

1. Documents

Documents:

[24 SEPTEMBER 2015 PACKET.PDF](#)
[24 SEPTEMBER 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, September 24, 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 August 27, 2015.
2. Review of the conditional use permit for a model home and low profile sign at 546 West Cottage Way – Ovation Homes.
3. Adjustment to the conditional use permit for animated signs at 181 North 400 West – Mountain America Credit Union.
4. Final plat approval for Field of Dreams Subdivision located at 1111 West Webb – Mike Blackham and Bryan Sorensen.
5. Call to the public.
6. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
7. Adjournment.

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Andy Thompson
City Engineer



Planning Commission Staff Report

Review of the Conditional Use Permit for a Model Home and Low Profile Sign in The Cottages at Hyde Park Subdivision September 24, 2015

Applicant/Owner: Ovation Homes
Location: 546 West Cottage Way

Description:

In September 2014, Ovation Homes was approved for a conditional use permit for a model home and low profile sign sales trailer located at 546 West Cottage Way in The Cottages at Hyde Park Subdivision. It was approved with the condition that the conditional use permits be reviewed in one year if still in use.

The model home is staffed with a realtor agent to provide information about the development and type of housing to potential customers. There is adequate off-street parking provided by the driveway. The low profile sign is located on the west side of the home identifying the model home and business hours.

Recommendation:

Staff is recommending approval of an extension of the model home and low profile sign with the condition that they be reviewed in one year if the model home is still in use.

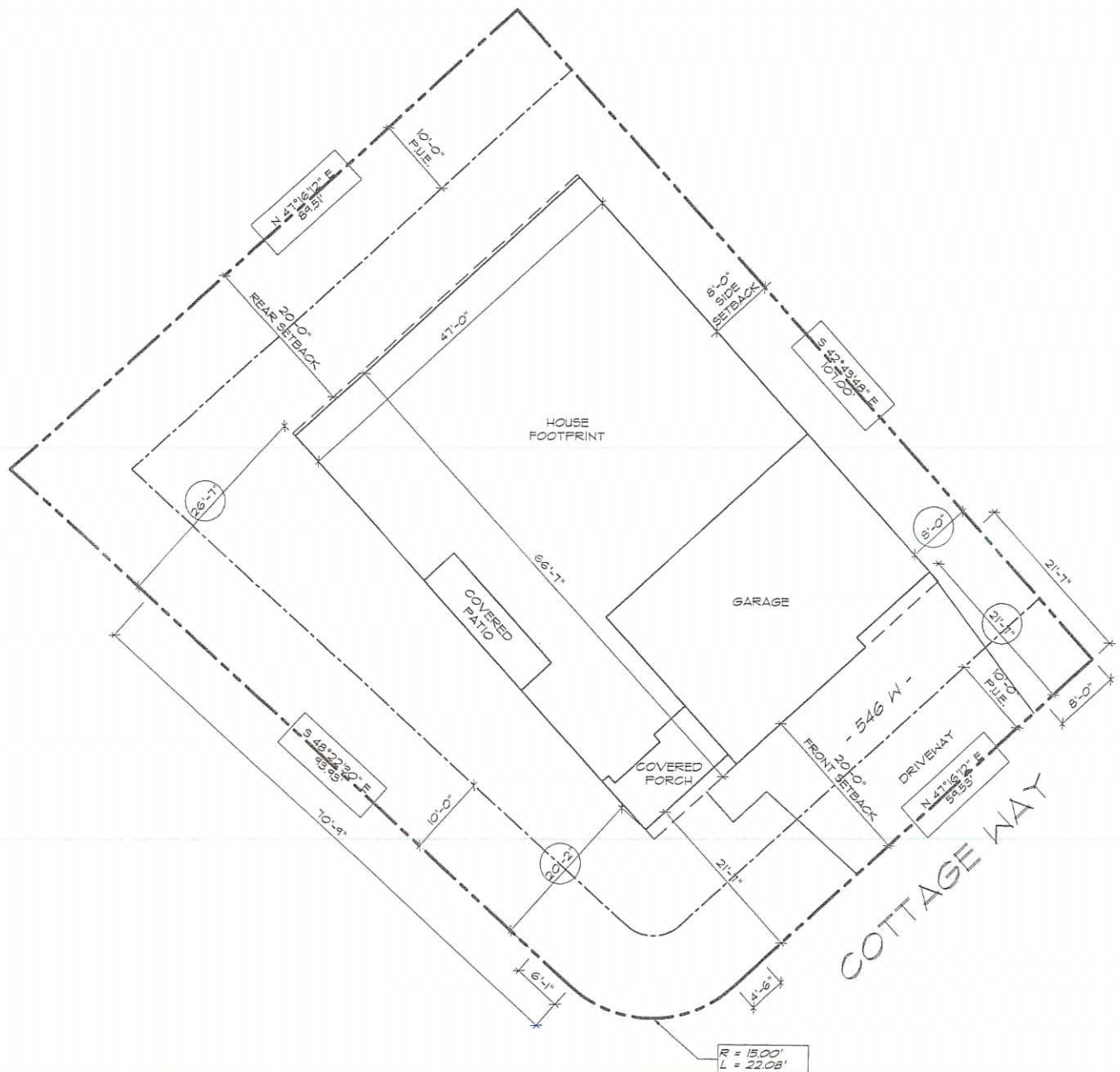
Attachment 1: Area Map
Attachment 2: Site Plan
Attachment 3: Photograph of Model Home and Low Profile Sign

Model Home & Low Profile Sign



FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY
/E. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF
3CHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES

RD RESIDENTIAL LANDSCAPING, INCLUDING GRASS, TREES AND BUSHES





OVATION
2000 Avenue
2700 42nd Street
Edmonton

Model Home
444 3639
Realtor: [Name]
[Phone Number]

Model Home
2200 - 2800 - 1500
2000 - 2800 - 1500
2000 - 2800 - 1500



Planning Commission Staff Report

Conditional Use for an Electronic Message Center September 24, 2015

Applicant/Owner: Mountain American Credit Union
Location: 181 North 400 West
Zone: General Commercial (GC)

Description:

Last spring, Mountain America Credit Union received a conditional use permit for "Animated Signs" for their new building in Kaysville. That permit allowed for the now installed sign on 200 North and for a second sign further south adjacent to the Freeway off-ramp. Since that time, the City has modified the sign ordinance. Mountain America has changed the design of the second sign by increasing the area of the electronic message center. The shape and location of the sign is not changing from what was previously approved and the size is slightly smaller but it contains significantly more electronic message center.

The proposed sign is three sided, with the sides facing the freeway containing the electronic message centers. The third side, facing toward the east is a standard sign. The sign will be placed in the south west corner of the property.

Recommendation:

The proposed sign meets the requirements of the newly adopted ordinance and that ordinance contains criteria to mitigate any negative impacts of the sign. Staff recommends approval of the proposed conditional use for an electronic message center

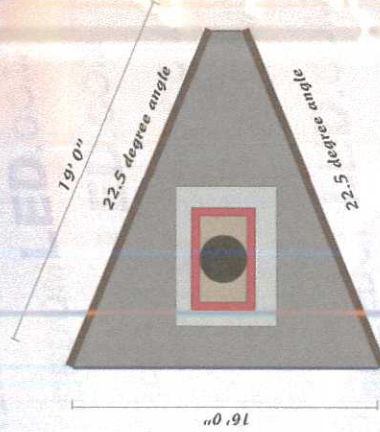
Attachment 1: Area Map
Attachment 2: Elevation Drawing
Attachment 3: Site Plan

Mountain America Credit Union - Electronic Message Center



• Scope of Work •

45' tall pole sign
 Triangular face
 Full color LED display and
 backlit on two faces
 Non illuminated third face
 300 sq ft max
 LED is at 50%



19' 0"

18' 0"



7' 0" Led

4' 6" Sign

12' 11"

45' 0" Overall Sign Height

10' 3" Base

16' 0"



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

www.FREEDOMLEDSIGNS.com
 PHONE 800.266.0247
 FAX 866.430.5250

138 E. 12300 S. SUITE C
 DRAPER, UTAH 84020

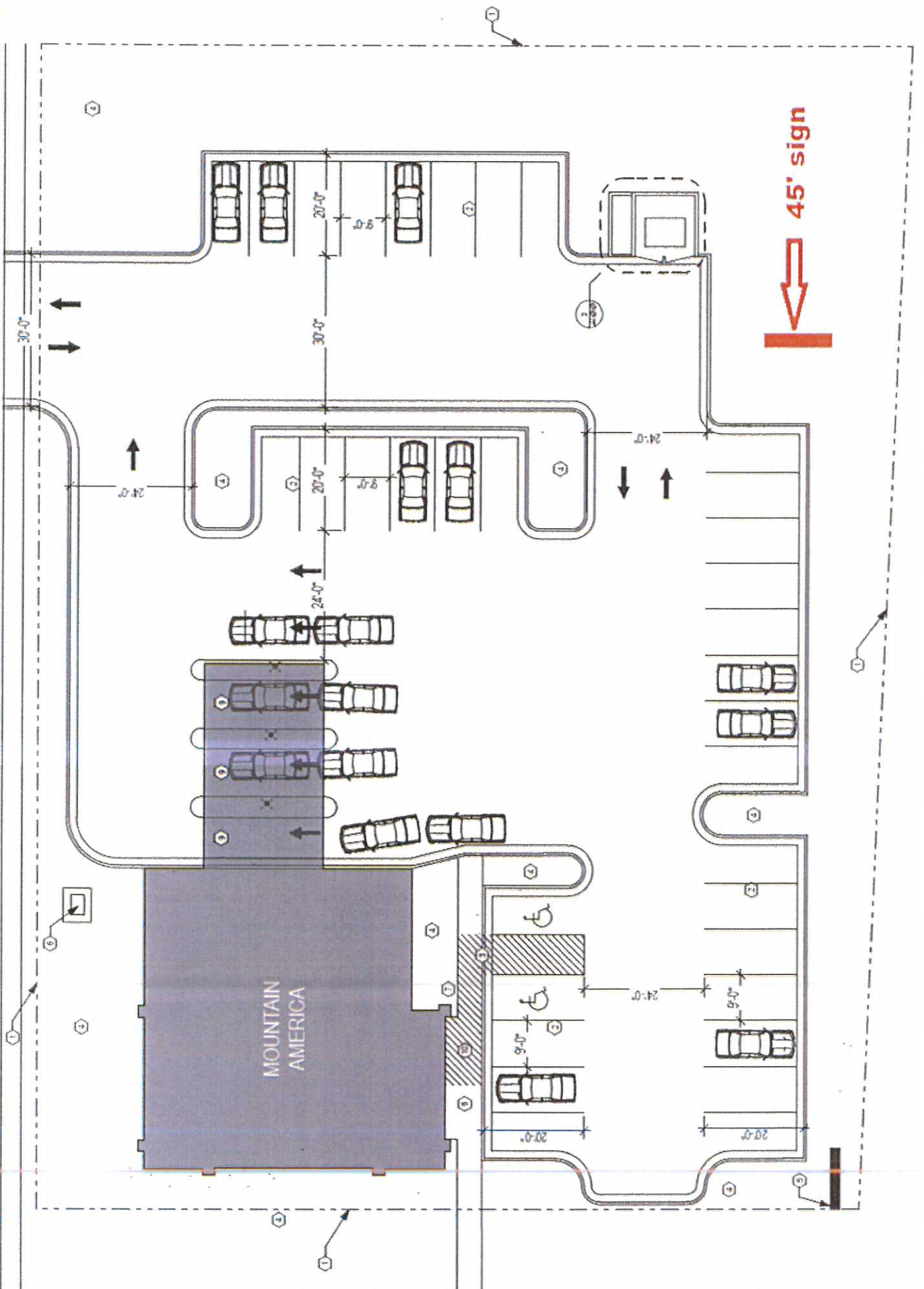
CUSTOMER APPROVAL

Date: _____

Due To: JIMICA



200 NORTH





Planning Commission Staff Report

Field of Dreams Subdivision Final Plat September 24, 2015

Applicant/Owner: Mike Blackham and Bryan Sorensen
Location: 1111 West Webb Lane
Zone: R-1-LD

Description:

Over the last several weeks Mr. Blackham and Mr. Sorensen have been working on subdividing their property into six lots. Originally, Mr. Sorensen received approval for a double flag lot development, since that time he has met with Mr. Blackham and they have combined their properties into one, private lane, subdivision. This six lot, private lane, proposal has received preliminary plat approval and appropriate zoning.

The request is to install improvements for all six lots now, but record the plat with three lots. Lots 1, 5, and 6 will remain one lot for now and lots 3 and 4 will remain one lot for now. These lots may be further subdivided as shown when the owners choose to do so.

The neighbors immediately to the south, have expressed concern over how these new lots would drain. The improvement drawings show that the lots will be graded away from the south property line and any surface water will drain to the west into the channel.

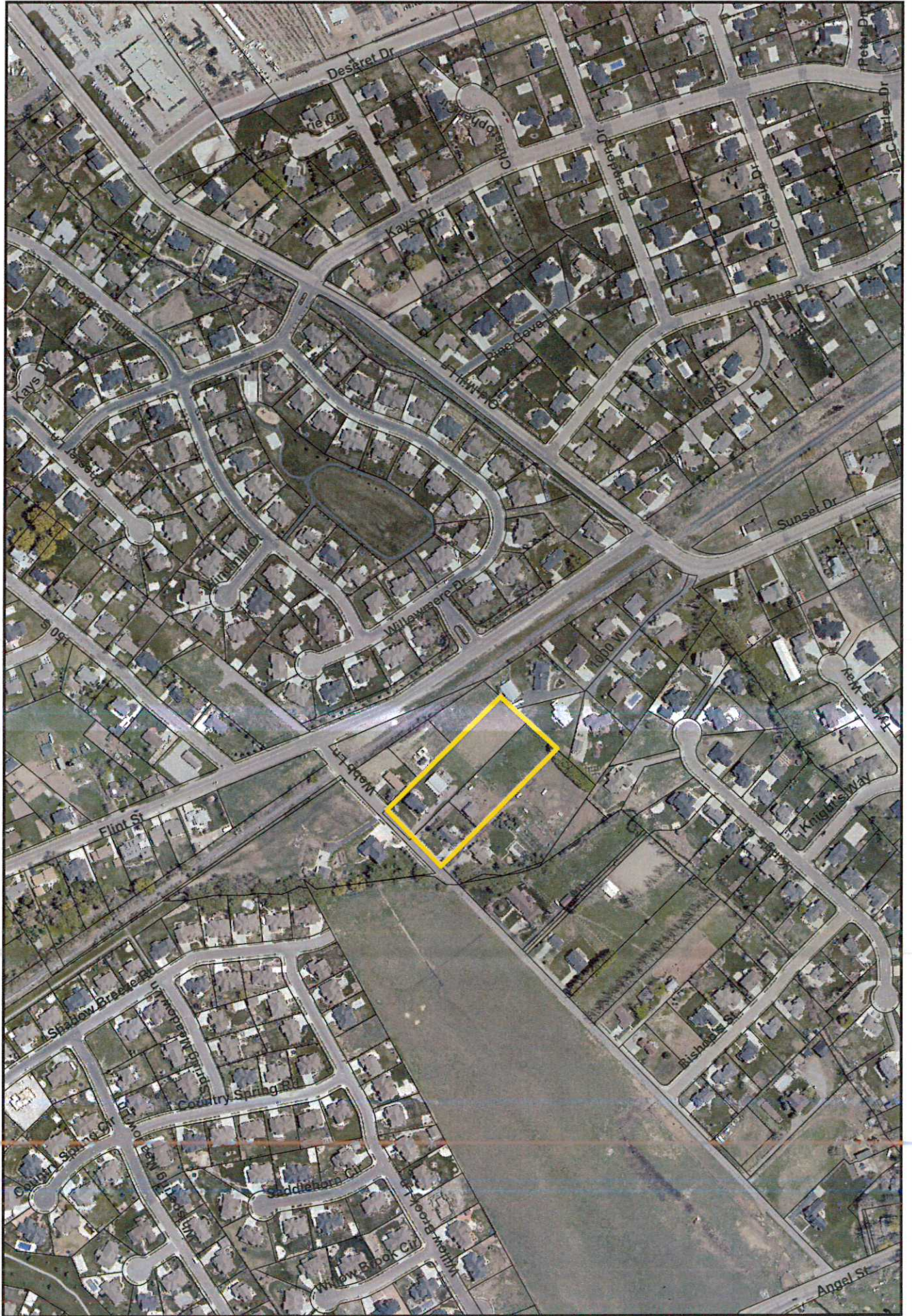
Recommendation:

The plat complies with zoning requirements of the R-1-LD zone and is in compliance with the preliminary plat, Staff therefore recommends final plat approval for the Field of Dreams Subdivision.

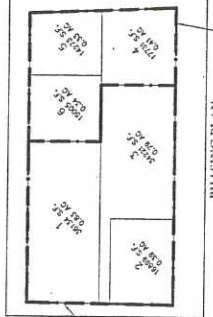
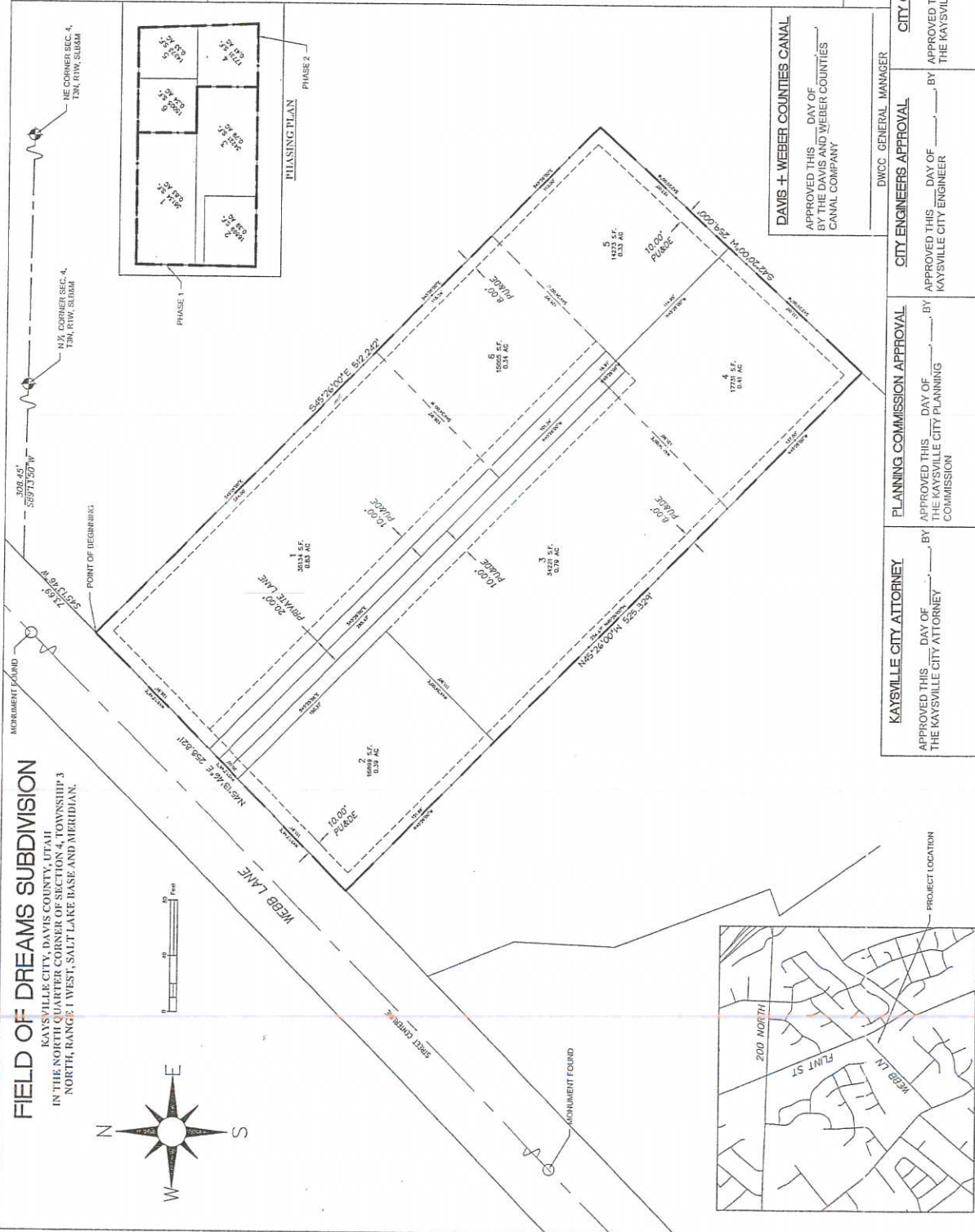
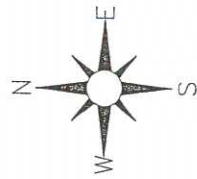
Attachment 1: Location Map

Attachment 2: Plat

Field of Dreams Subdivision



FIELD OF DREAMS SUBDIVISION
IN THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3
NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



SURVEYOR'S CERTIFICATE

I, Richard P. Sorenson, do hereby certify that I am a duly licensed Surveyor in the State of Utah, and that I have personally surveyed and located the boundaries of the above described land, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that the same are in accordance with the requirements of the applicable zoning ordinances.

Date _____

Richard P. Sorenson

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES S81°15'00"W 308.45 FEET ALONG THE SECTION LINE AND S85°15'00"W 73.89 FEET FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S45°15'00"W 334.88 FEET AND S45°20'00"E 33.00 FEET FROM SAID POINT OF BEGINNING TO THE INTERSECTION OF THE CENTERLINE OF FLINT STREET AND WEBB LANE, AND RUNNING:

THENCE S45°20'00"E 512.243 FEET
THENCE S42°20'00"W 259.000 FEET
THENCE S45°15'00"W 325.339 FEET
THENCE N45°15'00"E 250.621 FEET TO THE POINT OF BEGINNING.

OWNERS DEDICATION

Know all men by these presents that _____ the undersigned owner(s) of the above described tract of land having caused same 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/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any claims, damages, or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, or operation of the dedicated street. The owner(s) shall be responsible for and hold harmless the City from any damage claimed by persons within or without this subdivision who have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads in witness whereof _____ this _____ day of _____ A.D. 20 _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D. 20 _____, personally appeared before me, the undersigned Notary Public, in and for the County of Davis in said State of Utah, the signer(s) of the above Owner's dedication _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

DAVIS + WEBER COUNTIES CANAL

APPROVED THIS _____ DAY OF _____ BY THE DAVIS AND WEBER COUNTIES CANAL COMPANY

KAYSVILLE CITY ATTORNEY APPROVED THIS _____ DAY OF _____ BY THE KAYSVILLE CITY ATTORNEY	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____ BY THE KAYSVILLE CITY PLANNING COMMISSION	CITY ENGINEERS APPROVAL APPROVED THIS _____ DAY OF _____ BY THE KAYSVILLE CITY ENGINEER	CITY COUNCIL APPROVAL APPROVED THIS _____ DAY OF _____ BY THE KAYSVILLE CITY COUNCIL
KAYSVILLE CITY ATTORNEY	KAYSVILLE CITY PLANNING COMMISSION	KAYSVILLE CITY ENGINEER	KAYSVILLE CITY COUNCIL

CITY COUNCIL APPROVAL

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED
THIS _____ DAY OF _____ AT _____
RECORDS PAGE _____ OF OFFICIAL
RECORDS PAGE _____

DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

KAYSVILLE CITY PLANNING COMMISSION

August 27, 2015

Members Attending: Chairperson Jake Garn, Matthew Anderson, Stroh DeCaire, Betty Parker, Joshua Sundloff

Excused: Gary Bullock, Lorene Kamalu

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

Others Present: Council Member Jared R. Taylor, Sue Noorda, Jeff Taylor, John Heiner, Brent Heiner, Kim Blackburn, Mike Blackham, Carri Blackham, LeAnn McGrath, Wilf Sommerkorn

OPENING

The Planning Commission meeting was held on Thursday, August 27, 2015 at 7:00 p.m. in the Municipal Center.

Chairperson Jake Garn opened the meeting by welcoming those present. The minutes of the July 30, 2015 meeting were presented for approval.

Josh Sundloff made a motion to approve the minutes of the July 30, 2015 meeting. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", PRESCHOOL AT 50 NORTH 750 EAST – SUE NOORDA

Lyle Gibson explained that Ms. Noorda would like to start a preschool from her home located at 50 North 750 East. Ms. Noorda made this same request in June of 2014 but never started the preschool and therefore her conditional use permit approval expired. Ms. Noorda anticipates holding two classes per day, five days a week, with eight students per class ideally. A bedroom in her home will be converted into the preschool area, and the exterior door in their rear yard will be used for the preschool entrance. The yard is fenced, and Ms. Noorda will always be with students when they are outside. Staff is recommending approval with the condition that the number of students be limited to a maximum of twelve per class.

Jake Garn asked where parents would park to drop off and pick up kids.

Sue Noorda responded that they could park in her driveway or along the road by the sidewalk entrance to her rear exterior door.

Betty Parker asked if there have been any concerns expressed by neighbors.

Sue Noorda responded that her neighbors have asked her about what her plans are, but no concerns have been expressed.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation "B", preschool at 50 North 750 East for Sue Noorda with the condition that the number of students per class be limited to no more than twelve. Matthew Anderson seconded the motion and it passed unanimously.

REVIEW OF THE CONDITIONAL USE PERMIT FOR A MODEL HOME AND LOW PROFILE SIGN AT 1901 WEST BONNEVILLE LANE – PERRY HOMES

Lyle Gibson explained that Perry Homes is the developer of the Shadow Crossing Subdivision and had previously been approved for a model home and low profile sign at 1901 West Bonneville Lane in August of 2013. The model home was approved with the condition that the conditional use permits be reviewed in two years from the date of approval if they are still in use. Staff is recommending that the Planning Commission approve an extension of the model home for a specific amount of time. No complaints have been received regarding the model home or low profile sign to date.

Jeff Taylor, representing Perry Homes, said that they still have about thirty-nine lots left to sell in the Shadow Crossing Subdivision and therefore would like to request an extension of two additional years to give them adequate time to sell the lots.

Stroh DeCaire made a motion to grant an extension of the conditional use permits for a model home and low profile sign at 1901 West Bonneville Lane for Perry Homes with the condition that the conditional use permits expire in two years or when the model home is no longer in use, whichever is less. Josh Sundloff seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 2.61 ACRES OF PROPERTY AT 1155 WEST WEBB LANE FROM A-1 (LIGHT AGRICULTURAL) AND R-1-20 (SINGLE FAMILY RESIDENTIAL) TO ONLY A-1 (LIGHT AGRICULTURAL) – BRENT HEINER

Lyle Gibson explained that Mr. Heiner's property, located at 1155 West Webb Lane, is currently zoned A-1 (Light Agricultural) and R-1-20 (Single Family Residential), dividing the property. The mix of zones came about to accommodate a potential subdivision, which is no longer the intended purpose for his property. Historically the property was all zoned A-1 and it is now the applicant's desire to return the property to that designation to clean up and simplify the zoning on his property, and solidify his desires for an agricultural use of the property.

Brent Heiner commented that he plans to farm his property and the A-1 zoning is more conducive for that use.

Chairperson Jake Garn opened the Public Hearing.

There were no comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Josh Sundloff asked about regulations of rezone requests of a property.

Andy Thompson responded that if an applicant's rezone request is denied they cannot apply for that same rezone request for a year.

Matthew Anderson made a motion to recommend approval of the request to rezone 2.61 acres of property at 1155 West Webb Lane from A-1 (Light Agricultural) and R-1-20 (Single Family Residential to only A-1 (Light Agricultural) for Brent Heiner. Betty Parker seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR FIELD OF DREAMS SUBDIVISION AMENDED AT 1111 WEST WEBB LANE – MIKE BLACKHAM

Andy Thompson explained that recently this property, located at 1111 West Webb Lane, was rezoned to the R-1-LD zoning district in anticipation of a new development. The property just west of Mr. Blackham's has also received plat approval for a three lot subdivision. It is requested that these two flag lot developments be combined to create a private lane subdivision.

Chairperson Jake Garn opened the Public Hearing.

There were no comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Mike Blackham commented that he and Bryan Sorensen, his neighbor to the west, felt that combining their developments to create a private lane subdivision would create the best configuration and will benefit both of them. The lane will be asphalted and will have curbing. Mr. Sorensen plans to build a new home on one of his lots, while Mr. Blackham stated that he plans to keep the lots within his family to build new homes on.

Jake Garn asked about the configuration of the homes on the lots.

Mike Blackham responded that they are unsure of how the homes will be placed on the lots as of yet, but anticipate that the rear yards of the new lots will face east. The smallest of his lots will be about 14,000 square feet in size, which is similar to other lots in the area.

Stroh DeCaire made a motion to recommend preliminary plat approval for Field of Dreams Subdivision Amended at 1111 West Webb Lane for Mike Blackham. Matt Anderson seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR BURTON LANE UTAH STATE UNIVERSITY ROAD DEDICATION PLAT AT

APPROXIMATELY 400 EAST BURTON LANE

Andy Thompson explained that Utah State University received funding from the State Legislature this last session to improve infrastructure at the Utah State University Botanical Center. To coordinate with the installation of those infrastructure improvements, Kaysville City is planning improvements to the Burton Lane right-of-way adjacent to the Botanical Center. Utah State University is dedicating ten feet of additional right-of-way width to Kaysville City which will provide the needed space to widen the street and install curb, gutter, and sidewalk on the north side of Burton Lane.

Chairperson Jake Garn opened the Public Hearing.

There were no comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Josh Sundloff asked if sidewalk would be installed along the south side of Burton Lane at the same time.

Andy Thompson responded that sidewalk would not be installed on the south side until the adjacent properties are developed.

Betty Parker made a motion to recommend preliminary and final plat approval for Burton Lane Utah State University Road Dedication Plat at approximately 400 East Burton Lane. Matt Anderson Seconded the motion and it passed unanimously.

PLANNING COMMISSION TRAINING PRESENTED BY WILF SOMMERKORN, DIRECTOR OF REGIONAL PLANNING AND TRANSPORTATION FOR SALT LAKE COUNTY

Wilf Sommerkorn, Director of Regional Planning and Transportation for Salt Lake County, discussed group decision making with the Planning Commission and Staff.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, September 10, 2015 at 7:00 p.m.

ADJOURNMENT

Matt Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:45 p.m.

24 September 2015 Agenda

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