

1. Documents

Documents:

[24 MARCH 2016 PACKET.PDF](#)
[24 MARCH 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, March 24, 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 February 25, 2016.
2. Conditional use permit for a major home occupation "B", foot zone therapy at 145 South 300 East – Sandra Orndorff.
3. Conditional use permit for farm animals at 1396 South 700 East – Joseph Kennard.
4. Modification of an existing conditional use permit for a public utility station at 675 West Mutton Hollow Road – CenturyLink.
5. Public hearing and request to rezone 4.05 acres of property at approximately 880 South Sunset Drive from A-1 (Light Agriculture) to R-1-LD (Residential Single Family Low Density) – Symphony Homes.
6. Public hearing and preliminary plat approval for Sunset Equestrian Estates Phase 19 at approximately 880 South Sunset Drive – Symphony Homes.
7. Presentation and approval of the Kaysville City Active Transportation Plan.
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, March 18, 2016.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Foot Zone Therapy. March 24, 2016

Applicant/Owner: Sandra Orndorff
Location: 145 South 300 East
Zone: R-D

Description:

Ms. Orndorff is requesting a conditional use permit for a major home occupation 'b' for foot zone therapy services. Ms. Orndorff is completing her state licensure for the practice and hopes to start practicing at her home business once that licensing is complete within a couple of months.

Her appointments would be by appointment only. Typically there would be only 1 client every 3 hours or so.

Recommendation:

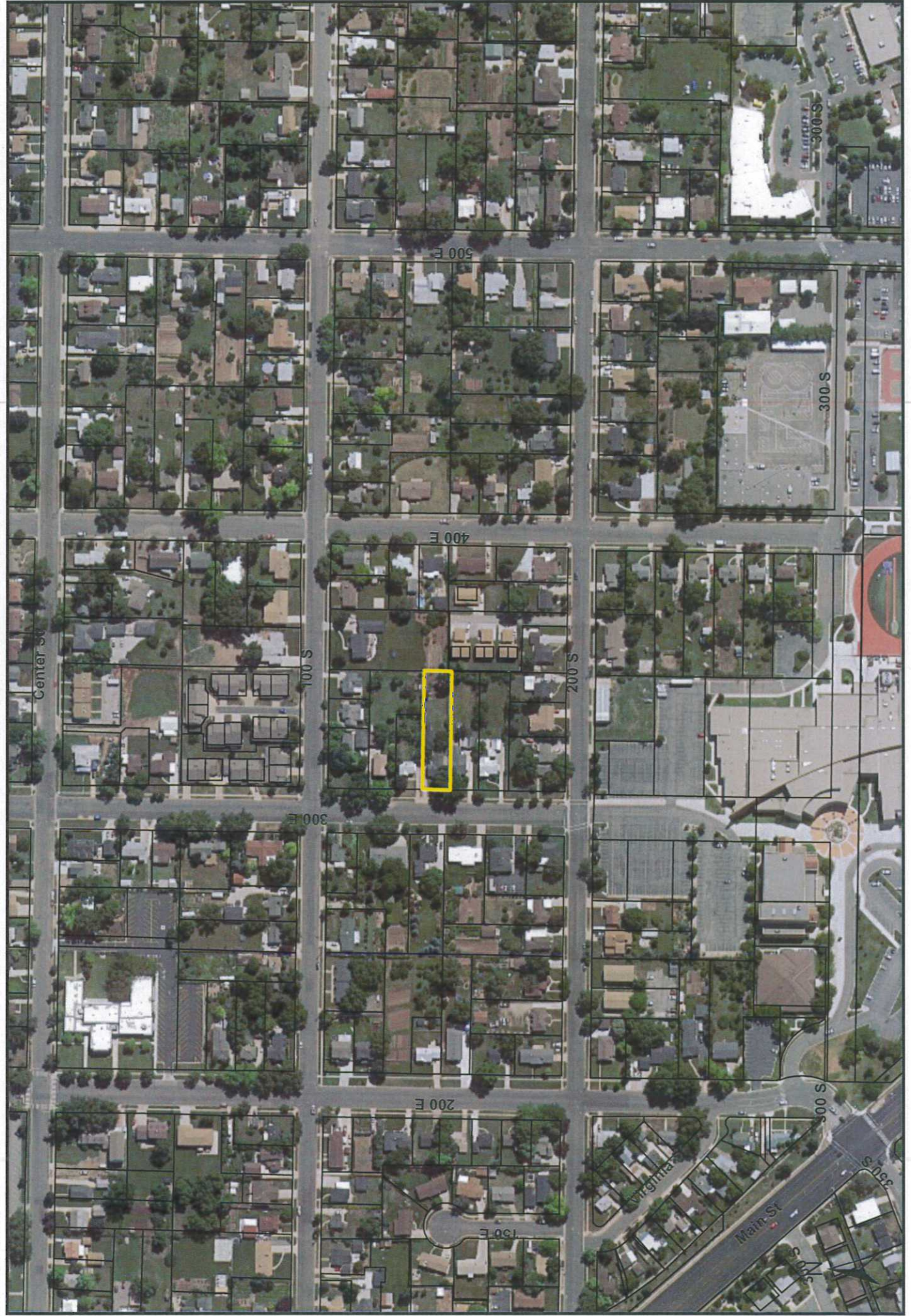
Staff is recommending approval of the proposed conditional use permits for a major home occupation 'b' subject to compliance with title 17-26-4 of the Kaysville City Ordinance.

Reasoning:

Based on the nature of the business and the amount of off-street parking on site, with the restrictions of the ordinance staff feels that approval of this application is appropriate without additional conditions.

Attachment 1: Area Map

145 South 300 East





Planning Commission Staff Report

Conditional Use Permit for Farm Animals March 24, 2016

Applicant/Owner:	Joseph Kennard
Location:	1396 South 700 East
Zone:	R-1-8

Description:

Mr. Kennard is requesting a conditional use permit for farm animals. Their property is approximately 0.20 acres or 8,500 square feet, allowing up to five (5) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

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

Recommendation:

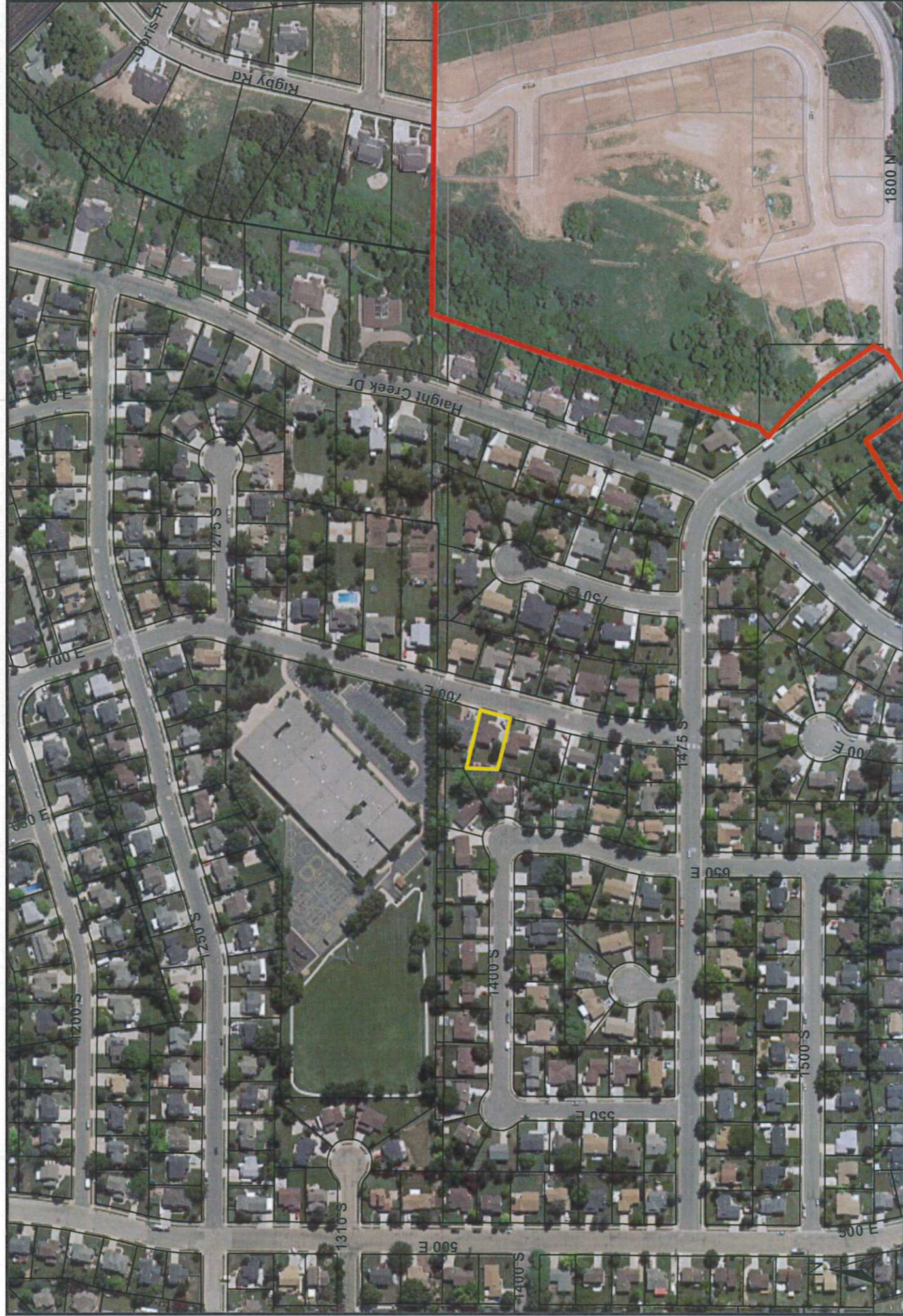
Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals.

Reasoning:

The existing conditions on site and restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

1396 South 700 East





Planning Commission Staff Report

Modification to an existing Conditional Use Permit for a public utility substation.

March 24, 2016

Applicant/Owner: Century Link / Kerry Howes
Location: 675 West Mutton Hollow Road
Zone: GC

Description:

Century Link (formerly Qwest), has previously received approval from the planning commission for a conditional use permitting utility cabinets at the above location. There is currently a pad on site with a cabinet and pedestal installed. An additional cabinet is proposed that stands 44 inches high. It would be similar to the existing cabinet on site. Century Link plans to pour a new concrete pad around the new cabinet which makes maintenance of the site more manageable.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a public utility substation as proposed.

Reasoning:

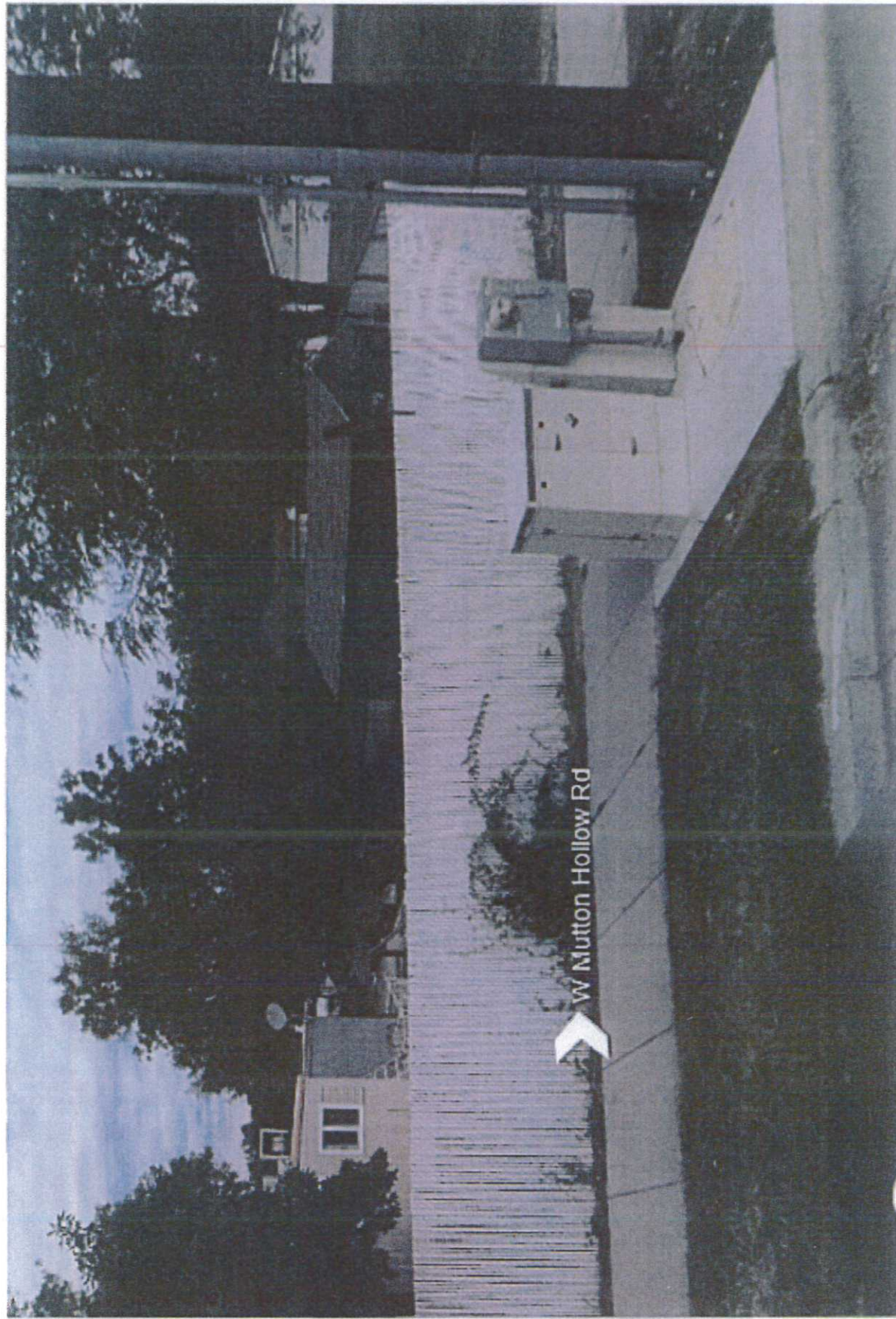
Existing screening is in place between the cabinet and nearby residents and the proposed concrete pad will help ensure the site doesn't fall into disrepair.

Attachment 1: Location Map
Attachment 2: Photo of Existing Equipment
Attachment 3: Photo Rendering of Proposal
Attachment 4: Site Plan

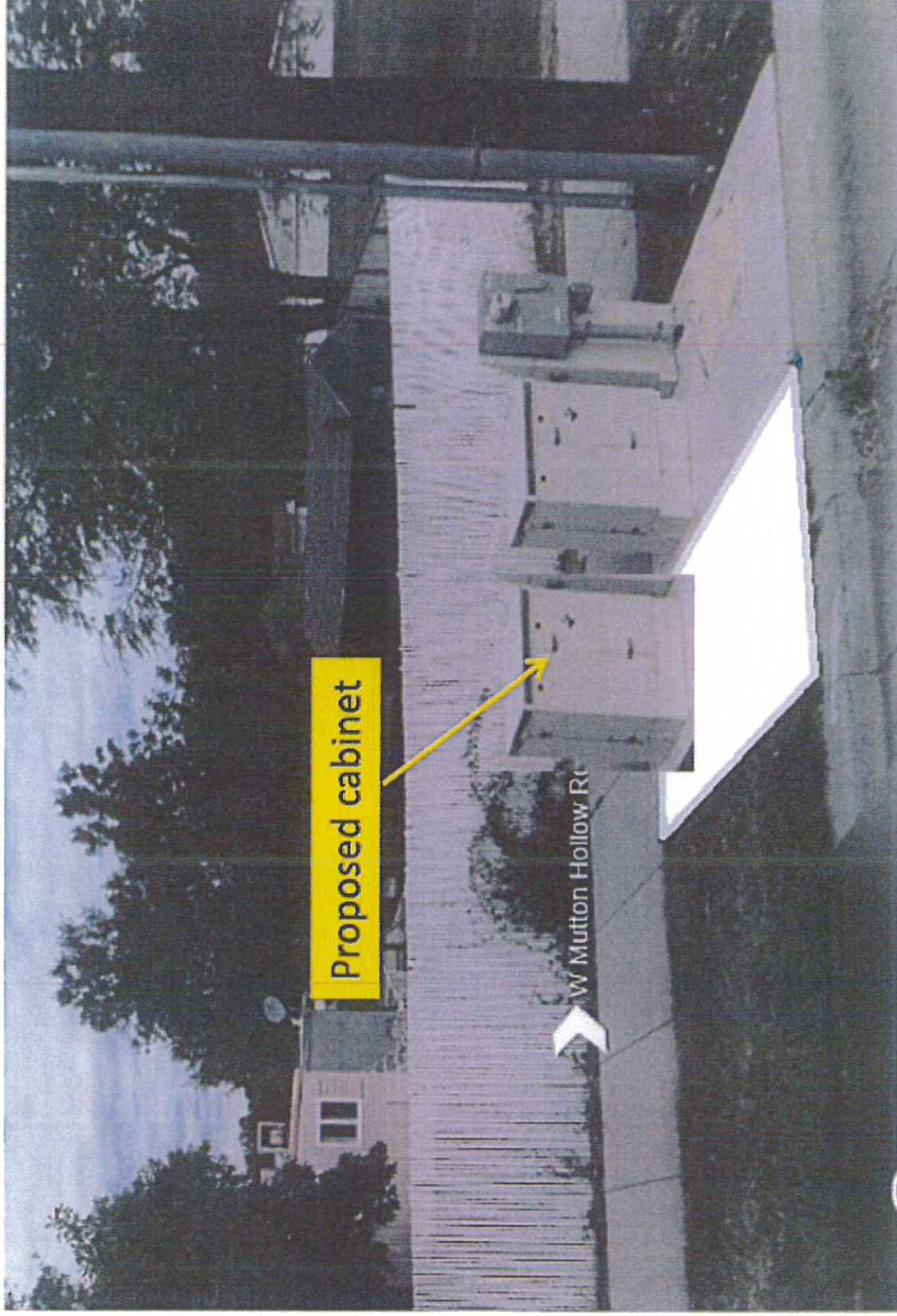
675 W. Mutton Hollow Rd



Existing site at 675 W Mutton Hollow Rd - Kaysville



Proposed – Add (1) cabinet & pad

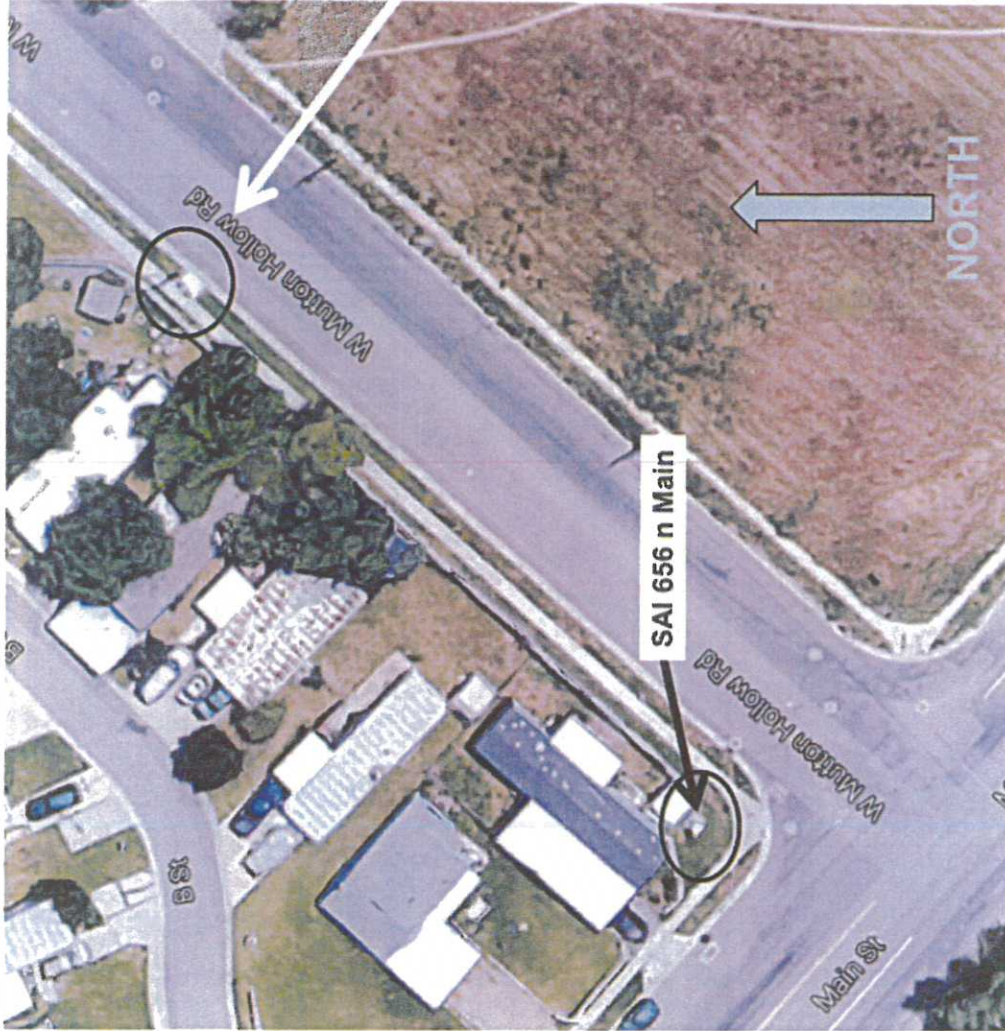
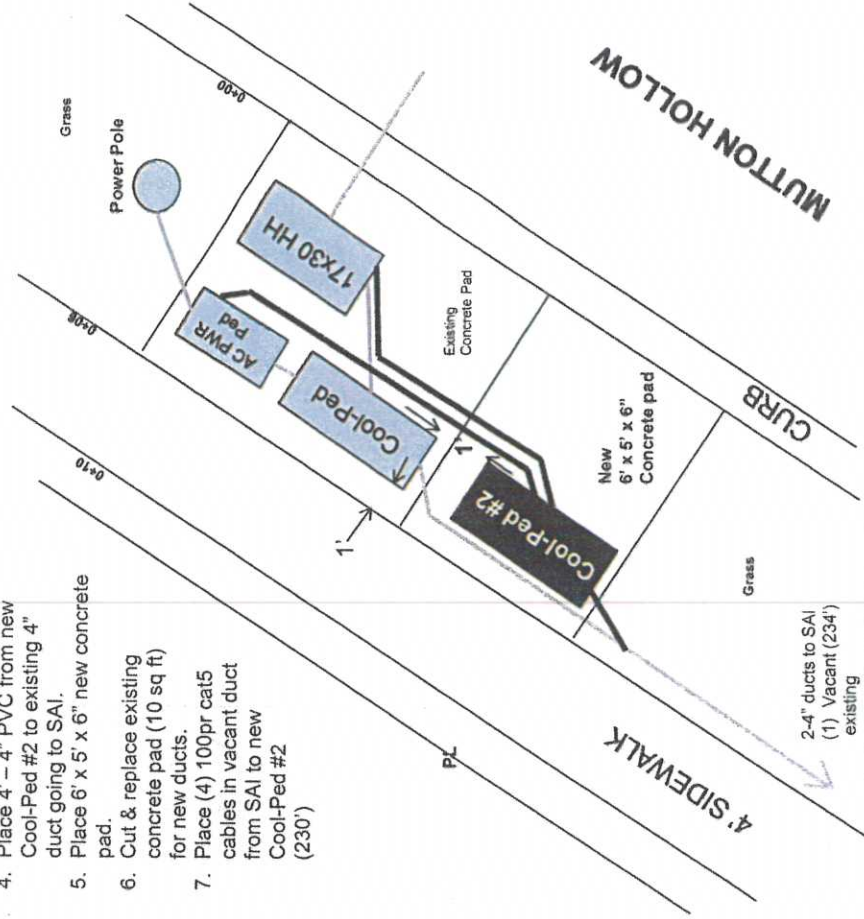


New cool-ped cabinet = 44" h x 44" w x 18" d



CONSTRUCTION NOTES

1. Place new Cool-Ped #2 - 1 foot from existing Cool-Ped & 1' from sidewalk.
2. Place 10' - 2" SCHD-40 DUCT, AC/PWR PED To new Cool-Ped #2.
3. Place 8' pedestal from handhole to new Cool-Ped #2
4. Place 4' - 4" PVC from new Cool-Ped #2 to existing 4" duct going to SAI.
5. Place 6' x 5' x 6" new concrete pad.
6. Cut & replace existing concrete pad (10 sq ft) for new ducts.
7. Place (4) 100pr cat5 cables in vacant duct from SAI to new Cool-Ped #2 (230')



Kaysville City permit required - previous conditional use review on 2/24/2011

SITE CLLI = KYVLUTEZ Site Address: 675 W Mutton Hollow

Wire Center: Kaysville

Geo: - Kerry 801-

Engr: _Howes Phone 626-5057

Job: N.051725

Sheet 1 of 1



Planning Commission Staff Report

Rezone of 4.05 acres of property from A-1 (Light Agriculture) to R-1-LD (Residential Single Family Low Density) and Preliminary Subdivision Plat for the Sunset Equestrian Estates Phase 19 Subdivision. March 24, 2016

Applicant/Owner: Symphony Homes / John Wheatley
Location: Approximately 880 South Sunset Drive
Current Zone: A-1 (Light Agriculture)

Description:

Symphony homes is proposing a rezone of the subject property to accommodate 6 lot single family home development on a cul-de-sac street. The property is surrounded by A-1 (Light Agriculture) zoning to the north where the Jr. High and Elementary school are located. The existing zoning on most of Sunset Equestrian Estates to the south is R-A (Residential Agriculture). The R-A zoning district requires that lots be a minimum of 21,780 however because of the PRUD overlay and common open space type development the lots vary in between 14,000 sq. ft. and 19,500 sq. ft. The lots in this newly proposed phase are all more than 18,000 sq. ft. in size with all but one being larger than 24,000 sq. ft.

The property would not be part of the PRUD zoning and does not impact the density or open space requirements of the remainder of the Sunset Equestrian Estates Subdivision. It is however still intended to be part of the Sunset Equestrian Estates Homeowners Association.

The Kaysville City General Plan states that west of I-15 development should be allowed from zero to two units per acre with some higher density housing along major streets. The maximum density allowed in the R-1-LD zone is 2 units per acre.

Before the final plat can be approved and the subdivision recorded, phase 16A to the south needs to be amended from the current preliminary exhibit previously approved by the City.

Staff has reviewed the request and finds the preliminary plat to be compliant with the requested zoning.

Recommendation:

Staff suggests that the planning commission recommend approval of the proposed rezone and preliminary plat to the City Council.

Reasoning:

The proposed R-1-LD zoning district appears to be consistent with the goals and policies of the general plan and is compatible with surrounding development. Because the property that controls access to this is under the control of the same developer it is reasonable to believe that access and services will be available for this proposed phase.

Attachment 1: Location Map

Attachment 2: Map of Surrounding Zoning

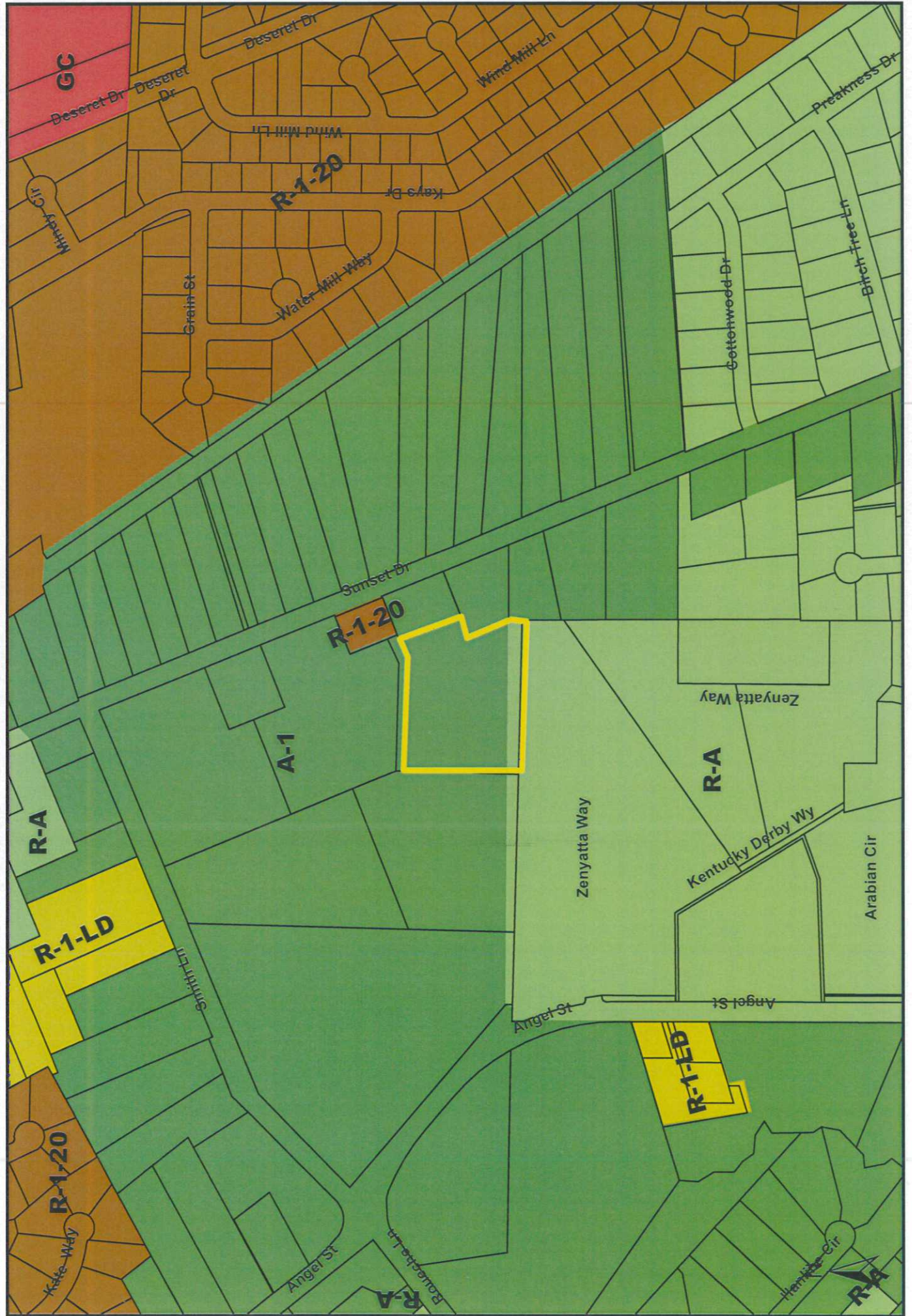
Attachment 3: Preliminary Subdivision Plat

Attachment 4: Sunset Equestrian Estates Overall Preliminary Plat

Sunset Equestrian Estates Phase 19



Sunset Equestrian Estates Phase 19



ENGINEERING/SURVEYOR INFORMATION:

BINGHAM ENGINEERING
5160 WILEY POST WAY
NORTH SALT LAKE, UT 84116
P. 801-532-2520

DEVELOPER INFORMATION:

SYMPHONY HOMES
526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054
P. 801-298-8555
F. 801-298-5768

DEVELOPMENT INFORMATION:

NO. LOTS= 6 LOTS
TOTAL PARCEL= 4.05 ACRES
DENSITY= 1.48 D.U. PER ACRE



VICINITY MAP



SCALE (FEET)

SYMPHONY HOMES

SUNSET EQUESTRIAN ESTATES

PRELIMINARY PLAT 19

BINGHAM ENGINEERING

SALT LAKE CITY - 801-532-2520

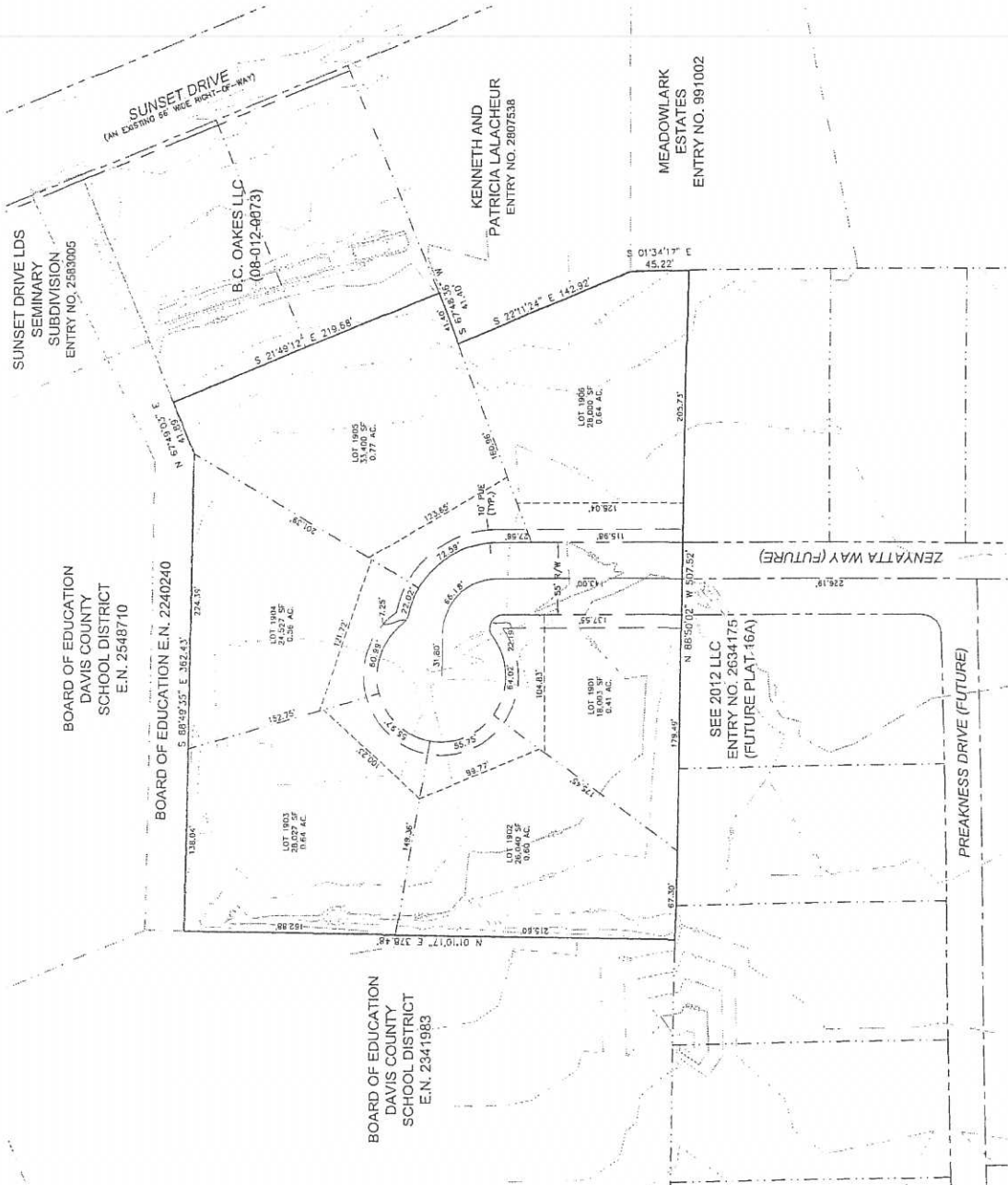
UTAH PROFESSIONAL ENGINEERING

License No. 32722/2016

Expires 10/26/21

Page 7 of 14

1



Page	No.	Date	Revised
1	19		

SUNSET EQUESTRIAN ESTATES OPEN SPACE CALCULATIONS

Total area included in Sunset Equestrian Estates: 240.12 AC
 Area of Equestrian Center Parcel not included in calculations: 10.58 AC
 Net Area (less 10.58 acre Equestrian Center Parcel): 229.54 AC
 Overall Open Space: 22.74 AC
 Percentage of Overall Open Space: 9.9%

PLAT	PLAT AREA (AC)	NUMBER OF LOTS	PERCENTAGE OF COMMON AREA (AC)	PERCENTAGE OF OPEN SPACE (AC)	CUMULATIVE PERCENTAGE OF OPEN SPACE (AC)
Plat 12A	54.48	258	5.23	11.38	10.1%
Plat 12B	1.01	13	0.17	0.37	10.5%
Plat 12C	3.10	7	0.00	0.00	10.5%
Plat 12D	12.88	19	0.28	0.65	11.2%
Plat 12E	12.88	19	0.28	0.65	11.9%
Plat 12F	12.88	19	0.28	0.65	12.6%
Plat 12G	12.88	19	0.28	0.65	13.3%
Plat 12H	12.88	19	0.28	0.65	14.0%
Plat 12I	12.88	19	0.28	0.65	14.7%
Plat 12J	12.88	19	0.28	0.65	15.4%
Plat 12K	12.88	19	0.28	0.65	16.1%
Plat 12L	12.88	19	0.28	0.65	16.8%
Plat 12M	12.88	19	0.28	0.65	17.5%
Plat 12N	12.88	19	0.28	0.65	18.2%
Plat 12O	12.88	19	0.28	0.65	18.9%
Plat 12P	12.88	19	0.28	0.65	19.6%
Plat 12Q	12.88	19	0.28	0.65	20.3%
Plat 12R	12.88	19	0.28	0.65	21.0%
Plat 12S	12.88	19	0.28	0.65	21.7%
Plat 12T	12.88	19	0.28	0.65	22.4%
Plat 12U	12.88	19	0.28	0.65	23.1%
Plat 12V	12.88	19	0.28	0.65	23.8%
Plat 12W	12.88	19	0.28	0.65	24.5%
Plat 12X	12.88	19	0.28	0.65	25.2%
Plat 12Y	12.88	19	0.28	0.65	25.9%
Plat 12Z	12.88	19	0.28	0.65	26.6%
Plat 12AA	12.88	19	0.28	0.65	27.3%
Plat 12AB	12.88	19	0.28	0.65	28.0%
Plat 12AC	12.88	19	0.28	0.65	28.7%
Plat 12AD	12.88	19	0.28	0.65	29.4%
Plat 12AE	12.88	19	0.28	0.65	30.1%
Plat 12AF	12.88	19	0.28	0.65	30.8%
Plat 12AG	12.88	19	0.28	0.65	31.5%
Plat 12AH	12.88	19	0.28	0.65	32.2%
Plat 12AI	12.88	19	0.28	0.65	32.9%
Plat 12AJ	12.88	19	0.28	0.65	33.6%
Plat 12AK	12.88	19	0.28	0.65	34.3%
Plat 12AL	12.88	19	0.28	0.65	35.0%
Plat 12AM	12.88	19	0.28	0.65	35.7%
Plat 12AN	12.88	19	0.28	0.65	36.4%
Plat 12AO	12.88	19	0.28	0.65	37.1%
Plat 12AP	12.88	19	0.28	0.65	37.8%
Plat 12AQ	12.88	19	0.28	0.65	38.5%
Plat 12AR	12.88	19	0.28	0.65	39.2%
Plat 12AS	12.88	19	0.28	0.65	39.9%
Plat 12AT	12.88	19	0.28	0.65	40.6%
Plat 12AU	12.88	19	0.28	0.65	41.3%
Plat 12AV	12.88	19	0.28	0.65	42.0%
Plat 12AW	12.88	19	0.28	0.65	42.7%
Plat 12AX	12.88	19	0.28	0.65	43.4%
Plat 12AY	12.88	19	0.28	0.65	44.1%
Plat 12AZ	12.88	19	0.28	0.65	44.8%
Plat 12BA	12.88	19	0.28	0.65	45.5%
Plat 12BB	12.88	19	0.28	0.65	46.2%
Plat 12BC	12.88	19	0.28	0.65	46.9%
Plat 12BD	12.88	19	0.28	0.65	47.6%
Plat 12BE	12.88	19	0.28	0.65	48.3%
Plat 12BF	12.88	19	0.28	0.65	49.0%
Plat 12BG	12.88	19	0.28	0.65	49.7%
Plat 12BH	12.88	19	0.28	0.65	50.4%
Plat 12BI	12.88	19	0.28	0.65	51.1%
Plat 12BJ	12.88	19	0.28	0.65	51.8%
Plat 12BK	12.88	19	0.28	0.65	52.5%
Plat 12BL	12.88	19	0.28	0.65	53.2%
Plat 12BM	12.88	19	0.28	0.65	53.9%
Plat 12BN	12.88	19	0.28	0.65	54.6%
Plat 12BO	12.88	19	0.28	0.65	55.3%
Plat 12BP	12.88	19	0.28	0.65	56.0%
Plat 12BQ	12.88	19	0.28	0.65	56.7%
Plat 12BR	12.88	19	0.28	0.65	57.4%
Plat 12BS	12.88	19	0.28	0.65	58.1%
Plat 12BT	12.88	19	0.28	0.65	58.8%
Plat 12BU	12.88	19	0.28	0.65	59.5%
Plat 12BV	12.88	19	0.28	0.65	60.2%
Plat 12BW	12.88	19	0.28	0.65	60.9%
Plat 12BX	12.88	19	0.28	0.65	61.6%
Plat 12BY	12.88	19	0.28	0.65	62.3%
Plat 12BZ	12.88	19	0.28	0.65	63.0%
Plat 12CA	12.88	19	0.28	0.65	63.7%
Plat 12CB	12.88	19	0.28	0.65	64.4%
Plat 12CC	12.88	19	0.28	0.65	65.1%
Plat 12CD	12.88	19	0.28	0.65	65.8%
Plat 12CE	12.88	19	0.28	0.65	66.5%
Plat 12CF	12.88	19	0.28	0.65	67.2%
Plat 12CG	12.88	19	0.28	0.65	67.9%
Plat 12CH	12.88	19	0.28	0.65	68.6%
Plat 12CI	12.88	19	0.28	0.65	69.3%
Plat 12CJ	12.88	19	0.28	0.65	70.0%
Plat 12CK	12.88	19	0.28	0.65	70.7%
Plat 12CL	12.88	19	0.28	0.65	71.4%
Plat 12CM	12.88	19	0.28	0.65	72.1%
Plat 12CN	12.88	19	0.28	0.65	72.8%
Plat 12CO	12.88	19	0.28	0.65	73.5%
Plat 12CP	12.88	19	0.28	0.65	74.2%
Plat 12CQ	12.88	19	0.28	0.65	74.9%
Plat 12CR	12.88	19	0.28	0.65	75.6%
Plat 12CS	12.88	19	0.28	0.65	76.3%
Plat 12CT	12.88	19	0.28	0.65	77.0%
Plat 12CU	12.88	19	0.28	0.65	77.7%
Plat 12CV	12.88	19	0.28	0.65	78.4%
Plat 12CW	12.88	19	0.28	0.65	79.1%
Plat 12CX	12.88	19	0.28	0.65	79.8%
Plat 12CY	12.88	19	0.28	0.65	80.5%
Plat 12CZ	12.88	19	0.28	0.65	81.2%
Plat 12DA	12.88	19	0.28	0.65	81.9%
Plat 12DB	12.88	19	0.28	0.65	82.6%
Plat 12DC	12.88	19	0.28	0.65	83.3%
Plat 12DD	12.88	19	0.28	0.65	84.0%
Plat 12DE	12.88	19	0.28	0.65	84.7%
Plat 12DF	12.88	19	0.28	0.65	85.4%
Plat 12DG	12.88	19	0.28	0.65	86.1%
Plat 12DH	12.88	19	0.28	0.65	86.8%
Plat 12DI	12.88	19	0.28	0.65	87.5%
Plat 12DJ	12.88	19	0.28	0.65	88.2%
Plat 12DK	12.88	19	0.28	0.65	88.9%
Plat 12DL	12.88	19	0.28	0.65	89.6%
Plat 12DM	12.88	19	0.28	0.65	90.3%
Plat 12DN	12.88	19	0.28	0.65	91.0%
Plat 12DO	12.88	19	0.28	0.65	91.7%
Plat 12DP	12.88	19	0.28	0.65	92.4%
Plat 12DQ	12.88	19	0.28	0.65	93.1%
Plat 12DR	12.88	19	0.28	0.65	93.8%
Plat 12DS	12.88	19	0.28	0.65	94.5%
Plat 12DT	12.88	19	0.28	0.65	95.2%
Plat 12DU	12.88	19	0.28	0.65	95.9%
Plat 12DV	12.88	19	0.28	0.65	96.6%
Plat 12DW	12.88	19	0.28	0.65	97.3%
Plat 12DX	12.88	19	0.28	0.65	98.0%
Plat 12DY	12.88	19	0.28	0.65	98.7%
Plat 12DZ	12.88	19	0.28	0.65	99.4%
Plat 12EA	12.88	19	0.28	0.65	100.1%
Plat 12EB	12.88	19	0.28	0.65	100.8%
Plat 12EC	12.88	19	0.28	0.65	101.5%
Plat 12ED	12.88	19	0.28	0.65	102.2%
Plat 12EE	12.88	19	0.28	0.65	102.9%
Plat 12EF	12.88	19	0.28	0.65	103.6%
Plat 12EG	12.88	19	0.28	0.65	104.3%
Plat 12EH	12.88	19	0.28	0.65	105.0%
Plat 12EI	12.88	19	0.28	0.65	105.7%
Plat 12EJ	12.88	19	0.28	0.65	106.4%
Plat 12EK	12.88	19	0.28	0.65	107.1%
Plat 12EL	12.88	19	0.28	0.65	107.8%
Plat 12EM	12.88	19	0.28	0.65	108.5%
Plat 12EN	12.88	19	0.28	0.65	109.2%
Plat 12EO	12.88	19	0.28	0.65	109.9%
Plat 12EP	12.88	19	0.28	0.65	110.6%
Plat 12EQ	12.88	19	0.28	0.65	111.3%
Plat 12ER	12.88	19	0.28	0.65	112.0%
Plat 12ES	12.88	19	0.28	0.65	112.7%
Plat 12ET	12.88	19	0.28	0.65	113.4%
Plat 12EU	12.88	19	0.28	0.65	114.1%
Plat 12EV	12.88	19	0.28	0.65	114.8%
Plat 12EW	12.88	19	0.28	0.65	115.5%
Plat 12EX	12.88	19	0.28	0.65	116.2%
Plat 12EY	12.88	19	0.28	0.65	116.9%
Plat 12EZ	12.88	19	0.28	0.65	117.6%
Plat 12FA	12.88	19	0.28	0.65	118.3%
Plat 12FB	12.88	19	0.28	0.65	119.0%
Plat 12FC	12.88	19	0.28	0.65	119.7%
Plat 12FD	12.88	19	0.28	0.65	120.4%
Plat 12FE	12.88	19	0.28	0.65	121.1%
Plat 12FF	12.88	19	0.28	0.65	121.8%
Plat 12FG	12.88	19	0.28	0.65	122.5%
Plat 12FH	12.88	19	0.28	0.65	123.2%
Plat 12FI	12.88	19	0.28	0.65	123.9%
Plat 12FJ	12.88	19	0.28	0.65	124.6%
Plat 12FK	12.88	19	0.28	0.65	125.3%
Plat 12FL	12.88	19	0.28	0.65	126.0%
Plat 12FM	12.88	19	0.28	0.65	126.7%
Plat 12FN	12.88	19	0.28	0.65	127.4%
Plat 12FO	12.88	19	0.28	0.65	128.1%
Plat 12FP	12.88	19	0.28	0.65	128.8%
Plat 12FQ	12.88	19	0.28	0.65	129.5%
Plat 12FR	12.88	19	0.28	0.65	130.2%
Plat 12FS	12.88	19	0.28	0.65	130.9%
Plat 12FT	12.88	19	0.28	0.65	131.6%
Plat 12FU	12.88	19	0.28	0.65	132.3%
Plat 12FV	12.88	19	0.28	0.65	133.0%
Plat 12FW	12.88	19	0.28	0.65	133.7%
Plat 12FX	12.88	19	0.28	0.65	134.4%
Plat 12FY	12.88	19	0.28	0.65	135.1%
Plat 12FZ	12.88	19	0.28	0.65	135.8%
Plat 12GA	12.88	19	0.28	0.65	136.5%
Plat 12GB	12.88	19	0.28	0.65	137.2%
Plat 12GC	12.88	19	0.28	0.65	137.9%
Plat 12GD	12.88	19	0.28	0.65	138.6%
Plat 12GE	12.88	19	0.28	0.65	139.3%
Plat 12GF	12.88	19	0.28	0.65	140.0%
Plat 12GG	12.88	19	0.28	0.65	140.7%
Plat 12GH	12.88	19	0.28	0.65	141.4%
Plat 12GI	12.88	19	0.28	0.65	142.1%
Plat 12GJ	12.88	19	0.28	0.65	142.8%
Plat 12GK	12.88	19	0.28	0.65	143.5%
Plat 12GL	12.88	19	0.28	0.65	144.2%
Plat 12GM	12.88	19	0.28	0.65	144.9%
Plat 12GN	12.88	19	0.28	0.65	145.6%
Plat 12GO	12.88	19	0.28</		



Planning Commission Staff Report

Presentation and Approval of the Kaysville Active Transportation Plan March, 24 2016

Description:

The Kaysville City Council adopted the most recent version of the Kaysville City General Plan in December of 2014. The Transportation and Traffic Circulation section of the plan states that the city should 'Implement the Kaysville Active Transportation Plan'.

To create the Kaysville Active Transportation Plan, staff secured funding from the Wasatch Front Regional Council and together with Farmington City to hire a consultant to help with the process. Alta Planning and Design was hired and has been working with staff and a steering committee over nearly 6 months to create the plan to this point. Feedback from significant public input has been considered in the creation of the plan. Public involvement included a website, online survey, and open house.

The City's website has a link to the project webpage: www.walkbikekf.com . The current draft can be found on this website.

A brief overview of the plan was presented at the last Planning Commission meeting on 3/10/16 where the Planning Commission motioned to table a decision regarding the plan to the next meeting in order to give additional time for review.

Recommendation:

The Planning Commission may forward a recommendation of approval to the City Council for the proposed plan with or without changes. A specific list of desired changes, if any, should be included with the recommendation for consideration of the council.

KAYSVILLE CITY PLANNING COMMISSION

February 25, 2016

Members Attending: Chairperson Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Betty Parker, Joshua Sundloff, Thomas Wood

Excused: Gary Bullock

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

Others Present: Council Member Larry Page, Tony Coombs, John Wheatley, Sue Shaw, Caleb Stroh, Natalie Morgan

OPENING

The Planning Commission meeting was held on Thursday, February 25, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the January 14, 2016 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the January 14, 2016 meeting. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN AGRICULTURAL HOME OCCUPATION FOR WILDLIFE AND PEST MANAGEMENT AT 737 SOUTH ANGEL STREET – CALEB STROH

Lyle Gibson explained that Caleb Stroh has been operating his wildlife and pest management business as a minor home occupation from his home at 737 South Angel Street for many years. As his business has grown it is beginning to exceed what is permitted as a minor home occupation, and therefore he is now applying for a conditional use permit for an agricultural home occupation. The differences between his prior minor home occupation and the agricultural home occupation is that employees may come to his home, and the amount of property dedicated for the business. The business currently includes Mr. Stroh and a family member who each have a vehicle on site, but there are plans for an additional employee and third vehicle. City ordinance limits the number of non-resident employees to three, however the Commission may further restrict the number of employees if they felt it necessary. The Commission may also limit the number and size of vehicles and equipment used by the home occupation being stored on the property. Mr. Stroh hopes to construct a detached garage for the storage of the vehicles and equipment. In the past Staff has received complaints for other pest control type businesses in regard to the storage and disposal of the animals on the property, stating concern for odor and

sanitation. While Staff has not yet received any complaints about Mr. Stroh's business, should a problem arise it would be turned over to Davis County Animal Control Services for investigation. Any violations could be grounds for review of this conditional use for modification or revocation. Staff is recommending approval with the conditions that the number of non-resident employees be limited to two, that the allowable number of vehicles less than twenty-two feet be limited to three, and that the business continue to comply with all rules and regulations of applicable local, state and federal agencies.

Matthew Anderson stated that Caleb Stroh had submitted a letter to the Planning Commission before the meeting which was very informational about his business plans. However, Mr. Anderson said that he is concerned that this business will grow to the point of exceeding the standards of an agricultural home occupation in the future.

Caleb Stroh said that he hopes that the business will grow within the next five years to the point that they will have to move it off-site.

Matthew Anderson asked about Mr. Stroh's employees.

Caleb Stroh responded that his parents are currently living with them and they help with the business. Mr. Stroh said he doesn't plan on having any outside employees as of yet, but would like to have the option of having up to three more employees as his business grows.

Betty Parker asked about the animals being caught and what Mr. Stroh does with them.

Caleb Stroh responded that when they are called out to catch an animal on a property, they not only catch the animal, but will help to install some preventative measures to try to keep the animal off the property in the future. Most of the animals they catch are small, and they will be released into a different area. Occasionally they are called to pick up an animal carcass, or will have to exterminate an animal, and they will be kept in a chest freezer on the property until taken up to the land fill to be disposed of. The new building will help to clean up their property in that the vehicles and equipment won't be stored outside anymore.

Stroh DeCaire asked how many years Mr. Stroh had been in business at this location.

Caleb Stroh responded that they started their business at their home on Shepard Lane, but had been at this current location for the last seven years.

Matthew Anderson asked if Mr. Stroh had spoken to his neighbors about his business plans.

Caleb Stroh responded that he had not, but has never received any complaints or concerns about his business in the past.

Lorene Kamalu added that the new building will not be in direct sight from the street and feels the building will help to better contain the business equipment.

Stroh DeCaire made a motion to grant a conditional use permit for an agricultural home occupation for wildlife and pest management at 737 South Angel Street for Caleb Stroh. Josh Sundloff seconded the motion and it passed unanimously.

**FINAL PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PLAT 18
LOCATED AT ZENYATTA WAY AND ANGEL STREET – SYMPHONY HOMES**

Andy Thompson explained that 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 is located near Zenyatta Way and Angel Street and consists of eleven lots on a cul-de-sac, ranging in size from 14,000 square feet to well over half an acre.

John Wheatley added that they are hoping to have this next phase ready to sell the lots in the fall, and as part of it will be improving the street frontage, installing landscaping, and extending the walking trail through this next phase.

Lorene Kamalu made a motion to recommend final plat approval for Sunset Equestrian Estates Plat 18 located at Zenyatta Way and Angel Street for Symphony Homes. Thomas Wood seconded the motion and it passed unanimously.

**FINAL PLAT APPROVAL FOR TYLER MEADOWS LOCATED AT
APPROXIMATELY 550 SOUTH KNIGHT'S WAY AND 988 WEST SMITH LANE –
WRIGHT DEVELOPMENT GROUP**

Andy Thompson explained that a couple of months ago this property located at approximately 550 South Knight's Way and 988 West Smith Lane was rezoned to the R-1-LD zone and received preliminary plat approval. The final plat and improvement drawings have now been completed and are ready for approval. The plat contains twenty-four lots with a cul-de-sac to the east, and with Knight's 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 zone accommodates these lot sizes, allowing for up to two units per acre with a minimum lot size of 12,000 square feet. The setback and frontage requirements are the same as for the R-1-20 zone. When the Tyler Meadows subdivision received preliminary plat approval, there was concern expressed from existing neighbors 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.

Josh Sundloff commented that a neighbor had mentioned in a previous meeting regarding this subdivision if a three-way stop could be created on the cul-de-sac.

Andy Thompson said that the manual on Uniform Traffic Control Devices has specific regulations regarding the placement of stop signs and three way stops. It is the expectation of most drivers on a connecting road of a cul-de-sac that it be a through street. Installing a three-

way stop at that intersecting cul-de-sac street would increase the violation rate significantly.

Thomas Wood asked if a stop sign would be placed on Knight's Way.

Andy Thompson responded that Knight's Way and Tyler's Way is a 4-way intersection and a stop sign will be placed to stop Knight's Way leaving Tyler's Way as a through movement.

Lorene Kamalu asked about monument signs being installed.

Andy Thompson responded that the developers are planning to install extra features, including monument signage, on Smith Lane at the south entrance of the subdivision to further give the appearance of a residential area.

Matthew Anderson asked if a crosswalk is planned across Smith Lane at the new intersection.

Andy Thompson said that while there is not currently a crosswalk planned, it is very likely that one will be installed, and a crossing guard will be put there. Crosswalks are highly regulated and implemented by state and federal regulations. There is a proper procedure that would need to be done to see if a crosswalk would be appropriate at the new intersection.

Thomas Wood commented that kids will cross Smith Lane from this development whether there is a crosswalk in place or not.

Matthew Anderson added that because of these additional homes to the area, there will be even more children walking to school and a crosswalk will be essential at this location.

Josh Sundloff asked if Smith Lane will be fully improved at any time in the near future.

Andy Thompson responded that the city has been considering fully improving the road in conjunction with this development, but nothing has been decided as of yet.

Lorene Kamalu commented that many residents in this area have voiced safety concern in regards to kids walking to school in this area. A crosswalk and more crossing guards will help kids walking to school get there safely.

Josh Sundloff made a motion to recommend final plat approval for Tyler Meadows located at approximately 550 South Knight's Way and 988 West Smith Lane for Wright Development Group with the recommendation that a crosswalk be installed on Smith Lane where the new road connects. Betty Parker seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Zoning Administrator Lyle Gibson stated that Farmington City and Kaysville City have been working together to create an Active Transportation Plan, which will be presented to the Planning Commission at their next regular meeting and asked that the Commission review it before that time.

Lorene Kamalu asked if a work session with the Planning Commission would be held to discuss the plan in further depth.

Andy Thompson responded that the Commission can decide to hold a work session if they feel it necessary before making a recommendation to the City Council on approval.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, March 10, 2016 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:45 p.m.

24 March 2016 Agenda

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, March 24, 2016, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 4.05 acres of property at approximately 880 South Sunset Drive from A-1 (Light Agriculture) to R-1-LD (Residential Single Family Low Density).

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by March 7, 2016.

Lyle Gibson, Zoning Administrator

KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, March 24, 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 February 25, 2016.
2. Conditional use permit for a major home occupation "B", foot zone therapy at 145 South 300 East – Sandra Orndorff.
3. Conditional use permit for farm animals at 1396 South 700 East – Joseph Kennard.
4. Modification of an existing conditional use permit for a public utility station at 675 West Mutton Hollow Road – CenturyLink.
5. Public hearing and request to rezone 4.05 acres of property at approximately 880 South Sunset Drive from A-1 (Light Agriculture) to R-1-LD (Residential Single Family Low Density) – Symphony Homes.
6. Public hearing and preliminary plat approval for Sunset Equestrian Estates Phase 19 at approximately 880 South Sunset Drive – Symphony Homes.
7. Presentation and approval of the Kaysville City Active Transportation Plan.
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, March 18, 2016.

Lyle Gibson, Zoning Administrator