

1. Documents

Documents:

[8 DECEMBER 2016 PACKET.PDF](#)
[8 DECEMBER 2016 AGENDA.PDF](#)

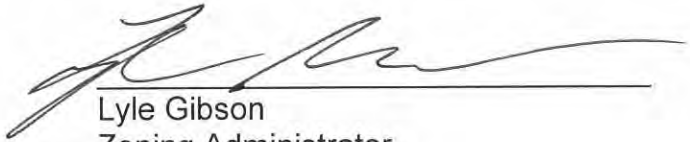
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, December 8, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meeting of November 10, 2016.
2. Conditional use permit for a major home occupation "B", woodworking at 370 West 100 North – Timothy Olsen.
3. Conditional use permit for an electronic message center sign at 192 South Main Street – Dr. Jackie Silkey.
4. Request for a variance from Title 17-33 Sign Regulations at 953 South Sunset Drive – Penni Eads.
5. Conditional use permit for a low profile sign at 953 South Sunset Drive – Penni Eads.
6. Public hearing and preliminary and final plat approval for WCP Kaysville Condominium Subdivision at 2025 West 200 North – WCP Investments, LLC.
7. Public hearing and preliminary plat approval for 40 Crestwood P.U.D. Subdivision at 40 East Crestwood Road – Brian Neville.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. 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 Friday, December 2, 2016.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation B Woodworking December 8, 2016

Applicant/Owner: Timothy Olsen
Location: 370 West 100 North

Description:

Mr. Olsen is requesting a conditional use permit for Major Home Occupation B at the above listed address. The property has a detached garage roughly 1,000 sq. ft. in size where he keeps his tools and materials. Much of his work throughout the year is on site installing finish work such as trim and baseboards, but he also does custom furniture work that he builds in the garage. He works 8 am to 5 pm and during the winter when he is most busy making furniture he is still off site doing installs much of the time.

His saws and equipment all run off of 110 volts so aren't as powerful and loud as larger commercial equipment. Mr. Olsen's work truck associated with the business is a half-ton pickup.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, handyman services at the above listed address subject to compliance with Chapter 17-26 and the following condition:

- Use of any Commercial or Domestic Power Equipment as defined in 14-3-3 Noise Regulation cease between the hours of 8 pm and 7 am.

Reasoning:

Based on the nature of the business, the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts and is consistent with the conditional use standards found in Chapter 17-30.

Attachment 1: Area Map

370 West 100 North





Planning Commission Staff Report

Conditional Use Permit for an Electronic Message Center Sign.

December 8, 2016

Applicant/Owner: Dr. Jackie Silkey
Location: 192 South Main Street
Zone: PB (Professional Business)

Description:

Silkey Skin MD opened its doors last year with some significant renovations and improvements made to the Main Street property. Dr. Silkey's practice involves skincare, as well as cosmetic and general surgery services. During the original construction to convert the existing house to what is now her office space, Dr. Silkey expressed the need for similar private practices to have effective advertising. The sign ordinance at the time didn't permit EMC (Electronic Message Center) signs in the PB zoning district so a sign was installed that complied with the current zoning ordinance. Since then the ordinance has been updated and Dr. Silkey is therefore requesting approval of a monument sign with an EMC display to better advertise her business.

The proposed sign structure is 5 ft. in height and 8 ft. 3 in. in width or 41 total sq. ft. The advertising space or sign cabinet is only 49 in. by 75 in. or 26 sq. ft., 60% of which is the electronic message center. Based on amount of street frontage along the property the sign is well within the maximum allowed sign size and the EMC portion of the sign cabinet is within the parameters allowed per Chapter 17-33. The sign will be capable of automatic dimming based on ambient light conditions. The sign will be placed just behind the sidewalk at 18 inches from the front property line and is over 60 feet from the drive approach to the parking area of the business. The adjacent property to the south is still a residential property, but the home itself will be screened from the sign by Dr. Silkey's building so lighting should not be an impact. Other nearby properties include other professional offices and the fire station across the street.

Per 17-33 Electronic Message Center (EMC): EMC signs shall not cause glare or rapid blinking, nor be intensely lighted so as to create a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. EMC signs shall be capable of being programmed to automatically dim according to ambient light conditions. Conditional use in zones where permitted. Allowed only as part of monument and ground signs. As part of the conditional use review, the Planning Commission may consider hours of operation, sign height, sign size, and/or setbacks from property lines.

Recommendation:

Staff recommends that the Planning Commission approve the application for a conditional use permit for the electronic message sign at 192 South Main Street as proposed.

Attachment 1: Area Map
Attachment 2: Photo of the sign
Attachment 3: Site Plan

• Scope of Work • • • • •

Monument LED Sign Full Color display

Dimensions 29" x 75"

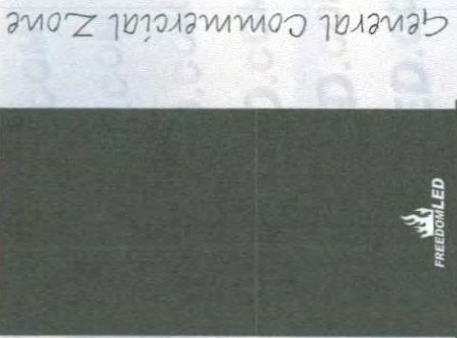
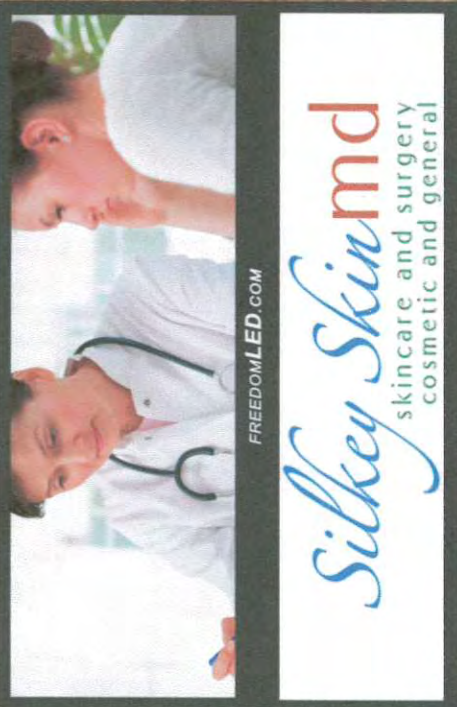
LED lit logo sign cabinet

Dimensions 20" x 75"

Rock base to be completed by customer

6' 3"

Side View



General Commercial Zone

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CLIENT **Dr. Jacqueline S. Silkey**
 JOB NAME **SilkeySkinMD**
 PHONE **801-882-2200**
 ADDRESS **192 S Main St**
 CITY, STATE, ZIP **Kaysville, UT 84037**
 SALESPERSON **Braxton Schenk**
 EMAIL
 ARTIST **Mitch Cause**

www.FREEDOMLEDsigns.com
 PHONE 800.266.0247
 FAX 866.430.5250
 138 E. 12300 S. SUITE C
 DRAPER, UTAH 84020

CUSTOMER APPROVAL
 Date: _____
 ONE TO APPROVE ON THE PRINTING PROCESS. COVER MAY VARY ON REQUEST.



· Scope of Work · · · · ·

Site Map
18" Setback



Sign Location

General Commercial Zone



FREEDOM LED SIGNS INC IN WRITING.

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☒ HANDING
☒ TWO POLE MOUNT
☒ FLUSH MOUNT
☒ PROJECTING
☒ CENTER POLE
☒ MONUMENT
☒ THE HOUSE

www.FREEDOMLEDSIGNS.com
 PHONE 800.266.0247
 FAX 866.430.5250
 138 E. 12300 S. SUITE C
 DRAPER, UTAH 84020

Date: _____
 CUSTOMER APPROVAL

Due to variations in the printing process, color may vary in product.

CLIENT **Dr. Jacqueline S. Silkey**
 JOB NAME **SilkeySkinMD**
 PHONE **801-882-2200**
 ADDRESS **192 S Main St**
 CITY, STATE, ZIP **Kaysville, UT 84037**
 SALESPERSON **Brenton Selenk**
 EMAIL
 ARTIST **Mitch Cause**

LIC#MS24-5501



Planning Commission Staff Report

Consideration of request for a Variance from Title 17-33, Sign Regulations and Conditional Use Permit for a Low Profile Sign.

December 8, 2016

Applicant/Owner: Penni Daun Eads
Location: 953 South Sunset Drive
Zone: A-1 (Light Agriculture)

Description:

Recently an agricultural home occupation was approved by the Planning Commission at this property for the teaching of group lessons. The business teaches individual piano lessons but also teaches students how to teach piano lessons.

An agricultural home occupation does permit a low profile sign in connection with an approved business under the following restrictions:

17-26-5 Agricultural Home Occupations: (7) One name plate or one low profile sign (maximum 24 square feet) in accordance with Chapter 17-33, Sign Regulations is allowed,

17-33-9 Signs Permitted by Zone – ZONE: All –

Type: Low Profile

Size: (Already restricted to 24 sq. ft. by Agricultural Home Occupation ordinance)

Height: 4 ft. maximum

Location: On private property and set back 6 ft. from property lines.

Other: One sign per street frontage and appropriately landscaped per site. Conditional use in agricultural and residential zones. May be lighted by conditional use.

A sign is being proposed on the property midway between the semi-circle drive approaches onto Sunset Drive. Originally the applicant understood the ordinance to require only an 18-inch setback from curb as shown in the attached plans. Upon receipt of the sign application staff discovered that the sign placement is not in compliance with the requirements of 17-33-9. This issue was discussed with the applicant who believes that this area on the property would not only be the most effective location for a sign but the most visually appealing place for a sign. Based on the clarification of the ordinance requirements and the needs and desires of the home occupation Ms. Eads submitted the attached request for a variance seeking approval to place a sign 6 feet from the back of curb still located between the drive approaches of the semi-circular drive. The sign as originally designed is 6 ft. in height, Ms. Eads has indicated that adjustments may be made to comply with sign height.

For clarification, the property line is located 10 ft. from the back of curb and per 17-33-9 the low profile sign should be placed 6 ft. behind that. Currently there is no sidewalk in front of this property, a typical

parkway includes 5 ft. of landscaping between back of curb and sidewalk, a 4 ft. sidewalk, and 1ft. between the sidewalk and front property line.

Consistent with Utah Code 10-9a-702, approval of a variance is subject to Chapter 17-4-6 Variances.

17-4-6 Variances.

(1) Any person or entity desiring a waiver or modification of the requirements of this Title as applied to a parcel of property that he or she owns, leases, or in which he or she holds some other beneficial interest, may apply to the Planning Commission for a variance from the terms of this Title.

(2) (a) The Planning Commission may grant a variance only if:

(i) Literal enforcement of this Title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this Title;

(ii) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;

(iii) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

(iv) The variance will not substantially affect the general plan and will not be contrary to the public interest; and

(v) The spirit of this Title is observed and substantial justice done.

(b) (i) In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection 2(a), the Planning Commission may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought; and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

(ii) In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection (2)(a), the Planning Commission may not find an unreasonable hardship if the hardship is self-imposed or economic.

(c) In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the Planning Commission may find that special circumstances exist only if the special circumstances:

(i) Relate to the hardship complained of; and

(ii) Deprive the property of privileges granted to other properties in the same district.

(3) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.

(4) Variances run with the land.

Recommendation:

Upon review of this report and hearing from the applicant the Planning Commission needs to determine if a variance is appropriate based on the criteria of Chapter 17-4-6. Based on criteria in 17-4-6 (b) (i), (b) (ii), and (c) (ii) staff believes that a variance would not be appropriate in this situation and instead recommends approval of a conditional use permit where if the sign meets the standard height and setback requirements of 17-33 no additional conditions are necessary.

Attachment 1: Area Map

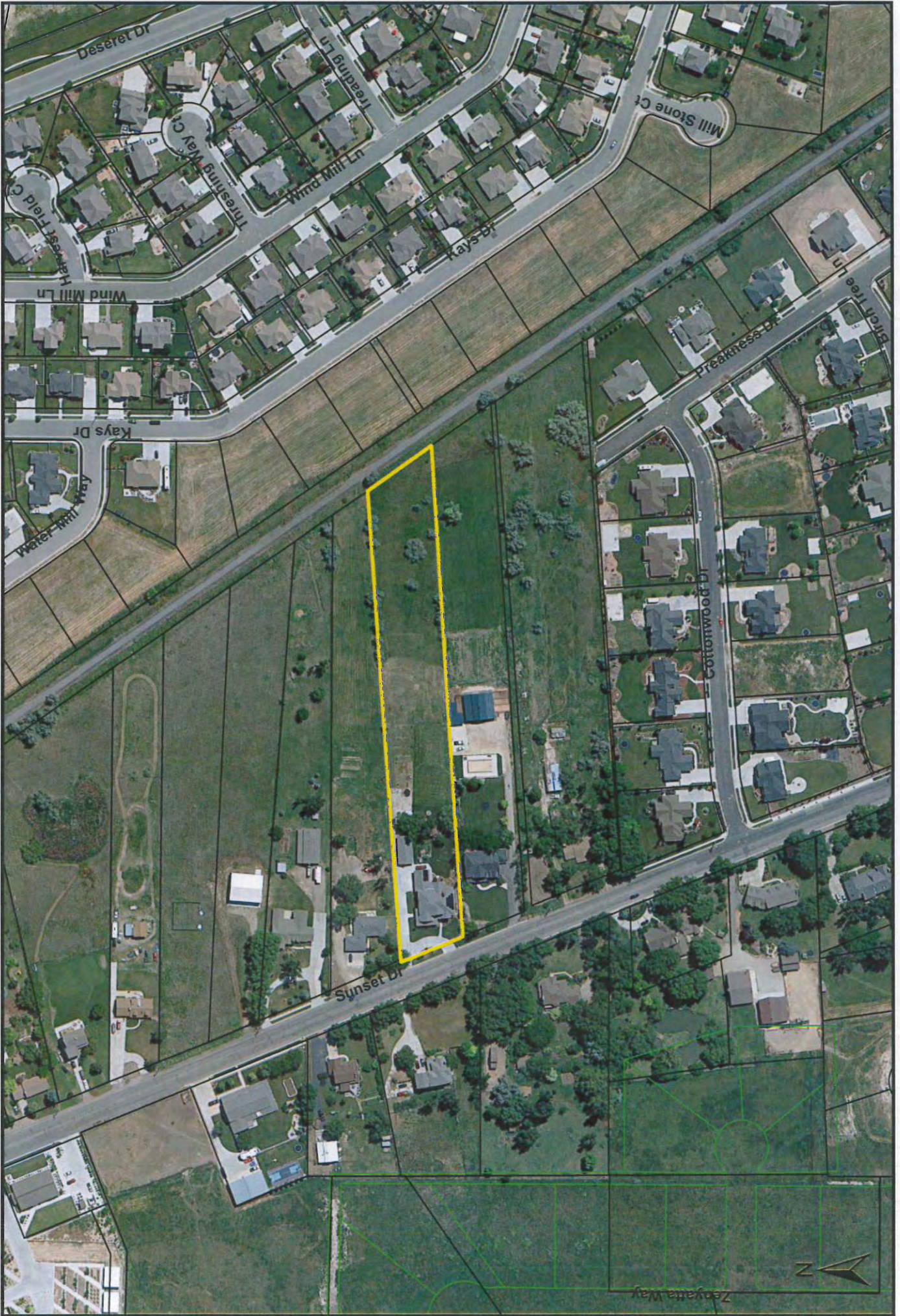
Attachment 2: Sign Design

Attachment 3: Site Plans

Attachment 4: Lavouire Subdivision Plat

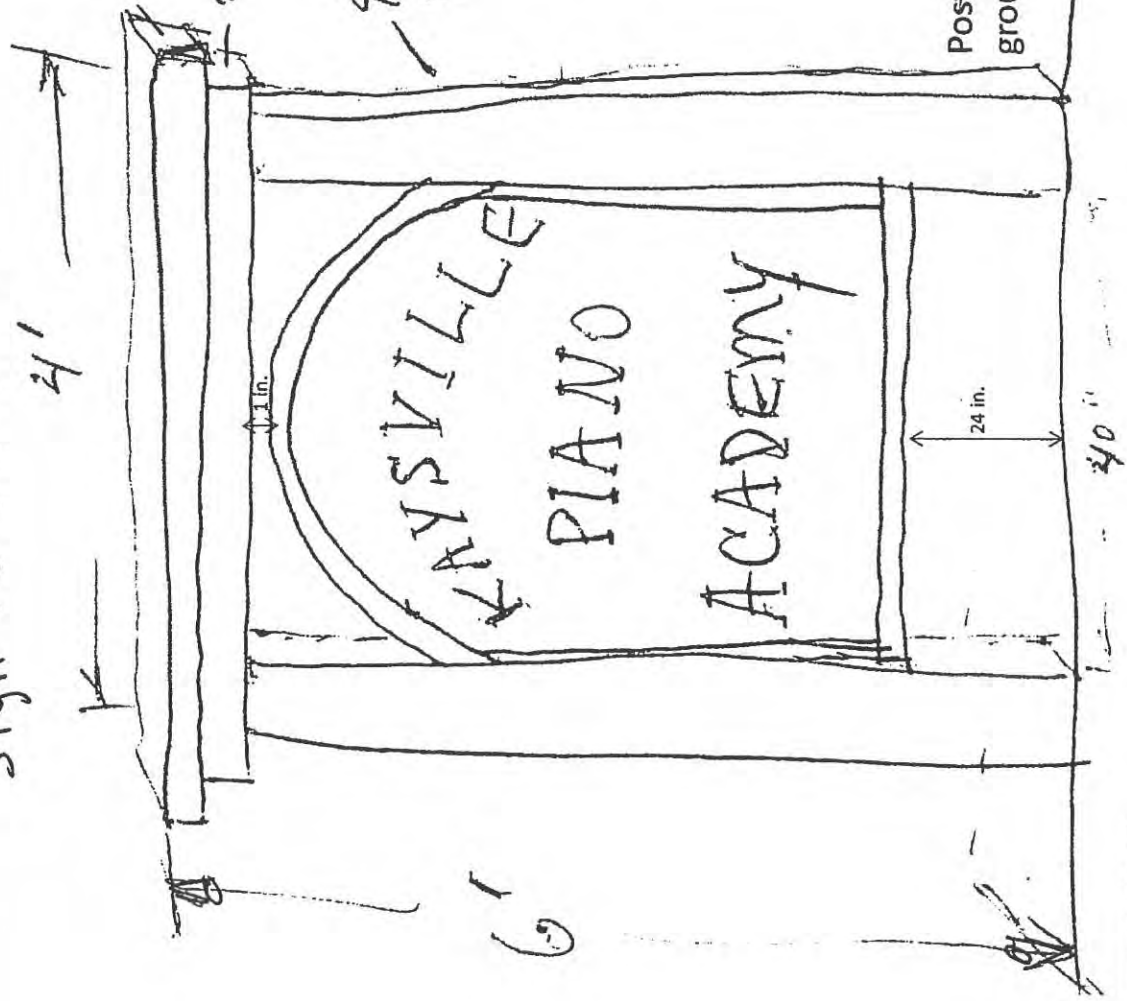
Attachment 5: Variance Request Letter

953 South Sunset Drive

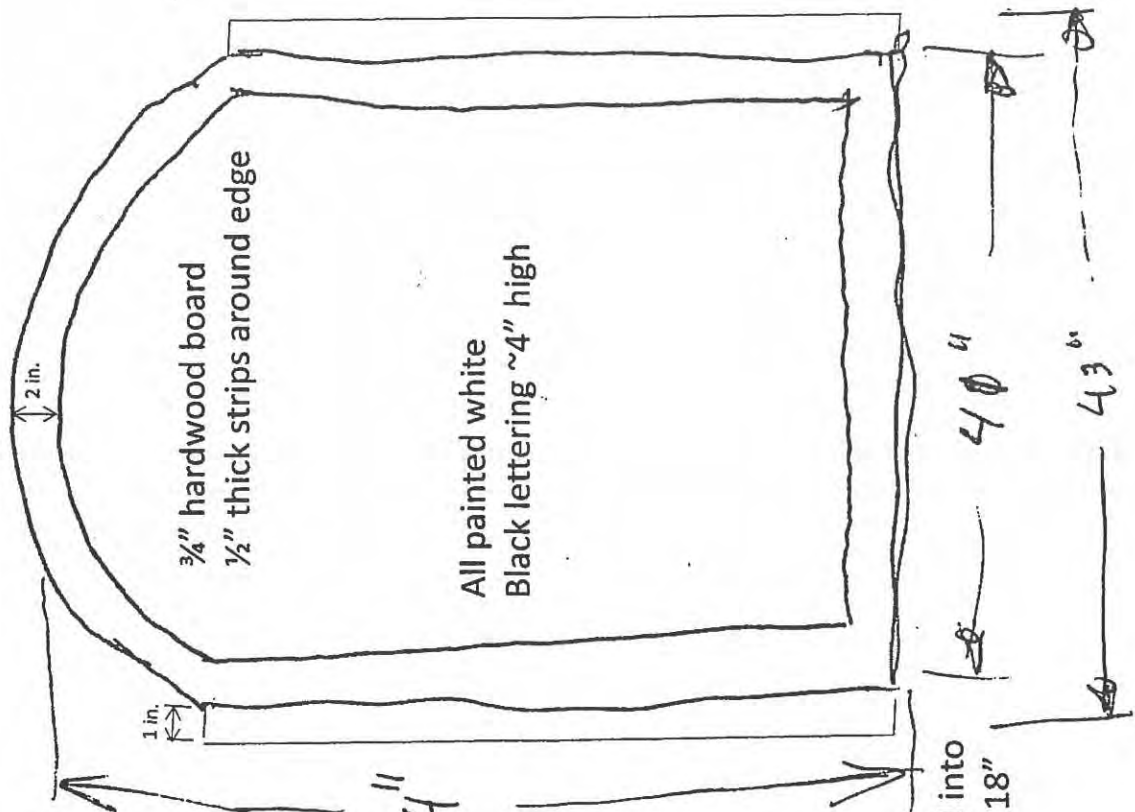


Sign in structure

4'



Sign



$\frac{3}{4}$ " hardwood board
 $\frac{1}{2}$ " thick strips around edge

All painted white
Black lettering ~4" high

4" x 4" Post 44"

Posts cemented into ground approx. 18"

Location of Sign at Street



Sign from Street



- Sign is set back min. 18" from curb
- Approx. centered between inside edges of circle driveway street accesses

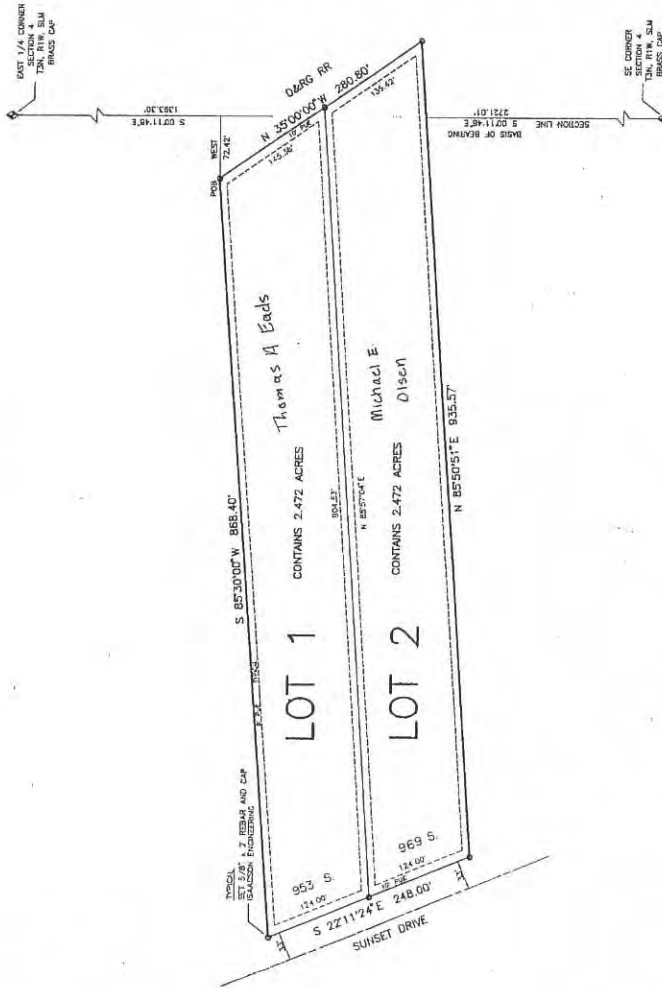
LAVOUIRE SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 4 B
A PART OF THE SOUTHWEST QUARTER OF SECTION 3

T3N, R1W, SLM

KAYSVILLE CITY, DAVIS COUNTY, UTAH

JANUARY 1997



SW 1/4 SECTION 3 T3N R1W

SE 1/4 SECTION 4 T3N R1W
SALT LAKE MERIDIAN
DAVIS COUNTY UTAH

SUBDIVISION: LAVOUIRE
CITY: KAYSVILLE LOTS: 1-2

SCALE: 1" = 100'



LAST #

PREFIX 08-219

Written request from applicant.

On Mon, Nov 21, 2016 at 5:10 PM, Penni Eads <kaysvillepiano@gmail.com> wrote:

The only restriction I see is the easement as far as being in compliance with code.

We will ask for a variance of the easement to allow a sign 6 feet in from the curb in front of our landscaping.

In the case that the sign needed to be removed for the city to use the easement, it would be easy enough to remove.

In fact, we can have the sign built so it has tubes for the legs of the sign to be set into, so it can be easily removed, if necessary, as long as I know the sign is sturdy and will not blow over.

Penni



Planning Commission Staff Report

Preliminary and Final Plat for the WCP Kaysville Condominium Subdivision December 8, 2016

Applicant/Owner: WCP Investments, LLC – Matt West
Location: 2025 West 200 North
Zone: GC (General Commercial)

Description:

WCP Investments, LLC has been building the new West Kaysville Medical Building just west of Angel Street on 200 North Street. The building itself was approved as a permitted use with the anticipation that the building may be condominiumized so that individual units could be owned separately. The proposed plat does not modify anything on the site that has previously been approved through the site review and building permit process.

A final plat has been submitted that identifies the common areas in the parking and within the building and 2 separate units in the building. In addition to the plat documents, a copy of the proposed covenants for the condominium has been submitted to establishing an entity responsible for taking care of the common areas on the property.

Recommendation:

The proposed condominium plat is in compliance with City Ordinances, specifically 19-2-6 Condominium Projects – Subdivision, and is therefore recommended by staff that the Planning Commission forward a favorable recommendation to the City Council for approval of the preliminary and final plat as proposed.

Attachment 1: Location Map
Attachment 2: Condominium Plat (2 pages)

WCP Kaysville Condominium Subdivision

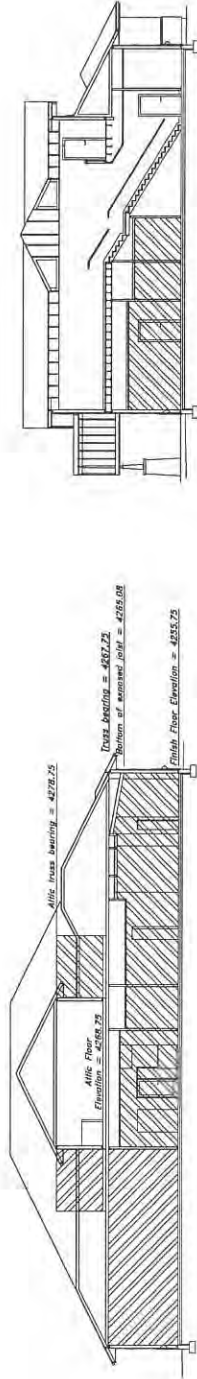


WCP Kaysville Condominium

Lot 202, Charly's Acres #2 Second Amended Subdivision
A part of the Southwest Quarter of Section 32, T4N, R1W, SLB&M, U.S. Survey
Kaysville City, Davis County, Utah

Benchmark

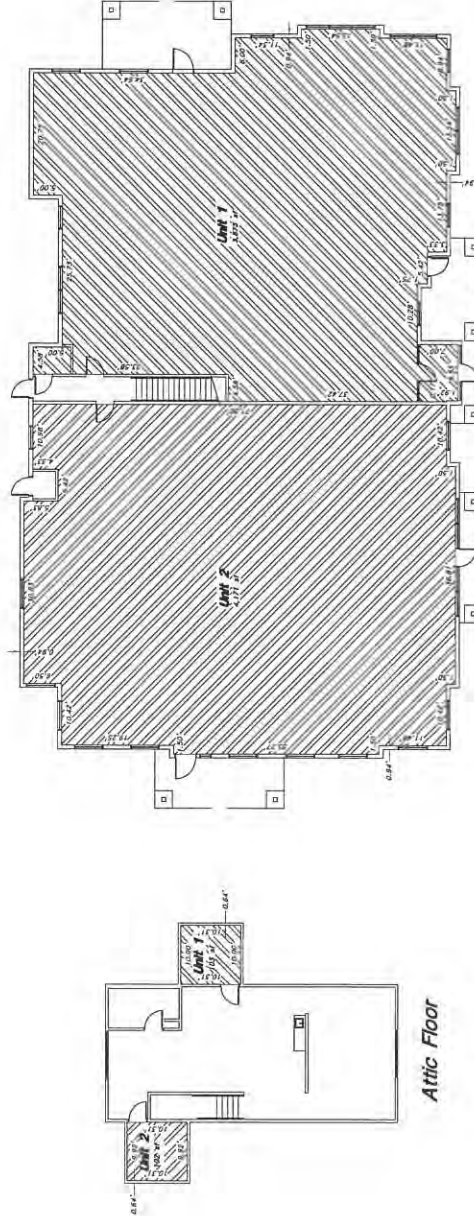
Brass Cap Monument for the Southwest Corner of Section 32, T4N, R1W, SLB&M
Elevation = 4255.25
Established by Davis County Surveyor Tim Shaw, Observed 11/08/2015



Legend

- PUE Public Utility Easement
- Section Corner
- Property Line
- Centerline
- Section Line
- Right of Way Line
- Private Ownership
- Common Area

All legal and dimensioning shown herein are measured from abstract drawings and are not to be construed as a representation of actual survey measurements. The significant changes are anticipated during construction.



Main Floor

Attic Floor



DAVIS COUNTY RECORDER	
ENTRY NO.	FILE NO.
RECORDED AT BOOK	FILED AT
RECORDS PAGE	RECORDED
DAVIS COUNTY RECORDER	
BY	DEPUTY

ANNA
ANDERSON WAHLEN & ASSOCIATES
2010 North Main Street, Salt Lake City, Utah 84116
(801) 321-8528 - annawahlen.com



Planning Commission Staff Report

Preliminary Plat for the 40 Crestwood PUD Subdivision at 40 East Crestwood Road. December 8, 2016

Applicant/Owner: Brian Neville
Zone: R-M (Residential Multi-Family)

Description:

In October of 2016 the Planning Commission recommended approval of the PRUD overlay zone subject to approval of the plat for a six unit subdivision at the subject address. The city council following the recommendation of the Planning Commission motioned to do the same.

The applicant has since put together a plat document showing the layout of 2 buildings each with 3 units as was originally proposed during the PRUD overlay zone discussion. The current plat indicates that the buildings would be platted separately but each unit would not.

The site plan shows the buildings 25 feet from Crestwood Road and 8 feet from neighboring property lines to the east and west. The buildings actually encroach into this space by a few feet with cantilevers therefore truly seeking a 6 ft. setback on the east and west and a 23 feet setback on the north. The center drive is 26 ft. with a guest parking area at the back of the lot.

Staff has reviewed the proposed plat and site plan and feels comfortable that the plat and proposed site plan can be considered for preliminary approval if the Unit A and Unit B configuration is acceptable as opposed to the originally perceived 6 lot subdivision. Some minor modifications may need to be made to the plat before final plat approval based on determining additional details with utilities for the site. The site plan and building design may also require minor modification to meet the setbacks requirements of the zone.

Recommendation:

Staff recommends that the Planning Commission recommend approval of the Preliminary Plat for the 40 Crestwood PUD Subdivision with final setbacks to be determined at final plat review based on final determination of utility needs.

Reasoning:

If the Unit A and Unit B configuration is in line with the expectations of the PRUD overlay zone for promoting better development, the plat document is consistent with the Kaysville City Subdivision Ordinance and acceptable as a preliminary plat.

Attachment 1: Area Map
Attachment 2: Proposed Plat
Attachments 3-4: Site Plans, Elevation, and Floor Plans

40 East Crestwood Road



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.

8 December 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, December 8, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meeting of November 10, 2016.
2. Conditional use permit for a major home occupation “B”, woodworking at 370 West 100 North – Timothy Olsen.
3. Conditional use permit for an electronic message center sign at 192 South Main Street – Dr. Jackie Silkey.
4. Request for a variance from Title 17-33 Sign Regulations at 953 South Sunset Drive – Penni Eads.
5. Conditional use permit for a low profile sign at 953 South Sunset Drive – Penni Eads.
6. Public hearing and preliminary and final plat approval for WCP Kaysville Condominium Subdivision at 2025 West 200 North – WCP Investments, LLC.
7. Public hearing and preliminary plat approval for 40 Crestwood P.U.D. Subdivision at 40 East Crestwood Road – Brian Neville.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
10. Reports.
11. Correspondence.
12. Calendar.
13. 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 Friday, December 2, 2016.

Lyle Gibson, Zoning Administrator