

1. Documents

Documents:

[25 FEBRUARY 2016 PACKET.PDF](#)
[25 FEBRUARY 2016 AGENDA.PDF](#)

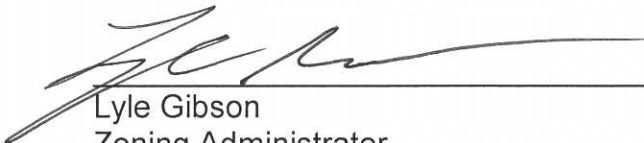
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, February 25, 2016 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 January 14, 2016.
2. Conditional use permit for an agricultural home occupation for wildlife and pest management at 737 South Angel Street – Caleb Stroh.
3. Final plat approval for Sunset Equestrian Estates Plat 18 located at Zenyatta Way and Angel Street – Symphony Homes.
4. Final plat approval for Tyler Meadows located at approximately 550 South Knight's Way and 988 West Smith Lane – Wright Development Group.
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 19, 2016.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use for an Agricultural Home Occupation Wildlife and Pest Management February 25, 2016

Applicant/Owner: Caleb Stroh
Location: 737 South Angel Street
Zone: A-1 (Light Agriculture)
Acreage: 2.0 acres

Description:

Mr. Stroh has had a license for a minor home occupation for his company at the subject address for many years. His business offers wildlife and pest management services. As his business has grown it now exceeds what is permitted as a minor home occupation and expected future plans for the business would also require a conditional use permit for an agricultural home occupation.

In short, Critter Control is contacted when there is an unwanted animal or pest on a property. The company arrives and removes the unwanted animal from the property. From there it is either released off-site or disposed of.

The differences between the prior minor home occupation status and the agricultural home occupation status is due to employees and the amount of property dedicated to the business. Previously Mr. Stroh himself was the only employee working from the property. The business now includes Mr. Stroh and a family member who each have a vehicle on site and there are plans for an additional employee and a third vehicle. The planning commission per 17-26-5 has the ability to limit the number of employees, in no case shall there be more than three (3) non-resident employees. The commission may also limit the number and size of vehicles and equipment use by the home occupation. The applicant hopes to construct a detached garage for the storage of vehicles and equipment related to the home occupation. Do to the size of the property the structure as proposed would be within 5% of the total lot area or 3,000 sq. ft.

The applicant has provided a letter describing the business as well as a concept site and building plan.

Staff has received calls in the past from residents near this property expressing concerns for the means of which some animals have been disposed of and how remains have been stored, stating concern for odor and sanitation. Because of the nature of the concerns any further exploration would have been turned over to Davis County Animal Services for investigation. As of the date of this report staff is unaware of any documented violations.

Recommendation:

Staff recommends approval of this proposed conditional use for an agricultural home occupation with the following conditions.

- The number of non-resident employees be limited to two (2).
- The allowable number of vehicles less than twenty two feet (22') in length be limited to three (3)
- The business shall comply with all rules and regulations of applicable local, state, and federal agencies. Any violations determined by agencies such as the Utah Division of Wildlife Resources and the Utah Department of Agriculture are grounds for review of this conditional use permit for modification or revocation.

Reasoning:

Limiting the number of employees and vehicles as proposed would contain the business within the proposed buildings to limit potential visible impact of a business on neighboring properties. Also, where other entities with more expertise into wildlife and pest management already have oversight and regulation regarding the specific nature of this business, there rules would likely be sufficient for mitigating other negative impacts; however if there are issues with compliance to the regulations of those agencies it would be reasonable to assume negative impacts exist in some form that would necessitate review of this conditional use.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Letter describing business
- Attachment 3: Site Plan
- Attachment 4: Building Plan

737 South Angel Street



Attention Lyle Gibson and the Kaysville City Planning Commission:

Please accept this as our formal request for a Conditional Use Permit upgrade to an Agricultural Home Occupation for:

ECO SERVICES, LLC. (EIN#20-8833996)
DBA CRITTER CONTROL OF SALT LAKE CITY
737 SOUTH ANGEL STREET, KAYSVILLE UT 84037
801-444-1235
www.saltlakecity.crittercontrol.com

Our company, Critter Control of Salt Lake City, offers humane and ecologically responsible wildlife and pest management services. We're an off-site service business that operates during regular business hours. We do not sell merchandise and customers do not visit our work location. We are fully licensed by the State of Utah and have all appropriate certificates and insurance.

We're proud to be a Local Kaysville Business and a member of www.kaysvillebiz.com. We've been located in Kaysville for the past 12 years and recently are looking to expand and grow our business from our current minor home occupation. We have an A+ BBB rating and have had no city or county violations. We conduct our business with honesty and integrity.

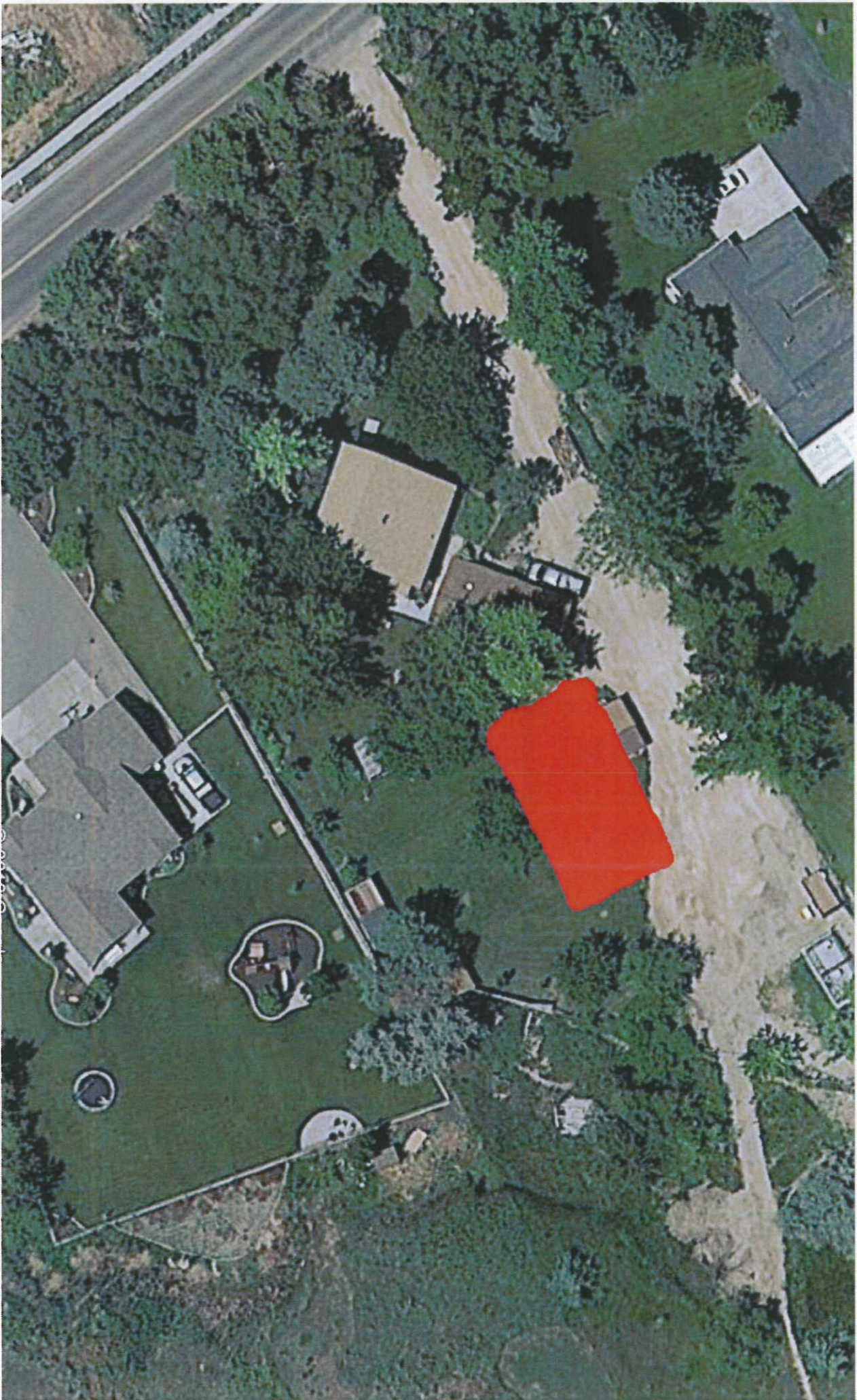
We would like to respectfully request a Conditional Use Permit for an Agricultural Home Occupation. We are proposing to build a high-quality metal fabricated building on our property (Zoned A-1) to store vehicles overnight, store equipment, and conduct basic office duties. The approximate estimated size of this building would be 30' x 50' and would qualify as an accessory building under current code. The building will not be visible from the street, and will not receive consumer traffic from the business. No hazardous materials would be stored onsite. All service vehicles are less than 20 feet in length and no large equipment is stored outside. Construction and fabrication of any products would only be incidental and completed inside the structure. Automatic locking doors and security cameras will be used and all safety issues will be addressed as per state and local laws. We believe this building will be instrumental in growing our business and keeping our property clean and uncluttered.

All wildlife removal, disposition and disposal, and temporary housing regulations are specifically addressed and licensed through the Utah Division of Wildlife Resources and the Utah Department of Agriculture. Animals captured are either released off-site or disposed of per state regulation. All domestic animals are taken to the county or municipal Animal Services. Carcasses, if any, are either taken immediately to the county landfill, or kept in a locked storage freezer until such time they are taken to the landfill for disposal, as required by the Utah Division of Wildlife Resources. In our 12 years of doing business we haven't had any noise or odor complaints. All appropriate safety measures are taken when handling and transporting animals.

We have attached a basic building plan and construction proposal for the requested accessory building. Also please find a google earth map of the proposed site location. If there is further documentation or clarification needed please feel free to contact us at any time.

Respectfully submitted,

Caleb Stroh
Critter Control of Salt Lake City
Office: 801-444-1235
Mobile: 801-635-9144
E-mail: calebstroh@crittercontrol.com





ROBIN HARRIS
Cell Phone: (435) 512-3543
Phone Number: (435) 257-4578
Email: rharris@clearybuilding.com
Branch Email: garland@clearybuilding.com

2/12/2016

STROH, CALEB

Doc ID: 4060020160212121926

Client Proposal - Erected

Building Specification For:

STROH, CALEB
X
KAYSVILLE, UTAH 84037
Cell Phone: (801) 635-9144
Email: calebstroh@cittercontrol.com

Building Site Location:

Location: N/A
Tenant: N/A
X
KAYSVILLE, UTAH 84037
County: DAVIS



Endwall 1 & Sidewall 2



Endwall 2 & Sidewall 1

Notes

1. Only the Primary building is shown above.
2. These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Commercial 30' 0" width x 56' 0" (Bays at 8' o.c.) length x 15'-4" eave height with 14' 0" truss clearance from 100'-0" mark.

Truss (Standard Lower Chord) with 3/12 roof pitch.

Type foundation: In Ground

Default ceiling design: Designed to Support a Liner Panel Ceiling

Concrete floor: Yes - Supplied by Cleary (Concrete not included unless otherwise noted in writing in the Additional Building Components section)

Building Code: IBC 2012

Building Use: storage shop

Wind Speed: 110

Purlin Blocking at Selected Trusses (Distance from Endwall 1): @ 0' 0"; @ 56' 0";

30 psf Roof Snow Load with 2"x4" Continuous 2' 0" inch on center purlins.

- Trusses are "made to order" for each building and designed by our Engineering Department.
- We manufacture a non-spliced laminated treated column with a two bolt saddled truss to column connection for superior strength. The Cleary column has a 50 year warranty against rot and decay.

Exterior Finishes

Roof: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Siding: Grand Rib 3 Plus

Wainscot: Grand Rib 3 Plus

Ventilation



Planning Commission Staff Report

Sunset Equestrian Estates Plat 18 Final Plat February 25, 2016

Applicant/Owner: Symphony Homes
Location: Zenyatta Way and Angel Street
Zoning: R-A

Description:

Symphony Homes has been developing the northern portion of Sunset Equestrian Estates over the last few years. They have recently completed phases 15A and 15B and would now like to start on the next phase.

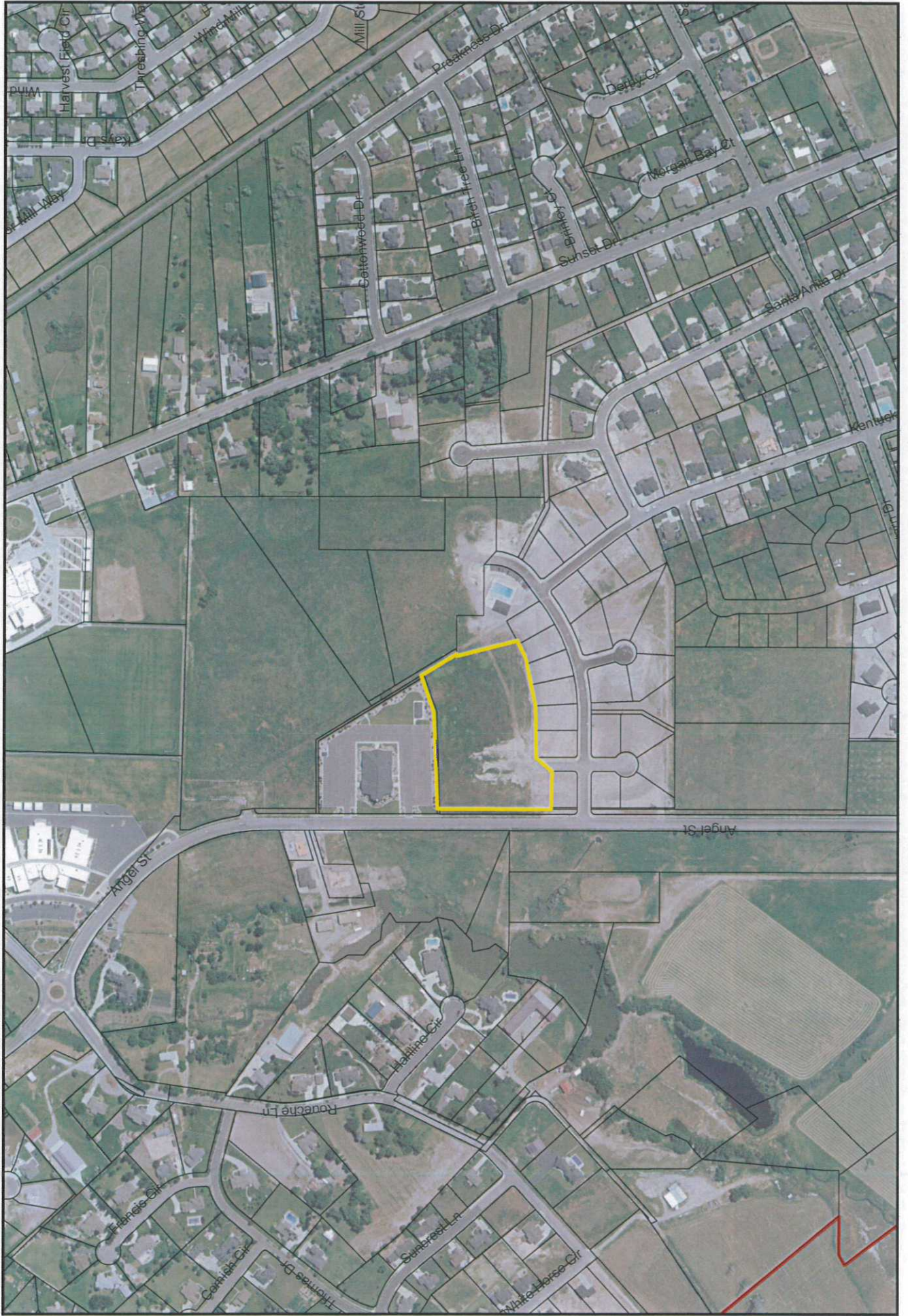
Phase 18 consists of eleven lots on a cul-de-sac ranging in size from about 14,000 square feet to well over half an acre.

Recommendation:

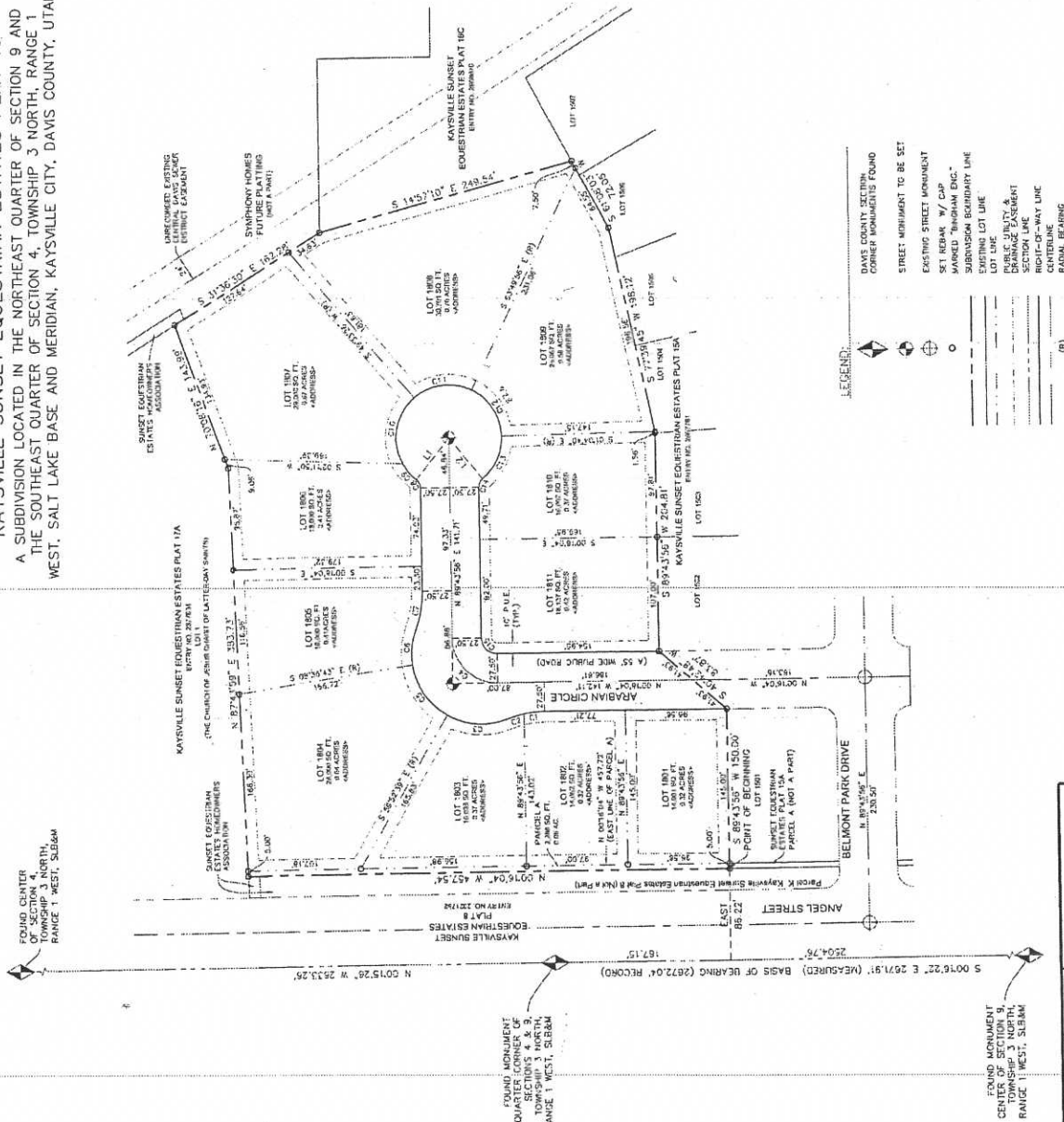
This plat complies with the preliminary plat and other applicable requirements and is therefore recommended for approval.

Attachment 1: Location map
Attachment 2: Plat map

Sunset Equestrian Estates Plat 18



KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 18
A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND
THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH



CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST
C1	19.37	100.00	117.55°	N 25°59'37" W	18.71
C2	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C3	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C4	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C5	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C6	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C7	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C8	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C9	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C10	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C11	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C12	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C13	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C14	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C15	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C16	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C17	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C18	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C19	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C20	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C21	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C22	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C23	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C24	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C25	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C26	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C27	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C28	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C29	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C30	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C31	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C32	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C33	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C34	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C35	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C36	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C37	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C38	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C39	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C40	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C41	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C42	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C43	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C44	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C45	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C46	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C47	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C48	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C49	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32
C50	50.00	100.00	31°23'34" S	S 24°57'34" W	57.32

LINE	BEARING	DISTANCE
L1	N 27°23'00" W	50.00'
L2	S 23°33'00" W	50.00'

SCALE (ft.)
0 60 120 180

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

COUNTY RECORDER _____

DEPUTY RECORDER _____

Date 01/28/2016 Proj # 5145 Sht 2 of 2



Planning Commission Staff Report

Tyler Meadows Subdivision Final Plat February 25, 2016

Applicant/Owner: Wright Development Group
Location: Approximately 550 South Knight's Way and 988 West Smith Lane
Existing Zone: R-1-LD

Description:

A couple of months this property was rezoned to the R-1-LD zone and received a preliminary plat approval. The final plat and improvement drawings have now been completed and are in good order.

The plat contains twenty-four lots with a cul-de-sac to the east and with Knights Way being extended through to Smith Lane. The lots vary in size from just over 13,000 square feet to over half an acre. The R-1-LD accommodates these lot sizes allowing up to two units per acre with a minimum lots size of 12,000 square feet. The set-back and frontage requirements are the same as for the R-1-20 zone. The density and lot size requirements of the R-1-LD zone are met in the final plat.

At that time the preliminary plat was approved there was concern expressed about potential safety issues and if some sort of traffic calming could be included into the final design. This issue was discussed by the City Council and the general feeling was to let the subdivision be constructed as proposed and then apply the recently adopted Traffic Calming Policy.

Recommendation:

The final plat conforms to the preliminary plat, zoning regulations and other applicable requirements. Staff recommends that the final plat for Tyler Meadows be recommended for approval.

Attachment 1: Location Map
Attachment 2: Zoning Map
Attachment 3: Preliminary Plat

Tyler Meadows Subdivision



KAYSVILLE CITY PLANNING COMMISSION

January 14, 2016

Members Attending: Gary Bullock, Stroh DeCaire, Lorene Kamalu, Betty Parker, Joshua Sundloff

Excused: Matthew Anderson

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

Others Present: Linda Webb, David Webb, Reva Taylor, Carole Walker, Carrie Abner, Bob Aamodt, Bill Aamodt, Rhett Rushton, Riki Rushton, Krista Keetch, John Farr, Mark Michie, Kaye Michie, Josh McBride, Allie McBride, Brian Blatter, Amy Farr, Bill Orndorff, Lance Jeffery

OPENING

The Planning Commission meeting was held on Thursday, January 14, 2016 at 7:00 p.m. in the Municipal Center.

Stroh DeCaire explained that with the absence of a Chairperson and a Vice-Chairperson, a Chair Pro Tem would need to be appointed.

Gary Bullock nominated Stroh DeCaire as Chair Pro Tem. Betty Parker seconded the nomination and it was approved by unanimous vote.

Chair Pro Tem Stroh DeCaire opened the meeting by welcoming those present.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", HAIR SALON AT 1310 SOUTH THOROUGHbred CIRCLE – RIKI RUSHTON

Lyle Gibson explained that Mrs. Rushton has been operating a hair salon within her home for many years and has an active license with Kaysville City. However, she had recently moved to 1310 South Thoroughbred Circle and is requesting a conditional use permit for her new location. Mrs. Rushton will schedule clients by appointment only and has sufficient parking in her driveway.

Betty Parker asked how many days a week Mrs. Rushton will have clients.

Mrs. Rushton says that she is open five days a week, with a client coming every couple of hours.

Lorene Kamalu made a motion to grant a conditional use permit for a major home occupation "B", hair salon at 1310 South Thoroughbred Circle for Riki Rushton. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, SMALL ENGINE REPAIR AT 1173 WEST 200 NORTH – WILLIAM AAMODT

Lyle Gibson explained that Mr. Aamodt is requesting a conditional use permit to do small engine repair from his home at 1173 West 200 North. Mr. Aamodt plans to do most work off-site to start, but anticipates that over time customers will come to his home to leave items for repair as well.

Betty Parker asked if there would be any storage on site.

Lyle Gibson responded that city ordinance does not allow for any outside storage of equipment or supplies.

William Aamodt said that any equipment he will be using will be kept in his detached garage where he will be doing the repairs. There will not be any extra equipment or replacement parts on site.

Bob Aamodt, William Aamodt’s brother, added that they have inquired of the State Environmental Quality about any extra requirements from them for this type of business in regards to the storage of flammables, and said they did not because of the small scope of his business.

Amy Farr commented that she lives in the area and there is some concern by neighboring residents of the future of this property. It is generally understood by neighbors that there is a high likelihood that commercial uses will eventually becoming more prevalent in the area, and the neighbors would just like to be made aware when that happens.

Josh Sundloff responded that the city has specific noticing procedures that they must follow in regards to those types of requested changes to a property.

Betty Parker made a motion to grant a conditional use permit for a major home occupation “B”, small engine repair at 1173 West 200 North for William Aamodt. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1071 SOUTH 25 WEST – CARRIE ABNER

Lyle Gibson explained that the Abner’s are requesting a conditional use permit to have chickens on their property at 1071 South 25 West. Their property is approximately 0.26 acres which allows for up to seven fowl, rabbits, or similar animals. The rear yard of the property is enclosed with a fence and a coop will be placed on site for the chickens to be housed in.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 1071 South 25 West for Carrie Abner. Betty Parker seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 145 SOUTH 300 EAST –
BILL ORNDORFF**

Lyle Gibson explained that while doing a follow-up inspection on the status of the chickens being kept next door to the Orndorff property, Staff learned that the chickens had been relocated to 145 South 300 East, owned by the Orndorffs. They are now requesting a conditional use permit to house the chickens on the new property. The lot is approximately 0.36 acres, which allows the Orndorffs up to eleven fowl, rabbits, or similar animals. Their rear yard is enclosed with a fence, and a coop is already in place for the chickens.

Gary Bullock made a motion to grant a conditional use permit for farm animals at 145 South 300 East for Bill Orndorff. Lorene Kamalu seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 142 NORTH KAYS DRIVE –
KARA JEFFERY**

Lyle Gibson explained that Staff had received a complaint about a rooster in the area of 142 North Kays Drive. While there is not a rooster currently on site, a conditional use permit is required for the chickens being housed on the property. The Jeffery's property is approximately 0.46 acres which allows them to keep up to twenty-five fowl, rabbits, or similar animals. A coop for the chickens is on site and the rear yard is enclosed with a fence.

Stroh DeCaire asked how many chickens are on site.

Lance Jeffery responded that they currently have nine chickens.

Josh Sundloff made a motion to grant a conditional use permit for farm animals at 142 North Kays Drive for Kara Jeffery. Betty Parker seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 752 SOUTH 1350 WEST –
ALLISON CLINE**

Lyle Gibson explained that the Clines are moving to the home at 752 South 1350 West and are requesting a conditional use permit to have sheep on their property. The lot is just under one half acre, which allows them up to two sheep, goats, llamas, or similar animals. There is no fencing installed yet, but the Cline's have indicated to Staff where the sheep's shelter and pen will be placed on the property to contain the animals. They have also informed Staff that the sheep will only be kept on the property from June to mid-August when the Cline's children participate in the 4-H program.

Josh Sundloff commented that a rear yard fence should be installed to enclose the yard where the animals will be kept.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 752 South

1350 West 1350 West for Allison Cline with the condition that the rear yard be enclosed with a fence to help to contain the farm animals. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 1.35 ACRES OF PROPERTY AT 472 AND 482 NORTH MAIN STREET FROM GC (GENERAL COMMERCIAL) TO R-1-8 (SINGLE FAMILY RESIDENTIAL) – REVA TAYLOR

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR THE RWT SUBDIVISION LOCATED AT 472 AND 482 NORTH MAIN STREET – REVA TAYLOR

Lyle Gibson explained that Reva Taylor owns the properties at 472 and 482 North Main Street and is proposing a five lot residential subdivision. There are two existing homes on the property, located on the proposed Lots 1 and 2, which will remain on the property. Three new lots will be created on the east side of the existing homes. Currently the property at 482 North Main Street is used as a residence and the building on the corner of 472 North Main Street is a historic home that has been used as a commercial business for many years. The three newly created lots would be developed as one standard lot and two flag lots, all taking access via Creekside Way. Lots 1, 2 and 5 measure at least 8,000 square feet in area, and the two flag lots, Lots 3 and 4 measure at about 10,000 square feet. While the home at 482 North Main has been used historically as a commercial business, the current interest for the property is to be a residence. This is partially due to the limited ability for the existing structure to function well as a commercial use.

Chair Pro Tem Stroh DeCaire opened the Public Hearing.

Linda Webb said she lives along the eastern property line of this development and was surprised to see the rezone notice for this property. The historic home was one of the things that drew them to this neighborhood. While she would prefer to see this property used for residential use rather than commercial, there is some concern about how this will impact neighboring properties. What are the setback requirements for these new homes? Would they be allowed to build multi-family buildings?

Lyle Gibson said that in the R-1-8 zone, the front yard setback is twenty-five feet, the side yards are required to be eight, and the rear yard is fifteen feet. Flag lots require a twenty foot setback on all sides of the home. Staff is unsure of what will happen with the retaining wall, but Staff would try to address the concern before final plat approval.

Reva Taylor said that in deciding what they should do with their property they have explored many avenues. They have many residents express concern about the future of the property and the home. In the end they felt it would be best to preserve the historic home not only for the city but for the ambiance of the area, and therefore felt that residential single family homes was their best option.

There were no further comments or questions from the public. Chair Pro Tem Stroh DeCaire closed the Public Hearing.

Gary Bullock said that if the home on Lot 5 is built facing Creekside Way, it could potentially be as close as eight feet from the eastern property line. Mr. Bullock added that he appreciates that the Taylors are trying to preserve this historical building, as well as the feel of the area. This proposed development is comparable to the surrounding residential lots and will help enhance the neighborhood.

Josh Sundloff said that if the existing zoning were to remain, a commercial development could potentially be allowed, and could sit as close as twenty feet from the abutting lots.

Stroh DeCaire asked about the homes to be built.

Reva Taylor commented that they wanted to get approval of the rezone to a residential use before making any decisions on the final design of the homes.

Josh Sundloff said that he is in favor of the proposed plan for this development and the preservation of the historical home on the property. Changing the commercial use of these properties won't be detrimental to future commercial development in the city, but rather will strengthen the residential use in this area.

Josh Sundloff made a motion to recommend approval of the request to rezone 1.35 acres of property at 472 and 482 North Main Street from GC (General Commercial) to R-1-8 (Single Family Residential) for Reva Taylor. Betty Parker seconded the motion and it passed unanimously.

Betty Parker made a motion to recommend preliminary plat approval for the RWT Subdivision located at 472 and 482 North Main Street for Reva Taylor. Lorene Kamalu seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR GREEN GABLES CLUSTER SUBDIVISION, FIRST AMENDMENT LOCATED AT 432 SOUTH ROOSTER HOLLOW – JOSH MCBRIDE

Lyle Gibson explained that Josh McBride lives at 432 South Rooster Hollow and is combining his lot with a small piece of property to the south. Because of this lot consolidation, a new plat approval is required. This proposed plat approval cleans up the property lines and does not create any noncompliant lot issues.

Chair Pro Tem Stroh DeCaire opened the Public Hearing.

There were no comments or questions from the public. Chair Pro Tem Stroh DeCaire closed the public hearing.

Lorene Kamalu made a motion to recommend preliminary and final plat approval for Green Gables Cluster Subdivision, First Amendment located at 432 South Rooster Hollow for Josh

McBride. Betty Parker seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION, SECOND AMENDED LOCATED AT 167 NORTH MOUNTAIN VISTAS ROAD – SCOTT KIMBALL

Lyle Gibson explained that Mr. Kimball owns the lot at 167 North Mountain Vistas Road and is proposing a lot line adjustment with his neighbor to the west. This adjustment does not create any new building lots. Along with the adjustment of the property lines, public utility easements have been adjusted to match the new lot lines.

Chair Pro Tem Stroh DeCaire opened the Public Hearing.

There were no comments or questions from the public. Chair Pro Tem Stroh DeCaire closed the public hearing.

Gary Bullock made a motion to recommend preliminary and final plat approval for Mountain Vistas Phase 1A Cluster Subdivision, Second Amended located at 167 North Mountain Vistas Road for Scott Kimball. Josh Sundloff seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR MILLER SUBDIVISION LOCATED AT 1766 WEST PHILLIPS STREET – MISTIE MANNING

Andy Thompson explained that the Miller Subdivision received preliminary plat approval in November and is now being presented for final plat approval. At preliminary plat approval, it was determined that the proposed configuration met the requirements for a single flag lot, leaving Lot 1 as a standard lot having adequate lot width at the thirty-foot setback, as required by city ordinance.

Josh Sundloff made a motion to recommend final plat approval for Miller Subdivision located at 1766 West Phillips Street for Mistie Manning. Betty Parker seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, January 21, 2016 at 7:00 p.m.

ADJOURNMENT

Gary Bullock made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:05 p.m.

25 February 2016 Agenda

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 25, 2016 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 January 14, 2016.
2. Conditional use permit for an agricultural home occupation for wildlife and pest management at 737 South Angel Street – Caleb Stroh.
3. Final plat approval for Sunset Equestrian Estates Plat 18 located at Zenyatta Way and Angel Street – Symphony Homes.
4. Final plat approval for Tyler Meadows located at approximately 550 South Knight's Way and 988 West Smith Lane – Wright Development Group.
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 19, 2016.

Lyle Gibson, Zoning Administrator