

23 June 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

June 23, 2016

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

Excused: Gary Bullock

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

Others Present: City Councilman Larry Page, Brady Nowers, Dave Adams II

OPENING

The Planning Commission meeting was held on Thursday, June 23, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR A LOW PROFILE SIGN AT 270 NORTH 300 WEST – KIER CONSTRUCTION

Lyle Gibson explained that the property located at 270 North 300 West, formerly known as the “Wad Square Apartments”, is under new ownership and undergoing renovation. A low profile sign has been onsite and will be removed and replaced with a new sign identifying the new name of “Jerry Burnett Apartments”. The proposed sign would be considered a low profile sign which is allowed in the R-M zoning district under Section 17-33-9 as a conditional use. Kaysville City ordinances restrict low profile signs to four feet in height and forty-six square feet, based on the amount of property frontage along 300 West Street. The sign must also be set back six feet from the property line. The proposed sign is forty square feet, including the support columns. The sign meets all requirements for height, setback and size requirements.

Stroh DeCaire made a motion to grant a conditional use permit for a low profile sign at 270 North 300 West for Kier Construction. Thomas Wood seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A PUBLIC UTILITY SUBSTATION AT 1559
SOUTH KAY DRIVE – QUESTAR GAS CO.**

Lyle Gibson explained that Questar Gas Co. is requesting a conditional use permit for a public utility substation at 1559 South Kay Drive. The site includes a 230 square foot regulator station shed, a blowdown muffler and access to the Questar Gas pipeline. The shed will sit at the rear of the property, twelve feet from the northern property line, and thirteen feet from the eastern property line. A neighborhood storage facility and cell tower abut the property to the north, and the railroad and freeway are directly to the east. Because this property is zoned for residential use, a conditional use permit must be obtained for the public utility substation. It is also required that the substation be screened from neighboring uses with a masonry wall, solid board fence, or shrubbery as required by the Planning Commission. There is an existing slatted chain-link fence along the north property line which Questar would like to utilize. They will also install a similar fence along the eastern property line, and build an eight foot tall masonry fence along the southern and western property lines. A wrought-iron gate is being proposed for access on the south end of the westerly fence. The western fence setback allows for landscaping along the street. Specific details of that landscaping area has not been finalized, and Questar is looking for direction from the city as to what the City would like to see for landscaping. Because of the infrequent use of the property, low-maintenance landscaping is typically installed. The site will be visited monthly and monitored by Questar Staff for maintenance of the site and to check the property for issues such as vandalism. A building permit will be required for the construction of the regulator shed. Staff is recommending that a concrete drive approach be installed between Kay Drive and the access gate to make it more visually compatible with the surrounding environment. Public utility substations may be allowed with less than the required lot area, width and yards for the zone in which it is located.

Josh Sundloff said that because of the visual impact this might have to the community he would like to see some xeriscape installed.

Brady Nowers, representing Questar Gas, said that they typically don't install trees or lawn because it requires more maintenance, but Questar is willing to install what landscaping and fencing that the City requests.

Josh Sundloff asked about the gate.

Brady Nowers responded that they are proposing to install a rod-iron fence with safety spikes at the top.

Lyle Gibson said that sometimes more transparent gating is preferred because it still allows visibility into the fenced area which helps to safeguard against intruders.

Betty Parker asked if any equipment would be stored on site.

Brady Nowers responded that they will not be storing equipment on the property. The only structure on site will be the regulator shed, which is to help insulate the noise of the

machinery. This site is large because there is a powerline easement running through the middle of the property, as well as a gas line easement near the western edge of the property.

Thomas Wood commented that because this is located near the entrance to a subdivision it needs to look clean and therefore would rather see an opaque gate installed. If we want the site to be more transparent maybe the chain link fence on the east side, adjacent to the freeway, should not be slatted.

Betty Parker stated that we may want to keep the east side more aesthetically pleasing as it's visual to I-15 and Frontrunner.

Josh Sundloff said that he would like to see some trees and foliage included in the landscaping plans.

Brady Nowers added that any trees will need to be planted outside the easements.

Lorene Kamalu commented that she would like to see a rock design incorporated into the landscaping as well.

Josh Sundloff made a motion to grant a conditional use permit for a public utility substation at 1559 South Kay Drive for Questar Gas Company with the following conditions:

1. A concrete drive approach be installed between the street and access gate.
2. The access gate be an opaque material.
3. A xeriscape landscape treatment be installed to include shrubs and at least two trees.
4. A slatted chain-link fence be installed on the north and east sides of the project, and masonry walls be installed on the south and west sides.

Stroh DeCaire seconded the motion.

Voting was as follows:

Stroh DeCaire aye

Matthew Anderson aye

Betty Parker nay

Josh Sundloff nay

Thomas Wood nay

Lorene Kamalu aye

The motion was lost with a vote of three to three.

Betty Parker made a motion to grant a conditional use permit for a public utility substation at 1559 South Kay Drive for Questar Gas Company with the following conditions:

1. A concrete drive approach be installed between the street and access gate.
2. The access gate be an opaque material.
3. A xeriscape landscape treatment be installed to include shrubs, but no trees.
4. A slatted chain-link fence be installed on the north and east sides of the project, and masonry walls be installed on the south and west sides.

Stroh DeCaire seconded the motion.

Voting was as follows:

Matthew Anderson nay

Betty Parker aye

Josh Sundloff nay

Thomas Wood aye

Lorene Kamalu nay

Stroh DeCaire aye

The motion was lost with a vote of three to three.

Lorene Kamalu made a motion to grant a conditional use permit for a public utility substation at 1559 South Kay Drive for Questar Gas Company with the following conditions:

1. A concrete drive approach be installed between the street and access gate.
2. The access gate be an opaque material.
3. A xeriscape landscape treatment be installed to include shrubs and at least two low water use trees.
4. A slatted chain-link fence be installed on the north and east sides of the project, and masonry walls be installed on the south and west sides.

Thomas Wood seconded the motion and it passed unanimously.

**PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR
AMENDMENT TO SUNSET POINTE SUBDIVISION PHASE 5 AT 1559 AND 1571
SOUTH KAY DRIVE – THE ADAMS COMPANY**

Andy Thompson explained that The Adams Company is requesting approval of a subdivision plat to adjust a shared lot line between Lots 19 and 55 of the Sunset Pointe Subdivision Phase 5. Currently the two lots meet the standard lot requirements of the R-1-20 zone. Questar Gas is

interested in purchasing Lot 19 for a utility substation but only requires about 17,000 square feet of the lot. Therefore the lot line between Lots 19 and 55 is being shifted to the north about thirty feet. Per City ordinance 17-31-15 "Public Utility Substations", substations may be allowed with less than the required lot area, width and yards for the zone in which located.

Chairperson Matthew Anderson opened the Public Hearing.

There were no comments or questions from the public. Chairperson Matthew Anderson closed the Public Hearing.

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Amendment to Sunset Pointe Subdivision Phase 5 at 1559 and 1571 South Kay Drive to accommodate a utility substation for The Adams Company. Betty Parker seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Shayne Scott introduced himself to the Planning Commission as the new City Manager for Kaysville City and expressed his appreciation to the Commission for their service to the community.

Zoning Administrator Lyle Gibson stated that in their recent meeting the City Council reappointed Thomas Wood, Gary Bullock and Betty Parker as Planning Commission members.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, July 14, 2016 at 7:00 p.m.

ADJOURNMENT

Betty Parker made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:40 p.m.