

1. Documents

Documents:

[30 JULY 2015 PLANNING COMMISSION STAFF REPORT.PDF](#)
[30 JULY 2015 NOTICE AND AGENDA.PDF](#)
[30 JULY 2015 AGENDA.PDF](#)



Planning Commission Staff Report

Rezone of 1.59 acres of property from R-1-20 (Single Family Residential) to R-1-LD (Single Family Low Density) July 30, 2015

Applicant/Owner: Mike Blackham
Location: 1111 West Webb Lane

Description:

The applicant is requesting to rezone the property from the R-1-20 to the R-1-LD zone at the above listed property. The property is located directly adjacent to another property that has recently been rezoned to the R-1-LD. The two zones are very similar in that in the case of this property there is enough acreage in each zone to permit 3 lots. The table below describes the differences and similarities of each zone in more detail.

	Building Height	Minimum Lot Size	Lot Area Per Dwelling	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
R-1-20	30 ft.	20,000 sq. ft.	20,000 sq. ft.	90 ft.	30 ft.	8 ft.	15 ft.
R-1-LD	30 ft.	12,000 sq. ft.	21,780 sq. ft.	90 ft.	30 ft.	8 ft.	15 ft.

Currently a specific subdivision has not been proposed or requested. The applicant will be required to comply with zoning with whatever future development may be proposed.

Recommendation:

Staff recommends that the planning commission forward a favorable recommendation to the City Council for the proposed rezone.

Reasoning:

The proposed rezone is consistent with the goals and policies of the Kaysville City General Plan in which states: "West of I-15, allow zero to two units per acres with some higher density housing along the major streets." The General Plan also states that the majority of housing should be single family.

Attachment 1: Location Map

Attachment 2: Map of Surrounding Zoning

1111 West Webb Lane



1111 West Webb Lane





Planning Commission Staff Report

Thorn-Field Phase 2 Preliminary and Final Plat July 30, 2015

Applicant/Owner: John Thorpe
Location: 810 East Windsor Lane
Zoning: R-1-8

Description:

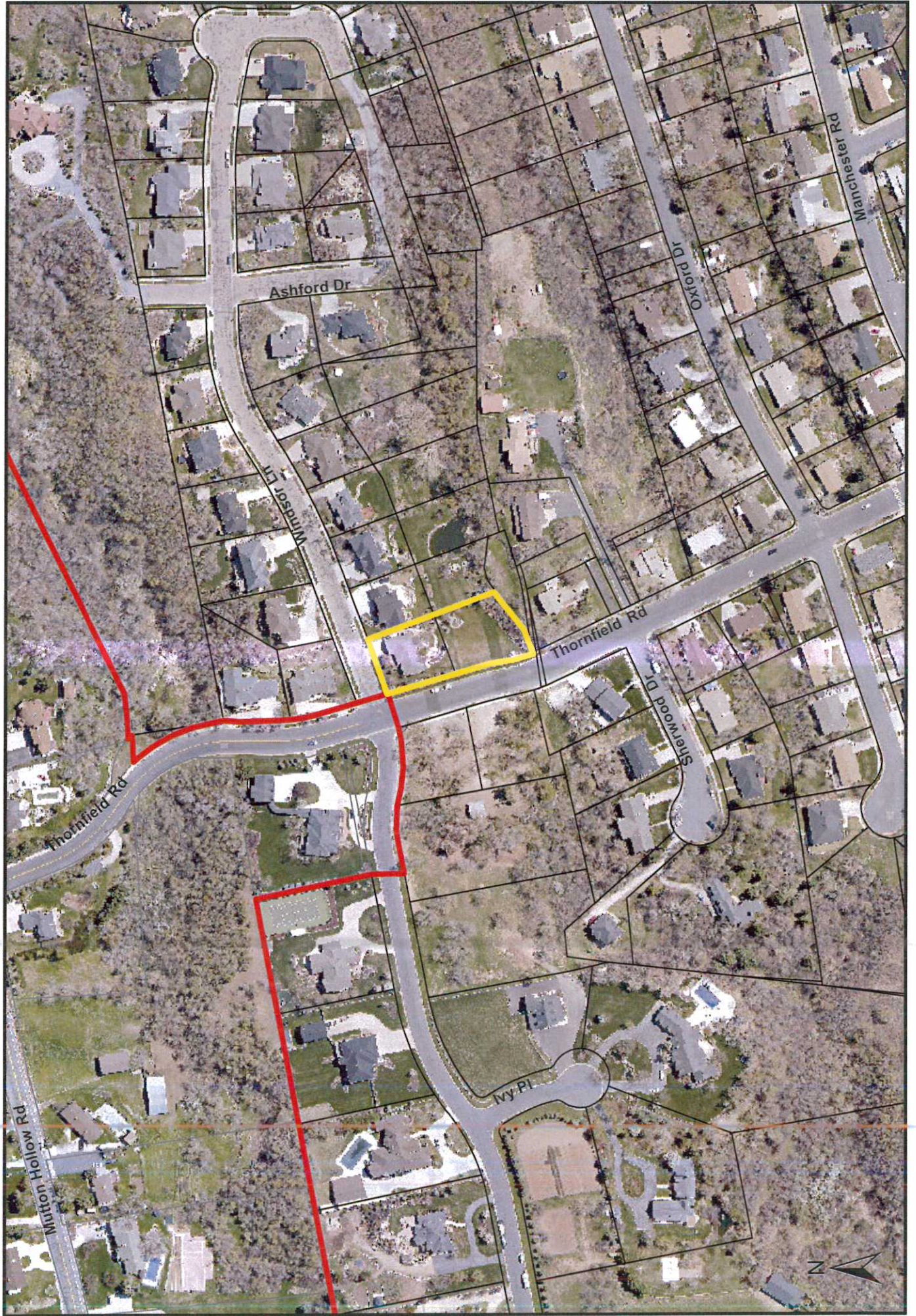
Several years ago the Thorn-Field subdivision was developed, subsequently, the property adjacent to the south was acquired by the new lot owners. Mr. Thorpe would like to build a detached garage on his back portion of property. The property must be brought into compliance with subdivision ordinances before a building permit can be issued. Mr. Thorpe has submitted a plat combining his property into one lot.

Recommendation:

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

Attachment 1: Location Map
Attachment 2: Plat

810 East Windsor Lane





Planning Commission Staff Report

Final plat approval for Pettingill Estates Amended at 1593 West Galbraith Lane July 30, 2015

Applicant/Owner: Mike Pettingill
Location: 1593 W. Galbraith Ln.

Description:

The applicant recently received a preliminary plat approval and positive recommendation for the PRUD overlay zone for the proposed subdivision. Minor modifications were necessary to the original plat before it could receive a final plat approval.

The subdivision consists of 4 lots, 2 standard lots along Galbraith Lane and 2 flag lots which will share a drive to access their properties. The property consists of 2 acres and is being divided into 4 half acre lots.

After receiving their preliminary approval, the applicant has made adjustments to the proposed lot lines to ensure that each lot has the minimum 21,780 sq. ft. of area to comply with the R-A zone. The density and general layout have not changed, the property lines separating lot 3 from lot 5 and similarly lot 4 from lot 6 have been adjusted to make sure that each lot contains the minimum square foot requirement.

Recommendation:

Staff recommends that the planning commission forward a recommendation of approval to the City Council for the proposed final plat.

Reasoning:

The proposed plat meets the requirements of the Kaysville City Ordinance.

Attachment 1: Location Map
Attachment 2: Final Plat

1593 W Galbriath Lane



ORDINANCE NO. _____

AMENDING SECTIONS 17-32-2, OFF-STREET PARKING, AND 17-32-5, NUMBER OF PARKING SPACES REQUIRED, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

WHEREAS, the requirements for development and maintenance of parking areas need to be modified; and

WHEREAS, the parking lot layout provisions need to be enacted;

BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION ONE

Subsection (6) Parking Areas, Development and Maintenance, of Section 17-32-2, Off-Street Parking, of Chapter 17-32, Off-Street Parking and Loading, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is amended as follows:

(6) Parking Areas, Development and Maintenance – Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile, farm equipment, or other open-air sales lot, shall be developed and maintained in accordance with the following requirements:

- (a) Public parking areas in all zones except Professional Business (PB), General Commercial (GC), Central Commercial (CC), and Light Industrial (LI) shall be separated from the property lines abutting streets by landscaped buffers of not less than four feet (4'). Public parking areas within ten feet (10') of residential uses shall be separated from property lines abutting residential uses by a screening fence.

Public parking areas in the Professional Business (PB), General Commercial (GC), Central Commercial (CC) and Light Industrial (LI) Zones shall be separated from the property lines abutting streets by landscaped buffers of not less than ten feet (10').

Public parking areas in the General Commercial (GC) and Light Industrial (LI) Zones shall be separated from property lines abutting residential districts by landscaped buffers of not less than ten feet (10'). Such landscape buffers shall include at least one (1) two inch (2") caliper tree for every thirty linear feet (30') of landscaping. Public parking areas abutting residential districts shall also be adequately screened for noise and air pollution. Such screening may include a solid wall as determined by the City.

~~At least ten (10) square feet of landscaping for each parking space shall be provided within off-street parking areas. Such landscaping shall be in addition to the required landscaped setback areas and consist of at least fifty percent (50%) live plant materials. The remaining fifty percent (50%) may include mineral or nonliving organic permeable material such as rock or bark mulch.~~

The landscaping requirements of this subsection shall apply to the development of a new parking area, ~~the expansion of an existing parking area,~~ or an existing parking area where the building which uses the parking area is being expanded by fifty percent (50%) or more.

- (b) Parking areas shall be graded for proper drainage.
- (c) Every parcel of land hereafter used as a public parking area shall be paved with an asphalt cement concrete or portland cement concrete surface; shall have appropriate bumper guards where needed; and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.
- (d) Lighting used to illuminate a parking area shall enhance the safe circulation of pedestrians and vehicles and reflect light away from any adjoining properties or uses. Lighting of pedestrian ways is recommended.

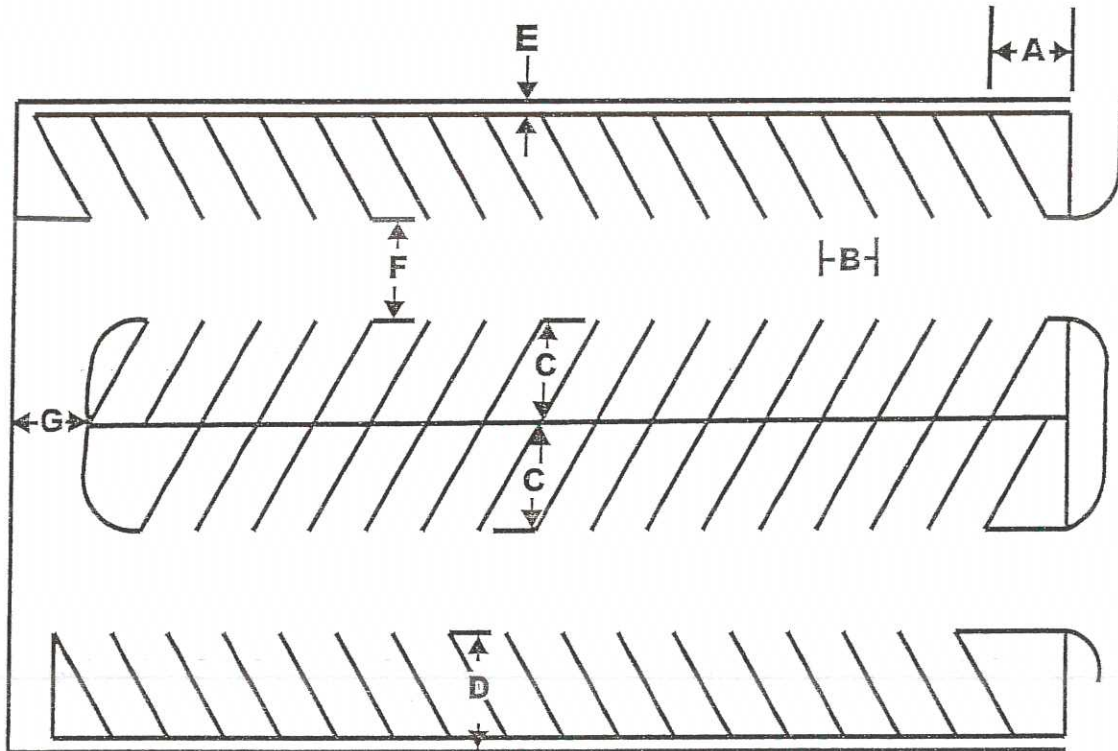
SECTION TWO

Subsection (3) Layout of Parking Lots, of Section 17-32-5, Number of Parking Spaces Required, of Chapter 17-32, Off-Street Parking and Loading, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is enacted to read as follows:

- (3) Layout of Parking Lots – Parking lots shall comply with the following dimensions unless modified by the City Engineer.

TABLE OF PARKING LOT DIMENSIONS
(Letters refer to the diagram below)

		<u>Parking Angle</u>		
		<u>45°</u>	<u>60°</u>	<u>90°</u>
Offset	A	18'	11'	1'6"
Car Space	B	12'	10'	8'7"
Stall Depth	C	16'	18'	18'6"
Stall Depth	D	18'	19'	19'
Overhang	E	2'	2'3"	2'9"
Driveway	F	13'	17'6"	25'
Turnaround	G	17'	14'	14'



SECTION THREE

This Ordinance shall take effect upon the date of publication of a summary thereof, one time only, in The Davis Clipper.

APPROVED AND ADOPTED this ____ day of _____, 2015.

Steve A. Hiatt
Mayor

ATTEST:

Linda Ross
City Recorder

ORDINANCE NO. _____

AMENDING SECTIONS 17-33-4, DEFINITIONS, 17-33-7 GENERAL SIGN PROVISIONS, AND 17-33-9, SIGNS PERMITTED BY ZONE, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

WHEREAS, the definitions and provisions of the sign ordinance need to be modified; and

WHEREAS, the types of signs allowed in zoning districts needs to be modified;

BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION ONE

Subsections Sign, Ground, Sign, Monument, Sign, Promotional, and Sign, Right-of-Way of Section 17-33-4, Definitions, of Chapter 17-33, SIGN REGULATIONS, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, are amended to read as follows:

Sign, Ground – A sign supported by a fixed permanent frame or support in the ground including monument signs.

Sign, Monument – An on-premise ground sign which is incorporated into the landscape or site features.

Sign, Promotional – A permanently attached changeable copy sign for the display of promotional items offered for sale on the premises. Includes track letter signs.

Sign, Right-of-Way – A sign installed by Kaysville City constructed of cloth, canvas, fabric, or other light material and designed or intended to be displayed across or over a public right-of-way for a short period of time.

SECTION TWO

Subsections Sign, Development, Sign, Electronic Message Center (E.M.C.), of Section 17-33-4, Definitions, of Chapter 17-33, SIGN REGULATIONS, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, are enacted as follows:

Sign, Development – A sign identifying a proposed or newly constructed development advertising property for sale or lease.

Sign, Electronic Message Center (E.M.C.) – A sign that is capable of displaying a changeable electronic message or image.

SECTION THREE

Subsection (8), Planning Commission/Conditional Use Permits, of Section 17-33-7, General Sign Provisions, of Chapter 17-33, SIGN REGULATIONS, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is amended to read as follows:

(8) Planning Commission/Conditional Use Permits. ~~When a parcel of land~~For a site that is five (5) acres or larger, the Planning Commission may consider an on-premise sign proposal ~~for a development~~ that is less restrictive than regulations set forth herein. Such sign plans shall be considered a conditional use and a determination shall be made that the proposed sign exceptions are not in conflict with the purpose of this Chapter and are in architectural harmony with the development and other buildings and uses adjacent to the development.

SECTION FOUR

Subsections ZONE: All and ZONE: Public Use (PU), Professional Business (PB), General Commercial (GC), Central Commercial (CC), Light Industrial (LI), Health Care (HC) of Section 17-33-9, Signs Permitted by Zone, of Chapter 17-33, SIGN REGULATIONS, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, are amended as follows:

ZONE: All

Sign: Construction
Size: 32 sq. ft. plus 1 sq. ft. for each 10 ft. of frontage over 30 ft. to a maximum of 96 sq. ft. per development.
Height: 20 ft. maximum
Location: On private property
Other: Sign must be removed within 30 days from final building or conditional use inspection that allows occupancy or when 100% of the facilities are occupied, whichever occurs first.

Sign: Directional
Location: In City right-of-way
Other: Sign(s) paid for by applicant and installed only by Kaysville City subject to complying with the Kaysville City Directional Sign Policy.

Sign: Governmental
Other: By government entity only

Sign: Identification
Size: 36 sq. ft. maximum
Location: Attached to main structure
Other: Allowed with public or quasi-public uses. May be floodlighted, but not within 50 feet of a dwelling.

Sign: Interior

Sign: Low Profile

Size: 32 sq. ft. plus 1 sq. ft. for every 10 feet of frontage over 30 ft. to a maximum of 64 sq. ft.

Height: 4 ft. maximum

Location: On private property and set back 6 ft. from property lines

Other: One sign per street frontage and appropriately landscaped for the site. Conditional use in agricultural and residential zones. May be lighted by conditional use.

Sign: Name Plate

Size: 1 sq. ft. maximum per use – residential zones; 3 sq. ft. maximum per use – other zones.

Location: Attached to main structure

Sign: Open House

Size: 6 sq. ft. maximum

Height: 3 ft. maximum; 2 ft. in view obstruction area

Location: Within 1,000 feet of real estate open for inspection. On private property not closer than one foot to sidewalk or property line.

Other: Only displayed from one hour before to one hour after the time the real estate is open for actual inspection and not more than 5 continuous hours. Not more than four signs per open house. Not more than one sign on a parcel of property. Must have property owner's permission.

Sign: Political

Size: 32 sq. ft. maximum

Height: 6 ft. maximum

Location: On private property and not closer than 10 ft. to a driveway

Sign: Property (Real Estate)

Size: 6 sq. ft. maximum – residential zones; 32 sq. ft. maximum – other zones

Height: 6 ft. maximum – residential zones; 12 ft. maximum – other zones

Location: On private property

Other: Shall be removed within 30 days after the property is sold

Sign: Public Necessity

Other: By public agency only

Sign: Service

Size: 6 sq. ft. maximum

Height: 3 ft. maximum when free standing

Location: On private property

Other: May be lighted in GC, CC and LI zones

ZONE: Public Use (PU), Professional Business (PB), General Commercial (GC), Central Commercial (CC), Light Industrial (LI), Health Care (HC)

Sign: Flat or Wall
Size: 25% of a wall area maximum
Height: Not higher than building it is on
Location: Attached to a building
Other: Up to 40 sq. ft. may be promotional sign. Flat signs exposed to dwellings on adjacent property shall not be illuminated within 50 feet of such dwellings.

Sign: Monument
Size: 32 sq. ft. plus 1 sq. ft. per every 5 ft. of frontage over 30 ft. to a maximum of 64 sq. ft.
Height: 5 ft. maximum.
Location: 1 sign per frontage on private property.
Other: The supporting structure or architectural detail of a monument sign is not calculated as sign area if the structure is incorporated into the surrounding landscaping design or with other structural or architectural aspects of the site. Architectural detail may extend beyond the 5 ft. height maximum by as much as 2 ft. and a horizontal distance of 2 ft. of the sign cabinet.

SECTION FIVE

Subsections ZONE: Professional Business (PB), General Commercial (GC), Central Commercial (CC), Light Industrial (LI) and ZONE: R-T, R-A, R-1, R-D, R-2, R-4, R-M (Residential Zoning Districts) of Section 17-33-9, Signs Permitted by Zone, of Chapter 17-33, SIGN REGULATIONS, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, are enacted as follows:

ZONE: Professional Business (PB), General Commercial (GC), Central Commercial (CC),
Light Industrial (LI)

Sign: Electronic Message Center (EMC)

Size: Allowable EMC size shall not exceed 50% of total allowed sign size and not more than 75% of any sign cabinet.

Other: EMC signs shall not cause glare or rapid blinking, nor be intensely lighted so as to create a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. EMC signs shall be capable of being programmed to automatically dim according to ambient light conditions. Conditional use in zones where permitted. Allowed only as part of monument and ground signs. As part of the conditional use review the Planning Commission may consider hours of operation, sign height, sign size, and/or setbacks from property lines.

ZONE: R-T, R-A, R-1, R-D, R-2, R-4, R-M (Residential Zoning Districts)

Sign: Development

Size: 32 sq. ft. plus 1 sq. ft. for each 10 ft. of frontage over 30 ft. to a maximum of 96 sq. ft. per development.

Height: 12 ft. maximum

Location: On private property

Other: Conditional use in all residential zoning districts, only for new developments with at least 4 lots for sale. Subject to 17-30-7 Temporary Uses.

SECTION SIX

This Ordinance shall take effect upon the date of publication of a summary thereof, one time only, in The Davis Clipper.

APPROVED AND ADOPTED this _____ day of _____, 2015

Steve A. Hiatt
Mayor

ATTEST:

Linda Ross
City Recorder

ORDINANCE NO. _____

AMENDING SECTIONS 17-34-6, PLANNED RESIDENTIAL UNIT DEVELOPMENT, AND 17-34-9, FLAG LOT SUBDIVISIONS, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

WHEREAS, the process for applying the PRUD Overlay Zone needs to be modified; and

WHEREAS, the requirements of developing a flag lot subdivision need to be modified;

BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION ONE

Subsection (3) Final subdivision plat, of Section 17-34-6, Planned Residential Unit Development, of Chapter 17-34, PRUD – Planned Residential Unit Development, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is amended as follows:

(3) Final subdivision plat. After a preliminary plat is approved, a final plat may be applied for using the standards and procedures found in the Subdivision Ordinance. The final plat, at the discretion of the City Council, may be accompanied by a development agreement that when approved by the City Council shall be recorded to run with the land. ~~After the final plat is approved, the overlay zone may be approved.~~

SECTION TWO

Subsection (4), Overlay zone, of Section 17-34-6, Planned Residential Unit Development, of Chapter 17-34, PRUD – Planned Residential Unit Development, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is enacted to read as follows:

(4) Overlay zone. The overlay zone may be approved during any part of the subdivision process, however the zone shall not be effective until the final plat has been recorded.

SECTION THREE

Subsection (1), Development requirements, of Section 17-34-9, Flag Lot Subdivision, of Chapter 17-34, PRUD – Planned Residential Unit Development, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is amended as follows:

(1) Development requirements:

- a. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.
- b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') ~~or more~~ in width covered by an easement so that the driveway cannot be divided.
- c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line, or thirty five feet (35') to any existing building used as a dwelling, whichever is greater.
- d. Accessory buildings shall comply with Section 17-31-2.

SECTION FOUR

This Ordinance shall take effect upon the date of publication of a summary thereof, one time only, in The Davis Clipper.

APPROVED AND ADOPTED this _____ day of _____, 2015

Steve A. Hiatt
Mayor

ATTEST:

Linda Ross
City Recorder

July 7, 2015

Kaysville City Council

Kaysville City

Dear Council Member:

At the last Council meeting you were gracious enough to give me the opportunity to meet with members of your city staff as they prepared information for you to review regarding flag lots in Kaysville City. I have expressed to you some of my concerns regarding flag lots and have done so looking at the city as a whole and not just the area of the city that I live in. As I stated before, the main reason that I purchased a home in west Kaysville is for the larger lot sizes and more open space and I feel that flag lots take away from that.

I met with the staff and they reviewed with me the city's ordinances and the changes that they are going to propose. After having some time to review this information I would like to make some additional suggestions for your consideration. Please keep in mind that I feel that the ordinances regarding flag lots should be MORE restrictive not less.

1. Please consider adopting a new zoning designation such as "RFL" for Residential Flag Lot. The standards for flag lots could be very specific inside this zoning and property approved for flag lots would then stand out on the city map as do the other zoning designations.
2. The adjoining property owners to a property requesting a change to "RFL" zoning must be notified directly in writing by the city before the change in zoning will be approved.
3. Currently the zoning ordinance allows for 2 units per acre but does not require any specific lot size within that. I would suggest that the minimum lot size within the RFL zone be .75 of an acre and that amount does not include any stem to the city street.
4. The minimum setback requirements for flag lots should be 15 feet on the sides and 50 feet on the back.
5. In situations where properties adjacent to each other wish to both have "RFL" zoning designation the current ordinance requiring 12 feet between driveways would apply to the stems back to the city street.

I appreciated the opportunity to meet with your two staff members and for your consideration of the above suggestions.

Respectfully Submitted

Kim D. Blackburn

329 South Whits End

Kaysville, Utah

(801) 510-7770

KAYSVILLE CITY PLANNING COMMISSION

June 25, 2015

Members Attending: Vice-Chairperson Jake Garn, Stroh DeCaire, Lorene Kamalu, Betty Parker

Excused: Matthew Anderson, Gary Bullock, Russell Lindberg

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

Others Present: Council Member Jared R. Taylor, Ian Dennis, Amanda Grow, Bryan Munns, Katie Nelson, Tony Powell, Jaxon Powell, Josh Powell, Garrett Seely

OPENING

The Planning Commission meeting was held on Thursday, June 25, 2015 at 7:00 p.m. in the Municipal Center.

Vice-Chairperson Jake Garn opened the meeting by welcoming those present. The minutes of the June 11, 2015 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the June 11, 2015 meeting. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", TUTORING AT 486 EAST 200 SOUTH – AMANDA GROW

Lyle Gibson explained that Ms. Grow currently tutors high school age students at the library in Farmington and would like to be able to tutor them from her home at 486 East 200 South. Ms. Grow works with students both individually and as a group for ACT test preparation and general tutoring. Since her home is located near the high school, students will be able to park in the nearby parking lot and walk to her home. Staff is recommending approval with the condition that the number of students be limited to twelve per class session.

Amanda Grow commented that she doesn't anticipate the need for more than twelve students per class, but may hold more than one class as needed. There is a higher demand for tutoring in the fall as ACT test preparation approaches.

Betty Parker made a motion to grant a conditional use permit for a major home occupation "B", tutoring at 486 East 200 South for Amanda Grow with the condition that the maximum number of students in each class be limited to twelve. Stroh DeCaire seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B",
PERMANENT COSMETICS AT 354 NORTH 650 EAST – IAN DENNIS**

Lyle Gibson explained that Mr. Dennis had previously operated a permanent cosmetics business in another city and desires to continue this business from his home at 354 North 650 East. Aside from Kaysville City's regulations, this type of business is required to obtain a permit from the Davis County Health Department for a Body Art Establishment. As part of the approval process, the Health Department will verify the applicant's training certifications, and will conduct inspections to ensure that the facility meets appropriate standards. Mr. Dennis has indicated that he plans to work with only one customer at a time, by appointment only, and anticipates having about three customers per week.

Ian Dennis commented that years ago he'd started as a tattoo artist and moved into permanent cosmetics and medical tattooing, which has been very successful. Because of health problems, he has been unable to work full-time and has been restricted in his mobility, which is why he has requested to do his business from his home. The Davis County Health Department has already conducted an inspection of his home and has granted approval to open.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation "B", permanent cosmetics at 354 North 650 East for Ian Dennis. Lorene Kamalu seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1052 SOUTH KAYS DRIVE
– KATIE NELSON**

Lyle Gibson explained that Ms. Nelson would like to have farm animals on his property at 1052 South Kays Drive. Her property is approximately 0.27 acres which will allow her to keep up to seven fowl, rabbits, or similar animals. While the property is not entirely fenced around the rear of the property, the applicant has put a chicken run in place as an enclosed area for the animals.

Jake Garn asked about the size of the chicken run.

Katie Nelson responded that is about eight feet tall, with its area measuring about sixteen feet by sixteen feet.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1052 South Kays Drive for Katie Nelson. Betty Parker seconded the motion and it passed unanimously.

**FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASE 14C AT
APPROXIMATELY 850 WEST WESTERN DRIVE – WOODSIDE HOMES**

Andy Thompson explained that recently this property, located at approximately 850 West Western Drive, was rezoned to R-1-LD and received preliminary plat approval. The improvement drawings have now been completed and final plat approval is being requested. The

proposed lots range in size from 15,000 square feet to just over 30,000 square feet. There are nineteen lots on nearly ten acres, meeting the density requirement. The plat connects the two roads that have already been stubbed into the property.

Stroh DeCaire made a motion to recommend final plat approval for Sunset Equestrian Estates Phase 14C at approximately 850 West Western Drive for Woodside Homes. Lorene Kamalu seconded the motion and it passed unanimously.

DISCUSSION OF PROPOSED ORDINANCE AMENDMENTS TO TITLE 17, CHAPTERS 33, SIGN REGULATIONS

The Planning Commission deferred this item until more Commission members could be present.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

The Planning Commission deferred this item until more Commission members could be present.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, July 9, 2015 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:18 p.m.

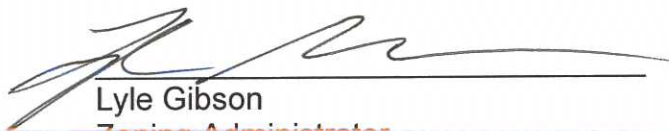
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, July 30, 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 25, 2015.
2. Conditional use permit for a major home occupation "B":
 - a. Esthetician at 27 East Monticello Drive – Corin Vance.
 - b. Tumbling classes at 1128 South Kays Drive – Lacey Solomon.
 - c. Fashion consultant at 57 East Park Drive – Jason Thaxton.
3. Conditional use permit for farm animals at 149 North 700 West – Wade Bowen.
4. Conditional use permit for farm animals at 49 South 500 East – Sheri Stalworth.
5. Conditional use permit for farm animals at 579 South Angel Street – William F. Picard.
6. Conditional use permit for a model home at 53 North Flint Street – Brighton Homes.
7. Public hearing and request to rezone 1.59 acres of property at 1111 West Webb Lane from R-1-20 (Single Family Residential) to R-1-LD (Single Family Residential Low Density) – Mike Blackham.
8. Public hearing and preliminary and final plat approval for Thorn-Field Phase 2 Subdivision at 810 East Windsor Lane – John Thorpe.
9. Final plat approval for Pettingill Estates Amended at 1593 West Galbraith Lane – Mike Pettingill.
10. Public hearing and amendment of Section 17-32, Off-Street Parking, Section 17-33, Sign Regulations, and Section 17-34, Flag Lots, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.
11. Call to the public.
12. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
13. 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 23, 2015.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use for a Major Home Occupation B Esthetician July 30, 2015

Applicant/Owner:	Corin Vance
Location:	27 East Monticello Drive
Zone:	R-1-8

Description:

Mrs. Vance is a licensed esthetician with the state of Utah. An esthetician specializes in administering facials, aromatherapy, hair and skin care, makeup, etc. She has designated a room in her home for the treatment area, and clients will come to her home by appointment only; no walk-ins will be allowed. The driveway will be used to provide off-street parking.

Recommendation:

Staff recommends approval of this proposed conditional use for a major home occupation B, esthetician.

27 East Monticello Drive





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Tumbling Lessons. June 25, 2015

Applicant/Owner: Lacey Solomon
Location: 1128 South Kays Drive

Description:

Ms. Solomon currently desires to teach tumbling classes from her home at the above listed address. This use fits under the definition of the ordinance for a Major Home Occupation 'B' as an organized class. The home has a 3 car garage and additional space in the driveway for 3 more vehicles.

Section 17-26-4 Item 12 (D) states that any home occupation which includes organized classes shall have a limit placed on the number of students and/or the number of vehicles transporting students to prevent congestion.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation 'B', tutoring, with the following condition:

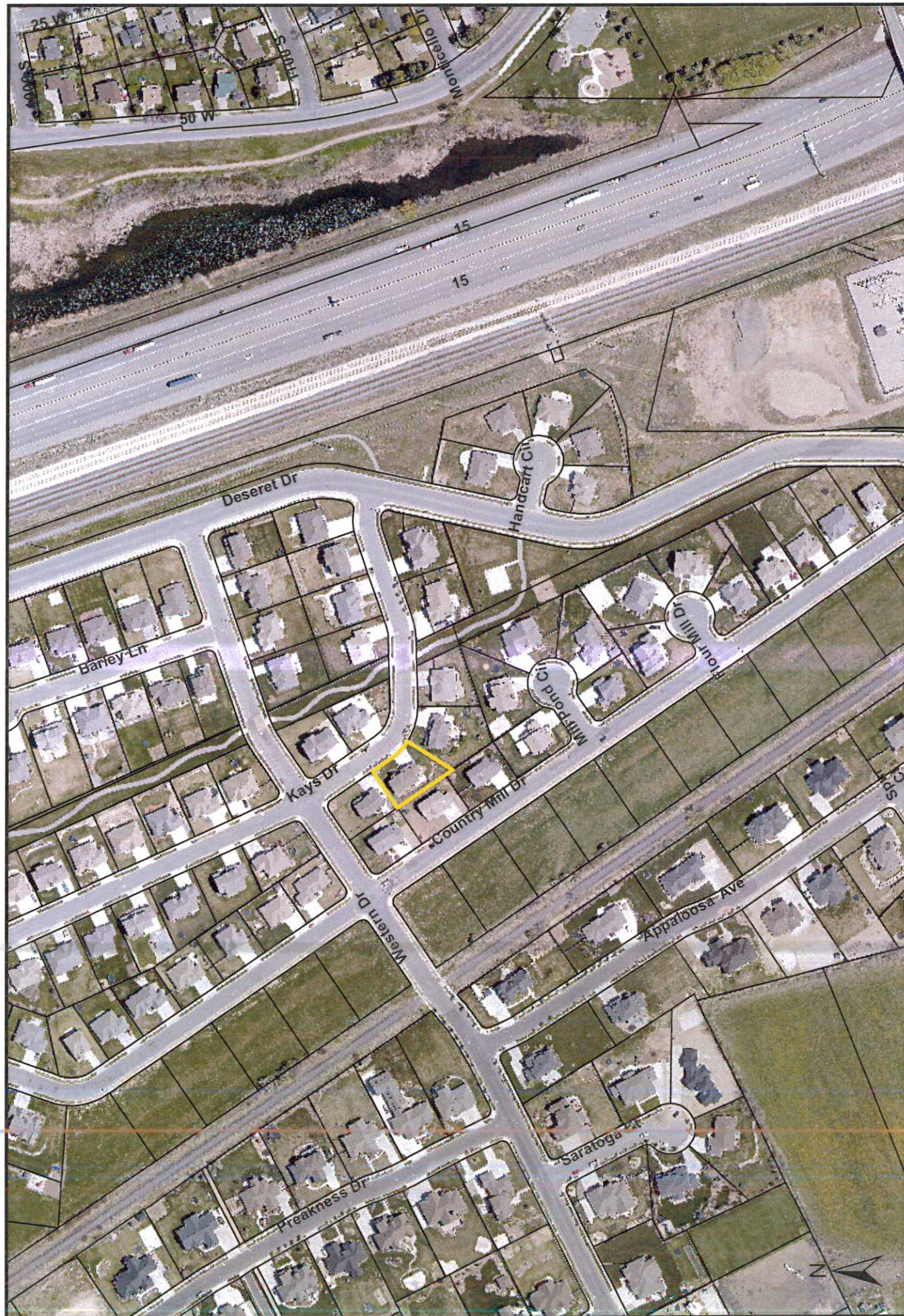
1. The number of students shall be limited to no more than 12 at any one time.

Reasoning:

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

Attachment 1: Area Map

1128 South Kays Drive





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Fashion Consultant. July 30, 2015

Applicant/Owner: Jason Thaxton
Location: 57 East Park Drive

Description:

Mr. Thaxton is requesting a conditional use permit for a major home occupation 'b' for fashion consulting. The business run by Mr. Thaxton would deal primarily with consulting for men's fashion but would also include incidental retail sale of clothing product.

The property has a 2 car garage plus space in the driveway for at least 4 vehicles. Costumers visit the property by appointment

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

Recommendation:

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

Reasoning:

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

Attachment 1: Area Map

57 East Park Drive





Planning Commission Staff Report

Conditional Use Permit for Farm Animals July 30, 2015

Applicant/Owner: Wade Bowen
Location: 149 North 700 West

Description:

Mr. Bowen is requesting a conditional use permit for farm animals. His property is approximately 0.49 acres or 21,200 square feet, allowing up to twenty six (26) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

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

Recommendation:

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

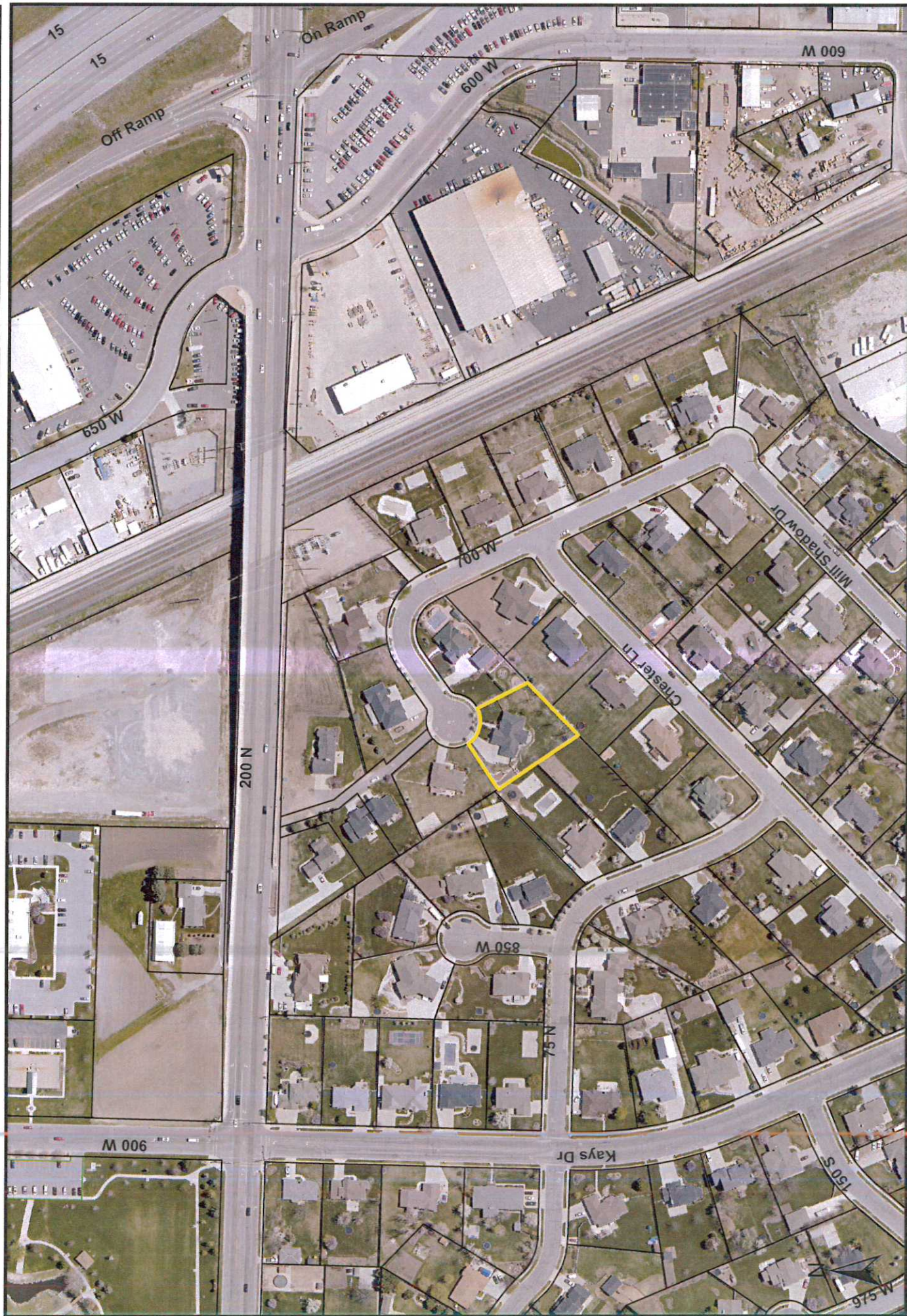
1. A coop for the chickens be on site in compliance with chapter 17-24.

Reasoning:

Along with the long history of chickens at this property, the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

149 North 700 West





Planning Commission Staff Report

Conditional Use Permit for Farm Animals July 30, 2015

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

Description:

Ms. Stalworth is requesting a conditional use permit for farm animals. Her property is approximately 0.25 acres or 10,700 square feet, allowing up to six (6) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

This application was prompted in response to a complaint regarding a rooster in the area. This property does not and may not have roosters, however they have had chickens and so are in need of obtaining a conditional use permit to bring the property into compliance. The chickens have been on continuously for nearly 15 years according to the property owner.

The property currently has a fence that encloses the rear yard and a coop for the chickens.

Recommendation:

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

Reasoning:

Along with the long history of chickens at this property, the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

49 South 500 East





Planning Commission Staff Report

Conditional Use Permit for Farm Animals July 30, 2015

Applicant/Owner: Bill Picard
Location: 579 South Angel Street

Description:

Mr. Picard is requesting a conditional use permit for farm animals. His property is approximately 0.92 acres or 40,000 square feet, allowing up to six (3) horses, cattle or similar animals. Specifically the request is for horses at the above listed property.

Historically this property was zoned agricultural so it did not require a conditional use permit for the keeping of farm animals. A few years ago the property was rezoned to the R-1-20 zone which still allows for horses but only as a conditional use for properties greater than ½ acre in size.

As the property has previously been used for the keeping of horses, a stable and coral are already on site for the animals.

Recommendation:

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

Reasoning:

The use of the property is consistent with surrounding properties and the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

579 South Angel Street





Planning Commission Staff Report

Conditional Use Permit Application for a Model Home July 30, 2015

Applicant/Owner: Brighton Homes
Location: 53 North Flint Street

Description:

Brighton Homes is requesting a conditional use approval to permit the use of a home in the Homestead at Hales Farm subdivision as a model home.

The home was recently finished and already has an approved sign indicating the subdivision on the lot on the south east corner. The model home allowed as a temporary use are subject to 17-30-7 Temporary Uses which allows them for a period of up to a year.

The developer is not requesting any additional signage and would allow visitors to use the driveway which is already in place. The home was recently part of the parade of homes so has already experienced a lot of people coming to the site, staff did not receive any complaints during this time.

Recommendation:

Staff is recommending approval of the requested model home as shown in the submitted site plan for a period of one (1) year from the date of the planning commission decision or until all lots are sold in the Homestead at Hales Farm subdivision, whichever is less.

Reasoning:

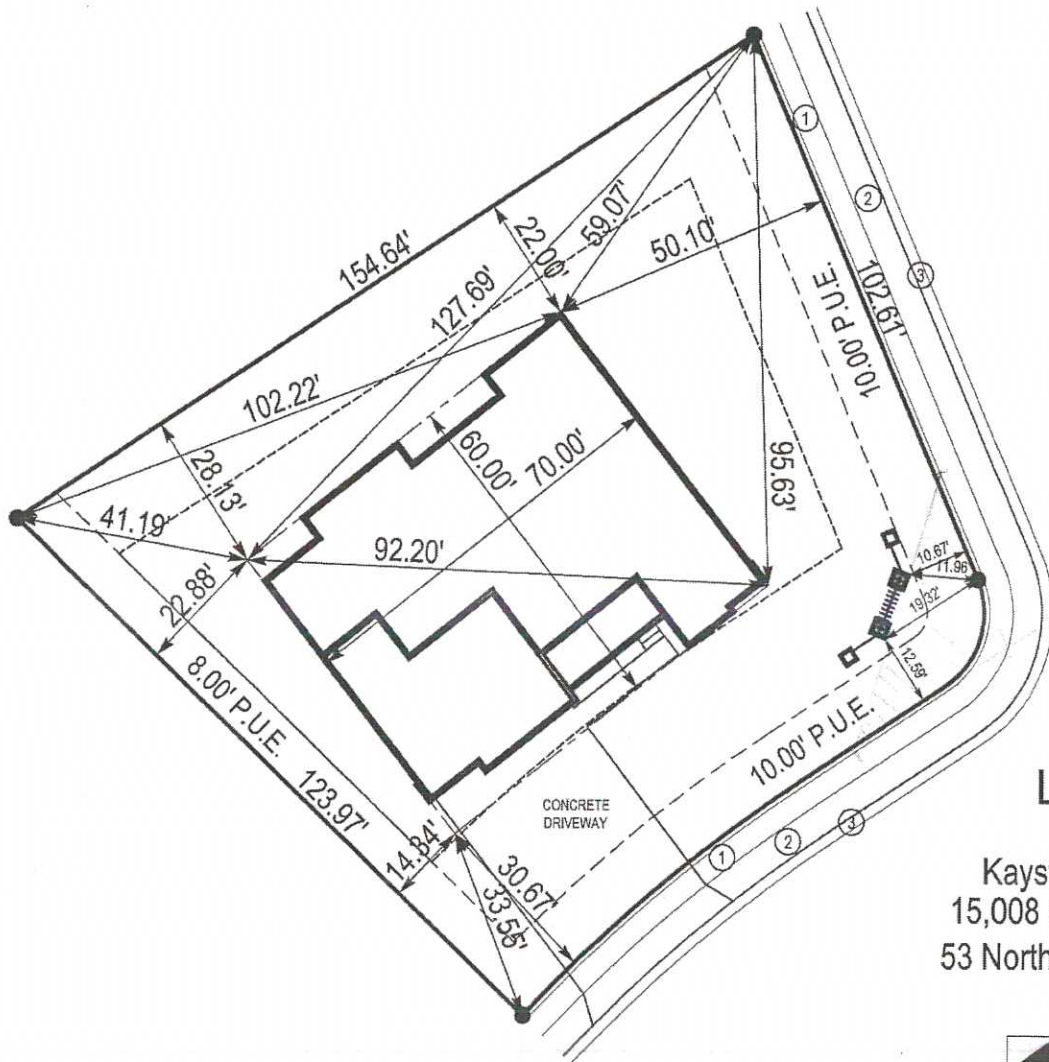
The request is consistent with the city ordinance and accommodations for parking have been provided.

Attachment 1: Property Location Map
Attachment 2: Site plan.
Attachment 3: Photo of existing home and sign.

53 North Flint Street



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



1. Sidewalk
2. Parkstrip
3. Curb / Gutter

Diagonal Measure Across Foundation
(Field Supervisor to verify independently)

92.20'

SITE PLAN

SCALE: 1" = 30'

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: _____



30 July 2015 Agenda

30 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 30, 2015, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 1.59 acres of property at 1111 West Webb Lane from R-1-20 (Residential Single Family) 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 July 13, 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, July 30, 2015, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville to consider:

Amendment of Section 17-32, Off-Street Parking, Section 17-33, Sign Regulations, and Section 17-34, Flag Lots, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by July 13, 2015.

Lyle Gibson, Zoning Administrator

KAYSVILLE CITY PLANNING COMMISSION AMENDED NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, July 30, 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 25, 2015.
2. Conditional use permit for a major home occupation "B":
 - a. Esthetician at 27 East Monticello Drive – Corin Vance.
 - b. Tumbling classes at 1128 South Kays Drive – Lacey Solomon.
 - c. Fashion consultant at 57 East Park Drive – Jason Thaxton.
3. Conditional use permit for farm animals at 149 North 700 West – Wade Bowen.
4. Conditional use permit for farm animals at 49 South 500 East – Sheri Stalworth.
5. Conditional use permit for farm animals at 579 South Angel Street – William F. Picard.
6. Conditional use permit for a model home at 53 North Flint Street – Brighton Homes.
7. Public hearing and request to rezone 1.59 acres of property at 1111 West Webb Lane from R-1-20 (Single Family Residential) to R-1-LD (Single Family Residential Low Density) – Mike Blackham.
8. Public hearing and preliminary and final plat approval for Thorn-Field Phase 2 Subdivision at 810 East Windsor Lane – John Thorpe.
9. Final plat approval for Pettingill Estates Amended at 1593 West Galbraith Lane – Mike Pettingill.
10. Public hearing and amendment of Chapter 17-32, Off-Street Parking, Chapter 17-33, Sign Regulations, and Chapter 17-34, PRUD Planned Residential Unit Development, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.
11. Call to the public.
12. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
13. 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 23, 2015.

Lyle Gibson, Zoning Administrator