezone 3.0 acres of property at 107 West Shepard Lane from R-A (Agricultural Residential) to R-1-LD (Residential Single Family Low Density) for Jack Fisher Capital. Betty Parker seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR WEBB LANE SUBDIVISION AT 1095 WEST WEBB LANE – STEVE BROUGH

Andy Thompson explained that several years ago this property was approved and recorded as a three-lot subdivision, with an existing home on the front lot and two additional lots in the back which were served via a private lane. The plat was never recorded because the economy took a downturn soon after approval, and the improvements were also never installed. Recently there has been interest in the property and the owners have asked to revise the plat to a two-lot subdivision, with Lot 2's legal access being off of Flint Street and the real access off of Webb Lane. This new configuration makes a bigger lot in the back of the property, and has less impact on the lot in the front. Staff feels that this new plat configuration is a better use of the property and all land owners involved have agreed to the proposed configuration.

Joseph Vashaw said that originally the easements were planned to be run along the east side of the property at the request of the owner of Lot 1. However it was recently discovered that there is a shallow pipeline already running along the eastern border and it isn't feasible to go with their original utility plans. Mr. Vashaw said that he approached the owner of Lot 1 about this discovery and it was agreed to reconfigure the planned utilities to the west side of the property.

Gary Bullock asked if moving the utility easement would affect subdivision plat approval.

Andy Thompson responded that the lot configuration will not be affected.

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 asked about the road configuration previously approved for this property.

Andy Thompson responded that when this property was approved as a three-lot subdivision, a private street was planned to run east of the existing home. The current proposal has a driveway running along the east property line.

Russell Lindberg made a motion to recommend preliminary and final plat approval for Webb Lane Subdivision at 1095 West Webb Lane for Steve Brough. Matthew Anderson seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PLAT 13B AT THE CORNER OF SEABISCUIT DRIVE AND MARE DRIVE – WOODSIDE HOMES

Andy Thompson explained that about a year ago the city approved a modification to the development agreement for Sunset Equestrian Estates that brought an additional acre into the project at the corner of Seabiscuit Drive and Mare Drive. This property received preliminary plat approval for three lots and some trail, subject to access issues being resolved. Resolving those issues took several months as there were several different interests involved. As the access issues were reaching a resolution, construction began and the improvements have now been completed. As the plat was being prepared for recording, it was realized that final plat approval had never been formally received. The plat contains three lots of about a third acre each, with the completion of the trail system in that area. The two eastern lots will take access off of the temporary road via Sunset Drive until such time as the cul-de-sac is fully improved.

Matthew Anderson asked if there was a projected time frame of when the cul-de-sac off of Mare Drive would be complete.

Andy Thompson said that it will depend on when the properties to the south decide to develop. Road barricades were set up some time ago, and are preventing cars from crossing east to west along the dirt road. The city has received no complaints about the barricades and the homeowners who eventually purchase any of these three properties will be aware of the road plans.

Garrett Seely, representing Woodside Homes, said that they will be putting in additional temporary road base from Seabiscuit Drive out to Sunset Drive where only two of the lots will take access from. Once the cul-de-sac is developed, the temporary road base will be removed and the cul-de-sac fully improved.

Betty Parker made a motion to recommend final plat approval for Sunset Equestrian Estates Plat 13B at the corner of Seabiscuit Drive and Mare Drive for Woodside Homes. Matthew Anderson seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, June 11, 2015 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:45 p.m.