

1. Documents

Documents:

[26 MAY 2016 PACKET.PDF](#)
[26 MAY 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, May 26, 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 May 12, 2016.
2. Conditional use permit for a major home occupation "B":
 - a. Handyman services at 40 West 1200 South – Shane Davis.
 - b. Therapist at 433 South Windcrest Way – Adrienne Mietas.
 - c. Eyelash extensions at 324 West Creekside Way – Mikell Colohan.
3. Review of the conditional use permits for a model home, flag pole greater than thirty feet in height, and development signs at 2290 West Island Drive – Oakwood Homes.
4. Call to the public.
5. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
6. 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, May 20, 2016.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation B Handyman Services May 26, 2016

Applicant/Owner: Shane Davis / Kent Christensen
Location: 40 W. 1200 S.

Description:

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

Recommendation:

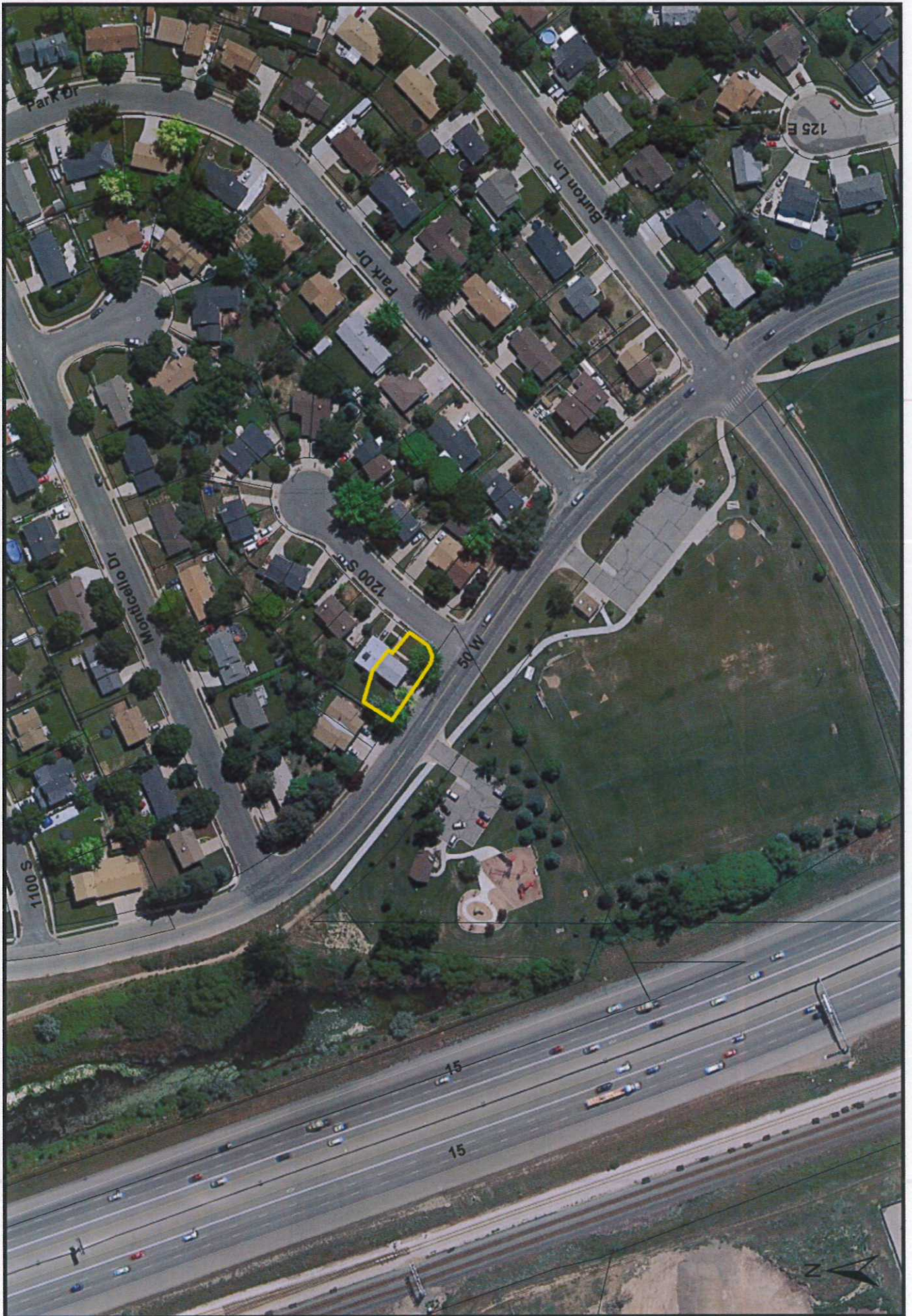
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, handyman services at the above listed address subject to compliance with Chapter 17-26.

Reasoning:

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

Attachment 1: Area Map

40 West 1200 South





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation B, Therapist. May 26, 2016

Applicant/Owner: Adrienne Mietas
Location: 433 South Windcrest Way

Description:

Ms. Mietas is requesting a conditional use application to operate a Major Home Occupation B at her home on Windcrest Way offering therapy services.

The request is for one on one therapy sessions. Clients would come to the home by appointment only. It is anticipated that 5 or so appointments would typically be held 3 days a week. Sessions typically last an hour each.

Recommendation:

Staff has reviewed the request and visited with the applicant and is recommending approval of the proposed conditional use permits for a major home occupation 'b' subject to compliance with chapter 17-26 of the Kaysville City Ordinance.

Reasoning:

Based on the nature of the requested use, the location and characteristics of the property, the restrictions of the ordinance appear sufficient to mitigate any reasonably anticipated detrimental impacts.

Attachment 1: Area Map

An aerial photograph of a suburban neighborhood. A yellow rectangle highlights a property located at the intersection of Barrington Dr and Wellington Dr. The property is a single-story house with a light-colored roof. Surrounding streets include Angelo St, Leola Ln, Barrington Dr, Wellington Dr, and a cul-de-sac labeled 'Barrington Dr'. A north arrow is visible in the bottom right corner.





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation B, Eyelash Extensions. May 26, 2016

Applicant/Owner: Mikell Colohan
Location: 324 West Creekside Way

Description:

Ms. Colohan is requesting a conditional use application to operate a Major Home Occupation B at her home on Creekside Way offering eyelash extension services.

Clients would come to the home by appointment only 5 days a week between 9 am and 6 pm. Depending on the service, appointments last from 1 ½ to 3 hours.

Recommendation:

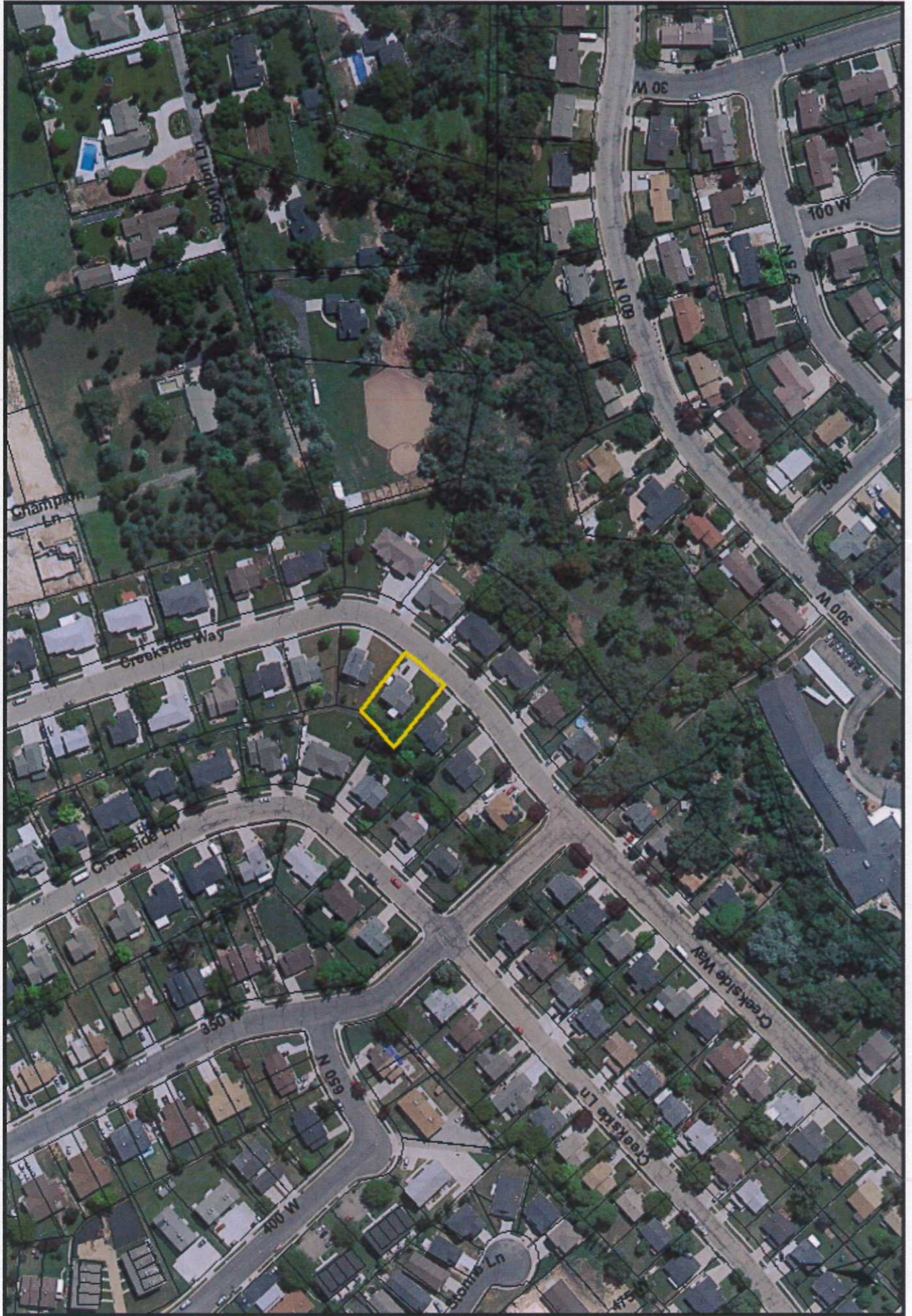
Staff has reviewed the request and visited with the applicant and is recommending approval of the proposed conditional use permits for a major home occupation 'b' subject to compliance with chapter 17-26 of the Kaysville City Ordinance.

Reasoning:

Based on the nature of the requested use, the location and characteristics of the property, the restrictions of the ordinance appear sufficient to mitigate any reasonably anticipated detrimental impacts.

Attachment 1: Area Map

324 West Creekside Way





Planning Commission Staff Report

Extension of Conditional Use Permit for a Model Home, a Flag Pole to Exceed 30 feet in height, and Development Signs.

May 26, 2016

Applicant/Owner:

Oakwood homes

Location:

2278-2302 West Island Drive (approximately 2300 W. 200 N.)

Description:

In January of 2015 Oakwood Homes requested a conditional use permit for a model home site at the West Creekside Estates Subdivision. Included in the site were two (2) homes to be used as models, a flag pole exceeding thirty feet (30') in height, and multiple development signs. The conditional use was approved as a temporary use for a period of one (1) year from the date a building permit was completed or until all lots are sold in the subdivision, whichever is less. The building permit was completed in May of 2015 and the model has been on site since without complaint. Originally 2 different models were planned, but only one was constructed. Parking has been in place on site as originally shown.

Many of the lots in the subdivision have been sold and several homes are built or under construction. There are still about 8 lots left to be sold and therefore Oakwood homes wishes to extend their conditional use permit to help facilitate the sale of the remaining properties. Per 17-30-7 the planning commission may grant extensions of a temporary use for six (6) months each. The applicant is requesting a 6 month extension as it is anticipated that the remaining properties will be sold within that period of time.

Recommendation:

Staff is recommending approval of the extension of the temporary conditional use for a period of six (6) months or until all lots are sold in the West Creek Side Estates subdivision, whichever is less.

Reasoning:

The request is consistent with the city ordinance and no complaints have been received regarding the existing model.

Attachment 1: Property Location Map

Attachment 2: Photo of Existing Site

Attachment 3: Original Site Plan

West Creekside Estates Model Home

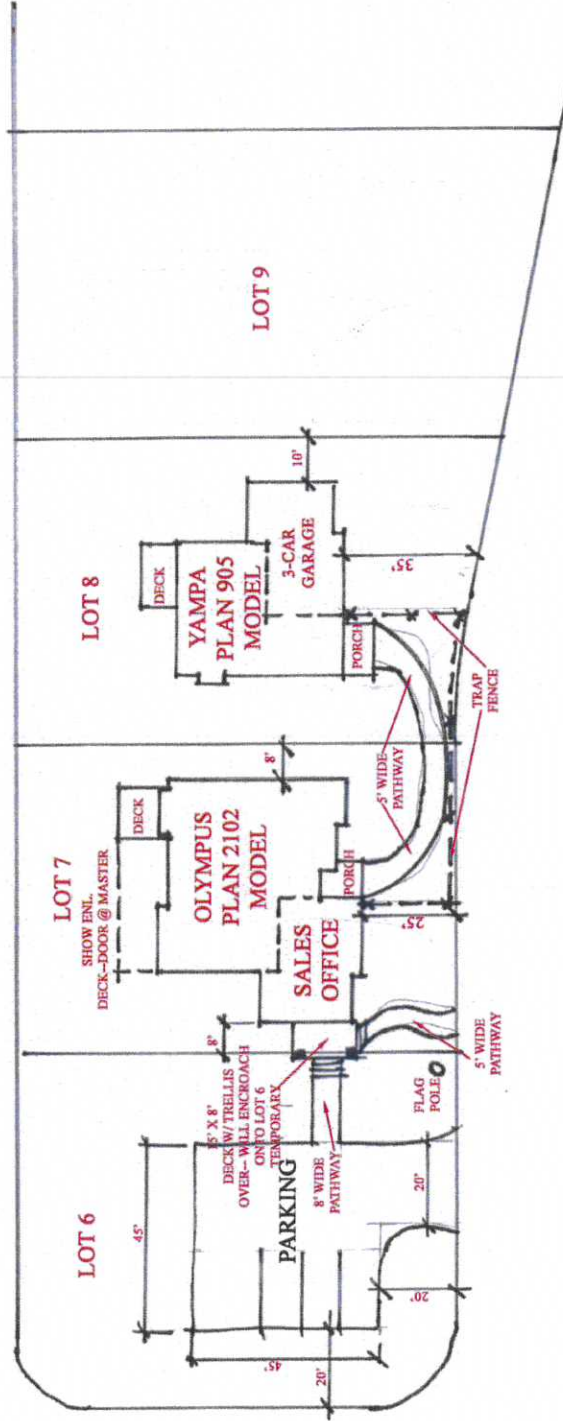




WEST CREEKSIDE ESTATES MODEL COMPLEX

N

SCHICK LANE



SCHOOL

KAYSVILLE CITY PLANNING COMMISSION

May 12, 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: Dennis Hepworth, Richard Ensign, Stephanie Ensign, Emily Allen

OPENING

The Planning Commission meeting was held on Thursday, May 12, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the April 14, 2016 and April 28, 2016 meetings were presented for approval.

Lorene Kamalu made a motion to approve the minutes of the April 14, 2016 and April 28, 2016 meetings. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR RESIDENTIAL CHILD CARE AT 220 WEST BAER CREEK DRIVE – GAIL HEPWORTH

Lyle Gibson explained that Mrs. Hepworth lives at 220 West Baer Creek Drive and is requesting a conditional use permit to do residential child care from her home. Mrs. Hepworth plans to only watch two children, and has no plans to permit any additional children beyond that, however she would be allowed to watch up to twelve children per Ordinance 17-26-6. Because of the limited number of children planned for the daycare, Mrs. Hepworth is not required to obtain state certification or licensing. She will not have any employees, and there is plenty of off-street parking on site.

Betty Parker made a motion to grant a conditional use permit for residential child care at 220 West Baer Creek Drive for Gail Hepworth. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1979 WEST HILL STREET – STEPHANIE AND RICHARD ENSIGN

Lyle Gibson explained that the Ensigs have requested a conditional use permit to keep chickens

on their property at 1979 West Hill Street. Their property is approximately 0.48 acre, which will allow them to have up to twenty-six fowl, rabbits, or similar animals. The rear yard of the property is fenced, and a coop is planned to be installed before obtaining any chickens. Staff did receive a complaint from a neighbor prior to tonight's meeting expressing concern about potential problems with noise and odor from the chickens. Staff informed the complainant that if a problem should arise the conditional use permit could be reviewed.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1979 West Hill Street for Stephanie and Richard Ensign with the condition that a coop be installed to meet the requirements of Ordinance 17-24-3. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1894 WEST 550 NORTH – VAN AND EMILY ALLEN

Lyle Gibson explained that the Allen's are requesting a conditional use permit to have chickens on their property at 1894 West 550 North. Their property is approximately 0.52 acre which allows them to have up to fifty-two fowl, rabbits, or similar animals. The rear yard of their property is fenced and a coop will be installed to house the chickens.

Thomas Wood made a motion to grant a conditional use permit for farm animals at 1894 West 550 North for Van and Emily Allen with the condition that a coop be installed to meet the requirements of Ordinance 17-24-3. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1671 WEST GALBRAITH LANE – BRYCE BLACKBURN

Lyle Gibson explained that Mr. Blackburn would like to keep chickens on his property at 1671 West Galbraith Lane and is therefore requesting a conditional use permit for farm animals. His property is approximately 0.55 acre which allows him up to fifty-four fowl, rabbits, or similar animals. The property currently has a fence which encloses the rear yard, and Mr. Blackburn plans to build a coop for the chickens if the conditional use permit application receives approval.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 1671 West Galbraith Lane for Bryce Blackburn with the condition that a coop be installed to meet the requirements of Ordinance 17-24-3. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR WHISPER CREEK AMENDED SUBDIVISION LOCATED AT 670 EAST 600 SOUTH – SYMPHONY HOMES

Andy Thompson explained that Symphony Homes has completed the improvements in the Whisper Creek Subdivision, located at 670 East 600 South, and is currently selling lots and

constructing homes. In order to accommodate their customers they have requested to combine Lots 106, 107 and 108 into just two lots. The two newly configured lots both easily comply with the existing R-1-8 zoning and are already fully improved.

Stroh DeCaire commented that he was on the Planning Commission when this subdivision was originally approved and there had been concerns expressed from the neighbors about the density of the project. Mr. DeCaire said that he is glad to see the density reduced, even just slightly.

Chairperson Matthew Anderson opened the Public Hearing.

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

Stroh DeCaire made a motion to recommend preliminary and final plat approval for Whisper Creek Amended Subdivision located at 670 East 600 South for Symphony Homes. Thomas Wood 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, May 26, 2016 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:15 p.m.

26 May 2016 Agenda

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Lyle Gibson, Zoning Administrator