

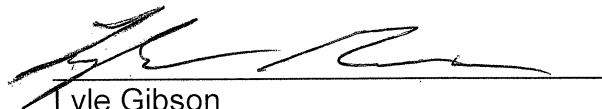
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, December 13, 2018 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of the minutes from the meeting of November 8, 2018.
2. Conditional use permit for a major home occupation "B", mental health group sessions at 581 South 350 East – Dina Hargrave.
3. Final plat approval for the Mid Oaks Farm Subdivision at approximately 1300 West Roueche Lane – J.D. Horne.
4. Public hearing for the preliminary and final plat approval of the Richter Farm Subdivision 2nd Amendment at 1572 South Sunset Drive – Cheryl Richter.
5. Public hearing and request to rezone of 4.1 acres of property at 1480 West Willow Drive and 1576 West 200 North from R-1-20 (Single Family Residential) and R-A (Residential Agriculture) to the R-2 (Single and Two-Family Residential) zoning district – Robert Green and James Neuner.
6. Call to the public.
7. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
8. 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 7, 2018.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B' Mental Health Group Sessions December 13, 2018

Applicant/Owner: Dina Hargrave
Location: 581 South 350 East
Zone: R-1-8

Description:

The applicant is requesting a conditional use permit for a major home occupation 'B' to hold group sessions from her home for adolescents and their families coping with mental health issues.

Ms. Hargrave is currently looking for a commercial location to operate from, but in the meantime would like to start holding sessions from her home. Starting out, the sessions will only be held on Thursdays from 4:00 to 6:00 p.m., but as her business grows an additional night session would be added on another day. Groups would be limited to no more than 12 people at any one time, and Ms. Hargrave has room for four cars to park in her driveway, with three more being able to park in front of her home. Some of their clients will be referred to them through other facilities.

Per 17-26-4 (12) 'Organized classes (limits shall be placed on the number of students and/or the number of vehicles transporting students to prevent congestion)'.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance and the following conditions:

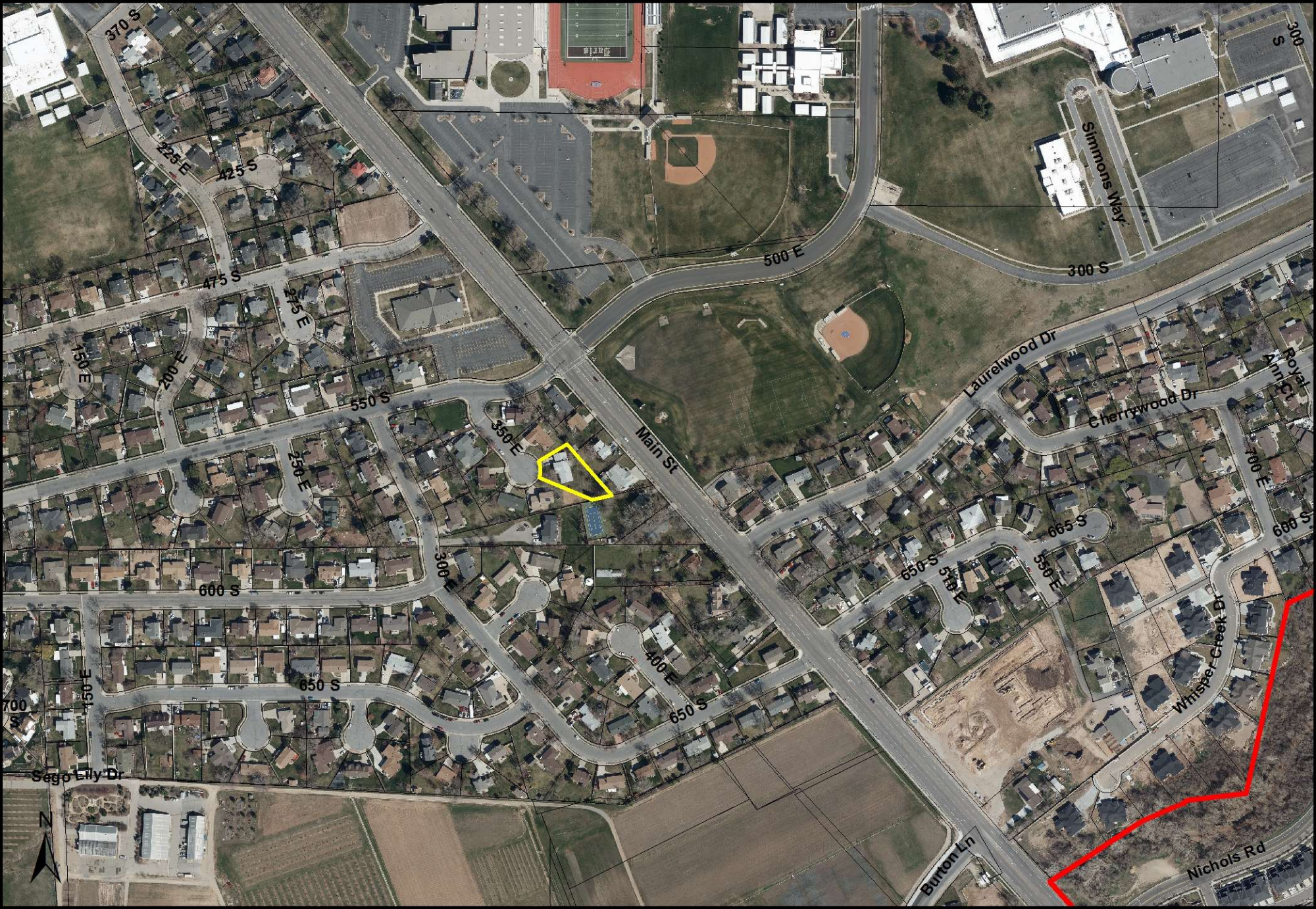
- The number of students be limited to no more than 12 at any one time.

Reasoning:

The existing conditions on site, the proposed condition, and the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

581 South 350 East





Planning Commission Staff Report

Mid Oak Farm Subdivision Final Plat December 13, 2018

Applicant/Owner: J.D. Horne
Location: Approximately 1300 West Roueche Lane
Zone: R-A

Description:

The owner of this property, Mr. Horne, would like split this property into two building lots. Mr. Horne owns additional property to the south and west of this parcel and would like to develop that property someday as well. The property is currently zoned R-A, Agricultural Residential, which requires full half-acre lots with 100 feet of frontage. The lots as shown are 104 feet wide and 210 feet deep, giving them the required 21,780 square feet

The Planning Commission gave preliminary plat approval for this subdivision in October of this year, and the City Council finalized that approval in November.

Recommendation:

Staff recommends that the Planning Commission approve the final plat.

Reasoning:

The proposed plat complies with applicable zoning, standards, and regulations.

Attachment 1: Area Map
Attachment 2: Final Plat

South Angel Street Subdivision



Mid Oak Farm

A part the Northwest Quarter of Section 9, T3N, R1W, SLB&M, U.S. Survey
Kaysville City, Davis County, Utah
November 2018

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Mid Oak Farm, in Kaysville City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office and of a survey made on the ground.
Signed this _____ day of _____, 20____.

6242920
License No.

Andy Hubbard

DESCRIPTION

A part of the Northwest Quarter of Section 9, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at point on the Southeast right of way line of Rouech Lane, said point being 1494.72 feet North 89°47'46" West; and 189.39 feet South 0°12'14" West from the North Quarter corner said Section and running thence South 39°27'44" East 208.09 feet; thence South 48°01'55" West 104.00 feet; thence South 46°50'52" West 104.11 feet; thence North 39°27'44" West 210.15 feet to the Southeast right of way line of Rouech Lane; thence Northeastly along said Right-of-Way Line; thence North 47°24'50" East 208.10 feet to the point of beginning.

Contains 43,565 Sq. Ft. or 1.000 Acres

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Mid Oak Farm, and hereby dedicate, grant and convey to Kaysville City, Davis County, Utah, those certain strips as non-exclusive public utility easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Kaysville City, and dedicate to Kaysville City those certain strips as non-exclusive pedestrian access easements for public pedestrian access purposes as shown hereon, as may be authorized by Kaysville City, and also dedicate to Kaysville City those certain strips designated as culinary waterline easements for culinary water purposes as shown hereon, the same to be used for the installation, maintenance, and operation of culinary waterlines, as may be authorized by Kaysville City, and also dedicate to Weber Basin Water Conservancy District (WBWCD) those certain strips designated as Secondary Waterline Easements for secondary water purposes as shown hereon, the same to be used for the installation, maintenance, and operation of secondary waterlines, as may be authorized by Weber Basin Water Conservancy District.

Signed this _____ day of _____, 20____.

Name _____ Name _____

Name _____ Name _____

ACKNOWLEDGMENT

State of Utah }
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name _____

Mid Oak Farm

A part the Northwest Quarter of Section 9, T3N, R1W, SLB&M, U.S. Survey
Kaysville City, Davis County, Utah
November 2018

DAVIS COUNTY PUBLIC WORKS DIRECTOR APPROVAL

Approved by the Davis County Public Works
Department on this _____ day of _____, 20____.

Signature _____

KAYSVILLE CITY COUNCIL APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Kaysville City, Utah this _____ day of _____, 20____.

Mayor _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

DAVIS COUNTY RECORDER

BY: _____ DEPUTY

NARRATIVE

This Plat was completed at the request of Mr. Ed Green for the purpose of creating two (2) separate lots as shown hereon.

A line bearing N 87°52'51" W between Brass Cap Monuments found at the North Quarter corner and Northeast Corner of Section 9, T3N, R1W, SLB&M was used as the Basis of Bearings.

Properly corners were monumented as depicted on this Plat.

NOTES

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

KAYSVILLE CITY ATTORNEY'S APPROVAL

Approved by the Kaysville City Attorney
on this _____ day of _____, 20____.

Signature _____

WEBER BASIN WATER CONSERVANCY DISTRICT

Approved by the Weber Basin Water
Conservancy District on this _____ day
of _____, 20____.

Signature _____

CENTRAL DAVIS SEWER DISTRICT APPROVAL

Approved by the Central Davis Sewer
District on this _____ day
of _____, 20____.

Signature _____

KAYSVILLE CITY ENGINEER'S APPROVAL

Approved by the Kaysville City Engineer
on this _____ day of _____, 20____.

Signature _____

KAYSVILLE CITY PLANNING COMMISSION APPROVAL

Reviewed by the Kaysville City Planning
and Zoning Commission on the _____ day
of _____, 20____.

Chairperson _____

GREAT BASIN U
ENGINEERING Z
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.O (801)521-0222 FAX (801)398-7544
WWW.GREATBASINENGINEERING.COM



Planning Commission Staff Report

Richter Farms Subdivision 2nd Amendment Preliminary and Final Plat December 13, 2018

Applicant/Owner: Von Hill / Cheryl Richter
Location: 1572 South Sunset Drive
Zone: R-A

Description:

The applicant is requesting to subdivide their property at the subject address into two total lots. The existing home would stay on Lot 101 with over an acre of property, while a new 1.8 acre lot would be created to the south. Both lots front Sunset Drive which is already fully improved on their side of the street at this location.

The zoning requires half-acre lots with at least 100 feet of frontage. The lots will exceed the frontage and minimum lot size requirements for the R-A zoning district.

Recommendation:

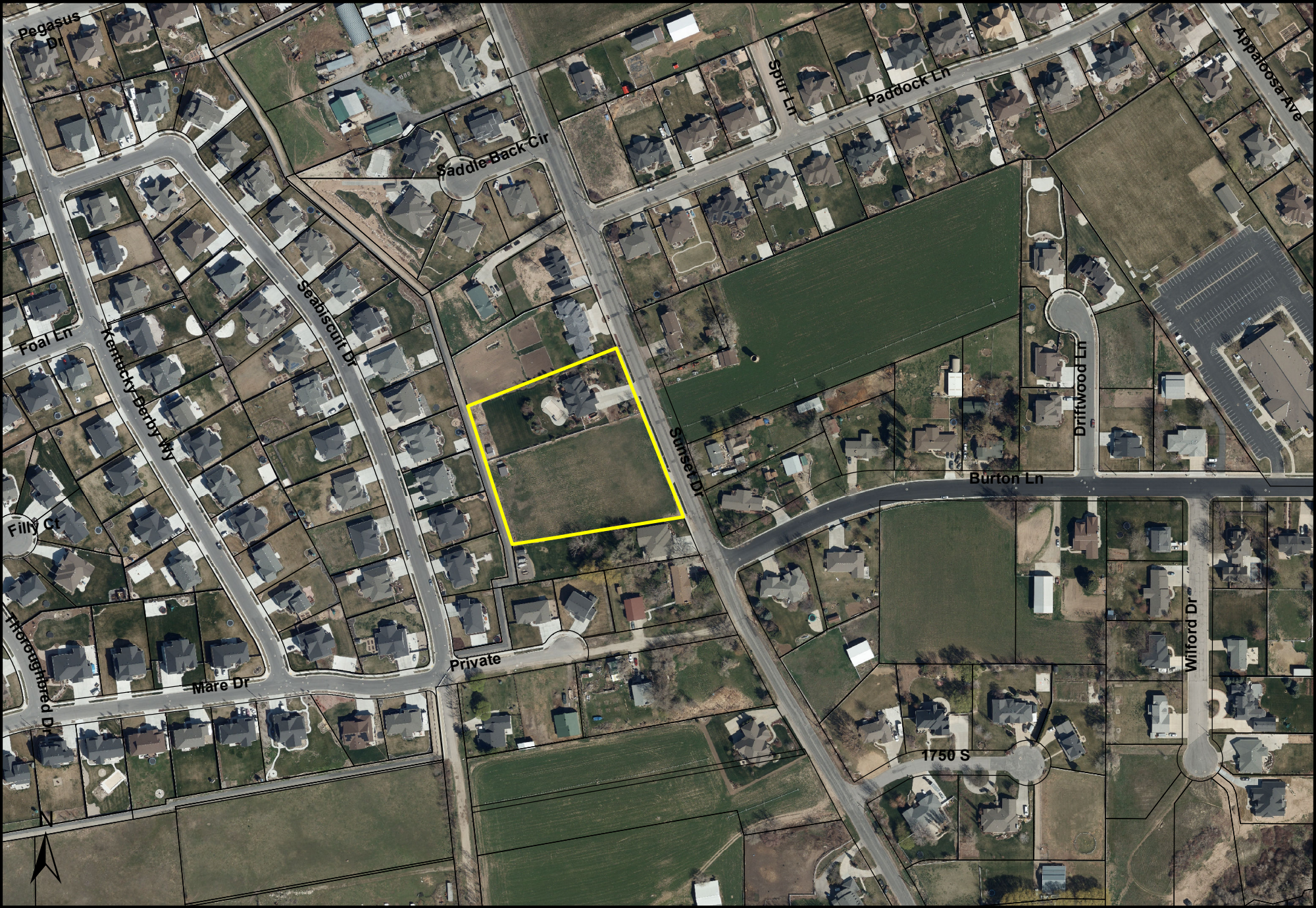
Staff recommends that the Planning Commission forward a favorable recommendation for the preliminary plat approval to the City Council and also recommends that the Planning Commission approve the final plat subject to the City Council's approval of the preliminary plat.

Reasoning:

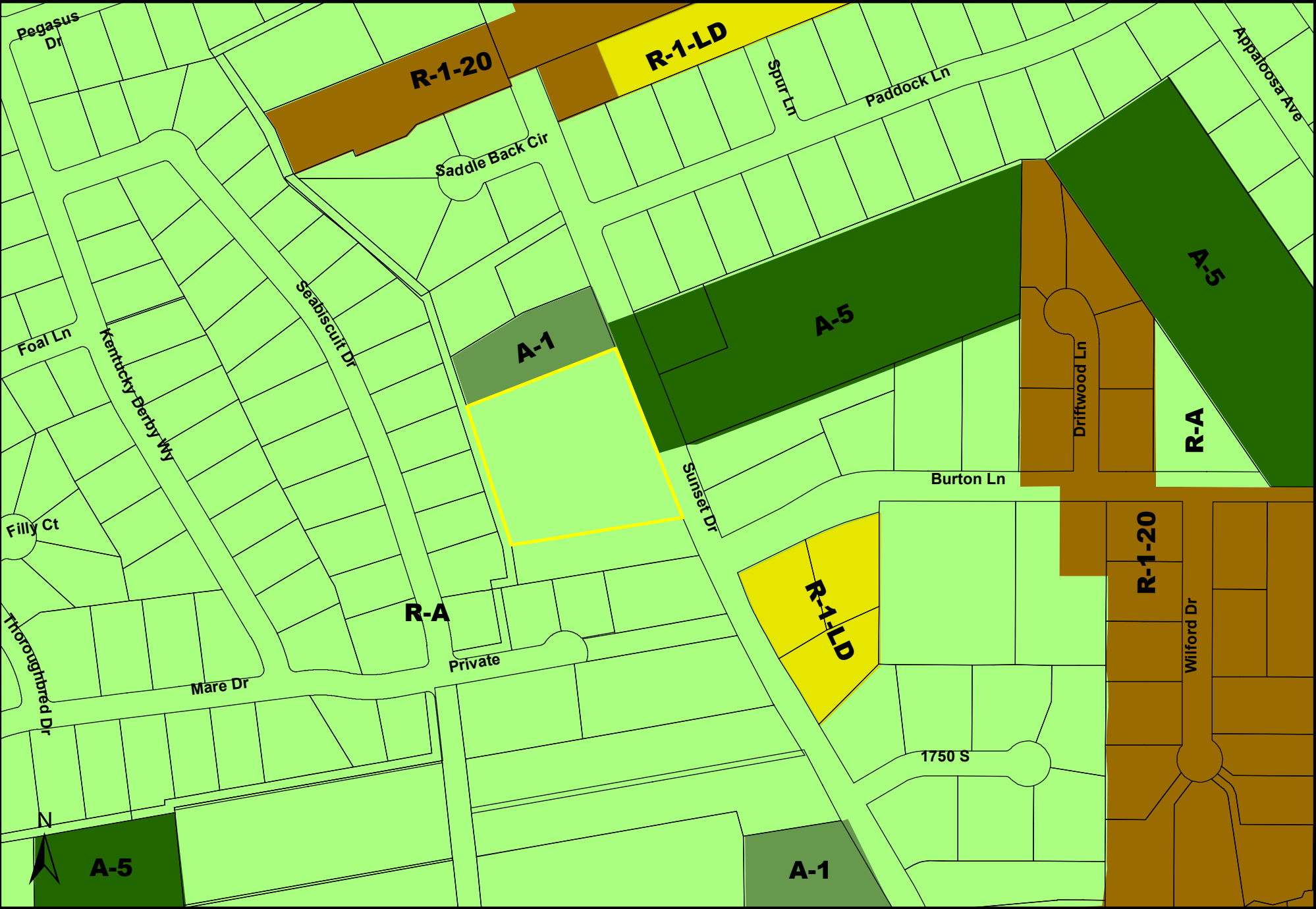
The proposed plat complies with applicable zoning, standards, and regulations.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Final Plat

1572 South Sunset Drive

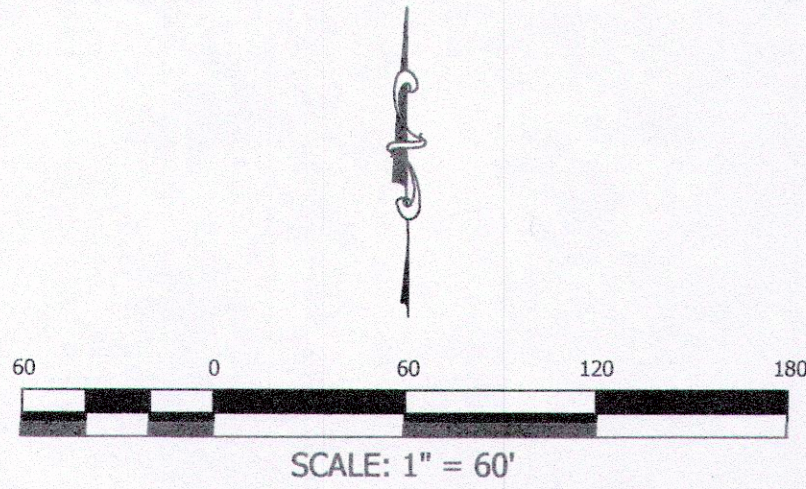


1572 South Sunset Drive



RICHTER FARM SUBDIVISION SECOND AMENDMENT

AMENDING LOT 3 OF RICHTER FARM SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

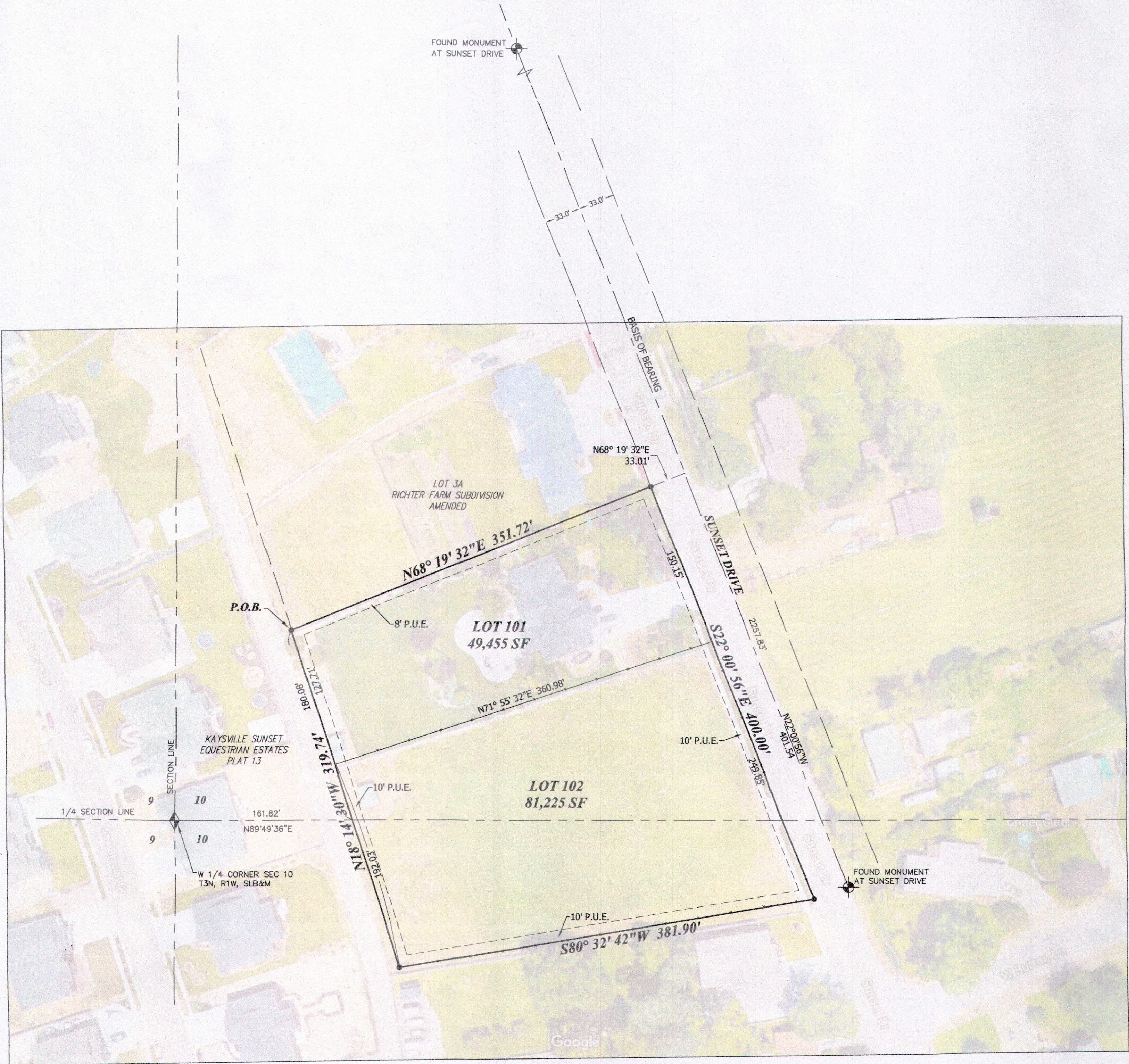


GENERAL NOTES:

1. ALL EASEMENTS SHOWN ARE TYPICAL 7.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS FRONTING ROAD ARE 10' WIDE.
3. P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.

LEGEND

PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
TIE TO MONUMENT	—————
EASEMENT LINE	—————
EDGE OF PAVEMENT	—————
VINYL FENCE	—————
RECORD CALLS ()	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS RICHTER FARM SUBDIVISION SECOND AMENDMENT AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. UT #166385

DATE

BOUNDARY

ALL OF LOT 3, RICHTER FARM SUBDIVISION, PART OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH ALSO DESCRIBED AS BEGINNING AT A POINT WHICH IS NORTH89°49'36"EAST 161.82 FEET ALONG THE QUARTER SECTION LINE AND NORTH18°14'32"WEST 180.08 FEET TO THE SOUTHWEST CORNER OF LOT 3A, RICHTER FARM SUBDIVISION AMENDED; THENCE NORTH68°19'32"EAST 351.72 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3A TO THE WEST LINE OF SUNSET DRIVE; THENCE SOUTH22°00'56"EAST 400.00 FEET ALONG SAID WEST LINE; THENCE SOUTH80°32'42"WEST 381.90 FEET; THENCE NORTH18°14'30"WEST 319.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.00 ACRES.

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT, AND HEREBY DEDICATE GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, AND OPERATION OF PUBLIC UTILITY SERVICE LINE AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY.

SIGNED THIS _____ DAY OF _____, 20____.

CHERYL RICHTER, TRUSTEE OF THE GARRY AND CHERYL RICHTER FAMILY TRUST DATED 05/29/1997

TRUST ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, CHERYL RICHTER, TRUSTEE OF THE GARRY AND CHERYL RICHTER FAMILY TRUST, DATED 05/29/1997, WHO BEING DULY SWORN, DID SAY THAT SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

KAYSVILLE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF KAYSVILLE, UTAH, ON THIS _____ DAY OF _____, 20____, AT _____ WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____

MAYOR: _____

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINE AND MONUMENTS ON RECORD IN THIS OFFICE. SIGNED THIS _____ DAY OF _____, 20____.

KAYSVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF KAYSVILLE CITY, _____

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

KAYSVILLE CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____
DEPUTY



Planning Commission Staff Report

Public Hearing and request to rezone 4.1 acres of property at 1480 West Willow Drive and 1576 West 200 North from R-1-20 and R-A to the R-2 zoning district

December 13, 2018

Applicant/Owner: Robert Green/James Neuner

Description:

The property owners at the listed addresses are requesting a zone change to their land in order to accommodate a potential residential subdivision. The property, which borders the Rail Trail to the east and residents to the west, is currently zoned to accommodate 2 units per acre type development.

The requested R-2 zoning district allows for residential development of one and two family dwellings in a standard subdivision, with a density of just over 10 units per acre when done as a PRUD type subdivision. The applicant has provided a concept development plan indicating what that may look like.

The applicant has provided an exhibit which shows their initial thoughts on how the property may develop under the existing zoning. This type of development would also require the PRUD overlay zone.

As a rezone action the Planning Commission has broad discretion as to whether or not to pass along a favorable recommendation to the City Council.

R-2 ZONING DISTRICT - CHAPTER 17-14:

17-14-1 Purpose

To provide for areas in appropriate locations where quiet medium density neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, many of whom will have children. To this end, the regulations permit the establishment of one and two-family dwellings, and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

17-14-2 Site Plan Review

Conditional uses in an R-2 Zone District, except for temporary buildings and temporary offices and the keeping of farm animals, shall be subject to a site plan review as specified in KCC Chapter 18-4. On a case-by-case basis, the Commission may also require temporary buildings and temporary offices to obtain site plan approval.

17-14-3 Permitted Uses

1. Single-family dwellings.
2. Two-family dwellings.
3. Agriculture.

4. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
5. Minor home occupations subject to the provisions of KCC Chapter 17-26.
6. Two household pets per dwelling unit.
7. Private swimming pools subject to the provisions of KCC 17-31-9.
8. Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of KCC 17-31-2.

17-14-4 Conditional Uses

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

1. 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.
2. Major home occupations A and B subject to the provisions of KCC Chapter 17-26.
3. Residential child care subject to the provisions of KCC Chapter 17-26.
4. Temporary buildings for uses incidental to construction work subject to the provisions of KCC 17-30-7, which buildings must be removed upon the completion or abandonment of the construction.
5. Temporary tract offices and development signs subject to the provisions of KCC 17-30-7 and KCC Chapter 17-33.
6. Twin homes subject to the provisions of KCC Chapter 17-28.
7. Farm animals subject to the provisions of KCC Chapter 17-24.
8. Swimming clubs subject to the provisions of KCC 17-31-10.
9. Public utility substations subject to the provisions of KCC 17-31-15.

17-14-5 Height Regulations

1. No building shall exceed thirty feet (30') in height, except as provided in KCC 17-25-2.
2. No accessory building shall exceed fifteen feet (15') in height, except as provided in KCC 17-25-2 and KCC 17-31-2.
3. No main building shall be less than ten feet (10') in height, or no accessory building less than six feet (6') in height.

17-14-6 Area, Lot Width, And Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses.

1. The lot area shall be not less than eight thousand (8,000) square feet.
2. The minimum width of any lot for a main building shall be seventy feet (70') at a distance thirty feet (30') back from the front lot line.
3. The front yard for any building shall be at least twenty-five feet (25').
4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings.
7. The minimum rear yard for any main building shall be fifteen feet (15').

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.

Growth and Development

A. Growth should mostly occur through development within the City. Development should improve public safety and sense of community. An adequate revenue base should be developed to fund City operations and infrastructure.

1. Refurbish or replace deteriorating structures so that land is used to its long-term potential.

2. Reserve land and promote development that is high quality, diversified and adaptable to changing conditions.
3. Encourage businesses and industries to locate and invest within the City.
4. Regulate the more intensive uses that create traffic and public service problems and costs

Housing

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.

B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.

C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.

D. Housing developments should essentially pay for themselves.

200 North is classified as a Major Street per Kaysville City's Major Street Plan in Section 8-3-2.

Recommendation:

Rezone:

After holding a Public Hearing, 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, how well the proposal works at this specific location. The Planning Commission may make recommendations to approve, approve with modifications, or deny the request. The Planning Commission may also table a decision pending additional information.

Staff recommends that should the type of development and direction proposed be desirable, that it be done through a development agreement which could be presented to the Planning Commission at a future meeting for review. Such an agreement would refine would could and could not be done on the property under the requested zoning and ensure desirable and expected development.

Attachment 1: Area Map

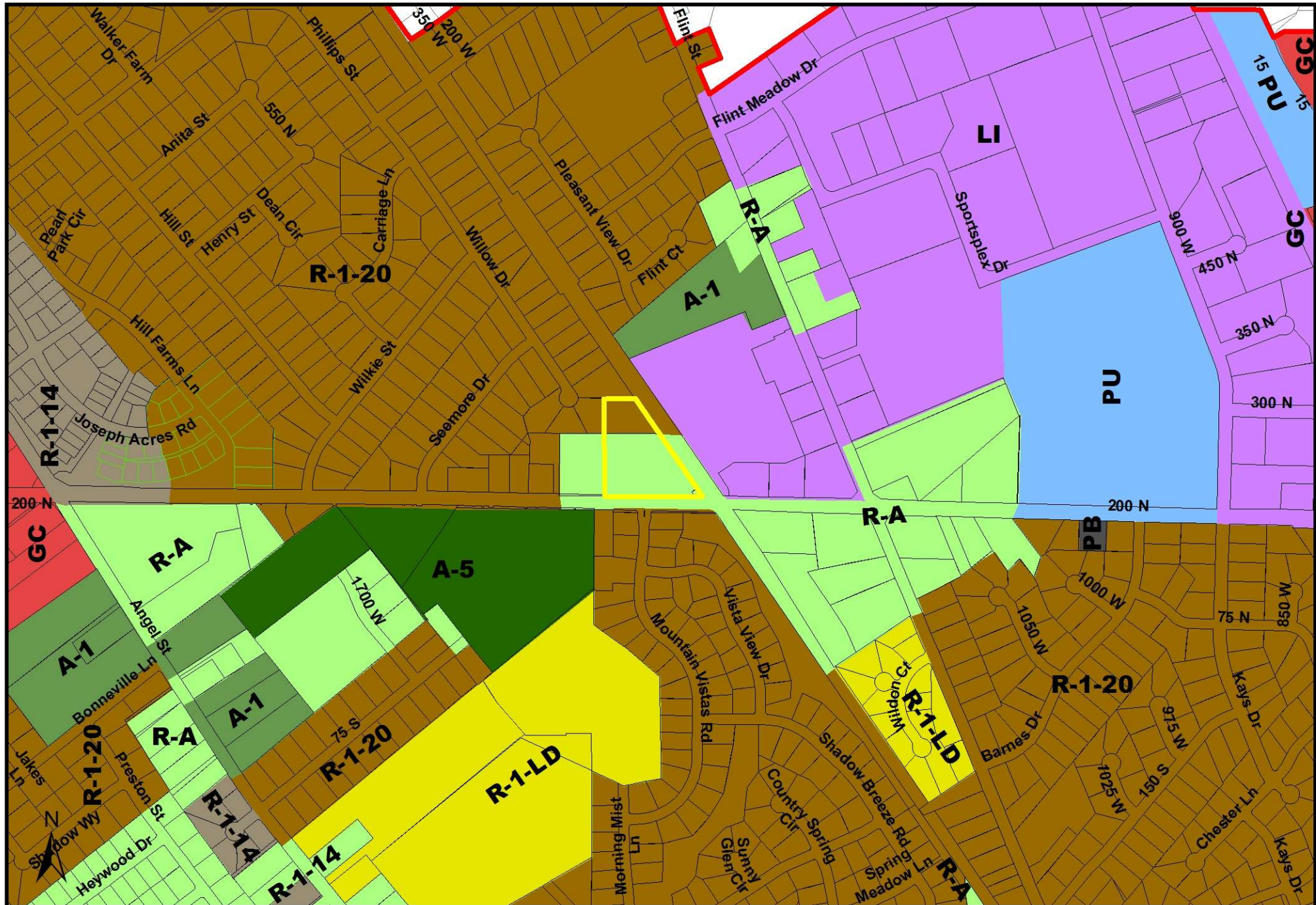
Attachment 2: Zoning Map

Attachment 3: Concept Site Plan

**Rezone of 4.1 acres from R-1-20 and R-A to R-2
at 1480 W. Willow Dr. and 1576 W. 200 N.**



**Rezone of 4.1 acres from R-1-20 and R-A to R-2
at 1480 W. Willow Dr. and 1576 W. 200 N.**

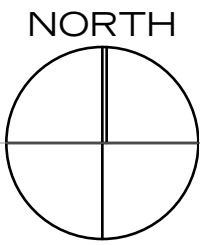
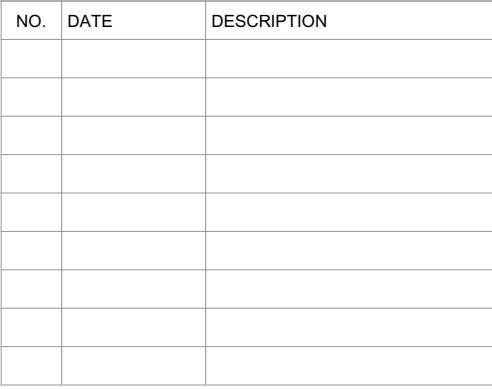


GENERAL SITE PLAN NOTES:

- KEYED NOTES:

	:	Area of building construction
	:	Landscaping.
	:	Existing landscaping to remain - protect from damage.
	:	Asphalt paving.
	:	Existing asphalt paving to remain - protect from damage.
	:	Concrete paving.
	:	Existing concrete paving to remain - protect from damage.

SD 1.1



KAYSVILLE CITY PLANNING COMMISSION

November 8, 2018

Members Attending: Vice-Chairperson Thomas Wood, Gary Bullock, Betty Parker, Wilf Sommerkorn, Joshua Sundloff

Excused: Matthew Anderson, Tamara Tran

Staff Present: Zoning Administrator Lyle Gibson

Others Present: Jordan Burningham, Layne Kamalu, Shelley Ross, Chad Peterson, Elisha Peterson, Jim Peterson

OPENING

The Planning Commission meeting was held on Thursday, November 8, 2018 at 7:00 p.m. in the Municipal Center.

Vice-Chairperson Thomas Wood opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR RESIDENTIAL CHILD CHARE AT 469 NORTH 300 EAST – SHELLEY ROSS

Lyle Gibson explained that Ms. Ross is requesting a conditional use permit for residential child care from her home at 469 North 300 East. She plans to have groups of up to four children at a time. Children would range in age from 0 to 3 years old. She has previously worked at a commercial day care center and desires to start her own daycare. Residential child care of not more than twelve children may be allowed in residential zones by conditional use. Although the city ordinance allows for one non-resident employee, Ms. Ross does not anticipate having an employee. She has a room designated in the home for the use of the daycare, as well as an enclosed yard. Because she will be caring for less than five children, she is not required to obtain a child care license from the state.

Shelley Ross said that after she raised her kids she decided to do a daycare center in Bountiful for a couple of years. She recently quit that in order to start a daycare from her home.

Gary Bullock made a motion to grant a conditional use permit for residential child care at 469 North 300 East for Shelley Ross. Betty Parker seconded the motion and it passed unanimously.

Josh Sundloff arrived.

FINAL PLAT APPROVAL FOR TRAILSIDE SUBDIVISION (FORMERLY PETERSON SUBDIVISION) LOCATED AT 849 AND 881 SOUTH SUNSET DRIVE – ELISHA PETERSON

Lyle Gibson explained that the zoning and preliminary plat for the Trailside Subdivision, formerly called the Peterson Subdivision, was approved in January of this year. During the meeting on January 18, 2018 the City Council voted to approve the preliminary plat without the need for sidewalk along the private street. The original plat included a private lane cul-de-sac street with nine lots. The applicant has now completed the engineering and is requesting final plat approval for this subdivision. The final plat includes only eight lots on a private cul-de-sac street.

Wilf Sommerkorn made a motion to grant final plat approval for Trailside Subdivision located at 849 and 881 South Sunset Drive for Elisha Peterson. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 0.36 ACRE OF PROPERTY AT 120 SOUTH MAIN STREET FROM PB (PROFESSIONAL BUSINESS) TO THE HC (HEALTH CARE) ZONING DISTRICT – JORDAN BURNINGHAM

Lyle Gibson explained that the property at 120 South Main Street is currently zoned Professional Business to allow for professional offices, and has been home to the Kaysville Clinic for many years where family medicine is practiced. This rezone request would allow for the Kaysville Clinic to continue operation but would accommodate an expanded use where patients who need extended care could receive aid. In addition to family medicine, the Kaysville Clinic offers outpatient addiction treatment. In partnership with Diamond Tree Recovery, the Kaysville Clinic is looking to allow patients to stay for a period of five to seven days where they would have twenty-four hour care and assistance as they seek help to begin their recovery from addictive substances. Patients would only be at this location for that short term before being moved to a longer term recovery facility where additional help can be offered. While the service continues to be medical in nature, the use more closely fits within the HC zoning district because of the type and length of care provided.

Vice-Chairperson Thomas Wood opened the Public Hearing.

There were no comments or questions from the public. Vice-Chairperson Thomas Wood closed the Public Hearing.

Gary Bullock asked about how many people the existing facility could house.

Layne Kamalu, the owner and practitioner of Kaysville Clinic, responded that they only plan to accommodate two to four patients at a time. The housing area would be in the basement of the building which will be large enough for what their plans are. They will be remodeling the basement of the building, and there will be no changes to the outside of the building. It will be a quiet operation and there won't be any signage out in front to help keep the privacy of their patients. This will be a detox facility where those who are staying here will be able to detox in a

medically supervised area before being transferred to a mental health facility. This type of detox is typically done in hospitals, but there are many detox facilities within the county doing similar type of detox procedure. Mr. Kamalu said that he feels that he can provide a better environment than the hospital can. After patients go through detox here, they will be sent directly to a rehab facility and not out onto the street.

Gary Bullock asked about what type of detox patients would be going through.

Layne Kamalu said that they would be going through what is considered a medical detox, which he would be overseeing. After going through a medical detox, they spend thirty-days in a rehab facility where they continue their detox off of whatever medication or drug that they have been dependent on. From there, they are sent to the long-term rehab. Both rehab locations are managed by Diamond Tree Recovery. These locations will be safe and controlled environments. Patients will be given the tools and counseling that they will need to help them successfully overcome their addictions.

Thomas Wood asked if it would be a lockdown type of facility.

Layne Kamalu responded that it would not be. Patients are there voluntarily.

Josh Sundloff asked how patients would be able to participate in this program.

Jordan Burningham said Diamond Tree Recovery receives referrals of patients and then conducts a psychological evaluation to determine if they meet the criteria for detox. Right now they are having to send these patients to the hospital to go through medical detox before they are sent back to their rehab facility. By going through Kaysville Clinic it will give the patients a better place to detox in a medically supervised environment.

Betty Parker asked where Diamond Tree Recovery's facility was located.

Jordan Burningham responded that they are in the residential treatment center at 845 West 200 North.

Josh Sundloff asked if patients would still be considered without insurance

Jordan Burningham said that they accept insurance and self-pay, but they also offer scholarships for people who don't have insurance and can't afford to pay for treatment.

Betty Parker made a motion to recommend approval of the request to rezone 0.36 acre of property at 120 South Main Street from PB (Professional Business) to the HC (Health Care) zoning district for Jordan Burningham. Wilf Sommerkorn seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 0.78 ACRE OF PROPERTY AT 167 NORTH 200 WEST FROM GC (GENERAL COMMERCIAL) TO THE R-T (OLD KAYSVILLE TOWNSITE RESIDENTIAL) ZONING DISTRICT – JAMES PEARSON

Lyle Gibson explained that the property located at 167 North 200 West is located in the General Commercial zoning district, just south of 200 North Street. The property has an existing home and detached garage on it and exists as a legal but non-conforming dwelling. Mr. Pearson has informed Staff of his desires to rezone the property due to the difficulty of selling and developing the property for commercial use. While the property may continue to have a dwelling under the existing non-conforming status, Chapter 17-29-1 “Non-Conforming Uses” states that the purpose of this ordinance is “to control and gradually eliminate those uses of land or buildings, which although legal when established, do not now conform to the use regulations of the district which they are located.” Meaning that additions and significant changes to the home which may make it more desirable for use as a dwelling would not be permitted. The proposed rezone to R-T would match the surrounding neighborhood to the south.

Vice-Chairperson Thomas Wood opened the Public Hearing.

There were no comments or questions from the public. Vice-Chairperson Thomas Wood closed the Public Hearing.

James Pearson said that the property, while zoned for commercial, is not a very commercially viable location. It is located on a residential side street and not along a major street, and is also boxed in by the strip malls to the north and the west. The only other properties in this area that are zoned commercial are located along 200 North. The home was built around 1900 and there are liabilities to developing the property commercially because the structures on this property would have to be torn down. The buildings could not easily be brought up to commercial code standards, and therefore does not add to its desirability as a commercial property. Mr. Pearson said that he had tried to sell the property for many years and have not had anyone interested in purchasing it for commercial use. The only interested buyers wanted to purchase land from the back of his property in order to extend the neighboring parking lots. At this point the property is deteriorating from age and there needs to be substantial upgrades done to the home. He currently has someone interested in purchasing the property, but to use as a residence and therefore he is requesting a rezone so that they can more easily sell it as a residence. Mr. Pearson stated that currently all of the water from nearby streets drain to the front of his property. If this property were to be developed, a sidewalk and sewer pipe would have to be installed in front of the property in the street. This would end up forcing water drainage to a neighboring ditch that is no longer used or maintained.

Thomas Wood commented that it seems that this property would fit better into the R-T zone because it has a home already on it and looks similar to the surrounding R-T properties.

Gary Bullock agreed that from a development standpoint, this is not a desirable piece of commercial property. It would be a challenge to develop this property because there is no exposure or frontage onto a major street.

Josh Sundloff said that the R-T zone is the only residential zone that is very specific on what kind of renovations can be done to a home so that the look of the home remain aesthetically similar to the surrounding homes.

Gary Bullock commented that he feels that this is the highest and best use for the property. It meets the General Plan and the R-T zone will fit well into the neighborhood.

Josh Sundloff made a motion to recommend approval of the request to rezone 0.78 acre of property at 167 North 200 West from GC (General Commercial) to the R-T (Old Kaysville Townsite Residential) zoning district for James Pearson. Gary Bullock seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Gary Bullock congratulated Lyle Gibson on his new position as the Community Development Director.

Lyle Gibson said that it has been discussed previously about getting the Planning Commission's information to them digitally. Since then, Staff has discussed the best options to do so and will be giving each Planning Commissioner a tablet device on which they will be receiving their packets and other necessary information digitally.

CALENDAR

The Planning Commission reviewed the calendar for the remainder of the 2018 year and determined that they would hold their regular meetings on November 29, 2018 and December 13, 2018.

The next regularly scheduled Planning Commission meeting will be held on Thursday, November 29, 2018 at 7:00 p.m.

ADJOURNMENT

Betty Parker made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:43 p.m.