

1. Documents

Documents:

[14 APRIL 2016 PACKET.PDF](#)
[14 APRIL 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, April 14, 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 March 10, 2016.
2. Conditional use permit for a major home occupation "B", swimming lessons at 1394 West Ramola Street – Melanie Bingham.
3. Conditional use permit for an agricultural home occupation, piano instruction at 953 South Sunset Drive – Penni Eads.
4. Conditional use permit for farm animals at 2028 West Peach Blossom Drive – Sandra Winchester.
5. Conditional use permit for farm animals at 741 South 1350 West – Guilin Li.
6. Preliminary plat approval for Heritage Square Townhome Subdivision Phase 2 at 560 West Mutton Hollow Road – Justin Bennett. (Tabled Item)
7. Public hearing and preliminary and final plat approval for Meridian Subdivision at 370 North Main Street – Larvin Pollock.
8. Public hearing and preliminary and final plat approval for Kaysville Business Park No. 18 Amended Subdivision at 350 North 900 West – Ed Dayton.
9. Final plat approval for Amanda's Place Subdivision (formerly RWT Subdivision) at 472 and 482 North Main Street – Reva Taylor.
10. Presentation and approval of the Kaysville City Active Transportation Plan.
11. Call to the public.
12. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
13. 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, April 8, 2016.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Swimming Lessons. April 14, 2016

Applicant/Owner: Melanie Bingham
Location: 1394 Ramola Street

Description:

Ms. Bingham is requesting a conditional use permit for a major home occupation 'b' for swimming lessons. Ms. Bingham has a private pool on her property and plans to teach lessons to groups during the months of June, July, and August. The anticipated classes would be held each month for a 2 week period Mondays through Thursdays between 9 and noon. Initially it is anticipated that there may be 6 children or so at a time, but Ms. Bingham would not like to be restricted to this number depending on future demand.

Her property has a circle drive providing for lots of parking space and easy drop off. She anticipates that many of the students would walk or ride their bike to their lessons.

Group swimming lessons are subject to 14-26-4 (12)(d)... Organized classes (limits shall be placed on the number of students and/or the number of vehicles transporting students to prevent congestion).

Recommendation:

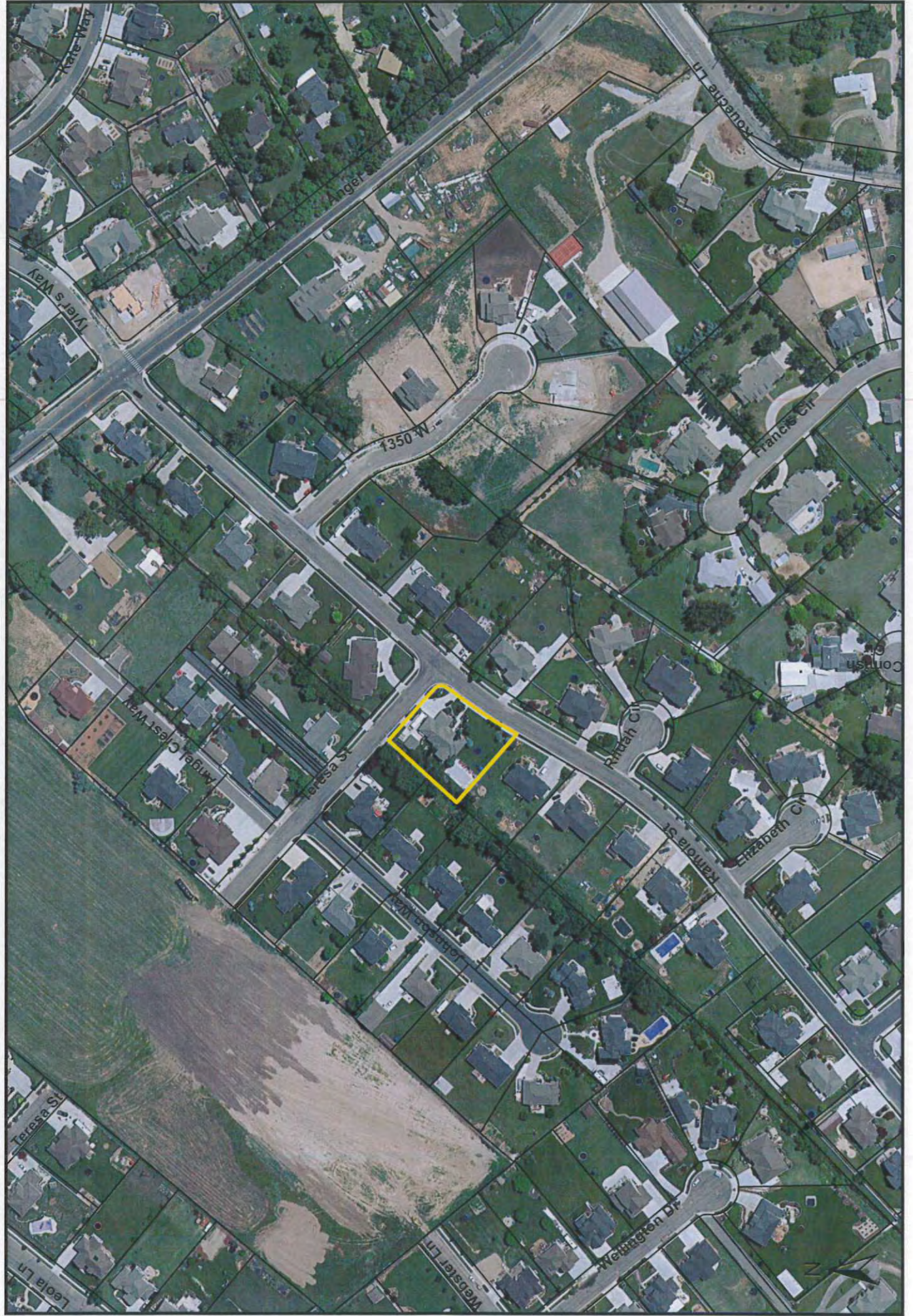
Staff is recommending approval of the proposed conditional use permits for a major home occupation 'b' subject to compliance with title 17-26-4 of the Kaysville City Ordinance and the following condition:
The number of students be limited to no more than twelve (12) at any one time.

Reasoning:

Based on the location and characteristics of the property, with the restrictions of the ordinance and proposed condition any reasonably anticipated detrimental impacts should be mitigated.

Attachment 1: Area Map

1394 Ramola Street





Planning Commission Staff Report

Conditional Use Permit for an Agricultural Home Occupation, Piano Instruction. April 14, 2016

Applicant/Owner: Penni Eads
Location: 953 South Sunset Drive
Zone: A-1

Description:

Ms. Eads has a lot of previous experience teaching piano and intends to continue teaching traditional piano lessons. In addition, based on feedback from her students, she would like to begin teaching a group of students once a week or so how they can effectively teach piano themselves. Eventually she would like to have a small sign at the property to advertise the business, a low profile sign in connection with a home occupation is only permitted with an agricultural home occupation. The sign is not currently part of the items being reviewed and will be required to be presented to the planning commission for review when the applicant desires to pursue that item.

Her property has a circle drive providing for easy drop off and a very deep drive with room for a significant number of cars.

The group lesson is subject to 14-26-4 (12)(d)... Organized classes (limits shall be placed on the number of students and/or the number of vehicles transporting students to prevent congestion).

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a major home occupation 'b' subject to compliance with title 17-26-5 of the Kaysville City Ordinance and the following condition: The number of students be limited to no more than twelve (12) at any one time.

Reasoning:

Based on the location and characteristics of the property, with the restrictions of the ordinance and proposed condition any reasonably anticipated detrimental impacts should be mitigated.

Attachment 1: Area Map

953 South Sunset Drive





Planning Commission Staff Report

Conditional Use Permit for Farm Animals April 14, 2016

Applicant/Owner: Sandra Winchester
Location: 2028 Peach Blossom Drive

Description:

Ms. Winchester is requesting a conditional use permit for farm animals. Their property is approximately 0.44 acres or 19,200 square feet, allowing up to thirteen (13) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

The yard at the subject property is entirely enclosed and the applicant has a coop selected that is not yet on site but plans to have one in place.

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 and the following condition.

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

2028 West Peach Blossom Drive





Planning Commission Staff Report

Conditional Use Permit for Farm Animals April 14, 2016

Applicant/Owner: Guilin Li
Location: 741 South 1350 West

Description:

Mr. Li is requesting a conditional use permit for farm animals. Their property is approximately 0.46 acres or 20,000 square feet, allowing up to twenty five (25) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

Mr. Li has constructed a chicken run on the rear end of his property and has a coop on set ready for chickens if the application is approved. The run and coop are in an area that is in compliance with the ordinance. The property is adjacent to agricultural zoned property to the east where there are already chickens in the area.

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

741 South 1350 West





Planning Commission Staff Report

Heritage Square Townhome Subdivision Phase 2 Preliminary Plat (Tabled Item) April 14, 2016

Applicant/Owner: Justin Bennett
Location: 560 West Mutton Hollow Road
Zone: R-2

Description:

Mr. Bennett developed this property about two years ago containing two, two unit townhomes served by a private lane. Mr. Bennett would now like to add three more units to the project. Under the existing R-2 zoning the property would accommodate a total of seven units, and with the already approved PRUD overlay zone, the lots and open space would be in compliance. However, when the original rezone and plat approvals were given, it was with the condition that no more than four units be allowed on the property. This condition was agreed to and documented with a recorded development agreement.

Mr. Bennett acknowledges the development agreement but believes that now that the first four units are in place that many of the concerns expressed with the original approval have dissipated.

About a month ago the Planning Commission reviewed this request and tabled the item and asked Mr. Bennett to investigate some additional options. (See minutes from March 10, 2016.) Mr. Bennett has looked at several options and believes his best option is to build three additional attached single level units as shown on the preliminary plat.

As directed by the Planning Commission, Mr. Bennett has also contacted the adjacent Stonne Lane subdivision to see if he could somehow attach his project into theirs and create a different road pattern. They have responded that they have no interest in this proposal.

Recommendation:

Staff recommends that the Planning Commission review this proposal and consider the impacts of the original development and the potential impacts of the requested additional units. If it is determined that the impacts are acceptable, then the project may be recommended for approval subject to a modification to the development agreement. The Planning Commission may also recommend additional provisions to

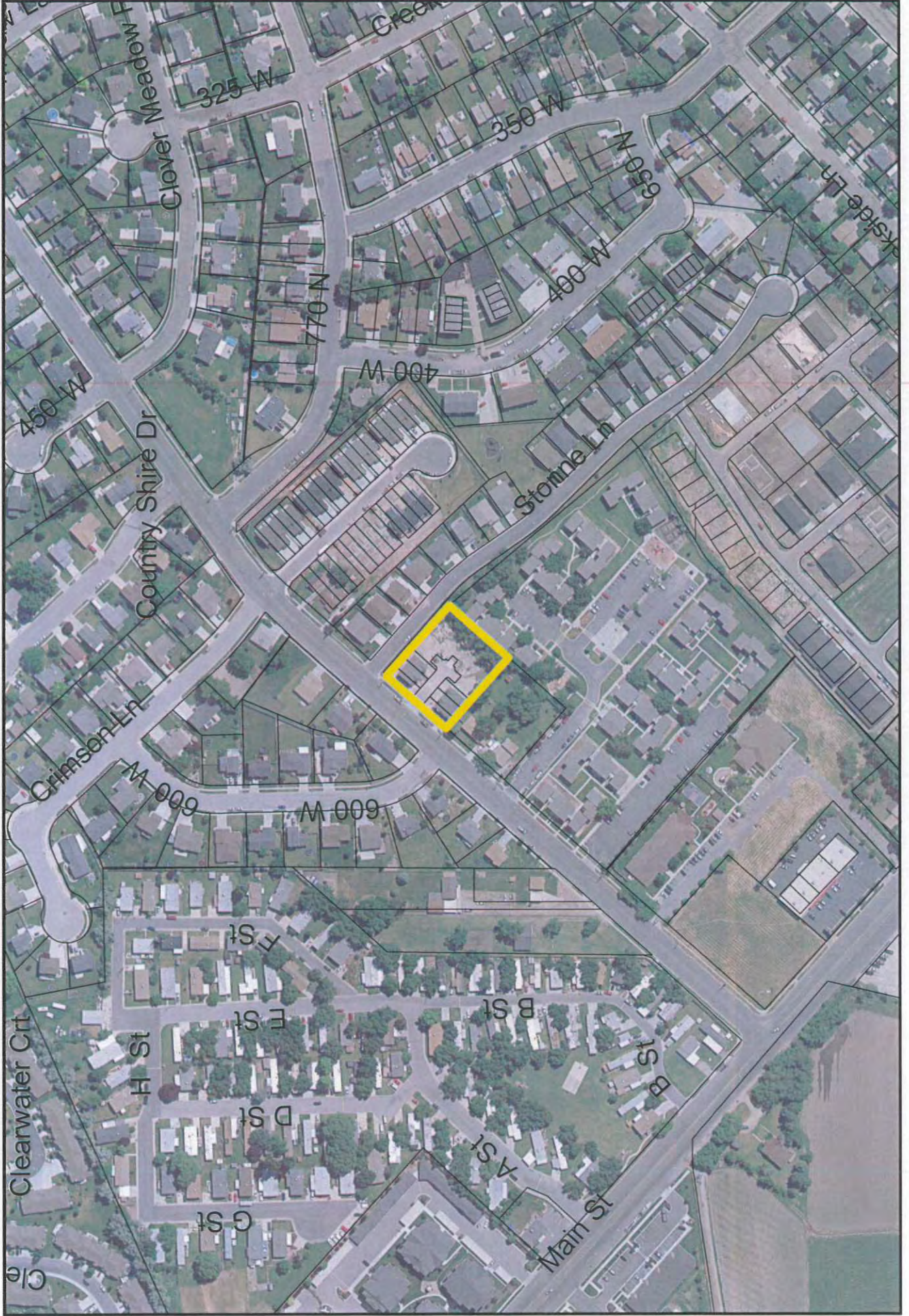
the development agreement to mitigate any impacts from the additional units. If the Commission determines that the project is not acceptable as proposed, they should give specific reasons for the denial or specific direction as to changes that would make the project acceptable.

Attachment 1: Area Map

Attachment 2: Plat Map

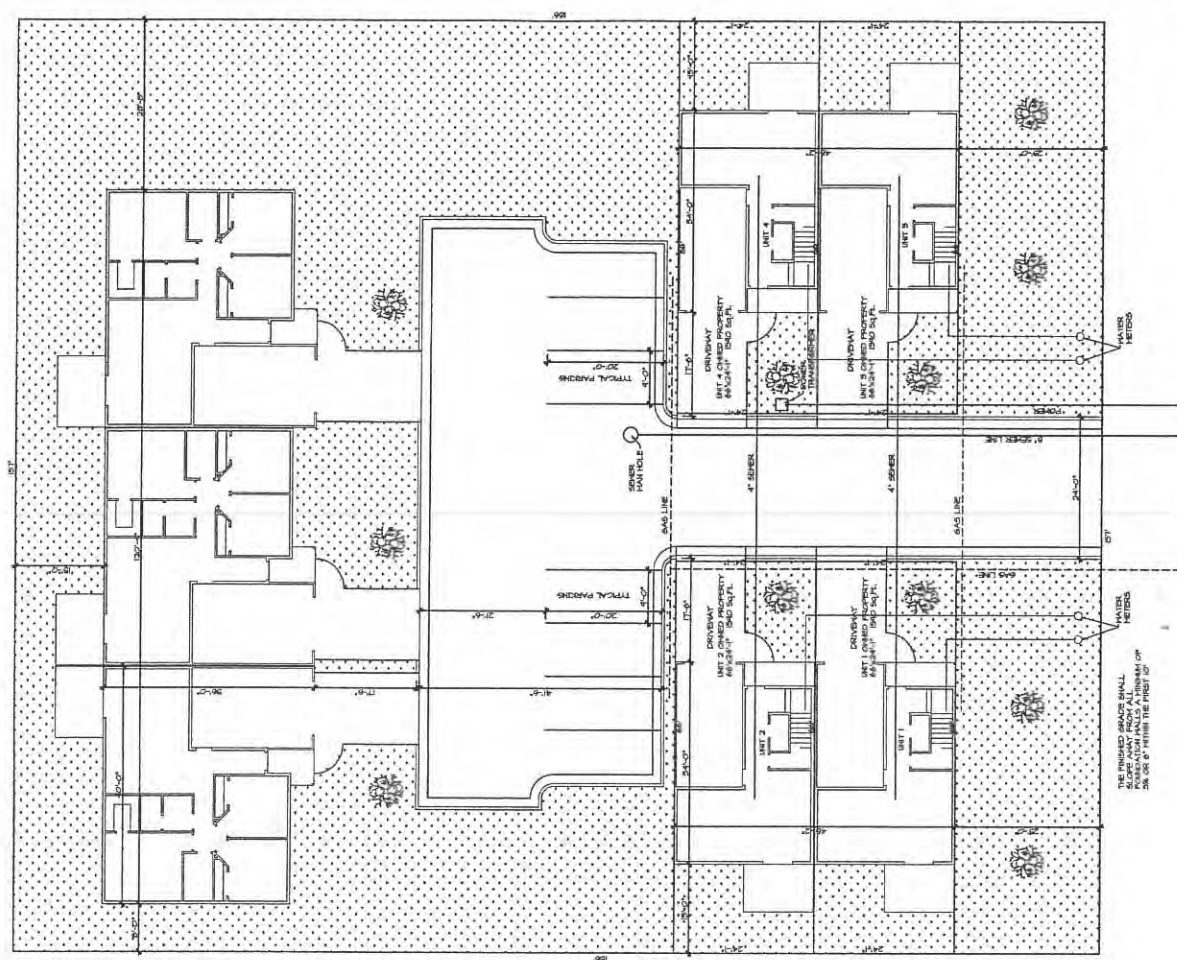
Attachment 3: Letter from Stonne Lane HOA

Heritage Square Townhomes





Lot Plan
Lot 0075 Mutton Hollow Road
Kaysville City, UT
SCALE: 1" = 10'-0"



Main Level Floor Plan

Overall Size: 36'-0" x 36'-0"
Main Level: 1045 sq. ft.
Bed Room: 244 sq. ft.
Bed Room: 244 sq. ft.



Justin Bennett

From: "Kelsey Hansen" <kelsey.dub@gmail.com>
Date: Thursday, March 17, 2016 5:57 PM
To: <Justin@outwestbuilders.com>
Subject: Stonne Lane

Justin,

Thank you for your call last week. Here is the email as promised!

I just wanted to write and tell you that we are not interested in having your complex use our lane as an exit or entrance.

In Stonne Lane's Covenants, Conditions & Restrictions Article 8 Section 4 it states: "Quiet Enjoyment. No noxious or offensive activity shall be carried on upon any part of the properties nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the owners or which shall in any way increase the rate of insurance."

Stonne Lane is a private street and will be staying that way.

Thank you for understanding, and let me know if you have further questions!

Kelsey Hansen



Planning Commission Staff Report

Preliminary and Final Plat for the Meridian Subdivision at 300 West and Main Street.

April 14, 2016

Applicant/Owner: Larvin Pollock / M.R. Restaurants, LC
Location: 370 North Main Street
Zone: GC (General Commercial)

Description:

Recently the Kaysville City RDA approved the sale of the north east corner of 300 West and Main Street. This plat shows that property is to be combined with the adjacent property where the car wash currently resides. This subdivision plat combines 2 existing commercial properties into one in order to accommodate proposed development. The new lot size is 0.72 acres with frontage and access from both Main Street and 300 West.

The subdivision plat appropriately accounts for existing easements and required right of way dedication and is in compliance with the requirements of the Kaysville City Ordinance.

Recommendation:

Staff recommends that the Planning Commission recommend approval of the preliminary and final plat for the Meridian Subdivision.

Reasoning:

The proposed plat complies with the requirements of Title 17, and 19.

Attachment 1: Area Map
Attachment 2: Final Plat

Meridian Subdivision





Planning Commission Staff Report

Preliminary and Final Plat for the Kaysville Business Park No. 18 Amended Subdivision at 350 North 900 West comprised of 3 lots.

April 14, 2016

Applicant/Owner: Ed Dayton / Sage Industrial Holdings, LLC
Location: 350 North 900 West
Zone: LI (Light Industrial)

Description:

The subject property is located in the Kaysville Business Park. The LI zoning district has no lot or yard requirements except for situations where LI properties abut residential properties which is not applicable in this situation. While the zoning district does not have lot size requirements, the covenants of the Kaysville Business Park require that the each lot have an area of at least on acre.

The existing building on site will remain on lot 1A as proposed and 2 new lots will be created currently labeled lot 1B and lot 1C. Each lot exceeds the required 1 acre minimum lot size of the business park and will have sufficient access from the existing 350 North Street cul-de-sac. There are multiple utility easement running through the property which continue to be shown on the amended plat.

Recommendation:

Staff recommends that the Planning Commission recommend approval of the preliminary and final plat for the Kaysville Business Park No. 18 Amended Subdivision.

Reasoning:

The proposed plat complies with the requirements of Title 17, 19, and the Kaysville Business Park Covenants.

Attachment 1: Area Map
Attachment 2: Final Plat

Kaysville Business Park No. 18 Amended Subdivision





Planning Commission Staff Report

Amanda's Place Subdivision (formerly RWT Subdivision) Final Plat April 14, 2016

Applicant/Owner: Reva Taylor
Location: 472 and 482 North Main Street
Current Zone: R-1-8

Description:

In January this property was rezoned from General Commercial to R-1-8 and received preliminary plat approval. Further work has now been done and a final plat approval is being requested.

The plat consists of five lots, three new lots and two lots which already have homes. Since the preliminary approval, the plat has been modified from a double flag lot configuration to a private lane for access the back two lots. This change was made to increase the buildable area of the lots. It has also been requested to phase the project, splitting off the two existing homes into phase one and leaving the three new lots as phase two. This will facilitate the sale of the existing homes.

Since this project contains a private road, the PRUD overlay zone is required. The PRUD Overlay zone requires a noticed public hearing. Approval of the final plat should be made subject to completing the overlay zone.

Recommendation:

The plat conforms to the approved preliminary plat with the noted changes and is in compliance with other applicable requirements. Staff suggests that the planning commission recommend approval of the proposed final plat subject to the property receiving the PRUD overlay zone.

Attachment 1: Location Map
Attachment 2: Final Plat
Attachment 3: Approved Preliminary Plat

Amanda's Place Subdivision



KAYSVILLE CITY PLANNING COMMISSION

March 10, 2016

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

Excused: Gary Bullock, Joshua Sundloff

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

Others Present: Council Member Larry Page, Rachel Engstrom, Ross Ranzenberger, Pearl Ranzenberger, Nolan Jabczynski, Justin Bennett, Vicki Gold

OPENING

The Planning Commission meeting was held on Thursday, March 10, 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 28, 2016 and February 11, 2016 meetings were presented for approval.

Lorene Kamalu asked that her comment on page four of the February 11, 2016 minutes be revised to state "Lorene Kamalu asked about the number of units being proposed and if the developer had considered a different plan with fewer units, which might better fit the intended zoning." Mrs. Kamalu also clarified that under the Reports item that she had spoken to the contractor hired by Wendell Peery and not a neighbor as stated in the minutes.

Stroh DeCaire made a motion to approve the minutes of the January 28, 2016 and February 11, 2016 meetings with the amendments as proposed. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", HANDYMAN SERVICES AT 195 EAST 100 SOUTH – NOLAN JABCZYNSKI

Lyle Gibson explained that Nolan Jabczynski is requesting a conditional use permit for a Major Home Occupation "B" from his home at 195 East 100 South. Mr. Jabczynski will use his home for scheduling appointments and preparing bids, as well as processing other paperwork. Any tools or equipment not being used will be stored inside. Mr. Jabczynski has a son living with him who will occasionally help with different jobs.

Stroh DeCaire made a motion to grant a conditional use permit for a Major Home Occupation "B", handyman services at 195 East 100 South for Nolan Jabczynski. Lorene Kamalu seconded

the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”,
ESTHETICIAN AT 977 WEST MILL SHADOW DRIVE – RACHEL ENGSTROM**

Lyle Gibson explained that Rachel Engstrom is a licensed esthetician and has been practicing in commercial outlets but now desires to continue providing services to some of her clientele through her own home business. Her property, located at 977 West Mill Shadow Drive, has a large driveway and therefore will have adequate space for customers to park off-street. Ms. Engstrom plans to have clients come by appointment only and will leave time between each appointment to complete paperwork.

Stroh DeCaire asked if Ms. Engstrom is the owner of the property.

Lyle Gibson said that it is owned by the family member who also lives on the property.

Thomas Wood made a motion to grant a conditional use permit for Major Home Occupation “B”, esthetician at 977 West Mill Shadow Drive for Rachel Engstrom. Betty Parker seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A TWO-FAMILY DWELLING AT 609 EAST 1150
SOUTH – ROSS RANZENBERGER**

Lyle Gibson explained that Ross Ranzenberger lives at 609 East 1150 South and would like to build an addition onto his home to create an extra dwelling unit. Two-family dwellings are permitted in the R-1 zoning districts as a conditional use as long as there is not more than two duplexes located within a five-hundred foot radius of the subject property, which there is not. There is already a three-car garage on site and space for three cars in the driveway, and therefore meets the parking requirement for a duplex of two off-street parking spaces per dwelling. Each living unit would also have its own electric meter. Staff is recommending approval with the condition that the applicant complete the building permit process for a conversion from a single-family to two-family dwelling.

Ross Ranzenberger added that the driveway for the new unit would run along the east side of the property from the main driveway. Because city ordinance restricts having separate dwelling units on the property, a pool house will connect the exiting home to the new unit.

Stroh DeCaire asked if the Ranzenberger’s already had an interested tenant.

Ross Ranzenberger responded that they plan to have it be used by family.

Matthew Anderson asked if the new driveway along the property line would be covered.

Ross Ranzenberger said that he was told he couldn’t completely cover the driveway, but will be installing a covered walkway alongside the home which will hang over the driveway about four

feet.

Stroh DeCaire made a motion to grant a conditional use permit for a two-family dwelling at 609 East 1150 South for Ross Ranzenberger with the condition that Mr. Ranzenberger complete the building permit process for a conversion from a single-family to a two-family dwelling. Lorene Kamalu seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR MILLER RANCH SUBDIVISION AMENDED AT 1766 WEST PHILLIPS STREET – MISTIE MANNING

Andy Thompson explained that this plat for the Miller Ranch Subdivision, located at 1766 West Phillips Street, was recently approved and recorded. As the new home was being laid out, it was discovered that the originally platted lot did not provide the desired setbacks for the proposed home. A new plat has therefore been submitted, moving the northerly line about thirty feet further north. Both lots are still in compliance with applicable zoning requirements.

Chairperson Matthew Anderson opened the Public Hearing.

There were no comments or questions from the public. Chairperson Matthew Anderson closed the Public Hearing.

Betty Parker made a motion to recommend preliminary and final plat approval for Miller Ranch Subdivision Amended at 1766 West Phillips Street for Mistie Manning. Thomas Wood seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR HERITAGE SQUARE TOWNHOME SUBDIVISION PHASE 2 AT 560 WEST MUTTON HOLLOW ROAD – JUSTIN BENNETT

Andy Thompson explained that Justin Bennett developed this property, located at 560 West Mutton Hollow Road, about two years ago. This development contained two two-unit townhomes served by a private lane. Mr. Bennett now would like to add three more townhome units to the project. Under the existing R-2 zoning the property would accommodate a total of seven units, and with the already approved PRUD overlay zone, the lots and open space would be in compliance. However, when the original rezone and plat approvals were given, it was with the condition that no more than four units be allowed on the property. This condition was agreed on and documented with a recorded development agreement. Mr. Bennett acknowledges the development agreement, but believes that now that the first four units are in place, many of the concerns expressed with the original approval have dissipated. Staff recommends that the Planning Commission review this proposal and consider the impacts of the original development, and the potential impacts of the requested additional units. If it is determined that the impacts are acceptable, then the project may be recommended for approval, subject to a modification to the development agreement. The Planning Commission may also recommend additional provisions to the development agreement to mitigate any impacts from the additional units.

Chairperson Matthew Anderson opened the Public Hearing.

There were no comments or questions from the public. Chairperson Matthew Anderson closed the Public Hearing.

Justin Bennett said that when this development was originally proposed it seemed that most of the concern was with the density of the project. A lot of time and money have been invested into this project since receiving approval and there isn't enough money left to improve the vacant lot as open space as originally planned on the south end of the property.

Stroh DeCaire commented that he had reviewed the minutes from the meetings when this development received approval. Many neighbors were present at the meetings and expressed a lot of concern about the proposed number of units. The limitation of four lots for this entire property was set for a reason. It seems that, based on the layout and construction of this development, Mr. Bennett was just satisfying the City's requirements until a later date.

Justin Bennett said that development costs have been more than expected and he is now looking for another way to help cover costs and feels that building additional units is the best option.

Thomas Wood commented that because the original development plans had a large piece of the property vacant at the end of the lane, it seems that Mr. Bennett never intended to only build four total units, but rather met the allowed unit limitation to satisfy the approval requirement for the time being.

Justin Bennett said that the first drawing of the development showed seven units, and when the four unit limitation was set he decided to just remove the back three units and create an open space area instead of having the subdivision plans redesigned. Mr. Bennett added that because there haven't been any further complaints from the neighbors in the area since the property was developed that the same concerns don't exist anymore.

Stroh DeCaire said that the Planning Commission recently received an e-mail from David Black, a neighbor, who stated that he is against allowing more units within this development because there is already too much density in the area.

Thomas Wood asked about the water retention area in the back of the property.

Andy Thompson responded that the retention area is small and wouldn't be near the proposed units. However, should these proposed development plans be approved for preliminary plat, Mr. Bennett would have to design a storm water plan.

Lorene Kamalu stated that she had driven through the development before tonight's meeting and feels that it has been well built and maintained thus far.

Betty Parker commented that when this was originally approved it was approved for the best use

at that time. Has that changed now?

Andy Thompson said that another option could be to build a single family dwelling on the vacant lot instead. However, it might seem awkward to have a single family home among multi-family units, and might affect the value of the home.

Matthew Anderson commented that as it stands right now, another unit couldn't be built on the property at all, unless the development agreement is amended.

Thomas Wood said that another possibility could be to build two smaller single family homes on the lot, similar to those on Stonne Lane.

Matthew Anderson said that he is uncomfortable approving three more units on this piece of property, but also doesn't want to see the property empty. Maybe there is a middle ground that would be a better use for the property.

Justin Bennett said that if three units were built, it would still leave plenty of open space area around the units. Mr. Bennett added that he plans to start installing landscaping around the existing units in the spring.

Thomas Wood asked if a second access could be created onto Stonne Lane.

Justin Bennett responded that he had spoken with the residents of Stonne Lane but has been unable to work something out with them.

Thomas Wood asked if the new units would be rentals.

Justin Bennett said that because each unit would be sold separately, it is up to each owner to decide what to do with the unit.

Lorene Kamalu said that while the Commission needs to consider what the highest and best use for is every property, sometimes the impact of a development is not as bad as it is anticipated. It's possible that the reason we haven't heard from the neighbors is that they changed their mind about what they originally thought were negative impacts from this development. The type of units being proposed are in high demand right now because of their size and because of their location within the city. It doesn't seem that there would be any other negative impacts with the approval of a few additional units.

Betty Parker asked if the vacant lot could be sold.

Andy Thompson responded that it's currently considered as open space for this project. If it's sold off separately then the owner would still have to go through the approval process to allow for a dwelling to be built on the property because of the current density restriction.

Thomas Wood said that he lives near this property and feels that many of the neighbors haven't

said anything about this proposed item because they are under the impression that it won't make a difference. Many feel that they were ignored when this development was originally brought to the City for approval and that their concerns had gone unheard. There was a reason the four unit limitation was put upon the approval of this development. However, there might be a better use for the vacant lot that will still meet the spirit of the original limitation. Mr. Wood suggested that Mr. Bennett consider building only two more units, and possibly make them bigger than the others.

Andy Thompson suggested that this item be tabled so the developer could investigate other options for development.

Lorene Kamalu made a motion recommend preliminary plat approval for Heritage Square Townhome Subdivision Phase 2 at 560 West Mutton Hollow Road for Justin Bennett with the following provisions:

1. The developer explore other possible dwelling options for this development
2. The developer explore the possibility of creating a second access onto Stonne Lane.
3. A final landscaping plan be created and presented before preliminary plat approval.
4. The proposed development agreement amendment be presented.

Justin Bennett said that he has attempted to work something out with the home owners of Stonne Lane to try to gain a second access, but has been unsuccessful.

Matthew Anderson stated that he is concerned about the proposed density and would consider recommending approval for a plan with fewer units.

Lorene Kamalu stated that she is concerned about delaying this development any longer.

Betty Parker commented that it is the Planning Commission's due diligence to review each proposed development to ensure it meets city requirements before making a recommendation to the City Council. Since there are still questions and concerns about the project, those need to be addressed before proceeding with any kind of approvals.

Thomas Wood said that before he would recommend approval of this project he would like to see further evidence that this current proposal will be the best use for the property and that other dwelling options have been explored.

The motion died for lack of a second.

Betty Parker made a motion to table the request for preliminary plat approval for Heritage Square Townhome Subdivision Phase 2 at 560 West Mutton Hollow Road for Justin Bennett so that the developer can further review and address the comments and questions made tonight. Thomas Wood seconded the motion.

Voting was as follows:

Lorene Kamalu	nay
Stroh DeCaire	aye
Matthew Anderson	nay
Betty Parker	aye
Thomas Wood	aye

The motion passed with a vote of three to two.

Matthew Anderson commented the he voted against the motion because he felt that it could have been given a recommendation to the City Council for approval with certain stipulations.

Thomas Wood was excused from the remainder of the meeting.

PRESENTATION AND APPROVAL OF THE KAYSVILLE CITY ACTIVE TRANSPORTATION PLAN

Lyle Gibson explained that the Kaysville City Council adopted the most recent version of the Kaysville City General Plan in December 2014. The Transportation and Traffic Circulation section of the Plan states that the City should “implement the Kaysville Active Transportation Plan”. To create the Active Transportation Plan, Staff secured funding from Wasatch Front Regional Council and together, with Farmington City, hired a consultant to help with the process. Alta Planning and Design was hired and has been working with Staff and a steering committee for over six 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 an open house.

Lyle Gibson reviewed the proposed Kaysville Active Transportation Plan with the Planning Commission.

Chairperson Matthew Anderson asked for public comment.

Vicky Gold commented that she is a stay-at-home mom and loves to be active, but has had to find ways to continue to be as they have had children. She tries to bike around the city as much as possible, to places like the grocery store and library. However, living west of the freeway makes it hard to travel to the east side of the city because of safety concerns. Mrs. Gold said that she has stopped bicycling on 200 North because of how busy and unsafe it is. It seems that bicyclists and drivers are afraid of each other. There needs to be a better way for bicyclists and pedestrians to travel on the same road. Bike lanes are a great way to give bicyclists more authority on the road, and to give drivers a better sense of where bicyclists are. This Active Transportation Plan is a good start in helping the world to change to become more active by giving people better access to transportation options.

No other public comment was given.

Matthew Anderson suggested that Commission members review the Plan in further depth over

the next couple weeks and then discuss their findings at their next meeting.

Stroh DeCaire made a motion to continue this item at the next Planning Commission meeting. Lorene Kamalu 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, March 24, 2016 at 7:00 p.m.

ADJOURNMENT

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

14 April 2016 Agenda

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Lyle Gibson, Zoning Administrator