

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, June 14, 2018 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 May 24, 2018.
2. Conditional use permit for farm animals at 55 South 760 East – Brian and Heather Whitehead.
3. Public hearing and request to rezone 3.3 acres of property at 1020 and 1034 West Smith Lane from A-1 (Light Agriculture) to the R-1-LD (Single Family Low Density) zoning district – Jim Newton and Chad Smith.
4. Final plat approval for Shadybrook Subdivision Lot 4 Amended at approximately 600 North Hill Farms Lane – David Faerber.
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 Friday, June 8, 2018.



Andy Thompson
City Engineer



Planning Commission Staff Report

Conditional Use Permit for Farm Animals June 14, 2018

Applicant/Owner: Brian and Heather Whitehead
Location: 55 South 760 East
Zone: R-1-8

Description:

Mr. and Mrs. Whitehead are requesting a conditional use permit for farm animals. Their property is 0.51 acres or 22,215 square feet. The request for farm animals is for the purpose of keeping goats and hens.

The Whiteheads made application for the animals before acquiring them, but now have them on site. This has allowed staff to view the conditions where the animals are kept. There is a coop/run on site for the chickens and a pen for the goats. Currently there are 2 goats and 7 chickens. The animals have space which is secure and completely enclosed and the number of animals is within the permissible limit per city ordinance.

As an example of the number of animals permitted based on the size of the property, the applicants could keep three (3) sheep, goats, and thirteen (13) chickens.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 without additional conditions.

Reasoning:

Based on the existing conditions of the property the enclosed rear yard appears capable of containing the farm animals.

Attachment 1: Area Map

55 South 760 East





Planning Commission Staff Report

Rezone of 3.3 acres of property at 1020 and 1034 West Smith Lane from A-1 (Light Agriculture) to the R-1-LD (Single Family Low Density) zoning district. June 14, 2018

Applicant/Owner: Phil Holland with Wright Development for Jim Newton and Chad Smith
Location: 1020 and 1034 West Smith Lane

Description:

The applicant is requesting a rezone of the subject property in order to accommodate a new standard subdivision development. The requested zoning district allows a net density of 2 units per acre thus based on the total property area could permit as many as 6 dwellings.

The current zoning regulations are found in Chapter 17-9. Lots in this zone are required to be essentially an acre in size. The requested R-1 zoning district regulations are found in Chapter 17-12. The R-1-LD zone allows for some flexibility in lot size while keeping the overall density at no more than 2 units per acre. The smallest lot size allowed would be 12,000 sq. ft. in size.

Surrounding the property is a new R-1-LD subdivision to the north and east, an R-1-20 subdivision to the northwest, agriculture zoned properties to the west and an elementary and junior high school across the street on agricultural zoned land.

The Kaysville City General Plan states that West of I-15 housing should be allowed from '0 to 2 units per acre with some higher density housing along major streets.'

While a formal preliminary plat application has not been made, the applicants have submitted a concept plan which indicates a likely development scenario which would keep the existing homes along Smith Lane and create 4 new lots on a cul-de-sac street.

Recommendation:

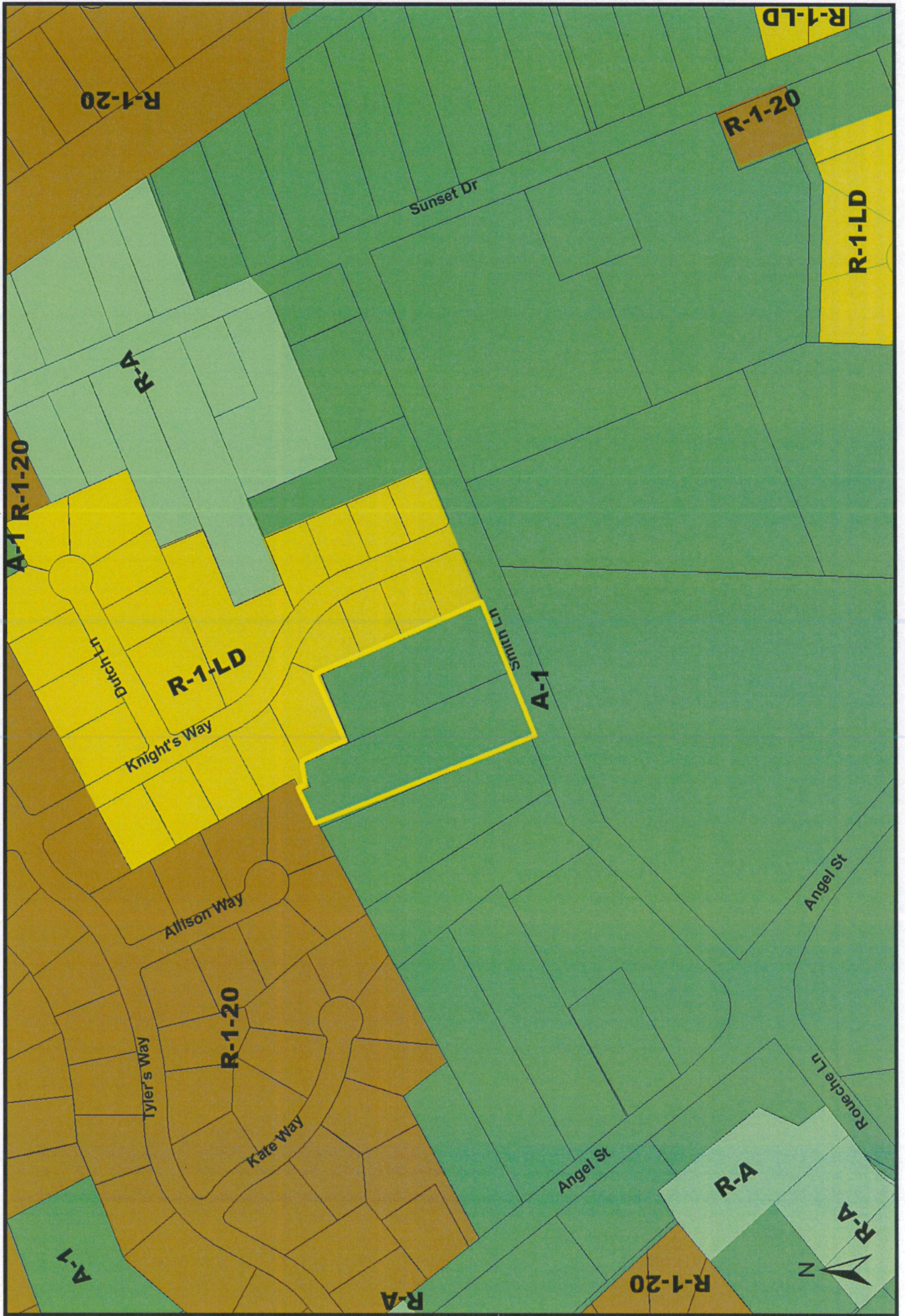
Because of the discretion granted to the Planning Commission with this request because of the need for a rezone, the Planning Commission should forward a recommendation to the City Council based on its findings of compatibility with the Kaysville City General Plan and the purpose of the Planned Unit Development Overlay Zone.

Attachment 1: Location Map
Attachment 2: Current Zoning Map
Attachment 3: Concept Plat

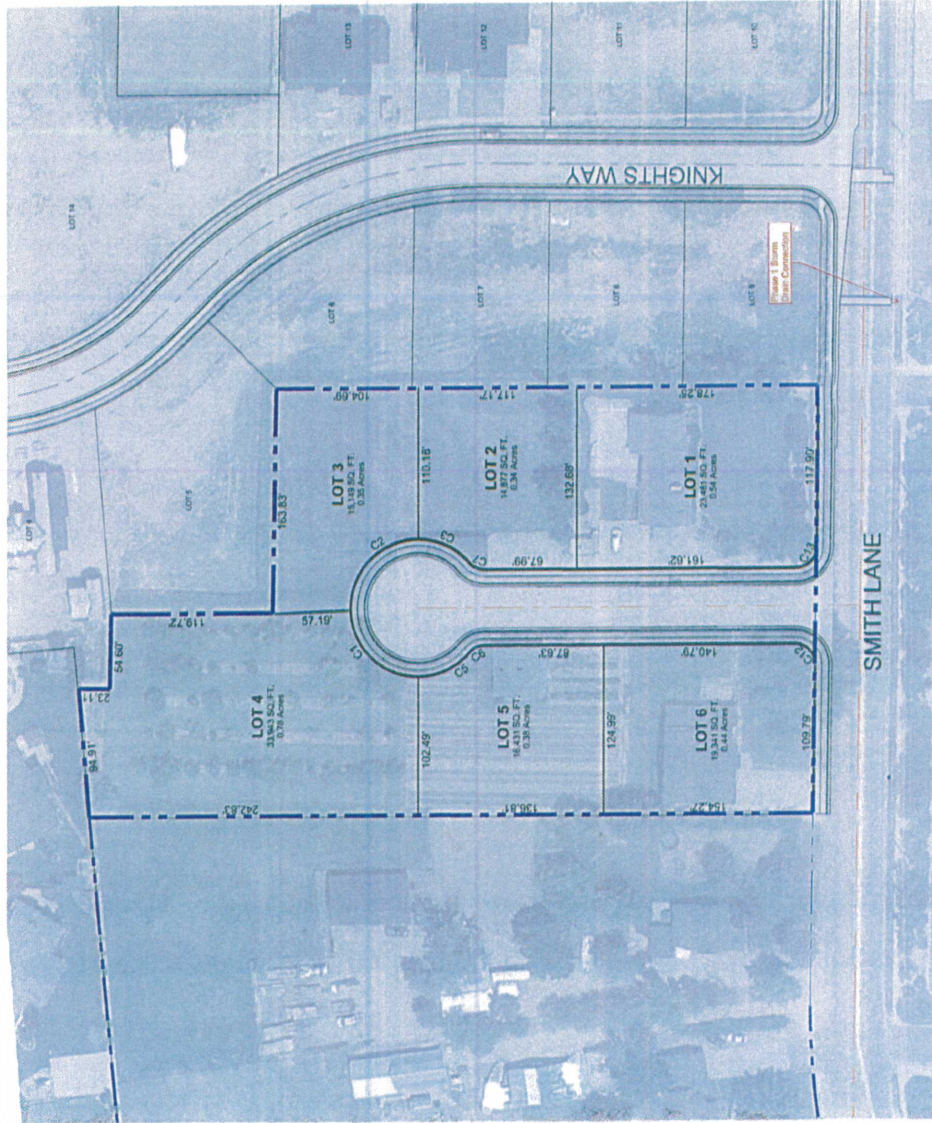
Rezone of 1020 and 1034 West Smith Lane from A-1 to R-1-LD



Rezone of 1020 and 1034 West Smith Lane from A-1 to R-1-LD



TYLER MEADOWS - PHASE 2 YIELD PLAN A WRIGHT DEVELOPMENT



LAND USE SUMMARY
OVERALL PROJECT SIZE: ~3.3 ACRES
6 LOTS, INCLUDING 2 EXISTING HOMES

ZONING R-L-D

GENERAL NOTES

1. THIS LAYOUT IS CONCEPTUAL ONLY AND SHOULD BE USED ONLY FOR PRELIMINARY BUDGETING AND PLANNING ONLY.
2. NOT BASED ON A SURVEY
3. CONSIDERATION SHOULD BE TAKEN INTO ACCOUNT FOR EXISTING UTILITIES, EXISTING CONTOURS, EXISTING TREES, AND STORM DRAINAGE CONNECTIONS.

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	76.85'	50.00'	88°03'32"	48.32'	68.50'	N20°09'11"E
C2	80.23'	50.00'	91°56'28"	51.72'	71.90'	S89°53'49"E
C3	42.91'	50.00'	48°10'04"	22.87'	41.60'	S0°36'27"W
C4	42.91'	50.00'	48°10'04"	22.87'	41.60'	N48°30'37"W
C5	12.87'	15.00'	49°10'04"	6.86'	12.40'	N48°30'37"W
C6	12.87'	15.00'	49°10'04"	6.86'	12.40'	S0°36'27"W
C7	12.87'	15.00'	90°47'33"	15.21'	21.36'	N21°28'12"E
C8	33.39'	15.00'	86°12'27"	14.79'	21.07'	S68°11'49"E

TYLER MEADOWS - PHASE 2

YIELD LAYOUT

MEAD



DESIGN: ME
CHECKED: ME
DATE: 8/11

SHEET: C1

NO.	DATE	REVISION

310 West 17th Street
Suite 100
Kaysville, UT 84043
801-438-0000
www.meadarchitect.com



Planning Commission Staff Report

Shadybrook Subdivision Lot 4 Amended Final Plat Approval June 14, 2018

Applicant/Owner: David Faerber
Location: Approximately 600 North Hill Farms Lane
Zone: R-1-20 (Single Family Residential)

Description:

The applicants desire to subdivide their property at the above listed address for the purpose of creating three additional building lots. The property is just under 4 acres in size and includes 1 home on the western portion of the lot. The request is to extend the stub street from the south and complete the cul-de-sac with the new lots having access off of the new street. The new lots range in size from 20,019 square feet to 31,431 square feet and the remaining lot with the existing home will be on a lot of almost two acres.

This project received preliminary plat a few weeks ago and now has been submitted for final plat approval. This final plat will only create one new lot and the street. The remaining property will be left with the existing home until the owners decide to plat another phase with the other two lots. All of the improvements will be installed now.

This plat is in compliance with the approved preliminary plat and applicable zoning ordinances and meets the engineering requirements.

Recommendation:

Staff has reviewed the proposed plat and recommends that the Planning Commission approve the final plat for the Shadybrook Subdivision - Lot 4 Amended.

Attachment 1: Area Map
Attachment 2: Plat
Attachment 3: Preliminary Plat

Shadybrook Subdivision Lot 4 Amended



LEGEND

[illegible]

WASATCH CIVIL
Consulting Engineering
1150 SOUTH OXFORD DRIVE, SUITE 225
OGEEN, UTAH 84404 (801) 775-9191



STUDY BOUNDED

$$-0.01 \div 0.001 = -0.01 \div 10^{-3}$$

KAYSVILLE CITY PLANNING COMMISSION

May 24, 2018

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

Excused: Gary Bullock, Lorene Kamalu

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

Others Present: Kathy Kay Brewer, Barrie Brewer, Jacquie Jones, Rick Jones, Logan Sundloff

OPENING

The Planning Commission meeting was held on Thursday, May 24, 2018 at 7:00 p.m. in the Municipal Center.

Chairperson Betty Parker opened the meeting by welcoming those present. The minutes of the May 10, 2018 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the May 10, 2018 meeting. Thomas Wood seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 1.1 ACRES OF PROPERTY AT 1915 SOUTH SHEPARD LANE FROM A-5 (HEAVY AGRICULTURE) TO THE R-1-20 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT – KATHY AND BARRIE BREWER

Lyle Gibson explained that the Brewers' live at 1883 South Sunset Drive and are requesting to rezone the eastern portion of their property that is currently zoned A-5 (Heavy Agriculture) zone to the R-1-20 (Single Family Residential) zoning district. The R-1-20 zone sits directly north and east of this property. The area in which the Brewer's home sits is actually located in the A-1 zoning district and would remain on two acres in compliance with the existing zoning district. The requested zone would accommodate anticipated future development, where the subject property could not be developed under the current zoning district. The Planning Commission should determine whether or not the request is in harmony with the City's General Plan and is appropriate in the proposed location. The Planning Commission should then make a recommendation to the City Council addressing their findings.

Chairperson Betty Parker opened the Public Hearing.

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

Barrie Brewer said that when they had first purchased their property it was a pretty dilapidated state. There was a lot of high growth which would impede the vision of traffic around the corner of Sunset Drive and Shepard Lane. They have made an effort to beautify their property since then. The subject piece of property was purchased from the Sewer District after they had built their home. The area has a creek that runs along the western edge, and it has become a dumping ground for the neighbors. They would like to be able to subdivide their property so a home can be built here, which would also help to clean up the property. They have had the property surveyed and the eastern property line runs alongside the hill and about along the power lines.

Jacquie Jones said that she has been working with the Brewers on this project and said that they have also walked and measured the property and they feel that they will be able to fit a home between the creek and the eastern property line. They will not be encroaching into any existing neighboring backyards and the home will take access off of Blooming Grove Circle. The house will have a cottage look, and the existing bluff will help to hide the home from the neighbors. The home will also be elevated above the creek and the road with the natural elevation of the land. They have also verified that this property is not within a flood plain.

Betty Parker asked about the setback requirements.

Andy Thompson responded that the home will need to meet the setback requirements of the zone. If the rezone is approved, a subdivision plat will then need to be presented for approval in order to create a second buildable lot on the Brewer's property.

Josh Sundloff said that because the R-1-20 zone is adjacent to the property it would be appropriate and would not change the character of the neighborhood.

Thomas Wood asked about this property having two zones.

Andy Thompson responded that it's uncommon to have two separate zones on one property, but it occurred here when the property zoned A-5 was purchased from the Sewer District and was just added to the Brewer's existing parcel.

Josh Sundloff asked what could happen if the property were rezoned to the R-1-20 zone and the Brewers discovered that they could not build a home on this piece of land.

Andy Thompson responded that as part of the subdivision approval process, the lots are revised to determine if they are buildable. If they find they cannot build a home here, the Brewer's always have the option of selling that area to adjacent property owners.

Josh Sundloff commented that he had received a letter from an adjacent property owner who had concerns about those neighboring homes being able to purchase pieces of the Brewer's land in order to build a second home behind the existing homes.

Stroh DeCaire responded that any homeowner wishing to subdivide their property would have to go through the same approval process to determine they can meet the zoning requirements and

city ordinances.

Stroh DeCaire made a motion to recommend approval of the request to rezone 1.1 acres of property at 1915 South Shepard Lane from A-5 (Heavy Agriculture) to the R-1-20 (Single Family Residential) zoning district for Kathy and Barrie Brewer. Josh Sundloff seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson said that in 2014 the Planning Commission reviewed and updated the General Plan. The city tries to review and update the General Plan every four years to meet State regulations. Because the General Plan is a Planning Commission document, the Planning Commission needs to start to determine what type of process they would like to implement in the near future to review the General Plan. As the city has and continues to grow, new ideas and techniques are being brought before the city regarding future developments. We need to look at what we envision for our city in the future.

Thomas Wood asked when the West Davis Corridor would be built. The General Plan might change based on that corridor coming through the city.

Andy Thompson said that the preferred alignment has already been established with the corridor running west of the sewer plant and the power lines. There are interchanges planned south of the sewer plant and at 200 North Street. It is anticipated that construction will begin in 2019 or 2020. A pedestrian trail will run alongside the corridor, however they have not made final plans on which side it will sit and where the access points will be.

Thomas Wood asked if the area west of the corridor is developable.

Andy Thompson responded that because of the location of the sewer plant, it would be hard to service any development west of it.

Josh Sundloff asked how the General Plan process has been implemented in the past.

Andy Thompson responded that in the past the Commission has formed a citizen committee, whose members are put together by the Planning Commission and City Council. The committee's findings would then be presented to the Planning Commission for review and a Public Hearing to be held.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, June 14, 2018 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:42 p.m.

DRAFT