

25 February 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

February 25, 2016

Members Attending: Chairperson Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Betty Parker, Joshua Sundloff, Thomas Wood

Excused: Gary Bullock

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

Others Present: Council Member Larry Page, Tony Coombs, John Wheatley, Sue Shaw, Caleb Stroh, Natalie Morgan

OPENING

The Planning Commission meeting was held on Thursday, February 25, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the January 14, 2016 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the January 14, 2016 meeting. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN AGRICULTURAL HOME OCCUPATION FOR WILDLIFE AND PEST MANAGEMENT AT 737 SOUTH ANGEL STREET – CALEB STROH

Lyle Gibson explained that Caleb Stroh has been operating his wildlife and pest management business as a minor home occupation from his home at 737 South Angel Street for many years. As his business has grown it is beginning to exceed what is permitted as a minor home occupation, and therefore he is now applying for a conditional use permit for an agricultural home occupation. The differences between his prior minor home occupation and the agricultural home occupation is that employees may come to his home, and the amount of property dedicated for the business. The business currently includes Mr. Stroh and a family member who each have a vehicle on site, but there are plans for an additional employee and third vehicle. City ordinance limits the number of non-resident employees to three, however the Commission may further restrict the number of employees if they felt it necessary. The Commission may also limit the number and size of vehicles and equipment used by the home occupation being stored on the property. Mr. Stroh hopes to construct a detached garage for the storage of the vehicles and equipment. In the past Staff has received complaints for other pest control type businesses in regard to the storage and disposal of the animals on the property, stating concern for odor and

sanitation. While Staff has not yet received any complaints about Mr. Stroh's business, should a problem arise it would be turned over to Davis County Animal Control Services for investigation. Any violations could be grounds for review of this conditional use for modification or revocation. Staff is recommending approval with the conditions that the number of non-resident employees be limited to two, that the allowable number of vehicles less than twenty-two feet be limited to three, and that the business continue to comply with all rules and regulations of applicable local, state and federal agencies.

Matthew Anderson stated that Caleb Stroh had submitted a letter to the Planning Commission before the meeting which was very informational about his business plans. However, Mr. Anderson said that he is concerned that this business will grow to the point of exceeding the standards of an agricultural home occupation in the future.

Caleb Stroh said that he hopes that the business will grow within the next five years to the point that they will have to move it off-site.

Matthew Anderson asked about Mr. Stroh's employees.

Caleb Stroh responded that his parents are currently living with them and they help with the business. Mr. Stroh said he doesn't plan on having any outside employees as of yet, but would like to have the option of having up to three more employees as his business grows.

Betty Parker asked about the animals being caught and what Mr. Stroh does with them.

Caleb Stroh responded that when they are called out to catch an animal on a property, they not only catch the animal, but will help to install some preventative measures to try to keep the animal off the property in the future. Most of the animals they catch are small, and they will be released into a different area. Occasionally they are called to pick up an animal carcass, or will have to exterminate an animal, and they will be kept in a chest freezer on the property until taken up to the land fill to be disposed of. The new building will help to clean up their property in that the vehicles and equipment won't be stored outside anymore.

Stroh DeCaire asked how many years Mr. Stroh had been in business at this location.

Caleb Stroh responded that they started their business at their home on Shepard Lane, but had been at this current location for the last seven years.

Matthew Anderson asked if Mr. Stroh had spoken to his neighbors about his business plans.

Caleb Stroh responded that he had not, but has never received any complaints or concerns about his business in the past.

Lorene Kamalu added that the new building will not be in direct sight from the street and feels the building will help to better contain the business equipment.

Stroh DeCaire made a motion to grant a conditional use permit for an agricultural home occupation for wildlife and pest management at 737 South Angel Street for Caleb Stroh. Josh Sundloff seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PLAT 18 LOCATED AT ZENYATTA WAY AND ANGEL STREET – SYMPHONY HOMES

Andy Thompson explained that Symphony Homes has been developing the northern portion of Sunset Equestrian Estates over the last few years. They have recently completed Phases 15A and 15B and would now like to start on the next phase. Phase 18 is located near Zenyatta Way and Angel Street and consists of eleven lots on a cul-de-sac, ranging in size from 14,000 square feet to well over half an acre.

John Wheatley added that they are hoping to have this next phase ready to sell the lots in the fall, and as part of it will be improving the street frontage, installing landscaping, and extending the walking trail through this next phase.

Lorene Kamalu made a motion to recommend final plat approval for Sunset Equestrian Estates Plat 18 located at Zenyatta Way and Angel Street for Symphony Homes. Thomas Wood seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR TYLER MEADOWS LOCATED AT APPROXIMATELY 550 SOUTH KNIGHT'S WAY AND 988 WEST SMITH LANE – WRIGHT DEVELOPMENT GROUP

Andy Thompson explained that a couple of months ago this property located at approximately 550 South Knight's Way and 988 West Smith Lane was rezoned to the R-1-LD zone and received preliminary plat approval. The final plat and improvement drawings have now been completed and are ready for approval. The plat contains twenty-four lots with a cul-de-sac to the east, and with Knight's Way being extended through to Smith Lane. The lots vary in size from just over 13,000 square feet to over half an acre. The R-1-LD zone accommodates these lot sizes, allowing for up to two units per acre with a minimum lot size of 12,000 square feet. The setback and frontage requirements are the same as for the R-1-20 zone. When the Tyler Meadows subdivision received preliminary plat approval, there was concern expressed from existing neighbors about potential safety issues and if some sort of traffic calming could be included into the final design. This issue was discussed by the City Council and the general feeling was to let the subdivision be constructed as proposed and then apply the recently adopted Traffic Calming Policy.

Josh Sundloff commented that a neighbor had mentioned in a previous meeting regarding this subdivision if a three-way stop could be created on the cul-de-sac.

Andy Thompson said that the manual on Uniform Traffic Control Devices has specific regulations regarding the placement of stop signs and three way stops. It is the expectation of most drivers on a connecting road of a cul-de-sac that it be a through street. Installing a three-way stop at that intersecting cul-de-sac street would increase the violation rate significantly.

Thomas Wood asked if a stop sign would be placed on Knight's Way.

Andy Thompson responded that Knight's Way and Tyler's Way is a 4-way intersection and a stop sign will be placed to stop Knight's Way leaving Tyler's Way as a through movement.

Lorene Kamalu asked about monument signs being installed.

Andy Thompson responded that the developers are planning to install extra features, including monument signage, on Smith Lane at the south entrance of the subdivision to further give the appearance of a residential area.

Matthew Anderson asked if a crosswalk is planned across Smith Lane at the new intersection.

Andy Thompson said that while there is not currently a crosswalk planned, it is very likely that one will be installed, and a crossing guard will be put there. Crosswalks are highly regulated and implemented by state and federal regulations. There is a proper procedure that would need to be done to see if a crosswalk would be appropriate at the new intersection.

Thomas Wood commented that kids will cross Smith Lane from this development whether there is a crosswalk in place or not.

Matthew Anderson added that because of these additional homes to the area, there will be even more children walking to school and a crosswalk will be essential at this location.

Josh Sundloff asked if Smith Lane will be fully improved at any time in the near future.

Andy Thompson responded that the city has been considering fully improving the road in conjunction with this development, but nothing has been decided as of yet.

Lorene Kamalu commented that many residents in this area have voiced safety concern in regards to kids walking to school in this area. A crosswalk and more crossing guards will help kids walking to school get there safely.

Josh Sundloff made a motion to recommend final plat approval for Tyler Meadows located at approximately 550 South Knight's Way and 988 West Smith Lane for Wright Development Group with the recommendation that a crosswalk be installed on Smith Lane where the new road connects. Betty Parker seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Zoning Administrator Lyle Gibson stated that Farmington City and Kaysville City have been working together to create an Active Transportation Plan, which will be presented to the

Planning Commission at their next regular meeting and asked that the Commission review it before that time.

Lorene Kamalu asked if a work session with the Planning Commission would be held to discuss the plan in further depth.

Andy Thompson responded that the Commission can decide to hold a work session if they feel it necessary before making a recommendation to the City Council on approval.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, March 10, 2016 at 7:00 p.m.

ADJOURNMENT

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