

22 June 2017 Minutes

KAYSVILLE CITY PLANNING COMMISSION

June 22, 2017

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

Excused: Gary Bullock

Staff Present: City Engineer Andy Thompson, Secretary Annemarie Plaizier

Others Present: Council Member Larry Page, Nichole Taylor, John Progross, Barbara Progross, Adam Heath, Brock Johnston

OPENING

The Planning Commission meeting was held on Thursday, June 22, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present.

Andy Thompson explained that the May 25, 2017 minutes had not been distributed yet and will need to be reviewed at the next Planning Commission meeting.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, GROUP MUSIC LESSONS AT 115 EAST 700 SOUTH – KIMBERLY HULSE

Andy Thompson explained that Ms. Hulse lives at 115 East 700 South and is requesting a conditional use permit to teach group music lessons from her home. There will be up to eight students at one time and she plans to have both morning and afternoon classes on weekdays. Each class will last about forty-five minutes. Her classes would be based from for the “Let’s Play Music” model which teaches keyboarding skills for children. The first year teaches general music theory, such as singing and rhythm. In the second year students begin learning on a keyboard while teaching a new group of first year students. The program is three years total, with the third year also learning on the keyboard as a group. The number of groups would grow year after year as the number of course levels being taught grows. The property is on a cul-de-sac with limited curbside parking. About four cars could park in the Hulse’s driveway, and about two more could park out in front of the home. Staff is recommending

approval with the condition that the number of students be limited to eight per class because of the limited amount of parking available.

Lorene Kamalu said that classes could be staggered so that there are not cars coming and going at the same time. Mrs. Kamalu said that she lives on a cul-de-sac and her neighbor teaches classes out of her home. These are very beneficial businesses for the community. However, they have a potential of creating traffic congestion, especially on a cul-de-sac street. A gap between the classes will help so parents will not be dropping off and picking up children at the same time.

Josh Sundloff added that because this is not a thru-street, there will not be a lot of outside traffic to the area.

Stroh DeCaire added that if there are any problems in the future then this conditional use permit could come back for review.

Lorene Kamalu made a motion to grant a conditional use permit for major home occupation "B", group music lessons at 115 East 700 South for Kimberly Hulse with the following conditions:

1. The number of students be limited to eight children per class.
2. There be at least a fifteen minute gap of time between classes.

Thomas Wood seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B",
PRESCHOOL AT 1284 WEST WHITE HORSE CIRCLE – NICHOLE TAYLOR**

Andy Thompson explained that Ms. Taylor is requesting a conditional use permit to run a preschool from her home located at 1284 West White Horse Circle. She plans to hold two different classes: one for three-year old children that will be held on Tuesday and Thursday, and then a second class for four-year olds that will be held on Monday, Wednesday and Friday. All classes will be held from 9:00 a.m. to noon, and will only be held during the school year. The Taylor's property has a semi-circle drive that will function well for the drop-off and pick-up of students. Because the Taylor's home is not located at the end of the cul-de-sac, there is more parking in front of their home on the street if needed.

Stroh DeCaire asked if Ms. Taylor planned to have signage.

Nichole Taylor said that she does not plan to have any signage for her business. Advertising will be done by word of mouth.

Betty Parker asked about the number of students Ms. Taylor will have.

Nichole Taylor said that the three-year old class will have ten students, and the four-year old student class will have twelve. Only one class will be held a day so there won't be any overlapping classes.

Josh Sundloff made a motion to grant a conditional use permit for a major home occupation “B”, preschool at 1284 West White Horse Circle for Nichole Taylor with the condition that the number of students be limited to twelve per class. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A PUBLIC UTILITY SUBSTATION LOCATED AT 1355 SOUTH SUNSET DRIVE – CENTURYLINK COMMUNICATIONS

Andy Thompson explained that Centurylink has an existing Cool Ped structure on site at 1355 South Sunset Drive for communication equipment. They are requesting a conditional use permit in order to install an additional Cool Ped with a new power pedestal near the existing structure. The utility cabinet is proposed to be placed on a concrete pad which makes maintenance of the site more manageable. The new cabinet would be similar to the existing cabinet on site. The equipment is located within the right-of-way which is not improved yet with curb, gutter or sidewalk in this location. The equipment is also located near two existing driveways. These types of utility cabinets have been processed in recent years as a public utility substation and are considered as a conditional use in residential zones. There are many of these public utility substations located throughout town.

Josh Sundloff asked if this substation would be located within the park strip when Sunset Drive is improved.

Andy Thompson said that the pedestals would be in the park strip.

Stroh DeCaire asked about the noise that these Cool Ped structures generate and if there’s any way to mitigate the impact if the noise becomes a nuisance.

Andy Thompson said that Staff can work with CenturyLink to see if there is any other way to mitigate any noise pollution.

Stroh DeCaire asked if the neighboring property owners were aware of this request and if they had any concerns.

Andy Thompson commented that there has been a public notice sign in front of their homes for a week and Staff hasn’t received any comments from them.

Matthew Anderson said that he is concerned with the general aesthetics of public utility substations because they tend to look junky.

Andy Thompson commented that sometimes adding a fence around these substations will draw more negative attention to the substation, but adding landscaping might help to improve the look of the site.

Josh Sundloff asked if Sunset Drive would be improved in the nearby future.

Andy Thompson responded that the city considers it a high priority to have Sunset Drive improved with curb, gutter and sidewalk, and has been looking into funding for the project.

Thomas Wood commented that there will probably not be much room in the park strip to have landscaping with the substation there.

Lorene Kamalu suggested having the substation units painted a different color.

Betty Parker suggested requiring that xeriscaping be installed on the site.

Lorene Kamalu said that if we require landscaping it won't be maintained by Centurylink. Whatever we require to be installed should have minimal maintenance.

Stroh DeCaire made a motion to grant a conditional use permit for a public utility substation located at 1355 South Sunset Drive for Centurylink Communications with the following conditions:

1. Centurylink work with Staff to determine the best aesthetics for these substations, including landscaping, xeriscaping and the exterior color of the cabinets.
2. No fencing be allowed at the location.

Josh Sundloff seconded the motion and it passed unanimously.

**PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR
AMENDMENT TO LOTS 26 AND 27 OF THE WEST CREEKSIDE ESTATES
SUBDIVISION LOCATED AT 140 AND 118 SOUTH 2300 WEST – ROBERT
CAMPBELL AND CHRISTOPHER BARRETT**

Andy Thompson explained that the West Creekside Estates Subdivision was recorded in June 2016 and since that time many homes have been constructed, including Mr. Campbell's and Mr. Barrett's. Mr. Campbell and Mr. Barrett are now requesting subdivision plat approval in order to modify the original property line recorded between Lots 26 and 27. No new lot is being proposed with this modification. Lot 26 is giving approximately 0.14 acre of property to the adjacent Lot 27, making the frontage along Lot 26 slightly wider and giving more of a rear yard to Lot 27. It is mutually agreed upon and the lot line adjustment will not create any issues of non-compliance as far as setbacks from existing buildings.

Chairperson Matthew Anderson opened the Public Hearing.

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

Josh Sundloff asked if these types of applications could be approved by Staff rather than going through the approval process with the Planning Commission and City Council.

Andy Thompson said that the ordinance would need to be created to allow for it.

Matthew Anderson asked how neighbors would be noticed of lot line adjustments if they don't need to come before the Planning Commission and City Council. What kind of noticing would be done?

Andy Thompson explained that Utah Law requires that there be a land use authority established. Which could mean that certain items be handled by Staff as allowed. If a public hearing is needed for any items handled by Staff, it could be done in a meeting during regular city office hours to give the public a place to express concerns. Noticing could be done similarly in that a sign could be posted on the property and maybe have mailers sent out to neighboring property owners.

Stroh DeCaire made a motion to grant preliminary and final plat approval for Amendment to Lots 26 and 27 of the West Creekside Estates Subdivision located at 140 and 118 South 2300 West for Robert Campbell and Christopher Barrett. Lorene Kamalu seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR THE WRAY SUBDIVISION LOCATED AT 1120 WEST WEBB LANE – BONNIE WRAY

Andy Thompson explained that in March of this year the Wray Subdivision, located at 1120 West Webb Lane, was approved for the R-A zoning district and given preliminary plat approval. The preliminary plat was for a three-lot subdivision, which included two standard lots and one flag lot. After receiving preliminary approval, the applicant considered the timing and intended use of the originally proposed lots, and has submitted a final plat showing only two standard lots with the intention of platting the third lot in the future should they choose to build another home. The larger of the two lots has the existing home which will remain on site. Lot 2 has over 150 feet of frontage and one acre of property, and is being created for the purposed of building a new home for family.

Josh Sundloff made a motion to recommend final plat approval for the Wray Subdivision located at 1120 West Webb Lane for Bonnie Wray. Stroh DeCaire seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR THE MEADOWS AT WEBB LANE SUBDIVISION AT 1191 AND 1223 WEST WEBB LANE – JOHN PROGRESS AND JONATHAN FAIRBANKS

Andy Thompson explained that in March 2017 the Meadows at Webb Lane Subdivision at 1191 and 1223 West Webb Lane received approval of the request to rezone this property to R-1-20 as well as preliminary plat approval. The subdivision includes ten total lots in a standard cul-de-sac. The existing homes along Webb Lane would be on Lot 1 and Lot 10 and the homes will remain. Eight new lots will have at least the minimum lot size and frontage required for the R-1-20 zone. This subdivision covers 5.7 acres of property. The layout of the subdivision has not changed since preliminary plat approval.

Josh Sundloff made a motion to recommend final plat approval for the Meadows at Webb Lane Subdivision at 1191 and 1223 West Webb Lane for John Prograss and Jonathan Fairbanks. Lorene Kamalu seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR ANGLERS COVE SUBDIVISION AT 373 EAST SHEPARD LANE – BROCK JOHNSTON

Andy Thompson explained that Angler's Cove Subdivision, at 373 East Shepard Lane, received approval of a rezone to the R-1-LD district and preliminary plat approval. Consistent with what was shown in the preliminary plat, the subdivision includes three lots. The existing home, facing Shepard Lane, would remain on site and two additional lots will be created to the north of the home. Those two new lots will take access off of 350 East Street. The existing home will remain on 0.90 acres of property, while the other lots would be 0.38 acres each. The final plat complies with applicable City Ordinances.

Stroh DeCaire made a motion to recommend final plat approval for Anglers Cove Subdivision at 373 East Shepard Lane for Brock Johnston. Betty Parker 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, July 13, 2017 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:41 p.m.