1. Documents

    Documents:

        9 JULY 2015 PACKET.PDF
        9 JULY 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, July 9, 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 June 11, 2015.
2. Public hearing and request to rezone of 10.5 acres of property at approximately 988 West Smith Lane and 550 South Knight's Way from A-1 (Light Agricultural) and R-A (Residential Agricultural) to R-1-LD (Single Family Residential Low Density) – Bruce Dickamore.
3. Public hearing and preliminary plat approval for the Country Meadow Subdivision located at approximately 988 West Smith Lane and 550 South Knight's Way – Bruce Dickamore.
4. Public hearing and preliminary plat approval for Smith Farms located at 1020 West Smith Lane – Chad Smith.
5. Discussion of proposed ordinance amendments to Title 17, Chapter 33, Sign Regulations.
6. Election of Chairperson and Vice-Chairperson.
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 Thursday, July 2, 2015.

Lyle Gibson
Zoning Administrator

Planning Commission
Staff Report

Country Meadow Estates Subdivision
Rezone from A-1 and R-A to R-1-LD and Preliminary Plat
July 9, 2015

Applicant/Owner:	B and D Real Estate
Location:	Approx. 550 South Knight's Way, 988 West Smith Lane
Zoning:	A-1 and R-A

Smith Farms Subdivision
Preliminary Plat
July 9, 2015

Applicant/Owner:	Chad Smith
Location:	1020 West Smith Lane
Zoning:	A-1

Description:

Note: There are two completely separate projects being presented in this report, however since they have impact on each other, staff believes that it would be best to discuss both projects at the same time.

Country Meadow Eststes:

Mr. Dickamore, with B and D Real Estate, has assembled several parcels and would like to develop 19 lots on the combined 10.6 acres. In past attempts to develop portions of this property, the City has stated that an additional access needs to be provided before development would be approved in this area. The properties assembled allow for that additional access.

The request is to rezone the property from the existing A-1 and R-A, to the R-1-LD zone. The lots range in size from over 16,000 square feet to 36,000 square feet, with most of the lots at about 18,000. The road would extend Knight's Way south to Smith Lane.

Smith Farms:
Mr. Smith owns about 3 acres with a home on Smith Lane. He would like to divide off one 40,000 square foot lot also fronting Smith Lane, leaving the remaining two acres with the existing home. The proposed new lot is zoned A-1, which requires a minimum lots size of 40,000 square feet.

Recommendation:

The Country Meadows plat shows the road connecting to Smith Lane adjacent to Mr. Smith's property, making his new lot a corner lot. In other cases, when a new road abuts developable property that is not a part of the proposed project, the City has required the developer to only dedicate and install the road to the back of curb on the undeveloped side, leaving the park strip and sidewalk for the future development.

Mr. Smith believes that requiring him to give ten feet of property and install 400 plus feet of sidewalk for his one lot is an unfair burden. Mr. Dickamore also believes that he should not have to be responsible for the opposite side of the road for his development. The two have met and tried to work out a joint development, but have not been able to come to terms.

Both projects meet normal requirements and once the alignment of the road is determined, staff would recommend approval of the rezone and the preliminary plats for Country Meadows Estates and Smith Farms.

Three options to be considered are:

1) Place the road, with full improvements, up to ten feet off of the property line into the Country Meadows property. This would place the entire burden of the road on Country Meadows and have little to no impact on Smith.
2) Place the road, with full improvements right on the property line on the Country Meadows property. This would place the entire burden of the road on Country Meadows and cause the Smith lot to be a corner with an increased setback.
3) Place the road ten feet into the Smith property. This requires Country Meadows to build the road, but not any improvements behind the curb on the Smith side. Staff has suggested that Smith would not be required to install the additional improvements until development that could not be accessed off of Smith Lane occurred. This would require Smith to give up ten feet of his property to the street and have corner lot setbacks, significantly reducing the buildable area of his lot.

Under any of these options, a payback agreement may be implemented that would require Smith to pay for the improvements that directly benefit his property when he further develops. The payback agreement will be administered by the City.

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

Country Meadow Estates & Smith Farms

Country Meadow Estates & Smith Farms

Elisa R Mace Property
Robert Law Property
Carlson Fenimore Property
Thomas Welch Property
Sunset Dr.
Tyler Estates Phase 3
Muskrat Flats LLC Property
Robert Law Property
Noelle Luddington Pro
Robert Sutton Property
Craig Buhler Property
James Newton Property
Chad Smith Property
Craig Buhler Property
Brent Mitchell Property
Lot 1
18,170 Sq. Ft.
0.4171 Acres
Lot 2
18,162 Sq. Ft.
0.4169 Acres
Lot 3
19,360 Sq. Ft.
0.4582 Acres
Lot 4
18,672 Sq. Ft.
0.3827 Acres
Lot 5
18,826 Sq. Ft.
0.3817 Acres
Lot 6
18,021 Sq. Ft.
0.4137 Acres
Lot 7
18,225 Sq. Ft.
0.4184 Acres
Lot 8
26,199 Sq. Ft.
0.6014 Acres
Lot 9
17,172 Sq. Ft.
0.3942 Acres
Lot 10
20,000 Sq. Ft.
0.4591 Acres
Lot 11
18,000 Sq. Ft.
0.4132 Acres
Lot 12
18,000 Sq. Ft.
0.4132 Acres
Lot 13
18,000 Sq. Ft.
0.4132 Acres
Lot 201
27,882 Sq. Ft.
0.6355 Acres
Lot 202
17,913 Sq. Ft.
0.4112 Acres
Lot 203
18,102 Sq. Ft.
0.4156 Acres
Lot 204
18,240 Sq. Ft.
0.4187 Acres
Lot 205
18,379 Sq. Ft.
0.4219 Acres
Lot 206
36,266 Sq. Ft.
0.8330 Acres
14,009 Sq. Ft.
2 to 1 Land Exchange Future
7,181 Sq. Ft.
Center of Section 4
T.3N., R.1W., S.L.B.& M.
(No Monument Found)
(1/4 Section Line)
S00°15'04"E 360.66'
335.93'
Point of Beginning
N60°43'15"E
705.09'
N29°19'04"W
419.61'
S66°48'37"W
185.83'
318.97'
133.14'
N00°15'04"W
266.74'
N23°59'03"W
522.06'
N66°48'37"E
375.26'
S66°48'37"W
223.94'
S23°11'23"E
399.98'
S24°02'58"E
122.05'
S66°48'37"W
190.45'
S23°11'23"E
104.97'
191.52'
N60°41'00"E
106.48'
S23°50'55"E
300.74'
N23°51'17"W
98.96'
N60°46'00"E
32.01'
N22°33'43"W
21.43'
N23°59'03"W

Sunset Farms Subdivision

Phase 2 Concept Plan

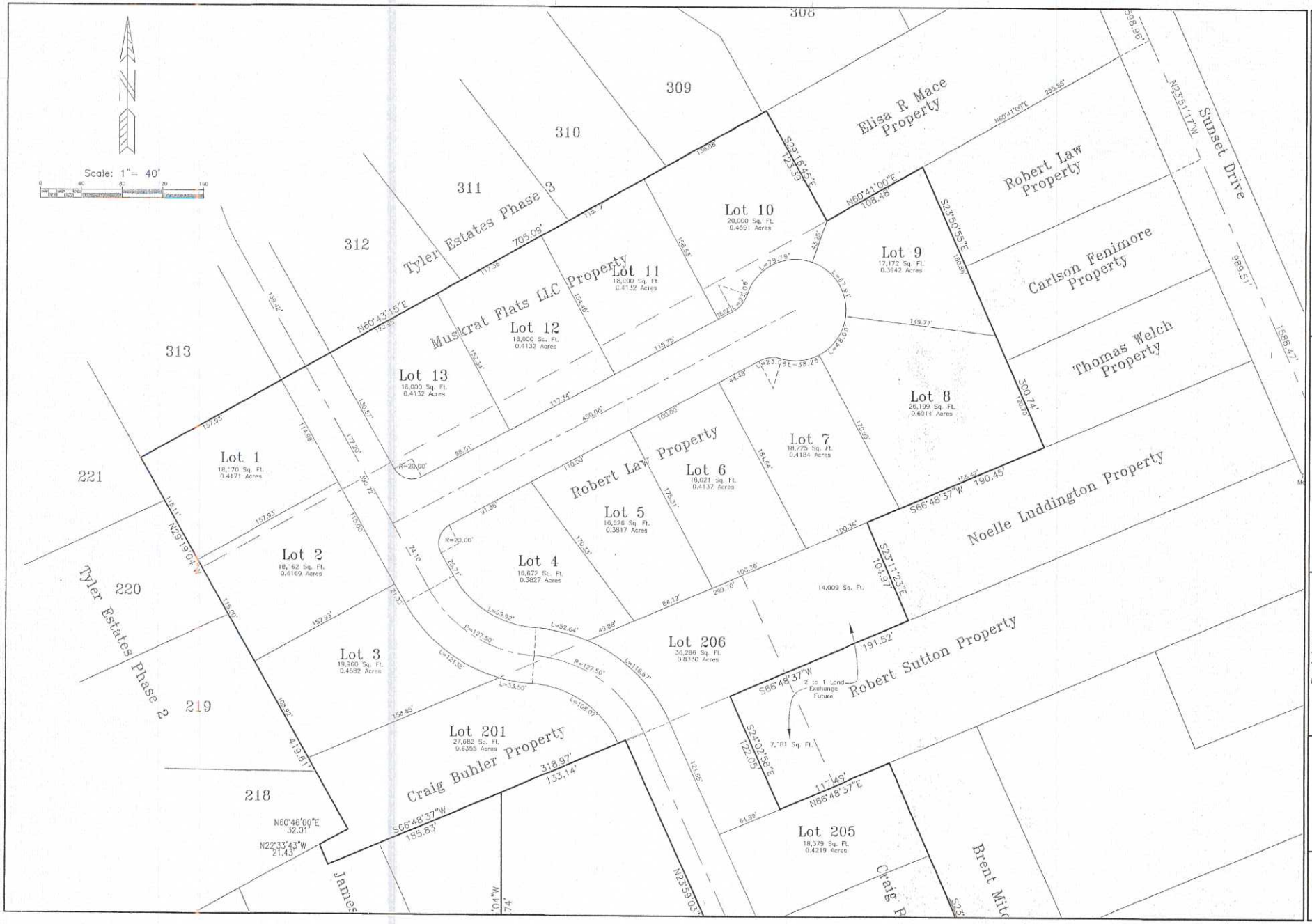
Revisions		
Date	Description	By

Surveyor	D.K. Balling
Date Surveyed	6-21-13
Drafting	J.S. Balling
Checked By	D.K. Balling
Submittal Date	6-28-13
File Number	

C201

Balling Engineering
Civil Engineering * Surveying * Planning
323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 298-0419
Email: scott@ballingInc.com

For Robert Law
520 Sunset Drive
Kaysville, Utah 84037
Phone: 801-200-1979
Email: lawrobert@yahoo.com



Balling Engineering

Civil Engineering * Surveying * Planning

323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: scott@ballinginc.com

Sunset Farms Subdivision

Phase 1 Concept Plan

For Robert Law
520 Sunset Drive
Kaysville, Utah 84037

Phone: 801-200-1979
Email: lawrober150@yahoo.com

Revisions

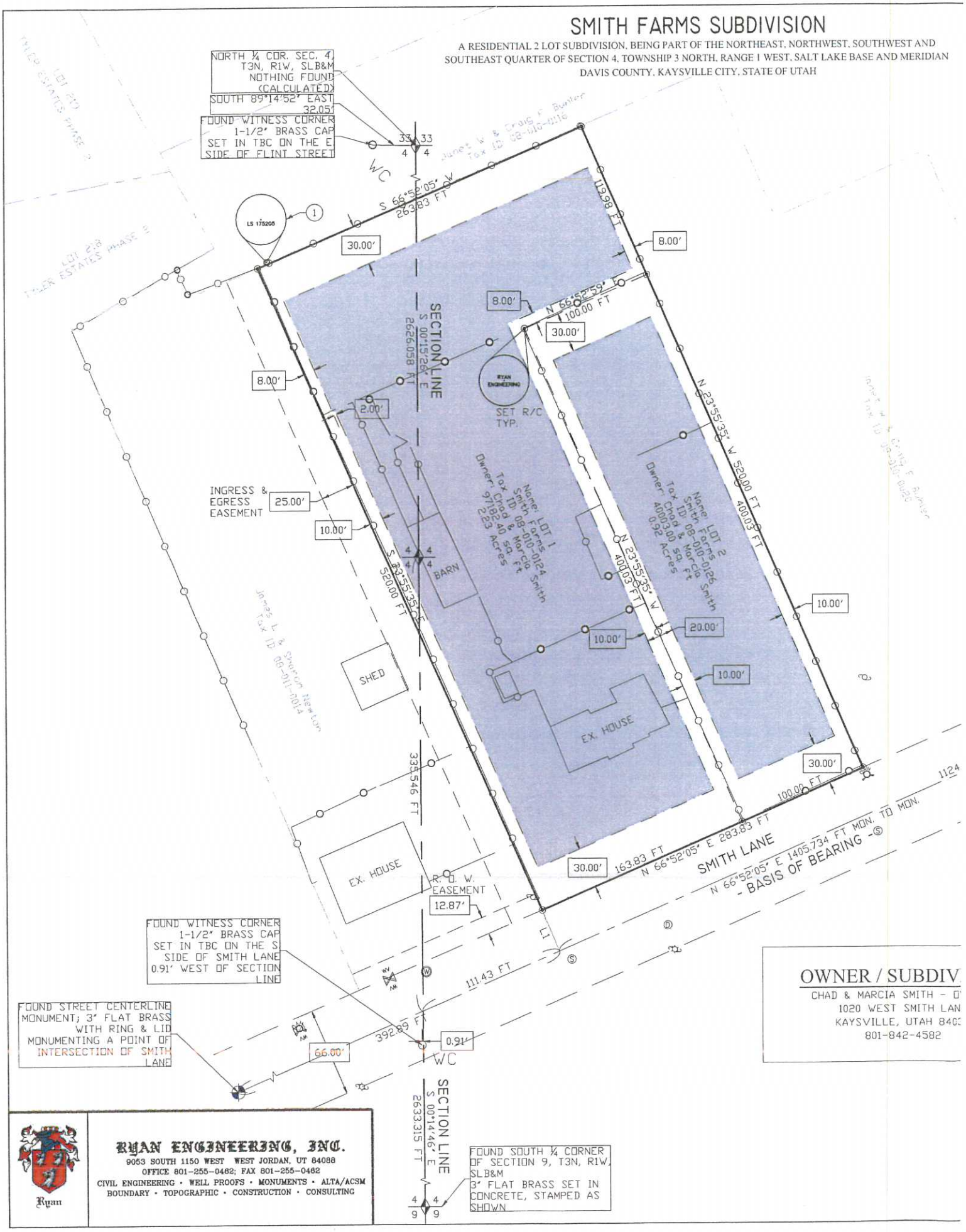
Date	Description	By

Surveyor D.K. Balling
Date Surveyed 6-21-13
Drafting J. S. Balling
Checked By D.K. Balling
Submittal Date 6 26 13
File Number

C101

SMITH FARMS SUBDIVISION

A RESIDENTIAL 2 LOT SUBDIVISION, BEING PART OF THE NORTHEAST, NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
DAVIS COUNTY, KAYSVILLE CITY, STATE OF UTAH



OWNER / SUBDIV

CHAD & MARCIA SMITH - O
1020 WEST SMITH LAN
KAYSVILLE, UTAH 840
801-842-4582

RYAN ENGINEERING, INC.
9053 SOUTH 1150 WEST WEST JORDAN, UT 84088
OFFICE 801-255-0462; FAX 801-255-0462
CIVIL ENGINEERING • WELL PROOFS • MONUMENTS • ALTA/ACSM
BOUNDARY • TOPOGRAPHIC • CONSTRUCTION • CONSULTING

KAYSVILLE CITY PLANNING COMMISSION

June 11, 2015

Members Attending: Chairperson Gary Bullock, Matthew Anderson, Stroh DeCaire, Jake Garn, Lorene Kamalu

Excused: Russell Lindberg, Betty Parker

Staff Present: Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Council Member Jared R. Taylor, Wendell Peery, Galen Wagstaff, Stephen Wagstaff, Carl Rogers, Bill Dixon, Barbara Parry, Ray Parry, Natalie Quillen

OPENING

The Planning Commission meeting was held on Thursday, June 11, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Gary Bullock opened the meeting by welcoming those present. The minutes of the May 14, 2015 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the May 14, 2015 meeting. Matthew Anderson seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", HANDYMAN SERVICES AT 307 WEST CENTER STREET – CARL W. ROGERS

Lyle Gibson explained that Mr. Rogers is requesting a conditional use permit for a major home occupation "B" at 307 West Center Street. Mr. Rogers intends to use a room in his home as an office for his handyman services and has already made arrangements to store any equipment off-site.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation "B", handyman services at 307 West Center Street for Carl Rogers. Lorene Kamalu seconded the motion and it passed unanimously.

Ray Parry commented that he lives across the street from Mr. Rogers and is concerned about a handyman business being located within a residential neighborhood because of the potential for equipment to be stored outside. Equipment could be stored outside and start to collect as Mr. Roger's business grows.

Matthew Anderson responded that if the neighbors see anything of concern they should contact the city. If there is a valid problem, Mr. Roger's conditional use permit could be brought back to

the Planning Commission for review and possible revocation.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", GENERAL CONTRACTOR OFFICE AT 1616 SOUTH SUNSET DRIVE – BILL DIXON

Lyle Gibson explained that Bill Dixon is a general contractor who is requesting to have an office in his home at 1616 South Sunset Drive. There will be no customers or employees coming to the home, and no equipment stored on the property.

Bill Dixon added that he has no employees and is aware of the regulations for his type of home business. There will be no equipment brought to the home, but he will just be using a room in his home as an office.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation "B", general contractor office at 1616 South Sunset Drive for Bill Dixon. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1137 SOUTH SHADOWRIDGE DRIVE – GALEN WAGSTAFF

Lyle Gibson explained that the Wagstaff's are requesting a conditional use permit for farm animals on their property at 1137 South Shadowridge Drive. The property is approximately 12,630 square feet which allows the Wagstaff's to have up to seven fowl, rabbits, or similar sized animals. It is currently fenced to enclose the rear yard of the property, and the applicant has indicated that he will be acquiring a coop for the chickens.

Galen Wagstaff added that since application, he has placed a coop on the property which meets city regulations.

Jake Garn made a motion to grant a conditional use permit for farm animals at 1137 South Shadowridge Drive for Galen Wagstaff. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR LOT 9 KINGSVIEW ESTATES AMENDED AT 278 EAST SHEPARD LANE, AND PRUD OVERLAY ZONE – WENDELL PEERY

Lyle Gibson explained that Wendell Peery owns about 1.2 acres of property at 278 East Shepard Lane and would like to subdivide his property into two lots which includes a flag lot. Lot 1 is where the existing home is currently located, and Lot 2 will be the newly created flag lot. Both lots conform to the existing R-A zoning. The proposed PRUD overlay zone is required in order to accommodate the flag lot.

Gary Bullock asked if there were any concerns with the proposed driveway running parallel to the rail trail.

DRAFT

Wendell Peery responded that there is a twenty-two foot easement along the east side of the property which helps to create a buffer between the trail and the homes.

Lyle Gibson added that the setbacks on flag lots is twenty feet on all sides, which will help to keep the home from being built too closely to the rail trail.

Chairperson Gary Bullock opened the Public Hearing.

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

Jake Garn commented that he feels that because of the layout of this property, this proposed use is appropriate and reasonable for these lots.

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Lot 9 Kingsview Estates Amended and PRUD overlay zone at 278 East Shepard Lane for Wendell Peery. Jake Garn seconded the motion and it passed unanimously.

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

Staff reviewed and discussed the amendment changes with the Planning Commission. The Commission asked Staff to schedule a Public Hearing for the proposed amendments to Title 17, Chapter 32 regarding Off-Street Parking. A Public Hearing for the proposed changes for Title 17, Chapter 33 regarding Sign Regulations was postponed until further research and discussion could be done regarding further regulating animated signs.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Chairperson Gary Bullock commented that Russell Lindberg's term will be ending on June 30, 2015 and wished to express appreciation Mr. Lindberg's service as a member of the Planning Commission.

CALENDAR

Lyle Gibson said that the regularly scheduled Planning Commission meetings for July would be July 9, 2015 and July 23, 2015. However, because of the Pioneer Day holiday it might be best to consider moving the July 23, 2015 meeting. The Commission decided to move their regularly scheduled meeting on July 23, 2015 to July 30, 2015.

DRAFT

The next regularly scheduled meeting will be held on Thursday, June 25, 2015 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:10 p.m.

DRAFT

9 July 2015 Agenda

9 July 2015

KAYSVILLE CITY
PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, July 9, 2015, at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 10.5 acres of property at approximately 988 West Smith Lane from A-1 (Light Agricultural) and R-A (Residential Agricultural) to R-1-LD (Single Family Residential Low Density).

I hereby certify that I posted a copy of the foregoing Public hearing notice on the municipality's official website by June 25, 2015.

Lyle Gibson, Zoning Administrator

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