

1. Documents

Documents:

[11 FEBRUARY 2016 PACKET.PDF](#)
[11 FEBRUARY 2016 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, February 11, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening.
2. Conditional use permit for a major home occupation "B":
 - a. Handyman services at 680 North Main Street #E-3 – Jorge Garcia.
 - b. Personal fitness training at 133 North 400 East – Chris Moody.
3. Public hearing and request to rezone 0.95 acres of property at 85 East Crestwood Road from R-1-8 (Single Family Residential) to R-4 (One to Four Family Residential), with a PRUD (Planned Residential Unit Development) overlay zone – Dan Stephenson.
4. Request for a variance from PRUD ordinance requiring a thirty-foot access projection on a flag lot at 278 East Shepard Lane – Wendell Peery.
5. Call to the public.
6. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
7. 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, February 5, 2016.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Handyman Services February 11, 2016

Applicant/Owner: Jorge Garcia
Location: 680 North Main Street Trailer E-3
Zone: GC

Description:

Mr. Garcia is requesting a conditional use permit for Major Home Occupation B at the above listed address. He will be using his home for scheduling bids and appointments and processing paperwork. He has a storage shed where his tools and equipment will be kept and the actual services will take place on site away from his home.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, handyman services, at the above listed address.

Reasoning:

Based on the nature of the business, the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

680 North Main Street - E-3





Planning Commission Staff Report

Conditional Use Permit for Personal Fitness Training February 11, 2016

Applicant/Owner: Chris Moody
Location: 133 North 400 East

Description:

Mr. Moody is requesting a conditional use permit for Major Home Occupation B at the above listed address. He has done personal training in a commercial gym environment before and now desires to be able to offer personal training sessions at his home.

The training sessions will be by appointment one-on-one sessions inside the home. The home has a single car garage plus space in the driveway for an additional 2 cars. Staff has reviewed the regulations pertaining to Major Home Occupations (17-26-4).

Recommendation:

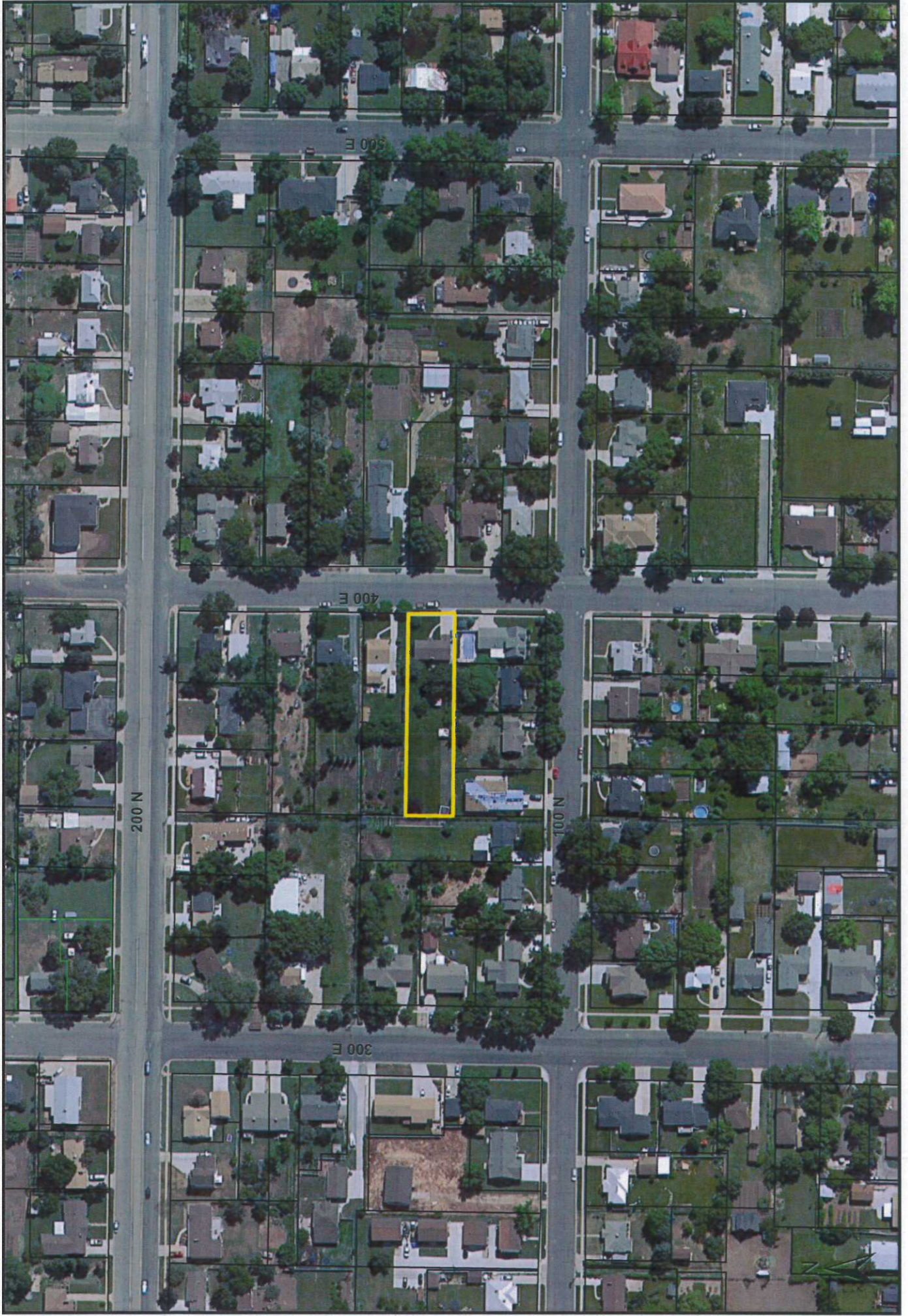
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, personal fitness training, at the above listed address.

Reasoning:

Based on the nature of the business, the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

133 North 400 East





Planning Commission Staff Report

Rezone of 0.95 acres of Property from R-1-8 (Single Family Residential) to R-4 (One to Four Family Residential) with the PRUD (Planned Residential Unit Development) overlay zone. February 3, 2016

Applicant/Owner: Dan Stephenson / Buffalo Properties LLC.
Location: 85 East Crestwood Road

Description:

The subject property is located across the street to the north of Heritage Park. The property is not far from the Main Street commercial district and some R-M (Multi Family Residential) zoning. Immediately surrounding the property is the R-1-8 (Single Family Residential) zoning district.

The Kaysville City General Plan in regards to housing states that east of I-15 the city should allow zero to five units per acre with some higher density housing. It also states that the majority of housing should be single family, about 10 percent should be more than one unit per structure, and multiple unit housing should consist mostly of duplexes and some three to six unit structures dispersed throughout the City.

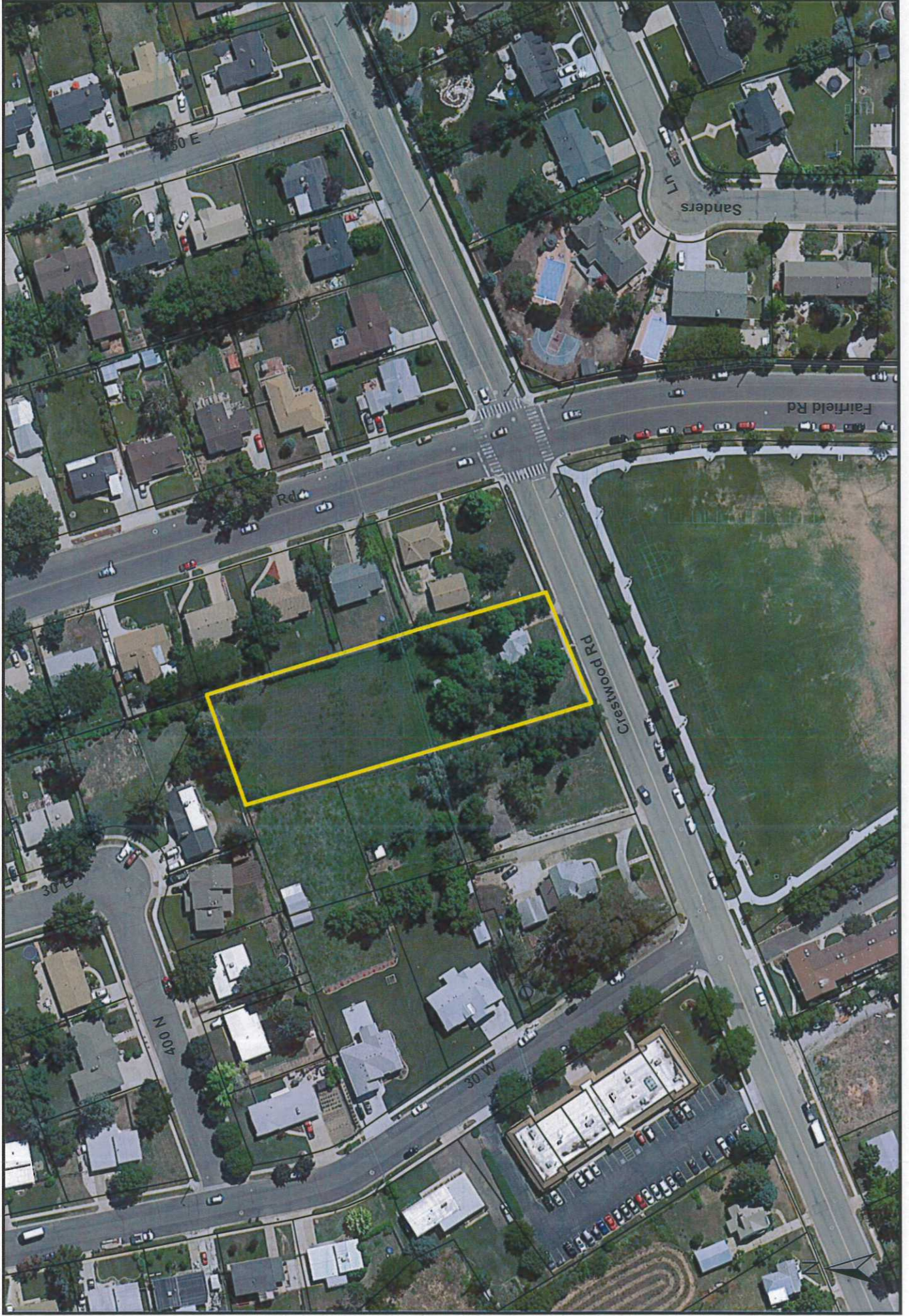
In consideration of the proposed rezone request the applicant has provided a concept site plan and building type. Such a development would be a common open space development where the dwellings would have individual ownership and an HOA would be set up for the remaining open space and private street. The R-4 zoning district allows for a density of up to 14 units per acre. The current site plan shows 12 units at a density of 12.6 units per acre. With the details provided, staff is unable to verify if the proposed development would meet the requirements of a common open space subdivision.

Recommendation:

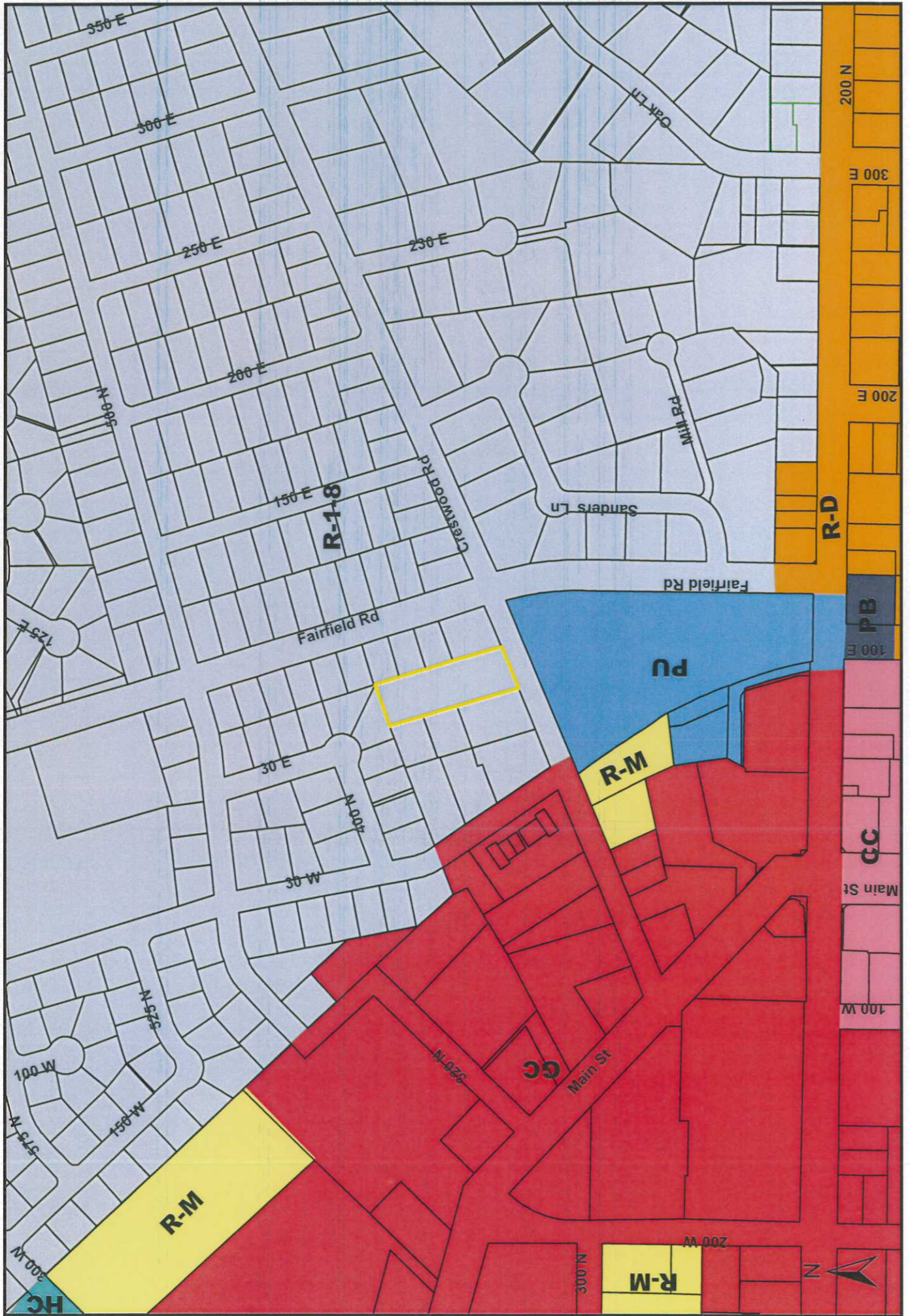
Staff recommends that the Planning Commission provide direction for preparation of an acceptable development agreement including desired exhibits and clarification on any restrictions to the requested zoning if any.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Concept Site and Building Plans

85 East Crestwood Road



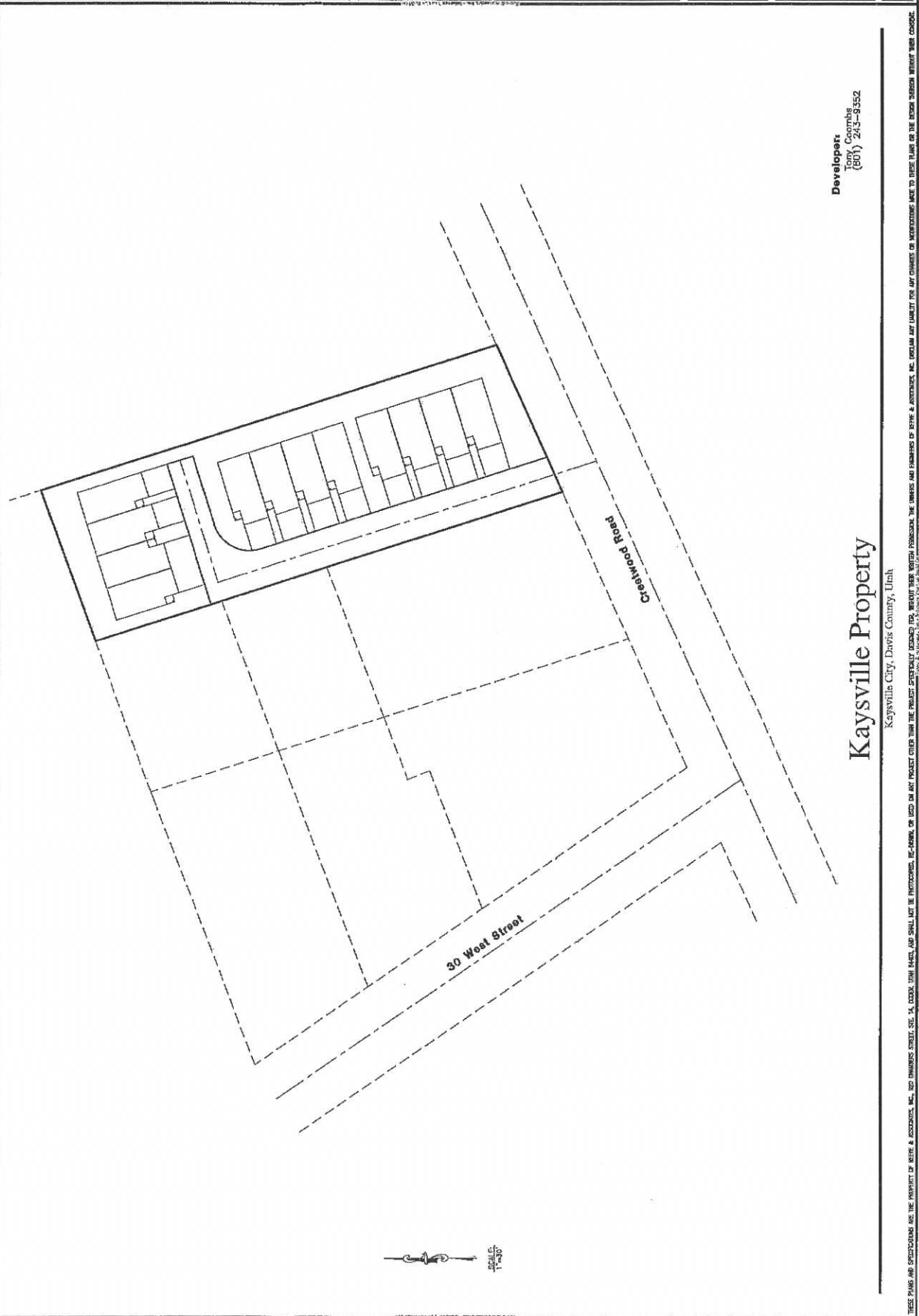
85 East Crestwood Road



[illegible]

Kaysville Multi-Family Development
part of the 1/2 of section 24, T. 14 N., R. 10 E., S. 14 N., 14th Survey,
KANEVILLE CITY, BRISOL COUNTY, UTAH

Project Info:	
Engineer:	M. Rouse
Designer:	C. Cove
Begin Date:	DECEMBER 3, 2015
Name:	KATYVILLE PROPERTY
Number:	54887



Developer:
Tony Coombs
(801) 243-9352

Kaysville Property

Keyssville City, Davis County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF WHITE & ASSOCIATES, INC., 300 BUSINESS STREET, SUITE 101, DORSET, VERMONT 05834, AND SHALL NOT BE REPRODUCED, RE-ARRANGED, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNATED HEREON. WITHOUT THEIR WRITTEN PERMISSION, THE OWNERS AND ENGINEERS DO NOT GRANT ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.



DESIGN
100 S. 2000 N. SUITE 100
CLEARFIELD, UTAH 84015
TEL: 217.2277

ATTENTION
MR. AND MRS. JIM
HARRIS, 217.2277
THESE PLANS MAY BE USED
FOR CONSTRUCTION OF THE
PROJECT ONLY. NO OTHER
USE OR REPRODUCTION
IS PERMITTED WITHOUT
WRITTEN PERMISSION.

THESE PLANS MAY NOT BE USED
FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN
CONSENT OF THE DESIGNER.
ALL RIGHTS RESERVED.

© ALL RIGHTS RESERVED

PROJECT NAME:
HAVENHILL 5
PLEX

LOCATION INFO:
LOT #
10.4
SUBDIVISION
SUBNAME
SUBNAME
CITYNAME
CITYNAME
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2007

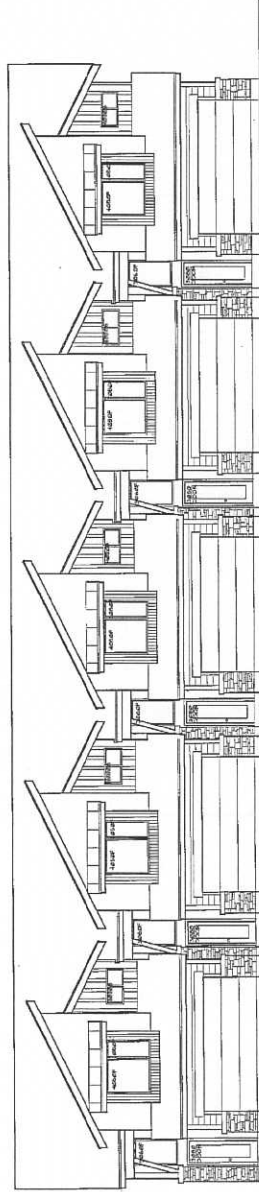
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10/20/07 5:55 PM
10/20/07 5:55 PM

FRONT
REAR
ELEVATIONS

A2 | 1

PAGE 4 OF 23



FRONT ELEVATION
SCALE: 1/8" = 1'-0"





1400 S. KENNEDY BLVD. SUITE 300
CLEVELAND, OHIO 44115-2227

ATTENTION

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT FOR THE PROJECT AND THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

THESE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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PROJECT NAME:
HAVENHILL 5
PLEX

LOCATION INFO:
LOT:
101
SUBDIVISION:
SUBNAME:
CITY:
CITYNAME:
STATE:
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

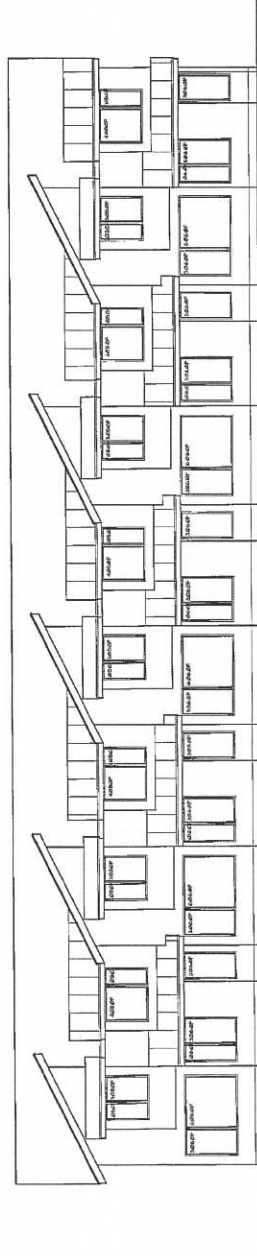
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JAN 11, 2007

REVISION DATES
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XXXXXX
XXXXXX
XXXXXX

REAR
ELEVATION

A2|2

PAGE 6 OF 23



REAR ELEVATION
SCALE: 1/8" = 1'-0"



1408 S. LEGEND HILLS DR. #202
CLEARFIELD, UTAH 84815
801.217.3727

ATTENTION
PK DESIGN PARTNERS THE
PROFESSIONAL ARCHITECTS
PROPERTY ALL RIGHTS ARE
RESERVED. NO PART OF THIS
DRAWING OR ANY INFORMATION
HEREON MAY BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, WITHOUT THE
WRITTEN PERMISSION OF PK DESIGN.

NOTES: 1. THIS DRAWING IS FOR
CONSTRUCTION OF ANY
BUILDING. IT IS NOT TO BE
USED FOR ANY OTHER PURPOSE.
2. ALL DIMENSIONS ARE IN FEET
AND INCHES. FRACTIONS ARE
IN 16THS OF AN INCH.

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PROJECT NAME:
HAVEN-HILL 12
PLEX

LOCATION INFO:
LOT #
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2017

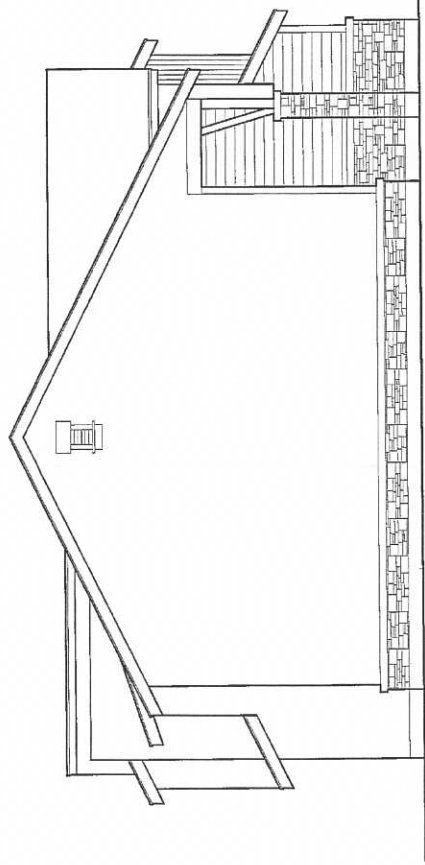
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1408 S. LEGEND HILLS DR. #202
CLEARFIELD, UTAH 84815
801.217.3727

LEFT
ELEVATION

A2 | 3

PAGE 6 OF 23



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"





100 S. LEGEND HILLS DR. #200
CLEANFIELD, UTAH 84015
801.217.3727

ATTENTION
R4L DESIGN MANAGES THE
DESIGN OF RESIDENTIAL
PROJECTS. A SEPARATE
REPRESENTATIVE OF R4L
DESIGN IS REQUIRED FOR
CONSTRUCTION OF ANY
CONCRETE OR OTHER
CONSTRUCTION.

THIS IS AN EXISTING
PLAN. IT IS NOT TO BE
USED FOR CONSTRUCTION
OR FOR ANY OTHER
PURPOSE. IT IS THE
PROPERTY OF R4L
DESIGN AND IS NOT TO
BE REPRODUCED OR
TRANSMITTED IN ANY
FORM OR BY ANY
MEANS, ELECTRONIC
OR MECHANICAL,
INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY
INFORMATION STORAGE
AND RETRIEVAL SYSTEM,
WITHOUT PERMISSION
IN WRITING FROM R4L
DESIGN.

© ALL RIGHTS RESERVED

PROJECT NAME:
HAVEN HILL 12
PLEX

LOCATION INFO:
LOT #
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

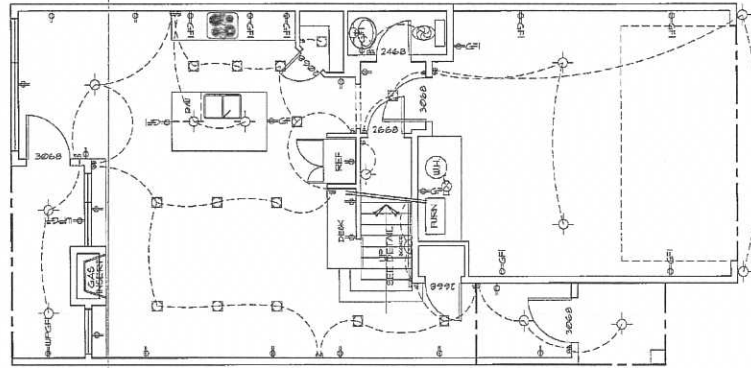
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JAN 1, 2017

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100 S. LEGEND HILLS DR.
MAIN
FLOOR
PLAN

A3 | 3

PAGE 10 OF 23



103 SQ. FT. ON 9/2/15

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



DESIGN
1485 A LEGEND BLVD. #200
CLARKFIELD, UTAH 84015
801.217.3727

ATTENTION
M4 DESIGN PARTIAL TIE
FOR LEGAL RECORDS TO BE
RECORDED IN THE PUBLIC
RECORDS OF CLARK COUNTY
UTAH. THE DESIGNER HAS
CONSENTED TO THE
RECORDING OF THIS PLAN.

THIS IS A PRELIMINARY PLAN
FOR THE CONSTRUCTION OF ANY
BUILDING. IT IS NOT TO BE
USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN
CONSENT OF THE DESIGNER.
© ALL RIGHTS RESERVED

PROJECT NAME:
HAVEN HILL 12
PLEX

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

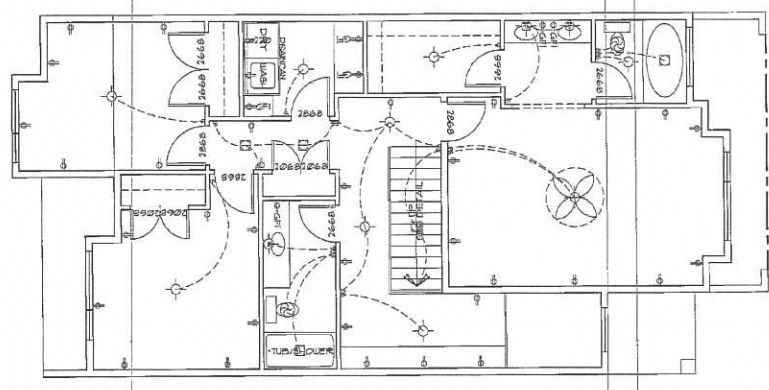
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JAN 1, 2007

REVISION DATES
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UPPER
FLOOR
PLAN

A3|5

PAGE 12 OF 23



987 SQ. FT. ON 9/2/15

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



Planning Commission Staff Report

Request for Variance from PRUD ordinance requiring a thirty foot access projection on a flag lot. February 11, 2016

Applicant/Owner: Wendell Peery
Location: 278 East Shepard Lane
Zone: R-A

Description:

Mr. Peery received a preliminary plat and final plat approval for a 2 lot subdivision at the above listed property. The subdivision includes a standard lot that has frontage on Shepard Lane and a flag lot that would also be accessed from Shepard Lane. The property is adjacent to the D&RGW rail trail to the east adjacent to the approach to the new flag lot.

Mr. Peery has provided a letter describing his request that is included with this report. Not stated in the letter for the consideration of the commission is the problem that arises from a property line being over the pipeline easement. The owner of the easement (Tesoro Pipeline Company) will not permit the construction of structures including a fence within 8.5 ft. of the utility lines. Like other properties in the area, Mr. Peery wishes to build a fence on property lines.

Section 17-4-6 Variances, of the Kaysville City Ordinance, describes the process for consideration of a variance.

17-4-6 Variances.

(1) Any person or entity desiring a waiver or modification of the requirements of this Title as applied to a parcel of property that he or she owns, leases, or in which he or she holds some other beneficial interest, may apply to the Planning Commission for a variance from the terms of this Title.

- (2) (a) The Planning Commission may grant a variance only if:
- (i) Literal enforcement of this Title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this Title;
 - (ii) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;
 - (iii) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;
 - (iv) The variance will not substantially affect the general plan and will not be contrary to the public interest; and
 - (v) The spirit of this Title is observed and substantial justice done.

(b)

(i) In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection 2(a), the Planning Commission may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought; and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

(ii) In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection (2)(a), the Planning Commission may not find an unreasonable hardship if the hardship is self-imposed or economic.

(c) In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the Planning Commission may find that special circumstances exist only if the special circumstances:

(i) Relate to the hardship complained of; and

(ii) Deprive the property of privileges granted to other properties in the same district.

(3) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.

(4) Variances run with the land.

(5) The Planning Commission and any other body may not grant a use variance.

(6) In granting a variance, the Planning Commission may impose additional requirements on the applicant that will:

(a) Mitigate any harmful effects of the variance; or

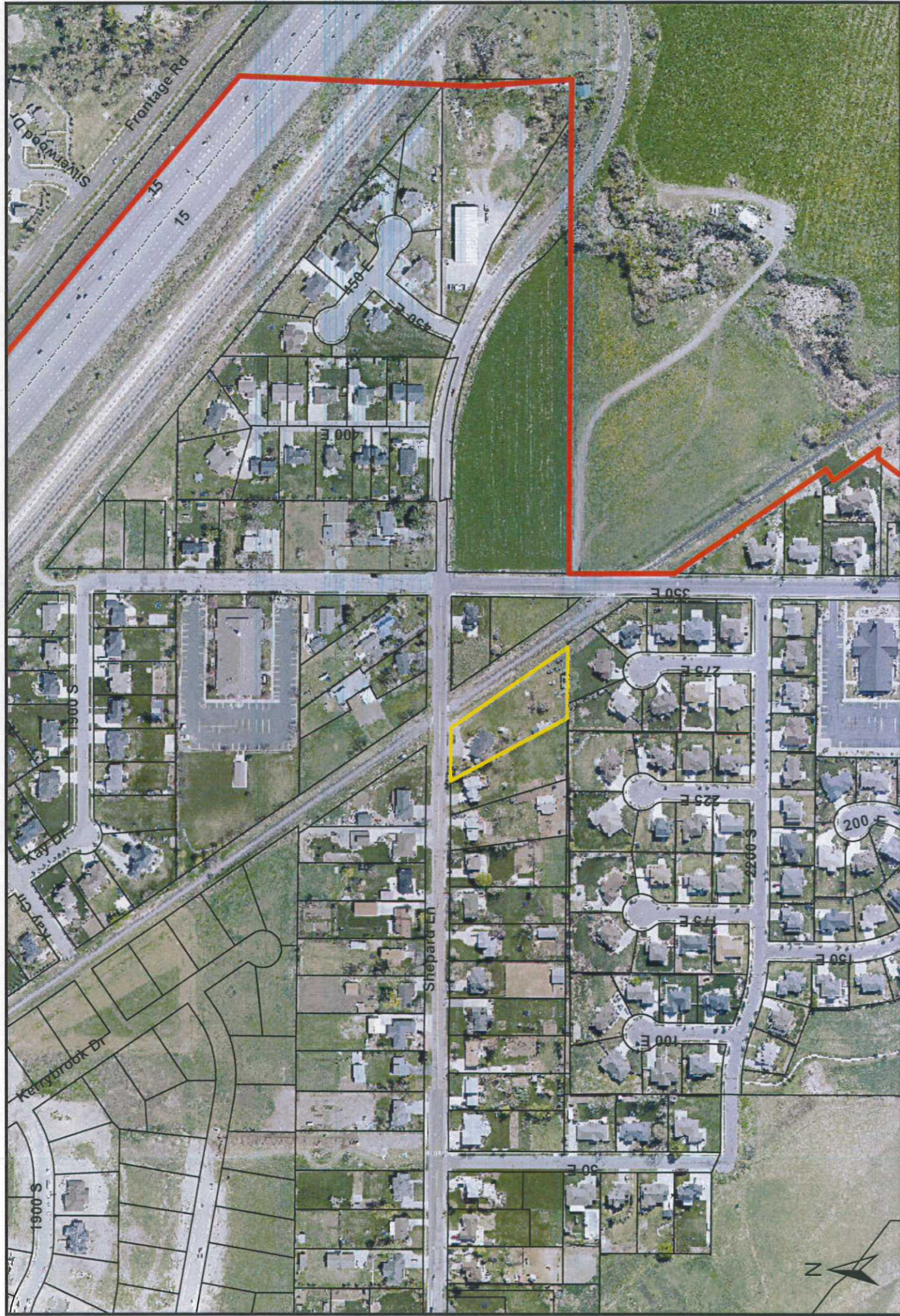
(b) Serve the purpose of the standard or requirement that is waived or modified.

Recommendation:

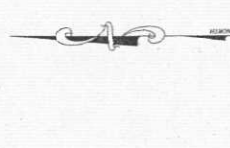
Staff recommend that the planning commission review each of the 5 variance requirements one by one and determine if this application meets those criteria. If all criteria are met, the planning commission should approve the variance and impose any additional requirements deemed necessary. Whether the variance is approved or denied, the planning commission should state its findings and reasoning in its motion.

Attachment	1:	Area Map
Attachment	2:	Subdivision Plat
Attachments	3:	Letter from applicant.

Lot 9, Kingsview Estates Amended



MAY 2008
PAGE 1 OF 2



	LANDMARK SURVEYING, INC. 444 S. 3000 W. #100 Provo, UT 84601 phone 801-731-4075 fax 801-731-8068		DAVIS COUNTY RECORDER ENTRY # _____ FEE _____ THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF _____ PAGE _____	
	CLIENT: <u>CHRISTY</u> LOCATION: <u>PART OF SEC. 15</u> <u>T. 30N., R. 12W., S. 18-14</u> SURVEYED: <u>1 OCT 2007</u>		DAVIS COUNTY RECORDER BY _____ DEPUTY _____ DRAWN BY: <u>202</u> CHECKED BY: <u>616</u> DATE: <u>09-29-07</u> FILE: <u>2003-240-0100-2</u>	

NOTE:

Wendell Peery
278 East Shepard Lane
Kaysville Utah, 84037
801-425-2063

1/29/2016

Kaysville City
Planning Commission

Dear Planning Commission:

I am applying for a variance to a City ordinance that requires the width of the stem section of a flag lot to be 30 feet wide.

I am in the process of creating a new flag lot behind the current house at the above address. The preliminary plat has already been approved by the planning commission. On this property there are multiple Gas pipelines owned by the Tesoro Pipeline Company that run North and South on the East side of the existing house. If I am required to adhere to the 30 foot wide stem for my new flag lot, the West boundary of the stem would encroach into the 8 ½ foot easement required on both sides of the East pipeline. I am requesting that the stem of the said flag lot be 24 feet wide. This would locate the West boundary just outside of the 8 ½ easement thus satisfying that requirement. This stem is only servicing one single family home and will still be plenty wide enough for access to and from the house.

Thank you for your Consideration on this matter.

Wendell Peery

11 February 2016 Agenda

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, February 11, 2016, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 0.98 acres of property at 85 East Crestwood Road from R-1-8 (Single Family Residential) to R-4 (Multi-Family Residential), with a PRUD (Planned Residential Unit Development) overlay.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by January 25, 2016.

Lyle Gibson, Zoning Administrator

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Lyle Gibson, Zoning Administrator