

1. Documents

Documents:

[28 APRIL 2016 PACKET.PDF](#)
[28 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 28, 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 24, 2016.
2. Conditional use permit for a major home occupation "B", chiropractic office at 227 South Christine Way – Andrew White.
3. Conditional use permit for farm animals at 90 East 500 North – Kurt Coppersmith.
4. Conditional use permit for farm animals at 998 East 400 South – Melissa Jones.
5. Conditional use permit for farm animals at 1563 West Leola Lane – Deanne Tanner.
6. Public hearing and request to rezone 1.35 acres of property at 472 and 482 North Main Street to PRUD (Planned Residential Unit Development) overlay zone – Reva Taylor.
7. Request to rezone 0.95 acres of property at 85 East Crestwood Road from R-1-8 (Single Family Residential) to R-4 (One to Four Family Residential), with a PRUD (Planned Residential Unit Development) - Dan Stephenson. (Tabled Item)
8. Final plat approval for Shadow Crossing Phase 3 Subdivision at Shadow Way and Brady Lane – Perry Homes.
9. Call to the public.
10. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
11. 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 22, 2016.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Chiropractic Office. April 22, 2016

Applicant/Owner: Andrew White
Location: 227 South Christine Way

Description:

Mr. White is requesting a conditional use permit for a major home occupation 'b' for a chiropractic office. The home occupation would accept clients by appointment.

Mr. White works in a chiropractic office in Salt Lake but has been receiving many requests from people in Kaysville so he has decided to start a home business. The home business would be on the side of his typical practice. Typically an appointment runs 15 to 20 minutes and he would not schedule more than 1 every 30 minutes.

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 with the restrictions of the ordinance staff feels that approval of this application is appropriate without additional conditions.

Attachment 1: Area Map

227 South Christine Way





Planning Commission Staff Report

Conditional Use Permit for Farm Animals April 28, 2016

Applicant/Owner: Kurt Coppersmith
Location: 90 E 500 North
Zone: R-1-8

Description:

The Coppersmith family is requesting a conditional use permit for farm animals. Their property is approximately 0.19 acres or 8,200 square feet. The request is specifically for chickens. Based on the size of the property they may have up to five (5) fowl, rabbits, or similar sized animals.

The property currently has a fence that encloses the rear yard and plans to have a coop in place for the chickens if the conditional use is approved.

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:

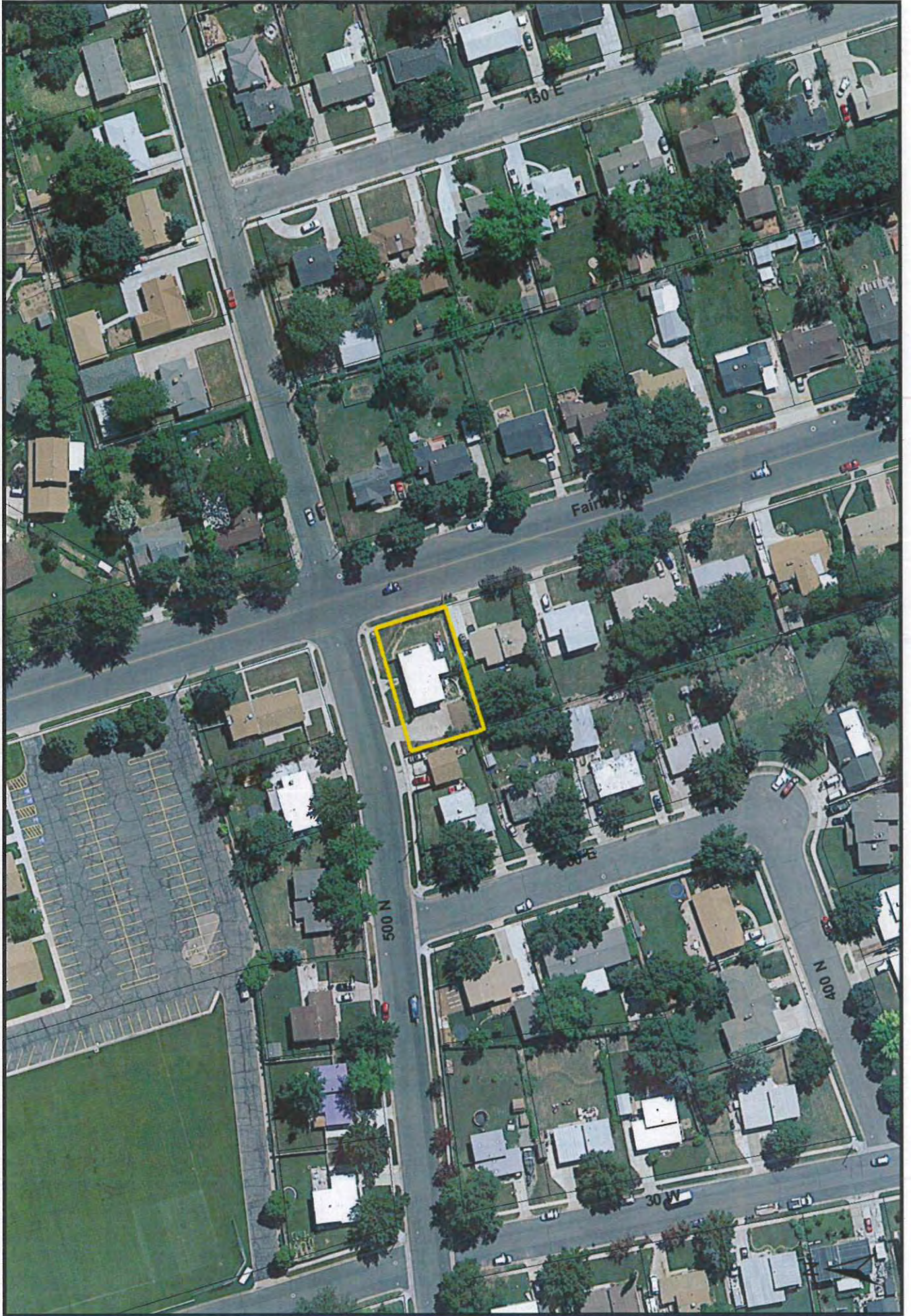
- A chicken coop be installed in compliance with 17-24-3.

Reasoning:

Staff feels comfortable that with proposed condition potentially anticipated detrimental impacts are capable of being mitigated.

Attachment 1: Area Map

90 East 500 North





Planning Commission Staff Report

Conditional Use Permit for Farm Animals April 28, 2016

Applicant/Owner: Melissa Jones
Location: 998 East 400 South
Zone: R-1-8

Description:

Ms. Jones is requesting a conditional use permit for farm animals. Their property is approximately 0.20 acres or 8,700 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 she plans to have a coop and chicken run installed if the conditional use permit is approved.

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:

- A chicken coop be installed in compliance with 17-24-3.

Reasoning:

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

Attachment 1: Area Map

998 East 400 South





Planning Commission Staff Report

Conditional Use Permit for Farm Animals April 28, 2016

Applicant/Owner: Deanne Tanner
Location: 1563 West Leola Lane
Zone: R-1-20

Description:

Ms. Tanner is requesting a conditional use permit for farm animals. Their property is approximately 0.52 acres or 22,600 square feet. The request for farm animals includes Nigerian Dwarf Goats and possibly future chickens.

Ms. Tanner has had two goats on site for a couple of weeks already as she wanted to be sure they actually liked them before applying for the conditional use permit. Staff has not received any complaints regarding the animals.

Based on the size of the property, up to four (4) sheep, goats, llamas or similar animals could be permitted. Currently she only wishes to have the two (2) goats and is considering chickens. Due to the property size up to twenty five (25) chickens in addition to the goats could be permitted.

The property currently has a fence that encloses the rear yard and she feels is capable of containing the goats as they are a very small breed.

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:

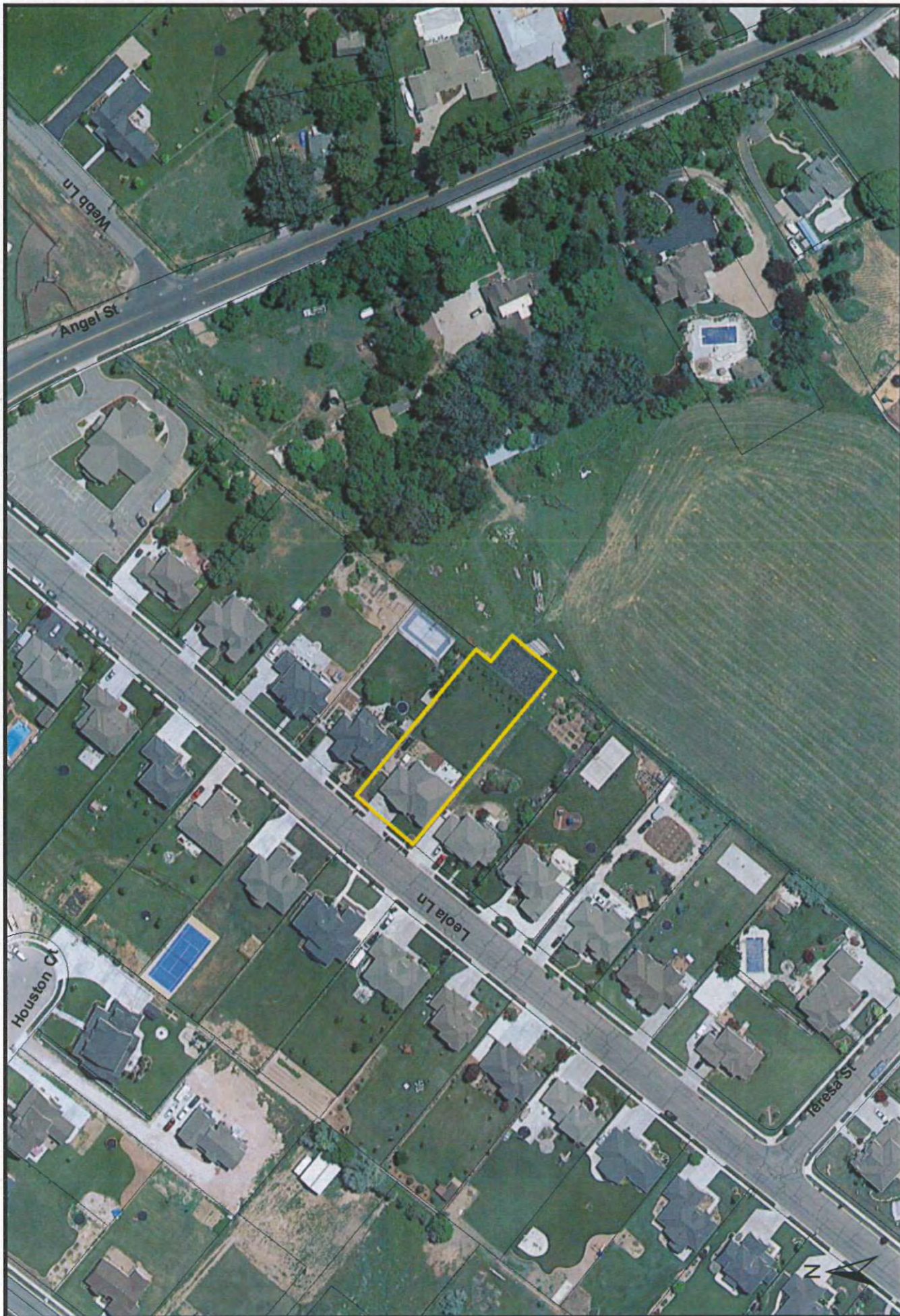
- Before chickens are allowed on site a chicken coop be installed in compliance with 17-24-3.

Reasoning:

Based on the brief period the goats have been on site without complaint and the restrictions of the ordinance, staff feels comfortable that with proposed condition potentially anticipated detrimental impacts are capable of being mitigated.

Attachment 1: Area Map

1563 West Leola Lane





Planning Commission Staff Report

Amanda's Place Subdivision (formerly RWT Subdivision) PRUD Overlay Zone April 28, 2016

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

Description:

At their last meeting the Planning Commission approved the Amanda's place subdivision subject to the application of the PRUD Overlay zone. The required public hearing has now been properly noticed and the overlay zone may be applied. This project contains a private road and therefore requires the PRUD Overlay zoning.

Recommendation:

This plat has already been approved with the understanding that it was subject to the overlay zone, therefore staff suggests that the PRUD Overlay Zone be recommended for approval.

Attachment 1: Location Map

Amanda's Place Subdivision





Planning Commission Staff Report

Rezone of 0.95 acre of property from R-1-8 (Single Family Residential) to R-4 (One to Four Family Residential) and PRUD Overlay Zone

Tabled Item

April 28, 2016

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

Description:

This item was reviewed by the Planning Commission following a public hearing in their regular meeting of February 11, 2016. The Planning Commission determined that more detail was needed and unanimously tabled the item so that the "developer and the property owner can address the comments and concerns mentioned" in that meeting.

In response to the Planning Commission's request additional detail had been provided and the private road has been moved to the eastern boundary to create more buffer for the adjacent homes to the east. As proposed the plan meets the City's requirements for density and open space in the requested R-4 zone. The proposal still includes 12 units in three structures served by a private street. The units are proposed to be platted as individual lots which may be sold independently.

The property is located across the street to the north of Heritage Park. It is located on Crestwood Road between Fairfield Road and Main Street with both commercial and multi-family uses in the area. The properties immediately adjacent to the subject parcel are zoned R-1-8.

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

Since the proposed project contains an private road the PRUD Overlay Zone is also being requested.

Recommendation:

The Planning Commission should review the proposed project and determine if it is, or can be made appropriate for this location. If it is determined that this project can be made to work, then the rezone to R-4 and the PRUD Overlay Zone may be recommended for approval subject to a development agreement containing the required elements of the development.

Attachment 1: Area Map

Attachment 2: Zoning Map

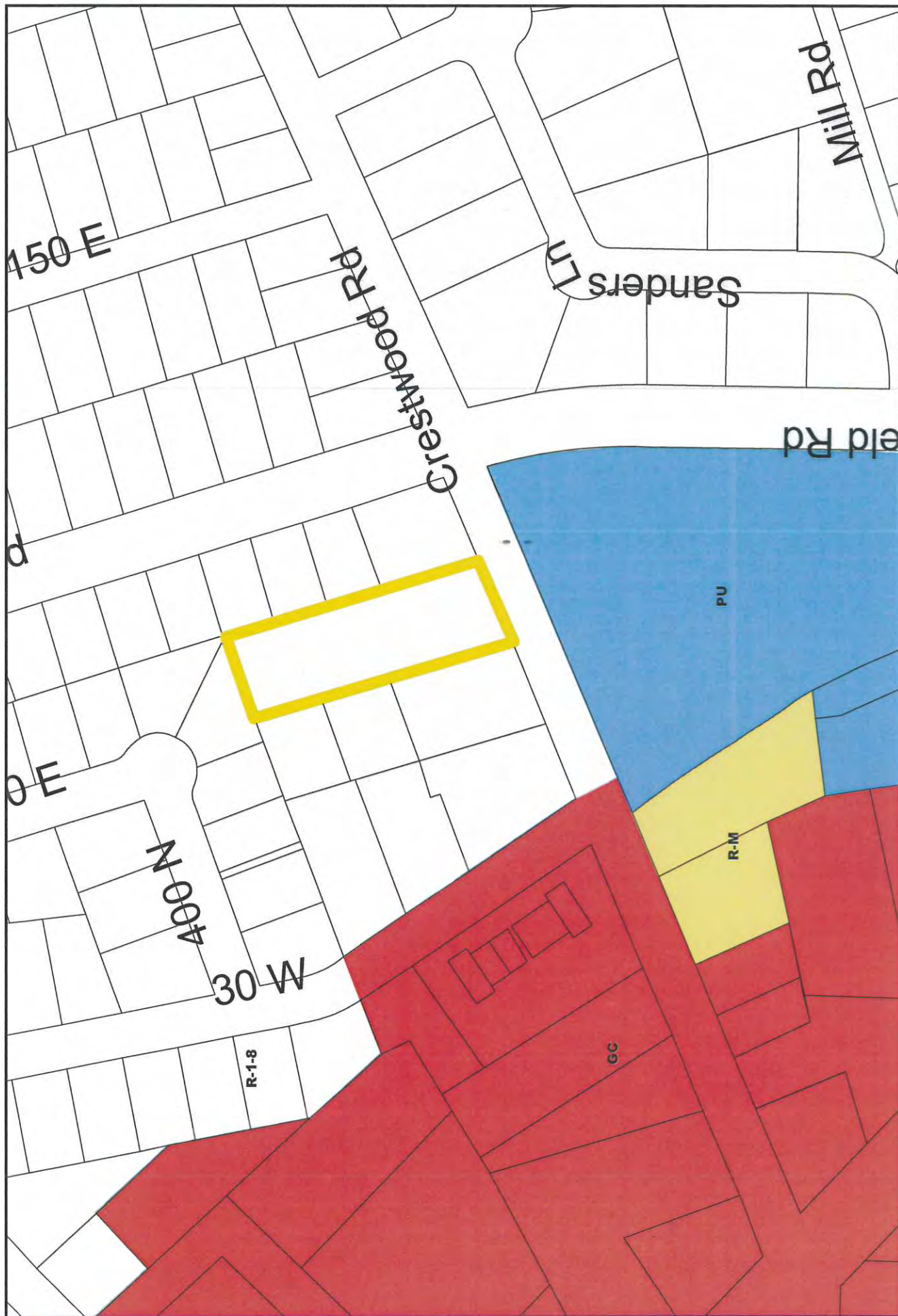
Attachment 3: Concept Plans

Attachment 4: Minutes from Feb. 11, 2016

85 East Crestwood Road



85 East Crestwood Road





VICINITY MAP
 SCALE: 1" = 20'

- Legend**
- BOUNDARY LINE
 - LOT LINE
 - ADJOINING PROPERTY
 - PROPOSED LAND DRAIN LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING IRRIGATION WATER LINE
 - PROPOSED IRRIGATION WATER LINE
 - EXISTING CULINARY WATER LINE (SIZE Varies)
 - PROPOSED CULINARY WATER LINE (SIZE Varies)
 - EXISTING STORM DRAIN (SIZE Varies)
 - PROPOSED STORM DRAIN (SIZE Varies)
 - EXISTING FENCE LINE
 - EXISTING FENCE LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
 - EXISTING MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING POWER POLE
 - FLAG W/ 2" BLOW-OFF
 - AIR-ARC ASSEMBLY

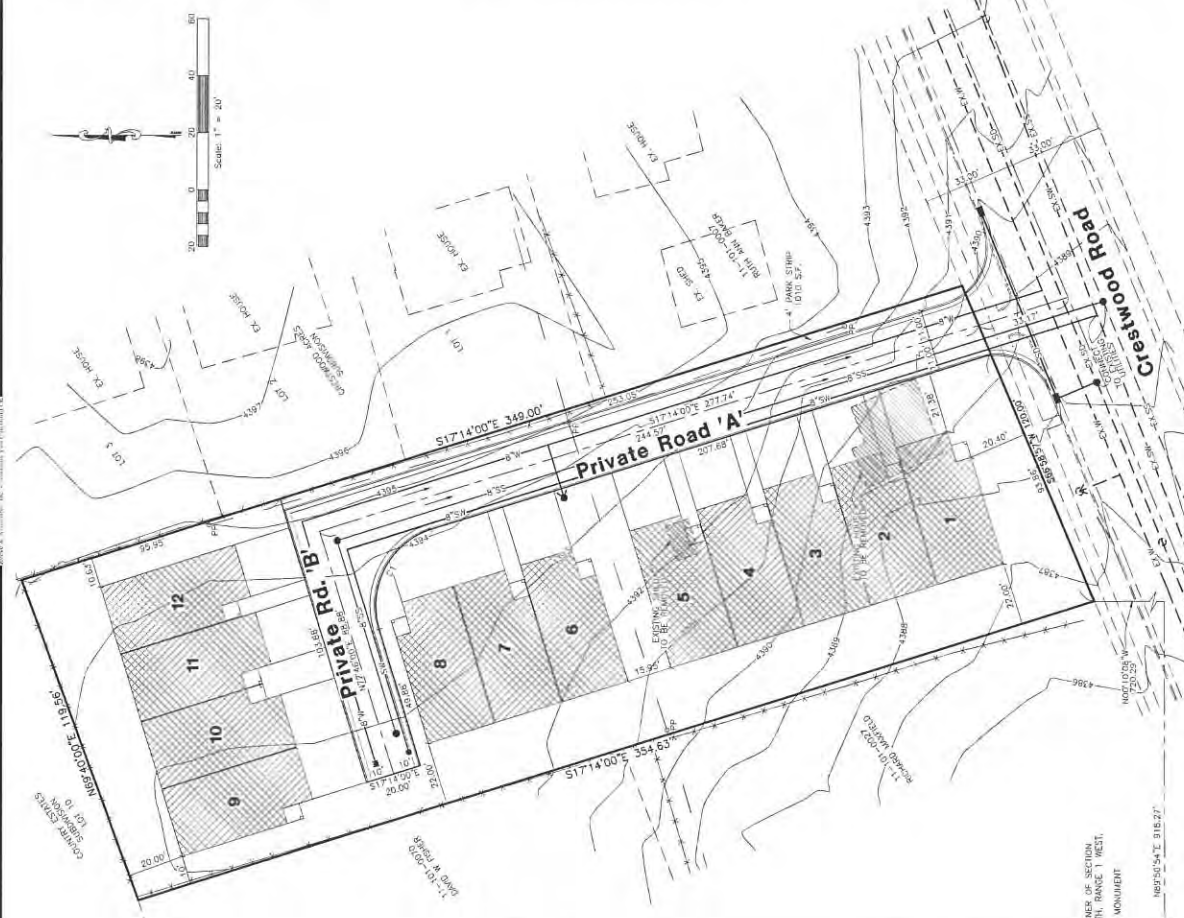
Design Data

TOTAL AREA: 0.984 ACRES
 PLANNED AREA: 0.984 ACRES
 ROAD AREA: 0.202 ACRES
 OPEN SPACE: 0.202 ACRES (20.2%)

Zone

R-1-B W/ PLANNED RESIDENTIAL DEVELOPMENT OVERLAY
 LAND AREA PER ZONING UNIT: 6,000 S.F.
 BUILDING FROM STREET IMPROVEMENTS: 20'
 MIN. BETWEEN BUILDINGS: 10'

Developer:
 Buffalo Properties



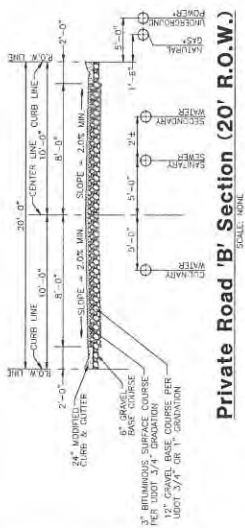
- Notes:**
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
 2. CONNECTED CULDS, CULDS, AND STORM DRAIN INTO EXISTING LINES IN CRESTWOOD ROAD.
 3. PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FEMA FLOOD MAP 6901102241C, DATED JUNE 16, 2007.

Curve Table

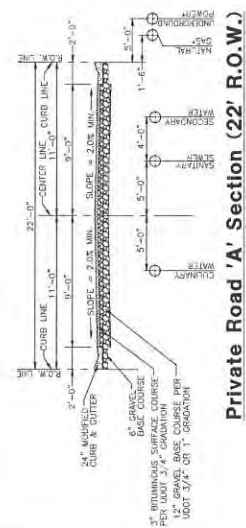
CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD BEARING
115°00'00"	43.98'	115°00'00"	43.98'
115°00'00"	43.98'	115°00'00"	43.98'
115°00'00"	43.98'	115°00'00"	43.98'

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREIN AS N81°50'54"E.



Private Road 'B' Section (20' R.O.W.)
 SCALE: 1" = 10'
 *VERIFY LOCATION WITH GAS AND POWER COMPANIES.



Private Road 'A' Section (22' R.O.W.)
 SCALE: 1" = 10'
 *VERIFY LOCATION WITH GAS AND POWER COMPANIES.

WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY MONUMENT

N81°50'54"E 916.27'

N81°50'54"E 764.16'

Crestwood Townhomes

Kaysville City, Davis County, Utah





LEGEND HELLS DR
CLARKSVILLE, TN 37041
001.217.3221

ATTENTION
MEL HUGHES LTD
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PROJECT NAME:
HAVENHILL 5
PLEX

LOCATION INFO:
LOT #
DIVISION
SUBNAME
SUBNAME
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2017

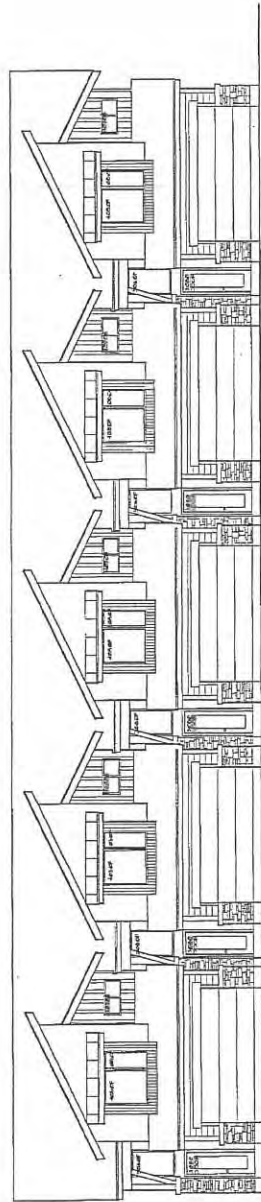
REVISION DATES
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FRONT
REAR
ELEVATIONS

A2 | 1

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

KAYSVILLE CITY PLANNING COMMISSION

February 11, 2016

Members Attending: Chairperson Matthew Anderson, Gary Bullock, Stroh DeCaire, Lorene Kamalu, Joshua Sundloff, Thomas Wood

Excused: Betty Parker

Staff Present: City Engineer Andy Thompson, Secretary Annemarie Plaizier

Others Present: Council Member Larry Page, Shelby Fernandez, Marisol Garcia, Jorge Garcia, Tony Coombs, Dan Stephenson, Zack Morby, Chris Moody, Tiffannie Cozzens, Carson Jones, Christina Jones, Mark Dyson, Eric Hopper, Devin Smith, Terry D. Messerly, Diane Messerly, Natalie Messerly, David Moore, Judy Fisher, David W. Fisher, Steve Burke, Mike Standridge, Jennifer Standridge, Wendell Peery

OPENING

The Planning Commission meeting was held on Thursday, February 11, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present.

PUBLIC HEARING AND REQUEST TO REZONE 0.95 ACRE OF PROPERTY AT 85 EAST CRESTWOOD ROAD FROM R-1-8 (SINGLE FAMILY RESIDENTIAL) TO R-4 (ONE TO FOUR FAMILY RESIDENTIAL), WITH A PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE – DAN STEPHENSON

Andy Thompson explained that Dan Stephenson owns the property located at 85 East Crestwood Road, directly across from Heritage Park. Although it is immediately surrounded by the R-1-8 zone district, it is located near the Main Street commercial district and some R-M (Multi-Family Residential) zoning. Mr. Stephenson has submitted a concept site plan and building type in consideration of the proposed rezone request. This development is proposed to have dwellings with individual ownership, common open space and a private street. An HOA would be set up to maintain the open space and street. The R-4 zoning district allows for a density of up to fourteen units per acre. The current site plan shows twelve units at a density of 12.6 units per acre. With the details provided, Staff is unable to verify if the proposed development would meet the requirements of a common open space subdivision. The Kaysville City General Plan states that east of I-15 the City should allow zero to five units per acre with some higher density housing. It also states that the majority of housing should be single family, about ten percent should be more than one unit per structure, and multiple unit housing should consist mostly of duplexes and some three to six unit structures dispersed throughout the City.

Chairperson Matthew Anderson opened the Public Hearing.

Steve Burke said that he was asked by two of his neighbors, Ruth Ann Baker and Sylvia Hadfield, who couldn't be at the meeting tonight to share letters written by them. Ruth Ann Baker shares a property line with this proposed development and is concerned with adding more density along two major streets. Also, there is already a lot of other multi-family properties nearby. In Sylvia Hadfield's letter, she also expressed concern with the high amount of traffic already in this neighborhood. Ms. Hadfield stated that she does not want to have high density housing in her backyard, and feels that it wouldn't be appropriate where it would be surrounded by a single family neighborhood. There will be twelve families packed into this one acre property. That is too many families and no place for children to play. Mr. Burke continued by stating that this development will not help to improve the area and should be located adjacent to a commercial zone as a buffer, as this zone was designed for. A few years ago the property at 65 East Crestwood Road was proposed for a rezone to

commercial and was denied. Commercial uses should stay west of 30 West Street, and this development should only be allowed four units, at most, on this property.

Devin Smith said that he lives next to this property and is concerned with adding more density into this area. The General Plan states that multi-family housing should be dispersed throughout the city. There is already a lot of high density housing in their area and adding more will cause the existing residents to carry the burden. Should this proposed rezone be approved it might also set a precedence for the area and we may see more high density developments being proposed.

Eric Hopper said that he lives to the east of the property and is concerned that the proposed development will decrease the value of his home and property. He moved into this area because of the small neighborhood feel and would like it to stay that way.

Mark Dyson said that he also lives east of the proposed development and is concerned about how closely the units could be built to adjacent homes. There doesn't seem to be enough space on the property to fit twelve units and the open space.

Tiffannie Cozzens said that she has lived in the home on the corner of 30 West and Crestwood Road and are looking to fix up their home because they appreciate the value of the historic home and the feel of Kaysville. While they understand that Kaysville has progressed and grown as it should, this development doesn't fit with the natural flow and beauty of the area.

Terry Messerly, living at 384 North 30 West, said that he has lived in his home for many years and has watched multi-family developments bought by investors to be used as rental units. Rentals tend to decrease the property values in a neighborhood and affect the look and feel of an area.

Jennifer Standridge said that she lives in the area and agrees that these type of multi-family units won't help to add to the overall value of the neighborhood.

David Fisher said that he owns and lives on the property to the west of this development where he also keeps cattle. Mr. Fisher said that he is concerned with high density housing being built in their neighborhood. More homes will not only bring more traffic but more noise to the area. Mr. Fisher added that he is concerned about residents getting into his property and asked that a fence be installed.

Tony Coombs said that he has been working with Dan Stephenson on this development and they thought this type of multi-unit development would fit well into this area because it sits near the park, library and other city services. The units will have a more modern look, and won't be taller than two stories. These units will be sold individually, however, they could still potentially be rented. It is up to the homeowners to decide.

David Moore said that it seems that the owner of the property is only interested in making money, and is not concerned about the effect it will have on the neighborhood. This subdivision needs to be rethought so that it will be more comparable to this area.

Diane Messerly said that she is concerned with the number of homes being adjacent to a busy street, and how residents will safely cross the road to get to the park.

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

Matthew Anderson said that it appears from the concept plan that there is not enough space to accommodate the number of units they want on the property.

Andy Thompson said that this is only a rough concept plan. When the preliminary plat is submitted, Staff will verify that the open space meets city requirements.

Stroh DeCaire said that the city ordinance states that open space needs to be usable and functional. However, the limited amount of open space, as well as its layout, doesn't seem to meet that criteria.

Gary Bullock commented that he is concerned about the setbacks shown on the concept drawing. There are four units shown along the northern side of the developer with small side yards. This sets them closer to the adjacent properties and could be a potential problem. Also, is there enough space at the end of the lane to meet fire code regulations?

Andy Thompson responded that there will be a shared driveway for two units at the end of the lane to create a place for fire trucks to turn around. It is unsure if this will be adequate for fire apparatus, and will need approval before final plat review.

Josh Sundloff said that it is not unprecedented to create a higher density residential zone within a less dense residential zone. There are similar situations in other areas of the city.

Lorene Kamalu asked about the number of units being proposed and if the developer had considered a different plan with lesser units, which might better fit the intended zoning.

Thomas Wood said he has been involved in land development before and this is a good location for a multi-family development. However, he feels that this proposal does not meet the Kaysville City General Plan in regards to having high density housing dispersed throughout the city. There seems to be more multi-family dwellings concentrated to this area and approving this high density development would go against the General Plan.

Matthew Anderson added that the General Plan also states that high density housing needs to be located along major roads and along the city center, which makes it harder to disperse them out further into other areas of the cities. There are limited locations where multi-family housing would be appropriate.

Gary Bullock commented that there is also limited land left available for development. This location is a good proximity to the downtown area. If this development is tastefully done it can enhance and contribute to the neighborhood and the community. Mr. Bullock said that he would like to see more details about the setbacks and open space, as well as a development agreement.

Lorene Kamalu said that on paper these units seem to be good in size for young families or empty nesters and seem well planned. However, she feels uncomfortable approving the proposed rezone until more of the concerns can be addressed.

Stroh DeCaire thanked those in attendance tonight for their comments and concerns about this development. Mr. DeCaire said that he is concerned about the small amount of open space shown on the concept plan, as well as the number of proposed units. What is the owner of the property trying to accomplish with this proposed development? There are a lot of unanswered questions and therefore this proposal should be tabled until the developer can address these questions.

Josh Sundloff said that he would like to see a more detailed site plan. While he agrees that this area tends to be taking more of the burden of the higher density housing, there really isn't anywhere else for this type of housing to go. This is located close to the downtown core of the city and along major roads. Mr. Sundloff added that children crossing the street from this location is a cause for concern and might need to be addressed through the development agreement.

Stroh DeCaire made a motion to table the request to rezone 0.95 acre of property at 85 East Crestwood Road from R-1-8 (Single Family Residential) to R-4 (One to Four Family Residential), with a PRUD (Planned Residential Unit Development) overlay zone for Dan Stephenson so that the developer and the property owner can address the comments and concerns mentioned. Gary Bullock seconded the motion and it passed unanimously.



Planning Commission Staff Report

Shadow Crossing Subdivision Phase 3 Final Plat April 28, 2016

Applicant/Owner:	Perry Homes
Location:	Shadow Way and Brady Lane
Zoning	R-1-20

Description:

A few of years ago Perry Homes received preliminary plat approval for Shadow Crossing Subdivision. Phases 1 and 2 have been constructed and Perry Homes has submitted an application for Phase 3. The proposed Phase 3 consists of 23 lots and will complete the Shadow Crossing project.

As shown on the attached plat lot 319 is only 19,710 square feet instead of the required 20,000 square feet. Perry Homes has been notified and will have a corrected plat at the meeting.

The plat is consistent with the preliminary plat and with the exception noted, meets all other applicable requirements.

Recommendation:

The staff has reviewed the plat and suggests that the Planning Commission recommended final plat approval for Shadow Crossing Phase 3 subdivision subject to lot 319 being brought into compliance.

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

Shadow Crossing Phase 3





CURVE	RACIAL	DELTA	LENGTH	CHORD
C1	100.00	23.7711*	124.98	3.5
C2	200.00	37.5000**	122.03	3.5
C3	3160.00	37.5000**	183.88	3.5
C4	1472.50	37.6423*	97.88	6.0
C5	490.00	37.6423*	37.37	6.0

CS	0.6000	1.000249	70.87°
CR	2.1750	1.077511	143.43°
CR	1.7250	0.930810	105.81°
CS	2.1750	1.160511	143.61°
CS	1.7250	0.977311	107.26°
CR	1.1000	0.496010	34.94°
CR	3.0000	1.072011	143.24°
CS	3.0000	1.1200	129.32°
CR	1.6750	0.934510	143.22°
CR	1.6750	0.977311	23.87°
CR	4.1250	0.903311	90.26°

LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MERRIDIAN.

[illegible]

SHADOW CROSSING PHASE 3

SHADOW CROSSING PHASE 3

On the _____ day of _____ A.D. 20____ personally appeared before me, the undersigned Notary Public, in and for the County of _____, in said state of Utah, _____, who after being duly sworn, acknowledged to me that he/she is the _____ of _____, and that he/she signed this Owner's Declaration for the property therein mentioned and that said U.T.C. executed the same.

Notary Public
Residing at _____
County of _____ State of _____
I hereby certify that _____
is duly qualified as a Notary Public under the laws of the State of _____
and is entitled to exercise the duties of such office.
In testimony whereof, I have hereunto set my hand and seal of office at _____
this _____ day of _____ A.D. 19_____.
My Commission Expires _____
Notary Seal No. _____

... as to term this _____ day of _____
by the Knoxville and the Plantation Commission

From this _____ day of _____

on from this _____ day of _____

Dayville City Council has

RECORDED
of Davis
of



KAYSVILLE CITY, UTAH

CURTIS R. FRANZEN
11-093--0026

ANGEL STREET (PUBLIC ROAD)

VICINITY PLAN

WEST QUARTER CORNER
SECTION 32
14N., R. 1W.,
S. 1B. 2H.
FOUND BRASS CAP
MONUMENT

SCHICK
15-383-0006

LEGAL DESCRIPTION

[illegible]

SAFETY-CRITICAL FUNCTIONS

KAYSVILLE CITY PLANNING COMMISSION

March 24, 2016

Members Attending: Chairperson Matthew Anderson, Gary Bullock, Stroh DeCaire, Lorene Kamalu, Joshua Sundloff, Thomas Wood

Excused: Betty Parker

Staff Present: Zoning Administrator Lyle Gibson

Others Present: Council Member Larry Page, Sandra Orndorff, Bill Orndorff, Kerry Howes, John Wheatley, Gary Colaianni, Matthew J. Falkner

OPENING

The Planning Commission meeting was held on Thursday, March 24, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the February 25, 2016 meeting were presented for approval.

Lorene Kamalu made a motion to approve the minutes of the February 25, 2016 meeting. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", FOOT ZONE THERAPY AT 145 SOUTH 300 EAST – SANDRA ORNDORFF

Lyle Gibson explained that Sandra Orndorff is requesting a conditional use permit to do foot zone therapy services from her home at 145 South 300 East. Mrs. Orndorff is completing her state licensure and hopes to start practicing business from her home within the next couple of months. Clients will come by appointment only, and Mrs. Orndorff plans to have one client every three hours.

Stroh DeCaire asked about how long each session would last.

Sandra Orndorff responded that the sessions are about ninety minutes long and appointments will be scheduled as to not overlap.

Stroh DeCaire made a motion to grant a conditional use permit for a Major Home Occupation "B", foot zone therapy services at 145 South 300 East for Sandra Orndorff. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1396 SOUTH 700 EAST – JOSEPH KENNARD

Lyle Gibson explained Joseph Kennard lives at 1396 South 700 East and is requesting a conditional use permit to have chickens on his property. The property is approximately 8,500 square feet, allowing him to have up to five fowl, rabbits, or similar animals. The rear yard of Mr. Kennard's property is fenced, and a coop will be on site to house the chickens.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1396 South 700 East for Joseph Kennard. Thomas Wood seconded the motion and it passed unanimously.

MODIFICATION OF AN EXISTING CONDITIONAL USE PERMIT FOR A PUBLIC UTILITY STATION AT 675 WEST MUTTON HOLLOW ROAD - CENTURYLINK

Lyle Gibson explained that CenturyLink previously received approval from the Planning Commission for a conditional use permit for utility cabinets at 675 West Mutton Hollow Road. There is currently a pad on site with a cabinet and pedestal installed. An additional cabinet is proposed which stands forty-four inches high, similar to the existing cabinet. CenturyLink plans to pour a new concrete pad around the cabinet to help with the maintenance of the site.

Matthew Anderson asked if the new cabinet could be placed on the existing pad.

Kerry Howes, representing CenturyLink, responded that they could fit a cabinet in front of the existing cabinets, but prefer to keep cabinets as far away from the road as possible. This location also has a telephone pole directly to the right of the site, which would make it harder to access both cabinets.

Matthew Anderson asked if landscaping could be installed around the cabinets to make the area more aesthetically pleasing.

Kerry Howes said that they typically prefer not to install landscaping because the adjacent property owner would have to maintain it.

Josh Sundloff asked about installing a slatted chain-link fence around the cabinets.

Kerry Howes responded that they have done that before at other locations and while it might seem like a good screening option, sometimes it draws more attention.

Matthew Anderson said that while he wishes these utility cabinets were more aesthetically pleasing, it's hard to make the area look better without creating a burden for the adjacent property owner.

Lorene Kamalu made a motion to grant the modification of an existing conditional use permit for a public utility station at 675 West Mutton Hollow Road for CenturyLink. Stroh DeCaire seconded the motion and it passed unanimously.

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

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR SUNSET EQUESTRIAN ESTATES PHASE 19 AT APPROXIMATELY 880 SOUTH SUNSET DRIVE – SYMPHONY HOMES

Lyle Gibson explained that Symphony Homes recently acquired 4.05 acres of property at approximately 880 South Sunset Drive and is requesting to rezone the property from A-1 (Light Agriculture) to R-1-LD (Residential Single Family Low Density) to accommodate a six lot single family residential development on a cul-de-sac. The property is surrounded by the A-1 zoning to the north, and the R-A (Residential Agriculture) zoning to the south. The lots in this phase vary in size between 18,000 square feet to just over 33,000 square feet. The maximum density allowed in the R-1-LD zone is two units per acre. Although this phase will not be part of the PRUD overlay zoning, like the other phases of Sunset Equestrian Estates, the developer intends to include them in the Sunset Equestrian Estates Homeowners Association. Before the final plat of this phase can be approved and recorded, Phase 16A of this subdivision, south of this property, needs to be amended from the current preliminary plat.

Chairperson Matthew Anderson opened the Public Hearing.

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

John Wheatley, representing Symphony Homes, said that they are requesting the R-1-LD density to help accommodate slightly larger lots in the configuration of this property. Only one of the proposed lots is less than half an acre in size.

Josh Sundloff asked why they decided to create a cul-de-sac and not a connecting road to Sunset Drive. There is only a couple of major accesses onto Angel Street from this area and feels that more connectivity makes for better traffic flow.

John Wheatley said that because of the layout of the land, a through street would have only allowed them to create long and narrow lots. There will still be pedestrian access to the schools to the north of this property via a walkway that will be installed within the phase to the west of this one. Symphony Homes has been in contact with Davis School District who has agreed to the connecting walkway.

Gary Bullock made a motion to recommend approval of the 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) for Symphony Homes. Stroh DeCaire seconded the motion and it passed unanimously.

Gary Bullock made a motion recommend preliminary plat approval for Sunset Equestrian Estates Phase 19 at approximately 880 South Sunset Drive for Symphony Homes. Stroh DeCaire seconded the motion and it passed unanimously.

PRESENTATION AND APPROVAL OF THE KAYSVILLE CITY ACTIVE TRANSPORTATION PLAN

Lyle Gibson explained that in the Transportation and Traffic Circulation section of Kaysville City's General Plan it states that the City should "implement the Kaysville Active Transportation Plan". Staff has been working with Alta Planning and Design, along with a steering committee, for over six months to create the Plan to this point. The Plan was first presented to the Planning Commission at their regular meeting on March 10, 2016. It was decided by the Commission at that time to table a decision regarding the plan in order to give additional time for review. The Planning Commission may forward a recommendation of approval to the City Council for the proposed plan with or without changes.

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

Josh Sundloff asked about the use of eminent domain for these types of facilities. Is there a power of eminent domain and how would it be used? We need to figure out how we will be able to reach our goals of active transportation while protecting the rights of private property owners. Mr. Sundloff said that he also feels there could be potential regulation conflicts with this proposed plan and our current zoning requirements. For example, in the historic part of Kaysville, sidewalks are only required on one side of the street. However, the plan shows several routes through this part of town. How do we plan for these routes when it conflicts with the regulations of the zone?

Lyle Gibson said that eminent domain is such a difficult process to go through and might not be feasible. The committee that was put together to work on this plan has discussed similar concerns and were unable to find a solution. These types of regulations may have to be addressed and decided upon on a case-by-case basis.

Gary Bullock commented that there are State statutes that regulate the use of eminent domain and feels that this would be difficult to exercise that in this type of situation.

Josh Sundloff said that he would like to see something in the Plan about how the public can make more comment as the Plan continues to evolve.

Matthew Anderson commented that one of his main concerns is the connectivity for pedestrians traveling east and west within Kaysville. There needs to be a safe way to get across I-15, which is not something the city has in place currently. Mr. Anderson said that he would like to see the projects for Burton Lane and Shepard Lane be shown as top priority on the list.

Gary Bullock suggested the Commission review the plan and propose specific changes to the

Plan before their next meeting.

Gary Bullock made a motion to continue this item at the next Planning Commission meeting. Josh Sundloff seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Matthew J. Falkner said that he represents the Davis County Grand Jury and would like to request to have a special meeting with the Planning Commission to discuss the City's current General Plan and potential logistical needs between the city and the County.

The Planning Commission attempted to retrieve further information from Mr. Falkner in regards to the requested meeting. The Commission concluded that without further details about what is being asked of the Commissioners, they couldn't agree to have a meeting. It was suggested to Mr. Falkner that he work with the City Attorney to obtain the information he is looking for.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, April 14, 2016 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 9:00 p.m.

28 April 2016 Agenda

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, April 28, 2016, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 1.35 acres of property at 472 and 482 North Main Street to PRUD overlay zone.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by April 11, 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, April 28, 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 24, 2016.
2. Conditional use permit for a major home occupation "B", chiropractic office at 227 South Christine Way – Andrew White.
3. Conditional use permit for farm animals at 90 East 500 North – Kurt Coppersmith.
4. Conditional use permit for farm animals at 998 East 400 South – Melissa Jones.
5. Conditional use permit for farm animals at 1563 West Leola Lane – Deanne Tanner.
6. Public hearing and request to rezone 1.35 acres of property at 472 and 482 North Main Street to PRUD (Planned Residential Unit Development) overlay zone – Reva Taylor.
7. Request to rezone 0.95 acres of property at 85 East Crestwood Road from R-1-8 (Single Family Residential) to R-4 (One to Four Family Residential), with a PRUD (Planned Residential Unit Development) - Dan Stephenson. (Tabled Item)
8. Final plat approval for Shadow Crossing Phase 3 Subdivision at Shadow Way and Brady Lane – Perry Homes.
9. Call to the public.
10. Other matters that properly come before the Planning Commission:
 - a. Reports.

b. Correspondence.

c. Calendar.

11. 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 22, 2016.

Lyle Gibson, Zoning Administrator