

28 July 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

July 28, 2016

Members Attending: Chairperson Matthew Anderson, Gary Bullock, Stroh DeCaire, Lorene Kamalu, Betty Parker

Excused: Joshua Sundloff, Thomas Wood

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

Others Present: Jerry Wiser, Susanne Matina, Eric Flint, Barb DeCaire, Barb L. DeCaire, Sandra DeCaire

OPENING

The Planning Commission meeting was held on Thursday, July 28, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 824 NORTH BROOKSHIRE DRIVE – STAN HENSON

Lyle Gibson explained that Stan Henson is requesting a conditional use permit to keep chickens on his property at 824 North Brookshire Drive. His property is approximately 10,000 square feet which allows up to six fowl, rabbits, or similar animals. Staff was made aware of the chickens through a resident inquiring if the chickens were permitted. There are currently six chickens on site, and no roosters. The property currently has a fence that encloses the rear yard, and a coop is already in place and in compliance with Chapter 17-24 of the city ordinance.

Betty Parker commented that it seems common that these conditional use requests are coming before for the Commission because it was brought to Staff's attention through a resident. Mrs. Parker requested that something could be published in the newsletter or online regarding the keeping of farm animals.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 824 North Brookshire Drive for Stan Hanson. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN ELECTRONIC MESSAGE CENTER SIGN AT 2260 WEST ISLAND DRIVE – DAVIS SCHOOL DISTRICT (TABLED ITEM)

Lyle Gibson explained that the Davis School District recently completed construction on a new elementary school, Kays Creek Elementary, at 2260 West Island Drive. With the school construction, a sign has been built which included an electronic message board which requires a conditional use permit. The sign measures ten by eight feet with the electronic message center portion of the sign measuring at eight by three feet. This item was brought before the Planning Commission at their last meeting on July 14, 2016. During their discussion, the Commission asked Staff to provide additional details regarding the sign and also asked that someone representing the School District be present. The District has indicated that the sign can be dimmed on a programmed schedule and they would be willing to turn the sign off overnight. Additional site review confirmed that the sign is ten feet behind the sidewalk along Island Drive and eight feet from back of curb along the exit of the drop-off lane. Kaysville City has a standard for clear view areas at street intersections, but not a standard that is applicable as a requirement in this case when considering the drive/drop-off. Staff is not as concerned about the placement of the sign because of the low speed and traffic to the area. Also, Staff attempted to contact Oakwood Homes to inquire of any concerns for their development and the homes across the street but received no input.

Betty Parker added that she had also tried to contact Oakwood Homes about concerns about the proximity of the sign to the homes across the street and was unsuccessful making contact.

Lyle Gibson commented that because the sign is already in place, whoever buys the home across the street will already be aware of the sign.

Betty Parker suggested that we require that the sign be turned off from dusk to dawn rather than indicating a set time.

Eric Flint, representing Davis School District, said that because it's an informational sign they would like to leave it on as long as they can, but are willing to do whatever the city feels is necessary.

Stroh DeCaire commented that the School District should bring these requests before the Planning Commission for approval before they are constructed. Some of the concerns that the Commission have mentioned could have been circumvented had the School District received the necessary approvals in the correct order. Now that the sign is already completed it gives the feeling that the Commission is being forced to approve the sign as is.

Gary Bullock commented that a light sensor could be installed so that the signs turn off automatically.

Lorene Kamalu made a motion to grant a conditional use permit for an electronic message center sign at 2260 West Island Drive for the Davis School District with the condition that the sign be shut off from dusk to dawn. Stroh DeCaire seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR THE WISER SUBDIVISION AT APPROXIMATELY 507 SOUTH 800 EAST – JERRY WISER

Andy Thompson explained that about a year ago Jerry Wiser received preliminary plat approval for the Wiser Subdivision located at 507 South 800 East, and he is now requesting final plat approval. The proposed final plat has two significant changes from the preliminary plat, including the combination of Lots 6 and 7 to create one lot, and removing the walking path connecting the cul-de-sac to 800 East. The plat consists of five lots on about three acres with one existing home. The lots range in size from just over 18,000 square feet to over 37,000 square feet. Staff has reviewed the sidewalk connection and has concerns over the long-term maintenance if it is included in this development. It is believed that the cost to the City to maintain the sidewalk would outweigh the benefits that this facility would provide.

Gary Bullock suggested that a development agreement be drawn up to include the maintenance of the sidewalk.

Andy Thompson said that while it would be possible, it would make it more difficult to ensure maintenance where there is no HOA included in this subdivision.

Matthew Anderson said that in previous meetings where preliminary plat for this development was reviewed, many neighbors had made comment about the need for a pathway as many currently cut through Mr. Wiser's property. Mr. Anderson asked if there are any low-maintenance options that could be installed for the pathway.

Andy Thompson said that there will always be the issue of snow removal and who will keep that pathway open in the wintertime, as well as who will be responsible of replacing or fixing the pathway as it ages.

Betty Parker said that she has seen other neighborhoods where the homeowners install and maintain pathways on their properties on their own.

Gary Bullock stated that it doesn't seem a necessity to have a pathway installed with this development. A walkway would impede the privacy of those neighboring properties.

Matthew Anderson added that if the pathway is installed with the development then those neighboring properties would be aware of it in buying the property. However if the Commissioners feel that the pathway won't be beneficial then there is no reason to keep it in the development plans.

Gary Bullock asked if the pathway would be deeded to the City.

Andy Thompson responded that originally they intended to deed the sidewalk over to the City as a public access. However, now they feel it is not necessary and have removed that sidewalk from the plat.

Stroh DeCaire added that he doesn't see what reasons would necessitate or mandate that a pathway is needed at this location. There are other existing walkways within the neighborhood which would be the same travel distance than what a pathway at this location would provide.

Matthew Anderson asked about noticing for this proposed final plat. Since the pathway was shown on the preliminary plat, the neighborhood may feel deceived when the pathway is not installed with the development.

Andy Thompson responded that Staff followed the standard noticing procedure. Final plat approval requests don't require that a notice be posted on the property under consideration.

Gary Bullock commented that in reading the minutes from previous meetings about this development, it seems that the neighbors were more concerned about the property remaining a cul-de-sac rather than having a public sidewalk through the development.

Stroh DeCaire made a motion to recommend final plat approval for the Wiser Subdivision at approximately 507 South 800 East for Jerry Wiser. Gary Bullock seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson stated that the Utah Chapter of the American Planning Association would be holding their Fall Conference on October 6-7, 2016 at Station Park in Farmington. Also, the Fall Conference for the Utah League of Cities and Towns will be held in Salt Lake City on September 14-16, 2016. Both conferences would be great training opportunities and Commission members are encouraged to attend.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, August 11, 2016 at 7:00 p.m.

ADJOURNMENT

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