

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

March 12, 2020

Planning Commission Members Attended: Chairperson Wilf Sommerkorn, Vice Chairperson Joshua Sundloff, Steve Lyon, Toby Barrus, Scott Hess, Quan Nguyen and Jared Doxey.

Alternates Present: Abbigayle Hunt

Staff Present: Dan Jessop, LeeAnn Mckinnon.

Attendees: Jared Larsen – JPL Construction

OPENING

The Planning Commission meeting was held on Thursday, March 12, 2020 at 7:00 p.m. in the Kaysville Fire Station Building. Chairperson Wilf Sommerkorn opened the meeting by welcoming those present.

The minutes of the February 27, 2020 meeting were presented for approval. Steve Lyon made a motion to approve the minutes. Jared Doxey seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR THREE DEVELOPMENT SIGNS IN THE ORCHARD RIDGE SUBDIVISION LOCATED AT 1450 NORTH CORAL DRIVE (HWY 89) FOR OVATION HOMES.

Dan Jessop explained that Ovation Homes has three development signs existing at the above address in the common space area. The common area has a frontage of 471 feet and is visible from highway 89. Ovation Homes will be relocating the signs to the back of lots 102, 103, and 107 when requested by UDOT as the road construction dictates. The applicants are requesting a conditional use permit for a year. The subdivision improvements are in place and homes will be under construction this year.

17-12-4 Conditional Uses of Section 17-12, which regulates uses in the R-1 Single Family Residential District, allows development signs as a temporary use subject to the sign ordinance. Section 17-33-9 “Signs Permitted by Zone” allows Development signs as a conditional use for new development with at least 4 lots for sale. Signs are allowed up to 12 ft. in height and 96 sq. ft. in size based on frontage of the development.

The dimensions for the signs are one vertical 8’ x 4’ sign and two 4’ x 8’ signs.

Staff is recommending approval for development sign with the following conditions:

- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Scott Hess made a motion to approve the conditional use permit for three development signs in the Orchard Ridge Subdivision located at 1450 North Coral Drive (Hwy 89) for Ovation Homes with the condition that they reapply for the permit if the signs are needed beyond 1 year from the date of approval. Steven Lyon seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN IN THE COTTAGES AT HARVEY ESTATE SUBDIVISION LOCATED AT 1955 WEST 200 NORTH FOR OVATION HOMES.

Dan Jessop explained that Ovation Homes is beginning construction on the first phase of The Cottages at Harvey Estate Subdivision and would like to have a development sign at the above noted address which requires a conditional use permit. The subdivision improvements are being installed and homes will be under construction this year.

The sign is a 4' x 8' sign which is mounted on poles and stands about 12 feet tall.

Staff is recommending approval of the for the development sign with the following conditions:

- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Quan Nguyen made a motion to approve the conditional use permit for one development sign in the Harvey Estates Subdivision located at 1955 West 200 North for Ovation Homes with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Jared Doxey seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN LOCATED AT 2095 WEST 200 NORTH FOR DESTINATION HOMES.

Dan Jessop said that Destination Homes is finishing the last phase of the Hill Farms Subdivision and has a development sign existing at the above noted address. The applicants are requesting a time extension of the conditional use permit for an additional year. The subdivision improvements are in place and homes will be under construction this year.

The sign Destination Homes is using is 4' x 8' or 32 square ft. and stands about 12 feet tall.

Staff is recommending approval of the time extension for the development signs with the following conditions:

- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Scott Hess made a motion to approve the conditional use permit for one development sign in the Hill Farms Subdivision located at 2095 West 200 North for Destination Homes with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Steve Lyon seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN LOCATED AT 200 NORTH ANGEL STREET FOR DESTINATION HOMES.

Dan Jessop said that Destination Homes is finishing the last phase of the Hill Farms Subdivision and they have a development sign existing at the above noted address. The applicant is requesting a time extension of the conditional use permit for an additional year. The subdivision improvements are in place and homes will be under construction this year.

The Destination Homes sign is 4' x 8' or 32 square ft. which stands 12 feet tall along 200 North and an 8' x 4' sign standing about 8 feet tall on Orchard Harvest Drive east of Angel.

Staff is recommending approval of the time extension for the development signs with the following conditions:

- The signs shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.
- The sign along Orchard Harvest Drive should be relocated from the park strip onto private property.

Scott Hess made a motion to approve the conditional use permit for one development sign in the Hill Farms Subdivision located at 200 North Angel Street for Destination Homes with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Quan Nguyen seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN IN THE WEST GATE SUBDIVISION LOCATED AT 2300 WEST 200 NORTH FOR PERRY HOMES.

Dan Jessop explained that Perry Homes is beginning the first phase of the West Gate Subdivision and anticipates having a development sign at the above noted address. The applicants are requesting a conditional use permit for this development sign. The subdivisions improvements are being installed and homes will be under construction this year.

The sign is a 4' x 8' sign or 32 square ft. which stands about 12 feet tall.

Staff is recommending approval of the for the development sign with the following conditions:

- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Vice Chairperson Joshua Sundloff made a motion to approve the conditional use permit for one development sign in the West Gate Subdivision located at 2300 West 200 North for Perry Homes with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Jared Doxey seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN IN THE VILLAS ON SECOND (GREEN MANOR) SUBDIVISION LOCATED AT 1526 WEST 200 NORTH FOR 317 KAYSVILLE OPS, LLC.

Dan Jessop said that the company 317 Kaysville OPS, LLC is starting work on the Villa's on Second (Green Manor) subdivision and has a development sign at the above address. The applicants are requesting a conditional use permit for the sign. The subdivision improvements are being installed and homes will be under construction this year.

The development sign is a 4' x 6' sign which stands about 12 feet tall.

Staff is recommending approval of the for the development sign with the following conditions:

- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Tobby Barrus made a motion to approve the conditional use permit for one development sign in the Villas on Second (Green Manor) Subdivision located at 1526 West 200 North for 317 Kaysville OPS, LLC with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Scott Hess seconded the motion and it was unanimously approved

CONDITIONAL USE PERMIT FOR AN ILLUMINATED LOW PROFILE MONUMENT SIGN IN THE CITYSIDE TOWNHOME SUBDIVISION LOCATED AT 295 NORTH 200 WEST FOR JPL CONSTRUCTION.

Dan Jessop said that the JPL Construction Group is requesting a conditional use permit for an illuminated, low profile, monument sign to identify their CitySide Townhome development at the above mentioned address.

The proposal is to locate one illuminated low profile sign at the N/E end of the lot following the standard set back provisions listed in the sign ordinance. A low profile sign is permitted by conditional use if it is less than 4 feet in height, 6 feet from any property line, and sized as permitted by 17-33-9 up to 64 sq. ft. in size.

The plans provided for the proposed sign indicate a brick monument built sign that is 6 ft. tall with the sign text somewhat lower than 6 ft. It is the opinion of staff that the text may be allowed on a structure 6 ft. in height as that is the size of a typical fence which would otherwise be permitted, however the sign text or advertising space should be no higher than 4 ft. A low profile sign in a residential zone requires a conditional use, and the Planning Commission must approve lighting such a sign. The applicant desires to illuminate this sign. This sign is outside of the clear

view triangle near an intersection as required by the city's ordinances.

As a fence or wall is permitted to be 6 ft. in height, the Planning Commission should state a clear decision for the total height of the structure and the height of the advertising space. Before construction, staff will verify compliance with these specific parameters.

Staff is recommending approval of the proposed conditional use permits for a low profile, illuminated monument sign at the location proposed with the following conditions:

- Plantings other than grass/turf be installed around the sign so as to meet the definition of 17-33-4: Sign, Monument, preferably water efficient landscaping to be verified by staff.

Jared Doxey made a motion to approve the conditional use permit for one low profile, illuminated, monument sign for the CitySide Townhome development located at 295 North 200 West for JPL Construction as recommended by staff. Quan Nugyen seconded the motion and it was unanimously approved

FINAL PLAT APPROVAL FOR THE ORCHARD RIDGE SUBDIVISION 1B LOCATED AT 1450 NORTH CORAL DRIVE (HWY 89) FOR OVATION HOMES.

Dan Jessop said that the developer has begun constructing homes on Phase 1 of the Orchard Ridge subdivision on the far north east end of Kaysville City. They are looking to continue working eastward up the hill to improve 9 more lots in phase 1B. Many of the utilities are in place already for these lots and much of the grading work has been completed as it was necessary to bring improvements this way for phase 1.

The remaining improvements have been reviewed and found to be compliant with applicable codes and ordinances. The lots in this phase range in size from 6,400 sq. ft. to 13,621 in size. This section of the development will be the last before crossing the Weber Basin culinary water aqueduct. All curb, gutter, and sidewalk improvements will be finished along all lots in this phase. Asphalt work on the far east edge of this phase will take place with future phases upon approval of work over and within the aqueduct easement. A temporary turn around has been provided until future phases are improved.

The plat is consistent with the approved preliminary plat for the Orchard Ridge Subdivision as well as the applicable development agreement approvals.

Scott Hess made a motion to approve the final plat for the Orchard Ridge Phase 1B Subdivision for Ovation Homes with the caveat that there may have to be an easement placed to protect the secondary water structures on the south side if needed. They would like staff to further investigate this issue. Steve Lyon seconded the motion and it was unanimously approved

CALL TO THE PUBLIC

Nothing was brought forward from the public to the Planning Commission.

Chairperson Wilf Sommerkorn directed staff that in the future they would like Conditional Use Permits for Development Signs to become a permitted use for new subdivisions. They would like staff to put something together showing a list of standards and requirements for such a use.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, April 9, 2020 via Zoom Meeting.

ADJOURNMENT

Scott Hess made a motion to adjourn the meeting. Chairperson Wilf Sommerkorn seconded the motion and it passed unanimously. The meeting adjourned at 7:45pm.