

1. Documents

Documents:

[12 NOVEMBER 2015 PACKET.PDF](#)
[12 NOVEMBER 2015 AGENDA.PDF](#)

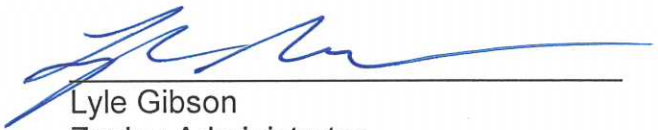
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, November 12, 2015 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening.
2. Conditional use permit for a major home occupation "B":
 - a. Hair salon at 130 South 400 East – Mckenzie Randall.
 - b. Preschool at 195 North 400 East – Ashley Armstrong.
 - c. Handyman at 171 West 100 North – Howard Whipple.
3. Conditional use permit for farm animals at 1796 South 400 East – Mack McDonald.
4. Conditional use permit for a monument sign at approximately 1100 South Angel Street - Symphony Homes.
5. Public hearing and preliminary plat approval of the Miller Subdivision at 1766 West Phillips Street, and PRUD overlay zone – Collette and Marshall Miller.
6. Public hearing and preliminary plat approval of the Cityside Townhomes Subdivision at 265 North 200 West and 209 West 300 North, and PRUD overlay zone – Jack Fisher Capital Homes.
7. Public hearing and preliminary and final plat approval for Thornfield Phase 2 Subdivision at 810 East Windsor Lane – Jeremy Roberts.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
10. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, November 6, 2015.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Hair Salon. November 12, 2015

Applicant/Owner: Mckenzie Randall
Location: 130 South 400 East

Description:

Ms. Randall is requesting a conditional use permit for a major home occupation 'b' for a hair salon. The salon would provide service for cutting, styling, and coloring hair.

Customers will arrive by appointment. The property has sufficient parking in the driveway to handle customers who come to the house.

Staff has visited with the applicant and has reviewed the requirements for a home occupation 'b' as found in the city ordinance.

Recommendation:

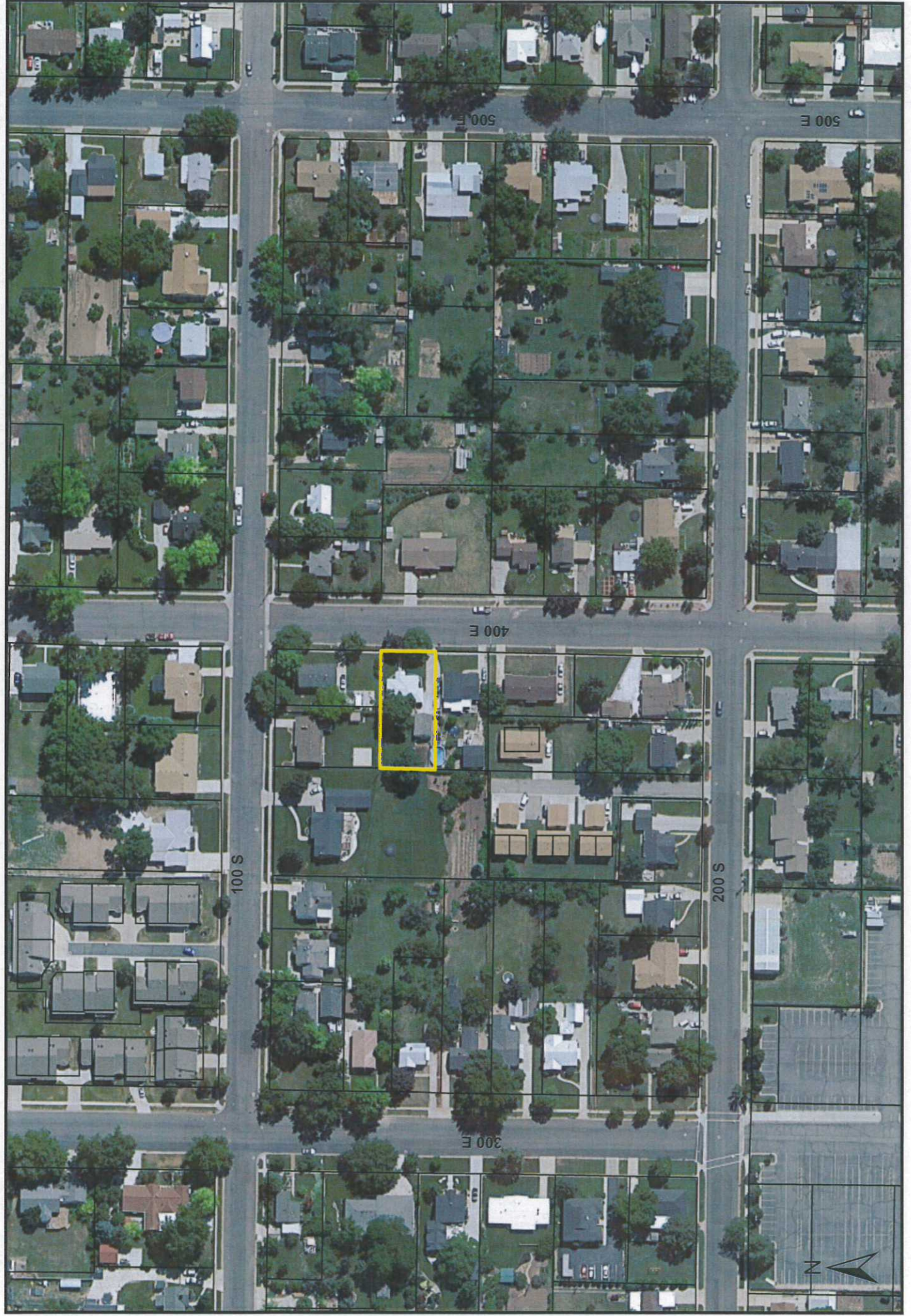
Staff is recommending approval of the proposed conditional use permit for a major home occupation 'b' subject to compliance with title 17-26-4 of the Kaysville City Ordinance.

Reasoning:

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

Attachment 1: Area Map

130 South 400 East





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Preschool. November 12, 2015

Applicant/Owner: Ashley Armstrong
Location: 195 North 400 East

Description:

Ms. Armstrong is requesting a conditional use permit for a major home occupation 'b' for a preschool. She plans on having one session per day in the early afternoon Monday through Friday. She anticipates having around 6 children including her own kids.

The property is adjacent to 200 north but accessed off of 400 east. The yard is enclosed and Ms. Armstrong has a room on in the home where she would hold activities and lessons.

Staff has visited with the applicant and has reviewed the requirements for a home occupation 'b' as found in the city ordinance.

17-26-6 Residential Child Care restricts the total number of students to no more than 12 and already requires that the applicant comply with all regulations of the State of Utah.

Recommendation:

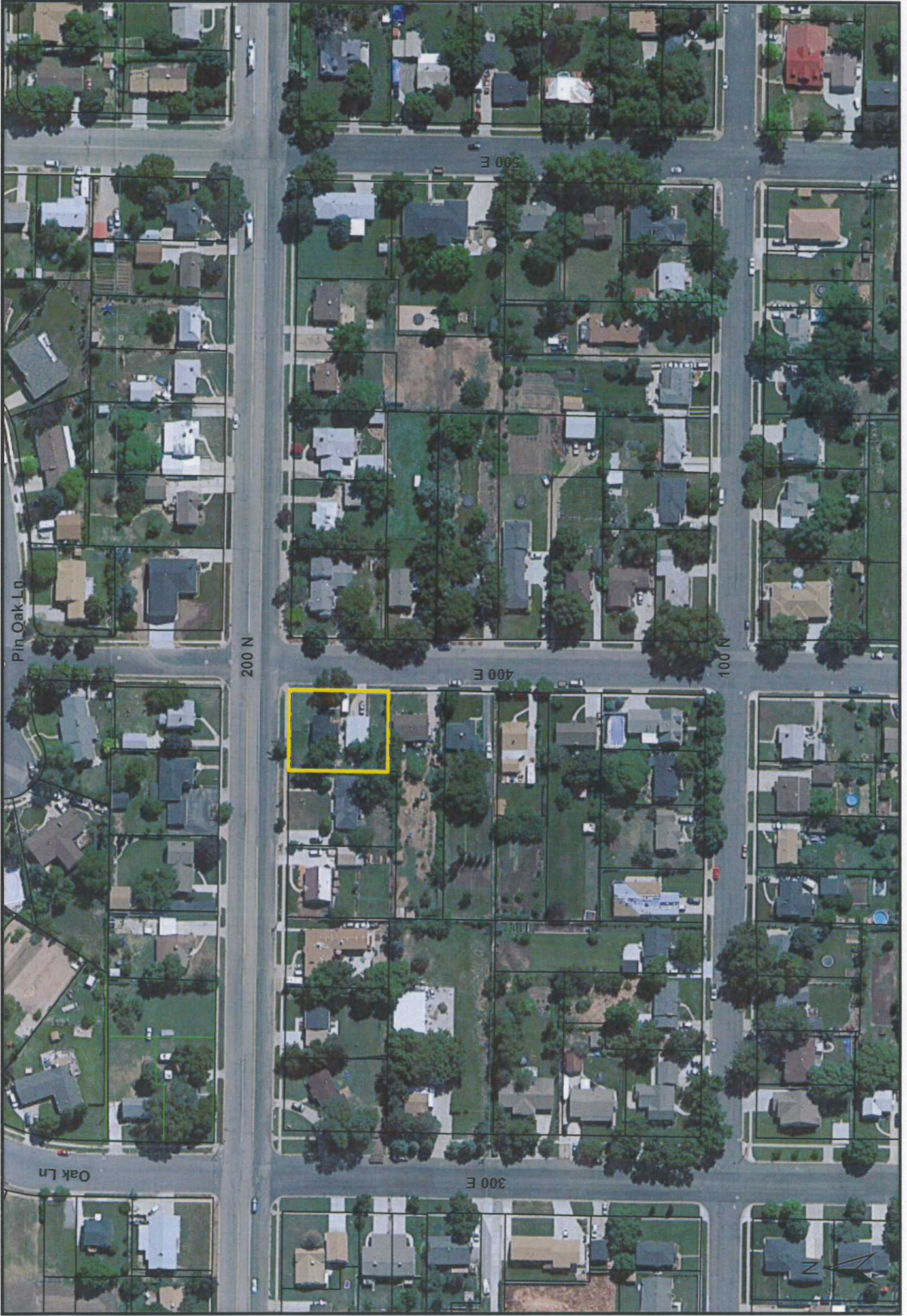
Staff is recommending approval of the proposed conditional use permit for a major home occupation 'b' subject to compliance with title 17-26-4 and 17-26-6 of the Kaysville City Ordinance.

Reasoning:

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

Attachment 1: Area Map

195 North 400 East





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Handyman. November 12, 2015

Applicant/Owner: Howard Whipple
Location: 171 West 100 North

Description:

Mr. Whipple is requesting a conditional use permit for a major home occupation 'b' for a handyman business at his home.

Staff has visited with the applicant and has reviewed the requirements for a home occupation 'b' as found in the city ordinance and discussed general concerns with handyman and contractor type services. Mr. Whipple does not plan on having equipment that he can't store inside his home/garage and will be generally working on location.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation 'b' subject to compliance with title 17-26-4 of the Kaysville City Ordinance.

Reasoning:

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

Attachment 1: Area Map

171 West 100 North





Planning Commission Staff Report

Conditional Use Permit for Farm Animals November 12, 2015

Applicant/Owner: Mack and Renee McDonald
Location: 1796 South 400 East

Description:

The McDonalds are requesting a conditional use permit for farm animals. Their property is approximately 0.21 acres or 9,200 square feet, allowing up to five (5) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

The property currently has a fence that encloses the rear yard and a coop for the chickens will be on site if the conditional use application receives approval.

Recommendation:

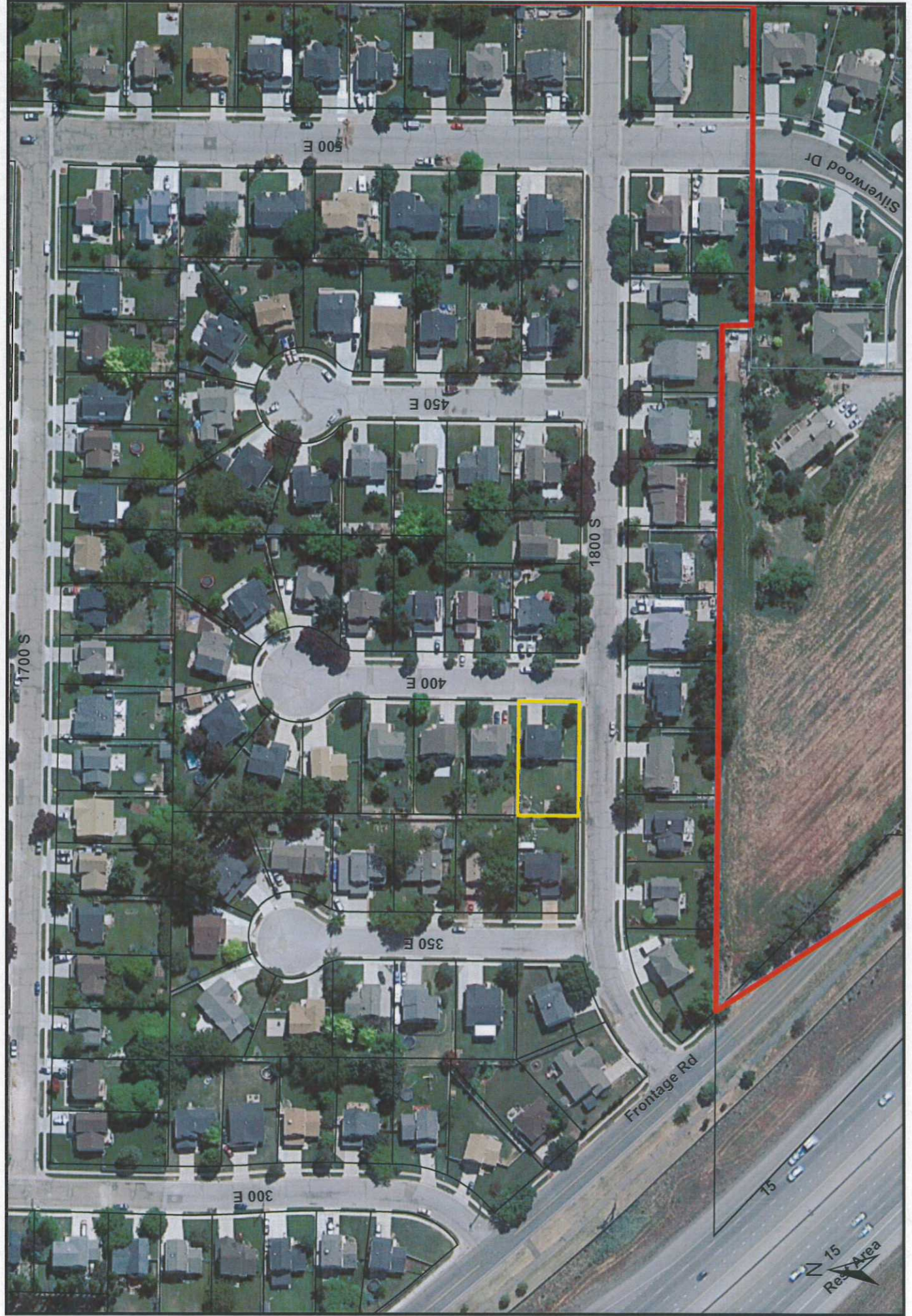
Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals.

Reasoning:

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

Attachment 1: Area Map

1796 South 400 East





Planning Commission Staff Report

Conditional Use Permit for Low Profile Sign November 12, 2015

Applicant/Owner: John Wheatley – Symphony Homes
Location: Angel Street and Zenyatta Way (Approximately 1100 South Angel Street)
Zone: R-A

Description:

Symphony Homes is requesting a conditional use permit a low-profile sign to identify a new phase of the Sunset Equestrian Estates Subdivision.

The proposal is to locate 2 signs, 1 on each corner of Zenyatta Way and the east side of Angel Street. The signs would be identical. A low profile sign is permitted by conditional use if it is less than 4 feet in height, 6 feet from any property line, and sized as permitted by 17-33-9. The plans provided for the proposed sign have some conflicting information that needs to be shown correctly before a building permit will be approved.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a low profile sign at the locations proposed with the following condition.

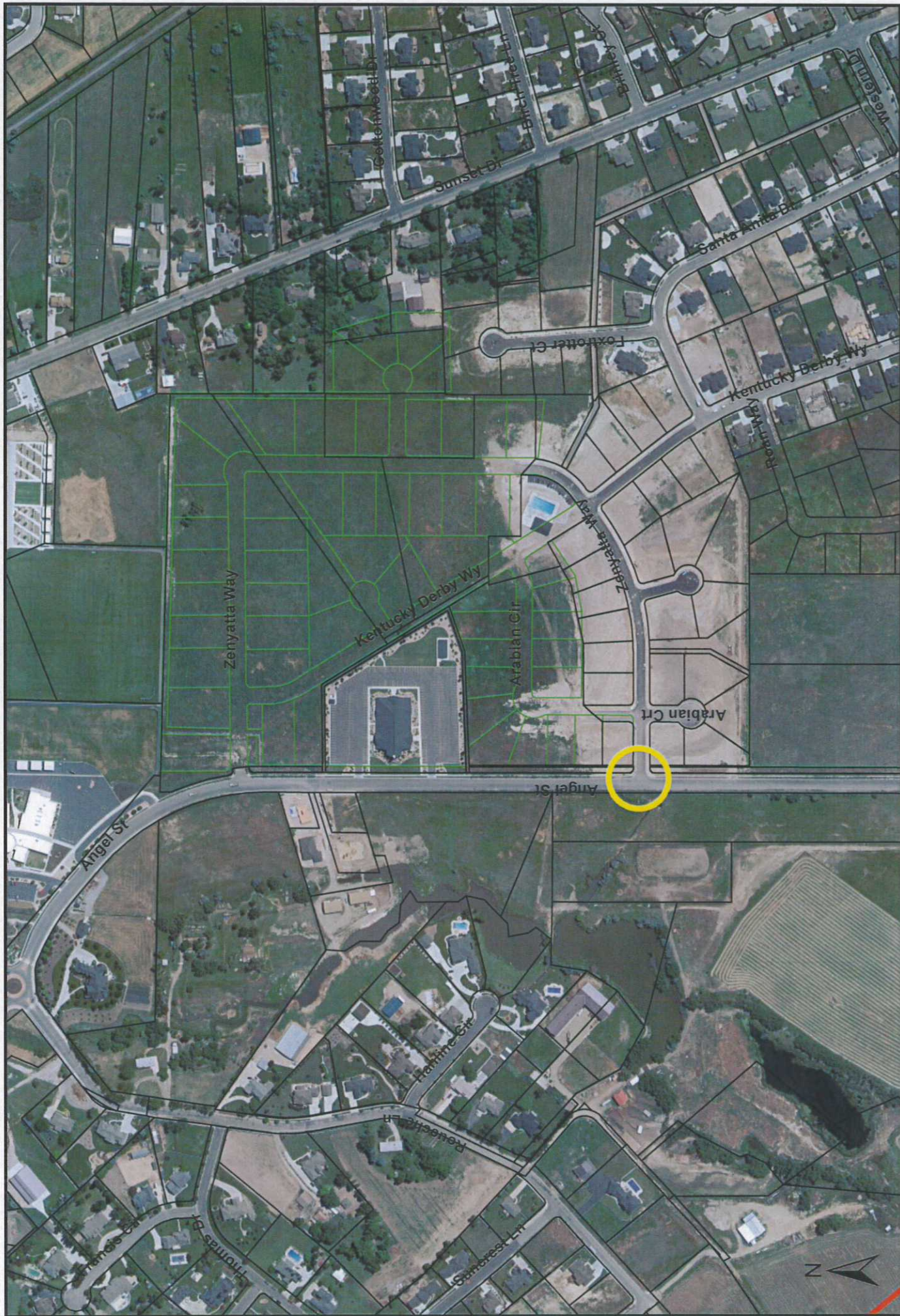
- Staff verify corrections to the plans that confirm the sign size and height is compliant with section 17-33-9 before issuing a building permit.

Reasoning:

The sign is consistent with other existing signs for this and other subdivisions in the area. The restrictions of the ordinance and recommended conditions appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map
Attachment 2: Sign Plan

Angel Street and Zenyatta Way





Planning Commission Staff Report

Miller Subdivision Preliminary Plat and PRUD Overlay Zone November 12, 2015

Applicant/Owner: Mistie Manning
Location: 1766 West Phillips Street
Zoning: R-1-20

Description:

The Millers own about three acres of property with their home on Phillips Street and would like to build one additional house. The property sits on the outside of a nearly 90 degree bend, leaving limited frontage for the parcel. In order to meet City frontage requirements for two lots, the property would need to be configured as a double flag lot.

As shown, the lots meet the requirements for a double flag lot, including drive width and house setbacks. Flag lots are only permitted with the application of the PRUD overlay zone.

Recommendation:

This plat meets applicable requirements for a double flag lot and this layout may be the only way to access the ground behind the existing home. Staff recommends approval of the preliminary plat and PRUD overlay zone for Miller Subdivision.

Attachment 1: Location Map
Attachment 2: Plat

Miller Subdivision



Miller Subdivision

Lot 2
2.5 ac

EXIST
BARN

Lot 1
0.5 ac

EXIST
HOME

Phillips St



Planning Commission Staff Report

Preliminary Plat and PRUD overlay zone at 265 North and 200 West and 209 West and 300 North. Includes 0.79 acres.

November 12, 2015

Applicant/Owner: Jack Fisher Capital – Chad Bessinger
Location: 265 North 200 West and 209 West and 300 North
Zone: R-M (Multi-Family Residential)

Description:

The subject property is currently zoned R-M. There are 2 separate lots each with a single family home currently on site. The proposal would be to redevelop both properties as one project. The project as proposed would include 12 townhome units and common area amenities. Multiple dwellings are a permitted use in the existing zone. The developer wishes to create a for sale townhome product which requires a new subdivision plat. In order to create the proposed layout the applicant is proposing a common open space subdivision that includes common facilities and open space.

The R-M zone is the most dense zone in Kaysville City and allows density of up to 15.5 units per acre. The overall density of the development is 15.15 units per acre and is within the maximum number of units allowed per the PRUD overlay at 2,800 sq. ft. of land per dwelling unit. The requirements of the PRUD for common open space in this subdivision are 0.25 acres. Currently 0.31 acres of open space are being provided.

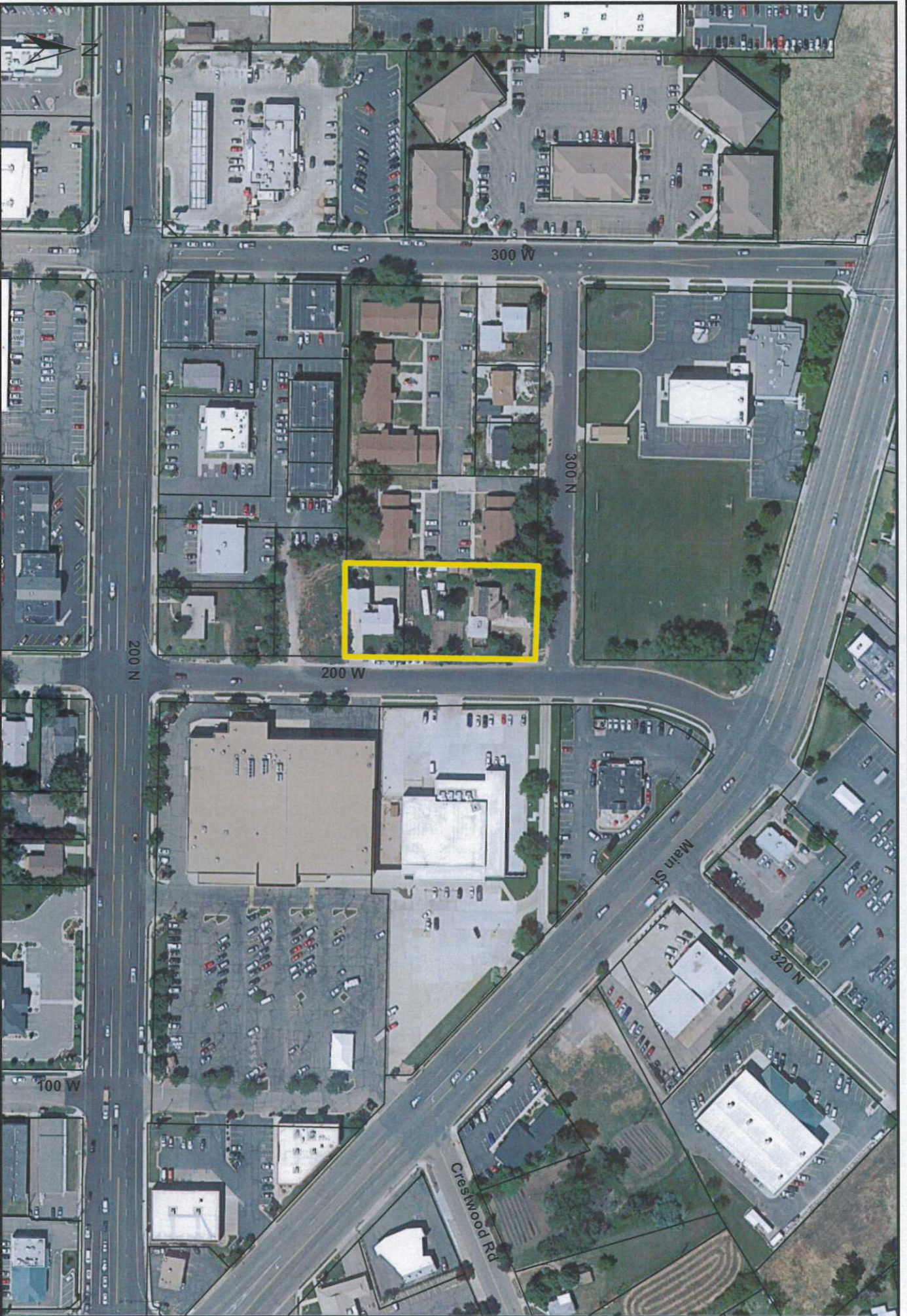
The proposed townhomes each include a 2 car garage and 6 additional parking stalls have been provided to account for guest parking. Homes include a courtyard and office option that will create variation in detail along the façade of the structures. The homes would be 30 feet in height measured to the top of the structure. The maximum height in the zone is also 30 feet.

Recommendation:

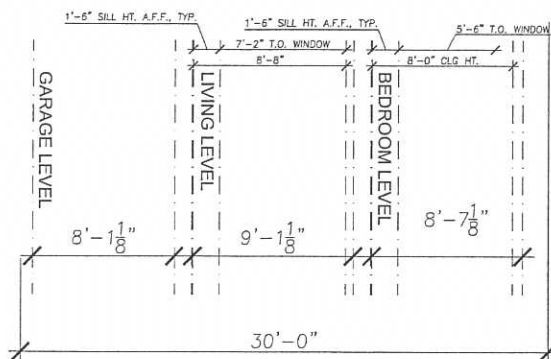
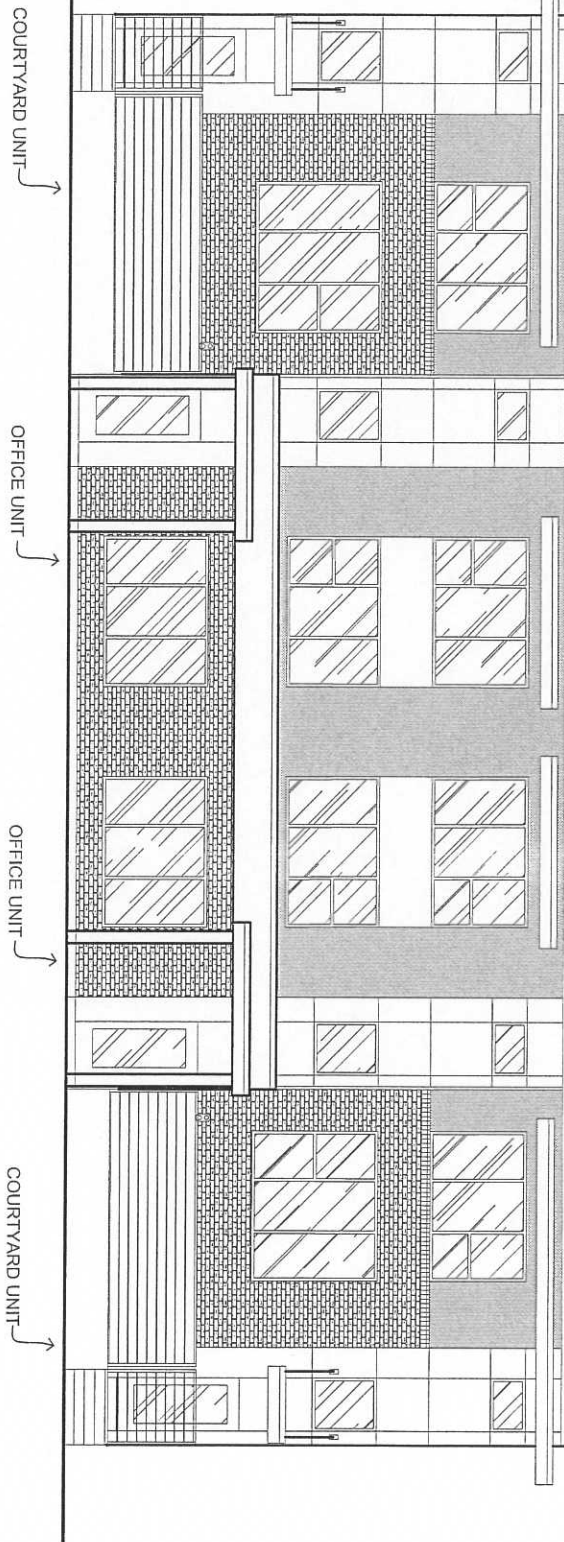
Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for both the preliminary plat and PRUD overlay for the proposed Cityside Townhomes Subdivision.

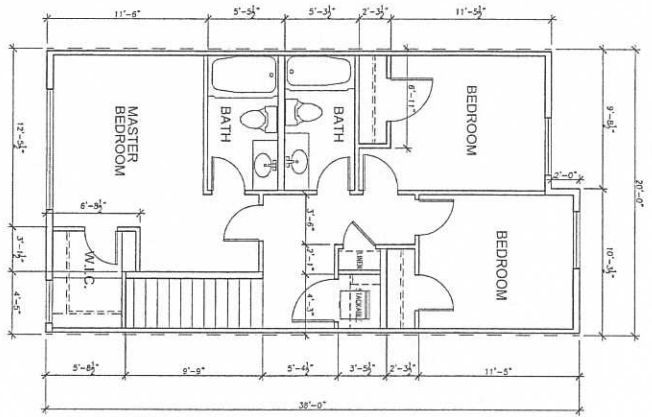
Attachment 1: Location Map
Attachment 2: Building Elevations
Attachments 3-5: Floor Plans

265 North 200 West and 209 West 300 North

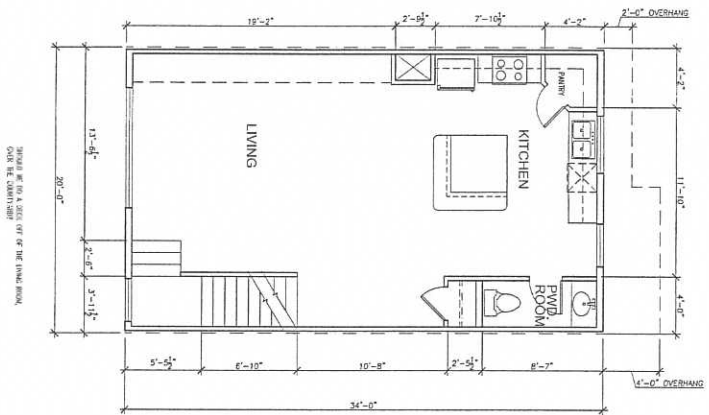


KAYSVILLE
200 WEST BUILDING
FRONT ELEVATION

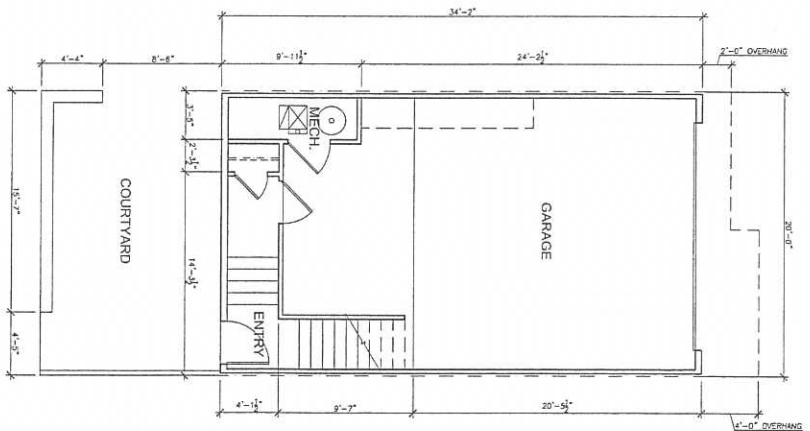




3 BED WITH COURTYARD
C. BEDROOM LEVEL PLAN
1/8"=1'-0" SCALE: 1/8"=1'-0"



3 BED WITH COURTYARD
B. LIVING LEVEL PLAN
1/8"=1'-0" SCALE: 1/8"=1'-0"



3 BED WITH COURTYARD
A. GARAGE LEVEL PLAN
1/8"=1'-0" SCALE: 1/8"=1'-0"

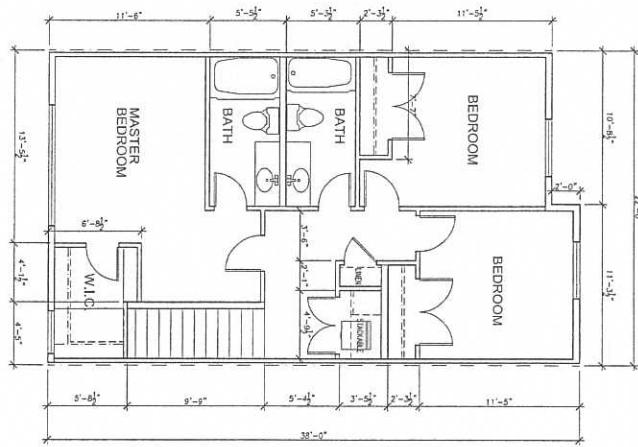
TOTAL LIVING - 1,469 SQ. FT.
Area includes stairway on main floor
and not on upper levels.

ENLARGED UNIT PLANS

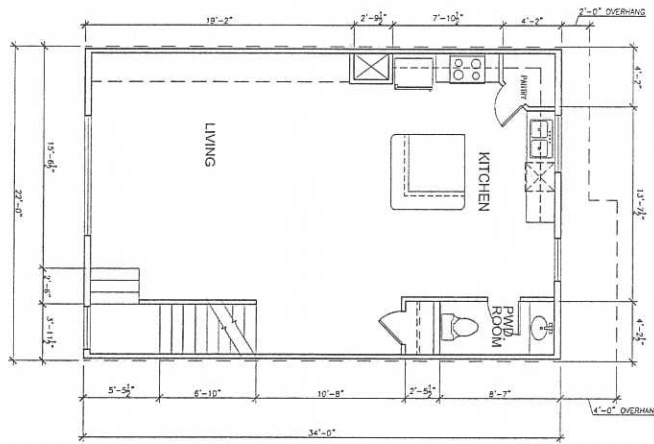
Kaysville Townhomes

Tuller and Associates, Inc.
ARCHITECTS
1000 S. 1000 E.
SALT LAKE CITY, UT 84143
TEL: 333-1111 FAX: 333-1112

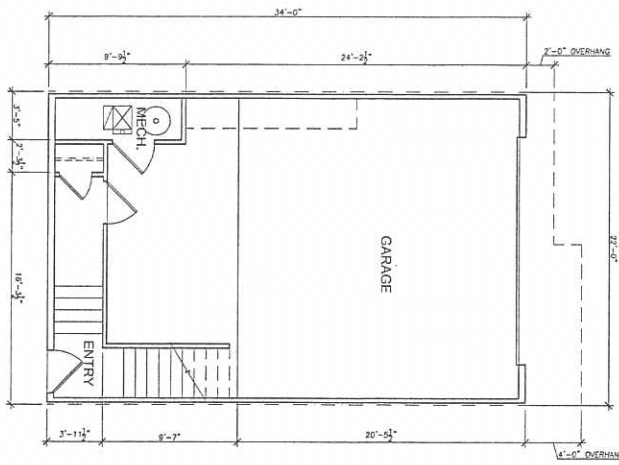
3000.18.2013
A-102.1



3 BED UNIT
C BEDROOM LEVEL PLAN
1/8" = 1'-0"



3 BED UNIT
B LIVING LEVEL PLAN
1/8" = 1'-0"



3 BED UNIT
A GARAGE LEVEL PLAN
1/8" = 1'-0"

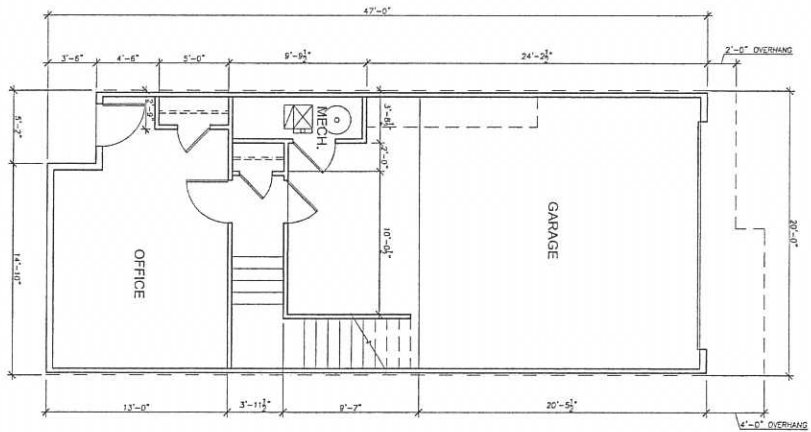
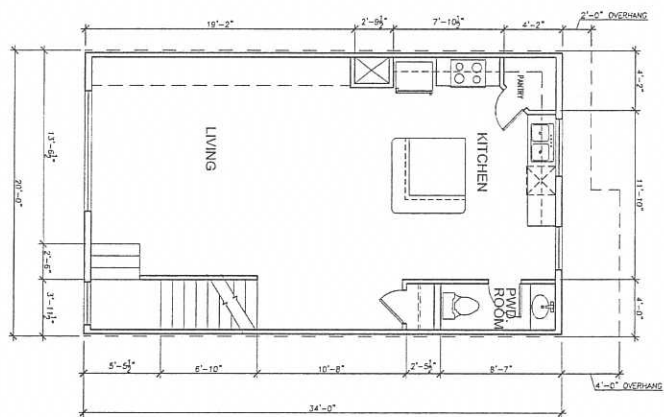
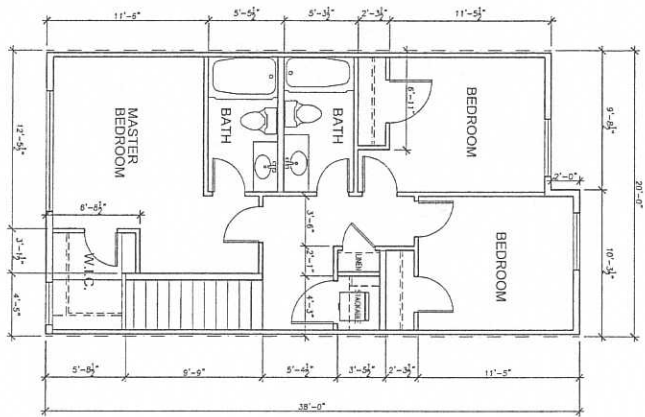
TOTAL LIVING - 1,616 SQ. FT.
Area includes stairway on main floor
and not on upper levels.

ENLARGED UNIT PLANS

Kaysville Townhomes

Julie and Associates, Inc.
ARCHITECTS
16400 33000
16400 33000
16400 33000
16400 33000

A-102.2
3000, 18, 2015
10/18/15
10/18/15
10/18/15
10/18/15



TOTAL LIVING - 1,726 SQ. FT.
Area includes stairway on main floor
and not on upper levels.

ENLARGED UNIT PLANS

Kaysville Townhomes

luffe and associates, inc.
ARCHITECTS
14401 23001
14401 23001
14401 23001
14401 23001

3001.18.2015.
A-102.3



Planning Commission Staff Report

Thorn-Field Phase 2 Preliminary and Final Plat November 12, 2015

Applicant/Owner: Jeremy Roberts
Location: Approx. 1280 North Thornfield Road
Zoning: R-1-8

Description:

Several years ago the Thorn-Field subdivision was developed. Subsequently, the property to the south was acquired by the adjacent lot owners. The owner of lot 1 would like to build a detached garage on the back portion of his property. The property must be brought into compliance with subdivision ordinances before a building permit can be issued. A plat has been submitted creating a one lot subdivision for this property.

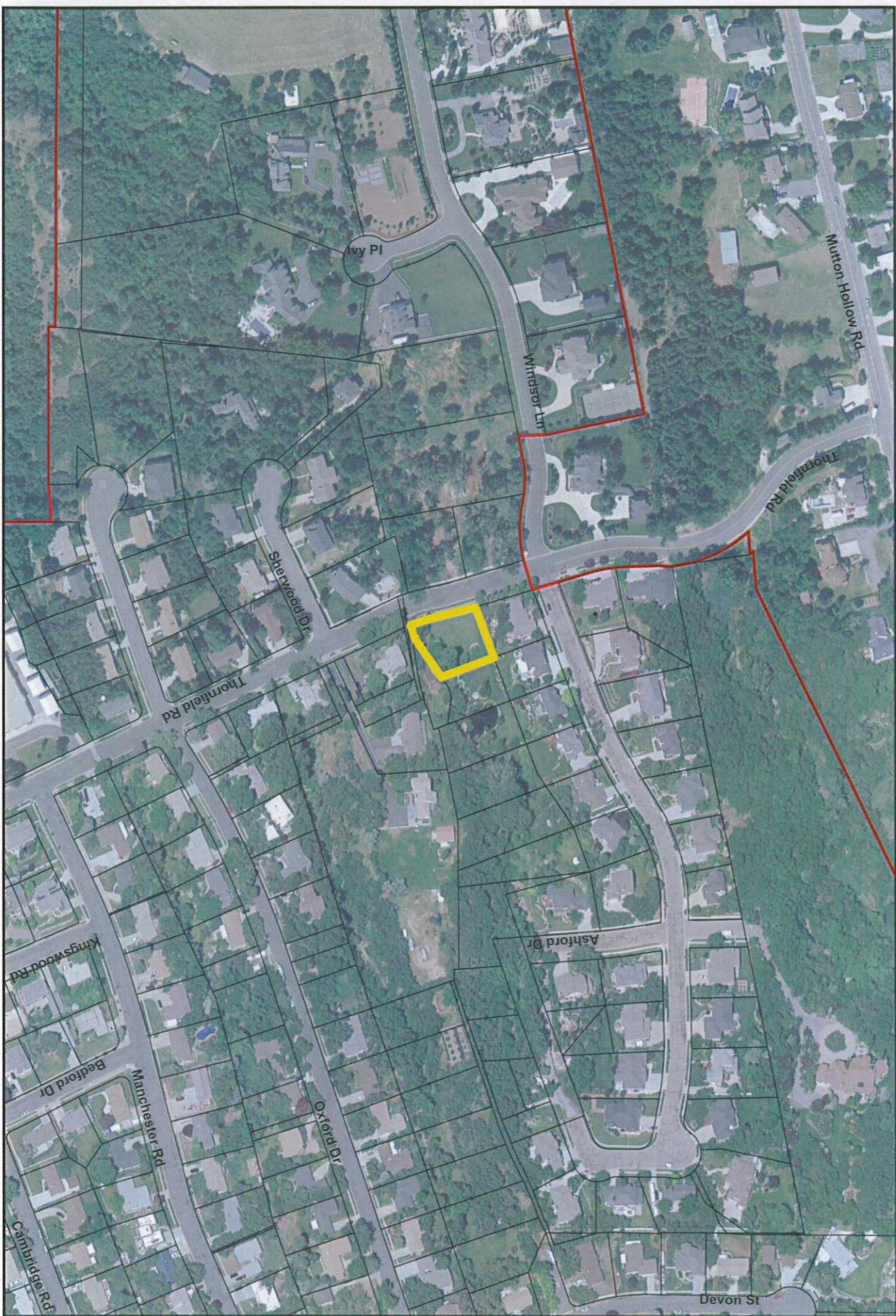
This same property was reviewed by the Planning Commission in July, combining the existing lot and the adjacent parcel into one lot. The plat was approved, but when the plans for the building were being created, it was discovered that it was very difficult to get utility services from the existing home to the new building. It is much more feasible to run an entirely new set of services to the new building. This is only allowed if it is on a separate lot.

Recommendation:

The lot meets all applicable zoning requirements and staff recommends approval of the preliminary and final plat for Thorn-Field phase 2 subdivision.

Attachment 1: Location Map
Attachment 2: Plat

Thorn-Field Phase 2 Subdivision



12 November 2015 Agenda

12 November 2015

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, November 12, 2015, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 0.79 acre of property at 265 North 200 West and 209 West 300 North to PRUD overlay zone.

Rezone of 3.07 acres of property at 1766 West Phillips Street to PRUD overlay zone.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by October 26, 2015.

Lyle Gibson, Zoning Administrator

KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, November 12, 2015 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening.
2. Conditional use permit for a major home occupation "B":
 - a. Hair salon at 130 South 400 East – Mckenzie Randall.
 - b. Preschool at 195 North 400 East – Ashley Armstrong.
 - c. Handyman at 171 West 100 North – Howard Whipple.
3. Conditional use permit for farm animals at 1796 South 400 East – Mack McDonald.
4. Conditional use permit for a monument sign at approximately 1100 South Angel Street - Symphony Homes.
5. Public hearing and preliminary plat approval of the Miller Subdivision at 1766 West Phillips Street, and PRUD overlay zone – Collette and Marshall Miller.

6. Public hearing and preliminary plat approval of the Cityside Townhomes Subdivision at 265 North 200 West and 209 West 300 North, and PRUD overlay zone – Jack Fisher Capital Homes.
7. Public hearing and preliminary and final plat approval for Thornfield Phase 2 Subdivision at 810 East Windsor Lane – Jeremy Roberts.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
10. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, November 6, 2015.

Lyle Gibson, Zoning Administrator