

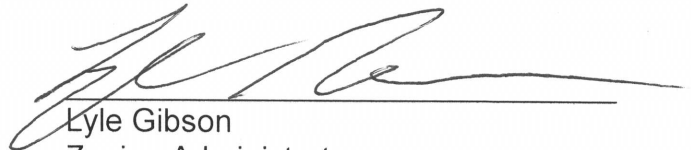
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

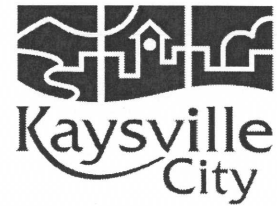
Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, September 27, 2018 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening.
2. Conditional use permit for major home occupation "B", clothing boutique at 2352 West Island Drive – Mindy West.
3. Conditional use permit for an electronic message center sign at 69 East 200 North – The Franklin Group.
4. Public hearing and request to rezone 0.25 acre of property at 425 East Crestwood Road from R-1-8 (Single Family Residential) to the PU (Public Use) zoning district – Kaysville City.
5. Public hearing and request to rezone 0.59 acre of property at 146 East 200 North from R-D (Diverse Residential) to the PB (Professional Business) zoning district – James and Weston Ridd.
6. Amendment of Section 17-31-25, Telecommunication Towers, together with amendments to applicable zoning districts within Title 17, Planning and Zoning, to clarify where tower types may be located and by which process they may be considered.
7. Planning Commissioner training: Property value impact on existing neighborhoods due to developing different density and housing types in close proximity – Carlos Garcia with Equity Real Estate.
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, September 21, 2018.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Clothing Boutique September 27, 2018

Applicant/Owner: Mindy West
Location: 2352 West Island Drive
Zone: R-A (Residential Agriculture)

Description:

The applicant is requesting a conditional use permit for Major Home Occupation B at the above listed address for her clothing boutique business. The boutique will mainly take orders and advertise through social media and her website, and on occasion customers may come to her home to pick up an item.

Ms. West has informed staff that she would have a couple hours a day where by appointment a customer could come pick up or try on an item.

Staff has visited with the applicant and reviewed the restrictions of Title 17-26-4 Major Home Occupations B.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, clothing boutique, at the above listed address with the following conditions:

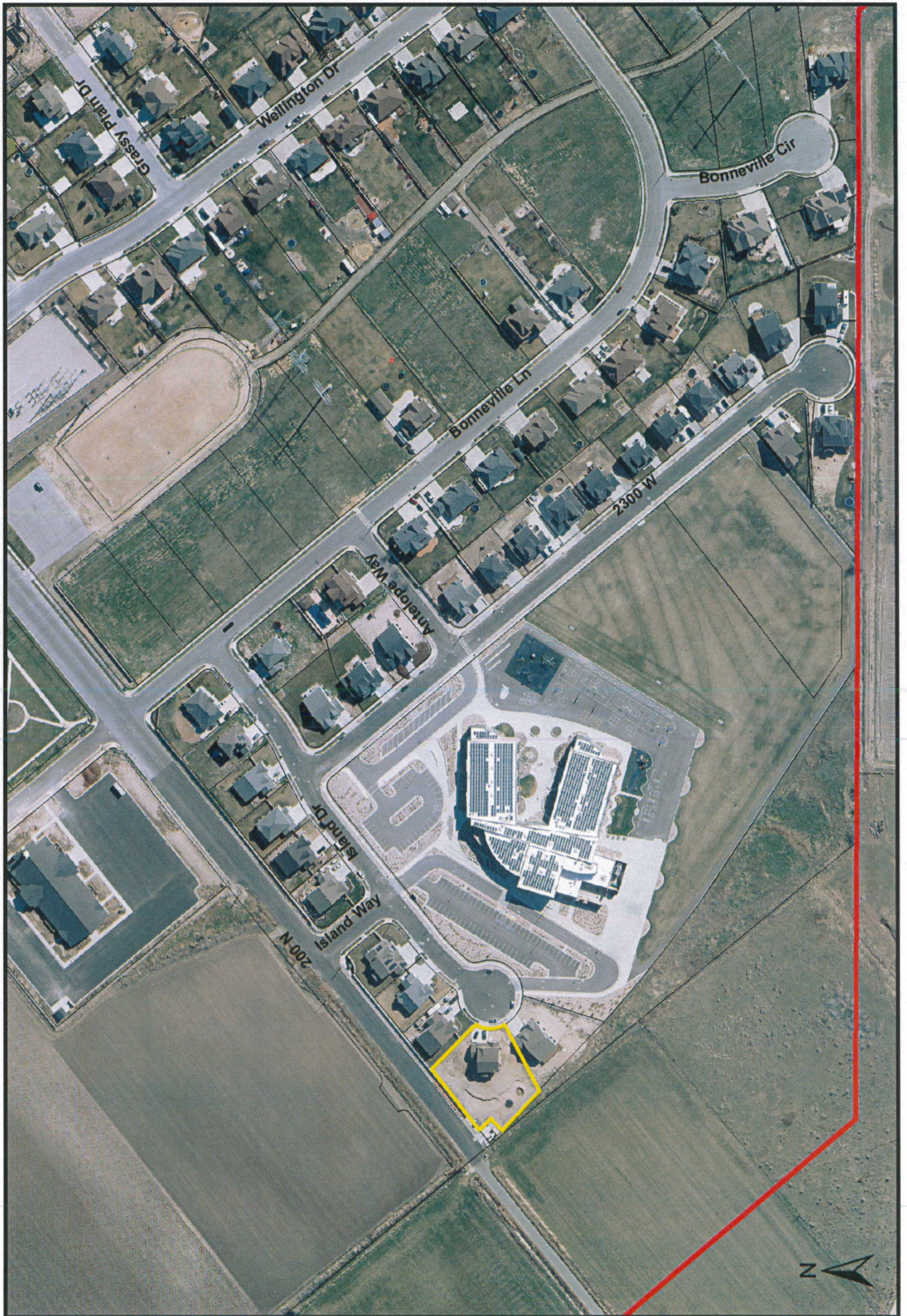
- Customers come to the home by appointment only (consistent with 17-26-4 (5))
- Appointments be made no earlier than 6am and no later than 8am and take place around school pick-up and drop-off times.

Reasoning:

The restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

2352 West Island Drive





Planning Commission Staff Report

Conditional Use Permit for an Electronic Message Center Sign.

September 27, 2018

Applicant/Owner: Wasatch Sign / Franklin Group
Location: 69 E. 200 N.
Zone: GC (General Commercial)

Description:

The Franklin Group is seeking a conditional use permit for a sign with an Electronic Message Center Component. There are currently only wall or flat signs attached to the building at the property. The proposed sign is considered an on-premise ground sign per city code which is allowed under 17-33-9 Signs Permitted by Zone under the following restrictions:

On-Premise Ground Sign:

Size: 1.5 sq. ft. per foot of frontage, up to 300 sq. ft. maximum within 300 feet of I-15; 1.5 sq. ft. per foot of frontage, up to 200 sq. ft. maximum within 3,000 feet of I-15 or within 1,320 feet of another Principal Arterial Street; 1.5 sq. ft. per foot of frontage, up to 120 sq. ft. maximum at other locations.

The property has 250 feet of frontage along 200 North Street. Allowing up to 120 sq. ft. of signage. The proposed sign is 83 sq. ft.

Height: 45 ft. maximum within 300 feet of I-15; 30 ft. maximum within 3,000 feet of I-15 or within 1,320 feet of another Principal Arterial Street, 8 feet maximum at other locations.

Based on the proximity to principal arterial streets, a max height of 8 feet is allowed. The proposed sign is 5 feet 7 inches.

1 Sign per Frontage

Other: ... Illumination may be built into or attached to signs. More than one sign on one parcel shall be separated by 100 ft. The base and structure of all on-premise ground signs beyond 300 ft. of I-15 shall be the same method of construction, style and design of the materials used in the construction of the building(s). The sign element shall be an integral part of the architecture and design of the site. The colors shall be subdued and unobtrusive. Signs with exposed metal supports or metal masking shall not be permitted.

Electronic Message Center (EMC):

Size: Allowable EMC size shall not exceed 50% of total allowed sign size and not more than 75% of any sign cabinet.

Other: 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.

The EMC component of the sign is less than 50% of total allowed sign size and less than 75% of the total sign cabinet.

As proposed the sign height, size, and percentage of EMC all appear to meet minimum requirements of the ordinance. The site plan indicates that the sign would sit perpendicular to 200 North Street 12 feet behind the sidewalk. The sign ordinance requires that the leading edge of all signs be set back at least 18" from any property line.

Conditional Use Considerations:

17-30-8 Standards

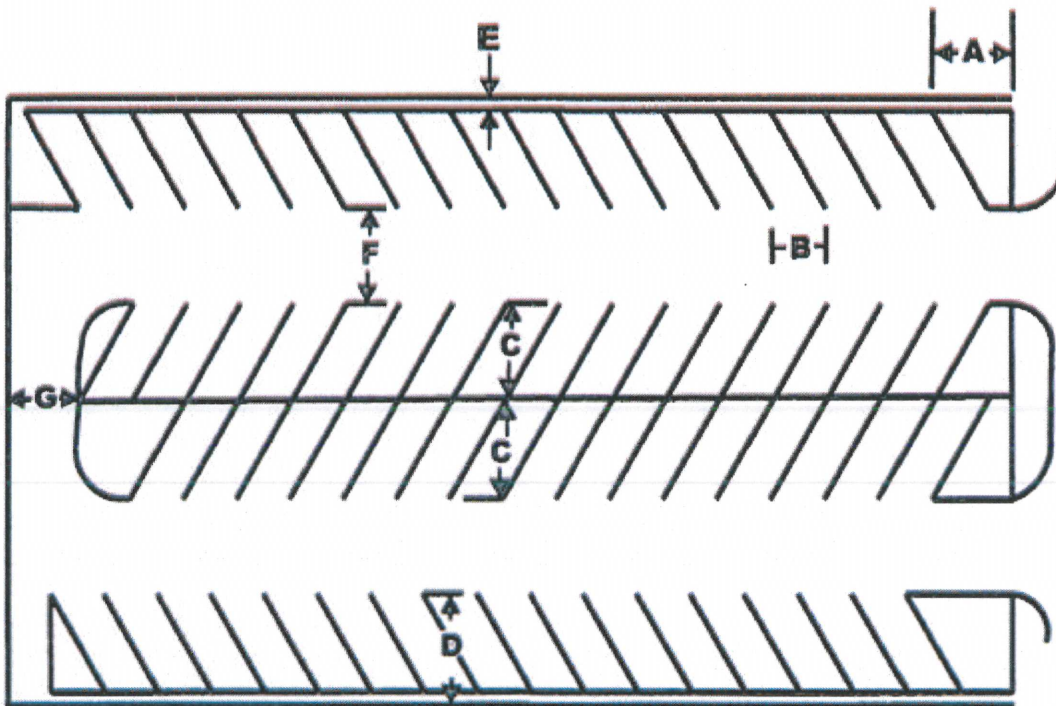
Conditional uses shall comply with the standards in this Title applicable to the particular conditional use. In addition, all conditional uses shall comply with the following standards:

1. Provide a use at the particular location that is a necessary or desirable service or facility which will contribute to the general well-being of the community and the neighborhood without detrimental effects on the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. Provide adequate access to the use without detrimental effects on streets.
3. Provide for safe circulation of vehicles and pedestrians.
4. Provide adequate access for public safety services and water volume and pressure for fire fighting.
5. Provide adequate off-street parking on the site.
6. Provide architectural design and exterior finishes that are compatible with the surrounding environment.
7. Provide landscaping that is compatible with the surrounding environment.
8. Provide adequate site lighting without detrimental effects on other properties.
9. Provide adequate utilities for the use without detrimental effects on utility systems.
10. Provide for water runoff without detrimental effects on other properties.
11. Provide adequate waste disposal without detrimental effects on other properties.
12. Accommodate special site conditions without creating any attractive nuisances.

From the City's Off-Street Parking Ordinance 17-32:

TABLE OF PARKING LOT DIMENSIONS
(Letters refer to the diagram below)

		Parking Angle		
		45°	60°	90°
Offset	A	18'	11'	1'6"
Car Space	B	12'	10'	8'7"
Stall Depth	C	16'	18'	18'6"
Stall Depth	D	18'	19'	19'
Overhang	E	2'	2'3"	2'9"
Driveway	F	13'	17'6"	25'
Turnaround	G	17'	14'	14'



Recommendation:

Staff recommends that the planning commission recommend approval of the proposed EMC sign with the following conditions:

- No sign or landscaping improvements be closer than 14 feet from the back of sidewalk.

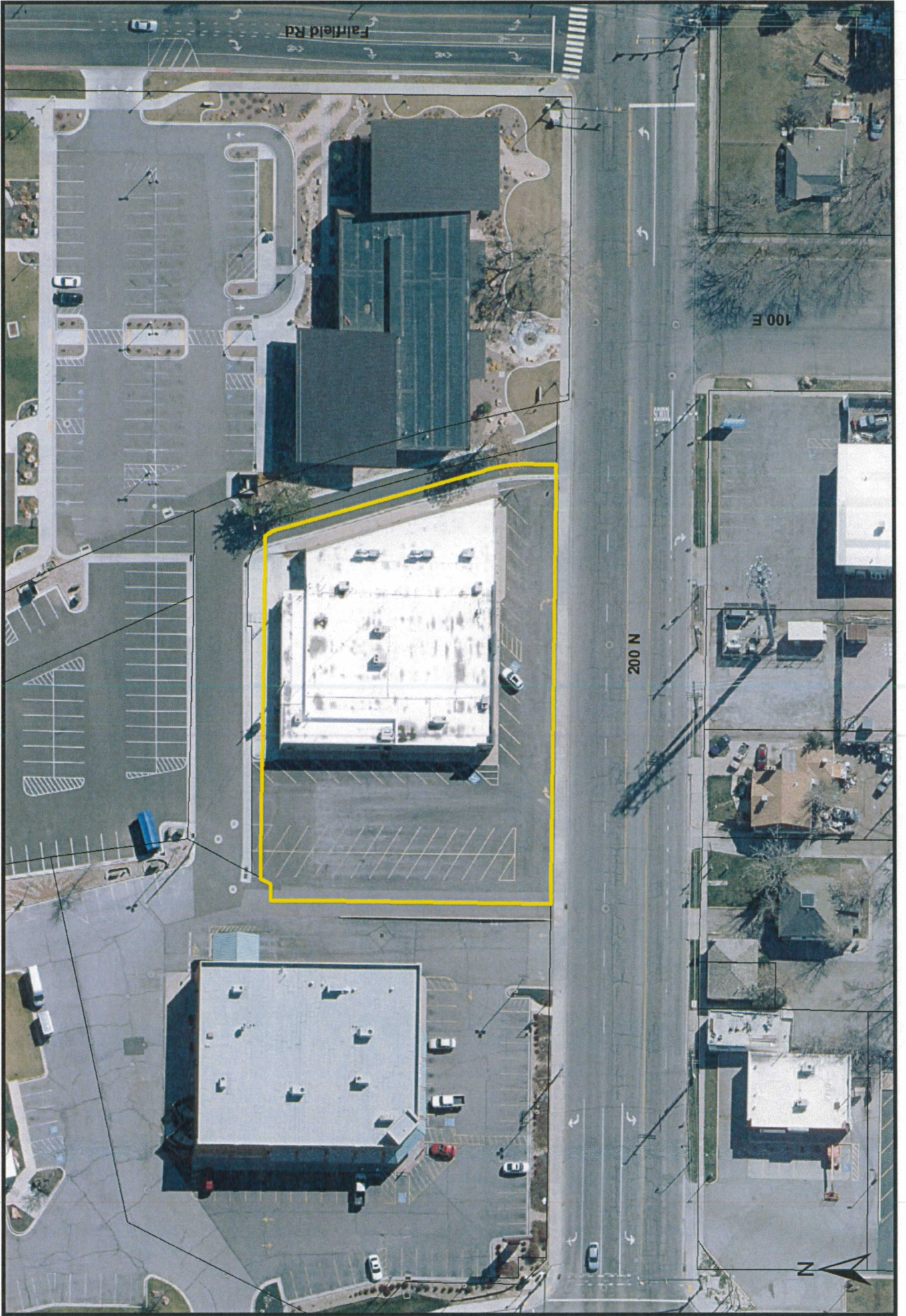
Attachment 1: Location Map

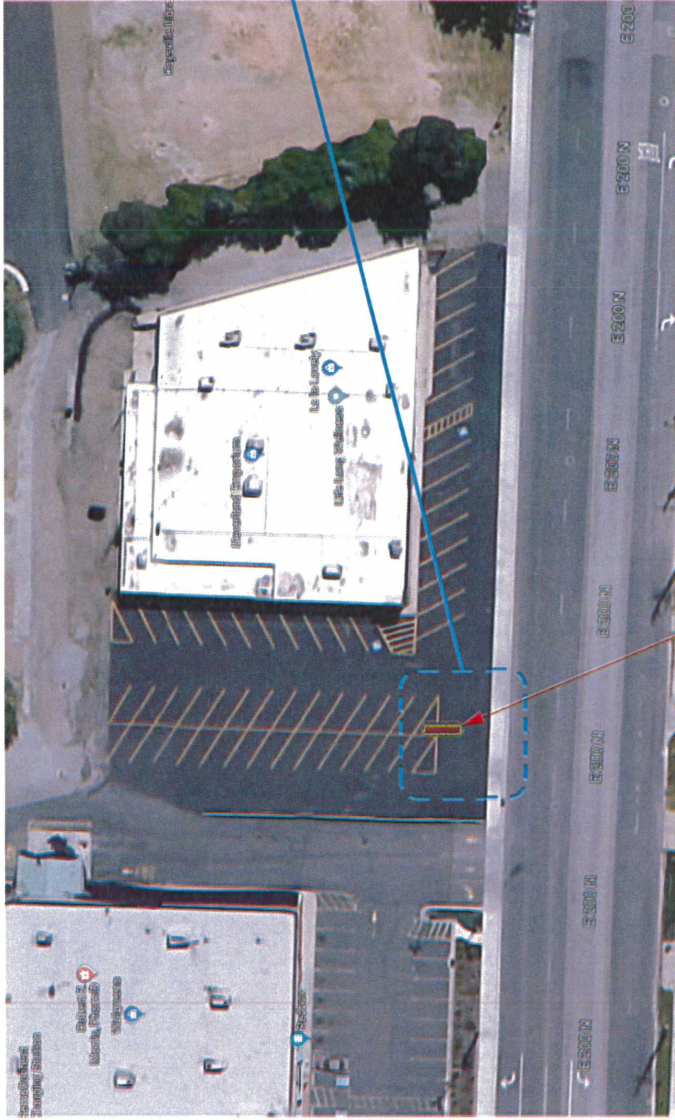
Attachment 2: Sign details

Attachment 3: Site Plan

Attachment 4: Photo of site

69 East 200 North





PLOT PLAN
APPROX. SCALE: 1/64" = 1'-0"

SIGN
LOCATION



ENLARGED PLACEMENT
APPROX. SCALE: 1/16" = 1'-0"



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Note: Colors shown do not always depict completed display.
Customer is responsible for providing electrical to display.



Wasatch Sign is a proud member of the Utah Sign Association.

Client: Better Homes	Date: 09-17-2018	Design No. 2637
Address: 69 E 200 N Kaysville, UT	Designer: Jason	
Sales: Mei	Scale:	Page: 2 of 2
CUSTOMER APPROVAL:		



SIDE VIEW

SCALE: 1/2" = 1'-0"

MANUFACTURE & INSTALL (1) DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN AND FULL COLOR MESSAGE CENTER 10MM, 96X224, 5'-7" OVERALL HEIGHT.

INSTALLATION:
INSTALL SIGN TWO PIPE MOUNT DIRECT BURIAL IN CONCRETE FOOTINGS AS PER ENGINEERING.
-SEE PLOT PLAN

- A** CAP AND REVEALS TO BE FABRICATED ALUMINUM. PAINTED BROWN PANTONE 498 C AND BEIGE 454 C AND WHITE.
- B** ID CABINET TO BE FABRICATED ALUMINUM AND STEEL. PAINT BLACK SEMI-GLOSS. COPY TO BE ROUTED FROM FACES AND BACKED UP WITH 3/16" WHITE ACRYLIC. INTERNAL WHITE LED'S FOR COPY ILLUMINATION.
- C** FULL COLOR LED ELECTRONIC MESSAGE CENTER (ROAD SIDE BOTH SIDES), 10MM, 96 X 224. SEE SPECS FOR MORE INFO. FABRICATED BLACK ALUMINUM END FILLER AND VENTS.
- D** STONE BASE - TO MATCH BUILDING.
- E** LANDSCAPING AND CONCRETE LANDSCAPE CURBING BY OTHERS.



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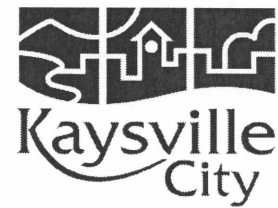
Client: Better Homes	Date: 09-17-2018	Design No. 2637
Address: 69 E 200 N Kaysville, UT	Designer: Jason	
Sales: Met	Scale:	Page: 1 of 2
CUSTOMER APPROVAL:		



Looking East



Looking West



Planning Commission Staff Report

Public Hearing for the Rezone of 0.25 acres of property at 425 East Crestwood Road from R-1-8 (Single Family Residential) to the PU (Public Use) zoning district.

September 27, 2018

Applicant/Owner: Kaysville City

Description:

The subject property on the north side of Crestwood Road in the south west corner of the city cemetery is currently zoned residential and has historically been used as a dwelling. The City has owned and leased the property for some time and is now looking to convert the home into administrative office space specific to cemetery functions. The plan for the property is to keep and retrofit the existing home to accommodate offices and improve the site so that access and parking comes from within the cemetery.

While the R-1 zoning district allows for public buildings, the proposed use better fits in the PU district which allows public facilities, parks, and cemeteries.

The provisions of the Public Use zoning district are as follows:

17-22-1 Purpose

To provide area for appropriate public facilities in a campus, park or open space setting.

17-22-2 Site Plan Review

A site plan review is required and a site plan shall be submitted for all uses. (Consult KCC Chapter 18-4.)

17-22-3 Permitted Uses

1. Agriculture.
2. Public facilities, parks and cemeteries.

17-22-4 Conditional Uses

There are no conditional uses.

17-22-5 Special Provisions

The real property within the PU Zone District shall be owned by a government entity.

17-22-6 Height Regulations

No building shall exceed thirty-five feet (35') in height, except as pursuant to KCC 17-25-2.

17-22-7 Area, Lot Coverage And Yard Requirements

There are no lot size or yard requirements.

The City's General Plan states, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

VI. Public Buildings and Grounds

A. Most public buildings should be located near Main Street.

B. Adequate Cemetery facilities should be developed and maintained.

Recommendation:

Rezone:

The Planning Commission should make a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location.

Attachment 1: Area Map

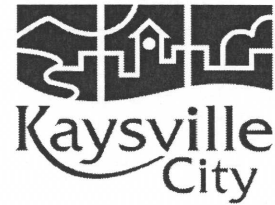
Attachment 2: Zoning Map

Rezone of 425 Crestwood Road from R-1-8 to PU



Rezone of 425 Crestwood Road from R-1-8 to PU





Planning Commission Staff Report

Public Hearing for the Rezone of 0.59 acres of property at 146 East 200 North from R-D (Diverse Residential) to the PB (Professional Business) zoning district.

September 27, 2018

Applicant/Owner: James and Weston Ridd

Description:

The subject property on 200 North Street just east of Fairfield Road is currently occupied by a single family home. It has 70 feet of frontage and widens to the rear of the property. The existing home sits between a duplex and a group of duplexes to the east. The homes to the south and west are single family dwellings. The existing R-D zone is a residential district that recognizes the existence of a variety of housing types, but only allows for new single family development.

While the uses allowed in the requested zone are very limited, the applicant has submitted an application for a rezone without a specific user or use proposed for the property.

The provisions of the Professional Business zoning district are as follows:

17-18-1 Purpose

To provide sites for offices in which the intensity of use, in terms of hours of operation and number of customers, is less than that of a commercial zone. The Professional Business District may be applied to properties that front on Main Street or front on 200 North Street.

17-18-2 Site Plan Review

A site plan review is required and a site plan shall be submitted for all permitted and conditional uses. (Consult KCC Chapter 18-4.)

17-18-3 Permitted Uses

1. Business and professional offices.
2. Accessory uses and structures considered incidental and customary to a permitted use subject to the provisions of KCC 17-31-2.

17-18-4 Conditional Uses

There are no conditional uses.

17-18-5 Special Provisions

The design of off-street parking facilities shall assure compatibility of vehicular and pedestrian circulation. Site plan drawings prepared for site plan review shall illustrate clearly all existing and proposed vehicular and pedestrian paths. (See KCC Chapter 18-4.)

17-18-6 Height Regulations

1. No building shall exceed thirty feet (30') in height.
2. No building shall be less than ten feet (10') in height.

17-18-7 Area, Lot Coverage And Yard Requirements

There are no lot size or yard requirements except that where a lot in the Professional Business District abuts a residential district, the yard abutting the residential district shall be at least twenty feet (20'). An existing building may have the twenty feet (20') yard requirement reduced to the yard requirement of the abutting residential zone if the reduced yard contains only landscaping.

The City's General Plan states, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

LAND USE

Background Land use in Kaysville is mostly low density residential with agriculture and open space, businesses and industries. Housing will be the greatest use of land with business, industry, recreation, education, and other uses to support that housing.

II. Business and Industry A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations. B. Home occupations should be located throughout the City, but not be allowed to change or interfere with the character of residential areas.

Burton Lane and Sunset Drive are both classified as Major Streets per Kaysville City's Major Street Plan in Section 8-3-2.

Recommendation:

Rezone:

The Planning Commission should make a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location. Should the proposed zoning district be desirable, staff would recommend that due to the configuration of the property and potential impact on so many adjacent residential lots that any rezone be done with a development agreement assuring appropriate site development that is compatible with surrounding uses.

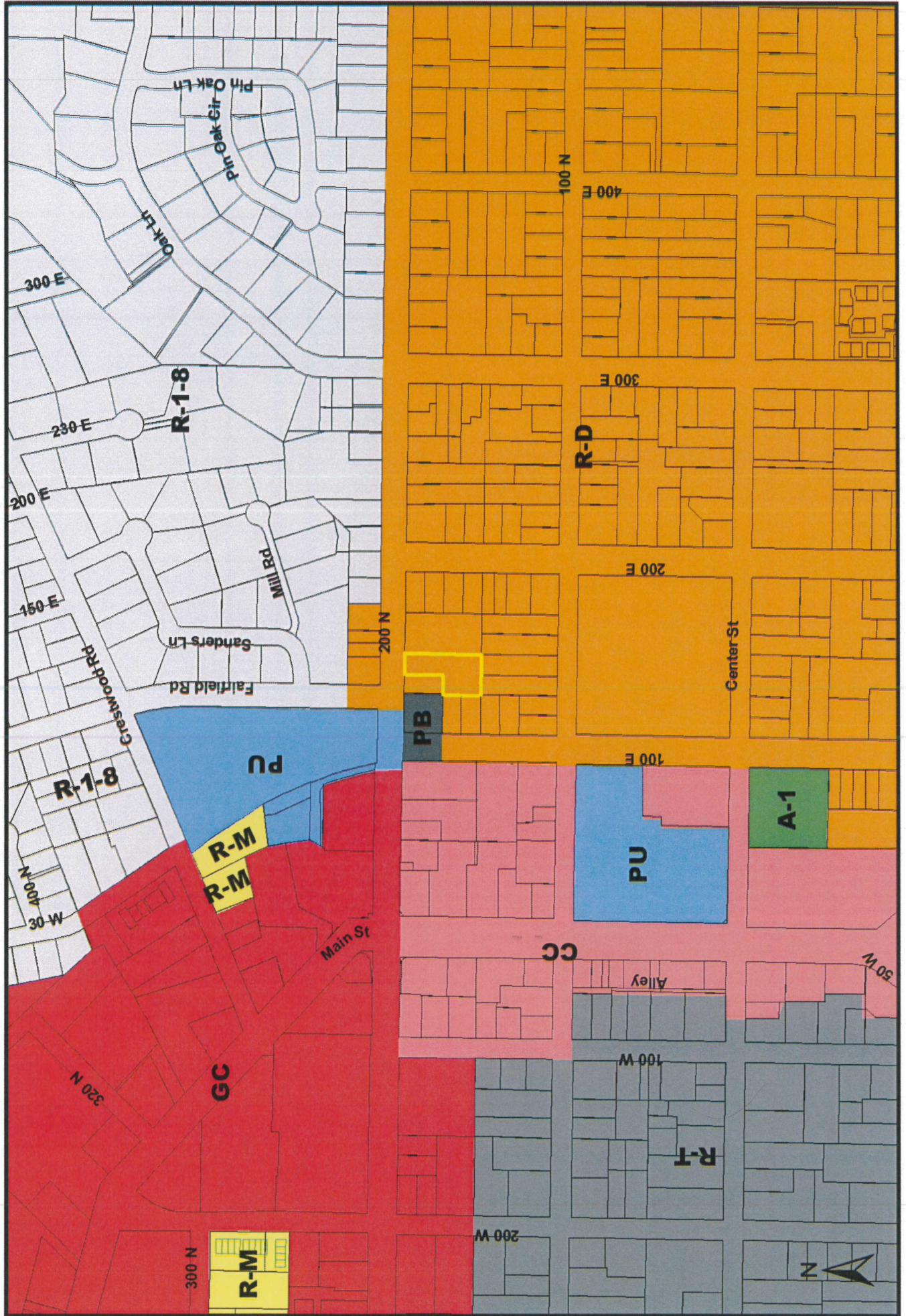
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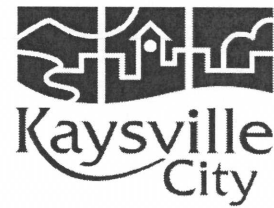
Attachment 2: Zoning Map

Rezone of 146 East 200 North from R-D to PB



Rezone of 146 East 200 North from R-D to PB





Planning Commission Staff Report

AN ORDINANCE AMENDING SECTION 17-31-25, TELECOMMUNICATION TOWERS, TOGETHER WITH AMENDMENTS TO APPLICABLE ZONING DISTRICTS WITHIN TITLE 17, PLANNING AND ZONING, TO CLARIFY WHERE TOWER TYPES MAY BE LOCATED AND BY WHICH PROCESS THEY MAY BE CONSIDERED.

September 27, 2018

Description:

A public hearing was noticed and held for the September 13 Planning Commission meeting. There was no one at the meeting to speak to the item. Because the meeting had gone so late, the planning commission tabled this item to the next agenda.

....

The city has found a need for improved cell service for its emergency response services, residents often desire better coverage, and the cell industry has many times in recent history sought to provide more options for telecommunications equipment in Kaysville. For these reasons staff has looked over the existing ordinances and proposed some changes to allow for more creative options in considering telecommunications towers within Kaysville City.

The ordinance would permit these facilities in more locations, primarily very large properties occupied by a public or quasi-public use such as parks and schools. In addition, it seeks to provide better options in the areas where towers are currently allowed.

Recommendation:

The Planning Commission should make a recommendation to the City Council concerning the proposed ordinance. The Commission may recommend approval with or without changes, denial, or table a decision pending additional information.

- Attachment 1: Telecommunication Tower Ordinance
- Attachment 2: Map of existing towers and allowed zones
- Attachment 3: Map of large properties in Kaysville

ORDINANCE NO. 18-__-__

AN ORDINANCE AMENDING SECTION 17-31-25, TELECOMMUNICATION TOWERS, TOGETHER WITH AMENDMENTS TO APPLICABLE ZONING DISTRICTS WITHIN TITLE 17, PLANNING AND ZONING, TO CLARIFY WHERE TOWER TYPES MAY BE LOCATED AND BY WHICH PROCESS THEY MAY BE CONSIDERED.

WHEREAS, Kaysville City desires that its businesses and residents have access to quality wireless telecommunication options; and

WHEREAS, Kaysville City has determined that it is in the best interest of its residents and businesses to allow for more creativity in the placement and design of telecommunication facilities;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment.

Section 17-31-25, TELECOMMUNICATION TOWERS, of Chapter 17-31, SPECIAL PROVISIONS APPLYING TO PARTICULAR USES; of Title 17, PLANNING AND ZONING, of the Revised Ordinances of Kaysville City, 1993, is amended as follows:

17-31-25 Telecommunication Towers.

(1) Each person or company desiring to locate a telecommunication tower within the City shall submit a Site Location Master Plan. This plan shall be submitted and accepted by the Planning Commission prior to the processing of any permits for telecommunication towers. The plan shall identify existing locations of facilities, and approximate proposed locations of new facilities to provide service within City boundaries and the surrounding area for the ten (10) years following the date the plan is submitted. These estimates shall be based on projected population growth and anticipated development. The applicant shall provide the City with the owner's current name, address, and an emergency telephone number for each facility.

~~(2) The owner of any telecommunication tower shall consent to two co-locations (in addition to the owner's) on the tower and construct the tower in such a manner as to be able to accommodate the owner's equipment and two others on the same tower.~~

(23) Applicants for telecommunication tower permits shall co-locate their facilities on existing towers, unless it can be shown by a preponderance of the evidence that all existing towers are inadequate to serve the applicant's reasonable needs due to the location, height or other reason; and shall pay reasonable compensation to the tower owner to fairly share past and future costs.

ORDINANCE NO. 18-__-__

AN ORDINANCE AMENDING SECTION 17-31-25, TELECOMMUNICATION TOWERS, TOGETHER WITH AMENDMENTS TO APPLICABLE ZONING DISTRICTS WITHIN TITLE 17, PLANNING AND ZONING, TO CLARIFY WHERE TOWER TYPES MAY BE LOCATED AND BY WHICH PROCESS THEY MAY BE CONSIDERED.

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~~(2) The owner of any telecommunication tower shall consent to two co-locations (in addition to the owner's) on the tower and construct the tower in such a manner as to be able to accommodate the owner's equipment and two others on the same tower.~~

~~(23)~~ Applicants for telecommunication tower permits shall co-locate their facilities on existing towers, unless it can be shown by a preponderance of the evidence that all existing towers are inadequate to serve the applicant's reasonable needs due to the location, height or other reason; and shall pay reasonable compensation to the tower owner to fairly share past and future costs.

(34) Telecommunication towers shall be located, designed, and constructed to be as unobtrusive and as few in number as possible. They shall be subject to requirements that minimize the impact on surrounding properties and the City. No telecommunications tower shall exceed one hundred twenty feet (120') in height from the finished grade of the ground to the highest point on the structure.

(52) The owner of any telecommunication tower shall:

(a) consent to two co-locations (in addition to the owner's) on the tower and construct the tower in such a manner as to be able to accommodate the owner's equipment and two others on the same tower.

Or

(b) construct a facility which is considered stealth. The Planning Commission may still require that the owner of the tower consent to at least one co-location (in addition to the owner's).

A tower may be considered stealth if it includes unique design and construction techniques that minimize the visual impact of the facility. Examples include utilization of existing utility poles or towers, wall mounted antenna, roof mounted antenna, or any other facility which the Planning Commission or Community Development Director finds meets the intent of a stealth tower by significantly reducing its visual impact.

(6) Monopoles, antennas, and any associated buildings or equipment shall be painted to blend with the surroundings by which they are most commonly seen. The color shall be determined on a case-by-case basis by the Planning Commission for conditional uses and the Community Development Director for permitted uses. Within six months after the facility has been constructed, the Planning Commission or the Community Development Director may require the color be changed if it is determined that the original color does not blend with the surroundings.

(7) The following shall be considered by the Planning Commission for conditional uses.

- a) Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.
- b) Location of the antenna on other existing structures in the same vicinity such as other monopoles, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc. where possible without significantly impacting antenna transmission or reception.
- c) Location of the antenna in relation to existing vegetation, topography including ridge lines, and buildings to obtain the best visual screening.
- d) Spacing between monopoles which creates detrimental impacts to adjoining properties.
- e) Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing.
- f) Any other items that are determined to be necessary to mitigate the impact of the proposed facility.

(8) Cables shall be installed on the interior of any monopole or telecommunications structure.

(95) Each application for a permit to construct a telecommunication tower shall be certified by a licensed professional engineer that the design of the facility meets all applicable standards for the facility including, but not limited to, electrical safety, material and design integrity, wind and seismic

safety. The professional engineer shall certify that the tower meets acceptable design criteria or standards to withstand 150 mph (3 sec gust), Vult ASCE-7-100 mph winds~~wind speeds~~.

(106)

(a) The tower owner shall maintain the tower, site, and improvements in a state of good repair. If a telecommunication tower is abandoned or not maintained, the Zoning Administrator may notify the owner of the tower that it must be repaired and used within thirty days after the notice was sent, or the facility must be removed. If the communication facility is not repaired, used, or removed within thirty days after notice was sent, the Zoning Administrator may order the removal of the facility and the restoration of the property at the owner's expense. Any conditional use permit issued for the facility will be automatically revoked.

(b) If a telecommunication tower is not used for more than six months, it shall be deemed to be abandoned for purposes of Subsection (a).

(11) Notwithstanding being listed or not as an approved use in any zoning district, telecommunication towers shall be permitted in Kaysville City's zoning districts as follows:

<u>Zone</u>	<u>Monopole</u>	<u>Stealth</u>
<u>A-1, A-5</u>	<u>C*</u>	<u>C</u>
<u>R-A, R-1 zoning districts</u>	<u>C**</u>	<u>C**</u>
<u>PU</u>	<u>=</u>	<u>C</u>
<u>PB</u>	<u>=</u>	<u>=</u>
<u>LI</u>	<u>C</u>	<u>P</u>
<u>CC</u>	<u>=</u>	<u>C</u>
<u>GC</u>	<u>C</u>	<u>P</u>
<u>HC</u>	<u>=</u>	<u>=</u>
<u>P = Permitted Use</u> <u>C = Conditional Use</u> <u>* = Must be 300 feet from the property line of a residential zoning district</u> <u>** = Allowed only on properties greater than 10 acres in size which are also occupied by a public or quasi-public use.</u>		

SECTION III: Enactment.

Section 17-8-4, CONDITIONAL USES, of Chapter 17-8, A-5 HEAVY AGRICULTURAL DISTRICT; and Section 17-9-4, CONDITIONAL USES, of Chapter 17-9, A-1 LIGHT AGRICULTURAL DISTRICT; and Section 17-19-4, CONDITIONAL USES, of Chapter 17-19, GENERAL COMMERCIAL DISTRICT, and 17-20-4, CONDITIONAL USES, of Chapter 17-20, CENTRAL COMMERCIAL DISTRICT; and Section 17-21-4, CONDITIONAL USES, of Chapter 17-21, LIGHT INDUSTRIAL DISTRICT; of Title 17, PLANNING AND ZONING, of the Revised Ordinances of Kaysville City, 1993, is amended as follows:

17-8-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to KCC Chapter 17-30.

1. Major home occupations A and B subject to the provisions of KCC Chapter 17-26.
2. Agricultural home occupations subject to the provisions of KCC Chapter 27-26.
3. Golf courses subject to the provisions of KCC 17-31-8.
4. Greenhouse and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.
5. Public or quasi-public buildings of the educational, recreational, religious, cultural, or public service type, not including corporation yards, storage or repair yards, warehouses, and similar uses.
6. Public utility substation or storage facilities developed by a public agency.
7. Animal hospital or clinic, dog breeding, dog kennels, dog training school, provided any building or enclosure for animals shall be located not less than one hundred feet (100') from a public street and not less than fifty feet (50') from any dwelling or adjacent property.
- ~~8. Telecommunication towers and telecommunication towers of height greater than thirty feet (30') subject to the provisions of KCC 17-31-25.~~
- 9.8. Accessory building larger than three thousand (3,000) square feet in area, subject to the provisions of KCC 17-31-2.

17-9-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to KCC Chapter 17-30.

1. Major home occupations A and B subject to the provisions of KCC Chapter 17-26.
2. Agricultural home occupations subject to the provisions of KCC Chapter 17-26.
3. Golf courses subject to the provisions of KCC 17-31-8.
4. Greenhouses and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.
5. Public or quasi-public buildings of the educational, recreational, religious, cultural, or public service type, not including corporation yards, storage or repair yards, warehouses, and similar uses.
6. Public utility substation or storage facilities developed by a public agency.
7. Animal hospital or clinic, dog breeding, dog kennels, dog training school, provided any building or enclosure for housing animals shall be located not less than one hundred feet (100') from a public street and not less than fifty feet (50') from any dwelling on adjacent property.
- ~~8. Telecommunication towers and telecommunication towers of height greater than thirty feet (30') subject to the provisions of KCC 17-31-25.~~
- 9.8. Accessory building larger than three thousand (3,000) square feet in area, subject to the provisions of KCC 17-31-2.

17-19-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to KCC Chapter 17-30.

1. Single family dwellings which are an integral part of a commercial use and serves as housing for the proprietor or an employee.
2. Light industry/research uses subject to the provisions of KCC Chapter 17-23.
3. Buildings of height greater than thirty-five feet (35').
4. Recreational vehicle parks subject to the provisions of KCC 17-31-24.

~~5. Telecommunication towers and telecommunication towers of height greater than thirty-five feet (35') subject to the provisions of KCC 17-31-25.~~

~~6.5.~~ Public utility substations.

~~7.6.~~ Sale of beer for consumption on the premises of a full-service restaurant, limited service restaurant, beer-only restaurant, banquet or reception center.

~~8.7.~~ Sale off liquor for consumption on the premises of a full-service restaurant, limited service restaurant, banquet or reception center.

17-20-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to KCC Chapter 17- 30.

1. Theaters.

2. Motels or hotels.

3. Light industry/research uses subject to the provisions of KCC Chapter 17-23.

4. Dwellings and household pets.

5. Social halls, lodges, fraternal organizations.

6. Automotive repair that does not break the continuity of retail store frontage for pedestrians, does not impose a nuisance on residences or other surrounding uses, does not create traffic hazards or undue traffic congestion, and has pump islands located so that vehicles serviced or awaiting service do not block any public sidewalk or driveway.

7. Amusement arcades.

~~8. Telecommunication towers and telecommunication towers of height greater than thirty-five feet (35') subject to the provisions of KCC 17-31-25.~~

~~9.8.~~ Public utility substations.

~~10.9.~~ Sale of beer for consumption on the premises of a full-service restaurant, limited-service restaurant, beer-only restaurant, banquet or reception center.

~~11.10.~~ Sale of liquor for consumption on the premises of a full-service restaurant, limited-service restaurant, banquet or reception center.

17-21-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to KCC Chapter 17-30.

1. Food and kindred product manufacturing or processing.

2. Textile products manufacturing.

3. Furniture and fixtures manufacturing.

4. Stone, clay and glass products manufacturing.

5. Fabricated metal products industries (not to include primary metal industries).

6. Contract construction services.

7. Buildings of height greater than thirty-five feet (35') or less than ten feet (10').

~~8. Telecommunication towers and telecommunication towers of height greater than thirty-five feet (35') subject to the provisions of KCC 17-31-25.~~

~~9.8.~~ Sale of beer for consumption on the premises of a full-service restaurant, limited-service restaurant, beer-only restaurant, banquet or reception center.

~~10.9.~~ Sale of liquor for consumption on the premises of a full-service restaurant, limited-service restaurant, banquet or reception center.

SECTION VII: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IX: Effective Date. This Ordinance shall take effect 20 days after being passed and adopted by the City Council.

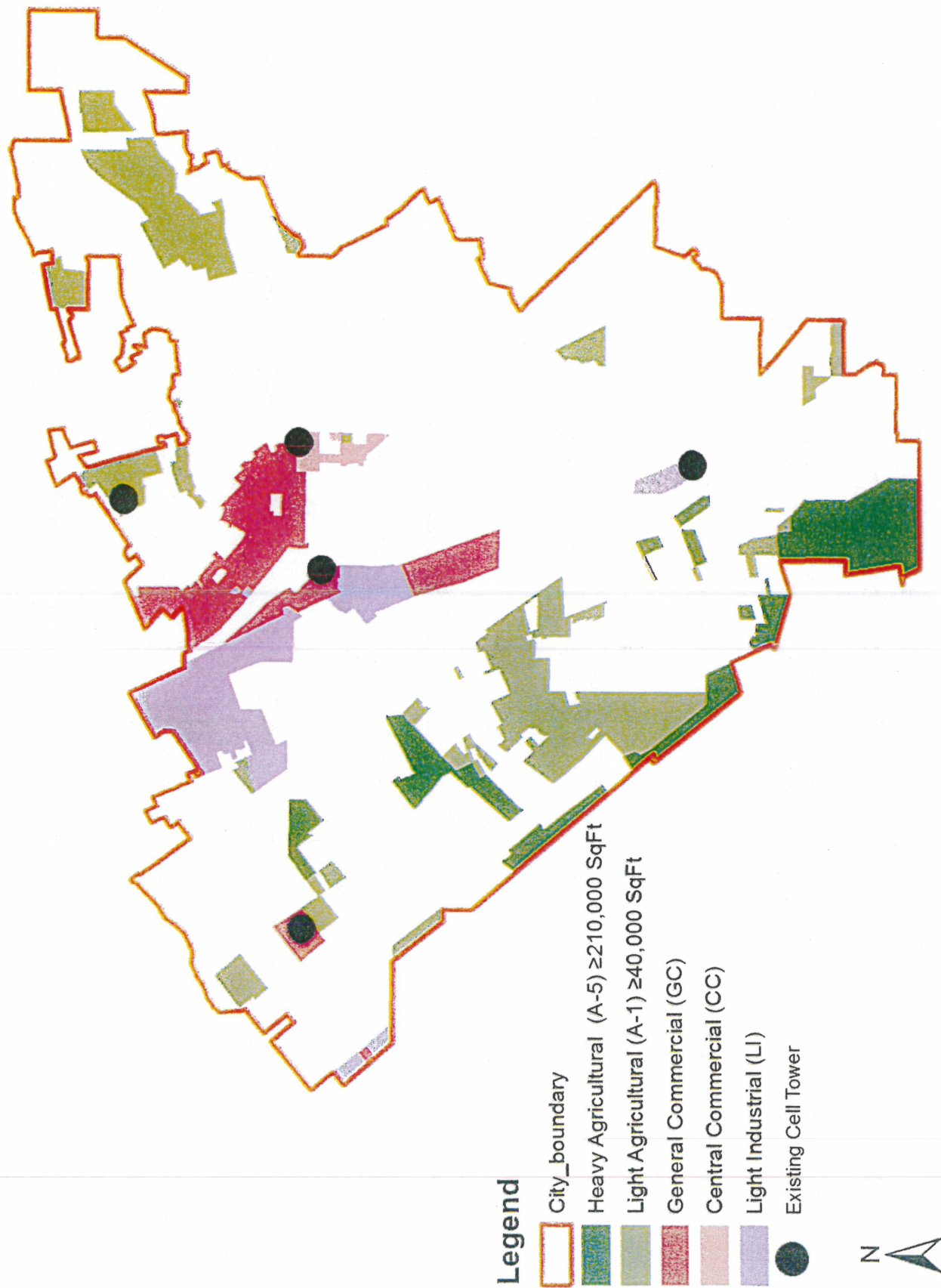
PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this ____th day of _____, 2018

Katie Witt
Mayor

ATTEST:

Maria T. Devereux
City Recorder

Current Telecommunication Tower Locations



Properties over 10 acres in size

