

10 November 2016 Minutes

KAYSVILLE CITY PLANNING COMMISSION

November 10, 2016

Members Attending: Gary Bullock, Stroh DeCaire, Joshua Sundloff, Thomas Wood

Excused: Matthew Anderson, Lorene Kamalu, Betty Parker

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

Others Present: Mayor Steve Hiatt, Council Member Larry Page, Robert Dunford, Allison Huerta, Timothy Olsen, Gina Richins, Brian Bott

OPENING

The Planning Commission meeting was held on Thursday, November 10, 2016 at 7:00 p.m. in the Municipal Center.

Thomas Wood explained that with the absence of a Chairperson and a Vice-Chairperson, a Chair Pro Tem would need to be appointed.

Thomas Wood nominated Stroh DeCaire as Chair Pro Tem. Gary Bullock seconded the nomination and it was approved by unanimous vote.

Chair Pro Tem Stroh DeCaire opened the meeting by welcoming those present.

Mayor Steve Hiatt thanked the Planning Commission members for their service to the community and for taking the time to volunteer.

The minutes of the October 27, 2016 meeting was presented for approval.

Gary Bullock made a motion to approve the minutes of the October 27, 2016 meeting. Josh Sundloff seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, ESTHETICIAN AT 775 NORTH CRIMSON COURT – GINA RICHINS

Lyle Gibson explained that Ms. Richins is a licensed esthetician with the State of Utah and currently works full time at a spa. However, the spa does not offer some of the services that Ms. Richins is qualified to perform and therefore she would like to be able to work part-time from her home at 775 North Crimson Court to provide those services to clients. An esthetician specializes in administering facials, aromatherapy, hair and skin care, makeup, etc. Ms. Richins has designated a room in her home for a treatment area and clients will come to her home by appointment only. The subdivision where she lives is located on a private road which is narrower than a standard city street. However, there should be sufficient parking on her driveway and, if necessary, clients will park at the end of the cul-de-sac where guests and visitors of the subdivision are allowed to park.

Thomas Wood made a motion to grant a conditional use permit for a Major Home Occupation "B", esthetician at 775 North Crimson Court. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", DOG GROOMING AT 141 EAST 100 SOUTH – ALLISON HUERTA

Lyle Gibson explained that Ms. Huerta offers dog grooming services from her home at 141 East 100 South and is requesting a conditional use permit. There is a cargo trailer on the property in which Ms. Huerta washes and grooms the animals. It is approximately fourteen feet long, and all of the needed supplies are contained within it. Clients will come by appointment only, and most drop off their animal and then pick them up when they finished an hour later. It is anticipated that most appointments will be scheduled between the hours of 9:00 a.m. and 3:00 p.m. Mr. Huerta will use a room inside the home to do her paperwork and bookkeeping. There has been some concern from Staff about the use of the trailer instead of the home to groom the animals because of potential noise, and the property being maintained. Ms. Huerta has assured Staff that she will be able to keep the area clean, and that she has not had any problems or complaints regarding noise from her neighbors as of yet. Staff is recommending approval of the conditional use permit with the condition that appointments not be scheduled between 9:00 p.m. and 9:00 a.m., and that clippings be disposed of promptly after each appointment in a trash receptacle.

Gary Bullock asked about how long Ms. Huerta had been doing this business from her home.

Allison Huerta responded that she had been conducting business for a few months.

Gary Bullock asked about waste water.

Allison Huerta said that there are grey water tanks on the trailer which collect the waste water, which is then dumped on the lawn.

Gary Bullock asked how her business will operate in the winter.

Allison Huerta responded that she has heating units within the trailer to keep it warm.

Josh Sundloff commented that the language within the ordinance regarding doing business within the dwelling site is ambiguous. Mr. Sundloff said that he feels that as long as Ms. Huerta continues to operate her business within the trailer on her property that it complies within the city ordinances, and any potential impacts have been addressed.

Thomas Wood asked where the trailer is located on the property.

Allison Huerta responded that it is parked on the side of their home.

Josh Sundloff made a motion to grant a conditional use permit for a Major Home Occupation “B”, dog grooming at 141 East 100 South for Allison Huerta with the following conditions:

1. No appointments be permitted between the hours of 9:00 p.m. and 9:00 a.m.
2. Any refuse generated by the business be disposed of properly.

Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 370 WEST 100 NORTH – TIMOTHY OLSEN

Lyle Gibson explained that Mr. Olsen is interested in keeping chickens on his property at 370 West 100 North and is requesting a conditional use permit for them. His property is approximately 0.37 acres which would allow him to keep up to eleven fowl, rabbits, or similar animals. There are currently seven hens on site and the chicken coop on the property is in compliance with city regulations.

Gary Bullock made a motion to grant a conditional use permit for farm animals at 370 West 100 North for Timothy Olsen. Josh Sundloff seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A CHURCH MEETINGHOUSE AT 235 NORTH BONNEVILLE LANE – BOTT PANTONE ARCHITECTS

Lyle Gibson explained that the LDS Church owns a three-acre lot at 253 North Bonneville Lane and is requesting a conditional use permit to build a church meetinghouse on the property. This property is zoned R-A which allows for public and semi-public buildings, such as churches, by conditional use. The church is planned to sit on the north end of the property, surrounded by parking and a landscaped perimeter. The placement allows for the southernmost drive approach to be distanced from the intersection along 200 North Street, as well as providing for full circulation around the building for those attending services and for emergency access. There will be no direct access onto 200 North Street. As the property is developed the streets adjacent to the property will be fully improved, including the side abutting 200 North Street. Roughly thirty percent of the property will be landscaped, and there is planned to be 197 parking stalls on site. The building is nearly twenty-eight feet tall to the peak of the roof. Staff is recommending approval with the condition that a berm be installed along 200 North Street to provide additional screening of the parking area.

Stroh DeCaire asked if church meetinghouses are typically conditional uses.

Lyle Gibson responded that churches are only allowed to be built within residential areas, and are only allowed in those residential areas by conditional use. This is because of the number of people it brings to the property.

Brian Bott, representing Bott Pantone Architects, said that a few years ago the church decided to limit the number of new churches built in the area so existing churches would be fully utilized.

Josh Sundloff commented that he would like to see landscape islands in the parking lots to help the asphalt area look more aesthetically pleasing.

Gary Bullock said that there are many trees planned for the site which will help to soften the look of the large parking lot. Mr. Bullock asked if other church sites were required to install landscape islands.

Brian Bott responded that other jurisdictions have required landscape islands, but they can be hard to maintain, cause snow removal problems, and also decreases the number of total parking stalls. The LDS church always plan for more landscaping and parking stalls than what is required.

Thomas Wood asked about the requested berm.

Lyle Gibson responded that the berm would help to create a buffer between the church and 200 North Street, and would help to screen the asphalt area.

Stroh DeCaire asked about the kind of trees planned.

Brian Bott responded that the church has specific regulations on the size and type of trees that are planted, and they are typically more mature. Many of the trees planned for this site are maple trees.

Lyle Gibson added that all of the planned trees for this site are from the City's recommended tree list.

Josh Sundloff asked about the number of parking lot stalls that are required.

Lyle Gibson responded that the city takes into account the occupancy load and requires one stall for every five seats. This meeting hall has an occupancy load of 250 people, and therefore would only be required to have 50 stalls.

Josh Sundloff commented that while installing landscaping islands would reduce the number of parking stalls on site, it would be a minimal reduction.

Stroh DeCaire asked about the outdoor lighting.

Brian Bott commented that the church typically only installs lighting on the perimeter of the building itself on these new sites. This helps to contain any fill light and is justified as most church meetings are completed before dusk. Any evening activities don't typically fill the parking lot and because people tend to park near the building any lighting further from it is not needed.

Lyle Gibson asked if a fence would be installed.

Brian Bott responded that they plan to install a six-foot chain link fence with vision slats along the north and west sides of the property.

Gary Bullock said that there needs to be careful consideration with the height of the berm installed so it's not a hindrance. The proposed landscaping seems to be more than adequate and there doesn't seem to be a need to require landscape islands in the parking lot.

Brian Bott said that a three-foot berm would probably be adequate, and they would like to install one of varying or undulating height.

Josh Sundloff said that the city might want to consider requiring landscaped islands within these large parking lot areas in the future to help make them more aesthetically pleasing.

Thomas Wood made a motion to grant a conditional use permit for a church meetinghouse at 235 North Bonneville Lane for Bott Pantone Architects with the condition that an earthen berm of varying height, not exceeding three feet in height, be installed between the sidewalk and parking lot along 200 North Street to provide additional screening of the parking area. Gary Bullock 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, December 8, 2016 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:50 p.m.