

1. Documents

Documents:

[13 AUGUST 2015 PACKET.PDF](#)
[13 AUGUST 2015 AGENDA.PDF](#)

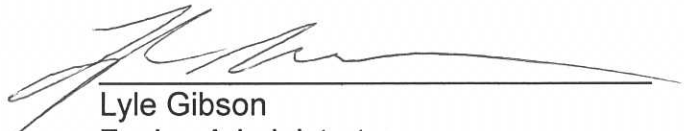
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, August 13, 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 July 9, 2015.
2. Conditional use permit for farm animals at 545 East 100 South – Ben Shekar.
3. Public hearing and request to rezone 0.39 acres of property at 186 North 100 East from R-D (Diverse Residential) to PB (Professional Business) – Ron Wright.
4. Public hearing and request to rezone 1.19 acres of property at approximately 50 East 220 North from GC (General Commercial) to PU (Public Use).
5. Preliminary plat approval for Smith Farms Subdivision at 1020 West Smith Lane – Chad Smith. (Tabled Item)
6. Final plat approval for Field of Dreams Subdivision (formerly Bryan Sorensen Subdivision) at 1133 West Webb Lane – Bryan Sorensen.
7. Amendment of Chapter 17-32, Off-Street Parking, and Chapter 17-34, PRUD Planned Residential Unit Development, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
10. 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, August 7, 2015.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Farm Animals August 13, 2015

Applicant/Owner: Ben Shekar / Coleman Scheuller
Location: 545 East 100 South

Description:

Mr. Shekar is requesting a conditional use permit for farm animals. His property is approximately 0.45 acres or 19,600 square feet, allowing up to fourteen (14) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

The applicant has had chickens on the property and was informed that a conditional use permit was required in order to keep the animals. Recently there was a rooster on the property but has since been removed and the applicant doesn't see any issues with not having roosters going forward. 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:

The site appears in good order for the keeping of chickens and the restrictions listed in the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

545 East 100 South





Planning Commission Staff Report

Rezone of 0.39 acres of property at 186 North 100 East from R-D (Diverse Residential) to PB (Professional Business). August 13, 2015

Applicant/Owner: Ron Wright
Location: 186 North 100 East

Description:

Mr. Wright is requesting to rezone the property from the R-D (Diverse Residential) to the PB (Professional Business) zone at the above listed address. The property is across the street from the CC (Central Commercial) zoning district as well as the new library building and park which is zoned PU (Public Use), but is on a city block that is zoned entirely R-D (Diverse Residential).

The existing zoning primarily allows for single family dwellings with an exception to permit the continued use of some existing multi-family dwellings. The maximum building height allowed in the zone is 30 feet (30').

The requested Professional Business zoning district regulated through Chapter 17-18 would permit (1) business and professional offices. *There are no lot size or yard requirements except that where a lot in the PB zone abuts a residential district, the yard abutting the residential district shall be at least twenty (20'). An existing building may have the twenty feet (20') yard requirement reduced to the yard requirement of the abutting residential zone if the reduced yard contains only landscaping [17-18-7].

Zone	Building Height	Side Yard Setback	Rear Yard Setback	Front Yard Setback
R-D	thirty feet (30')	eight feet (8')	fifteen feet (15')	twenty-five feet (25')
PB	thirty feet (30')	twenty feet (20')	twenty feet (20')	none

The Kaysville City General Plan lists a goal of encouraging business and industry to locate and invest in the city. It also states regarding Business and Industry that these uses should be primarily located on major streets.

Recommendation:

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

Reasoning:

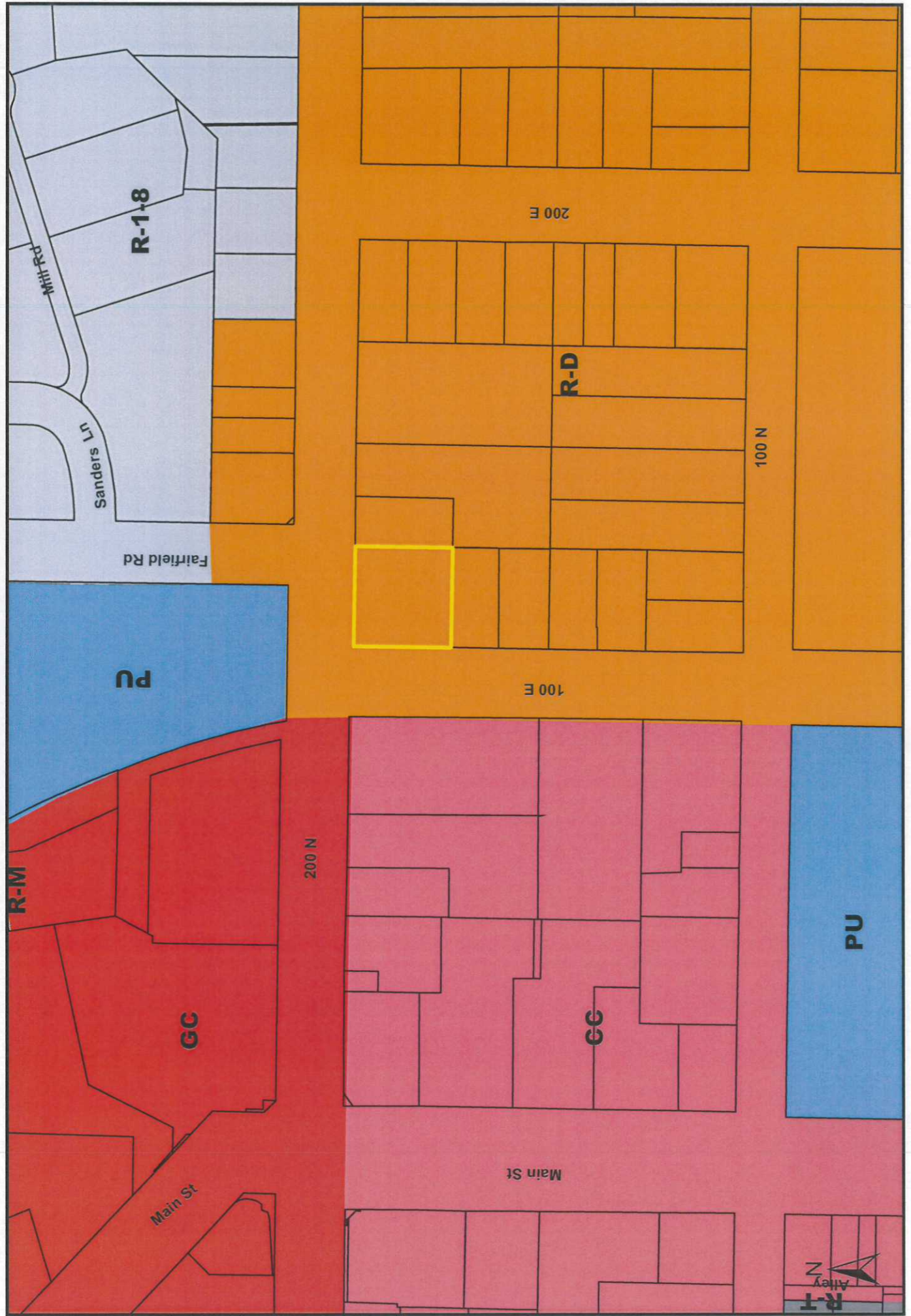
The PB zoning district is the least intensive commercial district that can be an effective transition zone into residential areas. The subject property can be accessed without drawing additional traffic into the surrounding neighborhood. Also, Section 17-18-2 states that the zoning may be applied to properties that front Main Street or 200 North Street. Finally, the application of the zoning on this property seems consistent with the application of the other limited locations where the PB zone has been applied.

Attachment 1: Location Map

Attachment 2: Map of Surrounding Zoning

Attachment 3 & 4: Excerpts from the Kaysville City General Plan

Rezone of 186 North 100 East From RD to PB



Rezone of 186 North 100 East From RD to PB



ECONOMIC DEVELOPMENT

POLICIES

1. Grow the revenue base of the City: taxes, user fees, charges.
2. Provide higher level employment: income, experiences, development.
3. Provide services that reduce residents' costs: travel time/distance, prices of goods and services.

ACTIONS

1. Develop or redevelop properties for the greatest net benefit:

Main Street Area

Northwest Area

Southwest Area

Other

2. Assist businesses to expand and locate within the City:

Business assistance

Development fees

Development process

Other

3. Show economic vitality:

Communications

Events





Planning Commission Staff Report

Rezone of 1.19 acres of property at approximately 50 East 220 North from GC (General Commercial) to PU (Public Use).

August 13, 2015

Applicant/Owner: Kaysville City
Location: 50 East 220 North

Description:

Kaysville City is requesting to rezone the property from the GC to the PU zone at the above listed address. The property is located directly adjacent to Heritage Park. Recently the property was acquired by the city for the intent of adding additional parking to better accommodate the actual use and attendance at the park. The PU zone is much more limited in the uses that are allowed, but it fits more appropriately with the existing zoning of the park and the use of the parking in connection with the park facility and the library.

The PU zone is regulated through Chapter 17-22. The permitted uses of the zone are limited to (1) Agriculture and (2) Public facilities, parks, and cemeteries. There are no conditional uses.

Recommendation:

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

Reasoning:

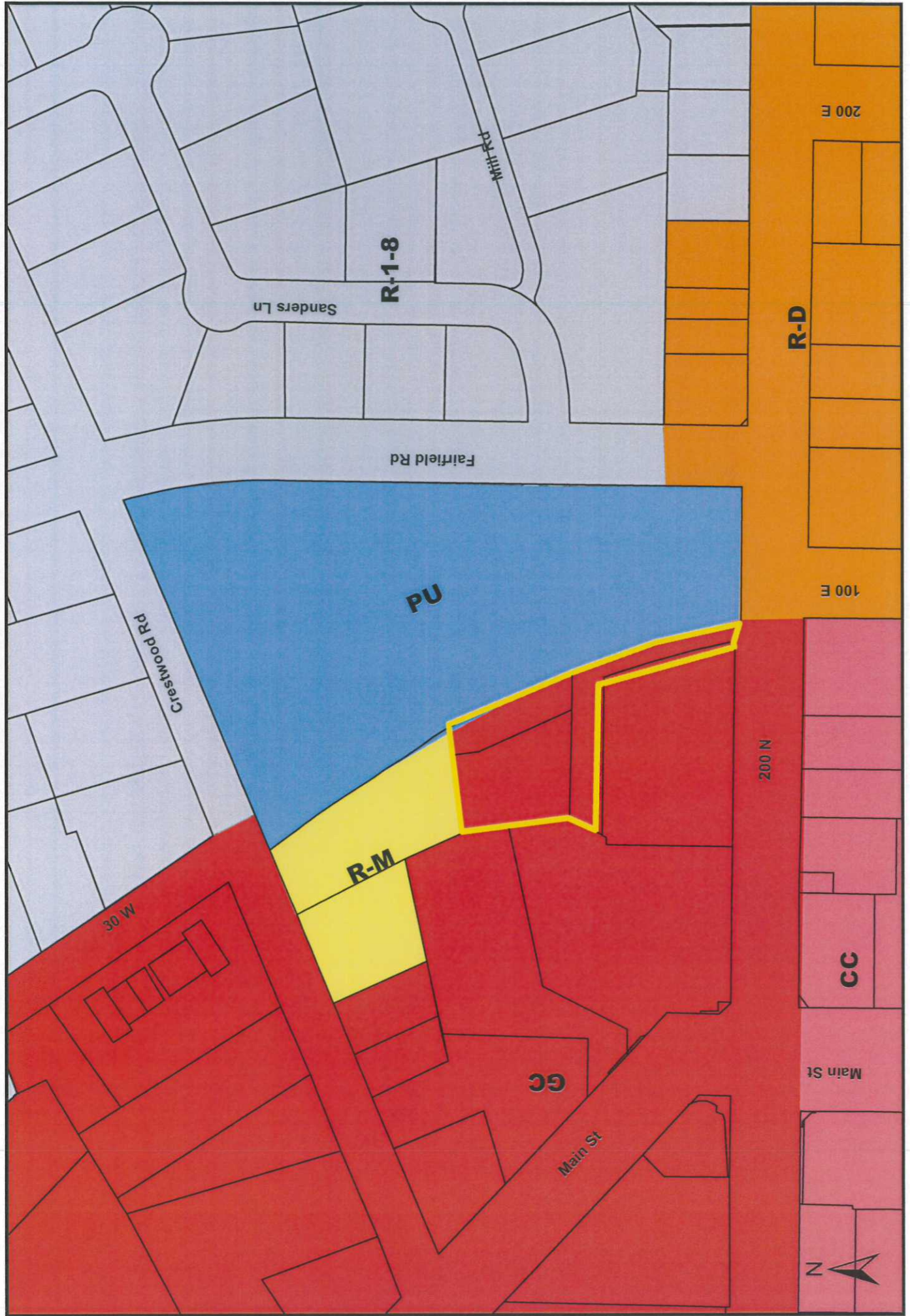
The proposed rezone better fits the proposed use and is consistent with the goals and policies of the Kaysville City General Plan which states that there should be space provided for meeting places, functions, and events as well as appropriate access to recreation lands and facilities.

Attachment 1: Location Map
Attachment 2: Map of Surrounding Zoning

Rezone of 50 East 220 North from GC to PU



Rezone of 50 East 220 North from GC to PU





Planning Commission Staff Report

Smith Farms Subdivision Preliminary Plat (Tabled Item) August 13, 2015

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

Description:

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. This item was reviewed a few weeks ago along with the proposed Country Meadows Subdivision. Both projects were tabled to allow time to see if the property owners could combine their projects to the benefit of everyone. The property owners have been talking and believe that a resolution is obtainable.

Mr. Smith has requested that his subdivision be placed back on the agenda, so that if the negotiations fail, he will be able to proceed with his development.

Recommendation:

Over the last several years the City has been consistent in stating that additional development in this area would not be allowed until an additional access was provided. Mr. Smith's property is one of the few options available for this access and even though the traffic from this development would have no direct impact on the Tyler Estates area, this property should be treated the same as any other property in the area.

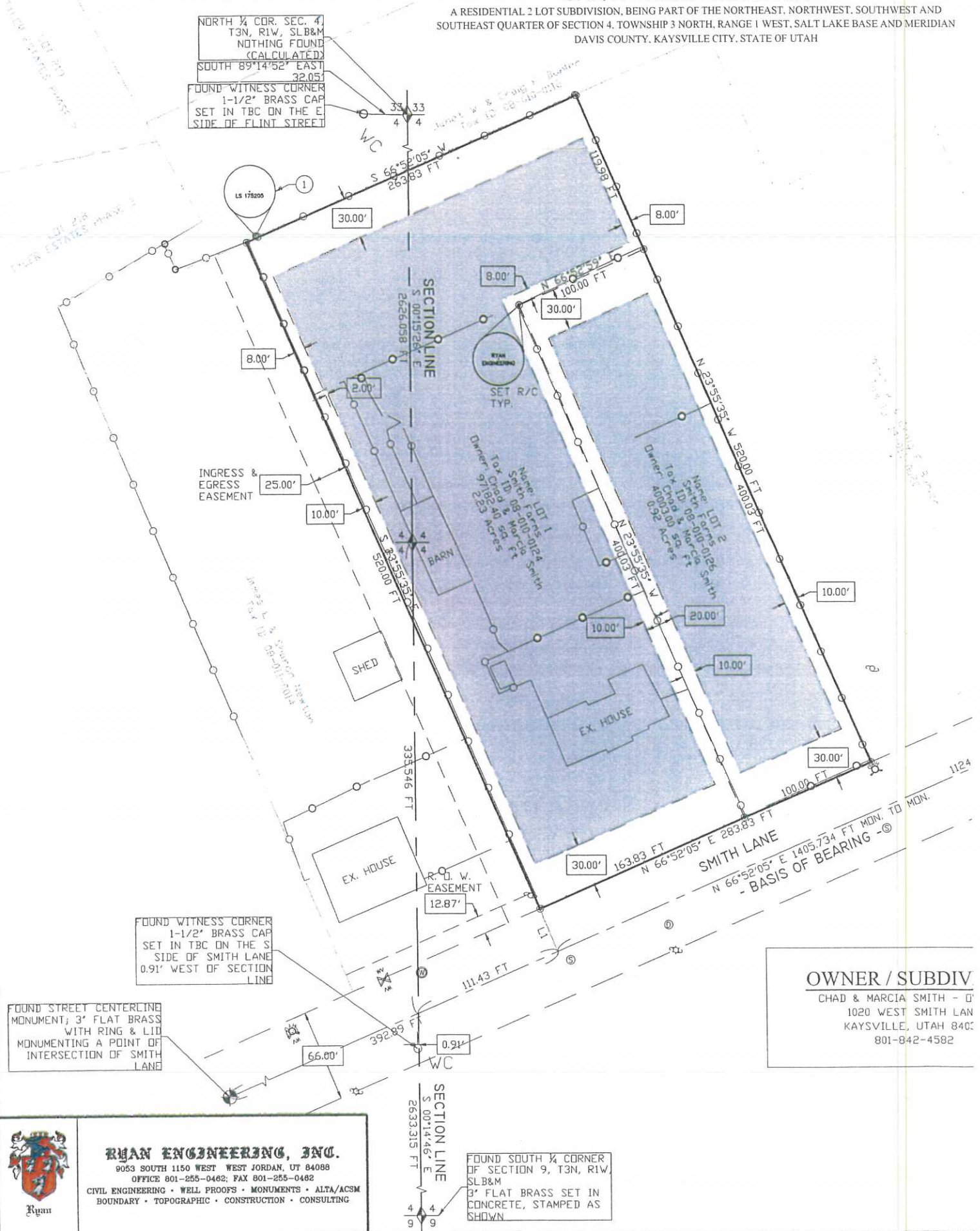
Staff recommends that until an additional access is provided out of the Tyler Estates area, that no plats be approved.

Attachment 1: Location Map
Attachment 3: Plat

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





Planning Commission Staff Report

Field of Dreams (Formerly Bryan Sorensen) Subdivision Final Plat August 13, 2015

Applicant/Owner: Bryan Sorensen
Location: 1133 West Webb Lane
Zone: R-1-LD

Description:

Mr. Sorensen submitted a preliminary plat for this project last May and it was approved with the condition that the back lot have a fifty foot setback on the southerly property line. The final plat has now been submitted with the lot configuration the same as the preliminary plat and the fifty foot setback included. The plat contains three lots, including two flag lots, with an existing home fronting Webb lane.

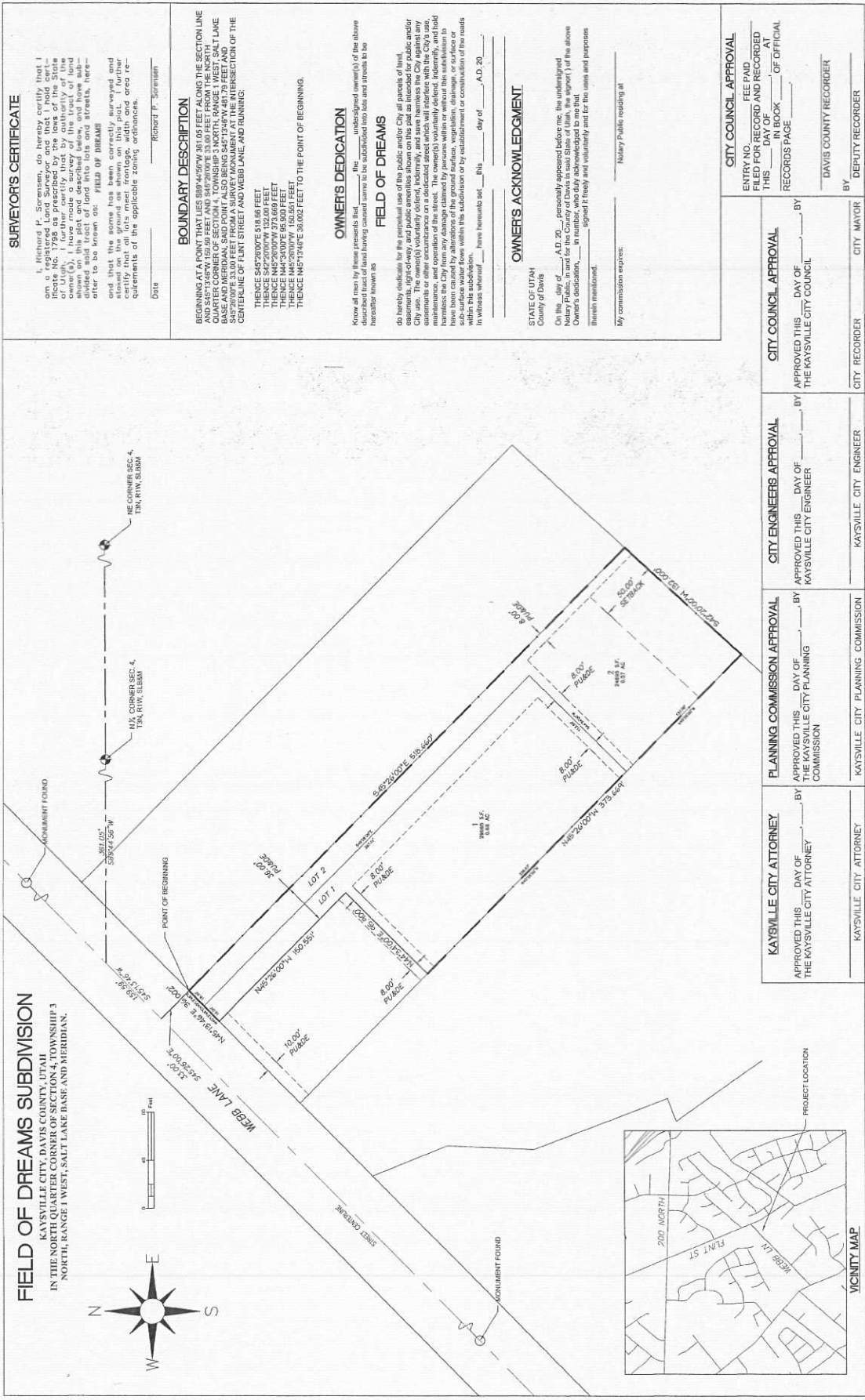
Recommendation:

The plat complies with zoning requirements for the R-1-LD Zone, the requirements of the preliminary plat, and other applicable requirements. Staff recommends final plat approval for the Field of Dreams Subdivision.

Attachment 1: Location Map
Attachment 3: Plat

Field of Dreams Subdivision





SURVEYOR'S CERTIFICATE

I, Richard P. Sorenson, do hereby certify that I am a registered Land Surveyor and that I hold certificate No. 1740 of the State of Utah. I have made a survey of the tract of land shown on this plat and I hereby certify that the same is divided into lots of land into lots and streets, hereafter to be known as: **FIELD OF DREAMS** and that the same has been correctly surveyed and the same is shown as being correct and further certify that all lots meet front, side and back requirements of the applicable zoning ordinances.

Date _____
Richard P. Sorenson

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES 889°45'56\"/>

OWNER'S DEDICATION

Know all men by these presents that the undersigned, Richard P. Sorenson, do hereby dedicate to the public and for the use of the public the described tract of land lying corner corner to be subdivided into lots and streets to be hereafter known as:

FIELD OF DREAMS

do hereby dedicate for the perpetual use of the public and for the use of the public the described tract of land lying corner corner to be subdivided into lots and streets to be hereafter known as:

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
County of Davis
On this _____ day of _____, A.D. 20____, personally appeared before me, the undersigned _____, a Notary Public for the State of Utah, _____, the Owner of the above described tract of land, who acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.
My commission expires: _____
Notary Public reading at _____

CITY COUNCIL APPROVAL

ENTRY NO. _____
FEE PAID _____
FILED FOR RECORD AND RECORDED
THIS _____ DAY OF _____, A.D. 20____
IN BOOK _____ OF OFFICIAL
RECORDS PAGE _____

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, BY
THE KAYSVILLE CITY COUNCIL

CITY ENGINEERS APPROVAL

APPROVED THIS _____ DAY OF _____, BY
KAYSVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, BY
KAYSVILLE CITY PLANNING COMMISSION

KAYSVILLE CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, BY
THE KAYSVILLE CITY ATTORNEY

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

KAYSVILLE CITY ENGINEER

KAYSVILLE CITY RECORDER

CITY MAYOR

KAYSVILLE CITY PLANNING COMMISSION

KAYSVILLE CITY ATTORNEY



KAYSVILLE CITY PLANNING COMMISSION

July 9, 2015

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

Excused: Matthew Anderson, Gary Bullock

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

Others Present: Council Member Jared R. Taylor, Robyn Law, Bob Law, Bruce Dickamore, Craig Buhler, Mike Hardin, Keesha Hardin, Lance Hale, Valerie Hale, David Bunch, Julee Bunch, Marcia Smith, Chad Smith, MacRay Baxter, Clyde Terry, Jim Newton, Anthony Browning, Lorilynn Browning, Pamela Maughan, Evan Maughan, Chris Peterson, Bobby Johnston, Philip Funk

OPENING

The Planning Commission meeting was held on Thursday, July 9, 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.

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

PUBLIC HEARING AND REQUEST TO REZONE 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

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

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR SMITH FARMS LOCATED AT 1020 WEST SMITH LANE – CHAD SMITH

Andy Thompson explained that there are two completely separate projects being proposed tonight, however because they have impact on each other Staff believes that it would be best to

discuss both projects at the same time. Mr. Bruce Dickamore, with B & D Real Estate, has assembled several parcels and would like to develop nineteen 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. Mr. Dickamore is requesting 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 square feet. The road would extend Knight's Way south to Smith Lane. Mr. Chad Smith owns about three acres of property on Smith Lane where his home sits. He would like to divide off one 40,000 square foot lot, also fronting Smith Lane, which would leave the remaining two acres with the existing home. The proposed new lot is zoned A-1, requiring a minimum lot size of 40,000 square feet. Mr. Dickamore's proposed subdivision plat, Country Meadows, shows Knight's Way extending south and connecting to Smith Lane adjacent to Mr. Smith's property, making Mr. Smith's lot a corner lot. In similar cases, where a new road abuts a developable property that is not 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 more than four-hundred 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 the development. The two have met and attempted to work out a joint development and so far have been unable to come to an agreement. Both projects meet normal city requirements and once the alignment of the road is determined Staff would recommend approval for both the rezone request and preliminary plats submitted by both applicants. A few options to consider 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 the Smith's.
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 on 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's side. Staff has suggested that the Smith's not be required to install the additional improvements until development occurred which could not be accessed off of Smith Lane. This would require the Smith's to give up ten feet of property to the street and would be required to have corner lot setbacks. This would significantly reduce the buildable area of his lot.

Under any of these options, a payback agreement may be implemented requiring that the Smith's pay for the improvements that would directly benefit his property when he further develops. The payback agreement would be administered by the City. There has been some concern expressed in regards to only one side of Knight's Way being fully improved, even if only temporary.

Vice-Chairperson Jake Garn opened the Public Hearing.

Chris Peterson stated that he lives on Tyler's Way and while he is glad to see another access to the area, there is still concern about the sizes of the lots and the proposed rezone, as has been

mentioned in previous meetings about this project. The neighboring properties to the north are all rezoned R-1-20 and there are concerns about rezoning these properties to allow smaller lots. Mr. Law, one of the property owners, has mentioned he would like to mimic what is already in the area, and would be willing to request a rezone to the R-1-20 district to achieve this. The R-1-20 zone would fit better into the existing community and the amount of lots allowed would only be reduced by three. There is also some concern being expressed by neighbors in regards to Knight's Way being extended to Smith Lane with only one sidewalk installed. The road should be fully improved as the property is developed, and not when the Smith's develop their property.

Bobby Johnston said that he shares similar concerns as Mr. Peterson and feels that if this rezone request were approved it would stand out from what currently exists in the area. The existing properties have large lots with an open feel. Another access will bring additional traffic to the area, and having only one side of the street fully improved is a safety concern of many neighbors. This development will also have a negative impact to the Smith residence and they are being forced to live adjacent to a road.

Clyde Terry said that he lives in the Tyler Estates Subdivision and is glad to see that an additional access is being proposed because it addresses the concerns that have been voiced in previous discussions. However, the size of the lots proposed are as much as three-thousand square feet smaller than existing adjacent properties. The lots are also narrower and will change the look and feel of what is currently in the area. If a rezone is considered, it should be considered for the R-1-20 zone rather than the R-1-LD zone. The Smith's should also be able to develop their property as they wish and not be encumbered by a road. The road will be used by many in the area, and therefore should be fully improved.

David Bunch stated that he also lives in the Tyler Estates Subdivision and his family moved here because of the larger lot sizes. These new lots should be similar in size or larger to those surrounding properties. Also, the new road needs to be fully improved as there are many children living in this area, most of which will be walking to the nearby schools.

Chad Smith commented that in Kaysville City's Title 17, "Subdivisions", it states that "any proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the area concerned; and the Subdivider shall present evidence to this effect when requested to do so by the Planning Commission." Also, city ordinances require a minimum road width of fifty-five feet. The extension of Knight's Way is currently being proposed at forty-five feet with only one side being fully developed. It also states that street arrangements shall not cause unnecessary hardship to owners of adjoining property when they plat their own land. Mr. Smith stated that he feels that the proposed development of Mr. Dickamore's does not meet city ordinances and therefore shouldn't be considered for approval. Also, the placement of the road will encumber his property and he would prefer that the road not be fully improved at this time as he would be required to maintain the sidewalk along that new frontage. Mr. Smith also said that he also shouldn't be required to have to give up ten feet of his property at this time in order for the road to be fully improved.

There were no further comments from the public. Vice-Chairperson Jake Garn closed the Public

Hearing.

Jake Garn commented that he is glad to see that another access point is being proposed because access to this area has been a serious concern in previous discussions. However, it seems that more discussion needs to take place between both parties to try to resolve some of the issues and suggested that this item be tabled.

Bruce Dickamore said that he has been working on this project for over two years and they are proposing the R-1-LD zone because it allows them to be able to create a better layout of the properties but still limit the density to two units per acre, which is the same as the R-1-20 zone. They have looked at different layouts to find what might be best for all parties involved including surrounding properties. Mr. Dickamore said that they feel that there still might be some things that could be worked out with the Smith family and could be given more time to come to some decision.

Josh Sundloff arrived.

Lorene Kamalu asked about rezoning the property to R-1-20 instead.

Bruce Dickamore said that because of the layout of the proposed extension of Knight's Way, the R-1-20 zone would make it more difficult to come up with a good layout for the lots on the west side of the road, and still try not to infringe on Mr. Smith's property.

Stroh DeCaire said that tabling this item might be best as it will provide the developer more time to find the best solution. However because this has been going on for so long, maybe a time limit should be given so that this doesn't perpetuate.

Jake Garn commented that one reason this development has taken longer to be approved is because of access issues.

Lorene Kamalu said that it doesn't seem that Mr. Smith is ready to develop his property and shouldn't be forced into anything. It would be best if an agreement could be met but is unsure if the R-1-LD zone would be the best fit for the area.

Bruce Dickamore commented that the lots are comparable in size, but some have a shorter depth. The homes built on these lots will be high-quality homes and will fit well in this neighborhood. Mr. Dickamore said that it seemed from previous discussions that property owners in this area would need to work together to provide this secondary access, so that the burden isn't placed on just one person.

Chad Smith commented that he would like to be able to continue forward with his subdivision plat approval as his request is separate from Mr. Dickamore's.

Andy Thompson responded that while Mr. Smith's plat conforms to city ordinance, it has been mentioned in the past by the Planning Commission that they would not to approve developments

in this area until another access to Smith Lane be provided. Mr. Smith's property is one of the few options available for that access.

Chad Smith commented that the proposed road will do damage to his property values, and it was the city's suggestion for him to submit a subdivision plat in order to help to protect his land and keep the road as far away from his home as possible. Mr. Smith said that he shouldn't have to give up ten feet of his own land so that his neighbor can develop their property, and doesn't want to be required to maintain a sidewalk adjacent to his property. There is a lot of potential liability having a road running alongside his property, and will create a lot of frontage for him. Mr. Smith said that if he were ever to develop his property he would take advantage of the road and then pay the fees at that point, but at this point he would like to see the road set far enough away as to not encumber his land.

Jake Garn said that he's concerned about creating a road that is not fully improved in this area.

Josh Sundloff commented that if the Commission were to look at the rezone request on its own, the R-1-LD zone seems appropriate and won't change the character of the neighborhood.

Andy Thompson said that approval of the subdivision plat could be tied to the proposed rezone.

Bruce Dickamore said that they would prefer to have more assurance that a second access will be provided before anything is approved. It would be best to have each property owner involved to help take on the burden of providing a second access.

Josh Sundloff asked about tying approval of the rezone to a development.

Council Member Jared Taylor commented that most rezone requests are submitted with some sort of concept plan. In many instances it is also approved with a development agreement. The City Council prefers to see a plat before they make final approval on a rezone. It's a precedence that has been set by the City. The R-1-LD zone was created to help give opportunities for residents to better develop landlocked properties.

Josh Sundloff said that if we table all three requests tonight, it might give the impression that we are favoring Mr. Dickamore's development which will create a road encumbering Mr. Smith's property.

Stroh DeCaire commented that whether or not Mr. Dickamore and Mr. Smith can come to an agreement, there needs to be further discussion between the two of them before the Planning Commission can make a decision on the proposed items.

Chad Smith said that he didn't submit his subdivision application with Mr. Dickamore. They are two separate projects and their applications should not be considered together. This situation has created a lot of stress on the whole neighborhood and would like to see it resolved as quickly as possible.

Jake Garn commented that the Planning Commission is reviewing the items together not to change the nature of Mr. Smith's development, but just because of the situation they are both in.

Lorene Kamalu said that if an agreement cannot be met between both parties, each party can come back again individually for review.

Stroh DeCaire made a motion to table the following items so that the applicants can further discuss and review their development options:

1. 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) for Bruce Dickamore.
2. Preliminary plat approval for the Country Meadow Subdivision located at approximately 988 West Smith Lane and 550 South Knight's Way for Bruce Dickamore.
3. Preliminary plat approval for Smith Farms located at 1020 West Smith Lane for Chad Smith.

Lorene Kamalu seconded the motion.

Voting was as follows:

Jake Garn	yea
Betty Parker	nay
Josh Sundloff	nay
Lorene Kamalu	yea
Stroh DeCaire	yea

The motion passed with a vote of three to two.

Betty Parker commented that she voted nay because she felt that the Smith's subdivision should be considered on its own and should have been voted on tonight.

Josh Sundloff said that he felt that the rezone request should have been voted on tonight as it seemed to fit the intended use.

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

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 33 regarding Sign Regulations.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Jake Garn opened the floor for nominations for Planning Commission Chairperson and Vice-Chairperson.

Betty Parker nominated Jake Garn as Chairperson. Stroh DeCaire seconded the nomination. No other nominations were made. Jake Garn was approved as Planning Commission Chairperson by unanimous vote.

Betty Parker nominated Matthew Anderson as Vice-Chairperson. Stroh DeCaire seconded the nomination. No other nominations were made. Matthew Anderson was approved as Planning Commission Vice-Chairperson by unanimous vote.

CALL TO THE PUBLIC

Philip Funk commented that he appreciates the Planning Commission taking the proposed development on tonight's agenda seriously. Had Mr. Law not blocked access onto Sunset Drive, we wouldn't be here tonight. Mr. Smith should not be bearing any burden on his property because a neighbor wants to develop theirs.

Clyde Terry said that he appreciates that all three items were tabled tonight. This development will have such a great impact to the area it needs to be considered very carefully and lot size needs to be taken into consideration. The existing community has been built to the standards of the R-1-20 zone and this development should do the same.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, July 30, 2015 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 9:25 p.m.

13 August 2015 Agenda

13 August 2015

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Lyle Gibson, Zoning Administrator