

1. Documents

Documents:

[28 MAY 2015 PACKET.PDF](#)
[28 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 28, 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 23, 2015.
2. Conditional use permit for farm animals at 236 South 200 West – Sharon C. Bell.
3. Conditional use permit for animated signs at 181 North 400 West – Mountain America Credit Union.
4. Public hearing and request to rezone 3.0 acres of property at 107 West Shepard Lane from R-A (Agricultural Residential) to R-1-LD (Residential Single Family Low Density) – Jack Fisher Capital.
5. Public hearing and preliminary and final plat approval for Webb Lane Subdivision at 1095 West Webb Lane – Steve Brough.
6. Final plat approval for Sunset Equestrian Estates Plat 13B at the corner of Seabiscuit Drive and Mare Drive – Woodside Homes.
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 Friday, May 22, 2015.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Farm Animals May 28, 2015

Applicant/Owner: Sharon Bell
Location: 236 South 200 West

Description:

Ms. Bell is requesting a conditional use permit for farm animals. His property is approximately 0.27 acres or 11,996 square feet, allowing up to seven (7) 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 the applicant intends to acquire a coop for the chickens pending approval of this application.

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.

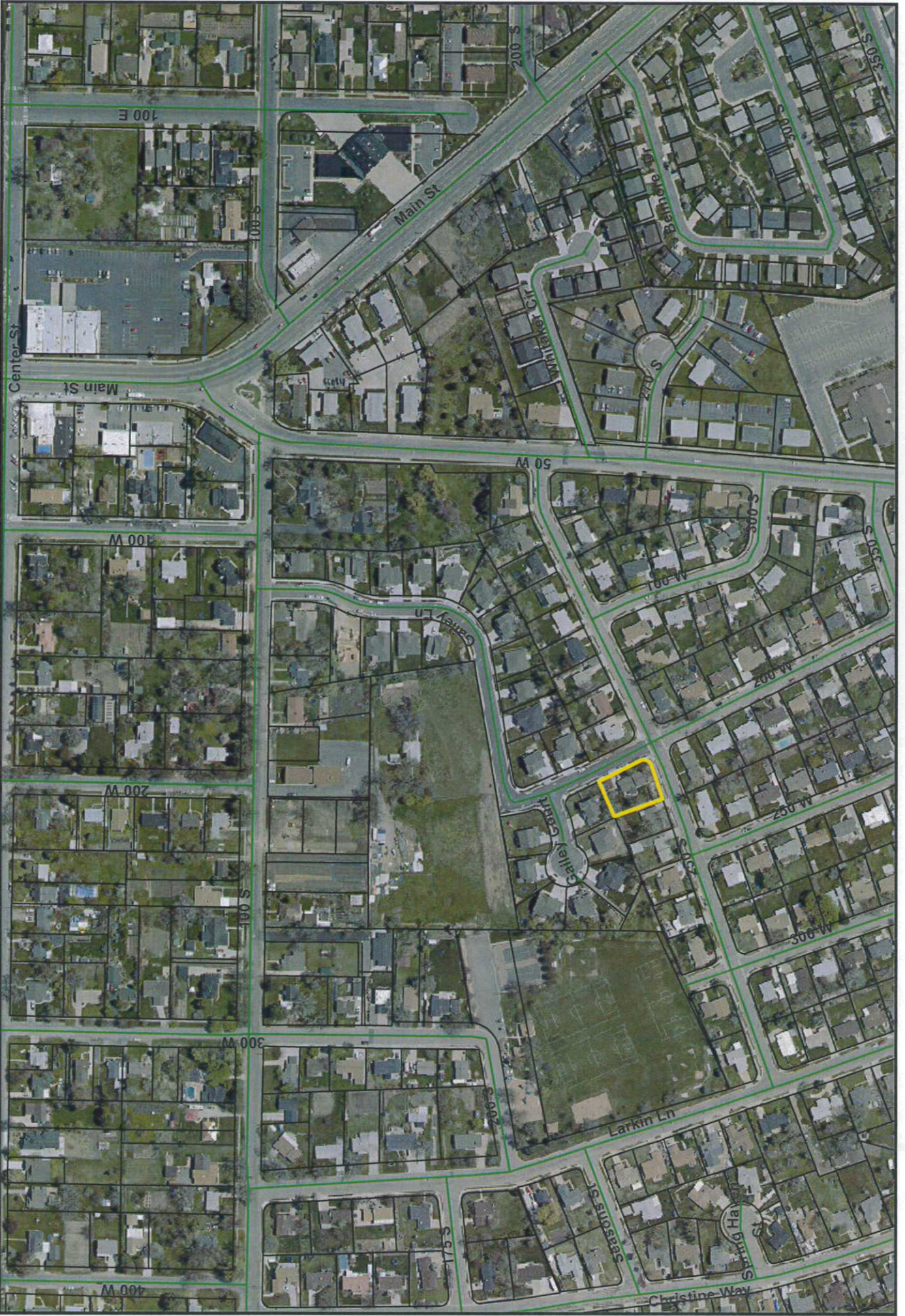
1. A coop for the chickens be on site in compliance with chapter 17-24 to further enhance the applicant's ability to contain the chickens on his property.

Reasoning:

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

Attachment 1: Area Map

236 South 200 West





Planning Commission Staff Report

Conditional Use Permit for Animated Signs. May 28, 2015

Applicant/Owner: Freedom Signs / Mountain America Credit Union
Location: 181 North 400 West

Description:

Mountain America Credit Union is requesting a conditional use application for 2 animated signs at their new location at 181 North 400 West. Because the property fronts multiple rights of way they are allowed to have multiple ground signs.

The smaller of the two signs is 18 ft. in height with a total sign face of approximately 61 square feet, 40 sq. ft. of which is an electronic message center or animated sign. Due to the proximity of this property to I-15 and based on the size of the property frontage along 200 North Street the applicant would be allowed to have a 200 sq. ft. sign up to 30 ft. in height. Also the animated portion of the sign meets the 40 sq. ft. maximum allowed size.

The larger sign is to be located along the western side of the property adjacent to the UDOT right of way and I-15. The sign is proposed to be the maximum allowed height based on its location of 45 ft. The sign face would be a total of 300 sq. ft. which is also the maximum allowed sign size based on its location. Of that total size, 40 sq. ft. of the sign is proposed to be an electronic message center or animated sign. This sign is also designed with a 22.5 degree viewing angle which still complies with the size allowance for this location based on the definition of 'Sign Area' in the ordinance.

Recommendation:

Staff is recommending approval of the proposed sign proposal with the following condition.

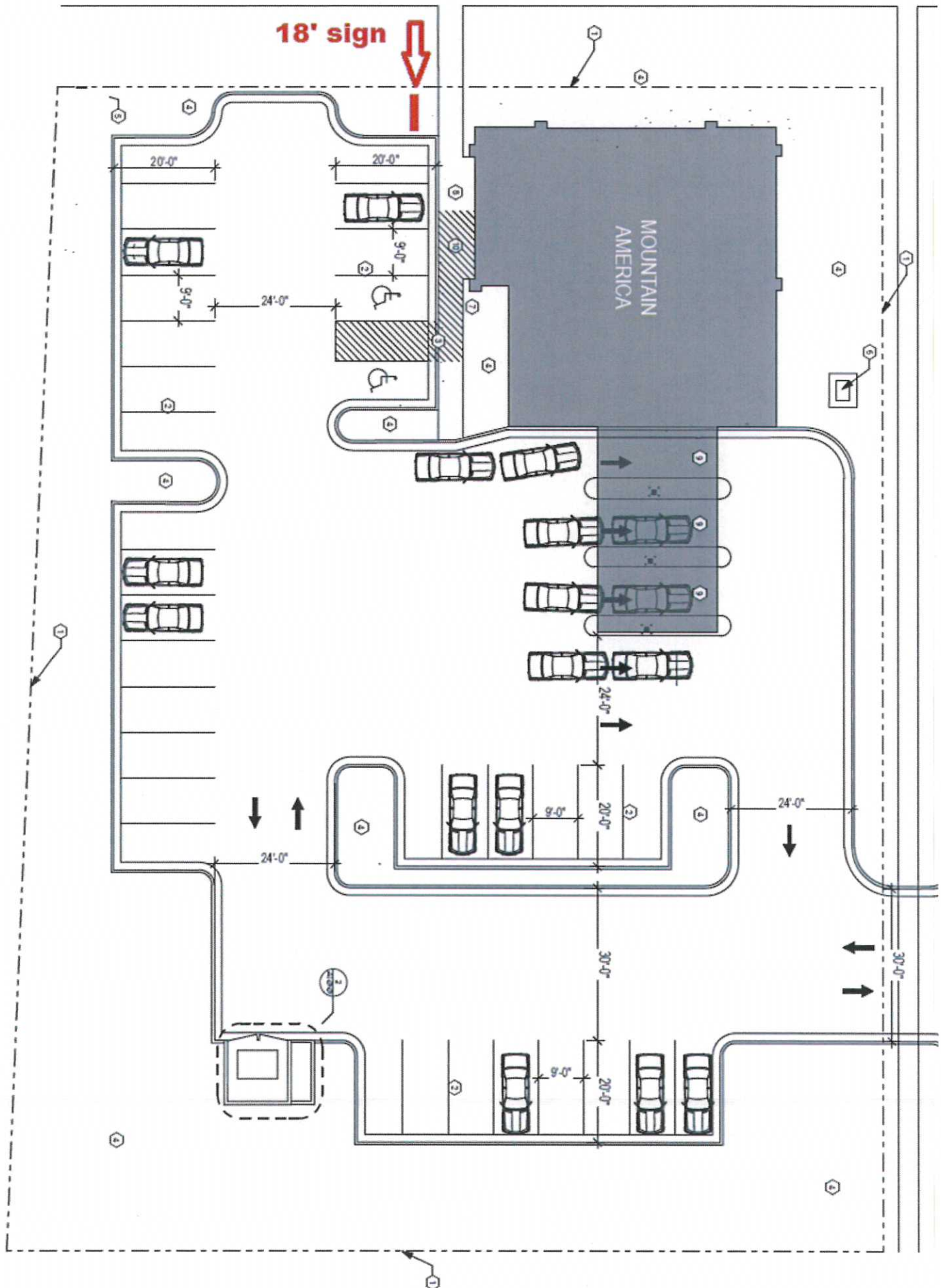
1. Lighting on signs shall be capable of dimming based on ambient conditions to minimize impact of lights on nearby properties.

Attachment 1: Area Map
Attachment 2: 18 ft. tall sign location detail
Attachment 3: Image of 18 ft. tall sign
Attachment 4: 45 ft. tall sign location detail
Attachment 5: Image of 45 ft. tall sign

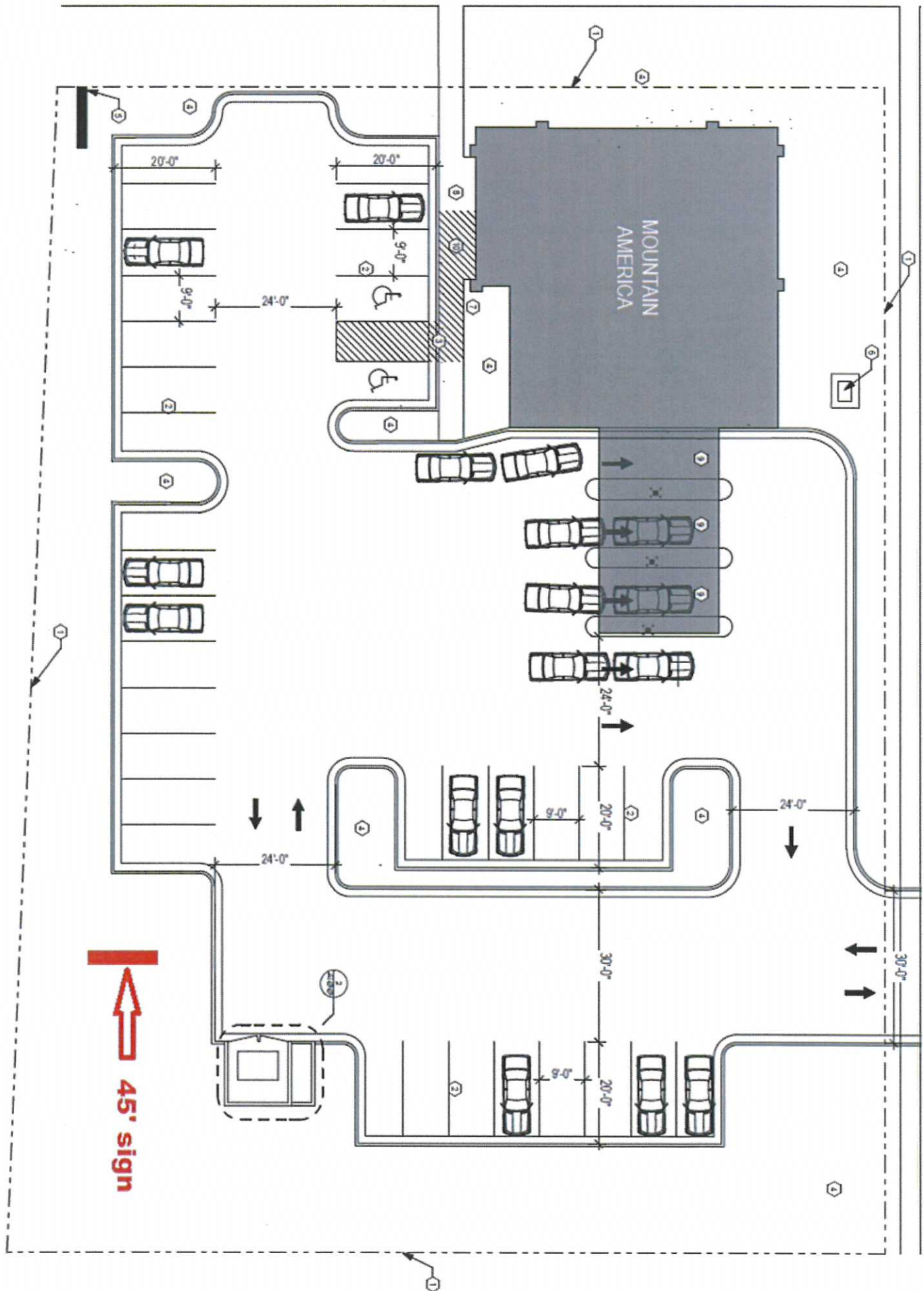
181 North 400 West



200 NORTH



200 NORTH



Scope of Work.....

- 18' tall d/s pole sign
- WatchFire LED sign
- Lit cabinet sign with beveled edges

9' 3"

26.75"

53" LED Sign

18' Overall Sign Height

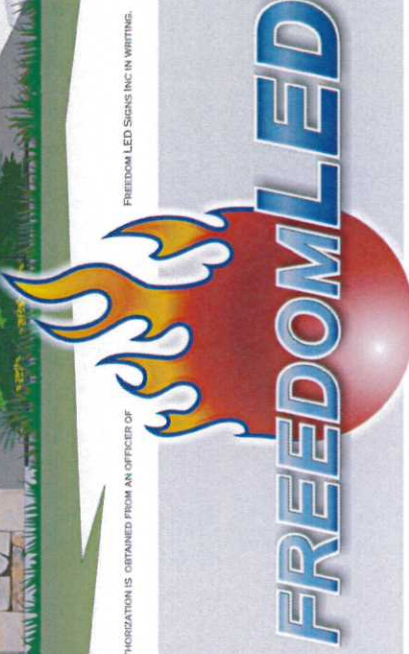


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THIS DRAWING IS DESIGNED BY AND IS THE SOLE PROPERTY OF FREEDOM LED SIGNS. SAID DRAWING IS NOT TO BE EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION. REPRODUCED, OR COPIED BY ANYONE UNLESS AUTHORIZATION IS OBTAINED FROM AN OFFICER OF

	www.FREEDOMLEDsigns.com PHONE 800.266.0247 FAX 866.430.5250 138 E. 12300 S. SUITE C DRAPER, UTAH 84020	Date: _____ ☒ CUSTOMER APPROVAL
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CLIENT Mountain America Credit Union JOB NAME Mountain America - Kayville Branch PHONE 801-209-4137 FAX ADDRESS 181 N. 400 W. CITY, STATE, ZIP Kayville, UT 84037 SALESPERSON Brexton Schenk EMAIL ARTIST Carston McCullough
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• Scope of Work • • • • •

45' tall pole sign

Overhead view

22.5 degree angle

22.5 degree angle



19' 0" 10' LED Sign 4' 6" pole cover

4' LED Sign

10' 6" Base

45' 0" Overall Sign Height

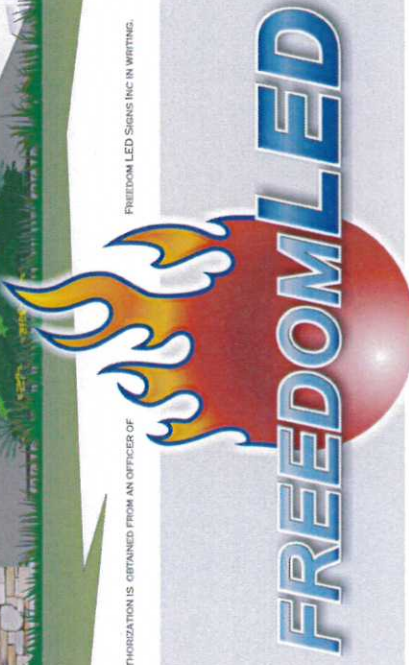
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CLIENT **Brant Skousen / Mountain America Credit Union**
 JOB NAME **Alta America - Kayville Branch**
 PHONE **801-209-4137** FAX
 ADDRESS **181 N. 400 W.**
 CITY, STATE, ZIP **Kaysville, UT 84037**
 SALESPERSON **Brant Skousen**
 EMAIL
 ARTIST **Carston McCullough**



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X **CUSTOMER APPROVAL** Date: _____
 Due to limitations on the printing process, color may vary in printout.





Planning Commission Staff Report

Rezone of 3.0 acre of Property at 107 West Shepard Lane from R-A to R-1-LD May 28, 2015

Applicant/Owner: Jack Fisher Capital
Location: 107 West Shepard Lane

Description:

Recently the Shepard's Landing Subdivision was approved subject to the newly acquired 3 acre parcel being rezoned to the R-1-LD zone. The application and public notice for that rezone have now been completed and the City can now take action on the request.

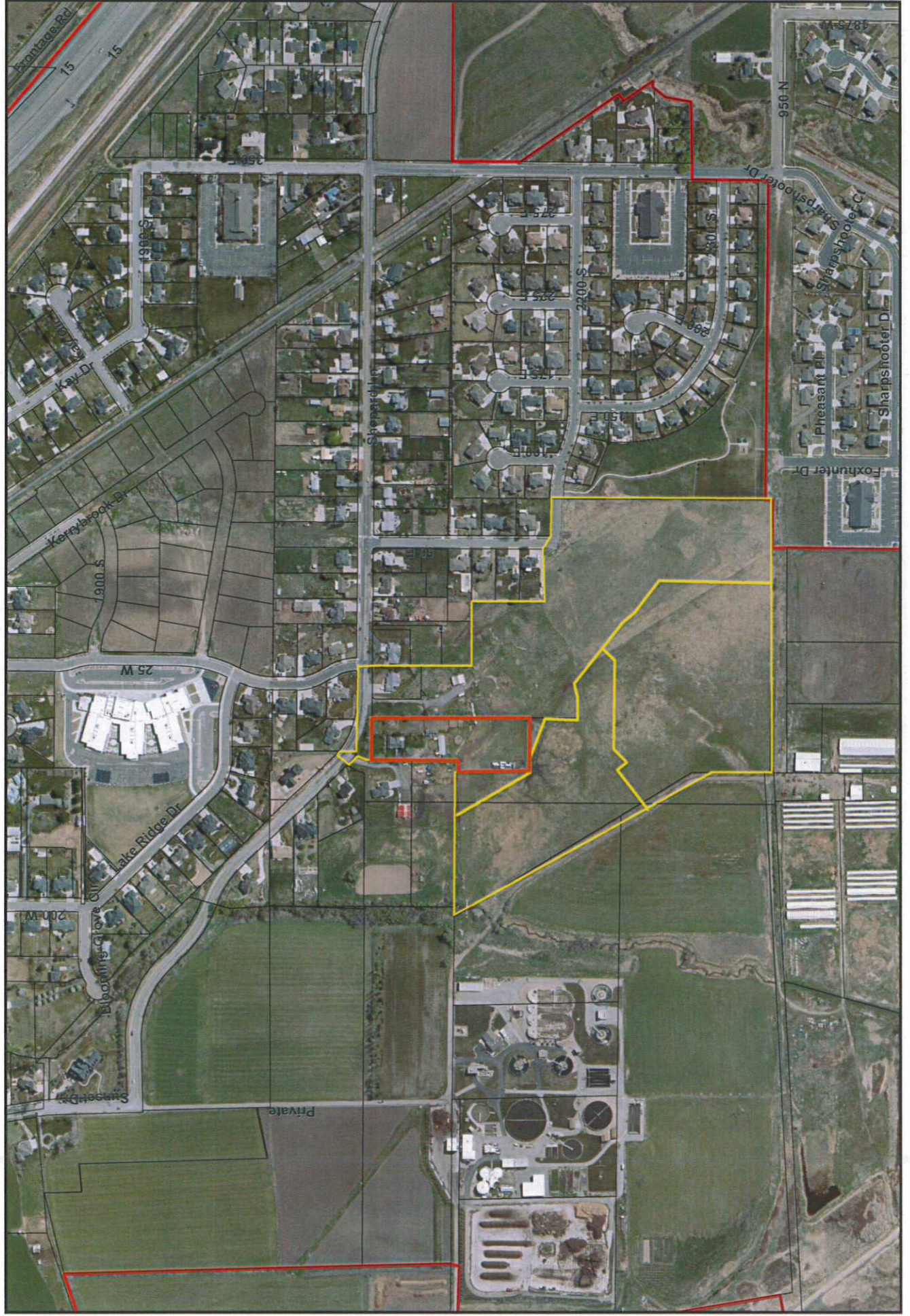
As was discussed in the plat approval process, an adjacent three acre parcel was added to the plat to accommodate the desired road pattern, this parcel was not included when the rest of the project was rezoned to the R-1-LD zone some time ago. This new parcel is requested to be rezoned to match the rest of the project.

Recommendation:

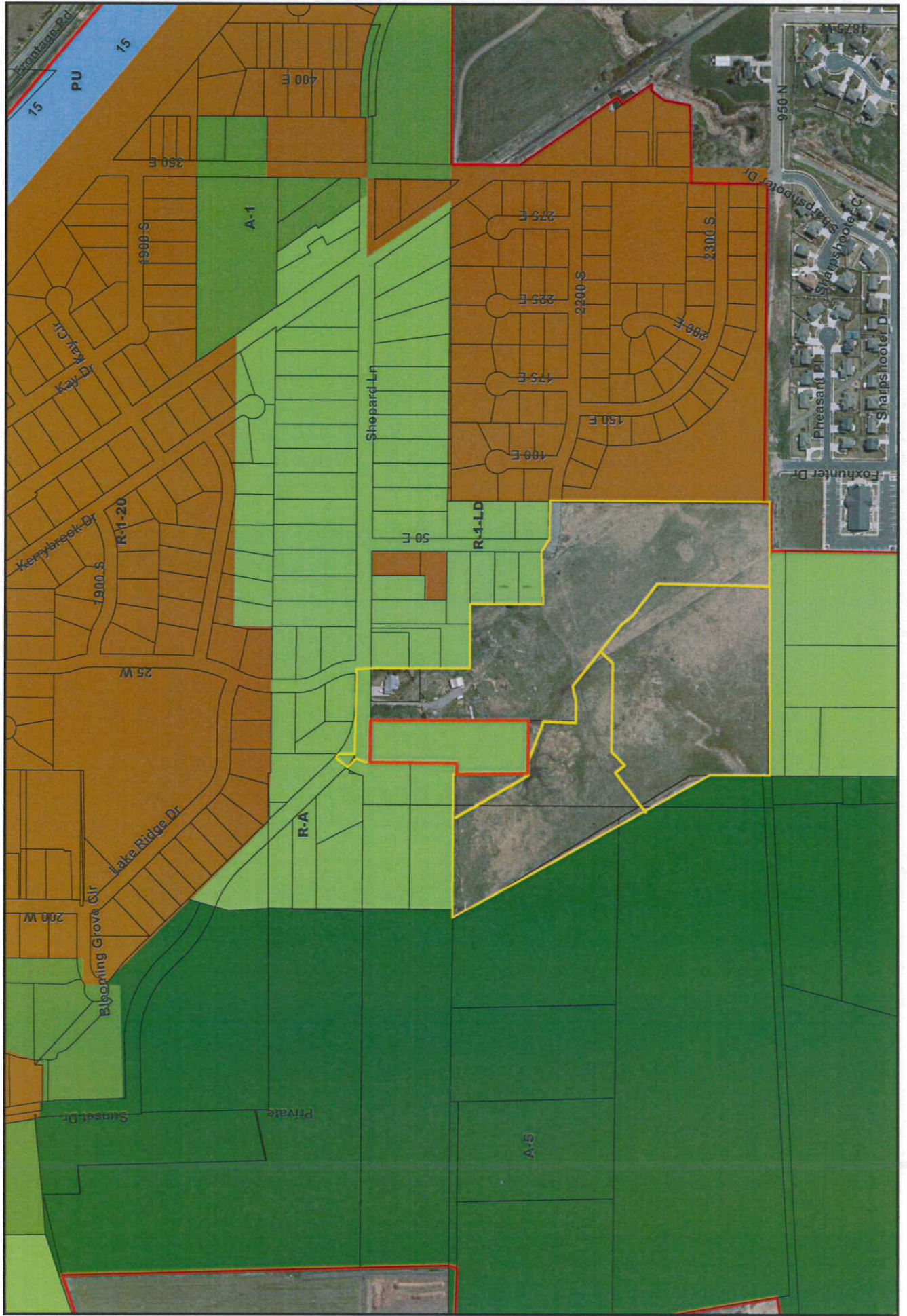
The R-1-LD zone is consistent with the general plan and surrounds this property on two sides. Staff recommends that the rezone of three acres at 107 West Shepard Lane from R-A to R-1-Ld be approved.

Attachment 1: Location Map
Attachment 1: Zoning Map

Shepard's Landing



Shepard's Landing



Planning Commission Staff Report

Webb Lane Subdivision Preliminary & Final Plat May 15, 2015

Applicant/Owner: Steve Brough
Location: 1095 West Webb Lane
Zone: R-1-20

Description:

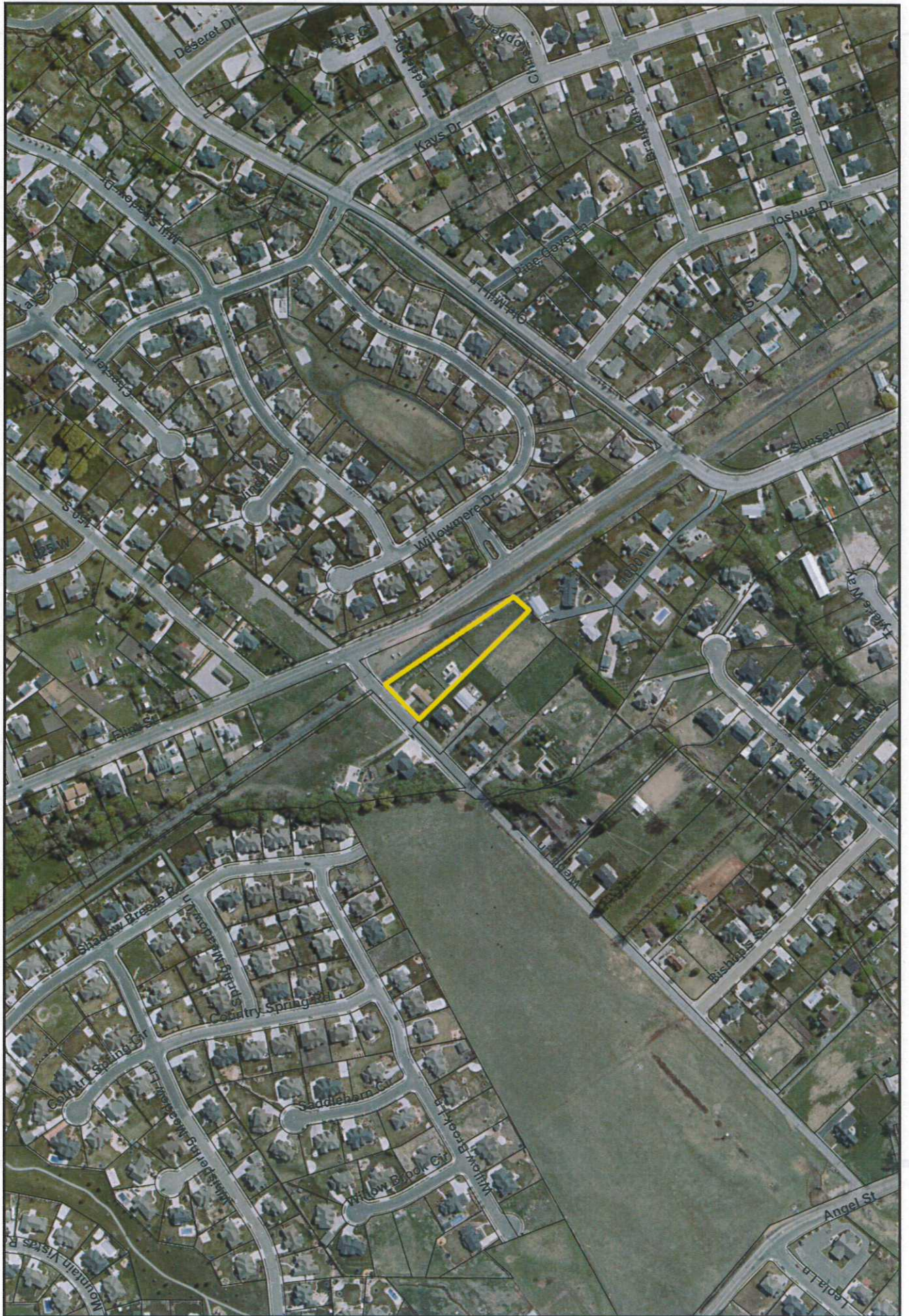
Several years ago this property was approved and recorded as a three lot subdivision, with an existing home on the front lot and two additional lots in the back served by a private lane. The plat was recorded about the time the economy took a down turn and the improvements were never installed. Recently, there has been interest in the property and the owners have asked to revise the plat to just two lots with legal access off of Flint Street and real access off of Webb Lane. This configuration makes a better lot in the back and has less impact on the lot in the front.

Recommendation:

Staff believes that this new plat is a much better use of the property and all land owners involved have agreed to the proposed configuration. It is recommended that the preliminary and final plat of Webb Lane Subdivision be approved.

Attachment 1: Area Map
Attachment 2: Plat

Webb Lane Subdivision



COUNTRY



Planning Commission Staff Report

Sunset Equestrian Estates Plat 13B Final Plat May 28, 2015

Applicant/Owner: Woodside Homes
Location: Seabiscuit Drive and Mare Drive
Zoning: R-A

Description:

About a year ago the City approved a modification to the development agreement for Sunset Equestrian Estates that brought an additional acre into the project at the corner of Seabiscuit and Mare Drive. This property then received preliminary plat approval for three lots and some trail, subject to access issues being resolved. Resolving these issues took several months as there were several different interests involved. As the access issues were reaching a resolution, construction began and the improvements have now been completed. As the plat was being prepared for recording it was realized that final approval had never been formally received.

The plat contains three lots of about a third acre each, with the completion of the trail system in that area. The east two lots will access off of the new cul-de-sac via Sunset Drive until such time as additional access to the area is provided. The lots will access the cul-de-sac from the west once the road system is complete.

Recommendation:

The plat complies with the preliminary plat and the development agreement for the Sunset Equestrian Estates. Since the road way has been installed, staff has received no complaints about its configuration. Staff recommends final plat approval for Sunset Equestrian Estates phase 13B.

Attachment 1: Location map
Attachment 2: Plat map

Sunset Equestrian Estates 13B



KAYSVILLE CITY PLANNING COMMISSION

April 23, 2015

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

Excused: Lorene Kamalu, Russell Lindberg

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

Others Present: Duane Hamblin, Charlene Hamblin, Richard Scadden, Matthew Vance, Jeremy Allphin, McKay Allphin, Michael Allphin, Wyatt Shapiro, Bryan Turner, Brent Morgan, Jed Haacke, Wayne Reaves, Steve Israelsen, Tiffany Shapiro, Floyd Morgan

OPENING

The Planning Commission meeting was held on Thursday, April 23, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present. The minutes of the March 26, 2015 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the March 26, 2015 meeting. Jake Garn seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 840 NORTH BROOKSHIRE DRIVE – DUANE HAMBLIN

Lyle Gibson explained that Mr. Hamblin has requested a conditional use permit for farm animals at 840 North Brookshire Drive. His property is approximately 0.19 acres, or 8,450 square feet, which allows up to five fowl, rabbits or similar animals. Mr. Hamblin has kept chickens on his property for some time, but was unaware of the conditional use permit requirement and is now getting into compliance. The city has received no complaints about the farm animals on the Hamblin's property in the past

Matthew Anderson made a motion to grant a conditional use permit for farm animals at 840 North Brookshire Drive for Duane Hamblin. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1139 EAST SHERWOOD DRIVE – NICK SIDDOWAY

Lyle Gibson explained that Mr. Siddoway is requesting a conditional use permit for farm animals on his property at 1139 East Sherwood Drive. The property is about 53,143 square feet which will allow him to keep a large amount of fowl, rabbits, or similar animals. Mr. Siddoway, however, has indicated that they would like to keep five chickens. Although the backyard is not completely enclosed, between the large lot size and the vegetation on the unfenced side, there should not be any problems containing the chickens. There is also ample room for the coop to meet ordinance requirements.

Betty Parker made a motion to grant a conditional use permit for farm animals at 1139 East Sherwood Drive for Nick Siddoway with the condition that a coop be installed to house the chickens, and that the coop meet city regulations. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN ELEMENTARY SCHOOL AT APPROXIMATELY 2300 WEST ISLAND DRIVE – DAVIS SCHOOL DISTRICT

Lyle Gibson explained that the Davis School District is seeking a conditional use permit for a new elementary school at approximately 2300 West Island Drive. The site for the school is located in the West Creekside Estates Subdivision. Through the subdivision process there have been multiple public meetings, as well as a meeting with the School District and neighbors. The greatest concern expressed has been in regard to traffic and parking. In an effort to address these concerns, the School District has had a traffic study conducted which concluded that main intersections nearby will function at a high level of service. The study suggested routing options that the school could implement to help mitigate traffic and parking. The City Council has reviewed the traffic studies and proposed routing options, and feels that what is being proposed will sufficiently handle future traffic. There is a parent drop-off driveway approach in front of the school, and a bus drop off approach on the east side of the school. There are also parking areas available for staff and visitors. The bus drop off approach can also be used for parking when not in use. During special events, the playground area will be opened to provide more parking to accommodate traffic.

Bryan Turner, the Director of Architectural Services for the Davis School District, added that the playgrounds are fenced and will remain inaccessible to vehicles unless additional parking is needed for special events. There is also a fire department access gate on the south side of the school. The District has found it best to keep parent drop-off and bus drop-off driveway approaches separate from each other. This school is planned to have one-hundred and thirteen public parking stalls available. When needed, the playground area will add an additional two-hundred sixty-six stalls during special events.

Jake Garn made a motion to grant a conditional use permit for an elementary school at approximately 2300 West Island Drive for the Davis School District. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR HOB HILL AMENDED SUBDIVISION AT 932 EAST 300 NORTH – JEREMY ALLPHIN

Lyle Gibson explained that Mr. Allphin is looking to subdivide his property at 932 East 300 North into two lots. Currently there is a home on the lot which fronts 300 North Street. A detached garage sits on the back of the property where there is also a secondary access off of 200 North Street by means of a curb cut and unpaved drive approach. It is being proposed that the existing home fronting 300 North remain, and the existing detached garage become part of a new home on the southern lot. The property is part of the Hob Hill Subdivision, which was approved and recorded in 1976 with the stipulation that no homes take access onto 200 North. However, the current subdivision proposal meets all city zoning requirements and Staff feels that access onto 200 North could be appropriate as long as a turn-around driveway be provided.

Gary Bullock asked if there was enough frontage to accommodate a turn-around driveway.

Lyle Gibson responded that there was.

Jeremy Allphin said that he plans to continue to reside in the existing home, and then build a rambler style home on the southern half of the property.

Chairperson Gary Bullock opened the Public Hearing.

Floyd Morgan said that he lives next door to this property and has been living there for many years. When this subdivision was built, there was no indication or intention of lots being able to be split in the future, and that should remain. Mr. Morgan added that there are currently town homes located to the south of this property along 200 North and he has noticed many times that they frequently back out onto 200 North, which is a safety concern. It is inevitable that the owners of this new lot will do the same, even if they have a turnaround driveway.

Richard Scadden said that his property abuts the west side of this property and is concerned about pedestrian traffic cutting through his yard to access the new lot. The proposed lot also may feel segregated from the rest of the neighborhood because it is the only lot facing 200 North.

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

Betty Parker said that she feels that the Commission should respect previous stipulations put on developments. Approving this proposed development could also open it up for other lots along 200 North to do a similar type of development. It might create a precedence we don't want.

Jeremy Allphin said that he doesn't know of any other lots in the immediate area that would meet city regulations and would be available to subdivide.

Matthew Anderson asked how large the lots would be once subdivided.

Lyle Gibson responded that both lots would be just over 8,000 square feet.

Stroh DeCaire commented that he feels that if someone had a turnaround driveway, they would be less likely to back out onto a busy street.

Matthew Anderson suggested that Mr. Allphin work with Staff to determine which type of turnaround driveway design would be the best for the layout of the lot.

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Hob Hill Amended Subdivision at 932 East 300 North for Jeremy Allphin with the condition that a turnaround driveway be installed to accommodate vehicles pulling forward onto 200 North. Jake Garn seconded the motion.

Voting was as follows:

Stroh DeCaire	yea
Gary Bullock	yea
Jake Garn	yea
Betty Parker	nay
Matthew Anderson	yea

The motion passed with a vote of four to one.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR REVISIONS TO SHEPARD'S LANDING SUBDIVISION AT 35 WEST SHEPARD LANE – JACK FISHER CAPITAL

Andy Thompson explained that about a year ago this property was rezoned to R-1-LD and received preliminary plat approval. Since that time an adjacent parcel of ground was acquired and added to the project. The plat has been modified to accommodate the new property. The road pattern and lot layout is largely the same as what was previously approved. The R-1-LD zone allows lots as small as 12,000 square feet, but limits the density to a maximum of two lots per acre. The plat contains eighty-three lots and based on the preliminary survey, contains approximately forty-two acres, meeting the requirements of the zone. Staff is recommending approval subject to a final survey being done which will determine the exact acreage and total number of lots allowed.

Jake Garn said that when this development was originally presented to the Commission, there was concern expressed about the proposed access point onto Shepard Lane and poor sight lines for traffic.

Andy Thompson responded that since that first discussion, the developer has moved the access road to address the concerns mentioned.

Jake Garn asked how the proposed West Davis Corridor will impact this subdivision.

Andy Thompson said that UDOT is still in the process of deciding what road plan will be most appropriate for the West Davis Corridor, but has been made aware of this project.

Chairperson Gary Bullock opened the Public Hearing.

Steve Israelsen said that his property is directly adjacent to this development and he has some concerns about water runoff in the area and how this development might affect his property. Mr. Israelsen said that he has been unable to find anything on the plat or talk to the developer about how the drainage will be addressed. Promises were made by previous owners of this development, but there is no indication that those promises will be kept.

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

Wayne Reaves, representing Jack Fisher Capital, said that while he understands the neighboring property owners concerns, they would like the opportunity to work something out to address the concerns of the neighbors on their own, rather than have conditions placed upon their subdivision approval.

Andy Thompson commented that Mr. Israelsen has been approved to develop two flag lots on the backside of his property, and a previous owner of this development tentatively agreed to work with Mr. Israelsen so that utilities could be installed from his property through their development. The Planning Commission shouldn't get involved in the placement of utilities, but let the two properties owners work that out on their own.

Wayne Reaves commented that they are aware of the water problems in the area and are in the process of having geotechnical studies done to determine how to address those problems. They are trying to find a way to help resolve these issues without negatively affecting adjacent properties.

Matthew Anderson made a motion to recommend preliminary plat approval for revisions to Shepard's Landing Subdivision at 35 West Shepard Lane for Jack Fisher Capital with the condition that the developer address and resolve the water drainage issues adequately before final plat approval. Betty Parker seconded the motion.

Voting was as follows:

Jake Garn	yea
Betty Parker	yea
Matthew Anderson	yea
Stroh DeCaire	nay
Gary Bullock	yea

The motion passed with a vote of four to one.

DISCUSSION OF PROPOSED ORDINANCE AMENDMENTS TO TITLE 17, CHAPTERS 32 AND 33

Lyle Gibson explained that recently Staff has had some inquiries about both the city's parking and sign ordinances. Based on comments received, Staff has reviewed these ordinances and have put together draft amendments to applicable ordinances for the Planning Commission to review.

Staff reviewed the proposed amendment changes with the Planning Commission. The Commission suggested discussing these amendments further at their next meeting to give them time to review the changes on their own.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, May 14, 2015 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:50 p.m.

28 May 2015 Agenda

28 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 28, 2015, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 3.0 acres of property at 107 West Shepard Lane from 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 May 11, 2015.

Lyle Gibson, Zoning Administrator

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Lyle Gibson, Zoning Administrator