

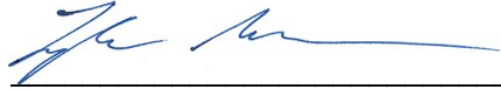
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA
AMENDED**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, May 9 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 April 25, 2019.
2. Conditional Use Permit for an Agricultural Home Occupation, Off Road Vehicle and 4x4 Repair and Accessories, at 345 E. Shepard Lane for Kyle Montgomery.
3. Conditional use permit for a Major Home Occupation "B," Swim Lessons, at 2137 S. 100 E. for Dave Austin.
4. Conditional use permit for a Development Sign at 352 N. 75 E. for Henry Walker Homes.
5. Public Hearing for the rezone of .98 acres of property at 370 S. Angel Street from R-A (Residential Agriculture) to the R-1-20 (Single Family Residential) zoning district for Catherine L. Webster.
6. Public hearing and preliminary plat approval for David's Place Subdivision at 370 S. Angel Street– Catherine L. Webster.
7. Public Hearing for the rezone of 5.74 acres of property at 1955 W 200 N. from A-5 (Heavy Agriculture) and R-A (Residential Agriculture) to the R-1-8 (Single Family Residential) zoning district to include the PRUD overlay zone for Brad Frost-Capital Reef Management.
8. Conditional use permit for a Two- Family Dwelling at 757 E. Brookshire for Shane and Carrie Hughes.
9. Consideration of an exception or modification for distance between residential structures at 747 E. Brookshire for Shane and Carrie Hughes. See KCC code (17-25-5)
10. Call to the public.
11. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
12. 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 Tuesday, May 7, 2019.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for an Agricultural Home Occupation, Off Road Vehicle and 4x4 Repair and Accessories. May 9, 2019

Applicant/Owner: Kyle Montgomery
Location: 345 E Shepard Lane
Zone: A-1

Description:

Mr. Kyle Montgomery is requesting a conditional use permit for home occupation at the above listed address. He repairs Off Road Vehicles, Jeeps, ATV's, and installs Off Road Parts and Accessories. Kyle works on them from the attached garage at the rear of his property. He has no employees, and anticipates working on 1 vehicle at a time with no more than 2 or 3 on site at any time. Customers will drop off the vehicle, and pick it up when the work is completed. The Montgomery's acre lot has mature trees and a privacy fence adjacent to neighbors on all three sides.

Staff has visited with the applicant and reviewed the restrictions of Title 17-26-5.

Recommendation:

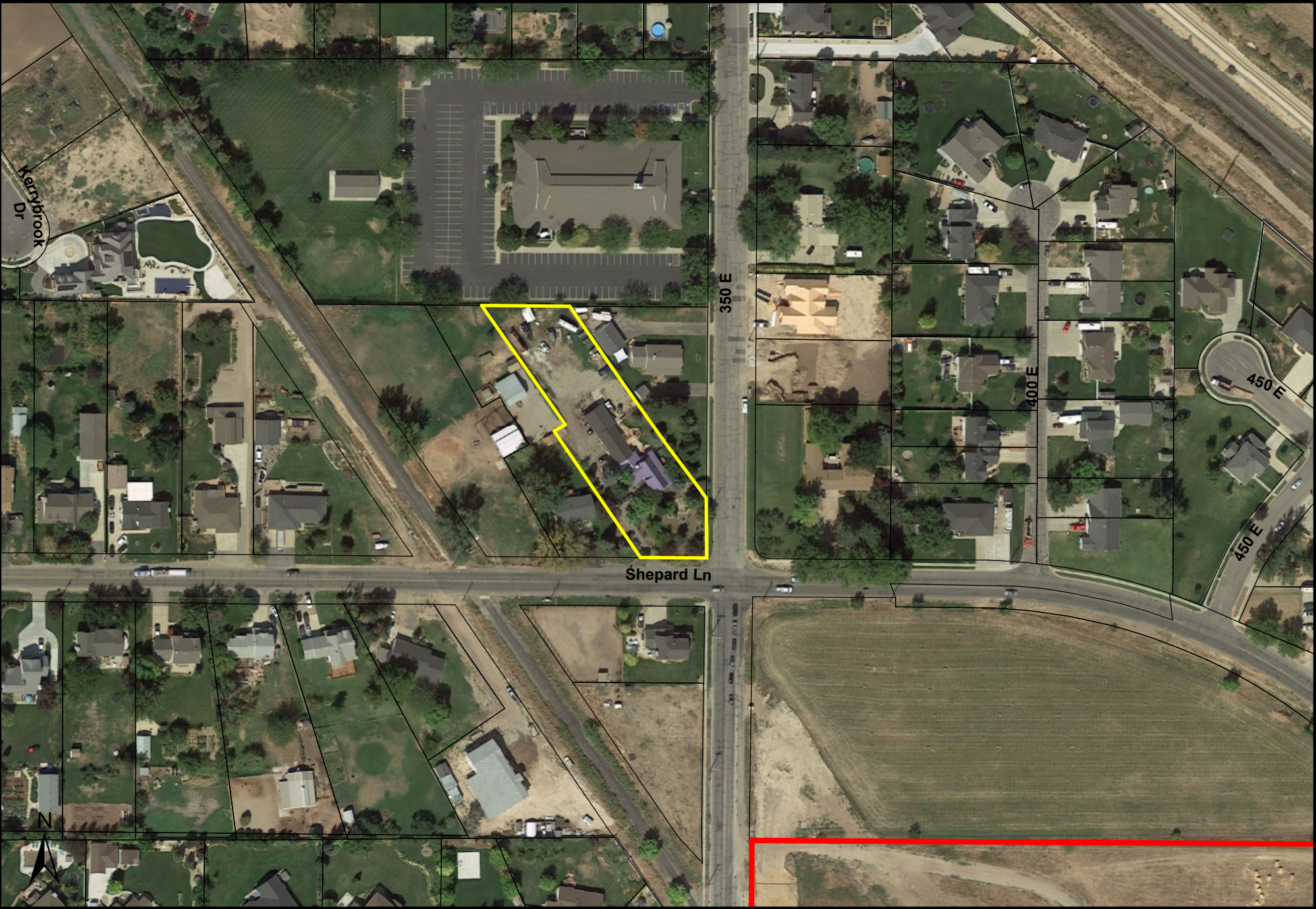
Staff is recommending approval of the proposed conditional use permits for an Agricultural Home occupation, Off Road Vehicle repair and accessory install, at the above listed address.

Reasoning:

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

Attachment 1: Area Map

345 East Shepard Lane





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B' Group Swimming Lessons May 9 2019

Applicant/Owner: Dave Austin
Location: 2137 S. 100 E
Zone: R-1-20

Description:

The applicant is requesting a conditional use permit for a major home occupation 'B' to offer swimming lessons from his home. Dave's children would do the lessons during the summer months. Lessons are private, semi-private one on one or small group lessons. Classes or groups will likely be 4 students or less at any particular time. The pool on site is an outdoor swimming pool, and while the home is at the end of a cul-de-sac street, there is a large amount of parking on site. Lessons are anticipated to be Monday through Friday between 9 am and 11 am.

The request being an organized class per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order 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 condition:

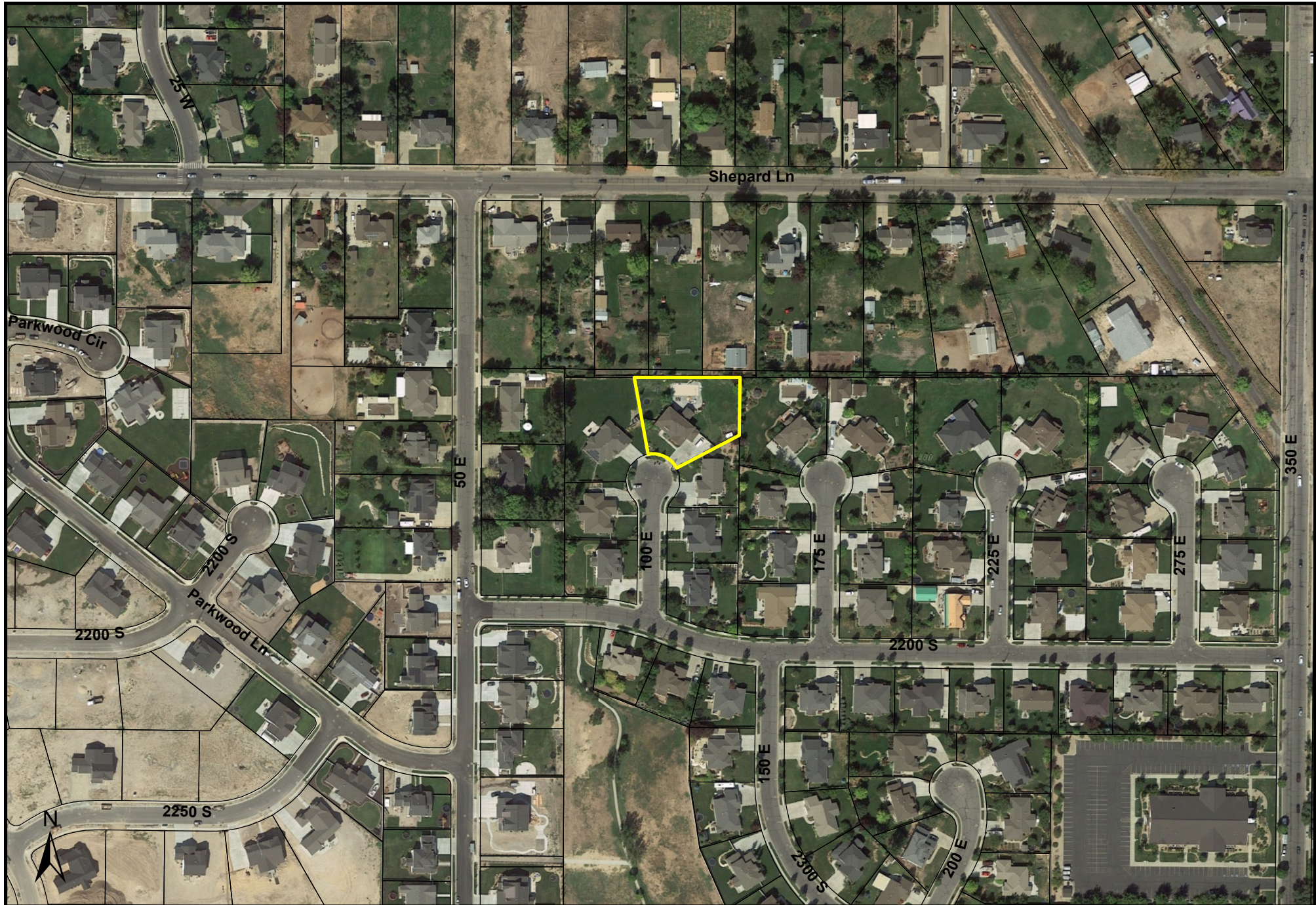
- The number of students be limited to 8 per class.

Reasoning:

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

Attachment 1: Area Map

2137 South 100 East





Planning Commission Staff Report

Conditional Use Permit for a Development Sign (Extension) May 9 2019

Applicant/Owner: Henry Walker Homes
Location: 352 North 75 East
Zone: R-1-8

Description:

Henry Walker has multiple subdivisions in town. The subdivision at the above address has had a Development Sign for which the conditional use permit has expired. Henry Walker Homes is asking to extend their permit for 6 months or until all remaining houses are sold.

The sign may be permitted temporarily as a conditional use under Section 17-12-4 (5). Under Section 17-30-7 Temporary Uses, a Conditional Use Permit for uses, which are of a temporary nature only, may be issued for the intended duration of the temporary use or for one (1) year, or all homes are sold whichever period of time is shorter. The Planning Commission may grant extensions of six (6) months each under exceptional circumstances.

The sign requested for approval is a 4' x 8' sign and is approximately 8' in height. The sign placement has not changed. The sign appears to meet all corner requirements for proper 30' site of view triangle.

The allowances for Development Signs are in KCC 17-33-9 Signs Permitted by Zone.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for the development sign for a period of 6 months, or until remaining homes sell.

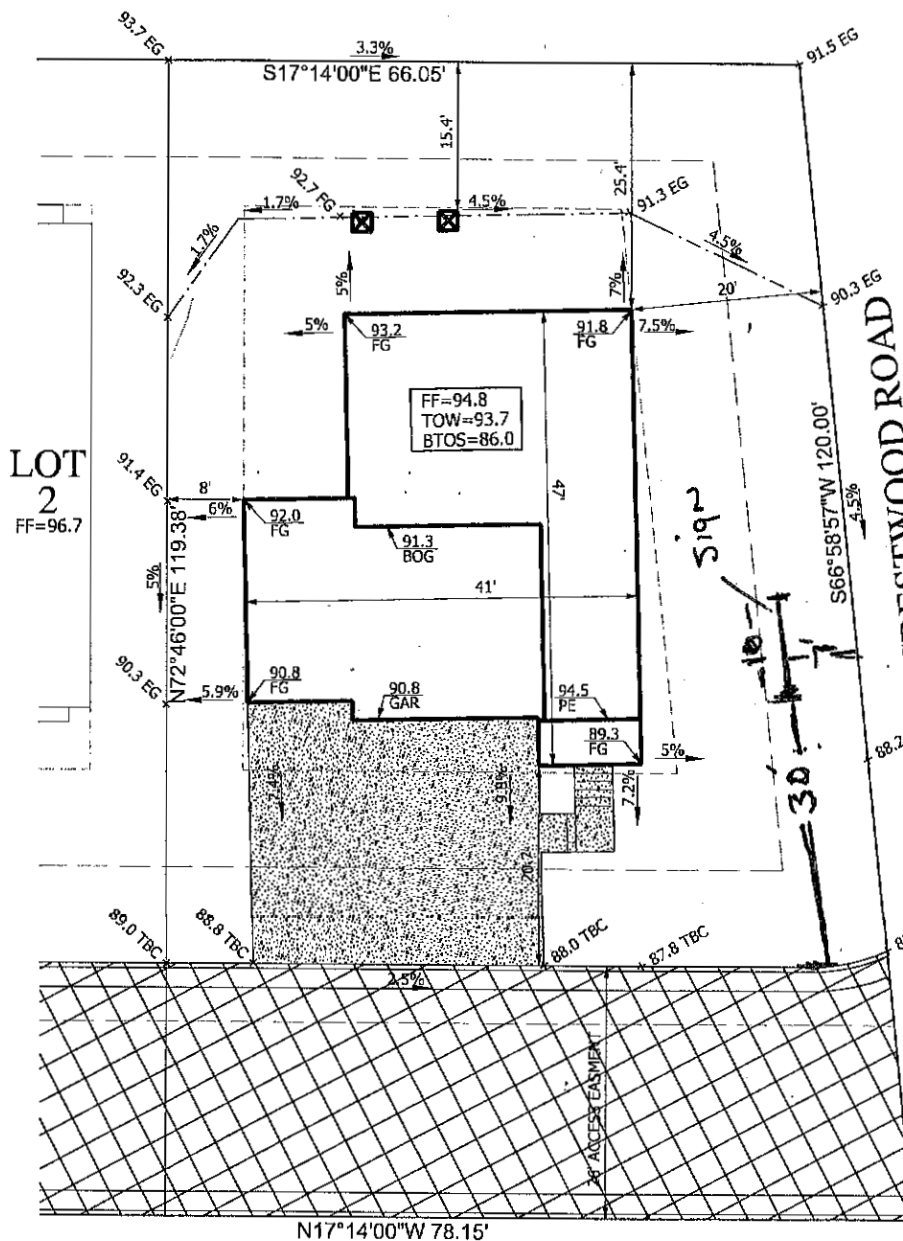
Reasoning:

The existing conditions on site and the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts. Also, staff has not received complaints or concerns regarding the existing sign to date.

Attachment 1: Area map
Attachment 2-3: Site plans showing sign location
Attachment 4: Photo of existing sign

352 North 75 East





ALL DWELLING UNITS SHALL HAVE GRAVEY UNDER ALL FOOTINGS AND CONCRETE FLOORS BELOW GRADE AND SHALL BE CONNECTED TO A LAND DRAIN IF PROVIDED UNLESS APPROVED OTHERWISE

Kaysville City will not set meters in meter boxes that are located in driveways THEY MUST BE MOVED



0' 20' SCALE 1" = 20'

- LEGEND:**
- LOT LINE
 - - - EASEMENT
 - FLOW LINE
 - SLOPE DIRECTION
 - FF = MIN. FINISHED FLOOR
 - TOW = MIN. TOP OF FOUNDATION
 - BOW = BACK OF WALK
 - BOG = BACK OF GARAGE
 - DWY = DRIVEWAY
 - GAR = GARAGE
 - FG = FINISHED GROUND
 - FL = FLOW LINE
 - HP = HIGH POINT
 - LP = LOW POINT
 - FG/HP = GRADE BREAK
 - PE = PORCH ELEVATION
 - EG = EXISTING GROUND
 - EP = EDGE OF PAVEMENT
 - BTOS = BASEMENT TOP OF SLAB
 - TOP = TOP OF RETAINING WALL
 - TOE = TOE OF RETAINING WALL
 - W = WATER METER
 - S = SEWER LATERAL
 - LD = LAND DRAIN LATERAL

- NOTES:**
- EXCAVATION MATERIALS WITHIN THIS AREA ARE CONSIDERED TO BE COMMON CUT AND FILL.
 - THE NUMBER OF STEPS SHOWN ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL NUMBER REQ'D.
 - ALL LIFTS ARE TO BE IN 6" INCREMENTS (NOT TO EXCEED 8").
 - CONTOURS ARE SHOWN AT 2' INTERVALS.
 - BUILDING FOOTPRINTS SHOWN ARE FOR GENERAL REFERENCE ONLY. THE BUILDER IS RESPONSIBLE FOR OBTAINING THE ACTUAL FOOTPRINT FOR PROPER LAYOUT AND CONSTRUCTION.
 - FINISH GRADE ELEVATIONS ARE TO BE 3" BELOW WINDOW WELL ELEVATIONS.
 - FINISH GRADE IS TO BE A MINIMUM OF 6" BELOW TOF ELEVATION AND SLOPE AWAY FROM THE FOUNDATION AT 5% FOR 10'.
 - CONTRACTOR SHALL LOCATE SERVICE LATERALS AND VERIFY SEWER LATERAL ELEVATION BEFORE SETTING HOUSE TO GRADE.
 - ALL EG SPOT ELEVATIONS ARE FROM THE APPROVED SUBDIVISION GRADING PLAN.

SETBACKS:

front = 20'
rear = 15'
sideyard = 8' (20' on corner)

PUBLIC UTILITY EASEMENTS:

front = 10'
rear = 10'
sideyard = 10'

PLOT PLAN
Lot 101
Crestwood Place
--ADDRESS--
KAYSVILLE, UTAH
8,608 SF or 0.198 Acres

BUILDER: DATE PRINTED: 08-30-16



OFFICE: 801.335.5500
145 WEST LEGACY CROSSING BLVD.
SUITE 400
CENTERTOWN, UTAH 84014

MODEL:

Black Stone B

PREPARED BY:



370 N

97 E
111010027

R-18

71 E
111010027

HENRY WALKER
DEVELOPMENT
SIGN

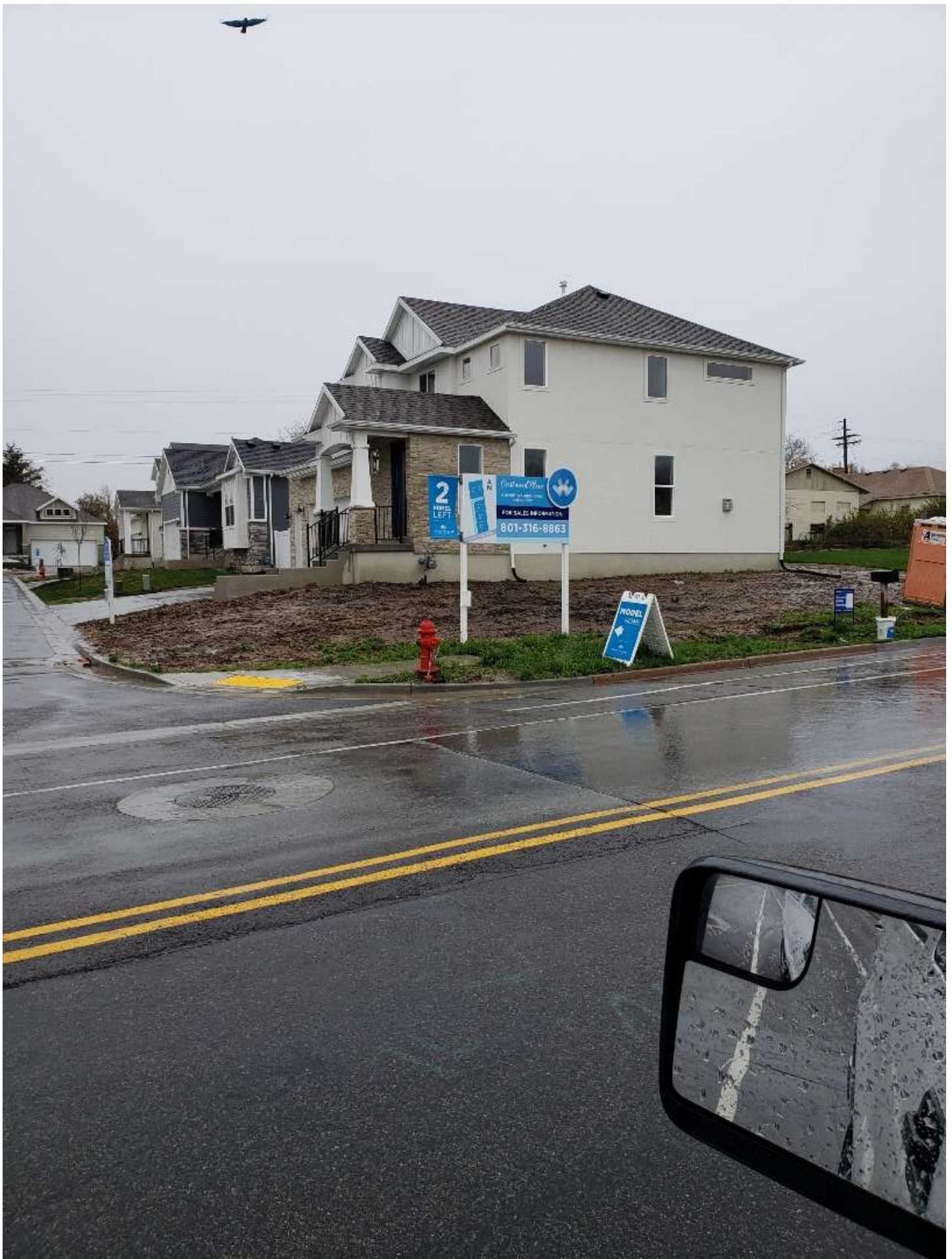
FRONT EDGE
↓

30' → 17' FROM BOC

SIGN
10' LONG
4x8 SIGN
↓

Crestwood Rd

PU





Planning Commission Staff Report

Public Hearing for the rezone of 0.98 acres of property at 370 South Angel Street from the R-A (Residential Agriculture) to the R-1-20 (Single Family Residential) zoning district and Preliminary Plat for David's Place 1st Amended Subdivision.

May 9, 2019

Applicant/Owner: Catherine Webster

Description:

The applicant's property which is located at the corner of Angel Street and Galbraith Lane is just shy of 1 acre in area. The applicant desires to subdivide the property in order to create a new buildable lot to the west while keeping the existing home along Angel Street.

The R-A zoning district requires that each lot have a true half acre in size or 21,780 sq. ft. Rezoning to the R-1-20 zoning district will allow for slightly smaller lots at a minimum of 20,000 sq. ft. each.

Apart from the minimum lot size, the zoning districts are very similar other than a requirement for most farm animals in the R-1-20 zoning district to go before the Planning Commission for a conditional use approval. Farm animals are a permitted use in the R-A zone.

As a rezone is a legislative decision, the Planning Commission and ultimately the City Council have broad discretion in their decision making. The Planning Commission is looking to make a recommendation to the city council.

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.

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.

Regarding the subdivision, the proposed lots would have frontage on existing streets which are fully improved. There is sufficient square footage and frontage to meet all the minimum requirements of the requested zoning district. A preliminary plat showing a likely scenario for the new lots has been provided.

Recommendation:

The Planning Commission should hold a hearing for both the rezone and preliminary plat.

After holding the required hearing for each item, a separate motion should be made regarding the rezone request and the preliminary plat.

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.

PRELIMINARY PLAT:

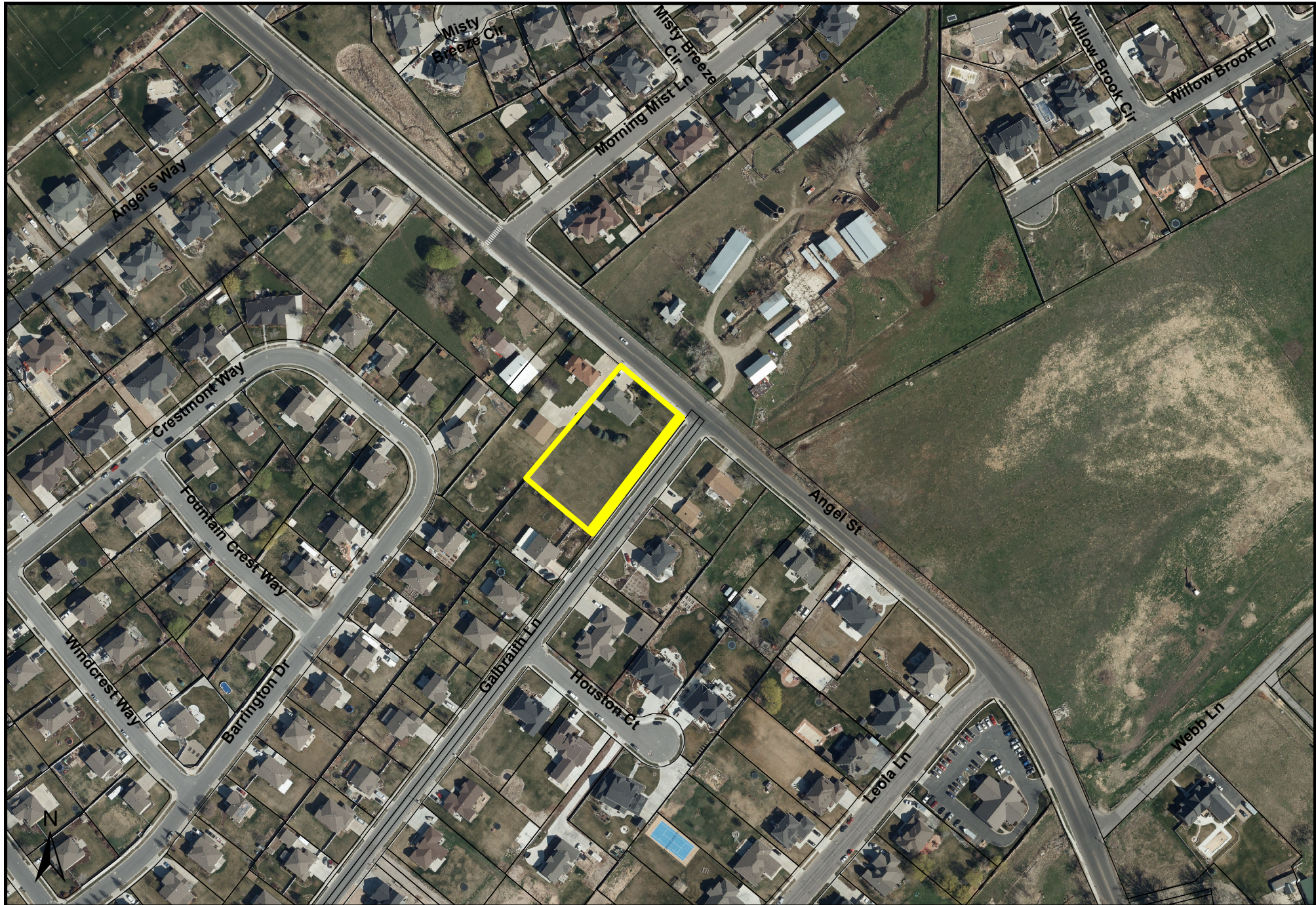
Staff recommends that the Planning Commission forward a favorable recommendation to the City Council regarding the Preliminary Plat for the David's Place 1st amended subdivision subject to final approval of the R-1-20 zoning district.

Attachment 1: Area Map

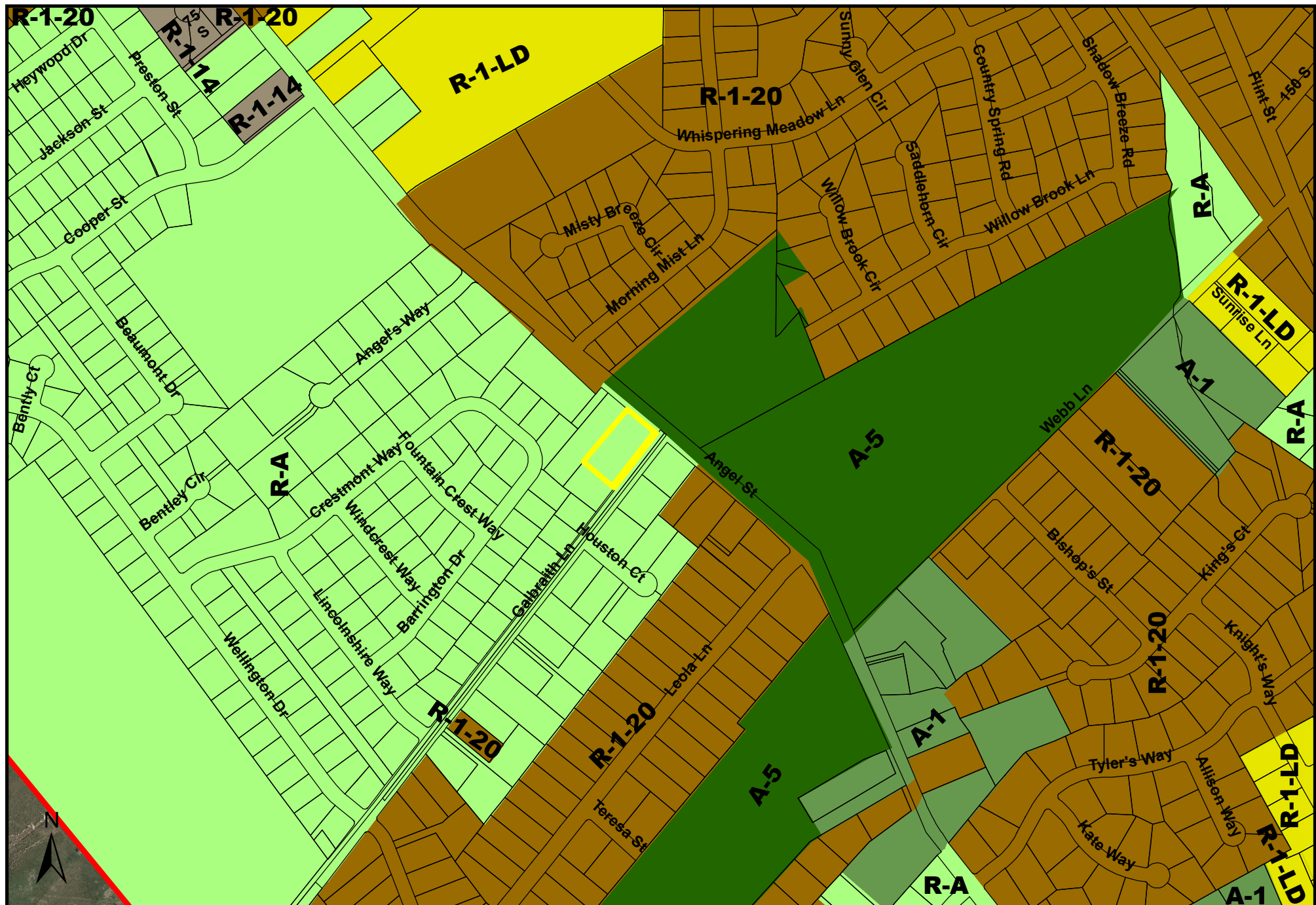
Attachment 2: Zoning Map

Attachment 3: Preliminary Plat

370 South Angel Street - Rezone from R-A to R-1-20



370 South Angel Street - Rezone from R-A to R-1-20







Planning Commission Staff Report

Public Hearing for the rezone of 5.74 acres of property at 1955 West 200 North from the A-5 (Heavy Agriculture) and R-A (Residential Agriculture) to the R-1-8 (Single Family Residential) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone.

May 9, 2019

Applicant/Owner: Capital Reef Management / Norman and Susan Swallow; Megan Harvey and Alison Longaker

Description:

The applicant has the subject property under contract and is seeking a rezone in order to accommodate a new residential development. The property which is at the end of 1700 West Street and on the south side of 200 North currently has 1 home along 200 North while the remainder is undeveloped agricultural property.

The bulk of the property (just over 5 acres) is zoned A-5 which allows for lots just under 5 acres in size, primarily the zone is for farming and grazing. The existing home sits on roughly half an acre fronting 200 North Street.

With the requested R-1-8 zoning designation and the PRUD overlay, development may occur with as many as 1 unit per each 8,000 sq. ft. of property to be subdivided. This is a density of 5.4 units per acre which could yield in on this property a maximum of 31 units.

To demonstrate their desired use of the property and reason for requesting a rezone, the applicant has provided a concept subdivision plan. The concept subdivision shows 22 units or 3.8 units per acre. This development allows for 1700 West Street to push through to 200 North in alignment with Wilkie Street to the north. The concept includes common areas and would be reviewed as a common open space subdivision through the subdivision process should the zoning be desirable. The PRUD overlay zone allows through a common open space subdivision for variations from normal development standards of the R-1-8 zone which would allow for the proposed lot sizes.

As a rezone is a legislative decision, the Planning Commission and ultimately the City Council have broad discretion in their decision making. The Planning Commission is looking to make a recommendation to the city council based on its findings of compatibility with the general plan and how well the proposal works at the specific location given its surroundings. The purpose of the PRUD ordinance should also be taken into account in regards to the request for that overlay zone. 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.

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.

Angel Street and 200 North Street are both classified as major streets in the city's major street plan.

Chapter 17-34 PRUD – Planned Residential Unit Development

17-34-1 Purpose

The purpose of the Planned Residential Unit Development is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New construction in already developed areas should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.

Should the Planning Commission find that the proposed development or something similar is desirable, they may request to see, or recommend that the council see a development agreement be put into place which would further refine any allowed variations from typical standards and could put specific parameters in place to ensure desirable development of the property.

Recommendation:

After holding the required 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 and how well the proposal works at this specific location. If inclined to recommend the rezone request, the recommendation from the Planning Commission may at its discretion include considerations for a development agreement.

Attachment 1: Area Map

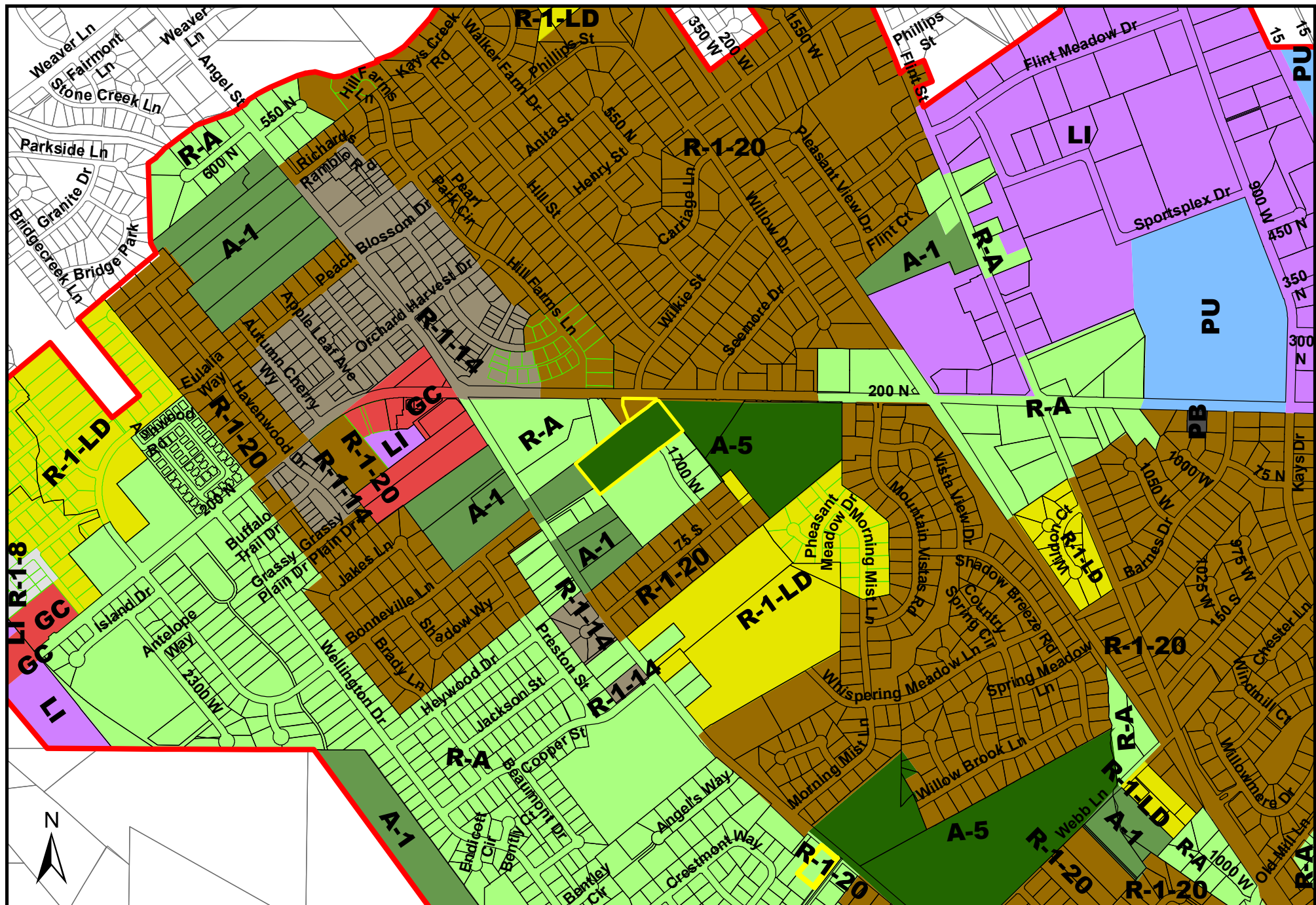
Attachment 2: Zoning Map

Attachment 3: Concept Plat

1733 West 200 North - Rezone from A-5 and R-1-20 to R-1-8 PRUD



1733 West 200 North - Rezone from A-5 and R-1-20 to R-1-8 PRUD





LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.265.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.885.1453

RICHFIELD
Phone: 435.896.2983

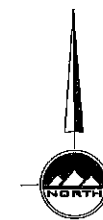
WWW.ENSIGNENG.COM

FOR:
OXATCH HOMES
485 NORTH KAYS DRIVE
KAYSVILLE, UT 84037
CONTACT:
BRAD FROST
PHONE: 801-564-3868

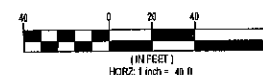
LONGAKER PROPERTY

1773 WEST 200 NORTH
KAYSVILLE, UTAH

SITE DATA
250,005 sq.ft. TOTAL AREA
22 LOTS
AVERAGE LOT=7,628 sq.ft.
23,838 sq.ft. OPEN SPACE REQUIRED
25,226 sq.ft. OPEN SPACE PROVIDED



HORIZONTAL GRAPHIC SCALE



CONCEPT PLAN

PROJECT NUMBER: 6516
DESIGNED BY: MELBAUER
PROJECT MANAGER: C. PRESTON
PLOT DATE: 4/24/15
CHECKED BY: C. PRESTON

1 OF 1



Planning Commission Staff Report

Conditional Use Permit for a Two-Family Dwelling May 9 2019

Applicant/Owner: Shane and Carrie Hughes
Location: 757 East Brookshire Drive
Zone: R-1-8

Description:

The applicant are requesting approval to build a new two-family dwelling at the proposed address. The property is a former lot in the King Clarion Hills No. 2 Subdivision. It has since been divided amongst neighboring property owners and the Hughes are looking to re-establish the lot and build a new home on it.

Typically a new home is a use by right, however a two-family dwelling is allowed only by conditional use according to KCC 17-12-4 (9). Specifically this section allows two-family dwellings by conditional use as follows: 'Not more than two duplexes (4 units) may be allowed within 500 feet of any duplex (2 units). The 500 feet shall be measured in a straight line from the center of a duplex site to the boundary of any other duplex or twin home property.'

Staff has reviewed the 500 foot radius from the center of the duplex site and has not identified any city approved duplexes or two-family dwellings.

The Planning Commission should consider the request based on the city's standards for conditional use review listed below:

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.

Recommendation:

Staff is recommending approval of the proposed two-family dwelling with the following conditions.

- A subdivision plat be completed and approved for the creation (recreation) of the proposed lot where the two-family dwelling would be located.
- Parking be provided at a minimum of 2 parking stalls per unit in accordance with KCC 17-32-5, Number Of Parking Spaces Required. No more than no more than 2 of the required parking stalls may be in tandem.

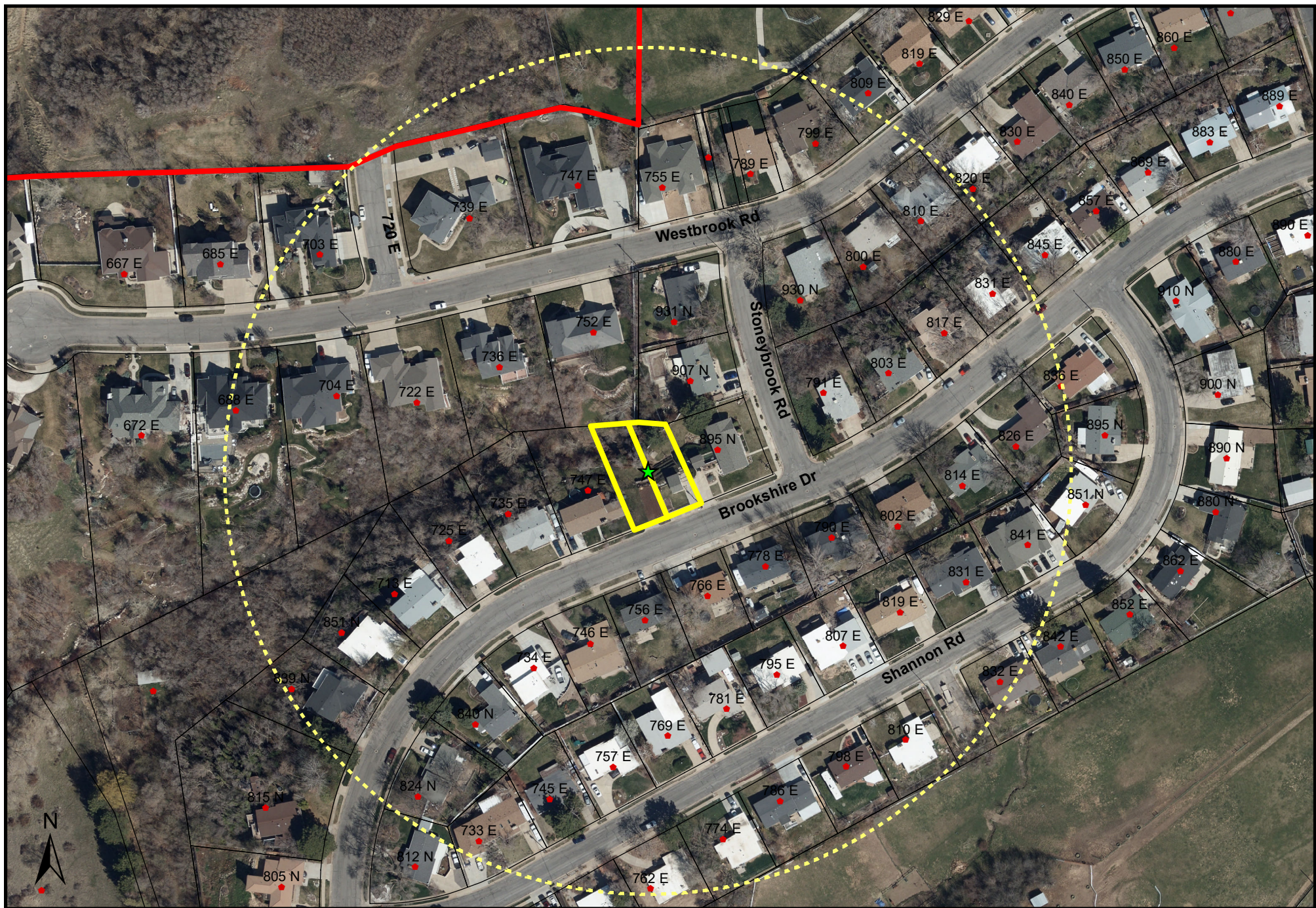
Should the planning commission determine that additional details are needed to verify whether a two-family dwelling would meet the other standards of the city's ordinances. Additional information may be requested for further review before a decision is made.

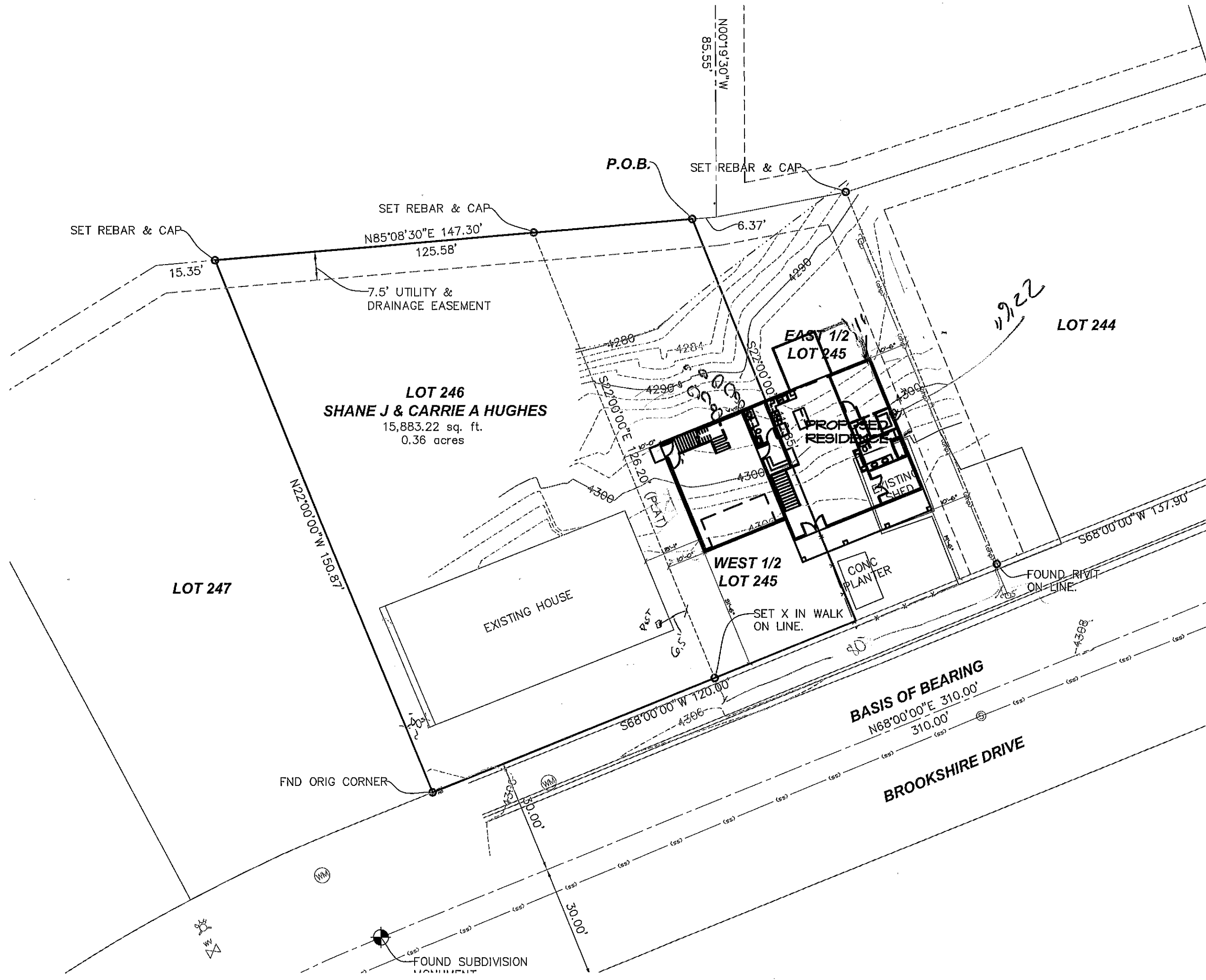
Reasoning:

Providing additional parking above what is required of the single family home per ordinance in a manner that multiple families could access their vehicles will help mitigate impacts on traffic and parking.

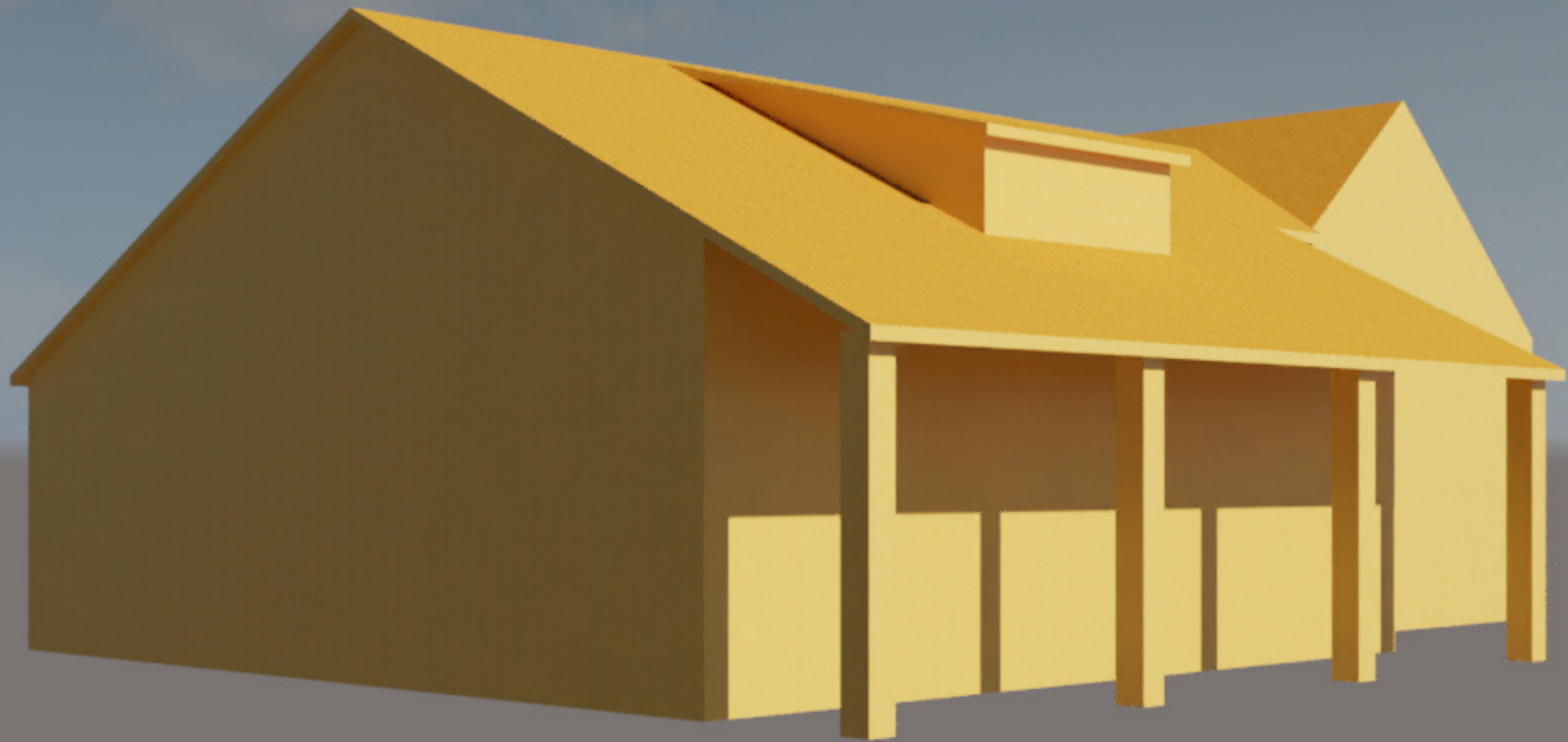
Attachment 1:	Area map with 500 foot radius.
Attachment 2:	Site plan showing home footprint.
Attachment 3 – 5:	Proposed house plans.

757 Brookshire - 500 ft. radius map





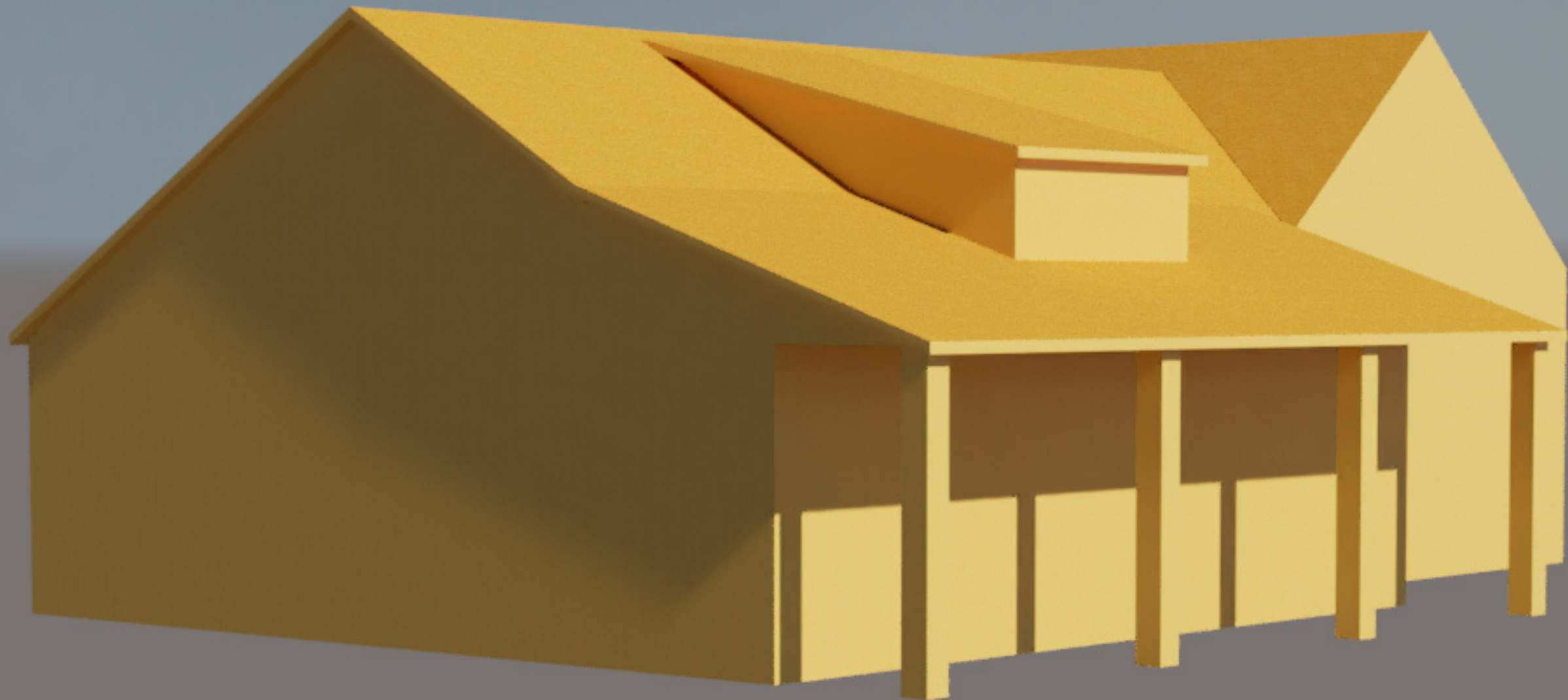
















FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a
switched light in attic space. Location, if
shown, is approximate.
3. Exhaust fan, 60 CFM run exhaust duct to
the outside.
4. Provide 30" min. width for the water
closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting
sealed and secured every 2'; termination
cap.
6. 1/2" x 1/2" min. opening installed to provide
access to circulation pump.
7. Sufficient access and working space (30"
x 36") shall be provided around all
electrical equipment.
8. 20 minute fire rated door.

GENERAL NOTES:
Compliance with codes and ordinances governing the work shall be made
and enforced by the general contractor. General contractor shall verify all
existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved
and the general contractor shall coordinate the work of the various trades
to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:
Shower compartments shall have at least 900 sq. in. of floor
area and be of sufficient size to inscribe a circle with a dia.
not less than 30 in. Hinged shower doors shall open
outward and have a minimum width of 22". The wall area
above built-in tubs having installed shower heads and
in-shower compartments shall be constructed as per Section
R102.4. Such walls shall form a watertight joint with each
other and with either the tub, receptor or shower floor.
Bathrooms, water closet compartments, and other similar
rooms shall be provided with aggregate glazing area in
windows of not less than 3 sq. ft. one half of which must be
operable. If no windows, a mechanical ventilation system
shall be req.. The min. ventilation rates shall be 50 cfm. for
continuous ventilation.
Showers & tubs shall have temperature-limiting device
complying with IRC P2108.3

Toilet, bath and shower areas to be finished with a
nonslip/sert surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door.
The floor or landing at a door shall not be more than 15 inches lower than
the top of the threshold. If the door is not a req. exit door the landing
shall not exceed 8" from top of threshold. All landings shall be not less
than 36" wide, measured in the direction of travel.

FIRE PROTECTION:
Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no
attic space above. Provide 5/8" type "x" gyp. brd. on all the walls and
ceilings of garage if attic space above garage. Nail @ 6" o.c.. All
beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood
or 18" labeled door not less than 1 3/4" w/ self closer and self-latching.
IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd.
Provide fire resistant construction on the underside of the stairs in
accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".
Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:
Dryer exhaust systems shall convey the moisture to the outdoors and shall
terminate on the outside of the building. Screens shall not be installed at
the duct terminal. Ducts shall have a back draft damper. The max. length of
clothes dryer exhaust duct shall not exceed 25 feet from the dryer
location to the wall or roof termination. The max. length of the ducts shall
be reduced 25 feet for each 45 degree bend and 5 feet for each 90
degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:
Where a factory-built chimney assembly incorporates
offsets, no part of the chimney shall be at an angle of
more than 30 degrees from vertical at any point in the
assembly and the chimney assembly shall not include more
than four elbows.

Chimneys shall extend at least 3 feet above the highest
point where they pass through a roof of a building and at
least 2 feet higher than any portion of a building within a
horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided
at mechanical inspection. In the event of a wood burning
fireplace, submit listing showing EPA compliance.
(IRC R1004.1)

Hose connection back flow preventer shall be installed on
the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be
determined by testing in accordance with NFRC 100 and labeled as such
by the manufacturer per section 102.13 of the 2009 IECC.

Bottom of operable window on upper floor to be no closer
than 24" from floor in accordance with IRC R302.2

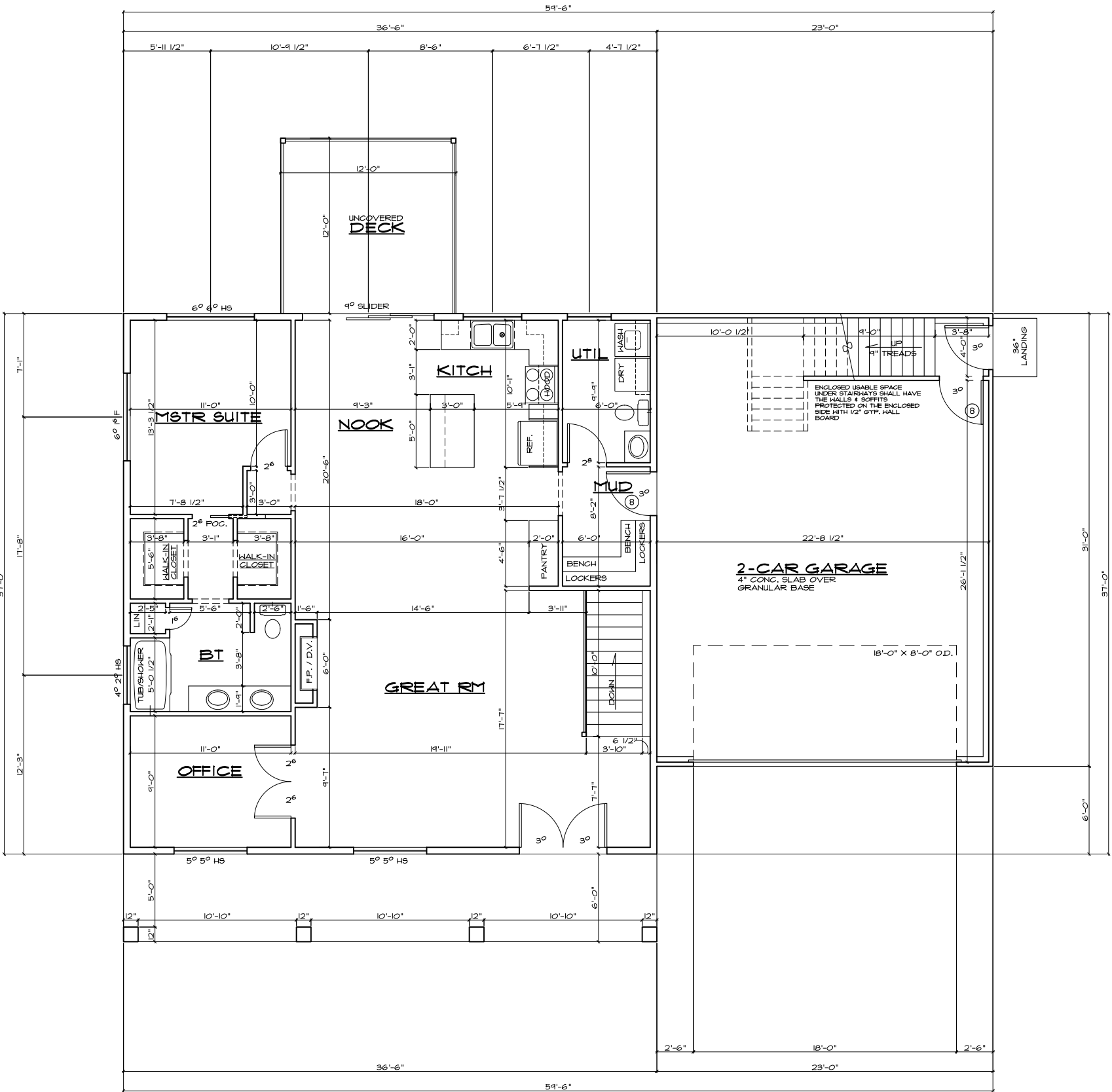
APPLIANCES IN ATTICS:
Attics containing appliances requiring access shall have an
opening and a clear and unobstructed passageway large
enough to allow removal of the largest appliance, but not less
than 30 inches high and 22 inches wide and not more than 20
feet long when measured along the centerline of the
passageway from the opening to the appliance. The
passageway shall have continuous solid flooring in accordance
with chapter 5 not less than 24 inches wide. A level service
space at least 30 inches deep and 30 inches wide shall be
present along all sides of the appliance where access is
required the clear access opening dimensions shall be a
minimum of 20 inches by 30 inches, where such dimensions are
large enough to allow removal of the largest appliance. I.R.C.
M1505.1.3

DRYER DUCT:
Dryer duct shall terminate outdoors and shall not exceed a
total combined horizontal and vertical length of 35'. Maximum
length of duct shall be reduced 2'-1/2' for each 45° bend or 5'
for each 90° bend. Duct shall be a min. nominal size of 4".
I.R.C. M1502.4.4

CONDENSATE DISPOSAL:
Condensate from all cooling coils or evaporators shall be
conveyed from the drain pan outlet to an approved place of
disposal. Condensate shall not discharge into a street, alley or
other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for
each cooling or evaporator coil where damage to any building
components will occur as a result of overflow from the
equipment drain pan or stoppage in the condensate drain
piping. Drain piping shall be a minimum of 3/4" nominal size.
I.R.C. M1411.3

ENERGY NOTES:
IECC R402.2.4- The attic access door and crawlspace door
from the conditioned space to unconditioned space shall be
weather stripped and insulated to a level equivalent to the
insulation on the surrounding surfaces.



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construction, Creations West shall be contacted for clarification. At
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the builder/general contractor assumes full responsibility.

PLANNED FOR:
NAME
LOT# XXXX PLAT
CITY, STATE

Ammon
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208.325.9555
plans@creationswest.com
1424 Legend Hills Dr.
South Jordan
Utah 84091
801.325.6700
State # 126 84015
Clearfield, Utah
801.325.6700

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EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM



DATE:
APR. 18 19

SHEET:
#

NOTE:
9'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")
4 1/2" MASONRY LEDGE U.O.S.

MAIN FLOOR PLAN

SCALE
1350 SQ. FT. MAIN LEVEL
315 SQ. FT. BONUS RM
1271 SQ. FT. LOWER LEVEL
3002 SQ. FT. TOTAL

1/4"

PLAN NUMBER

HUGHES

FLOOR PLAN GENERAL NOTES:
1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a
sufficient light in attic space. Location, if
shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to
the outside.
4. Provide 30" min. width for the water
closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting
sealed and secured every 12'; termination
cap.
6. 1/2" x 1/2" min. opening installed to provide
access to circulation pump.
7. Sufficient access and working space (30" x
36") shall be provided around all
electrical equipment.
8. 20 minute fire rated door.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made
and enforced by the general contractor. General contractor shall verify all
existing conditions and dimensions prior to construction.
Note that all written dimensions take precedence over scale.
Manufacturer's specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved
and the general contractor shall coordinate the work of the various trades
to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor
area and be of sufficient size to inscribe a circle with a dia.
not less than 30 in. Hinged shower doors shall open
outward and have a minimum width of 22". The wall area
above built-in tubs having installed shower heads and
in-shower compartments shall be constructed as per Section
R102.4. Such walls shall form a watertight joint with each
other and with either the tub, receptor or shower floor.
Bathrooms, water closet compartments, and other similar
rooms shall be provided with aggregate glazing area in
windows of not less than 3 sq. ft., one half of which must be
operable. If no windows, a mechanical ventilation system
shall be req.. The min. ventilation rates shall be 50 cfm. for
continuous ventilation.
Showers & tubs shall have temperature-limiting device
complying with IRC P2108.3
Toilet, bath and shower areas to be finished with a
nonslip-surface in accordance with IRC R301

ALL exterior doors shall have a floor or landing on each side of the door.
The floor or landing at a door shall not be more than 15 inches lower than
the top of the threshold. If the door is not a req. exit door the landing
shall not exceed 8" from top of threshold. All landings shall be not less
than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no
radial space above. Provide 5/8" type "x" gyp. brd. on all the walls and
ceilings of garage if radial space above garage. Nail @ 6" o.c.. All
beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood
or 18" labeled door not less than 1 3/4" w/ self closer and self-latching.
IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd.
Provide fire resistant construction on the underside of the stairs in
accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall
terminate on the outside of the building. Screens shall not be installed at
the duct terminal. Ducts shall have a back draft damper. The max. length
of clothes dryer exhaust duct shall not exceed 25 feet from the dryer
location to the wall or roof termination. The max. length of the ducts shall
be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90
degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates
offsets, no part of the chimney shall be at an angle of
more than 30 degrees from vertical at any point in the
assembly and the chimney assembly shall not include more
than four elbows.

Chimneys shall extend at least 3 feet above the highest
point where they pass through a roof of a building and at
least 2 feet higher than any portion of a building within a
horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided
at mechanical inspection. In the event of a wood burning
fireplace, submit listing showing EPA compliance.
(IRC R1004.1)

Hose connection back flow preventer shall be installed on
the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be be
determined by testing in accordance with NFRC 100 and labeled as such
by the manufacturer per section 102.13 of the 2009 IECC.

Bottom of operable windows on upper floor to be no closer
than 24" from floor in accordance with IRC R302.2

APPLIANCES IN ATTICS:

Attics containing appliances requiring access shall have an
opening and a clear and unobstructed passageway large
enough to allow removal of the largest appliance, but not less
than 30 inches high and 22 inches wide and not more than 20
feet long when measured along the centerline of the
passageway from the opening to the appliance. The
passageway shall have continuous solid flooring in accordance
with chapter 5 not less than 24 inches wide. A level service
space at least 30 inches deep and 30 inches wide shall be
present along all sides of the appliance where access is
required the clear access opening dimensions shall be a
minimum of 20 inches by 30 inches, where such dimensions are
large enough to allow removal of the largest appliance. I.R.C.
M1505.13

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a
total combined horizontal and vertical length of 35'. Maximum
length of duct shall be reduced 2-1/2' for each 45° bend or 5'
for each 90° bend. Duct shall be a min. nominal size of 4".
I.R.C. M1502.4.4

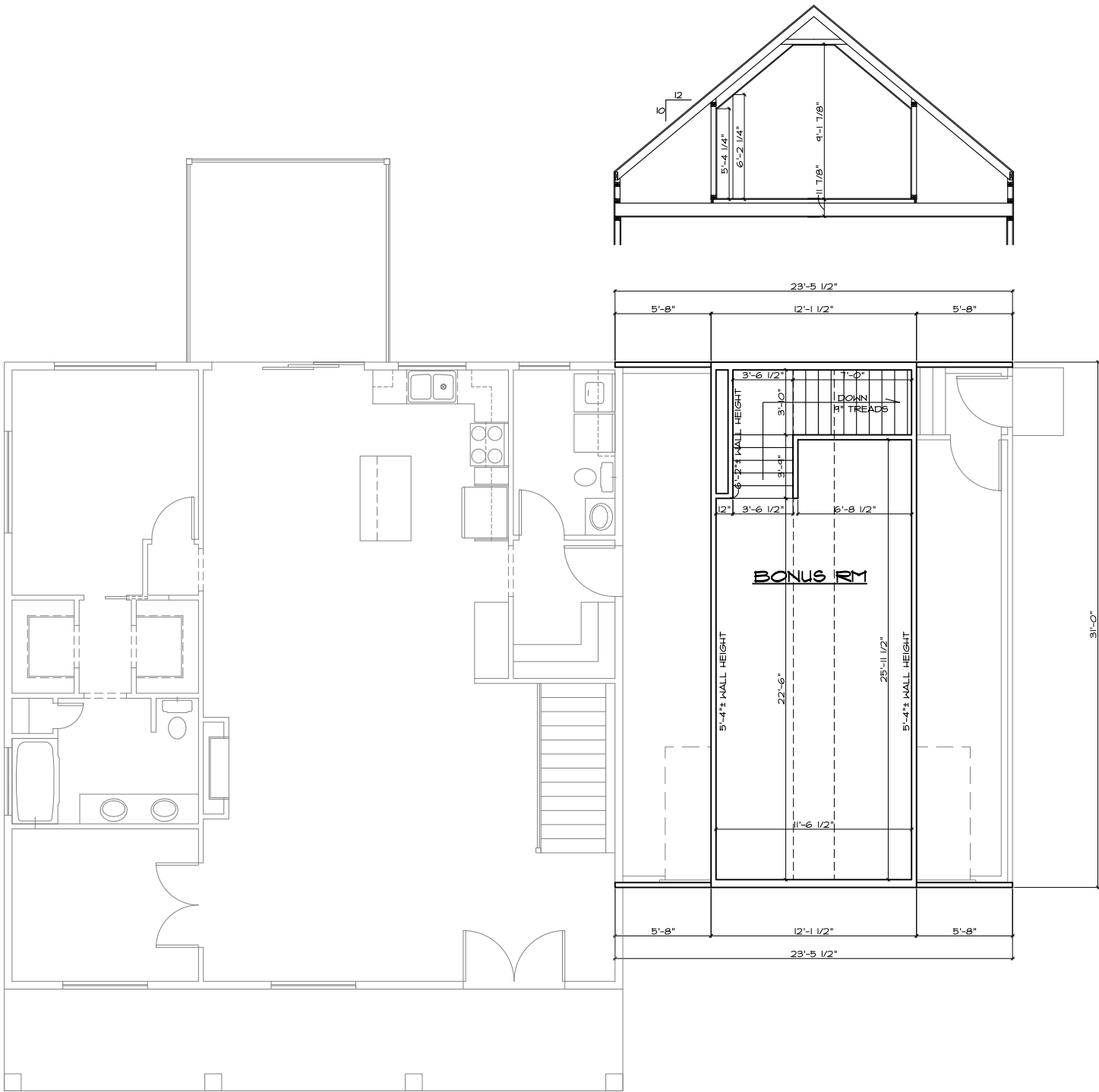
CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be
conveyed from the drain pan outlet to an approved place of
disposal. Condensate shall not discharge into a street, alley or
other areas so as to cause a nuisance. I.R.C. M1411.3

A secondary drain or auxiliary drain pan shall be required for
each cooling or evaporator coil where damage to any building
components will occur as a result of overflow from the
equipment drain pan or stoppage in the condensate drain
piping. Drain piping shall be a minimum of 3/4" nominal size.
I.R.C. M1411.3

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door
from the conditioned space to unconditioned space shall be
weather stripped and insulated to a level equivalent to the
insulation on the surrounding surfaces.



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DATE:
APR. 18 19

SHEET:
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NOTE:
9'-1 7/8" CEIL. HEIGHT TYP.
2X6 EXTERIOR WALLS (5 1/2")

UPPER FLOOR PLAN

SCALE
3/16" SQ. FT. UPPER LEVEL

1/4"

PLAN NUMBER

HUGHES

FLOOR PLAN GENERAL NOTES:

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with a switched light in attic space. Location, if shown, is approximate.
3. Exhaust fan, 60 CFM run exhaust duct to the outside.
4. Provide 30" min. width for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. 1/2"x1/2" min. opening installed to provide access to circulation pump.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.

APPLIANCES ANCHORAGE NOTES:

Water heaters shall be anchored or strapped to resist horiz. movement. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vert. dimensions. At the lower point, the strapping shall maintain a min. distance of 4 inches above the controls.

TECHNICAL GENERAL NOTES:

Mechanical contractor to provide combustion air to furnace area in accordance with local natural gas specifications. Combustion air to be brought into house from outside. 2-ducts provided, 1 placed at 12" above floor, and 1 placed at 12" below ceiling. Combustion air shall be supplied by two (2) VERTICAL openings, each with 1 sq. ft. per 4,000 BTU/h of the total input rating of all appliances within the space.

OR
Combustion air shall be supplied by two (2) HORIZONTAL openings, each with 1 sq. ft. per 3,000 BTU/h of the total input rating of all appliances within the space. One opening must be in the top 12" of room (IRC G2401.6.2)

Water heater seismic bracing. In Seismic Design Categories D, D-1, D-2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacture's recommendations. F2801.1 & IRC F2801.1

CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. IRC F5411.3

The mechanical room shall be enclosed, sealed and insulated in accordance with IECC N102.4.4

WINDOW WELL NOTES:

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a min. net clear of 4 sq. ft. w/ a min. horizontal projection and width of 36 inches. Window wells with a vertical depth greater than 44 inches below grade shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.

GENERAL CONCRETE NOTES:

Basement walls, foundations and other concrete not exposed to the weather = 2500 psi. Basement slabs and interior slabs on grade, except garage floor slabs = 2500 psi. Basement walls, foundation walls, exterior walls exposed to the weather = 3000 psi. Porches, carport slabs, and steps exposed to the weather, and garage floor slabs = 3500 psi.

Emergency floor drains at water heaters, laundries, garages, etc., req. a trap seal primer or deep seal trap. (Utah State Amendment to IPC Sec. 1002.4.1).

PERIMETER DRAINS / DAMP PROOFING:

Provide perimeter drains as required for foundation walls per IRC R405.1.
Provide damp proofing at the below-grade foundation walls per IRC R406.1.

FOUNDATION ELEVATION:

On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305mm) plus 28". Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.3)

GEO-TECH ENGINEER:

Geo-Tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to a contractor prior to footing inspection.

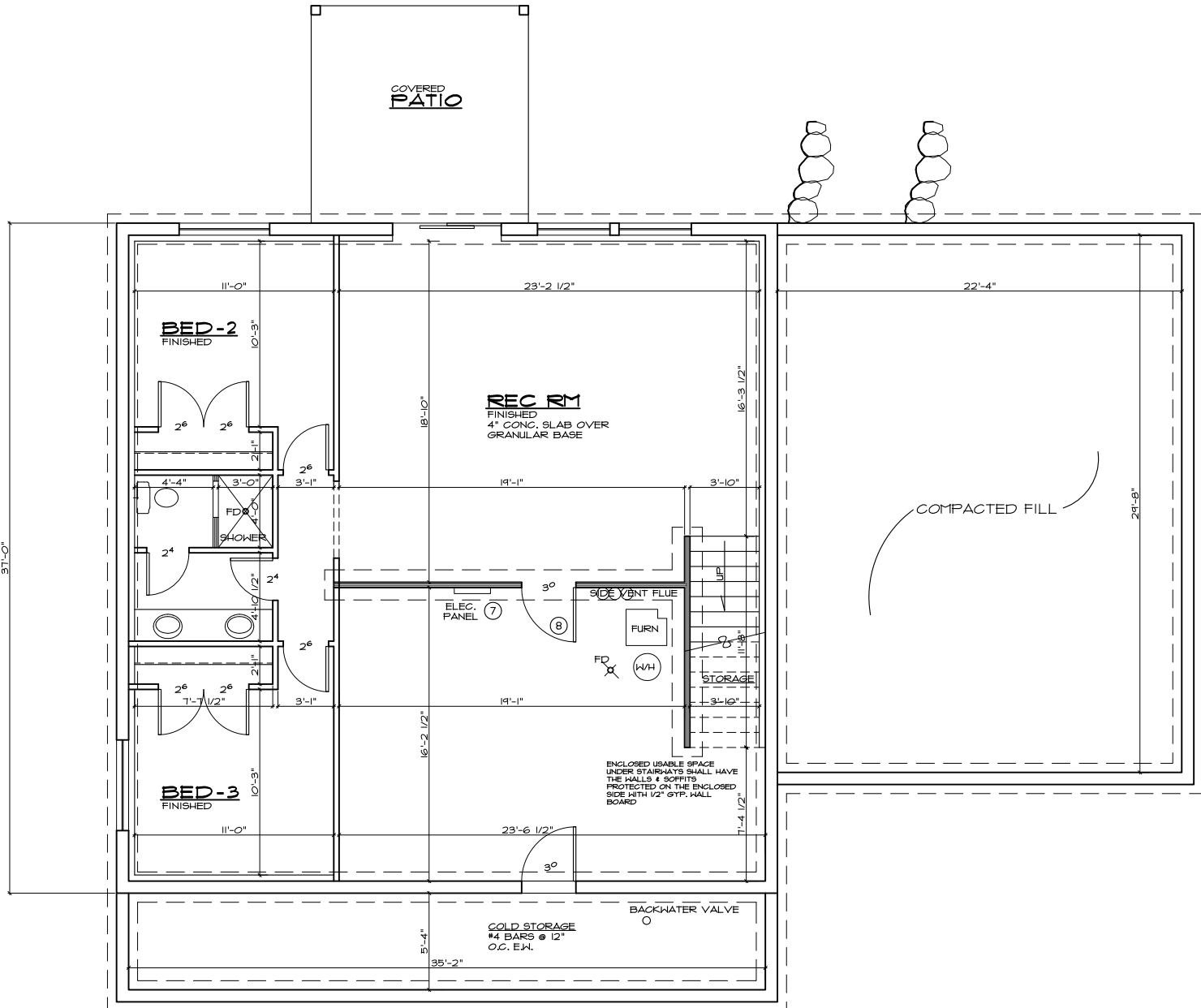
MINIMUM HEIGHT:

Basement hallways, bathrooms, toilet rooms, laundry rooms, or any non-inhabitable area of basements shall have a ceiling height of not less than 6'-8".

CONCRETE OR MASONRY FOUNDATIONS:

Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

ALL 125V 15-20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF DWELLING SHALL BE LISTED AS TYPE RESISTANT.



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NOTE:
8'-9" CEIL. HEIGHT TYP.
8'-10" FOUND WALL
DOUBLE PLATE (3")
2X6 EXTERIOR WALLS (5 1/2")
8" FOUND. WALLS U.O.S.
4" FOUND. FUR WALLS U.O.S.

FTG. / FOUND. PLAN

SCALE
1/4" = 1'-0"

1/4"

PLAN NUMBER

HUGHES



Planning Commission Staff Report

Consideration of an exception or modification regarding the distance between residential structures. May 9 2019

Applicant/Owner: Shane and Carrie Hughes
Location: 747 East Brookshire Drive
Zone: R-1-8

Description:

The applicants currently reside at the home at the above address. They are hoping to re-plot the lot to the east of their home and build a new two-family dwelling on it. They have provided a letter requesting an exception or modification from Section KCC 17-25-5 which allows the Planning Commission to consider a variation from typical side yards regarding the distance between residential structures.

The applicable ordinance is below:

17-25-5 Distance Between Residential Structures, Exemptions Or Modifications

1. The width of one side yard may be reduced or eliminated when authorized by the Planning Commission to a width not less than three feet (3') provided the sum of the width of the two side yards is not less than the sum of the required minimum yards and further provided the distance between the proposed dwelling and another dwelling, existing or proposed, on an adjacent lot is not less than the sum of the two (2) side yards regularly required in this title. Such reduction may be authorized only when the Planning Commission finds it to be warranted by the location of existing buildings or conducive to the desirable development of two (2) or more lots.

Per KCC 17-26-6 (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').

The applicant has provided a site plan indicating their desired side yards from the existing home which they live in to the newly proposed dwelling they would like to construct. The proposed residence has 10 feet side yards on each side. The side yard on the east is 10 feet because of a distance/separation requirement from the power line which exists along the property line in that location. The applicant has expressed a desire to keep a 10 foot side yard on the west of the proposed residence in order to leave room for additional parking such as an RV pad. As drawn, the distance between the proposed residence and the existing residence is 15 ft. 1 in. from structure to structure, or 16 ft. 6" measuring wall to wall. When measuring setbacks staff measures to foundation or structural walls and allows for a typical eave to project into required yards. So the proposal would leave as shown 16 feet between dwellings.

Recommendation:

The Planning Commission should consider the provisions of 17-25-5 and determine if the proposed exception is warranted at this location and conducive of desirable development as stated.

Attachment 1:	Location Map
Attachment 2:	Site plan.
Attachment 3:	Letter from applicant

Shane Hughes proposed lot location; Oct. 2018; approx. 1 features



10 witnesses, whereof we have herewith set our hands
this 10 day of August, 1961.

S. H. Jacobsen Patricia F. Jacobsen
S. H. JACOBSEN PATRICIA F. JACOBSEN

Scop 2 1st = 100



A SUBDIVISION OF PART OF THE SOUTH HALF
SECTION 26
TOWNSHIP FOUR NORTH, RANGE ONE WEST
SALT LAKE BASE & MERIDIAN - U.S. SURVEY
KAYSVILLE CITY, DAVIS COUNTY, UTAH.

[illegible][illegible]

DATE: July 18, 1961

E. C. Bush
E. C. BUSH
SUPERVISOR

KAYSVILLE CITY PLANNING COMMISSION

Approved by the Knoxville City Planning Commission this 24 day of August, A.D. 1961.

Journal of the
F. A. M. S. S.

Approved this 26th day of August, A.D., 1961.

La. Mar. P. Smith
CITY ENGINEER

This subdivision is hereby approved and accepted by the Knoxville City Council of the Knoxville City Corporation of the City of Knoxville, Davis County, Utah, at a regular Council meeting held this 24 day of August, A.D. 1961.

Charles C. Lamm - J. Milton Linder
CITY RECORDER MAYOR
KANSASVILLE CITY, UTAH

STATE OF CALIFORNIA
County of San Diego
On this day of August, 1941, I, J. M. [illegible], personally appeared before me, the undersigned Notary Public, and saw said County of San Diego, California, and the two in number, who duly acknowledged to me that they, J. M. [illegible] and [illegible], were the authors and for the use and purposes herein mentioned.

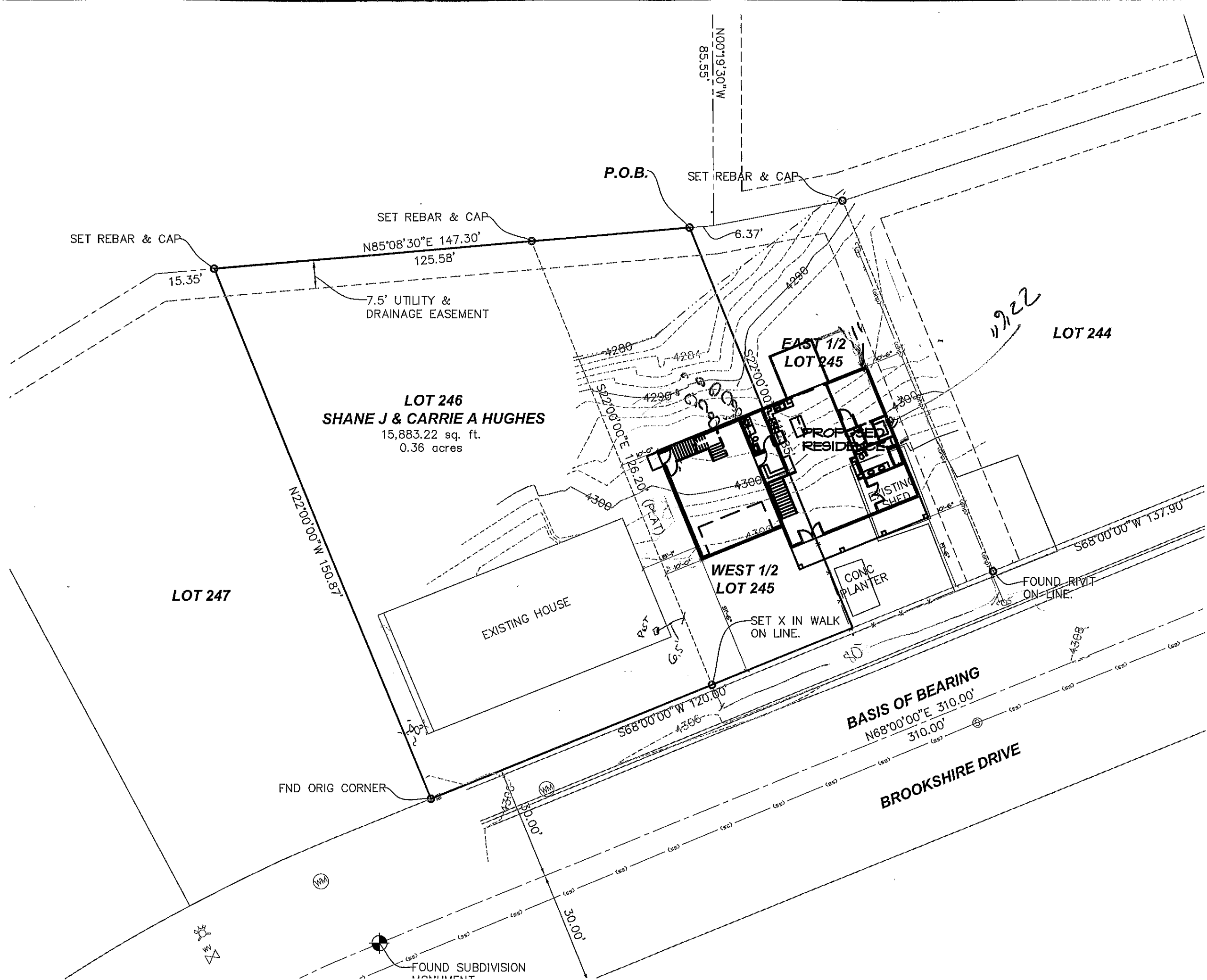
Walter R Davis
NORTH AVENUE
Residing in Salt Lake County Utah
My Commission Expires July 2, 1964

SE CORNER -
SECTION 26,
T.4N., R.1W.,
S.1B.M.

WEST 新華社

26	25
34	35

3	RECORDED BY	Entry No 218874	File No 7720
4	INDEXED BY	BUSBY & GUNDEL, INC.	Filed For Record and Recorded this 23th Day of August, A.D. 1961 at 1:40 A.M. in Room "B" of L.L. Title Page 191
5	DATE OF DEPOSIT	7/26/61	Emily T. Eldridge, Recorder by Municipal Clerk
6	DATE OF RECORDING	7/26/61	RECORDED
7	DATE OF INDEXING	7/26/61	INDEXED
8	DATE OF FILING	7/26/61	FILED
9	DATE OF CLOSING	7/26/61	CLOSED
10	DATE OF OPENING	7/26/61	OPENED
11	DATE OF REMOVAL	7/26/61	REMOVED
12	DATE OF RETURN	7/26/61	RETURNED
13	DATE OF DESTRUCTION	7/26/61	DESTROYED
14	DATE OF REPAIR	7/26/61	REPAIRED
15	DATE OF REPLACEMENT	7/26/61	REPLACED
16	DATE OF REUSE	7/26/61	REUSED
17	DATE OF RECYCLING	7/26/61	RECYCLED
18	DATE OF REDEMPTION	7/26/61	REDEEMED
19	DATE OF REDEMPTION	7/26/61	REDEEMED
20	DATE OF REDEMPTION	7/26/61	REDEEMED



April 29, 2019

Kaysville City Planning & Zoning
Community Development
23 East Center Street

Subject: Kaysville City Building Lot Proposal

Kaysville City Planning & Zoning,

We currently reside at 747 East Brookshire Drive and would like to propose a change to Lot 245 in King Clarion Hills #2 in Kaysville Utah.

We currently own Lot 246 which includes the West ½ of Lot 245 and are under contract with Velva Brewer to purchase the East ½ of Lot 245. Our proposal is to revert Lot 245 back to its original boundaries as set forth in the attached site plan prepared by Layton Survey and Creations West. We would like approval to place the proposed residence as outlined in the attached site plan and revert lots 245 & 246 to their original plat layout.

We request an exemption under Municipal Codes 17-25-4 & 17-25-5 to average the front set-back to 19'-6" and side set-back on the east side of lot 246 to 6'-6".

Sincerely,

Shane & Carrie Hughes
747 East Brookshire Drive
Kaysville, UT 84037

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

April 25, 2019

Planning Commission Members Attended: Vice Chairperson Thomas Wood, Joshua Sundloff, Betty Parker, Gary Bullock

Excused: Matthew Anderson, Wilf Sommerkorn

Staff Present: Zoning Administrator Lyle Gibson, Dan Jessop, Secretary Heather Nielsen,

Others Present: Douglas Stanger, Marilyn Stranger, Reed Nelson, Beverly Nelson

OPENING

The Planning Commission meeting was held on Thursday, April 25, 2019 at 7:00 p.m. in the Municipal Center. Vice Chairperson Thomas Wood opened the meeting by welcoming those present.

The minutes of the April 11, 2019 meeting were presented for approval. Tamara Tran made a motion to approve the minutes. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, MASSAGE THERAPY AT 1030 E. BEDFORD DR.—ELIZABETH MINERA.

Dan Jessop explained that the applicant is requesting a conditional use permit for Major Home Occupation “B” at the above listed address. Elizabeth Minera is currently anticipating doing a Massage Therapy business from her home. Ms. Minera explained that she will be holding individual appointments from 4 PM. To 7 PM. Monday through Friday and Saturday mornings. She anticipates having two to three appointments a day.

She has a dedicated room inside the entrance of her home where she will be working. There is ample frontage and driveway for customer parking.

Staff recommends approval of the proposed Conditional Use Permit for Elizabeth Minera with no additional conditions.

Thomas Wood asked if the applicant was present. Dan Jessop replied that she was absent due to a massage conference.

Gary Bullock made a motion to grant a conditional use permit for a major home occupation “B”, Massage Therapy at 1030 E Bedford Dr. for Elizabeth Minera. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN ELECTROINIC MESSAGE CENTER AT 2025 W. 200 N.—WEE CARE PEDIATRICS.

Dan Jessop explained that Wee Care Pediatrics and Kaysville Pediatric Dental are seeking a conditional use permit for a sign with an Electronic Message Center Component. The proposed sign is considered an On - Premise Ground Sign. The property for the proposed sign has 290 feet of frontage along 200 North Street, allowing up to 120 sq .ft. of signage. The proposed sign has 84 square feet. The proposed sign has a 10' 5" x 8' cabinet with a 3'x7' LED. The cabinet will have lighted plex faces with vinyl logos for the dentist office and Wee Care. The signs construction will be brick and siding to match the main building per city code, which is allowed under 17-33-9.

Dan Jessop said staff is recommending approval with no conditions. The sign meets the minimum requirements of the Kaysville City Ordinance and is positioned such that it will not create a visual obstruction for traffic.

Gary Bullock mentioned that the building already has an excessive amount of lighting shining from it. He has received emails from neighbors who are not happy with their current lighting. Gary Bullock said the purposed sign is big and perhaps a bit overkill for the area provided. He would like to add some conditions on the time that the sign will be illuminated and the frequency of changing graphics and messages.

Dan Jessop responded to Gary Bullock by stating that this new sign will have a dimmer switch that will dim with the sun setting. Therefore, the sign would be around 25% capacity around 10pm. Dan Jessop stated that Wee Care said they would turn the sign off from 10pm to 6am. Gary Bullock responded that he would like to see the signs shut off time moved to 9pm, especially for the winter months.

Tamara Tran asked if Kaysville City has a lumens ordinance. Lyle Gibson responded that Kaysville City has an observational nuisance ordinance so these signs have to have the capability to be dimmed.

Vice Chairperson Thomas Woods said that he supported the 9pm shut off time. He stated that signs like these could be distracting similar to a T.V. constantly changing.

Joshua Sundloff said he would approve the permit based on two conditions, if the sign dimmed 75% and if the shut off hours are from 9pm to 6am.

Gary Bullock made a motion to grant a conditional use permit for an Electronic Message Center at 2025 W. 200 N. for Wee Care Pediatrics. Joshua Sundloff seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE .91 ACRES OF PROPERTY AT 372 W. BURTON LANE R-A (RESIDENTIAL AGRICULTURE) TO THE R-1-20 (SINGLE FAMILY DWELLING) ZONING DISTRICT—REED NELSON.

Lyle Gibson explained that the applicant's property is located on the north side of Burton Lane west of I-15. The property, which is just shy of an acre. The applicant has request a change from the R-A to the R-1-20 zone in order to allow for a potential lot split.

The R-A zoning district requires lots to be a true half an acre in size (21,780 sq. ft.) or larger. Properties in this zoning district do not require a conditional use permit for farm animals. The minimum frontage of a standard lot is 100 feet.

The requested R-1-20 zone allows for lots of 20,000 sq. ft. in size or larger with only 90 feet of frontage required on a standard lot.

The most likely development of a 2nd lot on this property would be by way of a Flag Lot. This would require further verification through a subdivision process to ensure needed lot size, frontage, and setbacks. It also requires the PRUD overlay zone, which would give the city discretion in approving such a subdivision.

Lyle Gibson reminded the commission that a rezone is a legislative decision; the Planning Commission and ultimately the City Council have broad discretion in their decision-making. 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.

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.

Vice Chairperson Thomas Wood asked the applicant to come to the stand. Mr. Reed Nelson told the commission that his land is too much to handle now so he wants to sale it.

Lyle Gibson told the commission that Mr. Nelson is 180 sq. ft. shy of footage needed for 2 lots in an R-1-20 zone; however, a more intense survey could show that they indeed do have the footage.

Gary Bullock asked why they do not do an R-1-14 and limit the property to only one structure on the new flag lot. Mr. Nelson said he would prefer to go forward with the R-1-20 zoning due to a concerned neighbor. Thomas Wood said that if they go with the R-1-14 then the neighbors and public would need to be notified again of the change.

Gary Bullock made a motion to recommend approval for the .91 acres rezone at 372 W. Burton Lane R-A (Residential Agriculture) to the R-1-20 (Single Family Dwelling) for Reed Nelson. Betty Parker seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought to the commission

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, May 9, 2019 at 7:00 p.m.

ADJOURNMENT

Vice Chairperson Thomas Wood made a motion to adjourn the meeting. Betty Parker seconded the motion and it passed unanimously. The meeting adjourned at 7:58 p.m.