

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, June 27, 2019 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and recognition for outgoing Planning Commission members: Betty Parker, Gary Bullock and Thomas Wood.
2. Approval of the minutes from the meeting on June 13, 2019.
3. Conditional use permit for a model home, design lab, and development sign at 2095 W. 200 N. for Destination Homes.
4. Conditional use permit for a model home at 1994 W. Orchard Harvest Drive for Destination Homes.
5. Conditional use permit for a new telecommunication tower at approximately 950 W. Sportsplex drive (Barnes Park) for T-Mobile/Rock Schutjer
6. An ordinance amending Chapter 17-32, "Off-Street Parking and Loading," of Title 17, Planning and Zoning, to allow for wider drive approaches in residential zoning districts.
7. An ordinance amending multiple chapters of Title 17, Planning and Zoning, to designate where Major Home Occupation "C" businesses are permitted, and establish the process by which they are to be considered.
8. Work Session – Continued Discussion on Future Ordinances and General Plan Updates.
9. Call to the public.
10. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
11. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, June 21, 2019.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Model Home, Design Lab and Development Sign. June 27, 2019

Applicant/Owner: Destination Homes
Location: 2095 West 200 North (Model Home, Design Lab and Development Sign)
Zone: R-1-14 (Single Family Residential)

Description:

The home located at 2095 West 200 North has been used as a model home, but more distinctly Destination intends to use the space as a design lab. Apart from the typical use as a model providing a walk through space of a product, this particular space will have designers who meet with home buyers typically only a few times a week for extended appointments where they fine tune the details of their home. Destination Homes wants to extend the conditional use for a model home, design lab and existing development sign for one year until June of 2020.

Title 17-12-4 (4) and (5) allow for temporary buildings and tract offices with new development subject to: 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, whichever period of time is shorter. The Planning Commission may grant extensions of six (6) months each under exceptional circumstances.

Recommendation:

- Staff recommends that the Planning Commission grant approval of the conditional use permit for the model home and design lab at 2095 West 200 North for the period of one year or until all the lots of the Hill Farms development are sold, whichever is less. Together with the use of the structure as previously stated, staff recommends that the accompanying development sign be allotted for the same time frame.

Reasoning:

The existing conditions on site, the restrictions of the ordinance, the history of model homes in the Hill Farms development, and staff's understanding of the proposed use indicate that the requested uses can function without the need for additional conditions. Should there be concerns staff would suggest that the Planning Commission consider conditions limiting the # of employees or hours of operations as a means of mitigating impacts related to the standards found in 17-30-8 such as traffic and parking.

2095 West 200 North





Planning Commission Staff Report

Conditional Use Permit for Model Home. June 27, 2019

Applicant/Owner: Destination Homes
Location: 1994 West Orchard Harvest Drive

Zone: R-1-14 (Single Family Residential)

Description:

The home located at 1994 West Orchard Harvest Drive has been used as a model home for some time. Destination Homes wants to extend the conditional use for their model home that they have been using until June 2020.

Title 17-12-4 (4) and (5) allow for temporary buildings and tract offices with new development subject to: 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, whichever period of time is shorter. The Planning Commission may grant extensions of six (6) months each under exceptional circumstances.

Recommendation:

- Staff is recommending approval for the extension of the conditional use permit at 1994 West Orchard Harvest Drive for an additional year or until all lots of the Hill Farms development are sold, whichever is less.

Reasoning:

The existing conditions on site, the restrictions of the ordinance, the history of model homes in the Hill Farms development and staff's understanding of the proposed use indicate that the requested uses can function without the need for additional conditions.

1994 West Orchard Harvest Drive





Planning Commission Staff Report

Conditional Use Permit for a Telecommunications Tower June 27, 2019

Applicant/Owner: Rock Schutjer (T-Mobile) / Kaysville City
Location: Barnes Park (Approximately 950 West Sportsplex Drive)
Zone: PU (Public Use)

Description:

The applicant representing T-Mobile is requesting a conditional use permit to construct a new stealth cell tower. The proposed structure would replace an existing light pole near the northeast ballfield in the Barnes Park Sports Complex.

The applicant has been working with city staff to explore the area for a location that is suitable for their coverage needs and that also has the least impact on the park and its surroundings. The proposed location would include an equipment compound that would use brick/block to match the materials found in nearby buildings in the park. There is space for 2 total users. The pole would replace the existing 70 foot tall light pole with a 90 foot cell tower. T-Mobile would take the top position, with room for a future user above field lights which would replace the light pole being removed.

This would be the first tower built under the city's revised telecommunications tower ordinance and the first Stealth Tower'. The applicable ordinance for the Planning Commission's consideration is below.

17-31-25 Telecommunications Towers

1. Each person or company desiring to locate a telecommunication tower within the City shall submit a Site Location Master Plan. This plan shall be submitted and accepted by the Planning Commission prior to the processing of any permits for telecommunication towers. The plan shall identify existing locations of facilities, and approximate proposed locations of new facilities to provide service within City boundaries and the surrounding area for the ten (10) years following the date the plan is submitted. These estimates shall be based on projected population growth and anticipated development. The applicant shall provide the City with the owner's current name, address, and an emergency telephone number for each facility.
2. Applicants for telecommunication tower permits shall co-locate their facilities on existing towers, unless it can be shown by substantial evidence that all existing towers are inadequate to serve the applicant's reasonable needs due to the location, height or other reason; and shall pay reasonable compensation to the tower owner to fairly share past and future costs.
3. Telecommunication towers shall be located, designed, and constructed to be as unobtrusive and as few in number as possible. They shall be subject to requirements that minimize the impact on

surrounding properties and the City. No telecommunications tower shall exceed one hundred twenty feet (120') in height from the finished grade of the ground to the highest point on the structure.

4. Monopoles, antennas, and any associated buildings or equipment shall be painted to blend with the surroundings by which they are most commonly seen. The color shall be reviewed and approved on a case-by-case basis by the Planning Commission. Within six months after the facility has been constructed, the Planning Commission may require the color be changed if it is determined that the original color does not blend with the surroundings.
7. The following shall be considered by the Planning Commission for conditional uses.
 1. Compatibility of the proposed structure with the height and mass of nearby existing buildings and utility structures.
 2. Location of the antenna in relation to existing vegetation, topography including ridge lines, structures, and buildings to obtain the best visual screening.
 3. Installation of, but not limited to curb, gutter, sidewalk, landscaping, and fencing for the purpose of blending the site with the surrounding environment and providing screening for the tower and associated equipment.
8. Cables shall be installed on the interior of any monopole for telecommunications structure.
9. Each application for a permit to construct a telecommunication tower shall be certified by a licensed professional engineer that the design of the facility meets all applicable standards for the facility including, but not limited to, electrical safety, material and design integrity, wind and seismic safety according to applicable building code adopted by Kaysville City.
10.
 1. The applicant must certify in writing that if technology renders the tower obsolete or the tower is vacated, that the agent will remove the tower, all apparatus associated with it, the top three feet (3') of the footing, and restore the site to its original condition within ninety (90) days of the vacation of the tower.
 2. The tower owner shall maintain the tower, site, and improvements in a state of good repair. If not maintained, the Zoning Administrator may notify the owner of the tower that it must be repaired and used within thirty days after the notice was sent, or the facility must be removed. If the communication facility is not repaired, or removed within thirty days after notice was sent, the Zoning Administrator may order the removal of the facility and the restoration of the property at the owner's expense. Any conditional use permit issued for the facility will be automatically revoked.
 3. If a telecommunication tower is not used for more than six months, it shall be deemed to be abandoned for the purposes of subsection 10(a).

*The cell tower is more than 800 feet to the closest residential district.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a telecommunications tower as proposed with the following conditions:

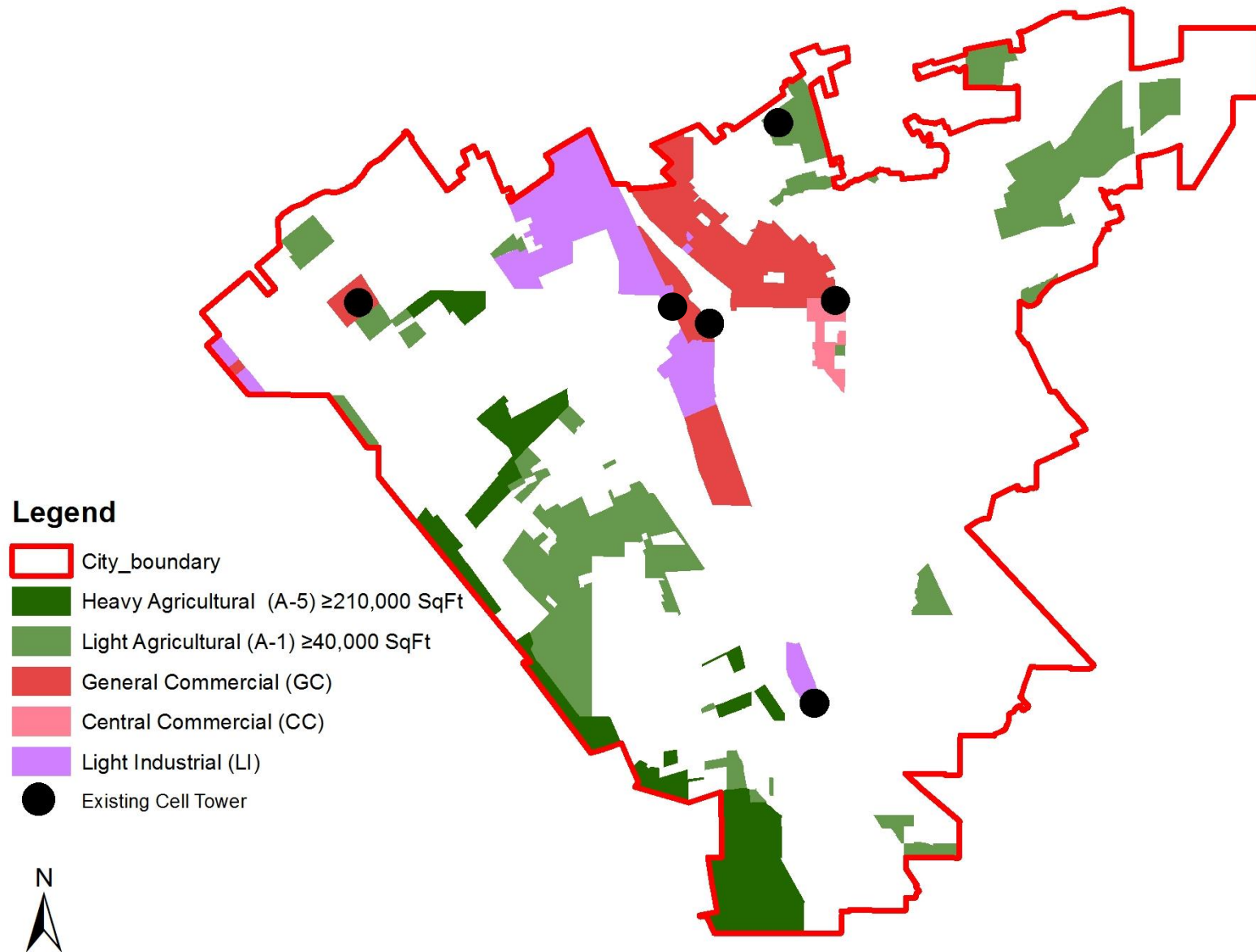
- Plans submitted for a building permit show the tower with potential equipment of additional users and be designed to meet a 150 mph Vult wind speed.

Reasoning:

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

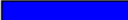
- Attachment 1: Area Map
- Attachment 2: Zoning Map
- Attachment 3: Existing Cell Tower Map
- Attachment 4: Site Location Master Plan (3 pages)
- Attachment 5: Cell Tower Plans (6 pages)

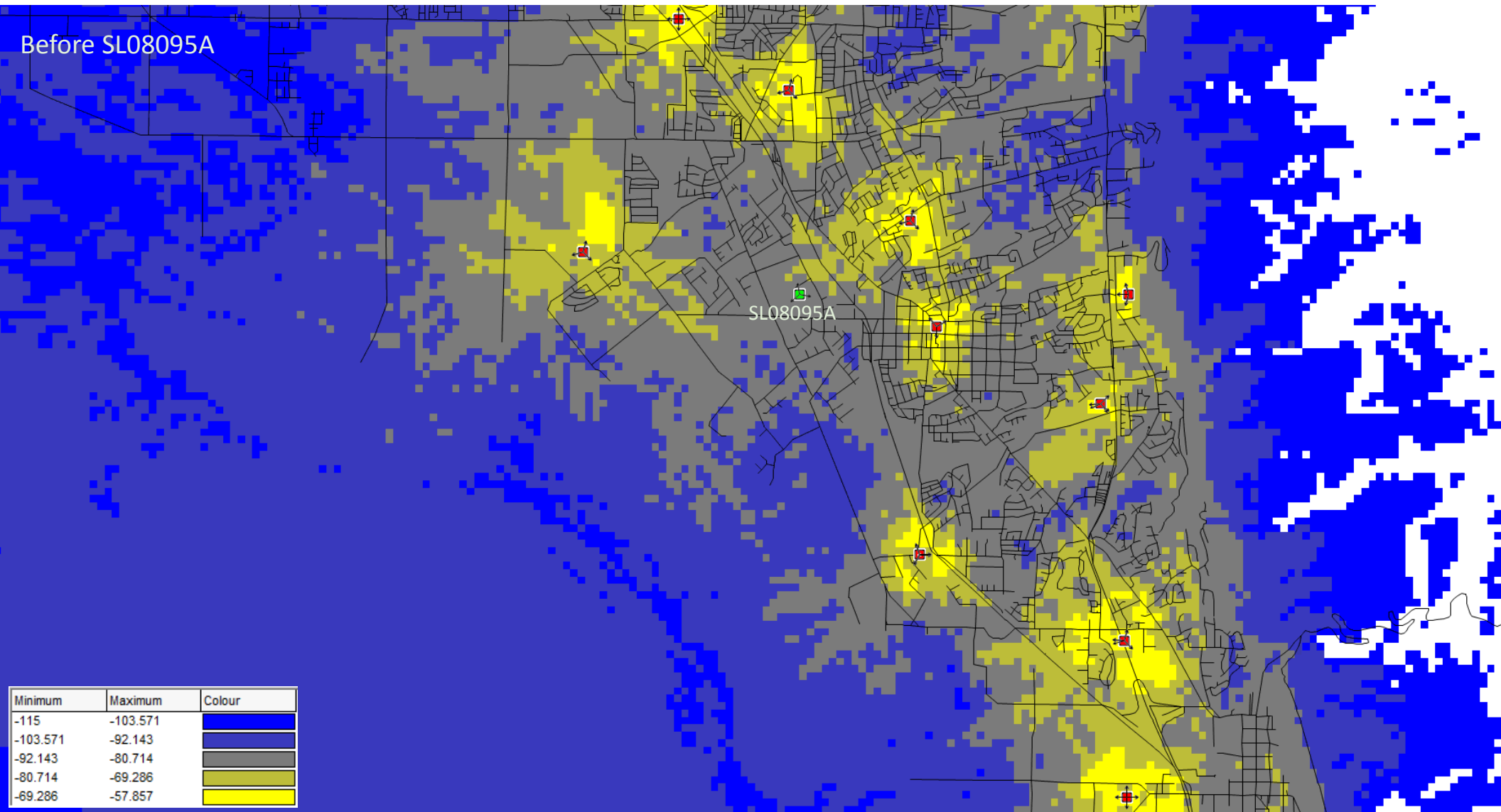
Current Telecommunication Tower Locations



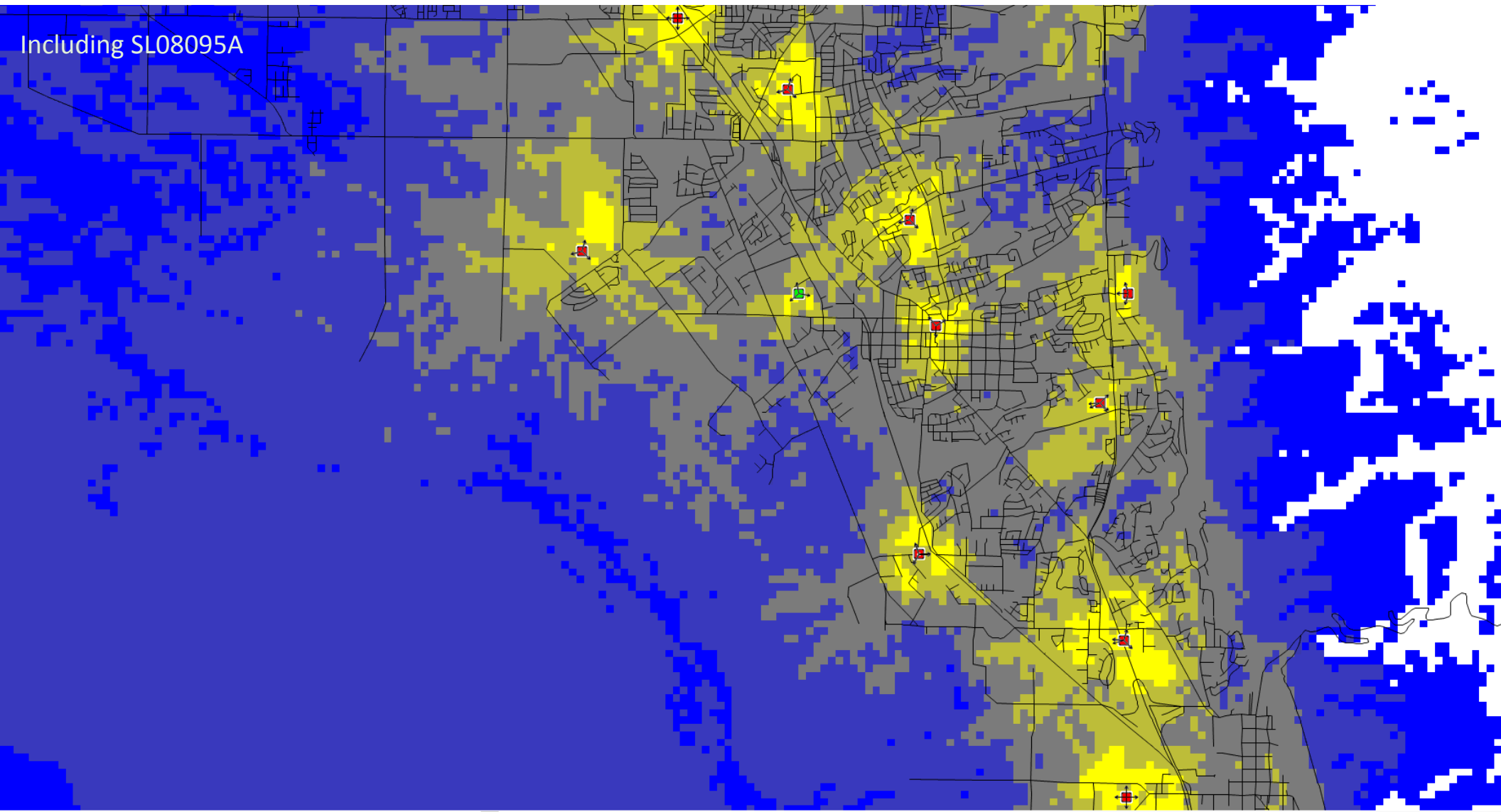
Before SL08095A

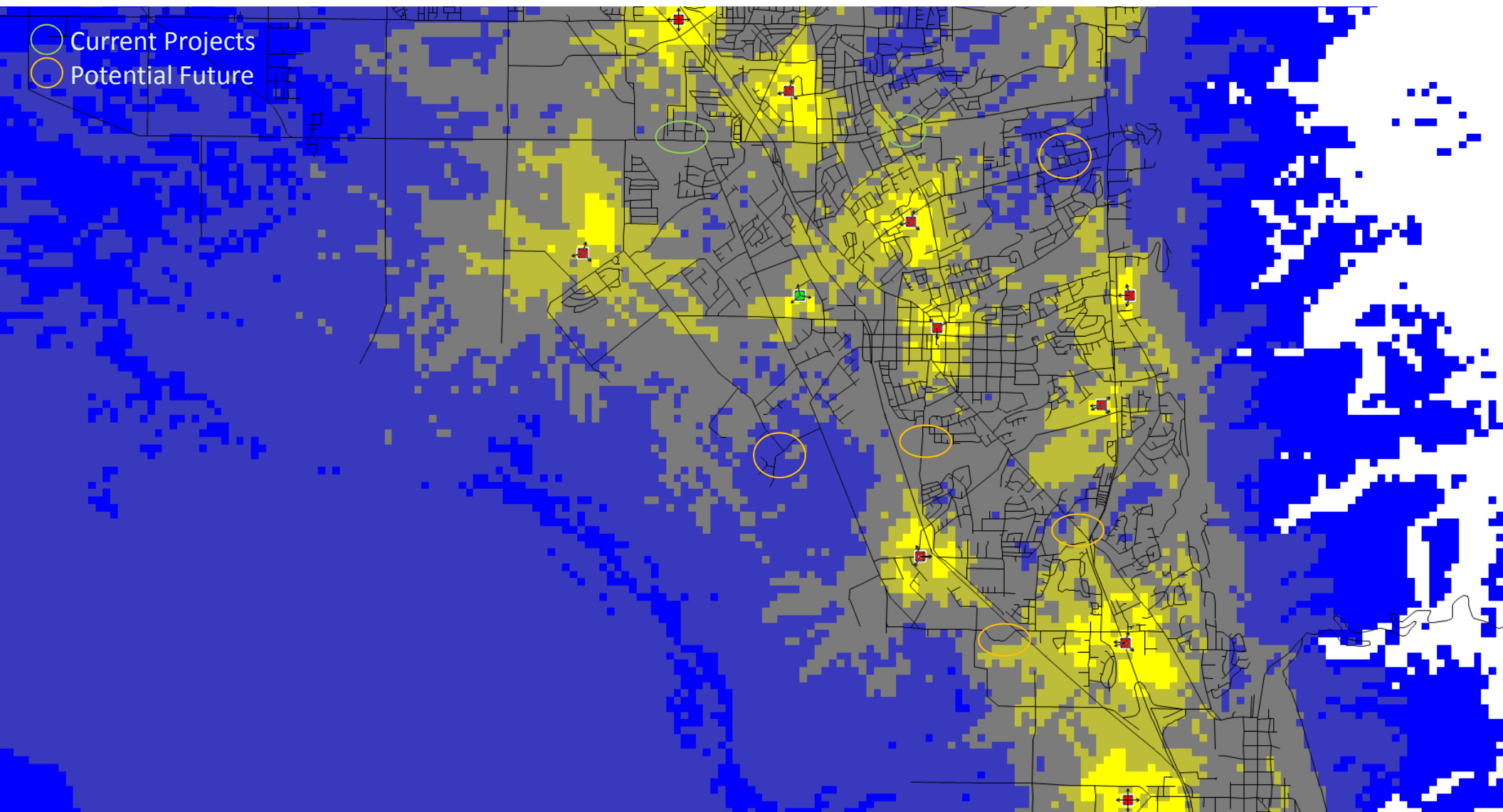
SL08095A

Minimum	Maximum	Colour
-115	-103.571	
-103.571	-92.143	
-92.143	-80.714	
-80.714	-69.286	
-69.286	-57.857	



Including SL08095A





PROPRIETY INFORMATION:
THE INFORMATION CONTAINED IN THIS
SET OF DRAWINGS IS PROPRIETARY BY
NATURE. ANY USE OR DISCLOSURE
OTHER THAN THAT WHICH RELATES TO
T-MOBILE SERVICES IS STRICTLY
PROHIBITED.

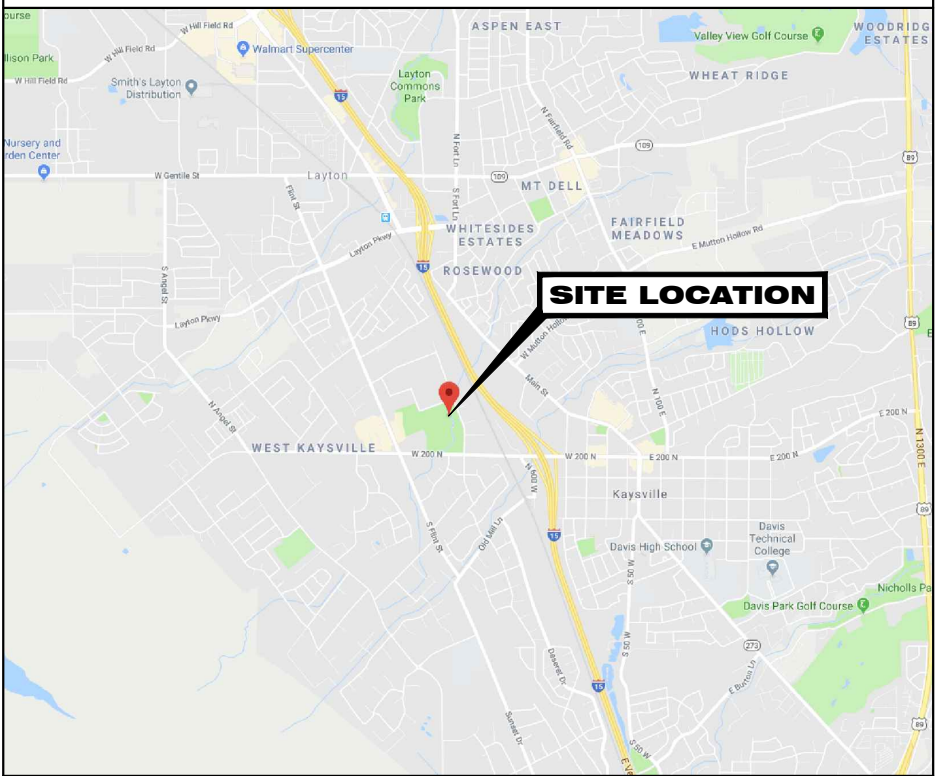


SL08095A BARNES PARK

950 WEST 200 NORTH
KAYSVILLE, UT 84037

LAT/LONG 41.04165834, -111.959055564

GENERAL LOCATION MAP



VICINITY MAP



DRAWING INDEX

T1	TITLE SHEET
N1	GENERAL NOTES
A1	SITE LOCATION PLAN
A2	EQUIPMENT SITE PLAN
A3	TOWER ELEVATION
A4	EQUIPMENT DETAILS

PROJECT SUMMARY

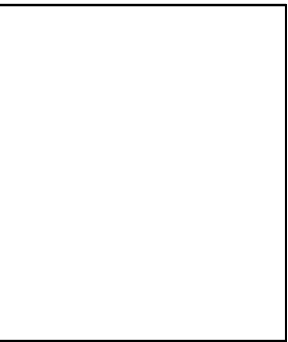
PROPERTY INFORMATION:			
PROPERTY OWNER:	KAYSVILLE CITY CORPORATION		
SITE ID:	SL08095A		
ZONING CLASSIFICATION:	PU	JURISDICTION:	KAYSVILLE CITY
CONSTRUCTION TYPE:	U	CURRENT USE:	BASEBALL FIELD LIGHT
OCCUPANCY:	-	NEW USE:	UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY

APPROVALS

APPROVED BY	PRINT NAME	INITIALS	DATE
PROJECT MANAGER			
RF ENGINEER			
OPS MANAGER			
CONSTRUCTION			
LANDLORD			

CONTACT INFORMATION

PROPERTY OWNER KAYSVILLE CITY CORPORATION 23 EAST CENTER STREET KAYSVILLE, UT 84037		SITE ACQUISITION FIRM RAGE DEVELOPMENT LLC 2181 HUGO AVENUE SALT LAKE CITY, UT 84117	
NETWORK SYSTEMS OWNER T-MOBILE 121 WEST ELECTION RD. STE. 330 DRAPER, UT 84020		A/E FIRM SMITH HYATT ARCHITECTS 845 SOUTH MAIN STREET BOUNTIFUL, UTAH 84010	



DATE: 4/25/2019		
DRAWN BY: ACH		
CHECKED BY: ROCK SCHUTJER		
REVISIONS		
DATE	DESCRIPTION	INT.
4/25/19	ZD (Prelim)	ACH
4/26/19	ZD (Final)	ACH
5/2/19	ZD (Final-R1)	ACH
5/3/19	ZD (Final-R2)	ACH
5/29/19	ZD (Final-R3)	ACH
6/4/19	ZD (Final-R4)	ACH

SL08095A
BARNES PARK
950 WEST 200 NORTH
KAYSVILLE, UT 84037

DRAWING TITLE:	DRAWING NO.:
TITLE SHEET	T-1

GENERAL CONSTRUCTION NOTES

1.

DRAWINGS WERE PREPARED FROM STANDARDIZED DETAILS DEVELOPED AND PROVIDED BY T-MOBILE WEST, LLC ("T-MOBILE"). STANDARDIZED DETAILS ARE TO BE CONFIRMED AND CORRELATED AT THE SITE BY THE CONTRACTOR. STANDARDIZED DETAILS THAT REQUIRE MODIFICATIONS DUE TO ACTUAL FIELD CONDITIONS AND REQUIREMENTS MUST BE SUBMITTED TO, AND APPROVED BY, T-MOBILE PRIOR TO START OF WORK.
2.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAM PURPOSES ONLY. UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS.
3.

THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE INSTALLATION AS DESCRIBED IN THE DRAWINGS AND AS DISCUSSED ON THE SITE WALK.
4.

PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF T-MOBILE VERBALLY AND IN WRITING.
5.

THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS.
6.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8.

ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
9.

GENERAL CONTRACTOR SHALL PROVIDE, AT THE PROJECT SITE, A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
10.

THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
11.

CONTRACTOR TO SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

12.

CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
13.

CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
14.

CONTRACTOR TO VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO EXCAVATION.
15.

CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION, UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
16.

CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION DAILY AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
17.

THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) T-MOBILE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
18.

THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
19.

THE CONTRACTOR SHALL PROVIDE T-MOBILE CORPORATION PROPER INSURANCE CERTIFICATES NAMING T-MOBILE WEST, LLC AS ADDITIONAL INSURED, AND T-MOBILE WEST, LLC PROOF OF LICENSE(S) AND PL & PD INSURANCE.

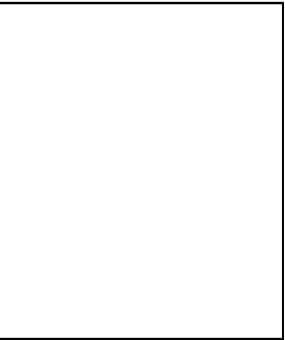
CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

A. UTAH UNIFORM BUILDING STANDARD ACT RULES
B. 2015 INTERNATIONAL BUILDING CODE (IBC)
C. 2017 NATIONAL ELECTRICAL CODE (NEC)
D. 2015 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 101)
E. 2015 INTERNATIONAL MECHANICAL CODE (IMC)
F. LOCAL BUILDING CODE
G. CITY OR COUNTY ORDINANCES

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. A/E FIRM CANNOT GUARANTEE THE CORRECTNESS NOR THE COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT.



DATE: 4/25/2019		
DRAWN BY: ACH		
CHECKED BY: ROCK SCHUTJER		
REVISIONS		
DATE	DESCRIPTION	INT.
4/25/19	ZD (Prelim)	ACH
4/26/19	ZD (Final)	ACH
5/2/19	ZD (Final-R1)	ACH
5/3/19	ZD (Final-R2)	ACH
5/29/19	ZD (Final-R3)	ACH
6/4/19	ZD (Final-R4)	ACH



DRAWING TITLE: GENERAL NOTES	DRAWING NO.: N-1
---	-------------------------



SITE LOCATION PLAN

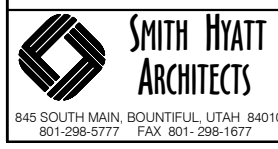
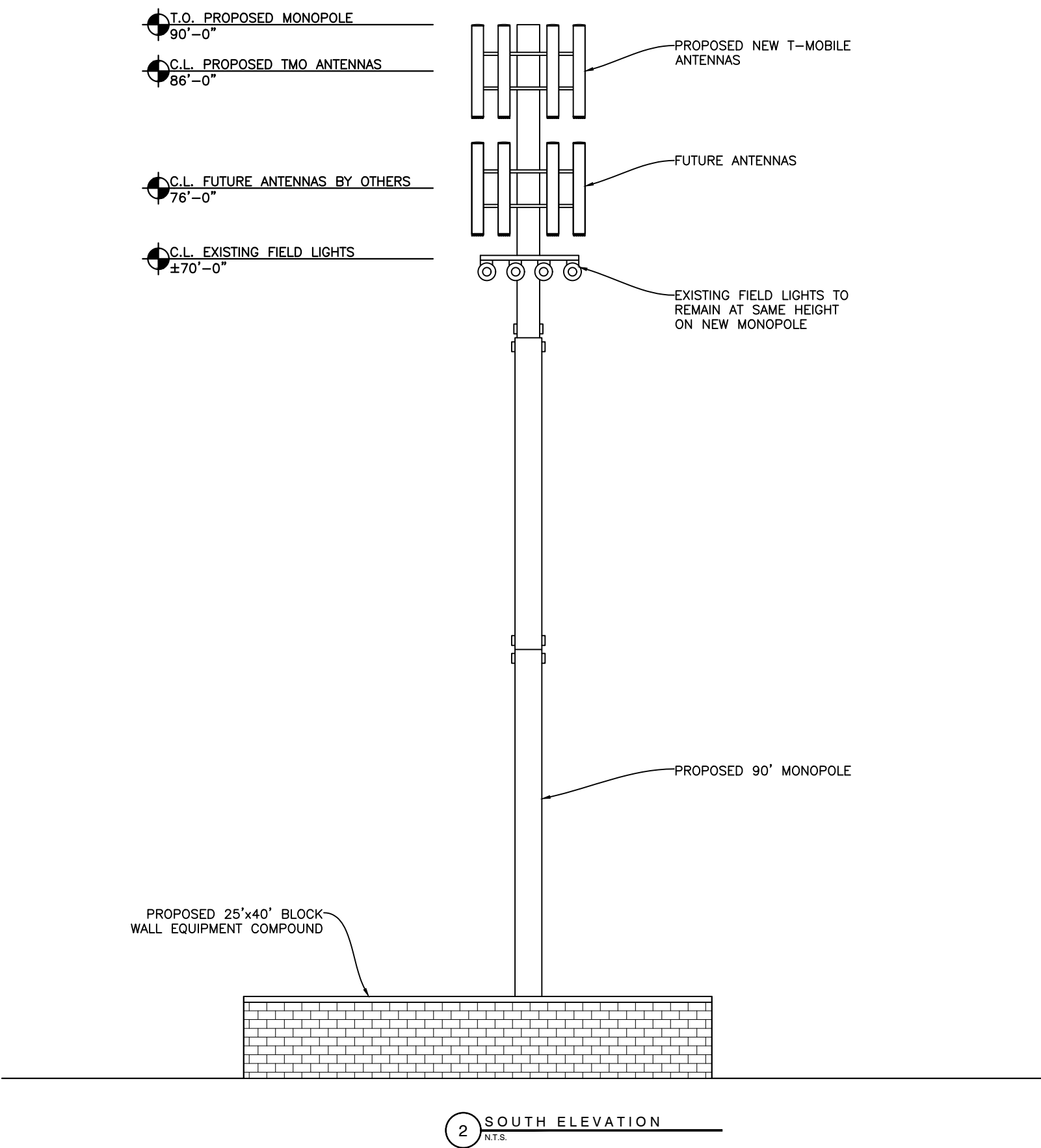
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 4/25/2019		
DRAWN BY: ACH		
CHECKED BY: ROCK SCHUTJER		
REVISIONS		
DATE	DESCRIPTION	INT.
4/25/19	ZD (Prelim)	ACH
4/26/19	ZD (Final)	ACH
5/2/19	ZD (Final-R1)	ACH
5/3/19	ZD (Final-R2)	ACH
5/29/19	ZD (Final-R3)	ACH
6/4/19	ZD (Final-R4)	ACH

SL08095A
BARNES PARK
950 WEST 200 NORTH
KAYSVILLE, UT 84037

DRAWING
TITLE:
SITE LOCATION
PLAN

DRAWING NO.:
A-1



DATE: 4/25/2019

DRAWN BY: ACH

CHECKED BY: ROCK SCHUTJER

REVISIONS

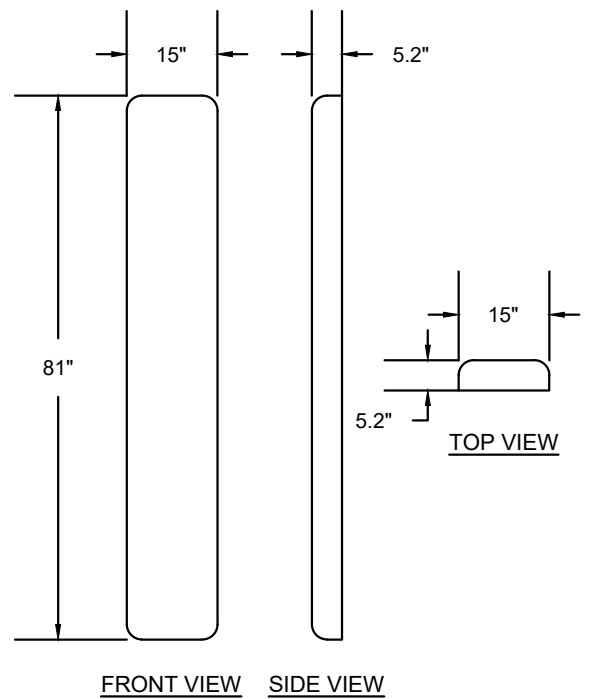
DATE	DESCRIPTION	INT.
4/25/19	ZD (Prelim)	ACH
4/26/19	ZD (Final)	ACH
5/2/19	ZD (Final-R1)	ACH
5/3/19	ZD (Final-R2)	ACH
5/29/19	ZD (Final-R3)	ACH
6/4/19	ZD (Final-R4)	ACH

SL08095A
BARNES PARK
950 WEST 200 NORTH
KAYSVILLE, UT 84037

DRAWING TITLE:
TOWER ELEVATION

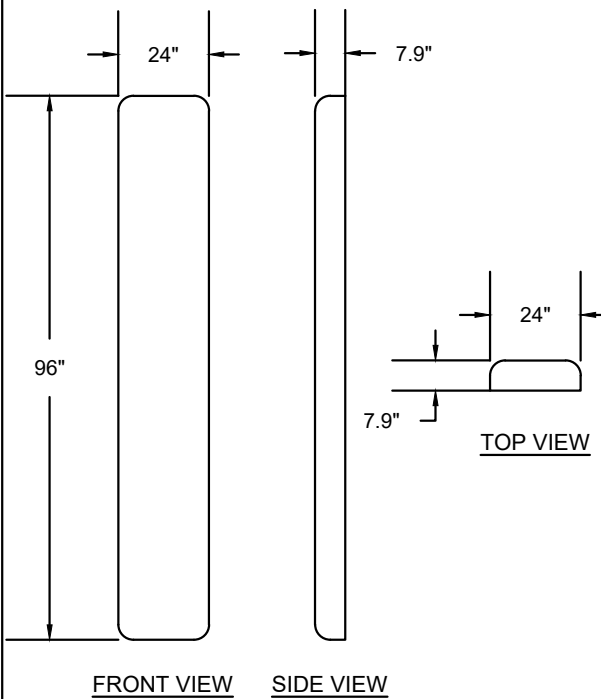
DRAWING NO.:
A-3

CELLMAX
CMA-BDHH-6521-E0-6 (QUAD)



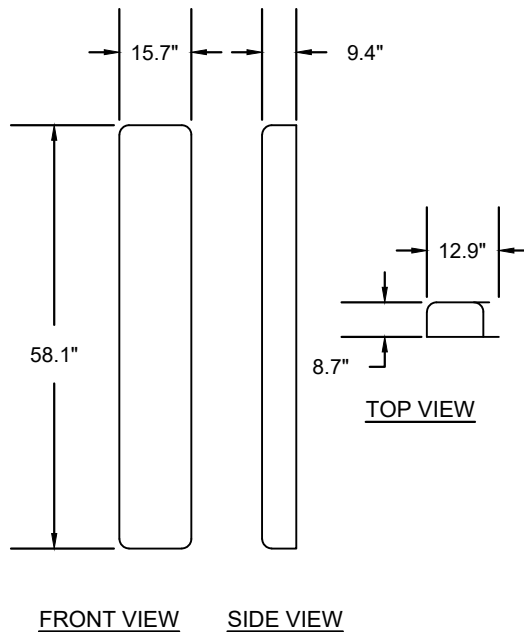
6 ANTENNA DETAIL
N.T.S.

RFS APXVAARR24 43-U-NA20
(OCTA)



6 ANTENNA DETAIL
N.T.S.

ERICSSON AIR3246 B66
(OCTA)



6 ANTENNA DETAIL
N.T.S.

NEW EQUIPMENT LIST			
SECTOR	TYPE	MODEL	QUANTITY
ALPHA	ANTENNA	AIR3246 B66 (ACTIVE ANTENNA - MASSIVE MIMO)	1
ALPHA	ANTENNA	APXVAARR24 43-U-NA20 (OCTO)	1
ALPHA	ANTENNA	CMA-BDHH/6521/E0-6/RET/T B05 (QUAD)	1
ALPHA	RRU	4415 B25	1
ALPHA	RRU	4449 B71+B12	1
ALPHA	RRU	4415 B66A	1
BETA	ANTENNA	AIR3246 B66 (ACTIVE ANTENNA - MASSIVE MIMO)	1
BETA	ANTENNA	APXVAARR24 43-U-NA20 (OCTO)	1
BETA	ANTENNA	CMA-BDHH/6521/E0-6/RET/T B05 (QUAD)	1
BETA	RRU	4415 B25	1
BETA	RRU	4449 B71+B12	1
BETA	RRU	4415 B66A	1
GAMMA	ANTENNA	AIR3246 B66 (ACTIVE ANTENNA - MASSIVE MIMO)	1
GAMMA	ANTENNA	APXVAARR24 43-U-NA20 (OCTO)	1
GAMMA	ANTENNA	CMA-BDHH/6521/E0-6/RET/T B05 (QUAD)	1
GAMMA	RRU	4415 B25	1
GAMMA	RRU	4449 B71+B12	1
GAMMA	RRU	4415 B66A	1
SITE	HCS	6x12 *SELECT LENGTH & AWG*	3

ERICSSON
4449 B71+B12



WEIGHT: 74 ± 4 lbs
DIMENSIONS (H x W x D): 379.7mm x 335mm x 235+mm

6 RRU DETAIL
N.T.S.

ERICSSON
4415 B66A



WEIGHT: 20 kg
DIMENSIONS (H x W x D): 420mm x 342mm x 149mm

4 RRU DETAIL
N.T.S.

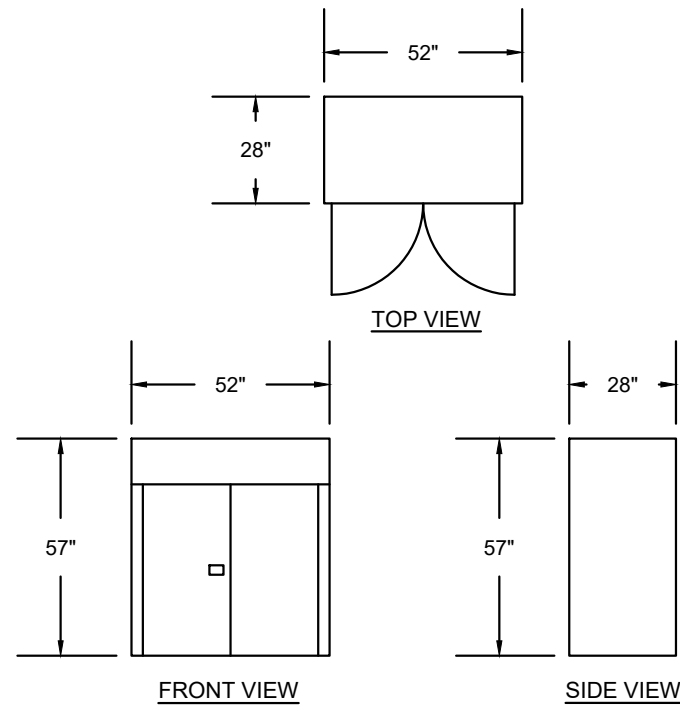
ERICSSON
4415 B25



WEIGHT: 44 lbs
DIMENSIONS (H x W x D): 14.9" x 13.2" x 5.4"

2 RRU DETAIL
N.T.S.

ERICSSON RBS 6102



1 CABINET DETAIL
N.T.S.

...T...Mobile®



SMITH HYATT
ARCHITECTS
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 4/25/2019

DRAWN BY: ACH

CHECKED BY: ROCK SCHUTJER

REVISIONS		
DATE	DESCRIPTION	INT.
4/25/19	ZD (Prelim)	ACH
4/26/19	ZD (Final)	ACH
5/2/19	ZD (Final-R1)	ACH
5/3/19	ZD (Final-R2)	ACH
5/29/19	ZD (Final-R3)	ACH
6/4/19	ZD (Final-R4)	ACH

SL08095A
BARNES PARK
950 WEST 200 NORTH
KAYSVILLE, UT 84037

DRAWING
TITLE:
EQUIPMENT
DETAILS

DRAWING NO.:
A-4



Planning Commission Staff Report

AN ORDINANCE AMENDING CHAPTER 17-32, OFF-STREET PARKING AND LOADING, OF TITLE 17, PLANNING AND ZONING, TO ALLOW FOR WIDER DRIVE APPROACHES IN RESIDENTIAL ZONING DISTRICTS June 27, 2019

Description:

Multiple residents have expressed interest in the ability to have wider curb cuts (drive approaches) largely due to 4 car garage homes being built. Staff has reviewed this request regarding its impact on the storm drain system, utility placement, and traffic impacts believes that it is appropriate to consider a change to the city's ordinances to allow for wider curb cuts.

Currently a residential drive approach is limited to 30 feet in width; the proposed ordinance would increase this to 40 feet. The current number of approaches and separation requirements in ordinance as proposed would remain the same.

Recommendation:

The Planning Commission should consider the draft and either direct staff to make additional changes or make a recommendation to the City Council to deny or approve the proposed ordinance.

Attachment 1: Proposed Ordinance

SECTION 1: AMENDMENT “17-32-2 Off-Street Parking” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-32-2 Off-Street Parking

1. **General.** There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provision for ingress and egress by standard-size automobiles in accordance with the requirements herein. Parking for each use shall be provided within the same zone district as the use. Only parking for permitted or conditional uses in the residential zone districts is allowed in residential zone districts.
2. **Size.** For the purpose of this section, one parking space shall be assumed to be two hundred (200) square feet, exclusive of adequate interior driveways.
3. **Access.** Adequate ingress and egress to all users shall be provided as follows:
 - a. Access for all uses except residential shall be by a maximum of one (1) driveway for each one hundred feet (100') of frontage on a public street, such driveways to be not over thirty-eight feet (38') in width. The City Engineer may allow wider driveways or more driveways based upon a traffic study, anticipated large truck traffic or high traffic volumes or other applicable factors.
 - b. Access for residential uses shall be by a maximum of two (2) driveways for each seventy feet (70') of frontage on a public street, such driveways to be not over ~~thirty~~ ~~forty~~ feet (40~~30~~') in width, or less than ten feet (10') in width.
 - c. Access driveways shall not be closer to each other than twelve feet (12').
 - d. No residential driveway shall be closer than twenty feet (20') measured along the property lines to the point of intersection of two property lines at any corner.
 - e. In a commercial zone, no driveway shall be closer to an intersection of two streets than forty feet (40'). Combined driveway widths shall not cover more than fifty percent (50%) of the lot frontage.
 - f. Height, location, structural specifications, maximum and minimum curb radii permitted, and minimum roadway approach angles to the center line of the street are subject to City standards.
4. **Floor Area Defined.** Floor area in the case of offices, merchandising or service types of uses shall mean the gross floor area.
5. **Alternatives to On-Site Parking.** For any new use, structures, or building other than a dwelling, required off-street parking which due to the size or location cannot be provided on the premises may be provided on other property not more than five hundred feet (500') distant from the nearest point of the parcel, or for a use in a CC Commercial District, not more than six hundred feet (600') distant.
6. **Parking Areas, Development and Maintenance.** Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an

automobile, farm equipment, or other open-air sales lot, shall be developed and maintained in accordance with the following requirements:

- a. Public parking areas in all zones except Professional Business (PB), General Commercial (GC), Central Commercial (CC), and Light Industrial (LI) shall be separated from the property lines abutting streets by landscaped buffers of not less than four feet (4'). Public parking areas within ten feet (10') of residential uses shall be separated from property lines abutting residential uses by a screening fence.

Public parking areas in the Professional Business (PB), General Commercial (GC), Central Commercial (CC) and Light Industrial (LI) Zones shall be separated from the property lines abutting streets by landscaped buffers of not less than ten feet (10').

Public parking areas in the General Commercial (GC) and Light Industrial (LI) Zones shall be separated from property lines abutting residential districts by landscaped buffers of not less than ten feet (10'). Such landscape buffers shall include at least one (1) two inch (2") caliper tree for every thirty linear feet (30') of landscaping. Public parking areas abutting residential districts shall also be adequately screened for noise and air pollution. Such screening may include a solid wall as determined by the City.

At least ten (10) square feet of landscaping for each parking space shall be provided within off-street parking areas. Such landscaping shall be in addition to the required landscaped setback areas and consist of at least fifty percent (50%) live plant materials. The remaining fifty percent (50%) may include mineral or nonliving organic permeable material such as rock or bark mulch.

The landscaping requirements of this subsection shall apply to the development of a new parking area, the expansion of an existing parking area, or an existing parking area where the building which uses the parking area is being expanded by fifty percent (50%) or more.

- b. Parking areas shall be graded for proper drainage.
- c. Every parcel of land hereafter used as a public parking area shall be paved with an asphalt cement concrete or portland cement concrete surface; shall have appropriate bumper guards where needed; and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.
- d. Lighting used to illuminate a parking area shall enhance the safe circulation of pedestrians and vehicles and reflect light away from any adjoining properties or uses. Lighting of pedestrian ways is recommended.



Planning Commission Staff Report

AN ORDINANCE AMENDING MULTIPLE CHAPTERS OF TITLE 17, PLANNING AND ZONING, TO DESIGNATE WHERE MAJOR HOME OCCUPATION C BUSINESSES ARE PERMITTED AND ESTABLISH THE PROCESS BY WHICH THEY ARE TO BE CONSIDERED.

June 27, 2019

Description:

Recently the Kaysville City Council approved an ordinance to create the Major Home Occupation 'C' category for home businesses. These businesses are required to be licensed but have been identified as businesses that can be licensed without the need for a public meeting and conditional use permit.

The proposed ordinance designates the zones where the Major Home Occupation 'C' businesses may be allowed and lists them as a permitted use in each.

Staff has proposed that they be allowed as a permitted use in all agricultural and residential zoning districts.

Recommendation:

The Planning Commission should consider the draft and either direct staff to make additional changes or make a recommendation to the City Council to deny or approve the proposed ordinance.

Attachment 1: Home Occupation 'C' Ordinance

Attachment 2: Proposed Ordinance

17-26-4a Major Home Occupations C

Businesses which qualify as a major home occupation C are those businesses which are run by the resident(s) of a home without outside employees, that may have by appointment no more than one (1) customer at a time unless otherwise stated.

The following regulations shall apply to all major home occupations C:

1. The use shall be conducted primarily within the dwelling site and carried on by the inhabitants thereof and no others.
2. The use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or the emission of sounds, noises, or vibrations.
3. Only one customer shall be permitted at any point in time and must be a scheduled appointment, no walk-in business shall be permitted.
4. No more than 400 square feet, or 20 percent of the gross floor area of the dwelling, may be used for the home occupation. (The least restrictive shall apply.) Accessory buildings as allowed in the zone district may be used for the home occupation as permitted. The home occupation shall occupy no more than five percent (5%) of the lot area.
5. There shall be no signs present on the property except for one wall sign, not to exceed one square foot, indicating the address and the occupant's name, for example, Joe Doe - Accountant. See Name Plates in [KCC Chapter 17-33](#), Sign Regulations.
6. There shall not be conducted on the premises the business of selling stocks of merchandise, supplies, or products, provided that incidental retail sales may be made in connection with other permitted home occupations; for example, a single-chair beauty parlor would be allowed to sell combs, hair spray, and other miscellaneous items to customers. However, a dressmaker would be required to do only custom work for specific clients and would not be allowed to develop stocks of dresses for sale to the general public on-site.
7. There shall be no exterior storage on the premises of material used in the home occupation nor of any explosive material. No activity shall be allowed which would interfere with radio or television transmission in the area; nor shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line.
8. The home occupation, including studios or rooms for instruction, shall provide additional off-street parking area reasonably adequate to accommodate needs created by the home occupation of not less than one parking space for each 200 square feet of floor area devoted to the home occupation.
9. Deliveries from commercial suppliers may not be made more than once each week, and the deliveries shall not restrict traffic circulation.
10. Parties for the purpose of selling merchandise or taking orders shall not be held more often than four times each month.
11. Notwithstanding any provision contained herein to the contrary, garage, basement, yard, or other similar sales shall be permitted not more than twice a year, and each sale shall not last more than two (2) consecutive days.
12. Only vehicles less than 22 feet in length that would be commonly identified for use of a residence are permitted in conjunction with a Home Occupation C.
13. Major home occupations C may include, but are not necessarily limited to the following:

1. Any use allowed as a minor home occupation;
 2. Single-chair estheticians, beauty parlors, and barber shops;
 3. Small group lessons for school tutoring and music lessons not to exceed 4 students at a time.
 4. Dressmaking;
 5. Daycare for 2 or less children; and
 6. Massage therapy.
14. While not all business types are listed under Subsection 13 of this section, those businesses which are specifically identified in another home occupation category must follow the regulations and processes of the category where they are listed.
15. Upon approval of a business license, notice will be mailed to properties within 100 feet of the major home occupation C to inform them of the approved business activity.

HISTORY

Adopted by Ord. [19-05-02](#) on 5/2/2019

SECTION 1: AMENDMENT “17-8-3 Permitted Uses” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-8-3 Permitted Uses

1. Accessory building or use customarily incidental to any permitted or conditional use subject to the provisions of [KCC 17-31-2](#).

Agriculture, agricultural experiment station.

Corral, stable, or building for keeping animals or fowl, as set forth in [KCC Chapter 17-24](#)

.

Dairy farm, milk processing and retail sale, provided at least fifty percent (50%) of milk sold is produced and processed on the premises.

Farm animals and fowl kept for family food production and the keeping of horses for private use, together with their dependent young, as set forth in [KCC Chapter 17-24](#)

.

Farms devoted to the hatching, raising (including fattening as an incidental to raising) of chickens, turkeys, or other fowl, rabbits or fish.

Fruit or vegetable stand, storage and packaging for produce grown on the premises only.

Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation.

Major Home Occupation 'C' subject to the provisions of KCC Chapter 17-26

Publicly owned treatment works.

Two household pets.

Parking lot accessory to uses allowed in this Zone District.

Private swimming pool subject to the provisions of [KCC 17-31-9](#)

.

Single-family dwelling.

Temporary buildings or use incidental to construction work but not to include temporary dwellings. Such building shall be removed upon completion or abandonment of the construction work.

The keeping and raising of not more than ten (10) hogs, more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.

The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals, provided that such raising and grazing when conducted in conjunction with any livestock feed yard or livestock sales shall:

1. Not exceed a density of twenty-five (25) head per acre of used land.
2. Be not closer than three hundred feet (300') to any dwelling, public or semipublic building on an adjoining parcel of land.

Farms devoted to the raising, breeding, keeping and training of horses.
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.
Minor home occupations subject to the provisions of [KCC Chapter 17-26](#)

SECTION 2: **AMENDMENT** “17-9-3 Permitted Uses” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-9-3 Permitted Uses

1. Accessory building or use customarily incidental to any permitted or conditional use subject to the provisions of [KCC 17-31-2](#).

Agriculture, agricultural experiment station.

Corral, stable, or building for keeping animals or fowl, as set forth in [KCC Chapter 17-24](#)

.

Farm animals and fowl kept for family food production and the keeping of horses for private use, together with their dependent young, as set forth in [KCC Chapter 17-24](#)

.

Fruit or vegetable stand for produce grown on the premises only.

Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation.

Major Home Occupation 'C' subject to the provisions of KCC Chapter 17-26

Two household pets.

Parking lot accessory to uses allowed in this Zone District.

Private swimming pool subject to the provisions of [KCC 17-31-9](#)

.

Single-family dwelling.

Temporary buildings or use incidental to construction work but not to include temporary dwellings. Such building shall be removed upon completion or abandonment of the construction work.

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.

Minor home occupations subject to the provisions of [KCC Chapter 17-26](#)

.

SECTION 3: **AMENDMENT** “17-10-3 Permitted Uses” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-10-3 Permitted Uses

1. Agriculture.
2. Single-family dwellings.
3. 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.
4. Minor home occupations subject to the provisions of [KCC Chapter 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of KCC Chapter 17-26

Two household pets per dwelling unit.

The keeping of farm animals and fowl for family food production and the keeping of horses for private use, together with their dependent young, as set forth in [KCC Chapter 17-24](#)

.

Private swimming pools subject to the provisions of [KCC 17-31-9](#)

.

Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#)

.

SECTION 4: **AMENDMENT** “17-11-3 Permitted Uses” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-11-3 Permitted Uses

1. Agriculture.
2. Single-family dwellings.
3. 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.
4. Minor home occupations subject to the provisions of [KCC Chapter 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of KCC Chapter 17-26

Two household pets per dwelling unit.

Private swimming pools subject to the provisions of [KCC 17-31-9](#)

.

Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of [KCC 17-31-2](#)

.

Fowl, rabbits, or similar animals subject to the provisions of [KCC Chapter 17-24](#)

.

SECTION 5: **AMENDMENT** “17-12-3 Permitted Uses” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-12-3 Permitted Uses

1. Agriculture.
2. Single-family dwellings.
3. 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.
4. Minor home occupations subject to the provisions of [KCC Chapter 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of KCC Chapter 17-26

Two household pets per dwelling unit.

Private swimming pools subject to the provisions of [KCC 17-31-9](#)

.

Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#)

.

Fowl, rabbits, or similar animals subject to the provisions of [KCC Chapter 17-24](#)

.

SECTION 6: **AMENDMENT** “17-13-3 Permitted Uses” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-13-3 Permitted Uses

1. Single-family dwellings.
2. Agriculture.
3. 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.
4. Minor home occupations subject to the provisions of [KCC Chapter 17-26](#).-

Major Home Occupation 'C' subject to the provisions of KCC Chapter 17-26

Two household pets per dwelling unit.

Private swimming pools subject to the provisions of [KCC 17-31-9](#)

.

Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#)

.

Fowl, rabbits, or similar animals subject to the provisions of [KCC Chapter 17-24](#)

.

SECTION 7: AMENDMENT “17-14-3 Permitted Uses” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-14-3 Permitted Uses

1. Single-family dwellings.
2. Agriculture.
3. 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.
4. Minor home occupations subject to the provisions of [KCC Chapter 17-26](#).-

Major Home Occupation 'C' subject to the provisions of KCC Chapter 17-26

Two household pets per dwelling unit.

Private swimming pools subject to the provisions of [KCC 17-31-9](#)

.

Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#)

.

Fowl, rabbits, or similar animals subject to the provisions of [KCC Chapter 17-24](#)

.

SECTION 8: **AMENDMENT** “17-15-3 Permitted Uses” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-15-3 Permitted Uses

1. Single-family dwellings.
2. Agriculture.
3. 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.
4. Minor home occupations subject to the provisions of [KCC Chapter 17-26](#).

Major Home Occupation 'C' subject to the provisions of KCC Chapter 17-26

Two household pets per dwelling unit.

Private swimming pools subject to the provisions of [KCC 17-31-9](#)

.

Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#)

.

Fowl, rabbits, or similar animals subject to the provisions of [KCC Chapter 17-24](#)

.

SECTION 9: **AMENDMENT** “17-16-3 Permitted Uses” of the Kaysville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

17-16-3 Permitted Uses

1. Single-family dwellings.
2. Multiple dwellings.
3. 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.
4. Minor home occupations subject to the provisions of [KCC Chapter 17-26](#).

Major Home Occupation 'C' subject to the provisions of KCC Chapter 17-26

Two household pets per dwelling unit.

Private swimming pools subject to the provisions of [KCC 17-31-9](#)

.
Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of [KCC 17-31-2](#)
.



Planning Commission Staff Report

Work Session - Discussion on Future Ordinance and General Plan Updates - Continued June 27, 2019

Presented by Community Development Staff

Description:

The Planning Commission began discussing housing as it relates to SB 34 passed during the 2019 Utah Legislative Session. To continue the conversation that was started staff has begun trying to find answers to questions asked during the last discussion and has started finding information pertinent to consideration of 10 items that were identified during the last meeting as possible strategies for further consideration that may work in Kaysville. As this data and information is still in the works, most will be provided during the meeting for further discussion.

In addition to information about the legislation and possible strategies to implement, staff has looked at some considerations for additional public involvement regarding this topic to help inform the ultimate direction the city should go. Staff would like to discuss selecting a date in mid-August to host a housing affordability/housing choices open house. This would give time to complete further research on the legislation, prepare materials for the event, advertise via social media, city newsletter, website, marquee, etc. and continue working as a commission to prepare for the meeting.

A general Summary of the legislation is below.

Affordable Housing Modifications.

1. The Utah State Legislature recently passed Senate Bill 34: Affordable Housing Modifications (4th Substitute). Every general plan now is required to have three components: Transportation, land use, and moderate-income housing. Kaysville must have a specific plan for housing which coordinates with transportation, employment, and population growth in a 5 year planning horizon for the region including income assessments and details for accommodating a variety of people at different stages of life residents at 80%, 50%, and 30% of AMI. Kaysville City's general plan does have a Moderate-Income Housing element, but it will need to be updated.
 - a. The city's general plan will also need to be updated to include the city's active transportation plan, currently the active transportation plan is merely referenced by the general plan.

2. In addition, certain cities, including Kaysville, are required to implement three moderate-income housing solutions from a list of 24 strategies provided in SB 34. Each city must satisfy all the requirements of SB 34 if they are to remain eligible for the Transportation Investment Fund (TIF) and the Transit Transportation Investment Fund (TTIF). These changes need to be in effect by 12/1/2019.

Below is the list of 23 strategies provided in SB 34; (items in bold were identified as items for further consideration at the last Planning Commission meeting).

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;

(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;

(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;

(G) encourage higher density or moderate income residential development near major transit investment corridors;

(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;

(I) allow for single room occupancy developments;

(J) implement zoning incentives for low to moderate income units in new developments;

(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;

(L) preserve existing moderate income housing;

(M) reduce impact fees, as defined in Section [11-36a-102](#), related to low and moderate income housing;

(N) participate in a community land trust program for low or moderate income housing;

(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;

(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;

(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;

(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;

(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;

(T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;

(U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;

(V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
(W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

Additional information and updates on the items initially selected for additional research will be provided at the meeting for discussion. Staff will also be prepared with updates from outreach to Davis Tech, and additional clarity on the SB 34 and how our process should address its requirements.

Direction:

Staff is seeking confirmation for details for the public involvement process and looking to further discuss strategies for addressing the requirements of SB34.

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

June 13, 2019

Planning Commission Members Attended: Chairperson Matthew Anderson, Vice Chairperson Thomas Wood, Joshua Sundloff, Tamara Tran

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

Others Present: Sarah Gowans, Eden Rasmussen, Ben Landheim, Matt Landheim, Jake Fisher, Krystal Fisher

OPENING

The Planning Commission meeting was held on Thursday, June 13, 2019 at 7:00 p.m. in the Municipal Center. Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the May 23, 2019 meeting were presented for approval. Tamara Tran made a motion to approve the minutes. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B,” HOLISTIC HEALTH CARE, FOOT ZONING AT 62 S. COUNTRY SPRING CIRCLE—SARAH GOWANS.

Dan Jessop explained that the applicant is requesting a conditional use permit for a Major Home Occupation “B,” at the above listed address. Sarah Gowans is currently anticipating doing foot zoning, which is a form of massage therapy for feet, from her home. Sarah explained that she would be holding individual appointments from 10 A.M. Till 5 P.M. Monday through Friday. She anticipates having two to three appointment a day, and no more than five appointments per week. She has a dedicated room in 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 a Major Home Occupation “B,” for Sarah Gowans with no additional conditions.

Thomas Wood made a motion to grant a conditional use permit for a Major Home Occupation “B,” for Holistic Health Care, Foot Zoning at 62 S. Country Spring Circle for Sarah Gowans. Tamara Tran seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B,” HAIR SALON AT 1527 W. MISTY BREEZE CIRCLE—EDEN RASMUSSEN.

Dan Jessop explained that the applicant is requesting a conditional use permit for Major Home Occupation “B,” at the above listed address. Ms. Rasmussen is anticipating working on client’s hair from her home salon. She is anticipating holding appointments throughout the week at

varied times as the appointments work for her clientele. No walk-ins, all customers are by appointment only with no overlapping.

Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation “B,” hair salon without the need for additional conditions.

Joshua Sundloff made a motion to grant a conditional use permit for a Major Home Occupation “B,” for a Hair Salon at 1527 W. Misty Breeze Circle for Eden Rasmussen. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS-GOATS AT 464 SUNSET.— JAKE AND KRYSTAL FISHER

Dan Jessop stated that Krystal Fisher is requesting a conditional use permit for farm animals, goats, at the above listed address. Their property is approximately 0.46 acres or 20033 square ft. The request for farm animals includes two mini goats and possibly twelve future chickens. Mrs. Fisher would like the goats for the milk they produce. She wants to raise the chickens to produce eggs for her family. She will need to breed the goats in order to start milk production. She will then sell the offspring goats after the recommended 6 to 8 weeks.

Based on the size of the property, up to two sheep, goats, llamas or similar animals could be permitted. Currently she only wishes to have the two (2) goats and is considering 12 chickens. Due to the property size up to twenty five (25) chickens in addition to the goats could be permitted.

The property currently has a fence that encloses the rear yard and she feels that area is capable of containing the goats as they are a small breed.

Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals and the following condition:

- Before chickens are allowed on site a chicken coop be installed in compliance with 17-24-3.

Based on the brief period the goats have been on site without complaint and the restrictions of the ordinance, staff feels comfortable that with proposed condition potentially anticipated detrimental impacts are capable of being mitigated.

Thomas Wood asked the applicant to approach the stand. He asked the applicant about breeding the goats. The applicant said she would need to breed them once or twice a year to get milk. She will then sell the baby goats within 8 weeks.

Tamara Tran asked the applicant if she has talked to the neighbors about the goats. The applicants said yes. She also plans to keep the goats busy with interactive games. If the goats become a nuisance then the applicant will get rid of them. She does not want to bother the neighbors.

Joshua Sundloff made a motion to grant a conditional use permit for farm animals, goats and chickens at 464 Sunset Dr. with the conditional recommendation by staff that a chicken coop be built before obtaining the chickens for Jake and Krystal Fisher. Tamara Tran seconded the motion and it passed unanimously.

WORK SESSION: DISCUSSION ON FUTURE ORDINANCES AND GENERAL PLAN UPDATES.

Lyle Gibson explained that the following items are not before the Planning Commission for a formal vote of action. The Community Development staff desires to bring to the attention of the Planning Commission multiple items that will come before the Planning Commission in the future as an ordinance for their consideration.

1. Wider Curb Cuts: Lyle Gibson explained that currently Kaysville City ordinance limits the size of a curb cut (drive approach) in residential areas to 30 feet. There has been a large amount of interest in the community to allow for larger cuts due in part to many larger homes with 4 car garages. City staff has been reviewing this over multiple departments and finds that from a technical point there are no issues with allowing the larger curb cuts.
2. Home Occupation “C”: Lyle Gibson reminded the Planning Commission that they need to list the home occupation “C” use in the appropriate zones.
3. Affordable Housing Modifications: Lyle Gibson presented the Planning Commission with the issue that they need to pick 3 of the 23 listed to implement in Kaysville City.
 - a. The Utah State Legislature recently passed Senate Bill 34: Affordable Housing Modifications (4th Substitute). Every general plan now is required to have three components: Transportation, land use, and moderate-income housing. Kaysville must have a specific plan for housing which coordinates with transportation, employment, and population growth in a 5 year planning horizon for the region including income assessments and details for accommodating a variety of people at different stages of life residents at 80%, 50%, and 30% of AMI. Kaysville City’s general plan does have a Moderate-Income Housing element, but it will need to be updated.
 - i. The city’s general plan will also need to be updated to include the city’s active transportation plan, currently the active transportation plan is merely referenced by the general plan.
 - b. In addition, certain cities, including Kaysville, are required to implement three moderate-income housing solutions from a list of 24 strategies provided in SB 34. Each city must satisfy all the requirements of SB 34 if they are to remain eligible for the Transportation Investment Fund (TIF) and the Transit Transportation Investment Fund (TTIF). These changes need to be in effect by 12/1/2019.

Staff is seeking direction on any of the listed items in order to better prepare ordinance and general plan updates for formal consideration at future meetings. In particular, staff would like direction from the Planning Commission regarding the items from the list included in SB 34 as to which options for implementing affordable housing options are worth further exploration in Kaysville City.

The Planning Commission started a discussion about the State Senate Bill: 34, and what items they would like to further research. Under the new bill, Kaysville City would need to provide housing for the 80%, 50% and 30% of the AMI (Average Medium Income). Kaysville City is in the Ogden Clearfield MSA and \$78,100 is the area's average medium income per household based on the living size of four people per home.

Josh Sundloff asked Lyle Gibson what the current moderate-income housing plan is for Kaysville City. Lyle Gibson referred to the General Plan for Kaysville City from 2014. In the last section, it reads that the city's goal is to build more moderate-income housing. Place multi unit structures in single-family residential zones. Incorporate less costly designs, materials, and construction.

Chairperson Matthew Anderson asked the Planning Commission about creating a single room rental zone around the Davis Applied Technology College. He felt that students attending there would be most likely people to rent a room. Lyle Gibson said staff could look into this option.

Chairperson Matthew Anderson would like to create more mixed-use zones in Kaysville City. He would like to create a zone where this could take place.

Thomas Wood asked Lyle Gibson about the item numbered L: Preserve existing moderate-income housing. Thomas Wood said Kaysville City has some of this housing but perhaps we can create and restrict zones saying this area cannot be anything but moderate income housing for current and future development.

Josh Sundloff made the comment that we need more input from the public. We need to know what Kaysville citizens want. He would like staff to broaden the reach to the public to obtain their feedback. Lyle Gibson responded that perhaps staff could send mailers, post on the city's website and other social media sites and post it on the marquee.

Chairperson Matthew Anderson suggested creating a committee to talk about each item listed. Get the public involved that way.

Chairperson Matthew Anderson asked audience member Matt Londheim to approach the stand. Mr. Londheim proposed the idea of letting Kaysville City citizens rent out rooms but cap the price and the allowed number of people based on the amount of square footage the home has.

Josh Sundloff told the Planning Commission that he liked the following items listed: A, B, C, E, F, J, L, P, Q, S. He would like staff to look further into those items.

CALL TO THE PUBLIC

Nothing was brought from the public.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, June 27, 2019 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn the meeting. Chairperson Matthew Anderson seconded the motion and it passed unanimously. The meeting adjourned at 8:40 p.m.