

24 September 2015 Minutes

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KAYSVILLE CITY PLANNING COMMISSION
September 24, 2015

Members Attending: Chairperson Jake Garn, Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Betty Parker, Joshua Sundloff

Excused: Gary Bullock

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

Others Present: Braxton Schenk, Mike Blackham, Carri Blackham, Bryan Sorensen, Shane Turnbow, Christine Beasley

OPENING

The Planning Commission meeting was held on Thursday, September 24, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Jake Garn opened the meeting by welcoming those present. The minutes of the August 27, 2015 meeting were presented for approval.

Matthew Anderson made a motion to approve the minutes of the August 27, 2015 meeting. Betty Parker seconded the motion and it passed unanimously.

REVIEW OF THE CONDITIONAL USE PERMIT FOR A MODEL HOME AND LOW PROFILE SIGN AT 546 WEST COTTAGE WAY – OVATION HOMES

Lyle Gibson explained that in September 2014, Ovation Homes was approved for a conditional use permit for a model home and low profile sign located at 546 West Cottage Way in The Cottages at Hyde Park Subdivision. It was approved with the condition that the conditional use permits be reviewed in one year if still in use. The model home is staffed with a realtor agent to provide information about the development and type of housing to potential customers. There is adequate off-street parking provided via the driveway. The low profile sign is located on the west side of the home identifying the model home and business hours. Staff is recommending

approval of an extension of the model home and low profile sign with the condition that they be reviewed in one year if the model home is still in use.

Stroh DeCaire made a motion to grant an extension of the conditional use permit for a model home and low profile sign at 546 West Cottage Way for Ovation Homes with the condition that it be reviewed in one year if the model home is still in use. Matthew Anderson seconded the motion and it passed unanimously.

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

Lyle Gibson explained that last spring, Mountain America Credit Union received a conditional use permit for animated signs for their new building in Kaysville. That permit allowed for the now installed sign on 200 North and for a second sign further south, adjacent to the Freeway off-ramp. Since that time, Mountain America has changed the design of the second sign by increasing the area of the electronic message center. The shape and location of the sign is not changing from what was previously approved and the size is slightly smaller, but it contains a significantly larger electronic message center. The proposed sign is three-sided; the two sides facing the freeway will contain the electronic message centers. The third side, facing toward the east, is a standard sign. The sign will be placed in the south west corner of the property.

Stroh DeCaire commented that he feels that a forty-five foot pole sign is too tall, even for a commercial property.

Lyle Gibson explained that our current ordinance allows for signs this tall in proximity of the freeway.

Josh Sundloff made a motion to approve the adjustment to the conditional use permit for animated signs at 181 North 400 West for Mountain America Credit Union. Stroh DeCaire seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR FIELD OF DREAMS SUBDIVISION LOCATED AT 1111 WEST WEBB LANE – MIKE BLACKHAM AND BRYAN SORENSEN

Andy Thompson explained that over the last several weeks Mr. Blackham and Mr. Sorensen have been working on subdividing their property into six lots. Originally Mr. Sorensen had received approval for a double flag lot development but since that time has met with Mr. Blackham and they have combined their properties into one private lane subdivision. This six-lot private lane proposal has received preliminary plat approval and appropriate zoning. The request at this time is to install improvements for all six lots now, but record the plat with only three lots. Lots 1, 5 and 6 will remain as one lot now, as will Lots 3 and 4. These lots may be further subdivided as shown when the owners choose to do so. At previous meetings, the neighbors have expressed concern over how these new lots would drain. The improvement drawings show that the lots will be graded away from the south property line and any surface water will drain to the west into the channel. Staff has also inspected the property and feels that the planned drainage system will be adequate for this development.

Lorene Kamalu commented that she has enjoyed watching this development evolve to be beneficial to both property owners who are looking to develop their land. The drainage concerns also seem to have been addressed well.

Josh Sundloff said that while he is comfortable with the drainage system as currently planned, he has some concern that the grading will change as homes are built.

Andy Thompson commented that a walk-through is done on the improvements and must meet regulations before building permits are issued. Then as part of the building inspection process, an inspection is done to ensure the property is graded properly so water runoff drains away from the home. However, there is always potential that the landscaping will be changed by the homeowners after occupancy is granted.

Josh Sundloff added that there is only so much that the city can do to ensure the developer and builders meet regulations until occupancy is granted. At that point the homeowner could change their landscaping without the city's approval.

Stroh DeCaire made a motion to recommend final plat approval for Field of Dreams Subdivision located at 1111 West Webb Lane for Mike Blackham and Bryan Sorensen. 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, October 15, 2015 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:27 p.m.