



**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, May 12, 2022, at 7:00 pm in the Council Chambers of the Kaysville City Municipal Building located at 23 East Center Street. The public is encouraged to attend in person or may view the meeting online via www.Kaysvillelive.com.

1. Opening and approval of the minutes from the April 28, 2022 meeting
2. Conditional Use Permit for a Major B Home Occupation for IDK Contracting, Incorporated located at 336 South Marie Circle
3. Public Hearing for the rezone application from Monnit Corporation for 492 North Flint Street from R-A Agricultural Residential District to LI Light Industrial
4. Public Hearing for the rezone application from BeBuilders for 602 South Angel Street from A-1 Light Agricultural District to R-1-8 Single Family Residential District with a PRUD Planned Unit Residential Overlay
5. Call to the Public
6. Other matters that properly come before the Planning Commission:
 - a. Reports
 - b. Correspondence
 - c. Calendar
7. Adjournment

On Friday, May 6, 2022, a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).

A handwritten signature in blue ink that reads "Melinda Greenwood". The signature is written in a cursive style.

Melinda Greenwood
Community Development Director

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission

From: Mindi Edstrom

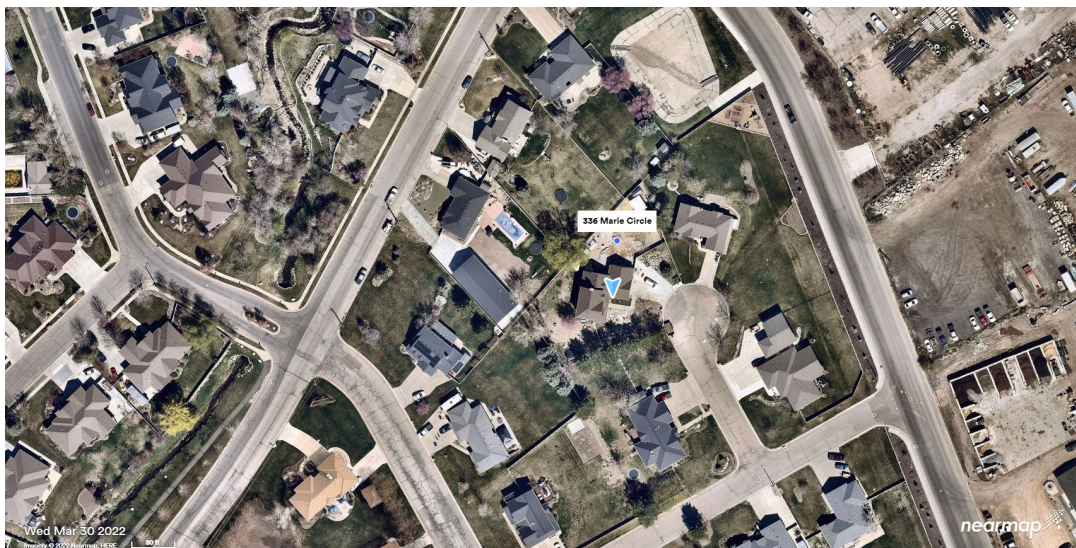
Date: May 6, 2002

Agenda Item #2: Major Home Occupations B permit for IDK Contracting, Incorporated for 336 South Marie Circle

Meeting Date	May 12, 2022
Application Type	Conditional Use Permit
Applicant Owner	IDK Contracting Inc. / Josh Beckstrom
Address Parcel ID Number	336 South Marie Circle 11-332-0008
Lot Size	0.463 acres 20,168.28 ft ²
Current Use	Single Family Dwelling
Conditional Use	Major B Home Occupation

1. BACKGROUND:

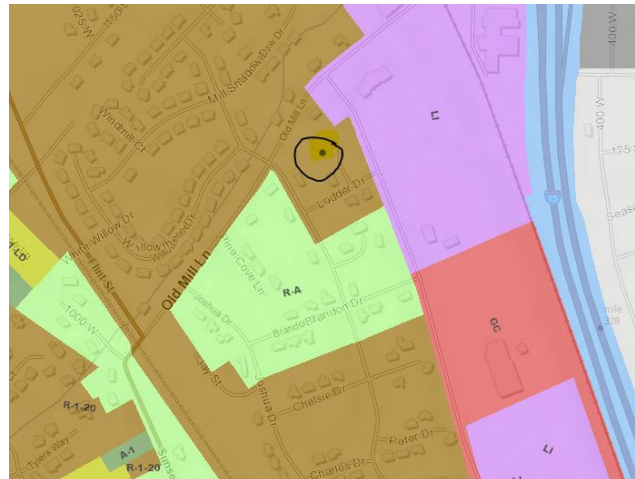
Mr. Beckstrom is the owner of IDK Contracting. He lives at 336 South Marie Circle where he is wanting to do a Major B Home Occupation. IDK Contracting is a business building rock retaining walls. He is the only employee and plans on working Monday-Friday, 8:00am-5:00 p.m. He has one truck and a flatbed trailer which he uses for his business. The trailer is usually stored on the job site or at his home. He is getting concrete pad poured in his back yard in two weeks so that the trailer can be stored back there behind his fence.



2. SURROUNDING LAND USE AND ZONING:

Mr. Beckstom is in an R-1-20 zone. The stated purpose of the zone is: To provide for areas in appropriate locations where quiet, low-density residential neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, most of whom will have children.

- **North** – R-1-20
- **South** – R-A
- **East** – L-I
- **West** – R-A



3. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on May 6, 2022.

4. RECOMMENDATION

Based on the discussion the Planning Commission has during the meeting, additional conditions may be applied to the home occupation permit. Staff is recommending approval of a Major Home Occupation B for IDK Contracting Inc. for the property at 336 South Marie Circle.

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission

From: Melinda Greenwood, Community Development Director & Dan Jessop, Zoning Administrator

Date: May 6, 2022

Agenda Item #3: Public Hearing for the rezone application from Monnit Corporation for 492 North Flint Street from R-A Agricultural Residential District to LI Light Industrial

Meeting Date	May 12, 2022
Application Type	Rezone
Applicant Owner	Monnit Corporation
Address Parcel ID Number	492 South Flint Street 11-095-0099
Lot Size	1.05 acre 45,738 ft ²
Current Use	Vacant undeveloped
Current Zoning	R-A Residential Agriculture
Density Entitlement	2 single family detached dwellings
Requested Zoning	LI Light Industrial
Density Entitlement	N/A

1. BACKGROUND

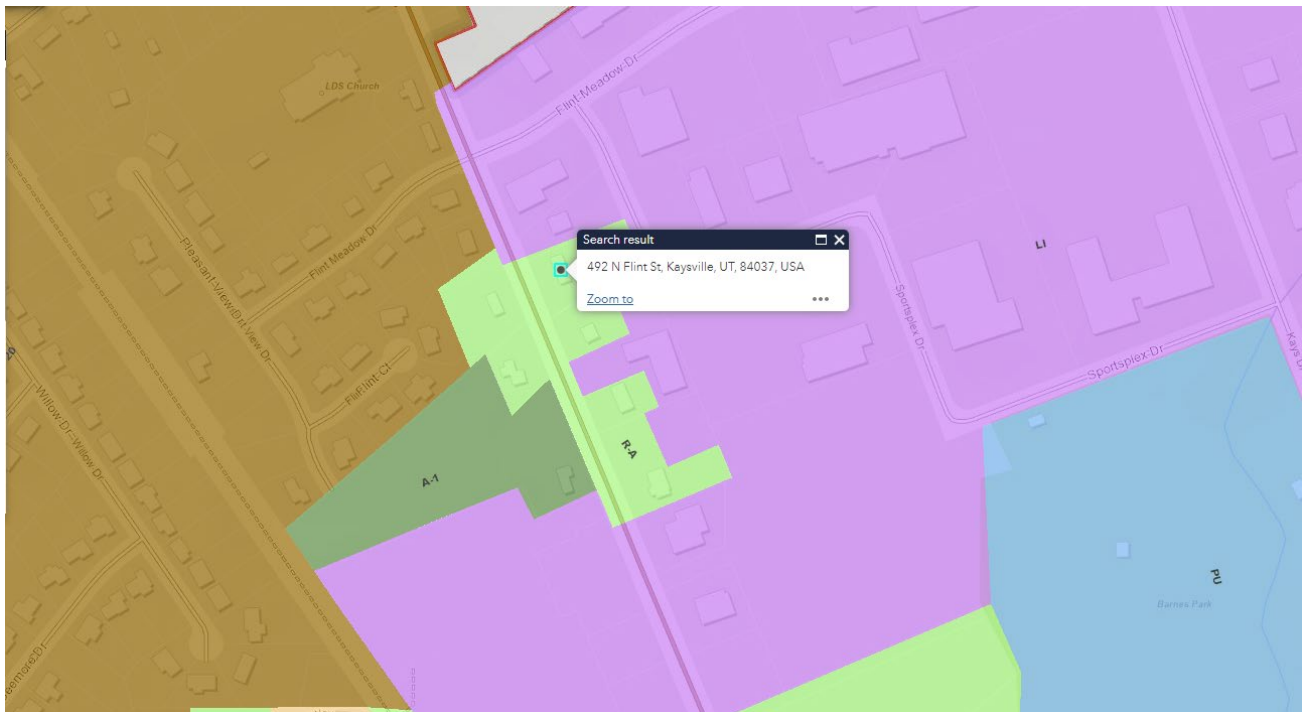
A zone change to LI Light Industrial has been requested at 492 North Flint Street in order to accommodate a proposed research and development facility which would also include warehouse and office space. The parcel is 1.05 acres and is currently zoned R-A Residential Agriculture. The existing property had a single family dwelling recently removed and the lot is currently vacant and cleared of structures.



2. SURROUNDING LAND USE AND ZONING

The parcel is located on the east side of Flint Street at 492 North and also has frontage on Sportsplex Drive. The character of the surrounding area and neighborhood includes:

- **Adjacent** – Directly adjacent are parcels zoned LI and R-A.
- **North** – The subject property is bordered by LI zoning.
- **South** – Directly south of the parcel is R-A Agricultural Residential.
- **East** – The Kaysville Business Park, which is LI zoning is east of the subject property.
- **West** – Across Flint Street to the west is R-A, R-1-20 and A-1 zoning.



3. GENERAL PLAN

The 2019 General Plan contains the following goals and policy objectives which support approval of the rezone request.

Community

III. Growth and Development

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

3. Encourage businesses and industries to locate and invest within the City.

Land Use

II. Business and Industry

A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations.

The General Plan supports this change as Flint Street is considered a major street and already has other businesses located near the subject parcel.

4. ZONING

A. LI Light Industrial District

The stated purpose of the LI zone is:

The Light Industrial District is established to provide for industrial, manufacturing and commercial uses in Kaysville and to protect such uses from encroachment of uses adverse to their operation and expansion.

B. Permitted Uses

The following are permitted uses in the LI zone:

- Experimental research and testing laboratories.
- Utility substations and offices.
- Manufacturing, compounding, processing, assembling, or packaging of specified products:
- Offices.
- Printing and publishing industries.
- Warehousing and storage services.
- Wholesale trade and distribution.
- Resident quarters for a watchman or caretaker on the same premises on which employed.
- Retail sales and services, not including sale of beer for consumption on the premises and sale of liquor for consumption on the premises.

Monnit Corporation wants to build a facility to conduct research and development of their products. This would be a permitted use in the LI zone. Their research will require them to have up to four livestock on the property. They anticipate having a small pasture along the frontage of Sportplex Drive for this purpose.

C. Regulations

Differences between lot size requirements and other regulations between the R-A (current) and LI (proposed) zones are identified on the following page.

	R-A	LI
Minimum Lot Size	21,780 ft ²	-
Density (based on lot size)	1	-
Height	30'	35' (higher with CUP)
Front Setback	30'	-
Side Setback	≥ 8'	30' when abutting a residence
Rear Setback	30'	30' when abutting a residence

A site plan review would be required prior to issuing any permits for building the proposed facility. The site plan would be conducted administratively, unless a conditional use was included in the project.

5. PUBLIC NOTICING AND PUBLIC COMMENT

A total of 22 public notices were mailed to property owners within 500' of the subject property. A sign was placed on the property on May 5, 2022.

As of the date of this report, one comment has been received which wasn't in opposition to the change but asked that proper consideration be given to building height and architecture so the existing residences are not negatively impacted.

6. SUMMARY

The 2019 General Plan contains goals and policy objectives to support approval of the rezone request. The surrounding area contains similar zones and uses.

The Planning Commission should debate the rezone request and make a recommendation based on findings in this report, compatibility with the 2019 General Plan, public comments received and how well this requested zone works at this particular location.

7. RECOMMENDATION

The Planning Commission may make recommendations to approve, approve with modifications or specific conditions that could be imposed by a development agreement, or deny the request. The Planning Commission may also table a decision pending additional information.

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: Corrected May 10, 2022

Agenda Item #4: Public Hearing for the rezone application from BeBuilders for 602 South Angel Street from A-1 Light Agricultural District to R-1-8 Single Family Residential District with a PRUD Planned Unit Residential Overlay

Meeting Date	May 12, 2022
Application Type	Rezone
Applicant Owner	BeBuilders The Evelyn L. Johnson Trust
Address Parcel ID Number	602 South Angel Street 08-009-0102
Lot Size	1.66 acre 72,309 ft ²
Current Use	One single family dwelling
Current Zoning	A-1 Light Agricultural (minimum 40,000 ft ²)
Density Entitlement	1 single family detached dwelling
Requested Zoning	R-1-8 Single Family Residential with PRUD Overlay
Density Entitlement	9 single family residential dwelling (minimum 8,000 ft ²)

1. BACKGROUND

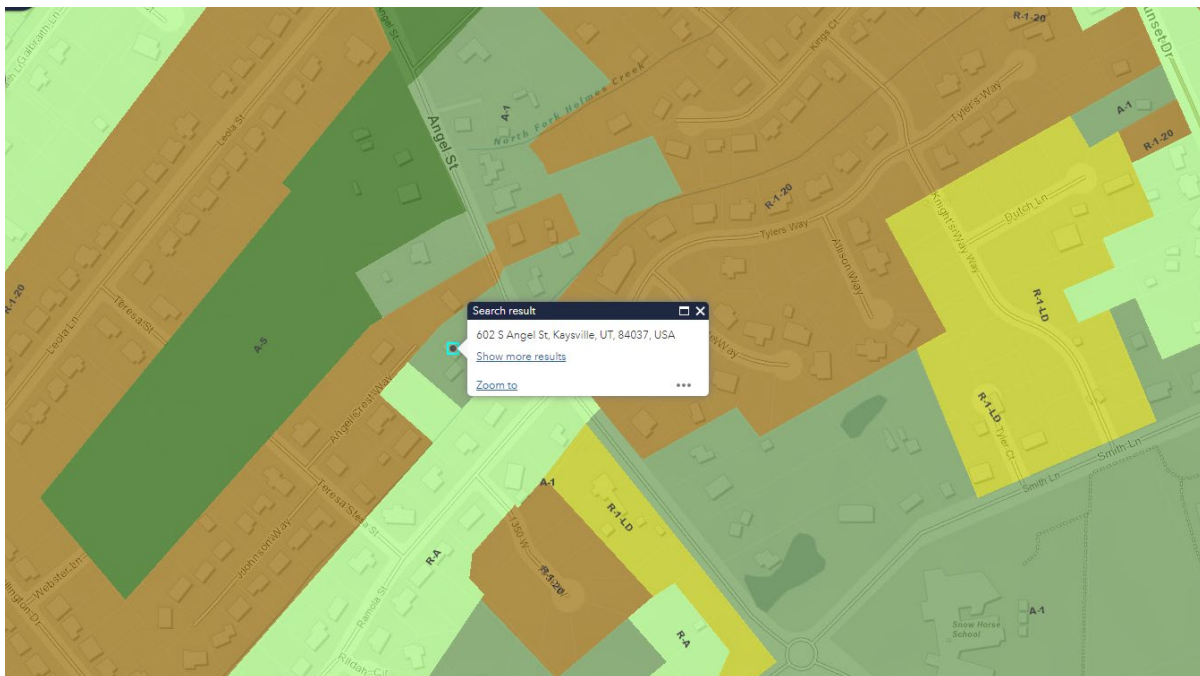
The subject property is a 72,309 ft² parcel on the west side of Angel Street with one existing single family home which faces east. The applicant is requesting the lot be rezoned from A-1 Light Agricultural, which has a minimum lot size of 40,000 ft², to R-1-8 Single Family Residential, which has a minimum lot size of 8,000 ft². The applicant is also requesting the rezone have a PRUD overlay. The proposed change in zoning would allow for the construction of up to nine single family dwelling units.



2. SURROUNDING LAND USE AND ZONING

The parcel is located on the west side of Angel Street at 602 South. For the Commission's consideration of the whether or not the application of the R-M zone on the subject property is an appropriate location, the character of the surrounding area and neighborhood includes:

- **Adjacent** – Directly adjacent to the subject property is R-1-20, R-A and A-1.
- **North** – The subject property is bordered by R-1-20 zoning.
- **South** – Directly south of the parcel is R-A Agricultural Residential zoning with several parcels zoned R-1-LD approximately 340 feet to the south.
- **East** – Across Angel Street to the east is A-1 and R-1-20 zoning.
- **West** – The subject property is bordered by a single lot zoned R-A which then has another subdivision with R-1-20 zoning west of it.



3. GENERAL PLAN

The 2019 Kaysville City General Plan contains the following goals and policies (emphasis added). These excerpts are relevant to the R-1-8 rezone application and should be considered as findings when the Commission makes their recommendation to the City Council.

1. Identity and Character

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

The R-1-8 zone is a residential zone, therefore the rezone request falls in line with this goal and policy.

III. Growth and Development

*A.2. Reserve land and promote development that is high quality, **diversified and adaptable to changing conditions.***

The R-1-8 zone allows for single family lots of a smaller size than what currently exists in the area, which would diversify housing opportunities. The rezone request to R-1-8 supports this goal and policy.

I. Housing

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

2. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).

The subject property is located west of I-15 and on Angel Street which is considered an arterial street. Given its location along Angel Street, it is appropriate to give careful consideration of applying the R-1-8 zone.

*B. The majority of the housing should be **single unit** attached or detached. **The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes.** Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.*

The housing in the area is currently developed as low density single family lots. Approximately 150 feet to the west, there are lots as small as ~10,000 ft², though the majority of the parcels are sized around half an acre, or around 20,000 ft². The change to the R-1-8 zone would create additional single unit housing opportunities and allow for varying sizes of homes while still preserving the existing residential feel.

Plan For Additional Moderate Income Housing

Approximately fifteen percent (15%) of the additional housing should be moderate income housing. Kaysville will continue to use the following means and techniques to provide a realistic opportunity for development of a variety of housing, including moderate income housing:

*1. **Zoning properties** townsite (R-T), **single family (R-1)**, diverse (R-D), two-family (R-2), one to four family (R-4), and multiple family (R-M) residential and central commercial (CC) which allows housing.*

*2. **Clustering in residential areas.***

4. Permitting less costly size, design, materials and construction of housing.

9. Rezone for densities necessary to assure the production of moderate income housing.

The R-1-8 zone reduces lot size to 8,000 ft² and would allow for 8 more single family units than presently exist. Application of the PRUD, which allows for variation from some standards will permit less costly construction of housing. The requested zone change would diversify available housing products in the area and provide additional housing options at a lower cost due to the smaller lot sizes.

The 2019 General Plan provides goals and policies which support the rezone request.

4. ZONING

A. R-1 Single Family Residential District

The stated purpose of the R-1 zone is:

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

Based on information in this report, public comment, and discussion at the Planning Commission meeting, the Commission should determine whether or not the application of the R-1-8 zone in this location would meet the stated purpose of the R-1 zone.

B. Density

The subject property is 72,309 ft², which would allow for up to eight additional single family dwelling units on the site. There is an existing single family residence on the site, so the rezone request would increase density in the area by eight more dwellings, for a total of nine units allowed based on the size of the property.

C. Regulations

Differences between lot size requirements and other regulations between the A-1 (current) and R-1-8 (proposed) zones are identified in the chart below.

	A-1	R-1-8
Minimum Lot Size	40,000 ft ²	8,000 ft ²
Density (based on lot size)	1	9
Height	30'	30'

Front Setback	30'	25'
Side Setback	≥ 10'	≥ 8'
Rear Setback	30'	15'

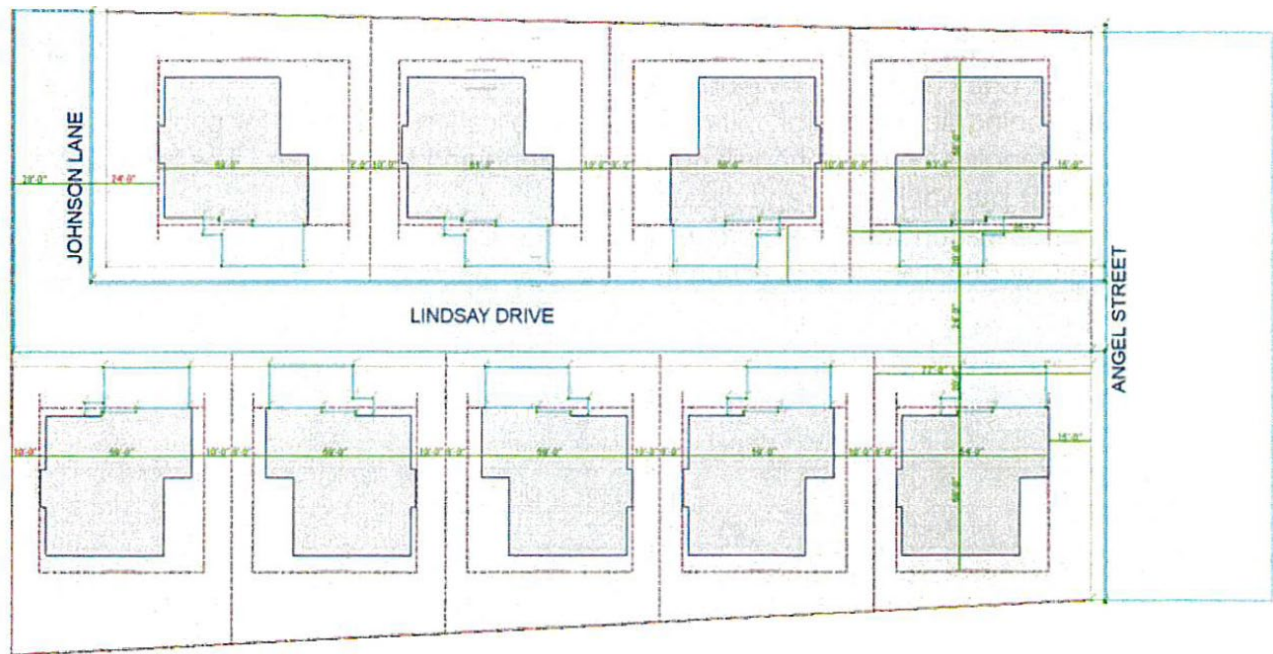
5. PUBLIC NOTICING AND PUBLIC COMMENT

A total of 31 public notices were mailed to property owners within 500' of the subject property.

As of the date of this report, several comments have been received in opposition of the request and cited concerns with density, green space, traffic, neighborhood character, lot size, and water availability.

6. SUMMARY

The applicant submitted the below concept site of their proposed nine-unit development.



The 2019 General Plan contains adequate goals and policy objectives to support approval of the rezone request. The Planning Commission should debate the rezone request and make a recommendation to the City Council addressing the rezone request based on its findings in this report, compatibility with the 2019 General Plan, public comments received and how well this requested zone works at this particular location.

7. RECOMMENDATION

The Planning Commission may make a recommendation to approve or deny the rezone request.



**KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES**

April 28, 2022

Planning Commission Members in Attendance: Commissioners Sundloff, Doxey, Page, Allred, and Branch

Staff Present: Dan Jessop, Mindi Edstrom, and Melinda Greenwood

Public Attendees: Randy Carr, Curtis Dalton, Rich Howes, Hillary Howes, Shannon Brown, Ronilynn Nash, Zachary Nash, Brad Walters, and Derek Raynor

The Planning Commission meeting was held on Thursday, April 28, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

1-Opening

Commissioner Josh Sundloff recognizes that neither the Chair nor the Vice Chair was in attendance. Jared Doxey made a motion to have former chairman, Josh Sundloff serve as the Chair for the meeting. Cody Branch seconded the motion. Commissioner Sundloff accepted the nomination but no vote was taken on the motion.

Commissioner Sundloff opened the meeting by asking for a motion for approval for the minutes from the March 24, 2022 meeting. Commissioner Doxey made that motion and it was seconded by Commissioner Page. All voted in favor of approving the minutes.

2- Conditional Use Permit for a Major B Home Occupation for pest control services for Rich Howes of Mosquito Hunters for the property at 1523 West Pheasant Meadow Drive

Introduced by: Mindi Edstrom

Mr. Howes approached the Planning to Commission and described his mosquito abatement business which would have one van that will be parked overnight. He said there is an offsite receptionist who takes calls. He said the mosquito services will be provided Monday through Friday and as the business picks up the services may be offered on Saturdays as well.

Discussion:

Commissioner Allred asked the applicant for more information about not having employees at the home or storing chemicals on site.

Mr. Howes replied that there will not be employees at the home and that all of his chemicals are being stored off site with his vendor. He said he will meet his employee daily to hand off the service van so that there are no cars parked at his home during business hours. Once he has trust built with the employee, he will allow his employee to take the van home overnight.

Commissioner Allred stated that he doesn't feel the need to impose any additional conditions for the applicant.

Commissioner Branch asked if the business will require any deliveries the home.

Mr. Howes said that the only thing that would be delivered to his home would be his mail.

Commissioner Doxey made the motion to approve this conditional use permit at 1523 West Pleasant Meadow Drive.

Public Comment: None

Motion: Commissioner Doxey made the motion to approve this conditional use permit at 1523 West Pleasant Meadow Drive and Commissioner Branch seconded the motion.

Vote: Vote was unanimous in favor of the motion.

3- Conditional Use Permit for a Major B Home Occupation for landscaping services for Zachary Nash for the property at 1698 South 300 East

Introduced by: Mindi Edstrom

Ms. Edstrom said that Mr. Nash has had a business license off and on with Kaysville City while trying to decide which route to take with his business.

Mr. Nash said he has one truck and a flatbed trailer with walls on it and said he will only be conducting office business at home and works Monday through Friday usually between 8:00 a.m. and 5:00 p.m. He said there will be no employees at the home location and he can park his truck and trailer on the concrete pad to the side of his home.

Discussion:

Commissioner Allred asked Mr. Nash about the size of the vehicle that he will be using.

Mr. Nash stated that he drives a Dodge Ram truck but added it is not a commercial sized vehicle.

Commissioner Sundloff asked the applicant for clarification that no bobcats or machines will be stored on site.

Mr. Nash said that it would be only the one truck with the trailer.

Commissioner Branch asked the applicant to speak to the dumpster trailer he uses.

Mr. Nash said it is a trailer that is enclosed.

Public Comment: None

Motion: Commissioner Allred made a motion to approve the conditional use permit at 1698 South 300 East. Commissioner Doxey seconded the motion.

Vote: Vote was unanimous and the motion passed.

4- Conditional Use Permit for a model home design center for Destination Homes for the property at 2095 W 200 N

Introduced by: Dan Jessop

Mr. Jessop shared that Destination Homes placed this Design Home at this address five or six years ago and that they have one phase of the subdivision left in this area.

Mr. Jessop said all the phases in Kaysville were complete, but the last phase is in Layton still had lots. Destination Homes has come each year for a Conditional Use Permit on the model home and Mr. Jessop recommend the approval of Conditional Use Permit.

Discussion:

Shannon Brown is one of the designers at the design center.

Commissioner Allred asked for clarification from Dan Jessop as to whether this is an extension of a previous Conditional Use Permit.

Mr. Jessop responded saying that this was just an extension, and reminded Planning Commission that at one point we wanted to change code so items like these didn't need to come to Planning Commission.

Commissioner Sundloff feels staff can handle items like this. He also spoke to the one comment that was received from a resident in regards to this design center. The comment that was made was that the neighborhood recognizes that model homes are needed, but the only phase that is left is in Layton and that this location is no longer a model home, but a design center.

Commissioner Branch questioned the applicant about the difference between a model home and a design center.

Shannon Brown said that Destination Homes just completed a model home in the last phase and the majority of the time is being used as a design center but it also doubles as both.

Commissioner Sundloff asked the applicant what business operations look like for either a model home or a design center.

Shannon Brown stated the design center has less traffic than a model home as said it is open several days a week and the home buyer parks in the driveway.

Public Comment: None

Motion: Commissioner Allred made a motions to approve the Conditional Use Permit for a model home design center for the period to last no longer than December 31, 2023 or if work is completed sooner.

Commissioner Page seconded the motion.

Vote: Vote was unanimous and the motion passed.

5- Conditional Use Permit for Showstopper Production for a theater for the property at 1700 South Frontage Road

Introduced by: Dan Jessop

The Showstopper Production has been at this location since 2014. He explained they have play productions and practices and keep busy throughout the week. They try to shut down nightly at reasonable hours and hold six or so major productions where the theater is filled up. Right now the theater seats 133 and they are wanting to expand it to 213 seats. They hope to expand the theater and add a place to store props and hold rehearsals. He said staff has looked at it and adequate room exists to increase seating and parking. Staff has not received any complaints to his knowledge. He said staff recommends they are given approval to expand.

Discussion:

Curtis Dalton explained the purpose of the theater is helping families who are dealing with a loved one diagnosed with cancer. He furthered that Jan Williams helped push this mission and it has exploded in growth. He explained stage limitations and accessibility issues and said the new space would help mitigate some of the issues. He added they would be getting rid of grassy areas.

Curtis Dalton personally went and knocked on the seven residents doors that are adjacent to this property and few of them were oblivious to what was going on behind them. Others were excited with what they are doing.

Commissioner Allred asked if the frontage of this property was owned by UDOT.

Mr. Jessop replied that it is a city owned road.

Commissioner Allred asked Mr. Dalton if there's an overflow for parking and if they have had issues.

Mr. Dalton responded saying that parking has been an issue. They have encouraged staff and cast members to carpool or be dropped off.

Commissioner Branch expressed the concern of the congestion in the parking lot during pick up and drop off. He asks the applicant to address the traffic and parking concerns.

Mr. Dalton said that at the end of the day they will have 55 parking stalls. He also spoke to the neighbor to the east of him. He had proposed to them purchasing the back piece of her property that would make her property equal to the neighbors. She responded letting him know that she would speak to her husband about it. This would allow them to have even more parking.

Public Comment:

Mr. Carr was invited to come approach the Planning Commission but he said his question of parking was previously answered.

Derek Rainer approached the Planning Commission and said he is involved with the HopeBox Theater. He explained that with the new parking layout, vehicles will be able to enter and go around the area so the line of parents picking up will actually be in the parking lot and not on the frontage road.

Commissioner Sundloff asked the staff if the fact that it is a theater is why it is coming to the Planning Commission.

Mr. Jessop answered yes. He continued to state that at one time it was a church and then the theater wanted to come in. We started the conditional use permit process for that conversion.

Commissioner Sundloff shared that he used to layout parking lots for a living and this parking lot looks tight and asked that staff would confirm all the dimensions of the stalls and the drive aisles.

Commissioner Allred suggested that the Commissioners consider placing a condition on when they have events. Due to the nature of parking and drop-off it could get very complicated and

suggested that perhaps signage is placed on the public right away to help draw attention to those who are passing by or those who are coming to participate.

Commissioner Sundloff discussed some of the foreseeable detrimental impacts which included parking needs, lighting in the parking lot and fencing so that cars with lights shining into residential properties.

Ms. Greenwood spoke to the Commissioners about the applicant wanting the Conditional Use Permit prior to spending money to do engineering and designing and added there will be a site plan approval process with staff.

Mr. Jessop also mentioned that he didn't scale them out at the time because he simply counted 44 parking stalls which would meet the requirements for parking spaces to number of seats.

Mr. Dalton stated that they were trying to get approval before they invest money in designing and then be told no.

Commissioner Allred spoke to staff saying that in his opinion this is really not a conditional use issue and that this is a site plan issue. He felt that this is an amendment to the site plan process because the use is not changing.

Ms. Greenwood said staff felt it was appropriate to bring this forward to the Planning Commission given the increase in the intensity of the conditional use that could possibly trigger additional conditions the Commission may want to apply.

Mr. Dalton said that all along the frontage road the speed limit will vary and he thinks that it is depending on the density to the residential housing along the road and questioned the Planning Commission if there would be a way to reduce the speed limit through that zone as it is reduced in other areas along the frontage road.

Commissioner Sundloff doesn't think that is something in the Planning Commissioners purview, but that it might be something that the city staff could look at.

Mr. Jessop confirmed that it would be a staff decision.

Motion: Commissioner Allred made a motion to approve the Conditional Use Permit for Showstopper Production's expansion based on the staff report as generally proposed and the provision that a site plan conforms to city code.

Second to approve: Commissioner Doxey

Vote: Vote was unanimous and the motion passed.

6-Final subdivision Plat for Crested Peaks Subdivision for the property at 1378 South Sunset Drive

Introduced by: Dan Jessop

This application has been floating around for some time and when it was to come in for a final plat we ran into some concerns regarding engineering of the storm water. Staff wasn't sure if that would have impacted the lot layout. Since then the concern has been addressed and the lot lines have not changed since the preliminary approval. He explained there is a five acre piece that he is keeping for A-5 and the 14 lots.

Commissioner Doxey asked Mr. Jessop how the problem was resolved and asked if underground retention had been done.

Mr. Jessop responded saying that the engineers were able to find an existing place to put the storm water.

Discussion:

Commissioner Sundloff asked the applicant, Brad Walters, to come forward to answer some questions.

Mr. Jessop finished his presentation of the application and said staff recommends approval of the final plat for Crested Peaks Subdivision.

Mr. Walters mentioned that this is a piece of property that he has had for some time. As stated he said that there will be 12 lots that will new lots and lot 1 is an existing home and lot 6 is just 5.3 acres that he will be keeping to build his own home there as a greenbelt endorsed home or property. He concluded that he thinks the subdivision is buttoned up and there are large lots which are line with what he believes the city wants.

Commissioner Sundloff clarified with the other Commissioner that in this stage of the process, their opinion is nil other than to consider if the final plat complies with the preliminary plat and is it meeting other requirements in the code. If so, then they would need to approve the final plat.

Commissioner Allred had a couple of comments on the plat. He asked the applicant to conform which sewer district this is a part of North Davis or Central Davis and pointed out some typos on the plat to have corrected.

Public Comment: None.

Commissioner Doxey made a motion to approve the subdivision plat for the Crested Peak Subdivision.

Commissioner Allred asked if the motion could be amended to capture the typos and the notation of the detention easement which he mentioned.
Commissioner Doxey accepted the amendment to the motion and Commissioner Branch seconded the motion.

Vote: Vote was unanimous and the motion passed.

7- Call to the public

None

8- Other matters that properly come before the Planning Commission

Ms. Greenwood mentioned a couple of upcoming agenda items that will be coming back to the Planning Commission. The Explosives Ordinance in a Residential Zone and the Appeal Process in our Land Use Code that is not in compliance with state code, will all be brought forward to be discussed.

She also noted the May 7, 2022 the Water Conservation Event which will take place at City Hall at 23 East Center Street from 9:00- 11:00 a.m.

9-Adjournment

A motion to adjourn was made by Commissioner Sundloff. Commissioner Allred seconded the motion and the meeting was adjourned at 8:13 pm.



Kaysville
City

Utah's Hometown
In the middle of everything

Utah's Hometown *In the middle of everything*



Election of a Temporary Chair



1. Approval of the minutes from the March 24, 2022 meeting



2. Conditional Use Permit

Major B Home Occupation for pest control services for Rich Howes of Mosquito Hunters for the property at 1523 West Pheasant Meadows Drive



Applicant: Rich Howes

Address: 1523 W. Pheasant Meadows Drive

Lot size: .32 acres | 13,939 ft²

Current Use: Single family home

Current Zoning: R-1-8

Conditional Use: Major B Home Occupation



3. Conditional Use Permit

Major Home B Occupation for
landscaping services for
Zachary Nash for the property
at 1698 South 300 East



Applicant: Zachary Nash

Address: 1698 South 300 East

Lot size: .18 acres | 7,840 ft²

Current Use: Single family home

Current Zoning: R-1-8

Conditional Use: Major B Home Occupation

1698 South 300 East



1698 South 300 East





4. Conditional Use Permit

Model home design center for
Destination Homes for the
property at 2095 West 200
North



Applicant: Destination Homes

Address: 2095 West 200 North

Lot size: .23 acres | 10,018 ft²

Current Use: Single family home

Current Zoning: R-1-14

Conditional Use: Model Home and Design Center

2095 West 200 North



2095 West 200 North





5. Conditional Use Permit

Showstopper Productions for a theater for the property at 1700 South Frontage Road



Applicant: Showstopper Productions

Address: 1700 South Frontage Road

Lot size: 1.22 acres | 53,143 ft²

Current Use: Hope Box Theater

Current Zoning: R-1-8

Conditional Use: Expansion of Theater

2095 West 200 North



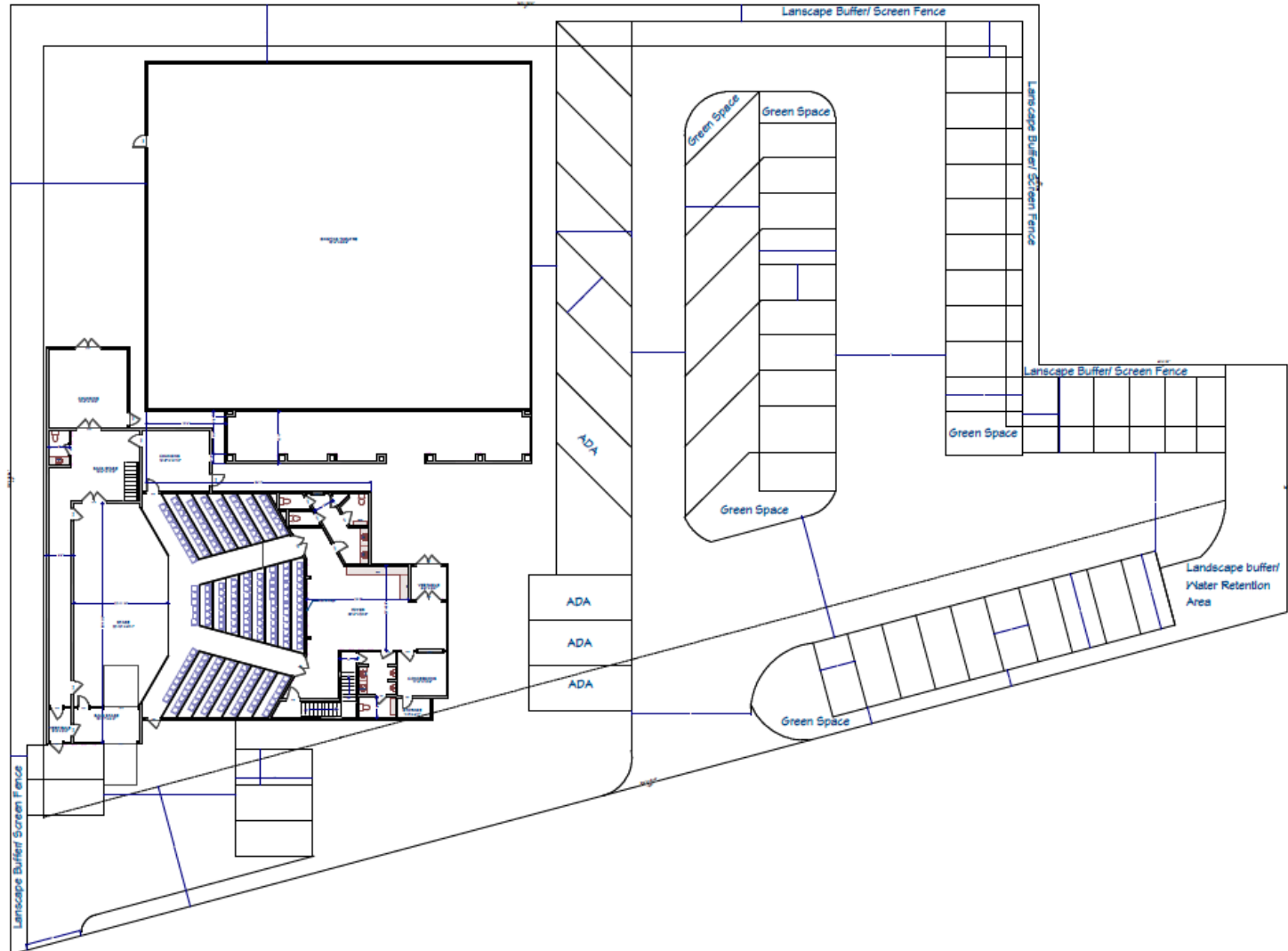
2095 West 200 North



2095 West 200 North



2095 West 200 North





6. Final Subdivision Plat

Crested Peaks Subdivision for the property at 1378 South Sunset Drive

Crested Peaks Subdivision



CRESTED PEAKS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
JULY 2021

_____ DATE: _____
 _____ DATE: _____
 _____ DATE: _____
 _____ DATE: _____
 _____ DATE: _____
 _____ DATE: _____



Utah's Hometown *In the middle of everything*



7. Call to the Public



8. Other matters that properly come before the Planning Commission:

- Reports
- Correspondence
- Calendar



Kaysville
City

Utah's Hometown

In the middle of everything