

1. Documents

Documents:

[14 MAY 2015 PACKET.PDF](#)
[14 MAY 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, May 14, 2015 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meeting of April 9, 2015.
2. Conditional use permit for farm animals at 1476 South 375 East – Cade Seeley.
3. Conditional use permit for farm animals at 356 East 600 North – Stacy Stuart.
4. Conditional use permit for a low-profile sign at 53 North Flint Street – Brighton Homes.
5. Conditional use permit for woodworking at 615 West Boro Street – Tyler Nay.
6. Conditional use permit for a concrete plant at 513 North Market Street – Jared Shaw.
7. Public hearing and request to rezone 2.99 acres of property at 1429 South Sunset Drive from A-5 (Heavy Agricultural) and R-A (Agricultural Residential) with 0.46 acres to R-1-20 (Residential Single Family), 2.5 acres to R-1-LD (Residential Single Family Low Density), and PRUD overlay zone – Charlene Horne.
8. Public hearing and request to rezone 7.9 acres of property at approximately 600 East Windsor Lane to PRUD overlay zone – Chris Martineau.
9. Public hearing and preliminary plat approval for Pettingill Estates Amended and request to rezone 2.0 acres of property at 1593 West Galbraith Lane to PRUD overlay zone – Mike Pettingill.
10. Public hearing and request to rezone 1.6 acres at 1133 West Webb Lane from R-1-20 (Residential Single Family) to R-1-LD (Residential Single Family Low Density), and PRUD overlay zone – Bryan Sorensen.
11. Public hearing and preliminary plat approval for Bryan Sorensen Subdivision at 1133 West Webb Lane – Bryan Sorensen.
12. Public hearing and request to rezone 9.8 acres of property at approximately 850 West Western Drive from R-A (Agricultural Residential) to R-1-LD (Residential Single Family Low Density) – Woodside Homes.
13. Public hearing and preliminary plat approval for Sid Smith Subdivision at approximately 850 West Western Drive – Woodside Homes.
14. Final plat approval for Shepard's Landing Subdivision at 35 West Shepard Lane – Jack Fisher Capital.
15. Presentation on the benefits of active transportation – Kendra Babitz, Utah Cancer Control Program.
16. Discussion of proposed ordinance amendments to Title 17, Chapters 32 and 33.
17. Call to the public.
18. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
19. 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, May 8, 2015.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Farm Animals May 14, 2015

Applicant/Owner: Cade Seeley
Location: 1476 South 375 East

Description:

Mr. Seeley is requesting a conditional use permit for farm animals. His property is approximately 0.18 acres or 8,245 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 does have fencing that fully encloses the rear yard and the property owner intends to build a coop for the chickens if the conditional use permit is approved.

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 and the following condition.

1. A coop for the chickens be on site in compliance with chapter 17-24 to further enhance the applicant's ability to contain the chickens on his property.

Reasoning:

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

Attachment 1: Area Map



Planning Commission Staff Report

Conditional Use Permit for Farm Animals May 14, 2015

Applicant/Owner: Stacy Stuart
Location: 356 East 600 North

Description:

Ms. Stuart is requesting a conditional use permit for farm animals. His property is approximately 0.2 acres or 8,672 square feet, allowing up to five (5) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

The applicant intends to build a coop for the chickens and since the yard is not entirely fenced in intends to put up a fence that surrounds the area around the chicken coop.

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 and the following condition.

1. A coop for the chickens be on site in compliance with chapter 17-24 to further enhance the applicant's ability to contain the chickens on his property.
2. A fence be in place around the chicken coop to contain the chickens when they are not in the coop.

Reasoning:

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

Attachment 1: Area Map

356 East 600 North





Planning Commission Staff Report

Conditional Use Permit for Low Profile Sign May 14, 2015

Applicant/Owner:	Patrick Scott / Brighton Homes
Location:	53 North Flint Street
Zone:	R-1-LD

Description:

Brighton Homes is requesting a conditional use permit a low-profile sign to identify the new Homestead at Hales Farm Subdivision.

The sign is proposed to be located along Flint Street on what is recorded as lot one. The sign is approximately 11 sq. ft. in size and 4 ft. to the top of the sign. The sign is part of a fence type structure that is nearly 5 ½ ft. in height. The entire structure sits outside of the clear vision triangle identified in 17-31-18 of the Kaysville City Ordinance. The sign is not proposed to be lighted.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a low profile sign as proposed.

Reasoning:

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

Attachment 1: Area Map
Attachment 2: Community Map
Attachment 3: Site Plan
Attachment 4: Sign Plan

Hales Farm Subvision

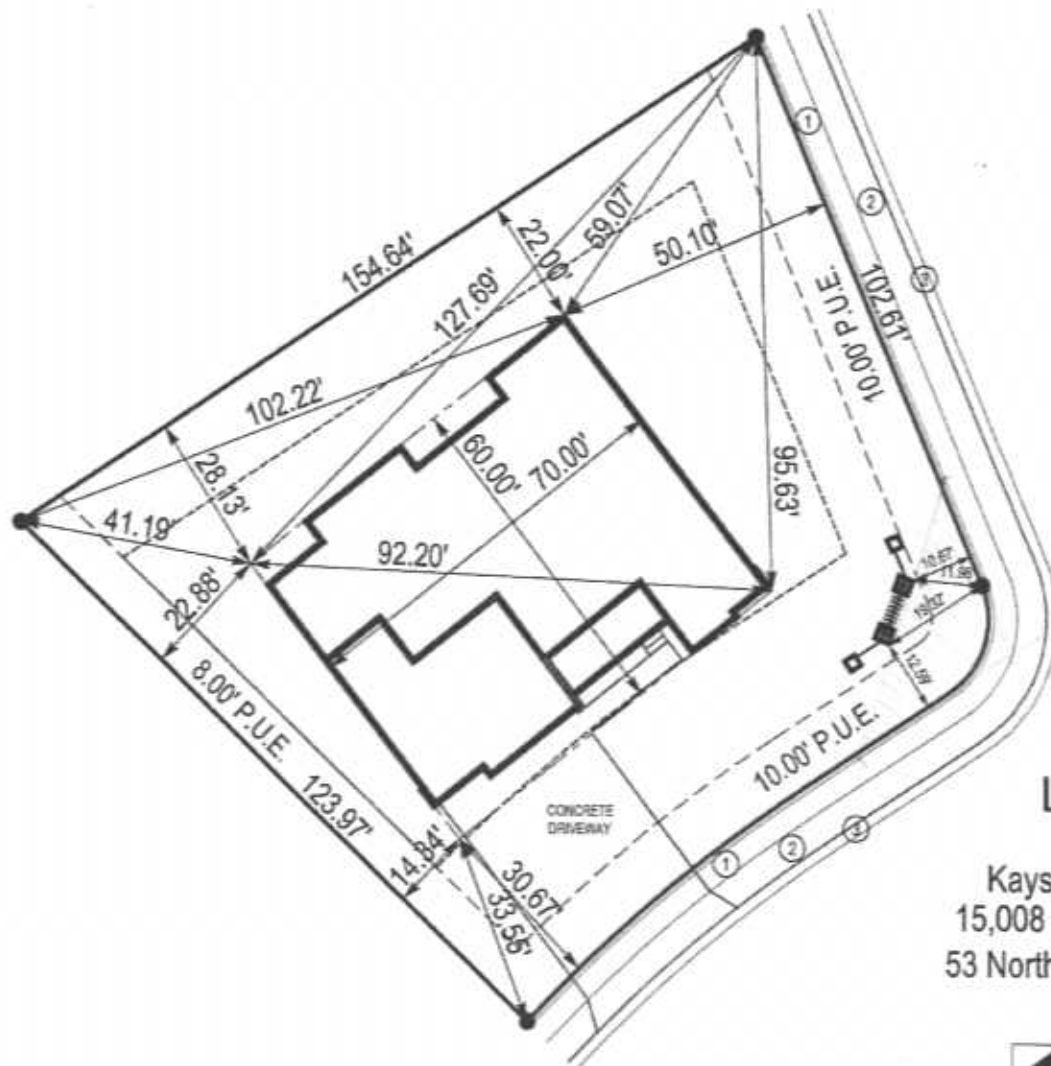


Community Map



Lot #2 in the above image is actually platted as lot #1 and is the location of the proposed sign.

THE GRADE ADJACENT TO ALL
FOUNDATION WALLS SHALL
FALL A MINIMUM OF 6" WITHIN
THE FIRST 10 FT (5%)



Lot 1

Kaysville, Utah
15,008 Square Feet
53 North Flint Street



SITE PLAN

SCALE: 1" = 30'

1. Sidewalk
2. Parkstrip
3. Curb / Gutter

Diagonal Measure Across Foundation
(Field Supervisor to verify independently)

92.20'

BUYER ACKNOWLEDGEMENT

We the buyer(s) of the above shown lot and house hereby accept this plot plan as an approximate siting of the house on the subject lot. We understand that site conditions such as the location of the approach, water meter, sewer line, drain line, etc., and the topography of the lot may necessitate a shift in the location of the excavation, footing, and foundation may vary from model homes or the same plans due to such variables as, lot grades, depths of utilities serving the lot, water table conditions, etc. These alterations may affect how "high" or "low" the house sits, how many steps are required to enter the house from the front porch and the garage, and other aspects of the house. We hereby agree to accept Brighton Homes construction personnel's evaluation of site conditions and authorize them to make shifts or alterations to the above site plan which are deemed necessary for the proper siting of the house.

Buyer: _____

Buyer: _____

Date: _____

FINAL ACCEPTANCE: The foregoing plot plan is accepted by Brighton Homes Utah LLC by: _____

Date: _____

CIVIL, STRUCTURAL, ELECTRICAL & LAND SURVEYING PLANNING & ARCHITECTURAL CONSULTING	PROJECT NO. 15013.013	SHEET OF 1	DATE APRIL 27, 2015	DESIGNED BY MJE
---	--------------------------	------------------	------------------------	--------------------

PROJECT

BRIGHTON HOMES UTAH LLC
215 N REDWOOD RD, SUITE 8
NORTH SALT LAKE, UT 84054



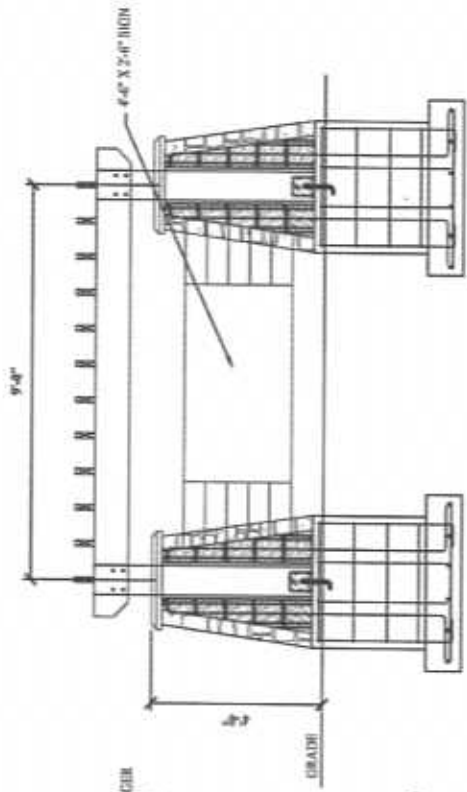
MCNEIL ENGINEERING
1000 S. SANDY PARKWAY, STE 200, SANDY, UTAH 84070
(801) 255-7700 • FAX (801) 255-8071



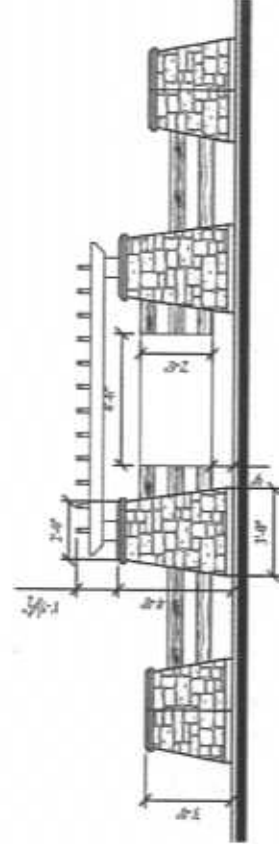
MONUMENT SIGN PLAN



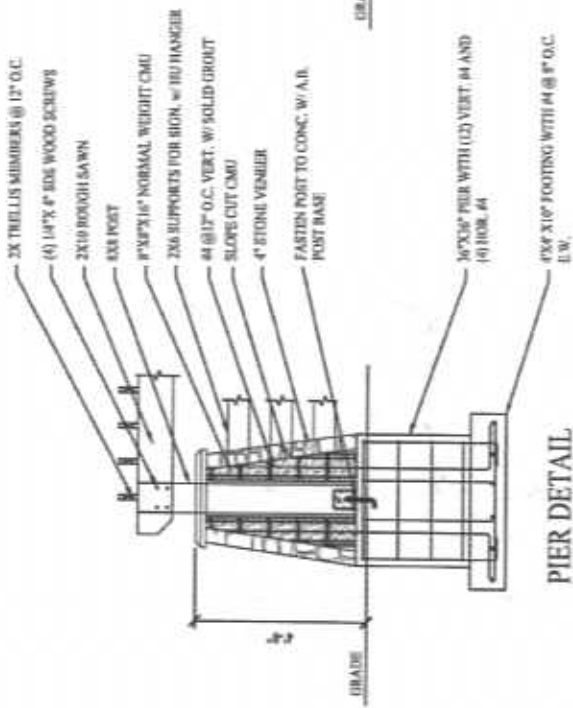
MONUMENT SIGN SECTION



MONUMENT SIGN ELEVATION



PIER DETAIL SIMILAR TO INDIVIDUAL PIER





Planning Commission Staff Report

Conditional Use Permit for Woodworking Use May 14, 2015

Applicant/Owner:	Tyler Nay / Trim Art LLC
Location:	615 West Boro Street
Zone:	GC (General Commercial)

Description:

Trim Art LLC is locating their business at the above location. Because a major portion of their operation fits into the light industry category to operate a wood shop they are required to obtain a conditional use permit under section 17-19-4 of the Kaysville City Ordinance. The use seems to fit well with the other businesses operating in the vicinity.

The site is already developed and the use proposed use appears to work with the existing site for items such as access and parking.

The ordinance already requires that this type of use be subject to the provisions of title 17-23 which considers items such as noise, vibrations, odor, and other hazards.

Recommendation:

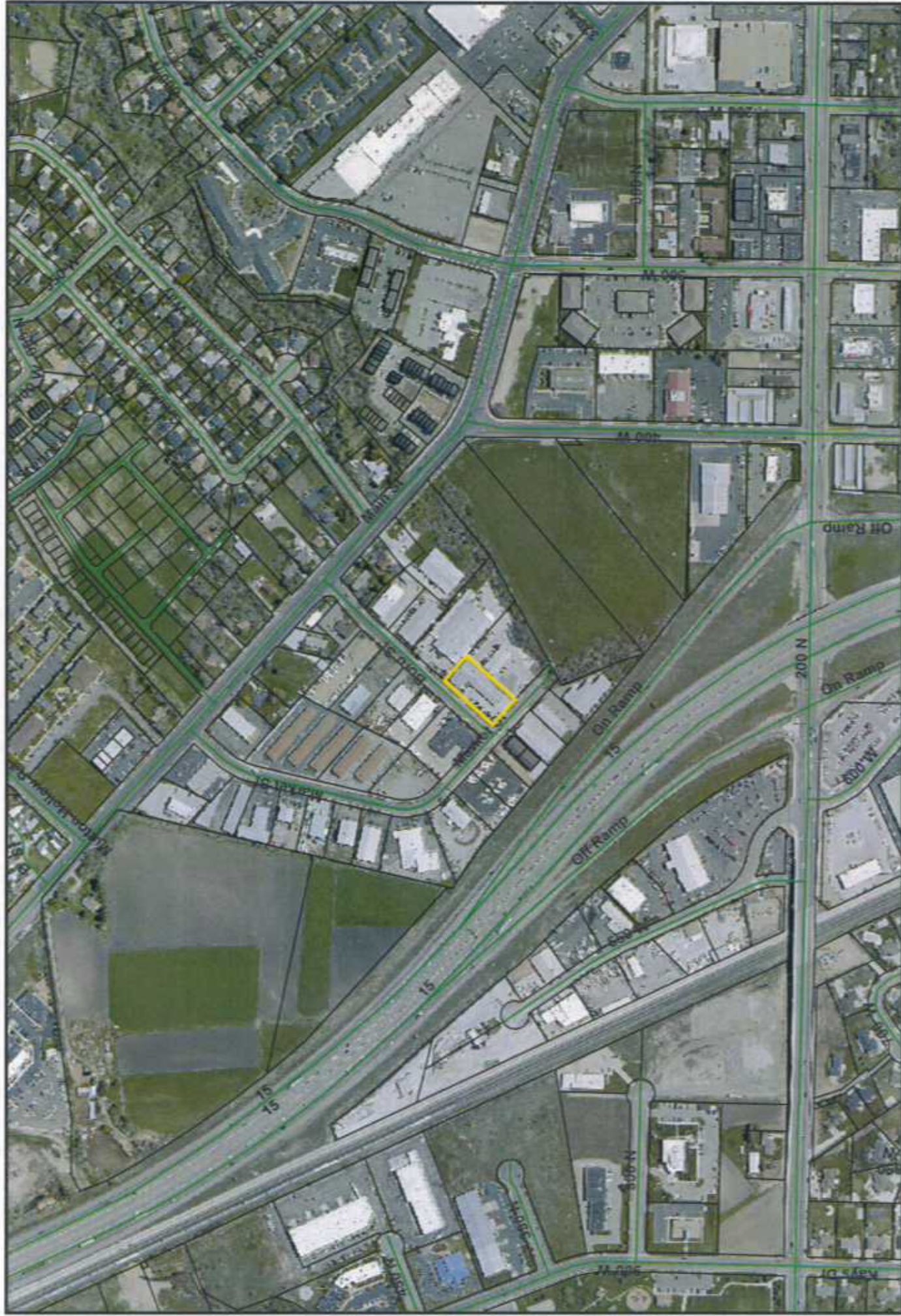
Staff is recommending approval of the proposed conditional use permit for woodworking as a light industry/ research use without additional conditions.

Reasoning:

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

Attachment 1: Area Map

615 West Boro Street





Planning Commission Staff Report

Conditional Use Permit for a Concrete Plant May 14, 2015

Applicant/Owner: Jared Shaw / Wasatch Cart-Crete
Location: 513 North Market Street
Zone: GC (General Commercial)

Description:

Wasatch Cart-Crete is locating their business at the above location. The main business functions are a contractor yard and concrete plant which fit in the light industrial category requiring them to obtain a conditional use permit under section 17-19-4 of the Kaysville City Ordinance. The use seems to be an appropriate fit with the other businesses operating in the vicinity.

The business will only have a couple of employees on site at a time with some small construction equipment that is stored on the property. The concrete plant itself is fairly small, it would only stand about 20 feet in height and all fits on a pad that is 20' x 20'. Generally when a customer purchases concrete from Wasatch Cart-Crete they are to bring the cart back after it has been cleaned out. In the event that this has not been done, staff believes that it would be prudent to have a concrete washout on site in the event that Wasatch Cart-Crete needs to wash concrete equipment on site.

The ordinance already requires that this type of use be subject to the provisions of title 17-23 which considers items such as noise, vibrations, odor, and other hazards.

Recommendation:

Staff is recommending approval of the proposed concrete plant as a light industrial use in the general commercial zone with the following condition:

1. A concrete washout shall always be available on site and be appropriately maintained.

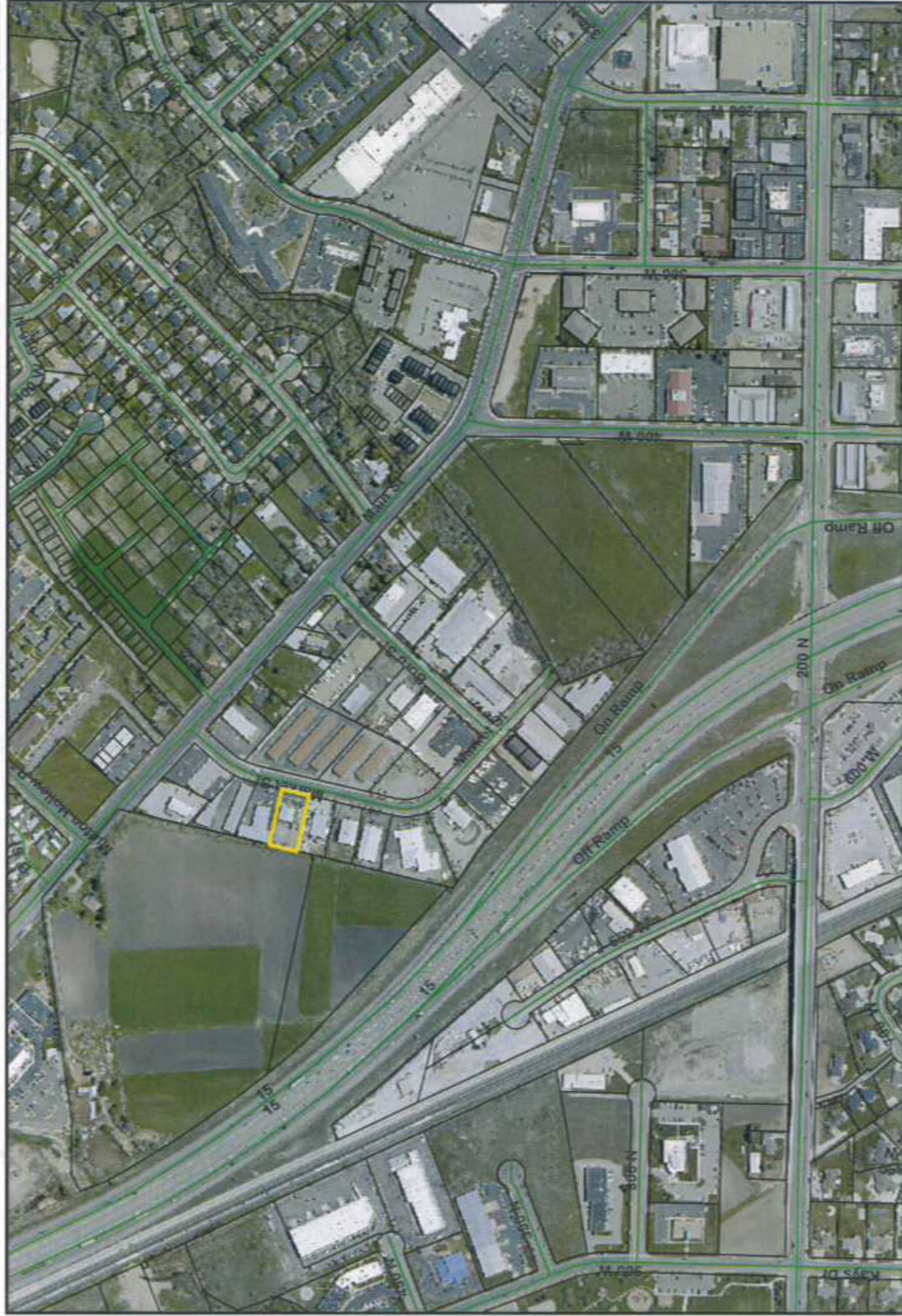
Reasoning:

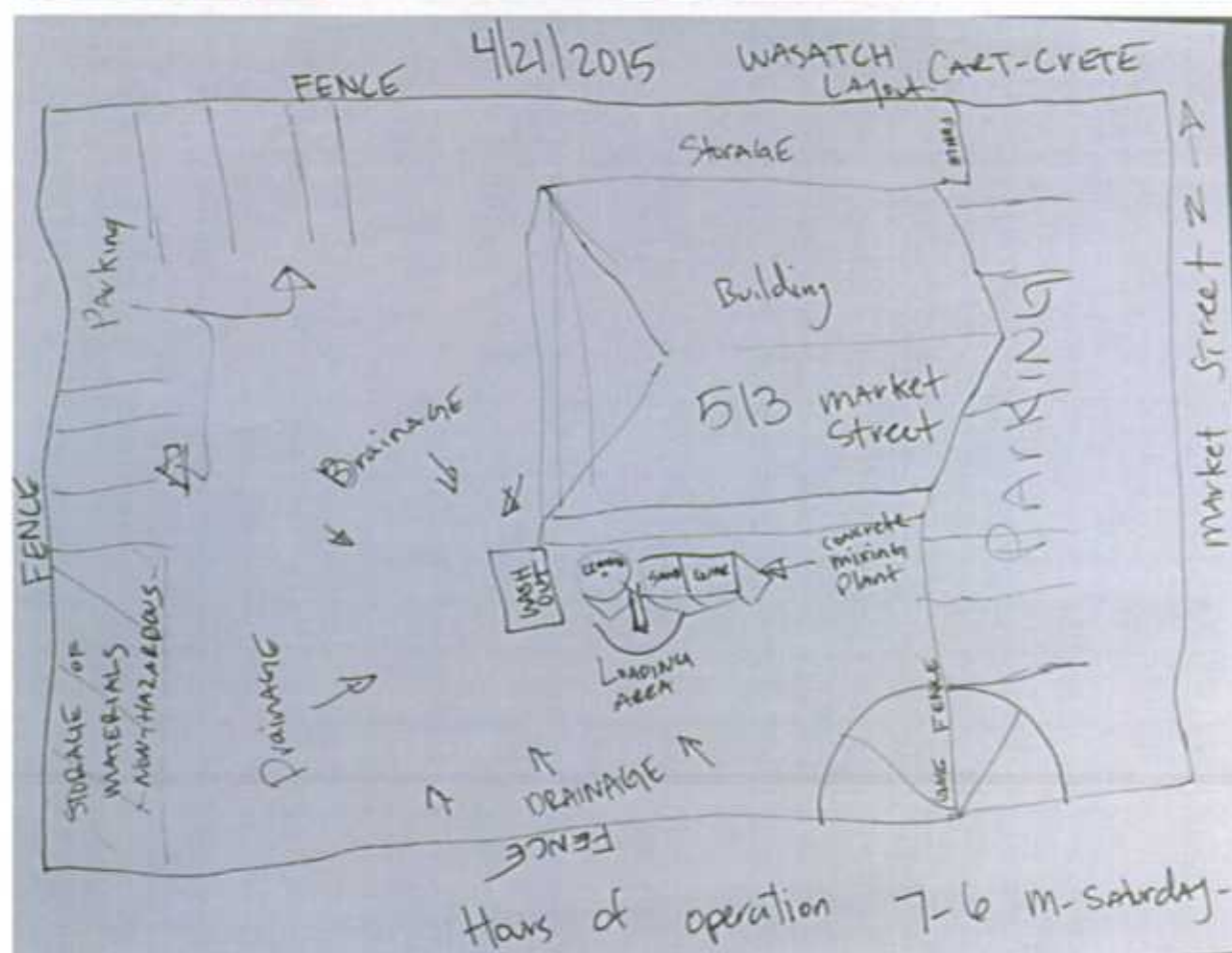
The restrictions of the ordinance and recommended conditions appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

Attachment 2: Site Plan and Aerial Photo of Site

513 North Market Street







Planning Commission Staff Report

Rezone of 2.99 acres of property at 1429 South Sunset Drive from A-5 (Heavy Agricultural) and R-A (Agricultural Residential) with 0.46 acres to the R-1-20 (Residential Single Family), 2.5 acres to R-1-LD (Residential Single Family Low Density), and PRUD Overlay Zone – Charlene Horne.

May 14, 2015

Applicant/Owner: Charlene Horne
Location: 1429 South Sunset Drive

Description:

This property recently came before the planning commission requesting preliminary plat approval and rezone on March 12, 2015. This request was to rezone the entire property R-1-LD showing a plat with 5 lots but the applicant shared with the commission the desire to eventually divide the furthest east property into a 6th lot. The concept received a favorable recommendation from the planning commission and went forward to the city council for their review. After learning about the desire for an eventual 6th lot staff determined the original zoning request would not accommodate the 6 lot plan. The city council said that they would entertain the idea of allowing a 6 lot subdivision, but knowing it required different zoning, the council and applicant agreed to withdraw the original rezone request and start over with new notice and all with the correct zoning request.

The lot layout of the proposed subdivision will remain the same as previously shown, however, zoning the front lot on Sunset Drive to the R-1-20 zone instead of the R-1-LD zone allows the long term proposal to comply with the zoning ordinance and still utilizes zoning that staff feels is appropriate for the area.

Recommendation:

Staff recommends approval of rezoning lot 1 of the proposed Charlene Horne Subdivision to the R-1-20 zone and the remaining 2.5 acres of the subdivision to the R-1-LD zone as proposed.

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

Charlene Horne Subdivision



Charlene Horne Subdivision





Planning Commission Staff Report

Rezone of 7.9 acres of property at approximately 600 East Windsor Lane to PRUD overlay zone – Chris Martineau. May 14, 2015

Applicant/Owner:

Chris Martineau / Woods at Windsor Subdivision

Location:

Approximately 600 East Windsor Lane

Description:

This item is a technical correction to the finish the Woods at Windsor Lane Subdivision that was approved and recorded in the summer of 2014.

There are no proposed changes or modifications to the subdivision. No variation in lot sizes or the number of lots. The underlying zoning is also remaining the same R-1-14 which has already been approved.

The minutes of the previous approval process refer to the subdivision complying with the PRUD ordinance demonstrating that this overlay was always necessary, however staff does not have record indicating the overlay zone was ever put in place.

Title 17-34-3 states that the "[PRUD] overlay zone may be allowed in [a residential district] after review and approval of the subdivision and development agreement as applicable." Therefore the subdivision process was correctly followed but the final step in formally approving the overlay still requires completion.

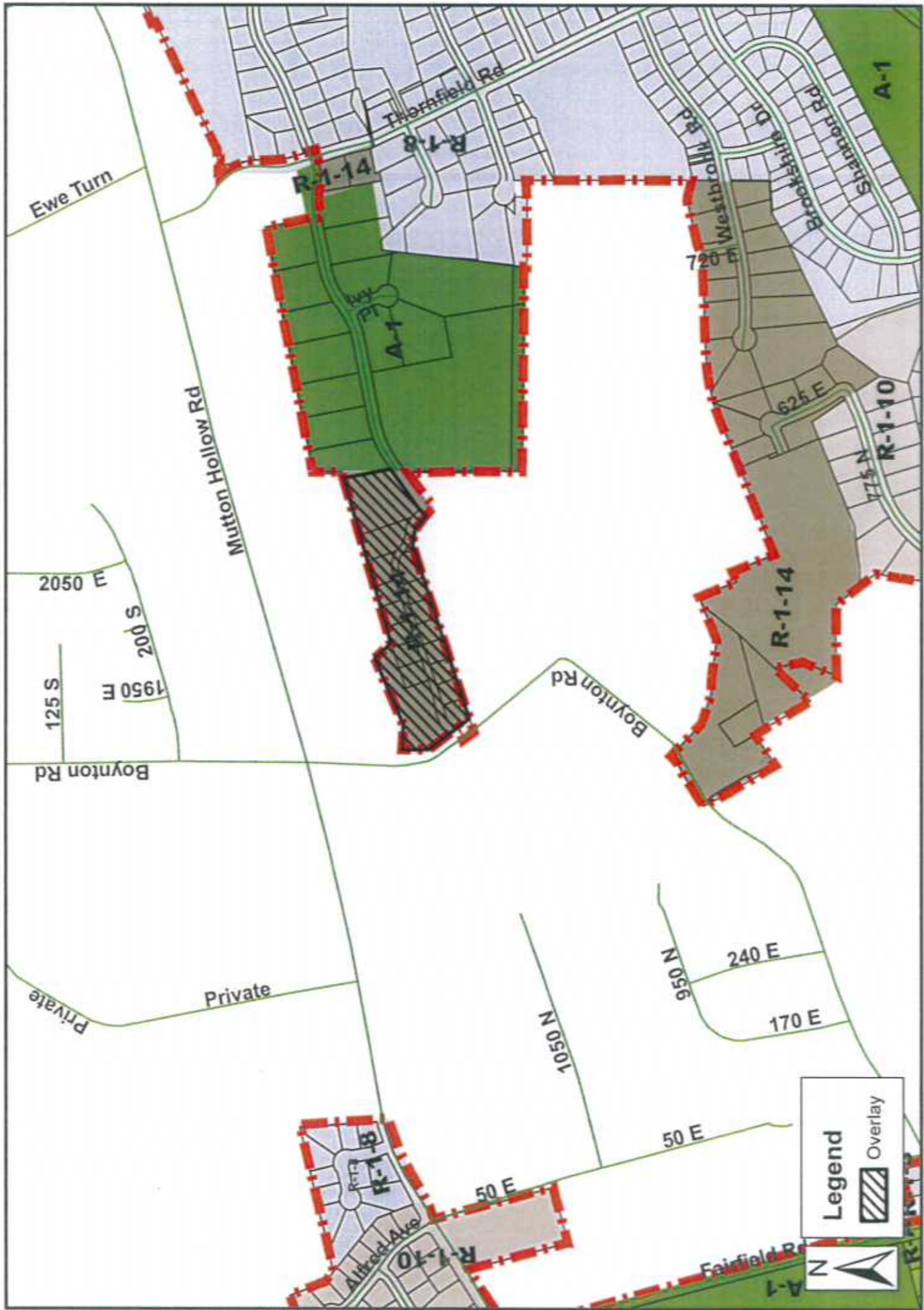
Recommendation:

Staffs recommends that the overlay zone receive a recommendation of approval as it appropriately completes the necessary zoning for a subdivision that has already been approved.

Attachment 1: Overlay Zoning Map

Attachment 2: Copy of Finalized Subdivision Plats

The Woods at Windsor Lane PRUD Overlay Zone





Planning Commission Staff Report

Pettingill Estates Amended PRUD Overlay Zone and Preliminary Plat June 14, 2015

Applicant/Owner:	Mike Pettingill
Location:	1589 West Galbraith Lane
Zone:	Agricultural Residential (R-A)

Description:

Mr. Pettingill and his neighbor each own an approximately one acre lot on Galbraith Lane. They would like to re-subdivide the lots to create two new flag lots. The lots can comply with all of the requirements and provide a reasonable use to the property behind the existing homes.

Flag lots are only allowed with a PRUD Overlay zone, therefore the PRUD is being requested.

Recommendation:

Staff has reviewed and recommends that the Planning Commission recommend approval of the preliminary plat and PRUD Overlay zone for Pettingill Estates Amended.

Attachment 1: Area Map
Attachment 2: Preliminary and Final Plat

Pettingill Estates Amended





Planning Commission Staff Report

Bryan Sorensen Subdivision Rezone from R-1-20 to R-1-LD with a PRUD Overlay Zone and Preliminary Plat May 14, 2015

Applicant/Owner: Bryan Sorensen
Location: 1133 West Webb Lane

Description:

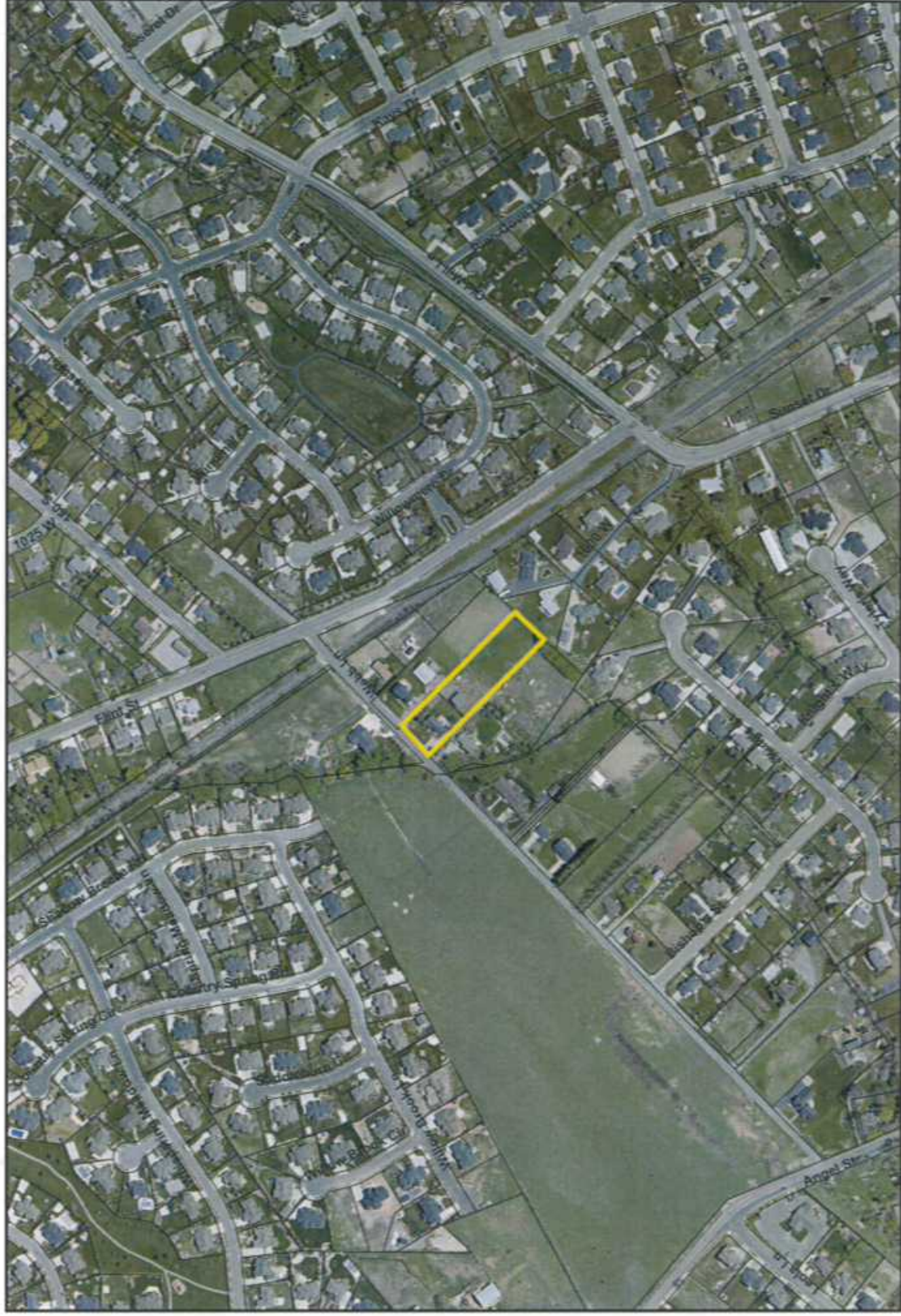
Mr. Sorensen owns about 1.6 acres of property on Webb Lane and he would like to subdivide the property into three lots including two flag lots. The two flag lots are larger, well over half an acre, and the lot on Webb lane, which contains the existing home, is a little smaller, about a third of an acre. To accommodate these lot sizes, the R-1-LD zone is requested. This zone allows lots as small as 12,000 square feet but limits the subdivision to a maximum density of two units per acre. The PRUD Overlay Zone is required to accommodate the flag lots.

Recommendation:

The plat complies with zoning requirements for the R-1-LD Zone and the R-1-LD Zone complies with the general plan requirement of two units per acre. The flag lots provide a reasonable way to develop the large area behind the existing home. Staff therefore recommends approval of the rezone request from R-1-20 to R-1-LD with a PRUD Overlay zone and the preliminary plat for Bryan Sorensen Subdivision.

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

Bryan Sorensen Subdivision



Bryan Sorensen Subdivision





Planning Commission Staff Report

Sid Smith Subdivision Rezone from R-A to R-1-LD and Preliminary Plat May 14, 2015

Applicant/Owner: Woodside Homes
Location: Approx. 850 W. Western Dr.

Description:

In the middle of the Sunset Equestrian Estates Subdivision there is a nearly 10 acre parcel of ground that is not part of the Sunset Equestrian Master plan. This property has now been acquired by Woodside Homes and they have submitted for rezone and subdivision approval.

The rezone request is for the R-1-LD zone which allows lots as small as 12,000 square feet, but limits the total density to two units per acre. The lots on the proposed plat range in size from 15,000 sq.ft. to just over 30,000 sq.ft. There are nineteen lots on nearly 10 acres meeting the density requirement and the plat connects the two roads that have already been stubbed into the property. The proposed lots are very similar in size to the surrounding lots and should fit well in the neighborhood.

Recommendation:

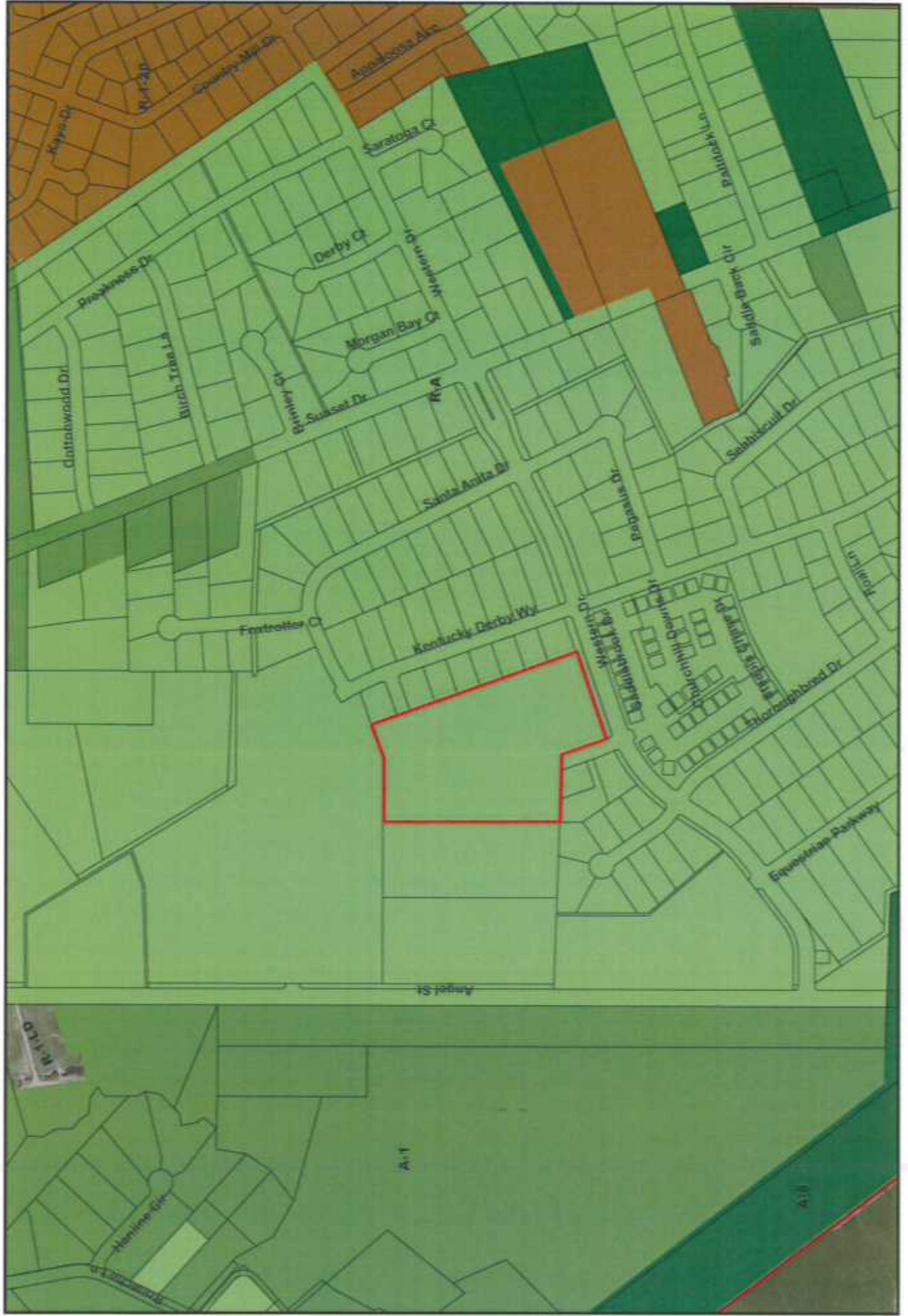
The plat complies with zoning requirements for the R-1-LD Zone and the R-1-LD Zone complies with the general plan requirement of two units per acre. Staff recommends approval of the rezone of 9.8 acres of property from R-A to R-1-LD and fro the preliminary plat for the Sid Smith subdivision.

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

Sid Smith Subdivision



Sid Smith Subdivision





SCALE: 1"=50'

WOODHILL EQUESTRIAN ESTATES, L.L.C.
SUNSET EQUESTRIAN ESTATES
PRELIMINARY PLAT 14C
SID SMITH PARCEL
08-022-0045

B BINGHAM
ENGINEERING
INC.
1000 N. 1000 E.
SALT LAKE CITY, UT 84143
PHONE: 313.555.1234 FAX: 313.555.1235
WWW.BINGHAMENGINEERING.COM

1

TERMS AND CONDITIONS
OF THIS PLAT
1. THIS PLAT IS PREPARED FOR THE CITY OF SALT LAKE COUNTY, UTAH, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE CITY OF SALT LAKE COUNTY, UTAH, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PRELIMINARY PLAT PREPARED FOR:
WOODHILL EQUESTRIAN ESTATES, L.L.C.
1000 N. 1000 E.
SALT LAKE CITY, UT 84143

PRELIMINARY PLAT PREPARED BY:
BINGHAM ENGINEERING, INC.
1000 N. 1000 E.
SALT LAKE CITY, UT 84143

NOTE: THIS PARCEL WAS INCORPORATED INTO
THE DRAINAGE BASIN FROM PLAT 14C FOR
THE SUNSET EQUESTRIAN ESTATES DEVELOPMENT.

TERMS AND CONDITIONS
OF THIS PLAT
1. THIS PLAT IS PREPARED FOR THE CITY OF SALT LAKE COUNTY, UTAH, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE CITY OF SALT LAKE COUNTY, UTAH, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Planning Commission Staff Report

Shepard's Landing Subdivision Final Plat Approval May 14, 2015

Applicant/Owner: Jack Fisher Capital
Location: Approximately 35 West Shepard Lane
Zone: R-1-LD

Description:

The preliminary plat for this project was recently approved and now the first phase has been submitted for final plat approval. This phase contains 40 lots and two parcels on 32 acres meeting the requirements of the current R-1-LD zone. The plat also has two access points and a pedestrian access to the park to the east.

Parcel B has been included in order to meet the density requirement of two units per acre. This property will be phase two and will have many of the larger lots serving as a buffer to the sewer plant. Showing the parcel on this phase assures the City that the project will stay in compliance with the zoning ordinance.

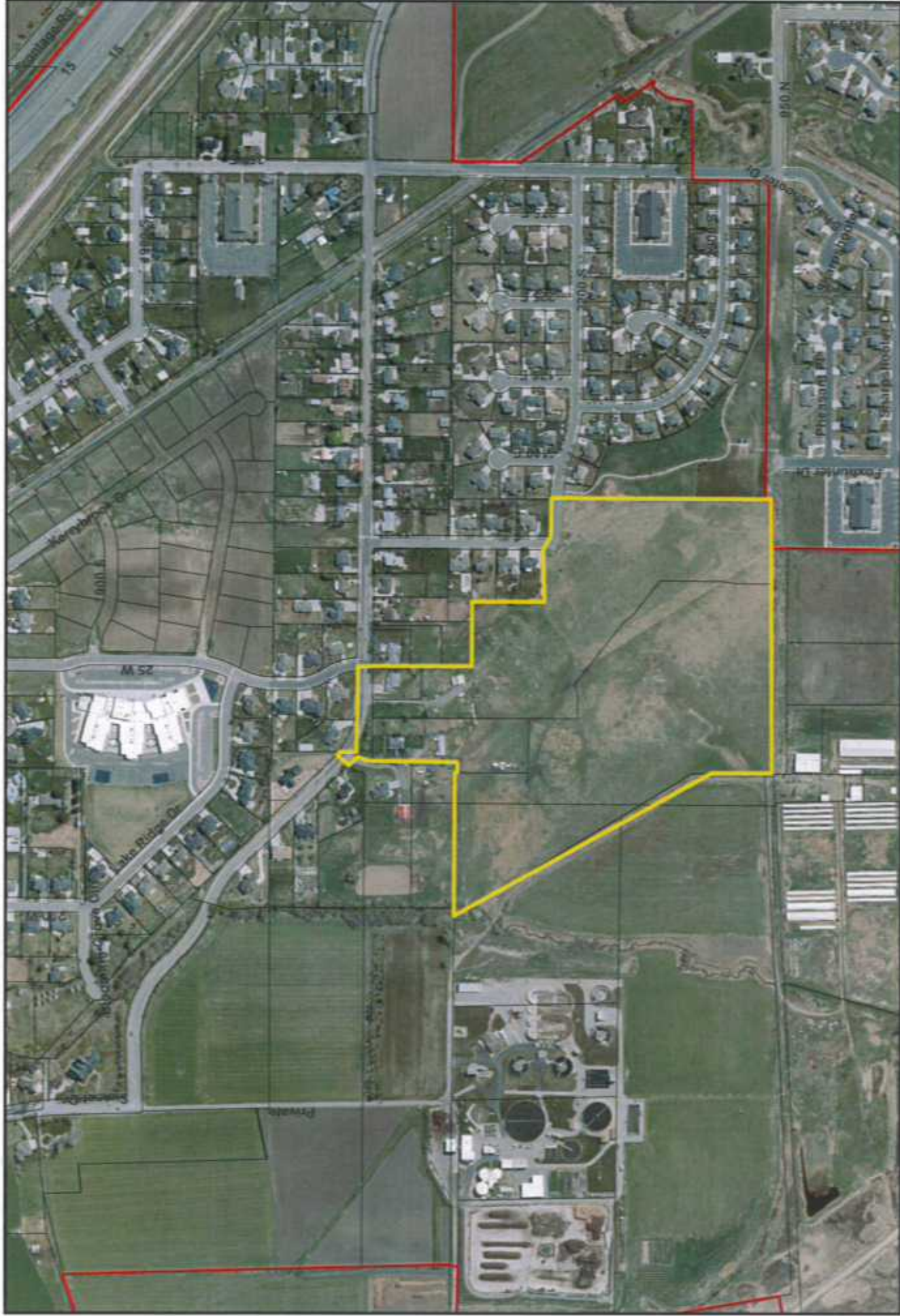
At the preliminary plat approval, there was concern with some drainage issues. These issues have been addressed and the details can be explained as needed at the meeting.

Recommendation:

The plat is consistent with the approved preliminary plat and Staff has reviewed the drawings and recommends final plat approval.

Attachment 1: Location MAP
Attachment 2: Approved Preliminary Plat
Attachment 3: Final Plat

Shepard's Landing



KAYSVILLE CITY PLANNING COMMISSION

April 9, 2015

Members Attending: Chairperson Gary Bullock, Matthew Anderson, Stroh DeCaire, Jake Garn, Russell Lindberg, Betty Parker

Excused: Lorene Kamalu

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

Others Present: Derek Raynor, Adam Sherwood, John B. Jeppson, Justein Wilson, Jake Adams, Stuart Adams, Brigg Lewis

OPENING

The Planning Commission meeting was held on Thursday, April 9, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1247 NORTH OXFORD DRIVE – JUSTEIN WILSON

Lyle Gibson explained that Ms. Wilson is requesting a conditional use permit for farm animals on her property at 1247 North Oxford Drive. The property is approximately 0.25 acres, or 11,103 square feet, allowing the Wilson's to have up to six fowl, rabbits, or similar animals. The applicant is interested in keeping chickens and has a coop on site which meets city setback regulations. Ms. Wilson has also indicated that they intend to complete their fencing so the back yard will be completely enclosed.

Russell Lindberg made a motion to grant a conditional use permit for farm animals at 1247 North Oxford Drive for Justein Wilson with the condition that the rear yard fence be completed to help contain the chickens. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 45 SOUTH 760 EAST – JOHN JEPPSON

Lyle Gibson explained that the Jeppson's have requested a conditional use permit for farm animals on their property at 45 South 760 East. The property is approximately 0.67 acres, or 29,185 square feet, which will allow the Jeppson's to have up to sixty-seven fowl, rabbits, or similar animals. The back yard of the Jeppson's property is enclosed, and Staff has discussed the placement of the proposed chicken coop to meet setback requirements.

Russell Lindberg asked how many chickens the Jeppson's plan to have.

John Jeppson responded that they currently plan to have no more than twelve chickens at one time. They have also considered owning rabbits at some point in the future, but only plan to have a couple of them.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 45 South 760 east for John Jeppson with the condition that the coop housing the chickens be in compliance with city regulations. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 890 NORTH CRIMSON LANE – ADAM SHERWOOD

Lyle Gibson explained that Mr. Sherwood has submitted application requesting to have farm animals on his property at 890 North Crimson Lane. The Sherwood's property is approximately 9,143 square feet which allows them to keep up to five fowl, rabbits, or similar animals. The rear yard of the property is completely enclosed with a fence.

Adam Sherwood added that they had recently obtained some chickens and have placed the coop in their yard to meet the city's setback requirements.

Matthew Anderson made a motion to grant a conditional use permit for farm animals at 890 North Crimson Lane for Adam Sherwood. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A LOW PROFILE SIGN AT 1700 SOUTH FRONTAGE ROAD – HOPEBOX THEATRE

Lyle Gibson explained that the HopeBox Theatre located at 1700 South Frontage Road has applied for a conditional use permit for a low-profile sign. This property currently has a sign similar in size with exterior lighting. The new sign will be internally lit. Although this property is located in a residential area, it does not share frontage with any residential homes, and the sign will face towards the freeway helping to reduce any light pollution concerns.

Derek Raynor, representing HopeBox Theatre, said that they have been at this location for about three months and have had problems with clients being able to find their building. They feel that this sign will help address that problem, but won't be a hindrance to the surrounding properties. The sign is about the same size as what has already been on the property, and will be in the same location. However, by having the sign internally lit, any light pollution can be easily controlled and kept onto the property.

Jake Garn agreed that this sign will be less impacting than the previous sign and not a nuisance to the neighbors because of internal lighting.

Betty Parker asked if the sign's lighting could be controlled.

Derek Raynor responded that because the sign is being donated to them, any changes will increase the price of the sign and the HopeBox Theatre would have to incur the extra cost. However, the owners are willing to comply with whatever requirements are needed.

Matthew Anderson asked if the city had ever received complaints regarding the current sign.

Lyle Gibson responded that he was unaware of any complaints.

Jake Garn said that if there are any problems after the sign is installed the conditional use permit could come back to the Planning Commission for review.

Stroh DeCaire made a motion to grant a conditional use permit for a low profile sign at 1700 South Frontage Road for Hopebox Theatre. Jake Garn seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR CHARLY'S ACRES #2 SECOND AMENDMENT SUBDIVISION AT APPROXIMATELY 2000 WEST 200 NORTH – THE ADAMS COMPANY

Andy Thompson explained that this property, near the intersection of 200 North and Angel Street, has been zoned as General Commercial for several years. The owners are now replatting the property to accommodate the uses that are being requested. The plat consists of four lots. Lot 201 has an existing building located on it, and Lots 202 and 203 are being replatted for an office complex. Lot 204 is a future phase that may be further divided depending on the use. The proposed plat complies with zoning requirements for the General Commercial zone.

Jake Adams, with The Adams Company, commented that they have a buyer interested in Lots 202 and 203 to build professional office buildings and they would like to start development as soon as possible.

Chairperson Gary Bullock opened the Public Hearing.

There were no comments or questions from the public. Chairperson Gary Bullock closed the Public Hearing.

Matthew Anderson made a motion to recommend preliminary and final plat approval for Charly's Acres #2 Second Amendment Subdivision at approximately 2000 West 200 North for The Adams Company. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Brigg Lewis asked if there are any plans to widen 200 North and Angel Street. There are many people who run and bike in the area, and the lack of sidewalk forces these pedestrians into the

street. The roads are very narrow and this is a safety concern. When businesses are built on this corner, will the road be improved?

Andy Thompson responded that it is a requirement of any development to install the adjacent street improvements. The areas of Angel Street and 200 North that abut the Hill Farms development will be improved as each phase is developed. The city has also recently received a grant to install a traffic light at 200 North and Angel Street in a couple of years which will help to control traffic.

Stroh DeCaire added that it is inevitable that when the West Davis Corridor is installed, we will see a large influx of traffic in the area. We need to make sure we have the improvements installed to help control traffic and address these safety concerns.

REPORTS

Lyle Gibson explained that in the Planning Commission's previous meeting Staff was asked to look into how other cities review and approve conditional uses. Staff has found that while technically the Planning Commission can give that responsibility to Staff, items would still need to be noticed and a public meeting held. The Commission could also consider putting all conditional use items into one consent item on their agenda and approve the conditional uses as a group.

The Planning Commission and Staff discussed the conditional use approval process, along with Staff's findings and the Commission concluded to leave the approval process unchanged for the time being.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, April 23, 2015 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:35 p.m.

14 May 2015 Agenda

14 May 2015

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, May 14, 2015, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 2.99 acres of property at 1429 South Sunset Drive from A-5 (Heavy Agricultural) and R-A (Agricultural Residential) with 0.46 acres to R-1-20 (Residential Single Family), 2.53 acres to R-1-LD (Residential Single Family Low Density), and PRUD overlay zone.

Rezone of 2.0 acres of property at 1593 West Galbraith Lane to PRUD overlay zone.

Rezone of 9.8 acres of property at approximately 850 West Western Drive from R-A (Agricultural Residential) to R-1-LD (Residential Single Family Low Density).

Rezone of 7.9 acres of property at approximately 600 East Windsor Lane 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 April 20, 2015.

Lyle Gibson, Zoning Administrator

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, May 14, 2015, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 1.6 acres of property at 1133 West Webb Lane from R-1-20 (Residential Single Family) to R-1-LD (Residential Single Family Low Density), and PRUD overlay zone.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by April 24, 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, May 14, 2015 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meeting of April 9, 2015.
2. Conditional use permit for farm animals at 1476 South 375 East – Cade Seeley.
3. Conditional use permit for farm animals at 356 East 600 North – Stacy Stuart.
4. Conditional use permit for a low-profile sign at 53 North Flint Street – Brighton Homes.
5. Conditional use permit for woodworking at 615 West Boro Street – Tyler Nay.
6. Conditional use permit for a concrete plant at 513 North Market Street – Jared Shaw.
7. Public hearing and request to rezone 2.99 acres of property at 1429 South Sunset Drive from A-5 (Heavy Agricultural) and R-A (Agricultural Residential) with 0.46 acres to R-1-20 (Residential Single Family), 2.5 acres to R-1-LD (Residential Single Family Low Density), and PRUD overlay zone – Charlene Horne.
8. Public hearing and request to rezone 7.9 acres of property at approximately 600 East Windsor Lane to PRUD overlay zone – Chris Martineau.
9. Public hearing and preliminary plat approval for Pettingill Estates Amended and request to rezone 2.0 acres of property at 1593 West Galbraith Lane to PRUD overlay zone – Mike Pettingill.
10. Public hearing and request to rezone 1.6 acres at 1133 West Webb Lane from R-1-20 (Residential Single Family) to R-1-LD (Residential Single Family Low Density), and PRUD overlay zone – Bryan Sorensen.
11. Public hearing and preliminary plat approval for Bryan Sorensen Subdivision at 1133 West Webb Lane – Bryan Sorensen.
12. Public hearing and request to rezone 9.8 acres of property at approximately 850 West Western Drive from R-A (Agricultural Residential) to R-1-LD (Residential Single Family Low Density) – Woodside Homes.
13. Public hearing and preliminary plat approval for Sid Smith Subdivision at approximately 850 West Western Drive – Woodside Homes.
14. Final plat approval for Shepard's Landing Subdivision at 35 West Shepard Lane – Jack Fisher Capital.
15. Presentation on the benefits of active transportation – Kendra Babitz, Utah Cancer Control Program.
16. Discussion of proposed ordinance amendments to Title 17, Chapters 32 and 33.
17. Call to the public.

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

- a. Reports.
- b. Correspondence.
- c. Calendar.

19. 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, May 8, 2015.

Lyle Gibson, Zoning Administrator