

1. Documents

Documents:

[9 JUNE 2016 PACKET.PDF](#)
[9 JUNE 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, June 9, 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 26, 2016.
2. Conditional use permit for a major home occupation "B":
 - a. Contractor office at 1493 South 500 East – Wes Shippen.
 - b. Hair salon at 636 East 100 North – Ashley Taylor.
3. Public hearing and preliminary plat approval for Stream's Edge Subdivision located at approximately 750 North Kays Creek Road – Symphony Homes.
4. Final plat approval for Hill Farms Subdivision Phase 4 located at approximately 2100 West 200 North – Destination Homes.
5. Call to the public.
6. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
7. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, June 3, 2016.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Contractor June 9, 2016

Applicant/Owner: Wesley Shippen
Location: 1493 South 500 East

Description:

Mr. Shippen 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 works as a contractor and has an off-site location with arrangement for storage of his equipment.

Some of the equipment is currently on site per active construction projects, but will only be there during construction, otherwise it is all stored off site.

Staff has met with Mr. Shippen and reviewed the restrictions of title 17-26-4 Major Home Occupations B.

Recommendation:

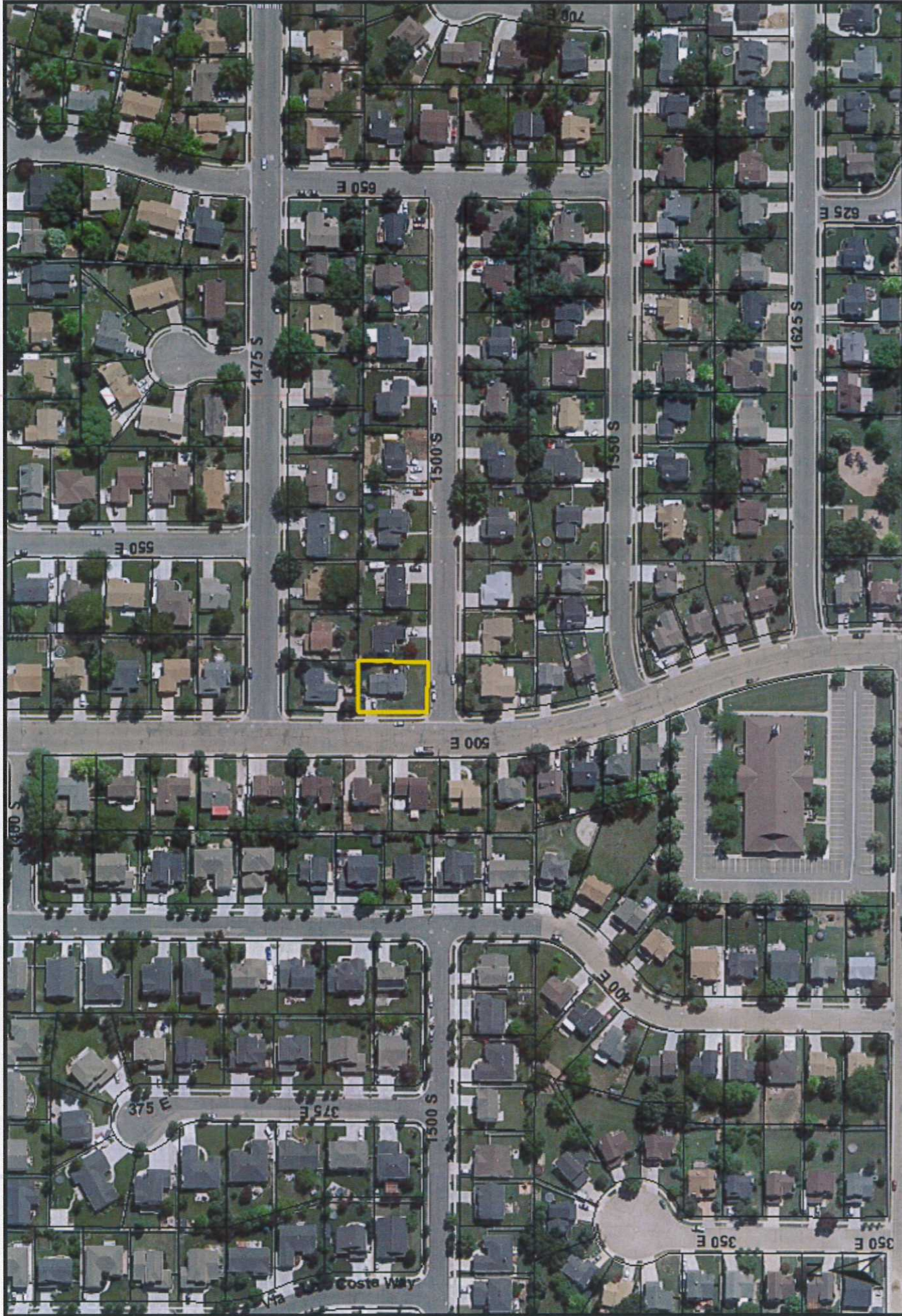
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, contractor, at the above listed address.

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

1493 South 500 East





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Hair Salon. June 9, 2016

Applicant/Owner: Ashley Taylor
Location: 636 East 100 North

Description:

Ms. Taylor is requesting a conditional use permit for a major home occupation 'b' for a hair salon. The salon would provide service for cutting, styling, and coloring hair.

Clients would come to the home by appointment only. Ms. Taylor has just recently obtained her licensure from DOPL and is building a clientele. Ultimately she would like to be able to have appointments throughout the week during a 9am to 6pm type schedule.

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:

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

Attachment 1: Area Map

636 East 100 North





Planning Commission Staff Report

Public Hearing and Preliminary Plat for Stream's Edge Subdivision June 9, 2016

Applicant/Owner:	Symphony Homes – Russell Wilson
Location:	Approximately 750 North Kays Creek Road
Zone:	Requesting R-1-LD
Property Size:	10.34 acres

Description:

Symphony homes is requesting preliminary plat approval for the Stream's Edge Subdivision at approximately 750 North Kays Creek Road. The property is located just north of Phillips Street at the eastern end of Kays Creek Road and west of the D&RGW rail trail.

The property previously went through an annexation process to become part of Kaysville City. The City Council approved the annexation back in 2007 assigning the R-1-20 zone; however, due to issues with the County Recorder the annexation was never recorded and finalized. The property owner and applicant have again initiated the annexation process and a petition has already been accepted by the City Council. There are still multiple steps in that process before it is completed, but in the mean-time review of the proposed subdivision can be considered.

The proposed subdivision is shown using a configuration that complies with the R-1-LD (Single Family Low Density) zoning district. There are 20 lots that range from 14,013 sq. ft. to 32,752 sq. ft. in size. The minimum lot size required by the R-1-LD zone is 12,000 sq. ft. Each lot also meets or exceeds the minimum frontage requirement of 90 ft. Also, the overall density of no more than 2 units per acre is met at 1.93 units per acre. This density is met without the consideration of what is labeled as the 'remainder' property on the preliminary plat. One road is stubbed to the 'remainder' property in anticipation of extending the street through to Phillips Street to the south with future development.

Recommendation:

Staff suggests that the Planning Commission recommend approval of the proposed preliminary plat subject to the property being annexed into Kaysville City and the R-1-LD zoning district being applied to the property.

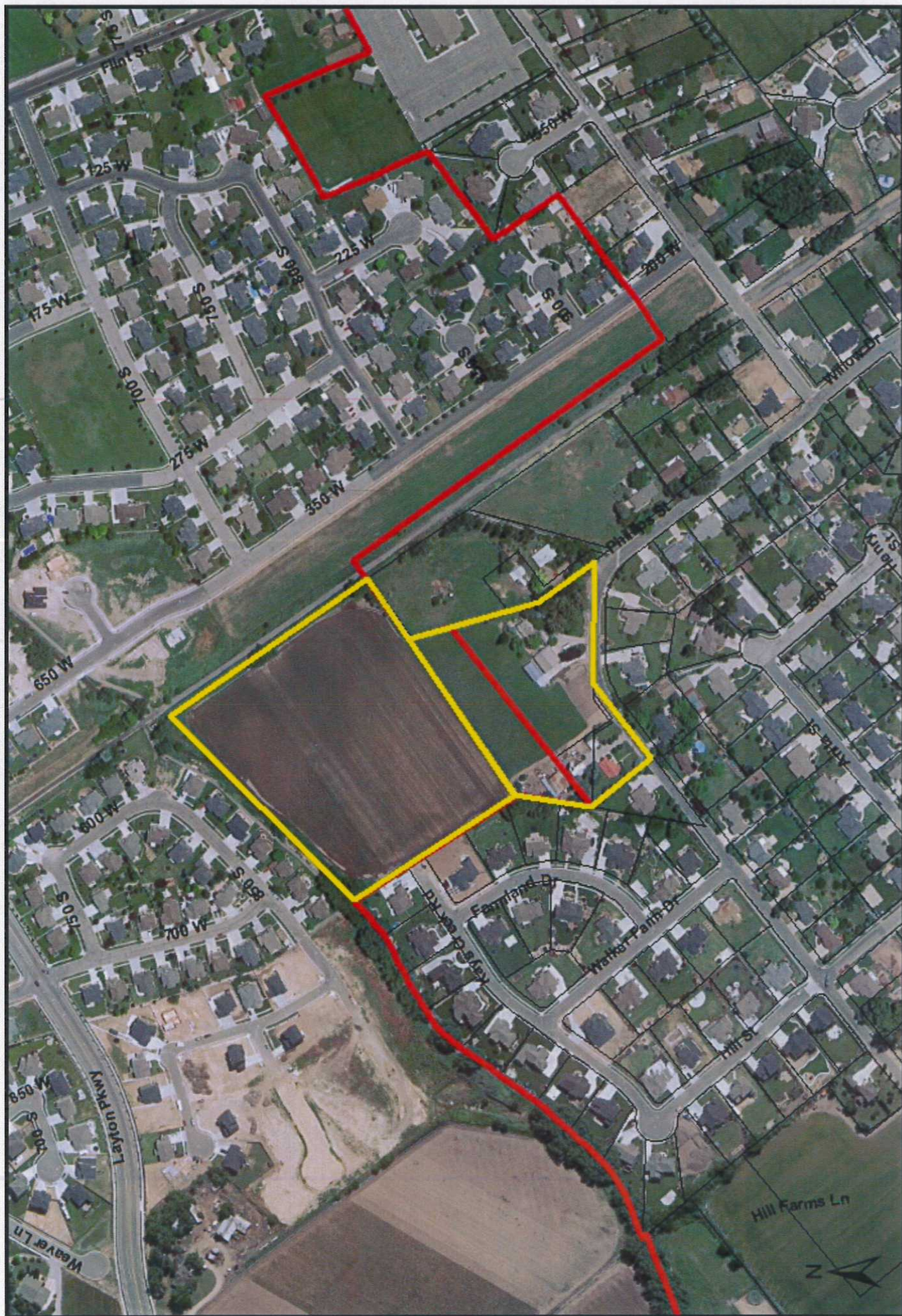
Reasoning:

The proposed plat is compatible with surrounding development and in line with the housing density vision of the general plan for property west of I-15. The proposed subdivision plat meets the requirements of the desired R-1-LD zoning district and accommodates access for likely future development.

Attachment 1: Area Map

Attachment 2: Preliminary Plat

Stream's Edge Subdivision





CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
502 WEST 8100 SOUTH
SANDY, UTAH 84070
(801) 352-0075
CONTACT: GREG DAY

LANDSCAPE ARCHITECT
SYMPHONY HOMES
520 NORTH 400 WEST
NORTH SALT LAKE, UTAH 84054
(801) 801-296-8555
CONTACT: RUSSELL WILSON

LEGAL DESCRIPTIONS

[illegible]

SURVEY DESCRIPTIONS

[illegible]PARCEL
(MENAIND)[illegible]

REVISION BLOCK		
#	DATE	DESCRIPTION
1	11/11/11	11/11/11
2	11/11/11	11/11/11
3	11/11/11	11/11/11
4	11/11/11	11/11/11
5	11/11/11	11/11/11
6	11/11/11	11/11/11

PRELIMINARY
PLAT

C01

STREAM'S EDGE
KAYSVILLE, DAVIS COUNTY, UTAH
PRELIMINARY PLAT

 **FOCUS**[®]
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PII: (801) 352-0075
www.focusutah.com



Planning Commission Staff Report

Hill Farms Subdivision Phase 4 Final Plat Approval June 9, 2016

Applicant/Owner:	Destination Homes
Location:	Approx. 450 North Angel Street
Zone:	R-1-20 and R-1-14

Description:

Over the last several months, the Hill Farms development has been constructing various phases of the project. The next phase has now been submitted for final plat approval.

Phase 4 consists of 28 lots and several areas of common open space. The plat complies with the preliminary plat.

Recommendation:

Staff has reviewed this project and it complies with the preliminary plat, the development agreement, and all other applicable requirements. The Staff therefore suggests that the Planning Commission recommend approval of the final plat of Hill Farms Subdivision phases 4.

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

Hill Farms Phase 4





HILL FARMS PRELIMINARY PLAN LOT AREAS FOR: DESTINATION HOMES 200 NORTH ANGEL ST KAYSVILLE, UTAH PROJECT #12-019

PINNACLE
 Engineering & Land Surveying, Inc.
 Layton • West Bountiful • Mount Pleasant • St. George
 2729 North 200 West, Suite #100 Phone: 801-773-4900
 Layton, UT 84040 Fax: 801-773-3000

REVISION	DATE	BY	DATE
1	5-2012	SPB	
2	10-2012	SPB	
3	10-2012	SPB	
4	10-2012	SPB	
5	10-2012	SPB	
6	10-2012	SPB	
7	10-2012	SPB	
8	10-2012	SPB	
9	10-2012	SPB	
10	10-2012	SPB	

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KAYSVILLE CITY PLANNING COMMISSION

May 26, 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: City Councilman Larry Page, Jack Van Schelt, Addie Mietus, Jordan Colohan, Patty Maxfield, Linda Lou Porter

OPENING

The Planning Commission meeting was held on Thursday, May 26, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the May 12, 2016 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the May 12, 2016 meeting. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", HANDYMAN SERVICES AT 40 WEST 1200 SOUTH – SHANE DAVIS

Lyle Gibson explained that Mr. Davis is requesting a conditional use permit for a Major Home Occupation "B" to conduct handyman services from his home at 40 West 1200 South. He will be using his home for scheduling appointments, as well as processing paperwork. Mr. Davis has informed Staff that arrangements have been made for Mr. Davis to store his equipment off-site.

Matthew Anderson asked if there were members of the audience who would like to make a comment in regards to this item.

Linda Porter commented that she lives across the street from Mr. Davis. Their street, 1200 South, is a cul-de-sac that consists of mostly twin homes. Mr. Davis owns three vehicles and two trailers. Because the driveway is used to park the cars, the two trailers end up parked on the street, usually 50 West, which creates a traffic and pedestrian hazard. Not only do the trailers impede traffic, they also are visually obstructing for vehicles attempting to turn from 1200 South onto 50 West. It is hard for drivers to see around the trails for oncoming traffic. Also, Pond's Park is used frequently for sporting events and cars will park all along 50 West. With the

West. With the additional cars and kids there is even more concern about pedestrian and traffic safety. There is not enough parking and the City might consider removing an area of the playground to create additional parking. Mr. Davis's trailers being parked on the street just add to the problem. Ms. Porter said that while she doesn't mind that Mr. Davis has a business, she feels that the trailers shouldn't be allowed at Mr. Davis's home because he doesn't have room to park them on his property.

Lyle Gibson responded that when he had first inspected the property there was one fourteen-foot trailer on site but was unsure if it was used in relationship to the business. The parking caused from the sports events is not related to the approval of this business and is an issue that would need to be addressed by the City.

Stroh DeCaire commented that he would have liked the applicant to have been present at tonight's meeting so that he could answer some of their questions and address these concerns.

Betty Parker said that this item could be tabled until the applicant could be present.

Matthew Anderson stated that a condition could be placed on this business restricting any business-related trailers from being parked at this location. If the trailers are used for personal use then the condition wouldn't be relevant and the trailers could still be allowed by city ordinance as long as they are not being parked on the street.

Patty Maxfield commented that she lives in the same twin home building as Ms. Porter and asked if there's a limit to the number of vehicles that can be parked in front of a residence.

Lyle Gibson responded that there was not a regulation that addresses that.

Josh Sundloff made a motion to grant a conditional use permit for a major home occupation "B", handyman services at 40 West 1200 South for Shane Davis with the following conditions:

1. There shall be no exterior storage of material used in the home occupation on the premises.
2. No trailers or vehicles used in relation to the home occupation be parked on the street.

Stroh DeCaire seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B",
THERAPIST AT 433 SOUTH WINDCREST WAY – ADRIENNE MIETUS**

Lyle Gibson explained that Ms. Mietus is requesting a conditional use permit to offer therapy services from her home at 433 South Windcrest Way. Clients will come one at a time by appointment only. It is anticipated that she will have about five appointments, three days a week. Each session will typically last about an hour.

Adrienne Mietus said that any she won't have much traffic coming to her home, and she has plenty of parking in her driveway.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation "B", therapist at 433 South Windcrest Way for Adrienne Mietus. Lorene Kamalu seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", EYELASH EXTENSIONS AT 324 WEST CREEKSIDE WAY – MIKELL COLOHAN

Lyle Gibson explained that Ms. Colohan would like the ability to do eyelash extensions from her home at 324 West Creekside Way and is requesting a conditional use permit. Clients would come by appointment only, five days a week between 9:00 a.m. and 6:00 p.m. Appointments could last between one and a half hours and three hours, depending on the services requested.

Betty Parker made a motion to grant a conditional use permit for a major home occupation "B", eyelash extensions at 324 West Creekside Way for Mikell Colohan. Stroh DeCaire seconded the motion and it passed unanimously.

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

Lyle Gibson explained that in January of 2015 Oakwood Homes requested a conditional use permit for a model home site at 2290 West Island Drive within the West Creekside Estates Subdivision. Included in that request were two model homes, a flag pole exceeding thirty feet in height, and multiple development signs. The conditional use permit was approved as a temporary use for a period of one year from the date the building permit was completed, or until all lots were sold in the subdivision, whichever was less. The building permit for their one model home was completed in May of 2015 and the model has been on site since without complaint. Although two model homes were originally approved, only one was constructed. Parking is provided on site. Many of the lots in the subdivision have been sold, and several homes are built or are under construction. However, there are still about eight lots left to be sold and therefore Oakwood Homes wishes to extend their conditional use permit for an additional six months as it is anticipated that the remaining properties will be sold within that period of time.

Thomas Wood asked about the flag pole.

Jack Van Schelt, with Colonial Flag, said that when the development has been completed they will remove the flag pole.

Thomas Wood made a motion to grant an extension of the conditional use permit for a model home, flag pole greater than thirty feet in height, and development signs at 2290 West Island Drive for Oakwood Homes for a period of six months or until all of the lots are sold within the West Creekside Estates Subdivision, whichever is less. Lorene Kamalu seconded the motion and it passed unanimously.

Nothing was brought under this item.

REPORTS

Lyle Gibson said that the Utah Chapter of the American Planning Association will be holding their Fall Conference on October 6 and 7, 2016 at Station Park in Farmington, and the Planning Commission is invited to attend.

Lorene Kamalu asked if flashing signs could be installed on 50 West near Pond's Park to help slow down traffic during sporting events.

Josh Sundloff asked if the Traffic Calming Guidelines could be used in this situation.

Andy Thompson responded that Staff will review the traffic problems in the area and the City Council will ultimately decide how to proceed from there.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, June 9, 2016 at 7:00 p.m.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:36 p.m.

9 June 2016 Agenda

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Lyle Gibson, Zoning Administrator