

1. Documents

Documents:

[11 AUGUST 2016 PACKET.PDF](#)
[11 AUGUST 2016 AGENDA.PDF](#)

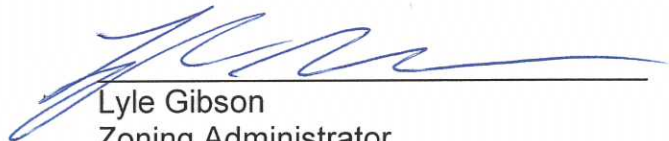
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, August 11, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meetings of June 23, 2016, July 14, 2016 and July 28, 2016.
2. Conditional use permit for a major home occupation "B", preschool at 1620 South 150 West – Andreana Butler.
3. Conditional use permit for farm animals at 2090 West Jakes Lane – Michael & Angela Page.
4. Review of a conditional use permit for a model home at 53 North Flint Street – Brighton Homes.
5. Call to the public.
6. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
7. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Thursday, August 4, 2016.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Preschool. Aug 11, 2016

Applicant/Owner: Andreana Butler
Location: 1620 South 150 West

Description:

Ms. Butler is requesting a conditional use permit for a major home occupation 'b' to run a preschool from her home. She expects to have 8 or 9 children at a time for a few hours a few times a week. Ms. Butler believes that a few of the children will carpool together. Her property is located near the end of a private street cul-de-sac which is narrower than a typical city street, but because her home is on the cul-de-sac which is as a turn-around has more space allows for traffic flow while children are being dropped off. Her home also has a large driveway which could accommodate several cars.

Staff has been on site to and believes that the property and space within the home will allow the preschool to function without detriment to the neighboring properties. A preschool operates as a type of organized class and per 17-26-4 (12) requires that a limit be places on the number of students and/or the number of vehicles transporting students to prevent congestion.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a major home occupation 'b' subject to compliance with title 17-26-4 of the Kaysville City Ordinance and the following condition:

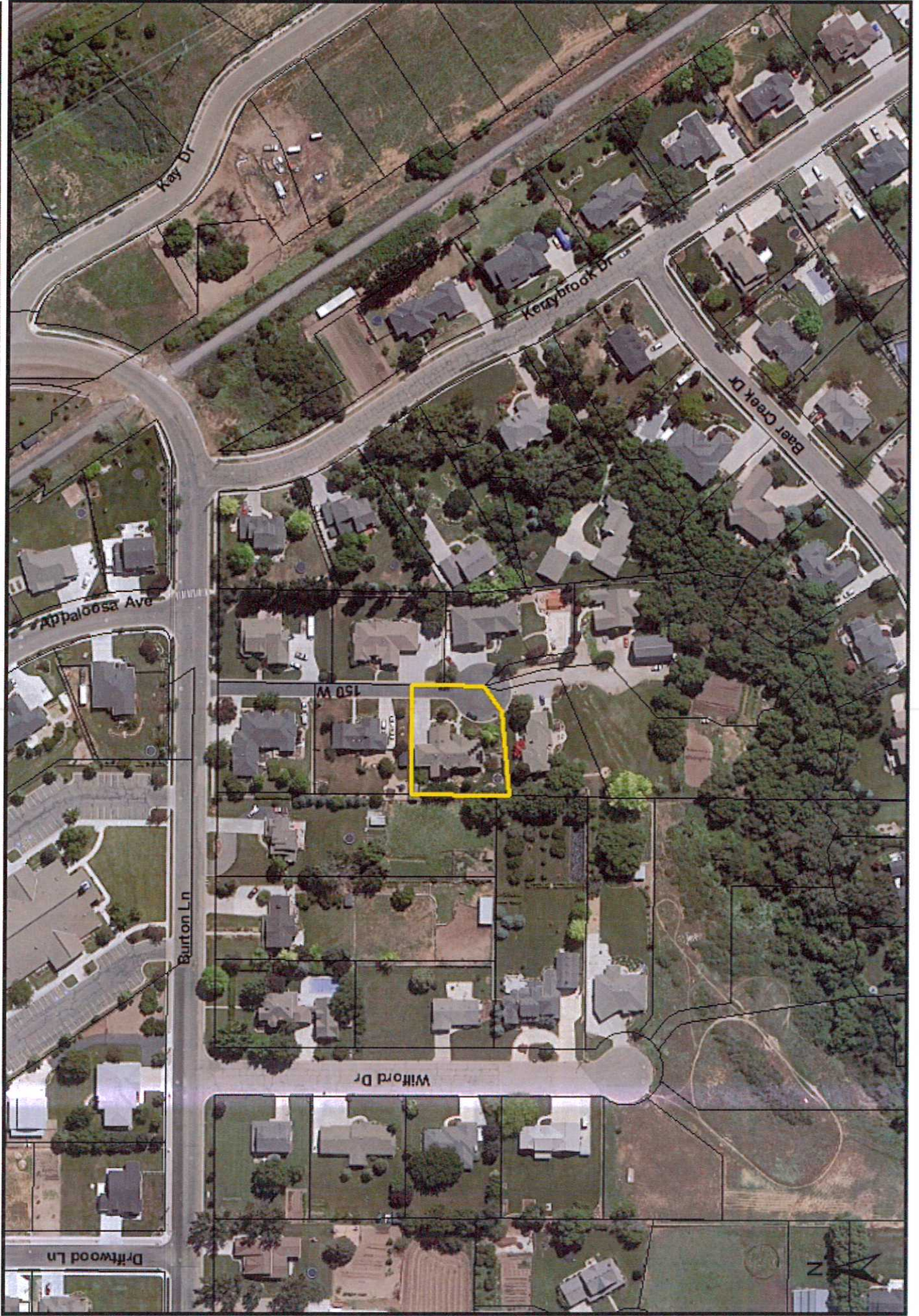
- The number of students be limited to 12.

Reasoning:

Based on the location and characteristics of the property, the restrictions of the ordinance with the proposed condition appear to be sufficient to mitigate any reasonably anticipated detrimental impacts.

Attachment 1: Area Map

1620 South 150 West





Planning Commission Staff Report

Conditional Use Permit for Farm Animals Aug 11, 2016

Applicant/Owner: Michael and Angela Page
Location: 2090 W Jakes Ln
Zone: R-1-20

Description:

The Page family is requesting a conditional use permit for farm animals. Their property is approximately 0.52 acres or 23,024 square feet. The request is for farm animals is to allow a variety of animals on the property. The applicants would like to be able to keep horses, chickens, and sheep on the property. They are involved in 4-H so the sheep would only be on site for a few months a year meaning that generally there would be a horse and some chickens. They would like to be able to have some flexibility in how many animals of each type are on the property at a time, for example when there is not a sheep there may be extra chickens.

The property is newly developed with a new home on site. There are not yet any animals on site and no coops or enclosures for the animals. The applicant intends to have a fully enclosed (sides and top) coop for the chickens, and would have a shelter and enclosed area for the sheep and horse(s). Based on the size of the property a typical scenario might look something like the following:

Type of Animal	# of Animals	Sq. Ft. per Animal	Total Sq. Ft. Used
Horse	1	10,890	10,890
Lamb	1	5,445	5,445
Chicken	8	435	3,480
TOTAL AVAILABLE	23,024	TOTAL USED	19,815

The applicant would be required to remain within the permitted number of animals based on their property size whatever combination of animals that may be.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals and the following conditions:

- A chicken coop be installed in compliance with 17-24-3 before chickens are allowed on site.
- An enclosed area for the sheep and horses be in place before animals are allowed on site.

Reasoning:

Staff feels comfortable that with proposed condition potentially anticipated detrimental impacts are capable of being mitigated.

Attachment 1: Area Map

2090 West Jakes Lane





Planning Commission Staff Report

Review of a Conditional Use Permit for a Model Home Aug 11, 2016

Applicant/Owner: Brighton Homes
Location: 53 North Flint Street

Description:

In July of 2015 Brighton Homes received conditional use approval to permit the use of a home in the Homestead at Hales Farm subdivision as a model home.

It has been a year since the approval of that model home and Brighton Homes is still selling property in the subdivision. The applicant is now looking for an extension of their conditional use for another six (6) months as per the process outlined in 17-30-7 Temporary Uses.

Staff has not had any complaints or issues come from the use of the home as a model for the period it has been on site.

Recommendation:

Staff is recommending approval of the requested extension for use of a model home as shown in the submitted site plan for a period of six (6) year from the date of the planning commission decision or until all lots are sold in the Homestead at Hales Farm subdivision, whichever is less.

Reasoning:

The request is consistent with the city ordinance and accommodations for parking have been provided.

Attachment 1: Property Location Map
Attachment 2: Photo of existing home

An aerial photograph of a suburban neighborhood with a yellow rectangle highlighting a specific lot. The lot is located on Flint St, just south of its intersection with Barnes Dr. The surrounding area includes several other streets: Kays Dr at the top, Barnes Dr running diagonally, Flint St running horizontally, Tilly Cir and Wildon Ct branching off Flint St, Shadow Breeze Rd running diagonally to the southeast, Country Spring and Mountain Vista Rd further southeast, and Vista View Dr at the bottom left. A north arrow is located in the bottom right corner of the image.





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
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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.

KAYSVILLE CITY PLANNING COMMISSION

July 14, 2016

Members Attending: Vice-Chairperson Betty Parker, Gary Bullock, Joshua Sundloff, Thomas Wood

Excused: Matthew Anderson, Stroh DeCaire, Lorene Kamalu

Staff Present: Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Shan M. Kettle, Paul Clifton, Greg Barlow, Steven Staten, Kelly Staten, Amy Tuttle, Joel Johnson, Colin Major, Heather Campbell

OPENING

The Planning Commission meeting was held on Thursday, July 14, 2016 at 7:00 p.m. in the Municipal Center.

Vice-Chairperson Betty Parker opened the meeting by welcoming those present. The minutes of the June 9, 2016 meeting were presented for approval.

Gary Bullock made a motion to approve the minutes of the June 9, 2016 meeting. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", MASSAGE THERAPY AT 553 SOUTH WELLINGTON DRIVE – SHAN M. KETTLE

Lyle Gibson explained that Mrs. Kettle is requesting a conditional use permit to do massage therapy services from her home located at 553 South Wellington Drive. Each session would last approximately an hour and clients would come by appointment only. Mrs. Kettle doesn't anticipate having appointments later than seven in the evening, for more than a few days a week. Parking shouldn't be a problem as there is enough space in the driveway for clients.

Shan Kettle said that massage therapy has been something she's always wanted to do and is eager to get started.

Thomas Wood made a motion to grant a conditional use permit for a Major Home Occupation "B", massage therapy at 553 South Wellington Drive for Shan M. Kettle. Josh Sundloff seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1311 SOUTH 150 EAST – STEVEN AND KELLY STATEN

Lyle Gibson explained that the Statens are requesting a conditional use permit to have ducks on their property at 1311 South 150 East. Staff was recently made aware of the ducks being kept on the Statens property, and notified them that they would need to obtain a conditional use permit to keep them. The property is 8,220 square feet in size, allowing the Statens up to five fowl, rabbits or similar animals. There are currently more than the five permitted animals, but the Statens intend to comply with the amount allowed and will find a new home for the extra ducks. There is a coop already on site which is in compliance with city ordinance. The coop area is currently surrounded by a chicken wire fence on two sides, with a solid vinyl fence on the east and south sides. While the two foot fence may be adequately containing the ducks, Staff is concerned about the possibility of predators getting into the pen and is recommending the Commission consider requiring a taller fence to contain the ducks.

Josh Sundloff asked if the ducks fly.

Kelly Staten responded that ducks are social and don't like to leave the other ducks. Before they obtained the ducks they did some research and found that predators typically leave the ducks alone after they have grown. There is a coop that the ducks can be put in at night to help protect them.

Josh Sundloff made a motion to grant a conditional use permit for farm animals at 1311 South 150 East for Steven and Kelly Staten with the condition that a fence of at least four feet in height be installed to enclose the area of the yard where the ducks are housed.

The motion died for a lack of second.

Steven Staten said that they prefer to use chicken wire because the weave of the fence is tighter.

Josh Sundloff asked if the Statens back yard was completely enclosed.

Kelly Staten responded that it was not. Only the area where the ducks are housed is enclosed.

Josh Sundloff said that the issue of keeping potential predators out should be more the concern of the animal's owners rather than the Commission.

Josh Sundloff made a motion to grant a conditional use permit for farm animals at 1311 South 150 East for Steven and Kelly Staten with the condition that the animals be enclosed with at least a two foot high fence. Gary Bullock seconded the motion and it passed unanimously.

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

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 includes an electronic message board. Generally in a residential zone, signs of this nature would not be permitted. However Title 17-33-7(8) allows for them on sites of at least five acres or larger by conditional use. The sign measures ten by eight feet, with the electronic message center portion of the sign measuring at eight by three feet. Because this sign is located so closely to residential homes across the street, the Planning Commission will need to consider whether conditions need to be placed to help mitigate any impacts the sign may have on neighboring properties.

Josh Sundloff commented that even though the sign has already been constructed, the Commission shouldn't feel pressured to approve the sign if there are impacts to neighboring properties that need to be mitigated. There is a concern about light pollution this sign might have on adjacent properties. Also, will vehicles be able to safely see oncoming traffic and pedestrians, or does the sign impede the line of sight? Does this meet city standards for site triangles at intersections?

Lyle Gibson responded that schools obtain their building permits through the State and oftentimes overlook needing other permits through the individual cities. The city's site triangle regulations wouldn't apply in this situation since the sign is at the intersection of a driveway and not a public street.

Josh Sundloff said that he would like to see that the sign be both dimmed and then turned off at certain times of the day.

Thomas Wood commented that it seems that there are many questions left to be answered and suggested tabling this item until someone from the School District could be present to answer their questions.

Gary Bullock commented that he would like to see the site plan for the sign to find out if it had to meet some kind of site triangle regulation when obtaining the building permit.

Gary Bullock made a motion to table the request for a conditional use permit for an electronic message center sign at 2260 West Island Drive for Davis School District to give Staff time to investigate some of the questions and concerns that have been mentioned tonight, and to see if a representative could be present when this item is brought before the Planning Commission again. Thomas Wood seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A SINGLE FAMILY DWELLING IN THE
GENERAL COMMERCIAL ZONING DISTRICT LOCATED AT 294 NORTH 300
WEST – GREG BARLOW**

Lyle Gibson explained that the property located at 294 North 300 West has a single family home and detached garage on the site. The previous owner operated a machine shop on site and was licensed as a home occupation with the understanding that the business owner also lived on site, as required by the home occupation ordinance. Mr. Barlow was aware of the previous use of a

home and business on the property and desired to continue the use as an office for his construction company. However, Mr. Barlow does not live on the property, but rather has one of his employees as a tenant of the home. The use of the property for the construction business is a permitted use in the General Commercial zoning district, while residences can be allowed by conditional use if the dwelling is an integral part of a commercial use and serves as housing for the proprietor or an employee. Mr. Barlow's tenant takes care of the property and equipment on site. This property is surrounded by both commercial and residential zone districts, and the dwelling appears to be a compatible use with its surroundings and does not appear to be a detriment to its neighboring properties. If the conditional use permit is approved, the ability to only use the property strictly for residential purposes would be abandoned after one year.

Gary Bullock asked if the business license would be revoked should the employee move out of the home or if the home became vacant.

Josh Sundloff commented that the home would have to remain associated with the business.

Lyle Gibson added that the tenant of the home must be either the proprietor or an employee. Because the owner does not live on the property it cannot be considered a home business. If Mr. Barlow wants to use the home as part of his business he would have to remodel it to meet commercial building code.

Greg Barlow said that he bought this property because he was looking for a commercial location for his business. When he was inquiring about the property, he was informed by the previous property owner that although they had started their business as a home business, eventually they decided to rent out the home and keep the business in the detached garage. The City was unaware of this non-compliance, but contacted him after a sign was installed on the garage to let him know he needed to obtain a city business license. Mr. Barlow stated that he feels that his business operations would be similar to what the previous owner conducted and therefore wouldn't change what has already been existing on the property. He plans to have his superintendent or another employee living in the home to help maintain the business equipment and the property.

Gary Bullock asked about the detached garage.

Greg Barlow responded that it is being used as a construction office and storage of tools.

Josh Sundloff commented that because this type of use is anticipated for this area as well as the zone he doesn't feel that it would be a detrimental impact to the area. This proposed single family dwelling seems to be an integral part of the commercial use and serves as housing for an employee of the business.

Josh Sundloff made a motion to grant a conditional use permit for a single family dwelling in the General Commercial zoning district located at 294 North 300 West for Greg Barlow. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 1.61 ACRES OF PROPERTY LOCATED AT 42 NORTH ANGEL STREET FROM A-1 (LIGHT AGRICULTURAL) TO R-A (RESIDENTIAL AGRICULTURAL) – PAUL CLIFTON

Lyle Gibson explained that Mr. Clifton owns the property at 42 North Angel Street and would like to be able to subdivide his property in order to build another home behind the existing home on the property. The property is surrounded by A-1 zoning to the north and south along Angel Street, with the R-A zoning located across the street and in the near vicinity to the north and east. The R-A zoning district has a minimum lot size of half an acre. Ultimately the PRUD overlay zone will also need to be approved along with the plat once that is ready for review.

Gary Bullock asked, if the requested rezone receives approval, could the property could be split into more than two lots.

Lyle Gibson responded that potentially it could be split into three lots, but Mr. Clifton has indicated he would only like to have two.

Vice-Chairperson Betty Parker opened the Public Hearing.

There were no comments or questions from the public. Vice-Chairperson Betty Parker closed the Public Hearing.

Paul Clinton commented that he is currently in the process of having his property surveyed. He intends to split the property so that his daughter can build a home on the second lot within the next year.

Josh Sundloff made a motion to recommend approval of the request to rezone 1.61 acres of property located at 42 North Angel Street from A-1 (Light Agriculture) to R-A (Residential Agricultural) for Paul Clifton. Gary Bullock seconded the motion and it passed unanimously.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Betty Parker opened the floor for nominations for Planning Commission Chairperson and Vice-Chairperson.

Josh Sundloff nominated Matthew Anderson as Chairperson. Thomas Wood seconded the nomination. No other nominations were made. Matthew Anderson was approved as Planning Commission Chairperson by unanimous vote.

Gary Bullock nominated Betty Parker as Vice-Chairperson. Josh Sundloff seconded the nomination. No other nominations were made. Betty Parker was approved as Planning Commission Vice-Chairperson by unanimous vote.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, July 28, 2016 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:58 p.m.

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.

11 August 2016 Agenda

KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, August 11, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meetings of June 23, 2016, July 14, 2016 and July 28, 2016.
2. Conditional use permit for a major home occupation “B”, preschool at 1620 South 150 West – Andreana Butler.
3. Conditional use permit for farm animals at 2090 West Jakes Lane – Michael & Angela Page.
4. Review of a conditional use permit for a model home at 53 North Flint Street – Brighton Homes.
5. Call to the public.
6. Other matters that properly come before the Planning Commission:
7. Reports.
8. Correspondence.
9. Calendar.
10. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Thursday, August 4, 2016.

Lyle Gibson, Zoning Administrator