

1. Documents

Documents:

[3 DECEMBER 2015 PACKET.PDF](#)
[3 DECEMBER 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, December 3, 2015 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meetings of September 24, 2015, October 15, 2015, and November 12, 2015.
2. Conditional use permit for a flag pole greater than thirty-five feet in height at 780 North 900 West – Camping World.
3. Review of the conditional use permit for farm animals at 49 South 500 East – Sheri Stalworth.
4. Public hearing and request to rezone 12.27 acres of property at approximately 550 South Knights Way and 988 West Smith Lane from A-1 (Light Agriculture), and R-A (Agricultural Residential) to R-1-LD (Residential Single Family Low Density) – Wright Development Group.
5. Public hearing and preliminary plat approval for Tyler Meadows Subdivision located at approximately 550 South Knights Way and 988 West Smith Lane – Wright Development Group.
6. Public hearing and preliminary and final plat approval for Kaysville Professional Complex Condominiums at 396 North 400 West – Royce Bartholomew.
7. Call to the public.
8. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
9. 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 Wednesday, November 25, 2015.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Flag Pole that exceeds the height limit of the LI zone.

December 3, 2015

Applicant/Owner: Camping World / Brock Peterson
Location: 780 North 900 West
Zone: LI (Light Industrial)

Description:

Camping World has recently installed a flag pole near the entrance to their sales lot. The pole is one hundred and thirty feet (130') tall and flying the American flag.

The height limit in the LI zone is thirty five feet (35') per section 17-21-5 of the Kaysville City zoning ordinance. Section 17-25-2 Height Limit Exceptions, specifically addresses flag poles stating 'flagpoles erected above the height limits [of the underlying zone] are conditional uses in all zone districts.'

Recommendation:

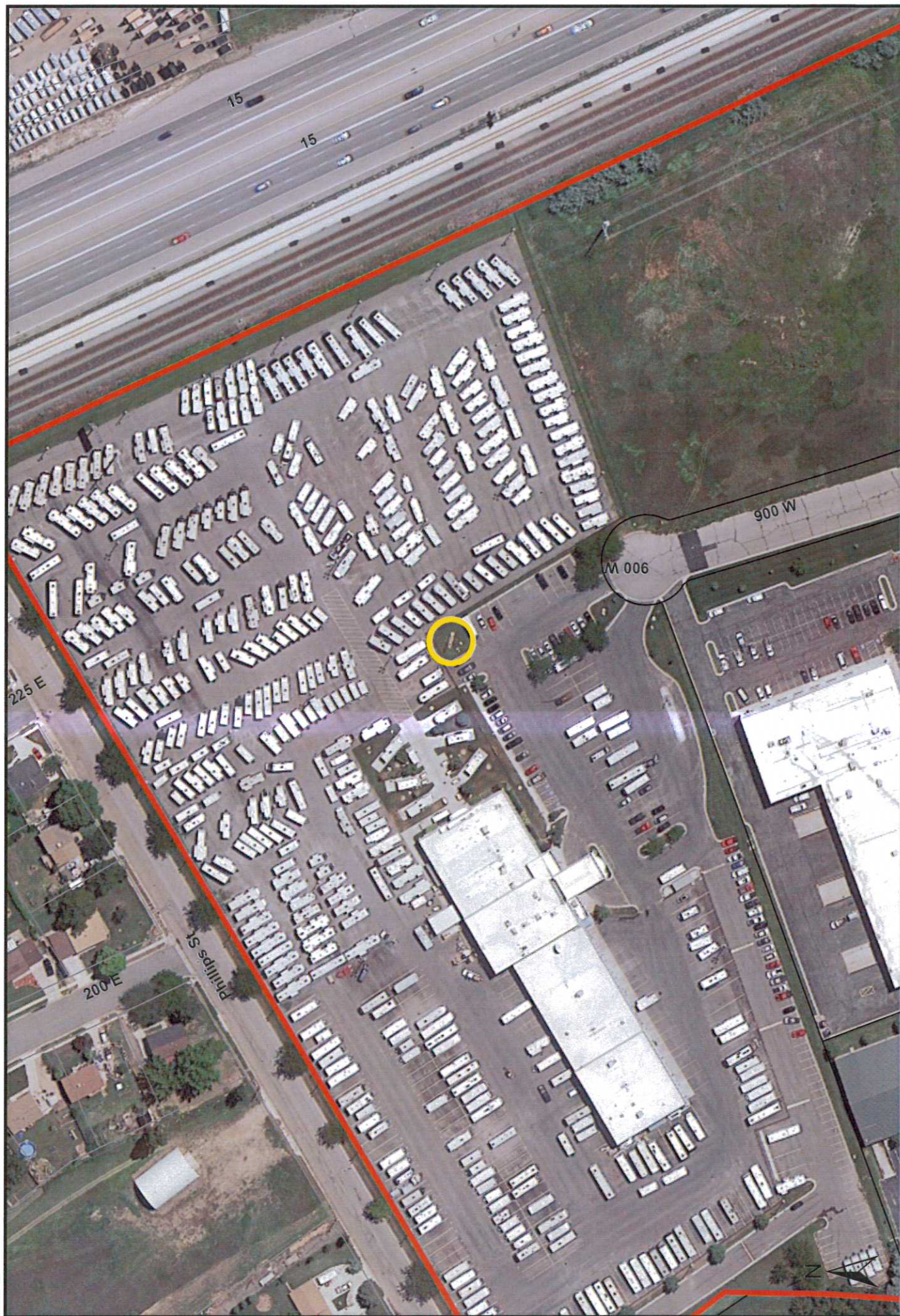
Staff is recommending approval the requested conditional use permit for a 130' flag pole subject to the following condition:

- The pole shall not be used for the advertising signs.
- The flag pole is subject to the building permit process and shall verify compliance with the Kaysville City specific design criteria including confirmation of its design to handle 150 mph (3 second gust), Vult ASCE-7 wind speeds.

Attachment 1: Area Map

Attachment 2: Photograph of Flag Pole

Camping World Flag Pole







Planning Commission Staff Report

Review of Conditional Use Permit for Farm Animals December 3, 2015

Applicant/Owner: Sheri Stalworth
Location: 49 South 500 East

Description:

Ms. Stalworth was granted a conditional use permit in July of 2015 for farm animals which allowed up to six (6) chickens to be kept on the property. The request for a conditional use permit was prompted in response to a complaints received by staff about animals in the area. Ms. Stalworth was not present at the planning commission meeting when the permit was granted. A neighboring property owner was present who expressed concerns about the state of the property and that the Ms. Stalworth had a rooster.

The planning commission approved the conditional use permit with the condition that the property be brought into compliance with city regulations within fifteen (15) days of the meeting and that if there is a rooster on the property that it be removed.

Staff was able to confirm after the meeting that the number of chickens was within the permitted amount and did not find a rooster on site. It was the determination of staff that the condition of the yard was also not in violation at the time of inspection.

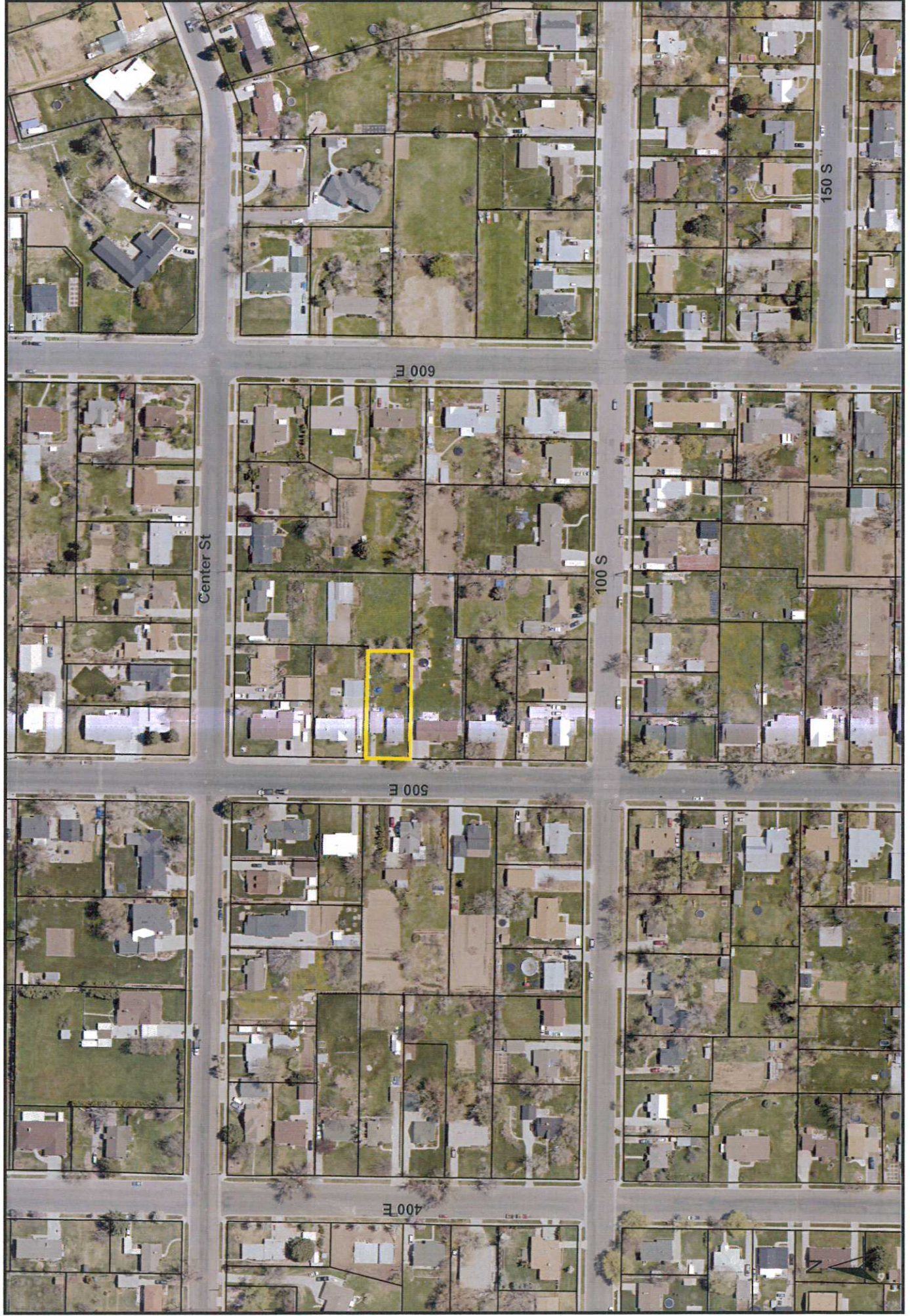
Recently staff has been made aware of noncompliance with the conditional use permit. There are chickens on site in excess of the number allowed and at least one rooster on the property. As of the date of this report, notice has been sent to Ms. Stalworth stating the violation, requesting it be corrected, and informing of a review of the conditional use permit by the planning commission on December the 3rd.

Recommendation:

Section 17-30-2 Conditional Use Permit, states that a conditional use permit may be revoked upon failure to comply with conditions precedent to the original approval of the permit. The Planning Commission should make a determination if revocation of the permit is necessary or if compliance with existing or additional conditions is sufficient to continue the use.

Attachment 1: Area Map

49 South 500 East





Planning Commission Staff Report

Tyler Meadows Subdivision Rezone of 12.27 Acres of Property to R-1-LD and Preliminary Plat December 3, 2015

Applicant/Owner: Wright Development Group
Location: Approximately 550 South Knight's Way and 988 West Smith Lane
Existing Zone: A-1 and R-A

Description:

At Planning Commission meetings earlier this year, this same property was reviewed as the Bob Law and Chad Smith subdivisions. Since that time all properties involved have been put under contract by the Wright Development Group. This allows the parcels to be platted as a single subdivision and not as three separate projects, which provides more flexibility in the lot layout and seems to address many of the concerns from the previous proposals.

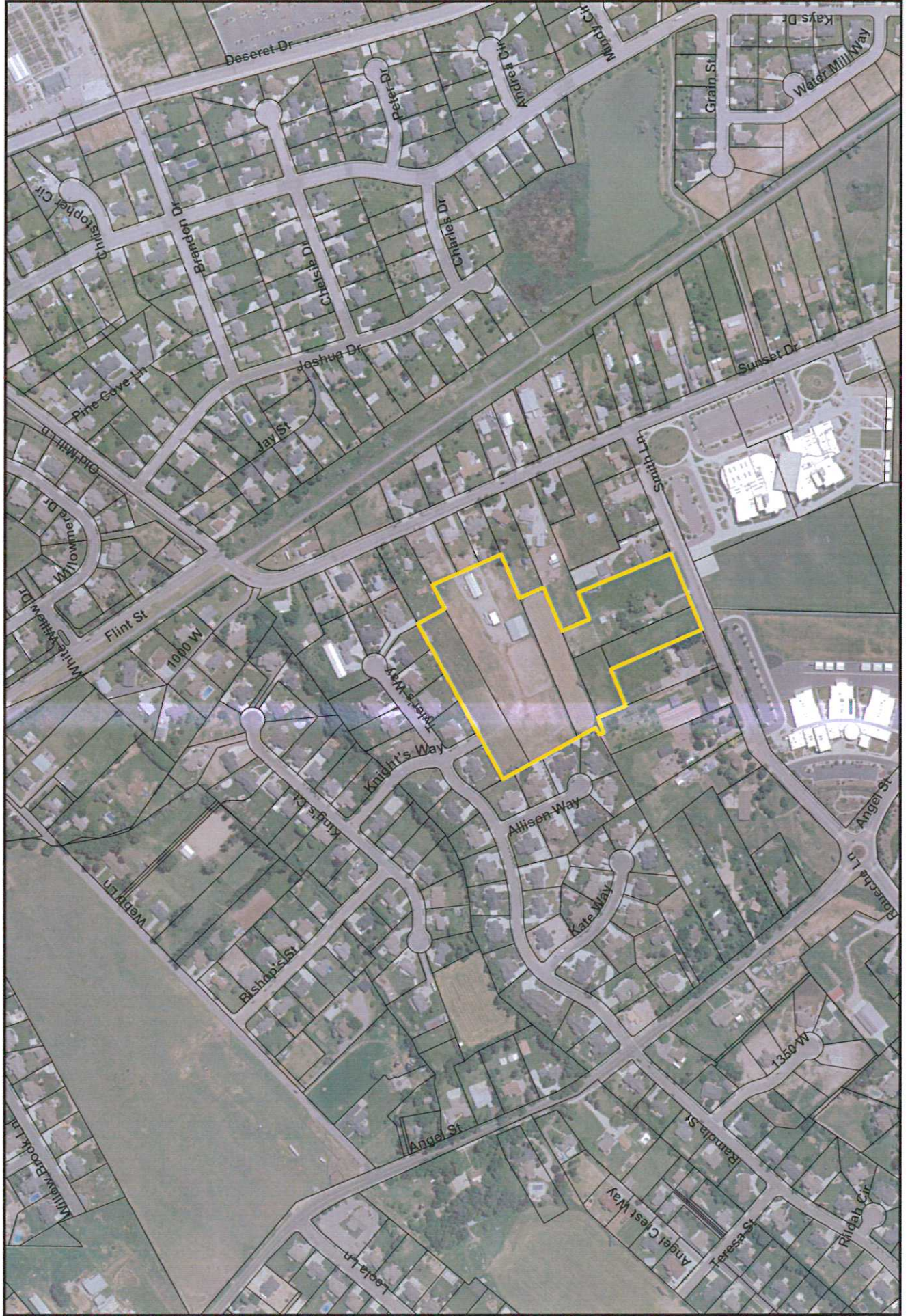
The plat contains twenty-four lots with a cul-de-sac to the east and with Knights Way being extended through to Smith Lane. The lots vary in size from just over 13,000 square feet to over half an acre. The R-1-LD zone has been requested to accommodate these lot sizes. The R-1-LD zone allows up to two units per acre with a minimum lots size of 12,000 square feet. The set-back and frontage requirements are the same as for the R-1-20 zone. The density and lot size requirements of the R-1-LD zone appear to be met in the preliminary plat.

Recommendation:

Staff recommends that the rezone from A-1 and R-A to R-1-LD be recommended for approval and that the preliminary plat for Tyler Meadows Subdivision also be recommended for approval.

Attachment 1: Location Map
Attachment 2: Zoning Map
Attachment 3: Preliminary Plat

Tyler Meadows Subdivision



Tyler Meadows Subdivision





Planning Commission Staff Report

Preliminary and Final Plat for the Kaysville Professional Complex Condominiums at 396 North 400 West. December 3, 2015

Applicant/Owner: Royce Bartholomew – Kaysville Dental Arts Center, LLC
Location: 396 North 400 West
Zone: GC (General Commercial)

Description:

The subject property is currently part of the Olde Shop Subdivision Phase D. As an existing subdivided lot in the general commercial zone, a professional office building is allowed as a permitted use. The Kaysville Dental Arts Center group has proposed a 2 story office structure that is going through the building permit process. The intended users desire separate ownership of the suites in the building which requires a condominium subdivision.

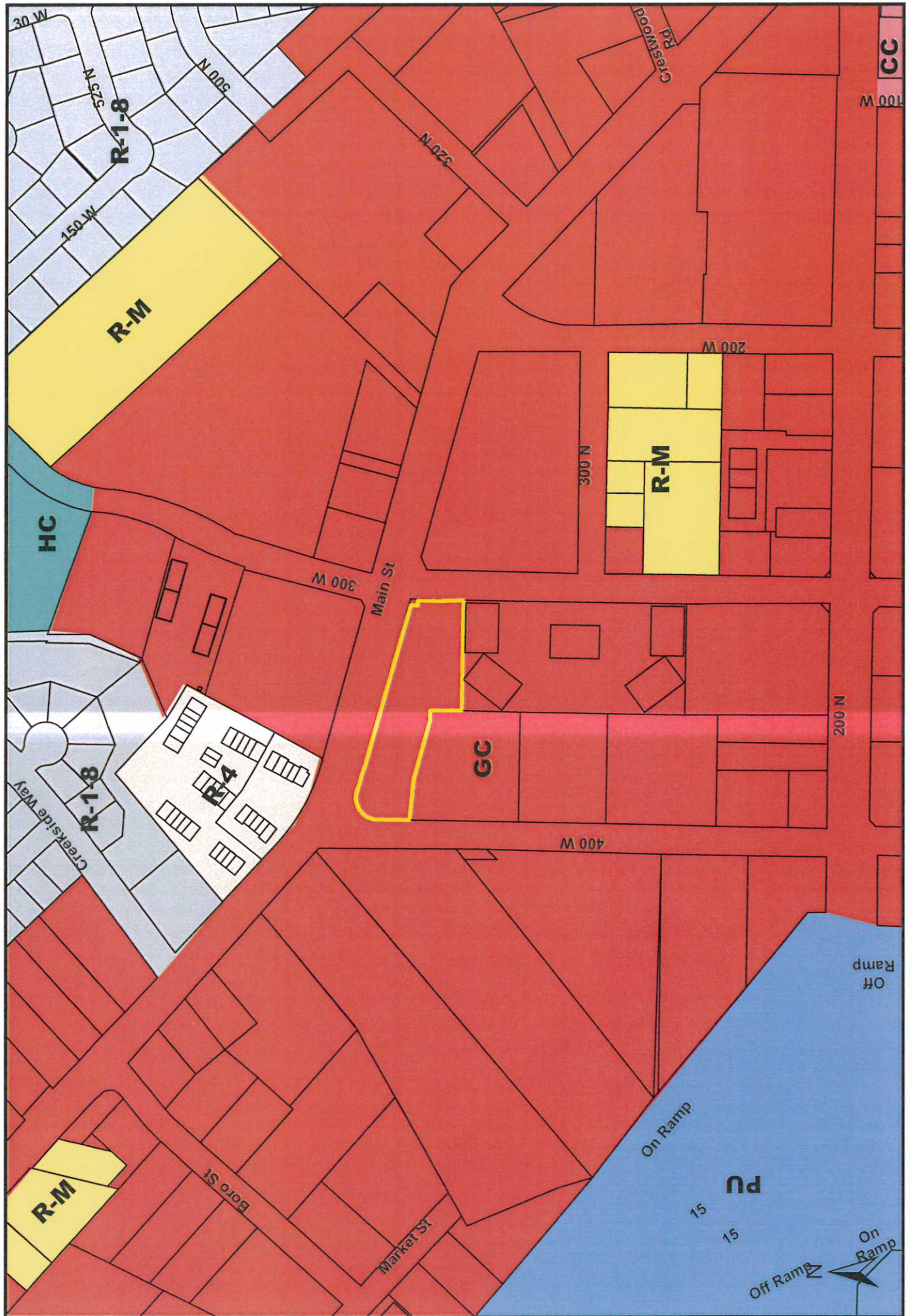
Subject to section 19-2-6 Condominium Projects – Subdivision, the applicant has prepared a subdivision plat and provided a copy of the condominium declaration or operating agreement. Staff has reviewed the provided documents and found that the site and building comply with applicable ordinances.

Recommendation:

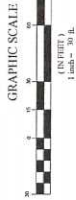
Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for approval of both the preliminary and final plat for the proposed condominium project.

Attachment 1: Location Map
Attachments 2 & 3: Condominium Plat Sheets 1 and 2

396 North 400 West

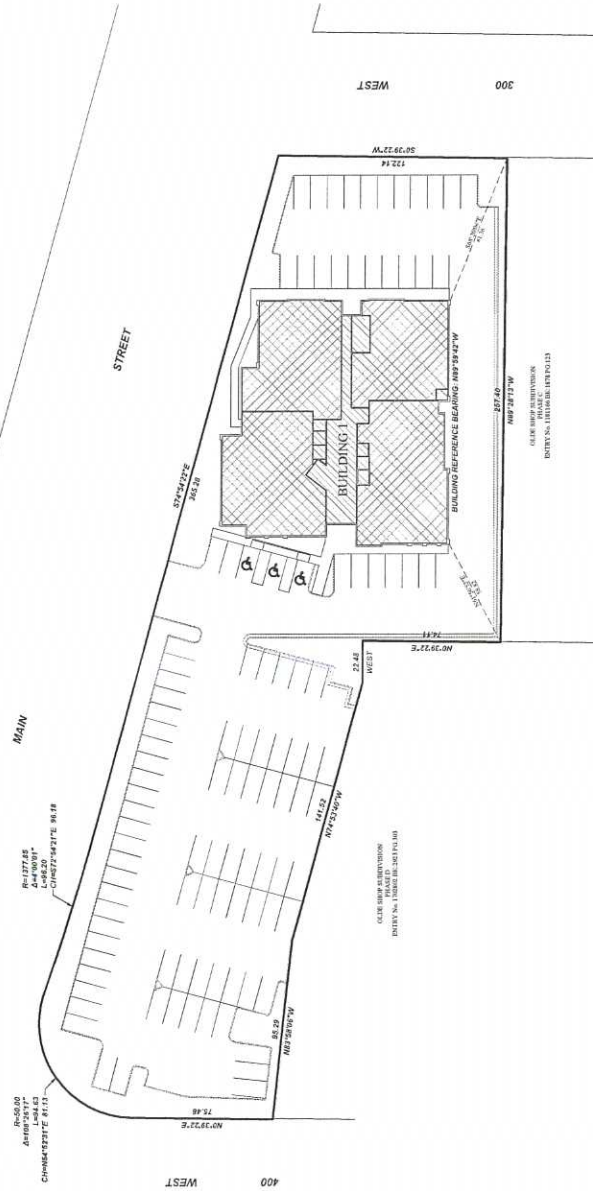


**KAYSVILLE PROFESSIONAL COMPLEX
CONDOMINIUMS**
(A VACATION OF LOT 7, OLDE SHIP SUBDIVISION PHASE D)
LOCATED IN THE NW1/4 OF SECTION 34, T4N, R1W, S18&M
KAYSVILLE, UTAH



NOTES:

- ALL COMMON AREAS ARE TO BE PUBLIC UTILITY EASIMENTS.
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT A 45° ANGLE TO THE REFERENCE BEARING SHOWN ON THE BUILDING UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.



L. DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 127675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, AND THE DESCRIPTION BELOW CORRECTLY DESCRIBES THIS LAND AND ALL THEREON, INCLUDING ALL INTERESTS, RIGHTS, CLAIMS, EASEMENTS, AND COMPLEX CONDOMINIUMS, AND THE CORRECTED AREA OF EACH. THE TOTAL OF 57-8413 (6) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, 1 FURTHER CERTIFY THAT THE REFERENCED MARSHES SHOWN ON THIS PLAT ARE LOCATED AS SHOWN, AND ARE SUFFICIENT TO MAINTAIN RHYTHM OR BENTHIC ALGAL SURVIVAL.

L DENNIS P. CARLISLE DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, AND THE DESCRIPTION BELOW CORRECTLY DESCRIBES THIS LAND AND ALL THEREON, INCLUDING ANY INTERESTS IN SAID LAND, AND ALL COMPLEX CONDOMINIUMS, AND THE RESPECTIVE UNITS, COMMON AREAS, AND APPURTENANCES, AND ACCESS TO SAID LAND.

PAGES 5-8 OF THIS INSTRUMENT CONTAIN THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCED MARSHALS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN, AND ARE SUFFICIENT TO REACHLY REFLECT OR BE RECONSTRUCTED THROUHV.

Dennis P. Carlisle
Professional Land Surveyor

ALL of Lot 7, OLDE SHOP SUBDIVISION PHASE D, according to the Official Plat thereof on file in the Office of the Davis County Recorder.

ALL of Lot 7, OLDE SHOP SUBDIVISION PHASE D, according to the Official Plat thereof on file in the Office of the Davis County Recorder.

**OWNER'S CERTIFICATE, CONSENT TO RECORD,
CONVEYANCE OF UTILITY EASEMENTS AND
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF THE SAMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP; (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREIN TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE PREPARED;

2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREIN;

3. CONVEY INTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A NEUTRAL, NON-EXCLUSIVE LICENSE, IN FULL, THROUGH, AND UNDER ALL COMMON AREAS ARISES HEREIN WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBMERGENT ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THEREIN SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THEREIN.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY _____ A.D. 20____

ON THE _____ DAY OF _____ A.D. 2015 PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF
DAVIS, IN SAID STATE OF UTAH, _____, WHO AFTER
BEING DULY SWORN, _____, ACKNOWLEDGED TO ME THAT HESHE IS THE
_____, _____, OF _____, _____, AND THAT HESHE
_____, _____, SIGNED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC
RESIDING IN PLUMAS COUNTY

FOCUS
ENGINEERING AND SURVEYING, LLC
302 WEST 8300 NORTH
SANDY, UTAH 84070 PH (801) 352-0075
www.focus-engineering.com

SECONDARY WATER
APPROVED AS TO FORM THIS ____ DAY OF
_____, A.D., 2015.

PLANNING COMMISSION

CITY ENGINEER
APPROVED AS TO FORM THIS _____
_____, A.D., 2015.

CITY ATTORNEY
PROVIDED AS TO FORM THIS
A.D., 2015.

CITY COUNCIL
PRESENTED TO THE KANSAS CITY CITY COUNCIL
DAY OF _____ 201

SHEET 1 OF 2
RECO

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____

2005

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Journal compilation © 2006 Blackwell Publishing Ltd

THE UNIVERSITY OF CHICAGO

E. AVERSI ET AL.

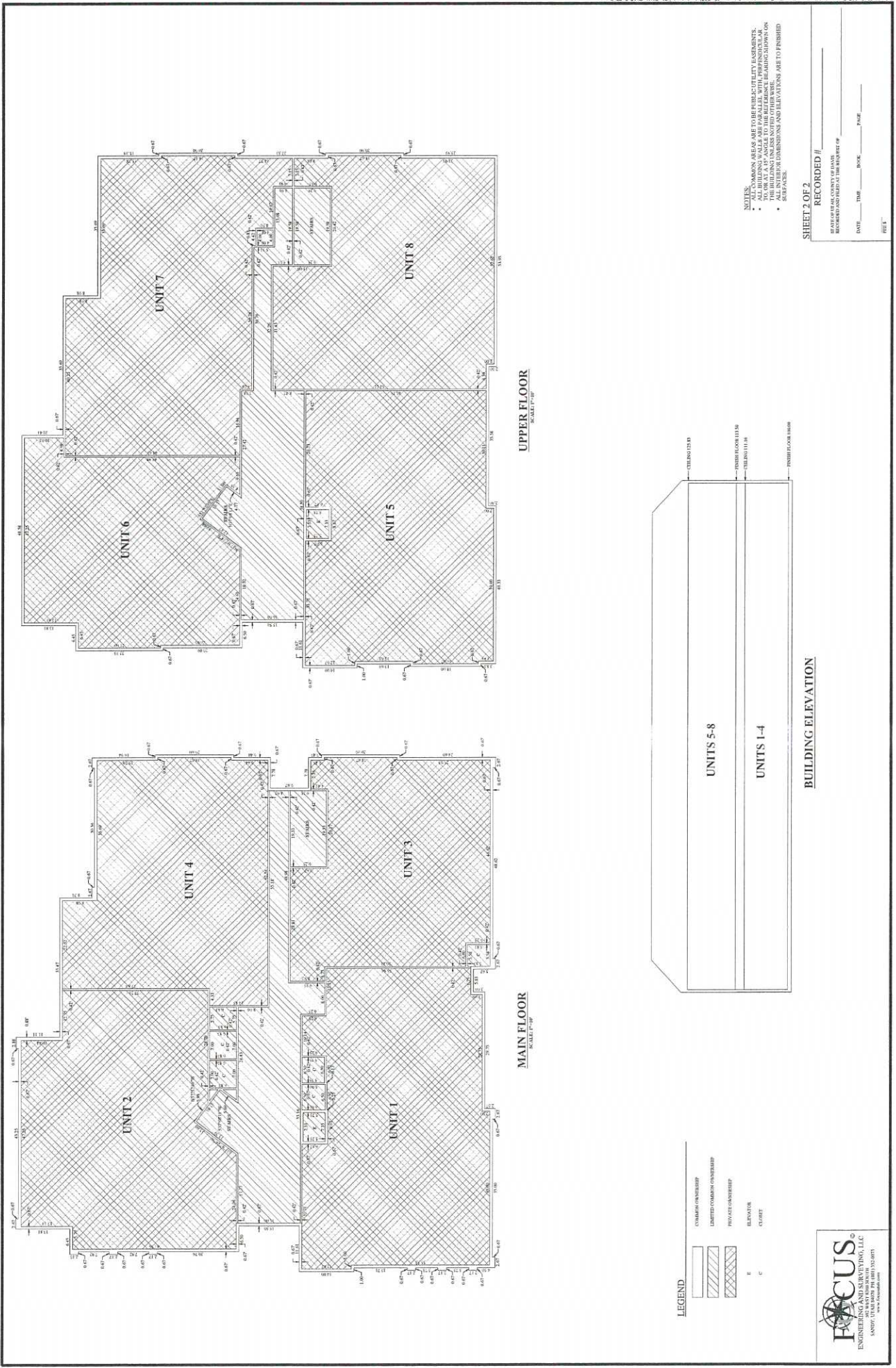
NOTES ON CONTRIBUTORS

DEPT. OF WATER DISTRICT

the common

1000

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KAYSVILLE CITY PLANNING COMMISSION

September 24, 2015

Members Attending: Chairperson Jake Garn, Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Betty Parker, Joshua Sundloff

Excused: Gary Bullock

Staff Present: City Engineer Andy Thompson, Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Braxton Schenk, Mike Blackham, Carri Blackham, Bryan Sorensen, Shane Turnbow, Christine Beasley

OPENING

The Planning Commission meeting was held on Thursday, September 24, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Jake Garn opened the meeting by welcoming those present. The minutes of the August 27, 2015 meeting were presented for approval.

Matthew Anderson made a motion to approve the minutes of the August 27, 2015 meeting. Betty Parker seconded the motion and it passed unanimously.

REVIEW OF THE CONDITIONAL USE PERMIT FOR A MODEL HOME AND LOW PROFILE SIGN AT 546 WEST COTTAGE WAY – OVATION HOMES

Lyle Gibson explained that in September 2014, Ovation Homes was approved for a conditional use permit for a model home and low profile sign located at 546 West Cottage Way in The Cottages at Hyde Park Subdivision. It was approved with the condition that the conditional use permits be reviewed in one year if still in use. The model home is staffed with a realtor agent to provide information about the development and type of housing to potential customers. There is adequate off-street parking provided via the driveway. The low profile sign is located on the west side of the home identifying the model home and business hours. Staff is recommending approval of an extension of the model home and low profile sign with the condition that they be reviewed in one year if the model home is still in use.

Stroh DeCaire made a motion to grant an extension of the conditional use permit for a model home and low profile sign at 546 West Cottage Way for Ovation Homes with the condition that it be reviewed in one year if the model home is still in use. Matthew Anderson seconded the motion and it passed unanimously.

ADJUSTMENT TO THE CONDITIONAL USE PERMIT FOR ANIMATED SIGNS AT 181 NORTH 400 WEST – MOUNTAIN AMERICA CREDIT UNION

Lyle Gibson explained that last spring, Mountain America Credit Union received a conditional use permit for animated signs for their new building in Kaysville. That permit allowed for the now installed sign on 200 North and for a second sign further south, adjacent to the Freeway off-ramp. Since that time, Mountain America has changed the design of the second sign by increasing the area of the electronic message center. The shape and location of the sign is not changing from what was previously approved and the size is slightly smaller, but it contains a significantly larger electronic message center. The proposed sign is three-sided; the two sides facing the freeway will contain the electronic message centers. The third side, facing toward the east, is a standard sign. The sign will be placed in the south west corner of the property.

Stroh DeCaire commented that he feels that a forty-five foot pole sign is too tall, even for a commercial property.

Lyle Gibson explained that our current ordinance allows for signs this tall in proximity of the freeway.

Josh Sundloff made a motion to approve the adjustment to the conditional use permit for animated signs at 181 North 400 West for Mountain America Credit Union. Stroh DeCaire seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR FIELD OF DREAMS SUBDIVISION LOCATED AT 1111 WEST WEBB LANE – MIKE BLACKHAM AND BRYAN SORENSEN

Andy Thompson explained that over the last several weeks Mr. Blackham and Mr. Sorensen have been working on subdividing their property into six lots. Originally Mr. Sorensen had received approval for a double flag lot development but since that time has met with Mr. Blackham and they have combined their properties into one private lane subdivision. This six-lot private lane proposal has received preliminary plat approval and appropriate zoning. The request at this time is to install improvements for all six lots now, but record the plat with only three lots. Lots 1, 5 and 6 will remain as one lot now, as will Lots 3 and 4. These lots may be further subdivided as shown when the owners choose to do so. At previous meetings, the neighbors have expressed concern over how these new lots would drain. The improvement drawings show that the lots will be graded away from the south property line and any surface water will drain to the west into the channel. Staff has also inspected the property and feels that the planned drainage system will be adequate for this development.

Lorene Kamalu commented that she has enjoyed watching this development evolve to be beneficial to both property owners. The drainage concerns also seem to have been addressed well.

Josh Sundloff said that while he is comfortable with the drainage system as currently planned, he has some concern that the grading will change as homes are built.

Andy Thompson commented that a walk-through is done on the improvements and must meet regulations before building permits are issued. Then as part of the building inspection process, an inspection is done to ensure the property is graded properly so water runoff drains away from the home. However, there is always potential that the landscaping will be changed by the homeowners after occupancy is granted.

Josh Sundloff added that there is only so much that the city can do to ensure the developer and builders meet regulations until occupancy is granted. At that point the homeowner could change their landscaping without the city's approval.

Stroh DeCaire made a motion to recommend final plat approval for Field of Dreams Subdivision located at 1111 West Webb Lane for Mike Blackham and Bryan Sorensen. Matthew Anderson seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, October 15, 2015 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:27 p.m.

KAYSVILLE CITY PLANNING COMMISSION

October 15, 2015

Members Attending: Chairperson Jake Garn, Matthew Anderson, Gary Bullock, Lorene Kamalu, Betty Parker, Joshua Sundloff

Excused: Stroh DeCaire

Staff Present: City Engineer Andy Thompson, Zoning Administrator Lyle Gibson

Others Present: John Jeppson

OPENING

The Planning Commission meeting was held on Thursday, October 15, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Jake Garn opened the meeting by welcoming those present. The minutes of the September 10, 2015 meeting were presented for approval.

Gary Bullock made a motion to approve the minutes of the September 10, 2015 meeting. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", REFLEXOLOGY AT 1455 SOUTH APPALOOSA AVENUE – MINDY NIELSON

Lyle Gibson explained that Ms. Nielson is requesting to operate a home business providing reflexology services. This fits into the City ordinances under Major Home Occupation "B", as a use similar to massage therapy. Staff has provided the regulations in Title 17-26-4 "Major Home Occupation B" and discussed the business with Ms. Nielson. The property has sufficient parking for the proposed business in addition to that required for the residence.

Lorene Kamalu made a motion to grant a conditional use permit for a Major Home Occupation "B", reflexology at 1455 South Appaloosa Avenue for Mindy Nielson. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", HANDYMAN SERVICES AT 45 SOUTH 760 EAST – JOHN JEPSON

Lyle Gibson explained that Mr. Jeppson is requesting a conditional use permit for a Major Home Occupation "B", handyman services, at his home at 45 South 760 East. He will be using his home as an office only, and no employees, customers, or equipment will be on this property. Staff has reviewed the business with the applicant along with the regulations found in the

ordinance under Section 17-26-4.

Matthew Anderson made a motion to grant a conditional use permit for a Major Home Occupation "B", handyman services at 45 South 760 East for John Jeppson. Gary Bullock seconded the motion and it passed unanimously.

Lorene Kamalu suggested that these new businesses sign up on the city's Kaysville Biz website to help advertise their services.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1354 SOUTH 500 EAST – ANDREW COULTER

Lyle Gibson explained that Mr. Coulter is requesting a conditional use permit for farm animals so that he may keep chickens on his property. His property is approximately 0.23 acres, allowing up to six fowl, rabbits or similar animals. Mr. Coulter has had the chickens on his property previously and was recently informed that a conditional use permit was required in order to keep the animals. The property currently has an enclosed fence, as well as a coop for the chickens.

Lorene Kamalu asked about how residents are currently notified about specific neighborhood covenants.

Lyle Gibson explained that the city doesn't specifically get involved with neighborhood covenants or regulate them. Property owners should be made aware of the covenants when they purchase the property, and can receive a copy of them from the County Recorder's office.

Josh Sundloff said that if there is a nuisance complaint made about the property, that's when the city would get involved.

Gary Bullock asked if a complaint had been made about these animals.

Lyle Gibson responded that the city was unaware of any complaints about the chickens. Only that an inquiry had been made about Mr. Coulter having a conditional use permit to keep the animals.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 1354 South 500 East for Andrew Coulter. Josh Sundloff seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR HILL FARMS PHASE 3 SUBDIVISION AT APPROXIMATELY 450 NORTH ANGEL STREET – DESTINATION HOMES

Andy Thompson explained that over the last several months, the Hill Farms development has been constructing various phases of the project. The next phase has now been submitted for final plat approval. Phase 3 consists of thirty-five lots, including two existing homes, and several areas of common open space. The plat complies with the preliminary plat with minor

adjustments to make the utilities work.

Jake Garn asked about the zoning within Phase 3.

Andy Thompson responded that this phase of Hill Farms includes both the R-1-14 and R-1-20 zones. Their proposed plat shows Lots 301 through 321 included in the R-1-20 zone, and Lots 322 through 335 will be in the R-1-14 zone. The two existing homes sit on Lots 334 and 335.

Josh Sundloff asked about the stub road shown on the plat, connecting to Phillips Street.

Andy Thompson responded that it is anticipated that the stub road will eventually be extended to service a cul-de-sac with about four more homes sitting on it. The subdivision will not extend past the creek to the north.

Gary Bullock made a motion to recommend final plat approval for Hill Farms Phase 3 Subdivision at approximately 450 North Angel Street for Destination Homes. Matt Anderson seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lorene Kamalu commented that the Kaysville and Farmington Cities have been working to develop a Bicycle Master Plan and will be holding an open house on December 8, 2015 from 5:00-8:30 p.m. at the Kaysville City Library. It is open to the public and attendees are invited to provide feedback on the preliminary plans.

Andy Thompson said that the City Council had moved their regular meeting on Tuesday, November 3, 2015 to Tuesday, November 10, 2015 because the City building will be being used for the General Elections.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, October 29, 2015 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:25 p.m.

KAYSVILLE CITY PLANNING COMMISSION

November 12, 2015

Members Attending: Chairperson Jake Garn, Matthew Anderson, Gary Bullock, Stroh DeCaire, Joshua Sundloff

Excused: Lorene Kamalu, Betty Parker

Staff Present: City Engineer Andy Thompson, Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Ashley Armstrong, Kyle Armstrong, Marshall Miller, Mason Miller, Shane Egan, Howard Whipple, Cam Randall, Jack Robins, Chad Bessinger, Jeremy Roberts, John Wheatley

OPENING

The Planning Commission meeting was held on Thursday, November 12, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Jake Garn opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", HAIR SALON AT 130 SOUTH 400 EAST – MCKENZIE RANDALL

Lyle Gibson explained that Ms. Randall is requesting a conditional use permit to have a hair salon in her home at 130 South 400 East. The salon's services will include cutting, styling and hair coloring. Customers will arrive by appointment only, and the property has sufficient parking for customers in the driveway. Staff has visited with the applicant and has reviewed the requirements for her home occupation.

Jake Garn asked about the number of customers anticipated.

McKenzie Randall responded that she will only be having one client at her home at a time, and won't have any walk-in customers. She anticipates to only have five or six clients a day.

Matthew Anderson made a motion to grant a conditional use permit for a Major Home Occupation "B", hair salon at 130 South 400 East for McKenzie Randall. Stroh DeCaire seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B",
PRESCHOOL AT 195 NORTH 400 EAST – ASHLEY ARMSTRONG**

Lyle Gibson explained that Ms. Armstrong is requesting a conditional use permit for a Major Home Occupation "B" to hold a preschool in her home at 195 North 400 East. She plans to have one session per day in the early afternoon, Monday through Friday. The property is adjacent to 200 North, but takes access off of 400 East. The yard is enclosed and Ms. Armstrong will use a room within her home to hold activities and lessons. Staff has visited with the applicant and reviewed the home occupation requirements.

Ashley Armstrong stated that she plans to have six children per class, with one of the kids being her own. Sessions will last from 12:45 to 3:00 p.m. and there will only be one session per day.

Jake Garn asked if any concerns had been expressed by neighbors.

Ashley Armstrong said that she hadn't received any complaints.

Lyle Gibson said that a neighbor had come to the City Council meeting on November 10, 2015 and expressed concern about Ms. Armstrong's preschool and the additional traffic it could bring.

Ashley Armstrong stated that they have room in their driveway for parents to park, and she can direct parents to park there as needed.

Jake Garn commented that he also is not concerned about traffic problems as Ms. Armstrong will only have five outside students.

Matthew Anderson made a motion to grant a conditional use permit for a Major Home Occupation "B", preschool at 195 North 400 East for Ashley Armstrong. Gary Bullock seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B",
HANDYMAN AT 171 WEST 100 NORTH – HOWARD WHIPPLE**

Lyle Gibson explained that Mr. Whipple is requesting a conditional use permit for a Major Home Occupation "B" to conduct handyman services from his home at 171 West 100 North. Staff has visited with the applicant and reviewed the requirements for his type of business, as well as discussed general concerns regarding handyman and contractor type services. Mr. Whipple does not plan on having equipment at his home which can't be stored within his home or garage.

Howard Whipple added that he will be using a truck and trailer to transport any needed equipment or supplies to the jobsite.

Stroh DeCaire made a motion to grant a conditional use permit for a Major Home Occupation "B", handyman at 171 West 100 North for Howard Whipple. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1796 SOUTH 400 EAST – MACK MCDONALD

Lyle Gibson explained that the McDonald's are requesting a conditional use permit to keep chickens on their property at 1796 South 400 East. Their property is approximately 0.21 acre which allows them up to five fowl, rabbits or similar animals. The property currently has a fence which encloses the rear yard and a coop for the chickens will be onsite. The McDonald's have had the chickens in the past but were recently informed they needed a conditional use permit in order to keep the chickens.

Gary Bullock made a motion to grant a conditional use permit for farm animals at 1796 South 400 East for Mack McDonald. Josh Sundloff seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MONUMENT SIGN AT APPROXIMATELY 1100 SOUTH ANGEL STREET – SYMPHONY HOMES

Lyle Gibson explained that Symphony Homes is continuing to develop more phases in the Sunset Equestrian Estates subdivision and is requesting a conditional use permit for a low profile sign which will identify a new phase of this development. They are proposing two signs, one on each corner of Zenyatta Way, on the east side of Angel Street. These signs are similar to the ones that sit on the corner of Sunset Drive and Western Drive and are identical to each other. Low profile signs are allowed by conditional use and must meet the sizing requirements as outlined in Section 17-33-9. The provided plans for the signs have conflicting dimensions and Staff is recommending approval with the condition that the plans be corrected before a building permit is approved.

John Wheatley, with Symphony Homes, said that he was unaware of the misprint on the plans and would make sure that they are corrected.

Josh Sundloff asked about the sign's height requirements and if the masonry columns shown on the plans meets those requirements.

Lyle Gibson responded that architectural features are allowed outside the height regulations because they are not considered as part of the sign. The portion of the sign where the subdivision name is will be limited to four feet in height.

Stroh DeCaire made a motion to grant a conditional use permit for a monument sign at approximately 1100 South Angel Street for Symphony Homes with the condition that Staff confirm that the signs meet the city's ordinances before a building permit is issued. Gary Bullock seconded the motion and it passed unanimously.

**PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL OF THE MILLER
SUBDIVISION AT 1766 WEST PHILLIPS STREET, AND PRUD OVERLAY ZONE –
COLLETTE AND MARSHALL MILLER**

Andy Thompson explained that the Millers own approximately three acres of property with an existing home on Phillips Street. They would like to be able to build another home on the property and are therefore required to split their lot to create an additional lot. The property sits on the outside of a nearly ninety 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 either a single or double flag lot. Flag lots are only permitted with the application of the PRUD overlay zone. Staff is looking for an interpretation of the ordinance to determine if a single flag lot meets the requirements of the ordinance.

Chairperson Jake Garn opened the Public Hearing.

Jack Robins said that he lives on the property to the west of the Miller's and would like to know what will happen to the trees currently along the Miller's western property line. There are some powerlines in the area and they might be affected by the Miller's development. Where will the driveway be located and will it allow for fire apparatuses to drive along it?

Andy Thompson responded that the Miller's would like to keep the trees and plan to build the driveway around them.

There were no further comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Matthew Anderson asked if Staff felt that one flag lot or two would be most appropriate for this property configuration.

Andy Thompson responded that he felt that a single flag lot would work best. The question is if the flag stem is required to be thirty feet wide and it runs along the extension of the front lot line, does the lot still meet its width requirement which by ordinance is measured at thirty foot setback.

The Planning Commission reviewed the ordinances and determined that this single flag lot configuration met the requirements of the ordinance for both the flag lot and the lot width of the other lot.

Josh Sundloff asked about the required street improvements.

Andy Thompson said that the Miller's would be required to install street improvements along their frontage in the standard location.

Stroh DeCaire made a motion to recommend preliminary plat approval for Miller Subdivision at 1766 West Phillips Street, and PRUD overlay zone for Colette and Marshall Miller with one flag

lot as shown on the plat. Matthew Anderson seconded the motion and it passed unanimously.

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

Andy Thompson explained that the property at 265 North 200 West and 209 West 300 North is currently zoned R-M which allows for multi-family residential. There are currently two separate lots, with a single family home on each. It is being proposed that these two properties be redeveloped into twelve townhome units with common facilities and open space. This for-sale townhome product requires a new subdivision plat. 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 this development is 15.15 units per acre and is within the maximum number of units allowed per the PRUD overlay at 2,800 square feet 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 is being provided. Each of the proposed townhomes will have a two-car garage, and there will be six additional visitor parking stalls. Homes include a courtyard or office option that will create variation in detail along the façade of the structures. The homes would be thirty feet in height, measured to the top of the structure.

Jake Garn asked about where the subdivision will take access.

Andy Thompson responded that the private drive will run along the backside of the townhomes and take access off of 300 North Street.

Chairperson Jake Garn opened the Public Hearing.

There were no comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Gary Bullock asked about the anticipated demographics for these townhomes.

Chad Bessinger, representing JF Capital Homes, responded that they anticipate a wide variety of interested buyers ranging from young families to empty nesters. They are requesting a PRUD development so that these townhomes could be sold separately rather than managed as a whole. There will be an HOA in place to manage the open space and to help keep the integrity of the project in place. Each townhome is approximately 1,700 square feet on three levels, including a garage level. The townhomes will face to the east and to the south.

Matthew Anderson made a motion to recommend preliminary plat approval for the Cityside Townhomes Subdivision at 265 North 200 West and 209 West 300 North, and PRUD overlay zone for Jack Fisher Capital Homes. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR THORNFIELD PHASE 2 SUBDIVISION AT 810 EAST WINDSOR LANE – JEREMY ROBERTS

Andy Thompson explained that several years ago the Thornfield Subdivision was developed. Subsequently, the property to the south was acquired by the adjacent property owners. The owner of Lot 1, Jeremy Roberts, would like to build a detached garage on the back portion of his property located at 810 East Windsor Lane. However, the property must be brought back into compliance with subdivision ordinances before a building permit can be issued. This same property was reviewed by the Planning Commission in July, combining the existing lot and the adjacent parcel into one lot. That 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 and therefore a new subdivision plat has been submitted creating a one lot subdivision for the property.

Chairperson Jake Garn opened the Public Hearing.

There were no comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Matthew Anderson made a motion to recommend preliminary and final plat approval for Thornfield Phase 2 Subdivision at 810 East Windsor Lane for Jeremy Roberts. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson commented that the Kaysville and Farmington Cities will be holding an Open House on December 8, 2015 from 5:00-8:30 p.m. at the Kaysville City Library to discuss the recently drafted Active Transportation Plan. Attendees are invited to provide feedback on the preliminary plans.

Andy Thompson congratulated Jake Garn on his recent election into the Kaysville City Council.

CALENDAR

Andy Thompson explained that the regularly scheduled Planning Commission is scheduled for Thursday, December 10, 2015. However because of the holidays, it is suggested that the Planning Commission discuss if their meeting dates in December should be altered.

The Planning Commission discussed possible alternate days to meet and agreed to hold their

regular meetings on December 3, 2015 and, if needed, on December 17, 2015 at 7:00 p.m.

ADJOURNMENT

Gary Bullock made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:12 p.m.

DRAFT

3 December 2015 Agenda

3 December 2015

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, December 3, 2015, at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 12.27 acres of property at approximately 550 South Knights Way and 988 West Smith Lane from A-1 (Light Agriculture), and R-A (Agricultural Residential) to R-1-LD (Residential Single Family Low Density).

I hereby certify that I posted a copy of the foregoing Public Hearing Notice on the municipality's official website by November 16, 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, December 3, 2015 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meetings of September 24, 2015, October 15, 2015, and November 12, 2015.
2. Conditional use permit for a flag pole greater than thirty-five feet in height at 780 North 900 West – Camping World.
3. Review of the conditional use permit for farm animals at 49 South 500 East – Sheri Stalworth.
4. Public hearing and request to rezone 12.27 acres of property at approximately 550 South Knights Way and 988 West Smith Lane from A-1 (Light Agriculture), and R-A (Agricultural Residential) to R-1-LD (Residential Single Family Low Density) – Wright Development Group.
5. Public hearing and preliminary plat approval for Tyler Meadows Subdivision located at approximately 550 South Knights Way and 988 West Smith Lane – Wright Development Group.

6. Public hearing and preliminary and final plat approval for Kaysville Professional Complex Condominiums at 396 North 400 West – Royce Bartholomew.

7. Call to the public.

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

a. Reports.

b. Correspondence.

c. Calendar.

9. 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 Wednesday, November 25, 2015.

Lyle Gibson, Zoning Administrator