1. Documents

    Documents:

        14 JULY 2016 PACKET.PDF
        14 JULY 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, July 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 June 9, 2016.
2. Conditional use permit for a Major Home Occupation "B", massage therapy at 553 South Wellington Drive – Shan M. Kettle.
3. Conditional use permit for farm animals at 1311 South 150 East – Steven and Kelly Staten.
4. Conditional use permit for an electronic message center sign at 2260 West Island Drive – Davis School District.
5. Conditional use permit for a single family dwelling in the General Commercial zoning district located at 294 North 300 West – Greg Barlow.
6. Public hearing and a request to rezone 1.61 acres of property located at 42 North Angel Street from A-1 (Light Agricultural) to R-A (Residential Agricultural) – Paul Clifton.
7. Election of Chairperson and Vice-Chairperson.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
   a. Reports.
   b. Correspondence.
   c. Calendar.
10. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, July 8, 2016.

Lyle Gibson
Zoning Administrator

Planning Commission
Staff Report

Conditional Use Permit for a Major Home Occupation B, Massage Therapy.
July 14, 2016

Applicant/Owner: Shan Kettle
Location: 553 South Wellington Drive

Description:

Ms. Kettle is requesting a conditional use application to operate a Major Home Occupation B at her home on Wellington Drive offering massage therapy services.

Each message therapy session would be a one on one by appointment only. Sessions last approximately an hour a piece and would not be booked back to back as the work is physically taxing and requires time between appointments to rest. Ms. Kettle has space available in the driveway for clients to park. She is licensed for massage therapy through DOPL and doesn't anticipate starting appointments later than 7pm. She has recently received her licensure so is building a clientele, currently she expects to have appointments a few evenings a week and even as it expands expects it to remain small scale.

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

553 South Wellington Drive

Planning Commission
Staff Report

Conditional Use Permit for Farm Animals
July 14, 2016

Applicant/Owner:	Steven and Kelly Staten
Location:	1311 South 150 East
Zone:	R-1-8

Description:

The Staten's are requesting a conditional use permit for farm animals at the above listed address. Specifically the request is for ducks.

The property is 8,220 square feet in size. Per 17-24-2 of the Kaysville City ordinance the property may be permitted as many as 5 fowl, rabbits or similar animals.

The ducks are already on site. Upon learning about the ducks staff notified the applicants that a conditional use permit was necessary. The ducks have a coop on site that is in compliance with 17-24-3 and are in a run/pen with solid vinyl fence to the east and south and a 2 ft. chicken wire fence enclosing the remainder to the north and west. Unaware of the limit on number of animals, there are currently more than the 5 allowed ducks, but the applicant intends to comply with the amount allowed and is looking for a home or means of getting rid of the extra ducks.

Recommendation:

Staff recommends that the Planning Commission grant approval of the conditional use for farm animals at the subject property with the following condition:

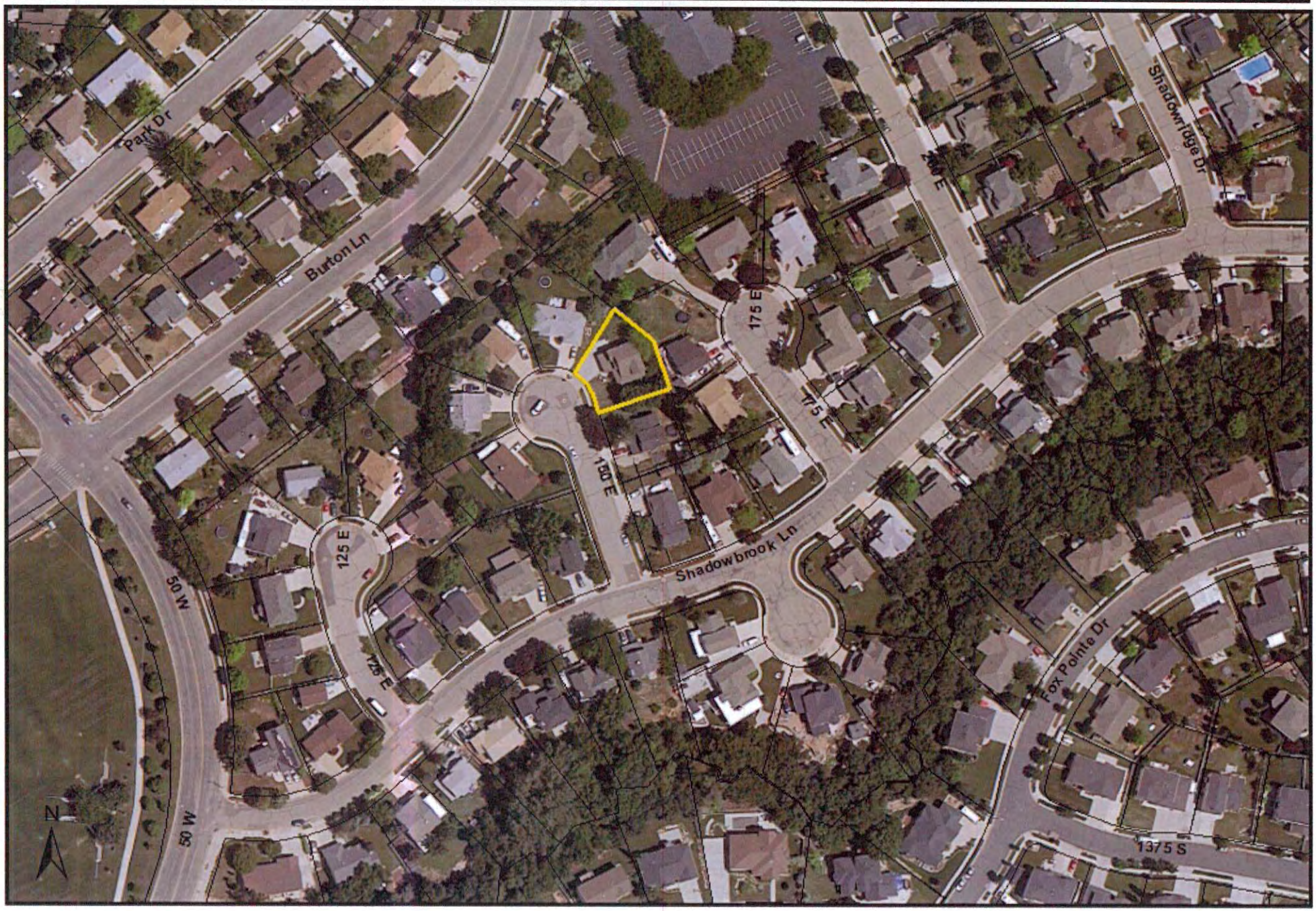
- Either the height of the enclosure be increased to at least 4 feet or an additional fence of at least 4 feet be installed to enclose the yard where the animals are located.

Reasoning:

While the ducks are in an enclosed space that they may or may not get out of themselves, other animals may easily be able to get into the pen and get the ducks.

Attachment 1: Location Map

1311 South 150 East



Planning Commission
Staff Report

Conditional Use Permit for an Electronic Message Center sign at Kays Creek Elementary.
July 14, 2016

Applicant/Owner: Bryan Turner with the Davis School District
Location: 2260 West Island Drive
Zone: R-A

Description:

The Davis School District is just completing construction for the opening of the new Kays Creek Elementary School in the north-west corner of Kaysville City. With the school construction a sign has been built which requires conditional use approval from the planning commission.

17-33-7 (8) of the Kaysville City Ordinance states: *Planning Commission/Conditional Use Permits. For a site that is five (5) acres or larger, the Planning Commission may consider an on-premise sign proposal that is less restrictive than regulations set forth herein. Such sign plans shall be considered a conditional use and a determination shall be made that the proposed sign exceptions are not in conflict with the purpose of this Chapter and are in architectural harmony with the development and other buildings and uses adjacent to the development.*

Generally in a residential zone, signs of this nature would not be permitted, however many schools in Kaysville already have similar signs which have been approved under the provision above. The sign is roughly 10' x 8' with the EMC portion of the sign being roughly 8' x 4'.

In addition to the provision allowing flexibility on large sites such as the school with over 10 acres of ground, the sign ordinance also has the following regulation for EMCs: *EMC signs shall not cause glare or rapid blinking, nor be intensely lighted so as to create a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. EMC signs shall be capable of being programmed to automatically dim according to ambient light conditions. Conditional use in zones where permitted. Allowed only as part of monument and ground signs. As part of the conditional use review the Planning Commission may consider hours of operation, sign height, sign size, and/or setbacks from property lines.*

Recommendation:

Staff recommends that the planning commission approve the application for a conditional use permit for the electronic message sign at Kays Creek Elementary.

Attachment 1: Area Map
Attachment 2: Photo of the sign

Kays Creek Elementary Sign

DO NOT
ENTER
AMERICAN LED TECHNOLOGY
2260 WEST ISLAND DRIVE

Planning Commission
Staff Report

Conditional Use Permit for a Single Family Dwelling in the General Commercial Zoning District.
July 14, 2016

Applicant/Owner:	Greg Barlow of Barlow Construction
Location:	294 North 300 West
Zone:	GC

Description:

The subject property has had a single family home and detached garage on site for many years. The previous owner operated a machine shop on site licensed as a home occupation. When the property went up for sale Mr. Barlow was aware of the previous use with a home and business on the property and desired to continue the use of the property for something similar.

Mr. Barlow owns the subject property and runs Barlow Construction. Ultimately his desire is to license the business from this property. Previously a home occupation license has been issued to this property with the understanding that the business owner also lived on site as required by the home occupation ordinance. In this case Mr. Barlow does not live on the property; however, his employee is the tenant in the existing home.

The use of the property for the construction business is a permitted use in the General Commercial Zoning District while a residence is not typically permitted. Per 17-19-4 Conditional Uses (1) *Single family dwellings which are an integral part of a commercial use and serves as housing for the proprietor or an employee* may be approved by the planning commission. The tenant is an employee of Barlow Construction who among other duties takes care of the property and equipment on site.

Recommendation:

The Planning Commission should determine if the request is in line with 17-19-4, and if so, the conditional use should be approved along with any appropriate conditions for the mitigation of reasonably anticipated detrimental impacts. While in the middle of the general commercial district between 200 North and Main Street, the property is surrounded by residential immediately to the east and south. Because the conditional use would be for the dwelling, staff is not recommending additional conditions based as the dwelling appears to be a compatible use with its surroundings and in itself does not appear to be a detriment to its neighboring properties.

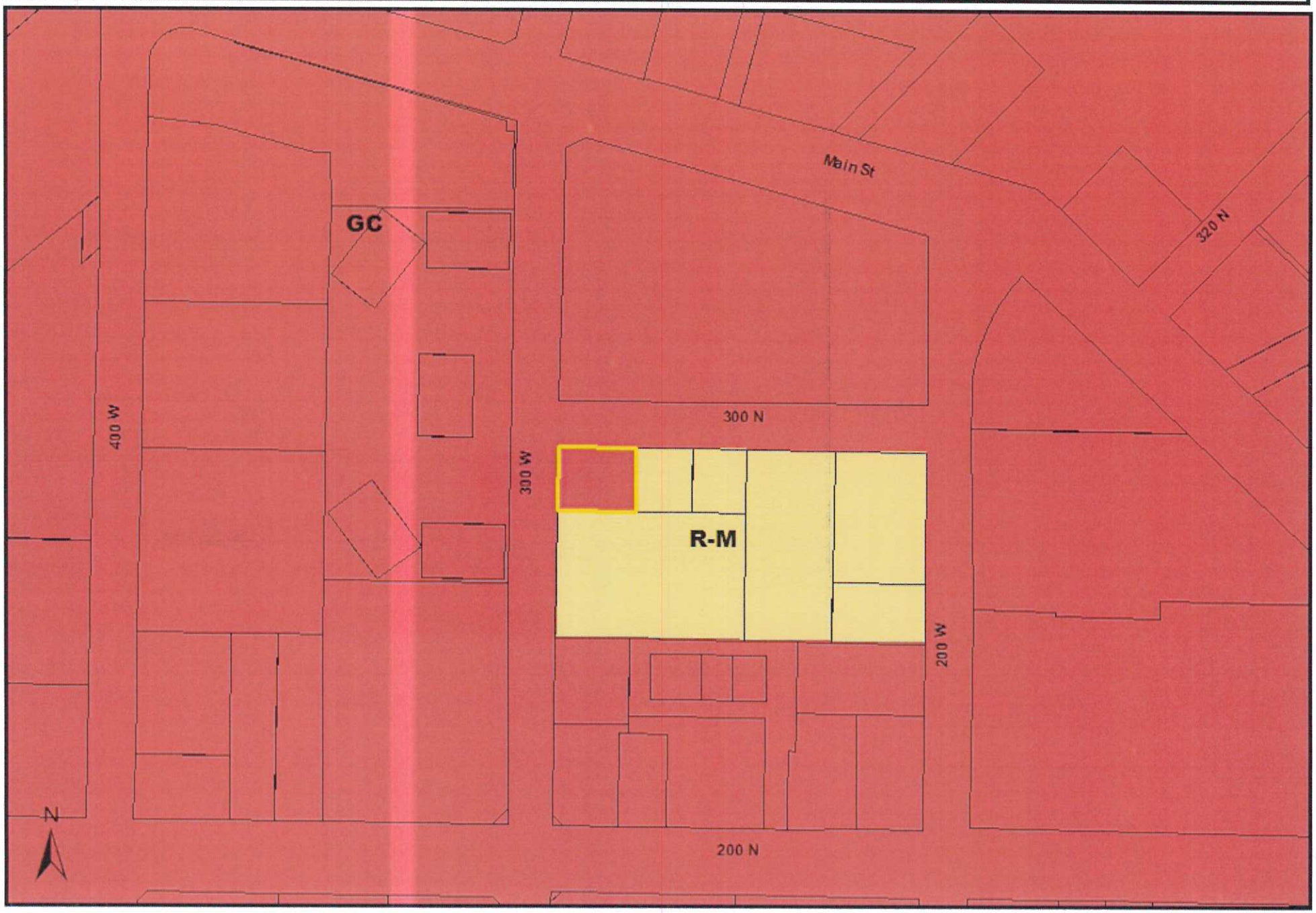
Reasoning:

The property has most recently been functioning as a legal non-conforming use as it is a single family home in the general commercial zone. If the conditional use is approved, the property will no longer be non-conforming but operate under permitted or conditional uses allowed in the General Commercial Zone. After becoming a conforming use, the ability to only use the property strictly for residential purposes would be abandoned after one year per 17-19-3 (b).

Attachment 1: Location Map
Attachment 3: Zoning Map of Proximity
Attachment 4: Photo of Structures

294 North 300 West

294 North 300 West



Barlow
801.631.5526

Planning Commission
Staff Report

Rezone of 1.61 acres of property from A-1 (Light Agricultural) to R-A (Residential Agricultural). July 14, 2016

Applicant/Owner: Paul Clifton
Location: 42 North Angel Street

Description:

Mr. Clifton has just over an acre and half of property that fronts Angel Street. There is an existing home on the property and ultimately the applicant would like to be able to subdivide the property in order to put another home behind the existing house.

The property is surrounded by A-1 zoning to the north and south along Angel street with R-A zoning across the street and in the near vicinity to the north and east. The R-A zoning district has a minimum lot size of ½ an acre.

Ultimately the PRUD overlay zone will also need to be approved along with the plat once that is ready for review.

Recommendation:

Staff suggests that the planning commission forward a favorable recommendation for the requested rezone from A-1 to R-A as it is consistent with the Kaysville City General Plan and provides for development which is similar to surrounding development.

Attachment 1: Area Map
Attachment 2: Zoning Map

42 North Angel Street

42 North Angel Street

KAYSVILLE CITY PLANNING COMMISSION

June 9, 2016

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

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

Others Present: City Councilman Larry Page, J. D. Taylor, Ashley Taylor, Wes Shippen, Keri Thomas, Cameron McKinnon, David G. Evans, Taralyn Griffin, Russ Wilson, Ryan Hadlow, Kelly Warren, Scott Warren, Katharina Christensen, Samuel Christensen, Dan Nix, Betsy Nix, Paul Toller, Camie Rasmussen, Daniel Wright, Tyler Kirkham, Paul Gartside, Amanda Bartleson, Cameron Scott

OPENING

The Planning Commission meeting was held on Thursday, June 9, 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 26, 2016 meeting were presented for approval.

Lorene Kamalu made a motion to approve the minutes of the May 26, 2016 meeting. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", CONTRACTOR OFFICE AT 1493 SOUTH 500 EAST – WES SHIPPEN

Lyle Gibson explained that Mr. Shippen is a contractor who would like to use his home, located at 1493 South 500 East, for scheduling bids and appointments and processing paperwork. Mr. Shippen has arranged an off-site location 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 will be stored off-site. Staff has met with Mr. Shippen and reviewed the restrictions of Title 17-26-4 Major Homes Occupations B. Staff was made aware of Mr. Shippen's business operations last year from a complaint about the equipment on his property. He has since gotten into compliance and Staff has received no complaints since.

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

Paul Toller commented that he lives across from the Shippen's home and he feels that since the Shippen's moved into their home there seems to always be equipment stored on the property

with no apparent intent to ever remove it, and there always seems to be construction being done on the yard. It is an eyesore and is unsafe. Mr. Toller said that although they've always gotten along with the Shippen's, this request has forced them to discuss the issue of equipment being stored on the property. Mr. Toller said that he's been unwilling to build onto his own home because of the eyesore the Shippen's property has become and the impact it's having on the values of his home and surrounding properties.

Howard Taylor said that he lives directly north of the Shippen's property and has lived there since before the Shippen's moved in. He understands that Wes Shippen has plans to improve his property and they are supportive of his ambitions. However, there are concerns about the yard being maintained as his business continues to grow.

Wes Shippen stated that he used to live two houses east of his current home and was there for six years. When they purchased their home he started redesigning the yard to better utilize the lot. It was in the same year that he moved that he decided to start his business. It has been hard to juggle the new business, family, and construction projects on his yard. The yard has been cleaned up of equipment and materials. If equipment is needed for future projects on his property, he will bring it only on the days he needs them. Mr. Shippen said that he's sorry some of the neighbors have been upset about the state of his property. Some of the concerns that have been mentioned have never been mentioned to him before now. He takes pride in his business and the workmanship he does, and his business has grown substantially. He now has a location to store his business equipment and materials, and therefore there shouldn't be any further problems.

Amanda Bartleson said that she lives in the home that the Shippen's previously lived in and the Shippen's the Shippen's new home doesn't have the same amount of storage area as their previous home. Therefore some of their items had to be stored in the driveway until a place could be found for them. Mr. Shippen is constantly working on his yard to try to get it finished and they have cleaned up the whole yard.

Matthew Anderson commented that it is hard to differentiate between what equipment is being used for personal use and business use. Approving this conditional use permit might help to solve some of the previous problems that have occurred regarding the maintenance of the property. A condition could be placed upon approval that outside storage of equipment not be allowed. If there were ever a problem then the permit could come back to the Planning Commission for review.

Gary Bullock asked about Mr. Shippen's vehicles.

Wes Shippen responded that he owns a truck which is used for both personal and business. He also owns a trailer to help transport materials to each jobsite. The trailer is now being parked in his driveway to keep it off the street. Until recently, he has been running the business on his own but has had to bring on more help.

Gary Bullock asked why Mr. Shippen had waited until now to apply for a business license.

Wes Shippen responded that the City contacted him about a complaint regarding the state of his yard last year and he was told then that he would need to get a license. However, with the winter weather approaching he decided to hold off on getting his license until the weather cleared off and he could start working.

Gary Bullock asked about the off-site location.

Wes Shippen responded that his equipment has been moved to a location in Layton where it will remain year-round. There's a shop on the property where his employees can meet and pick up equipment, rather than meeting at his house.

Stroh DeCaire said that the Commission received a few e-mails from concerned neighbors regarding violations of subdivision covenants. However, the city doesn't have jurisdiction regulating those covenants and will need to be enforced by the HOA.

Lorene Kamalu commented that this property is more exposed to the neighborhood because it's on a corner. Mrs. Kamalu asked if Mr. Shippen had an approximation of when the yard will be completed.

Wes Shippen responded that he would like to have the sprinkler system completed, and the majority of grass and concrete installed by the end of the year.

Josh Sundloff commented that there are some strong safety concerns about equipment and materials being stored on the street or on the premises and suggested that conditions be placed on this item to state that no equipment or materials be stored on site or in the street, with the exception of the trailer being parked in his driveway. Also there should also be a condition to reiterate that employees cannot come to his home at any time.

Gary Bullock commented that current city ordinance regulates these kinds of home businesses such that no outside storage of materials is allowed, and that no outside employees be allowed at the home.

Thomas Wood suggested that Mr. Shippen attempt to finish his yard as quickly as possible. It is reasonable to have the business equipment on the property for a few days when he's working on his yard. It becomes unreasonable when the equipment is on the property every weekend or for longer than just a few days.

Josh Sundloff made a motion to grant a conditional use permit for a major home occupation "B", contractor office at 1493 South 500 East for Wes Shippen with the following conditions:

1. There shall be no exterior storage on the premises of material or equipment used in relation to the home occupation.
2. Any trailers or vehicles used in relation to the home occupation are not allowed to be parked on the street.
3. The use shall be conducted primarily within the dwelling site and carried on by the

inhabitants thereof.

4. Complying with all of the requirements of Title 17-26-3 "Major Home Occupations".

Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", HAIR SALON AT 636 EAST 100 NORTH – ASHLEY TAYLOR

Lyle Gibson explained that Ms. Taylor is requesting a conditional use permit to have a hair salon in her home located at 636 East 100 North. The salon would provide service for cutting, styling, and coloring hair. Clients would come to the home by appointment only and there is plenty of room for off-street parking in her driveway. Ms. Taylor just recently obtained her licensure from the Department of Occupational and Professional Licensing and is building a clientele. Ultimately she would like to be able to have appointments throughout the week during the typical work day.

Lorene Kamalu made a motion to grant a conditional use permit for a major home occupation "B", hair salon at 636 East 100 North for Ashley Taylor. Gary Bullock seconded the motion and it passed unanimously.

Ashley Taylor said that she is excited to be starting her business in Kaysville and thanked the Planning Commission members for their work.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR STREAM'S EDGE SUBDIVISION LOCATED AT APPROXIMATELY 750 NORTH KAYS CREEK ROAD – SYMPHONY HOMES

Andy Thompson explained that 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 edge of Kays Creek Road and west of the D&RGW Rail Trail. The property previously went through an annexation hearing to become part of Kaysville City back in 2007, assigning the property an R-1-20 zoning designation. 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. In the meantime, the applicant has asked that the proposed subdivision plat be considered for approval. The planned subdivision is shown using a configuration which complies with the R-1-LD (Single Family Low Density) zoning district. There are twenty planned lots and each lot meets or exceeds the minimum frontage requirement of ninety feet. Also, the overall density of no more than two units per acre is met at just under two units per acre. This density was also met without the consideration of what is labeled as "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. This anticipated road will give an additional access for this subdivision to Phillips Street.

Josh Sundloff commented that because this property is in the process of being annexed, the

Commission is looking at this proposed subdivision under the assumption that the R-1-LD zone will be chosen.

Andy Thompson said that the developers have asked to accelerate the approval process because of time restrictions. They are taking a risk that if they don't get approved for the R-1-LD zone they will have to come back with a new subdivision plat for approval.

Chairperson Matthew Anderson opened the Public Hearing.

Russell Wilson, representing Symphony Homes, said that because of easements associated with the Rail Trail and Kays Creek, they tried a few different layouts but feel that the plat being proposed tonight was the best for the property. Symphony Homes prefers to have a variety of lot sizes within their subdivision and they have requested the R-1-LD zone so they can have that flexibility.

Camie Rasmussen said that she lives in Old Farm Subdivision to the west of this property and is concerned that this subdivision will have to take access through theirs until the planned secondary access road to Phillips Street is built. Not only will the residents be using the roads through Old Farm, but construction equipment will be on their streets. When they first moved in, they were told that this property would connect to Phillips Street. However, now Jack Robins doesn't want to develop the front portion of his property abutting Phillips Street. This new subdivision will add a severe amount of additional traffic to existing streets.

Katharina Christensen said that she also lives in the Old Farm Subdivision which was developed and by Strategic Capital and Henry Walker Homes. Many of her neighbors were unaware of this item because of poor placement of a city Public Notice sign. The property was originally planned to be Phase 3 of their subdivision, where there were eight lots and a road that would connect to Phillips Street. Now there are twenty homes being proposed, with no connecting road. If each home has two cars, that will add a substantial amount of traffic to adjacent streets. The existing roads could have up to forty-four homes taking access off of them. The varied lot sizes is a concern because it will depreciate the value of their homes. There is no assurance of when the secondary access will be installed, and therefore this would seemingly create one long cul-de-sac. Does this meet the standard for emergency apparatus to be able to respond if needed? What if these homes needed to be evacuated? This area is already crowded and it's hard to get traffic and pedestrians around safely. Subdivision housing developments should have a minimum of through vehicular traffic and maximum open space. The neighbors would rather see this subdivision zoned to R-1-20 because it would better preserve current city codes and the General Plan. The residents would also like the opportunity to sit down with the developers to discuss their concerns.

Daniel Wright said that there is a huge concern about the traffic these homes will generate on the roads in their adjacent neighborhood. This is already a heavily traveled area and there needs to be another traffic outlet.

Taralyn Griffin said that her property is by this development and she is concerned about the

increased traffic that will be passing by her home. It's not comforting to the neighbors that maybe someday another road outlet will be built. There are many kids in this area and the residents didn't build their homes here to live next to a busy street. A development shouldn't cause concern for traffic safety and emergency personnel being able to respond appropriately. Safety needs to be addressed from the start and not put off to be dealt with in the future.

Tyler Kirkham stated that he lives on the corner of Walker Farm Drive and Farmland Drive, close to Phillips Street, and his street will likely be the busiest access road used by the residents of the new subdivision. His home will be most affected by the increased traffic. There needs to be another access point for this new development, and there should be some way for pedestrians to take access to the Rail Trail through the subdivision.

Scott Warren said that he lives along Kays Creek Road and while he respects that people have property rights, those rights shouldn't create hardship on neighboring properties. The City should require that a second access be provided as it's causing some major safety concerns with the adjacent neighborhood.

Paul Gartside said that he lives on Farmland Drive and suggested that the proposed future access road be temporarily used during construction to keep those large vehicles off of the existing residential streets. Also, the residents would like to see a way for pedestrians to safely access the Rail Trail. Currently pedestrians have to travel along Phillips Street to get to the closest access point. Phillips Street isn't a very wide road, is already heavily traveled and has no sidewalks. Adding more homes to the west with no pedestrian access will just add to the problem.

Dan Nix said that he lives on Hill Street in the Old Farm Subdivision and believes that the lots should be similar in size to what currently exists in the area so they will look similar.

Samuel Christensen asked about the square footage of the homes and if they would be similar to what is in the area. Mr. Christensen added that Phillips Street has a sharp turn and asked if a flashing light be installed near that area to help slow traffic down. It is very difficult to see around the corner and people drive too quickly.

David Evans said that he lives on Phillips Street across from the Old Farm Subdivision and has lived here for many years. Kaysville has continually grown over the years, and the number of units allowed per acre has increased. Now that the R-1-LD zone has been created it gives more opportunity for contractors to create smaller lots. These proposed lots are significantly smaller than what is already in the Old Farm Subdivision and doesn't mix well.

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

Gary Bullock asked about the concerns mentioned regarding emergency personnel and apparatuses being able to access the proposed cul-de-sac.

Andy Thompson responded that the fire department has reviewed the proposed plat and it seems

to be in compliance.

Betty Parker asked about the annexation for this property.

Lyle Gibson responded that the public hearing for the annexation of this property is scheduled for the July 7, 2016 City Council meeting.

Betty Parker asked if it might be better to table this until after the annexation is approved and the zoning assigned.

Andy Thompson said that this plat has been drawn to comply with the proposed R-1-LD zone. If the R-1-LD zone is approved the developers will only have to get final plat approval after the annexation is recorded. However, if the Council decides to assign a different zone at the time of annexation, any preliminary subdivision plat approval would be irrelevant and the developer would have to come back with a new plat.

Stroh DeCaire commented that he would have rather seen this item brought before the Planning Commission after the annexation had been approved and a zoning assigned instead of reviewing this under a lot of assumptions and guesswork.

Matthew Anderson stated that he would like to see the developer consider a pedestrian connection to the Rail Trail if possible. Also, is it a possibility to allow temporary access on the future connecting road during construction?

Russell Wilson commented that the area where the access road is shown on the property is not owned by Symphony Homes but by Jack Robins. Mr. Robins told Symphony Homes that he would only sell them a portion of his property so that he could maintain the green belt and continue to farm the rest of the land. Therefore he doesn't want any sort of road going through the property. He plans to pass the farm on to his children so that they can build another home here. The stub road shown on the plat has a temporary hammer-head turn around on Lots 17 and 18, which will be removed when the access road is established. Mr. Wilson added that he was unsure if they would be able to receive permission to have pedestrian access to the Rail Trail from this subdivision.

Matthew Anderson said that we have no time frame of when that secondary access road will be installed and it's a reasonable concern of the neighboring residents.

Josh Sundloff said that while he would like to see the stub street be extended to connect to Phillips Street, he doesn't feel that a road should be forced onto another property owner's land.

Matthew Anderson said that because Jack Robins is selling this property to be developed he should be aware of the city's expectations for the road, and therefore it doesn't seem like we would be forcing it on him. Mr. Anderson said that he would rather see more guaranteed assurance that the road will be built. If there is no assurance then there needs to be a different plat proposed. While people have the right to develop or sell their property, they shouldn't

create a burden on adjacent properties.

Andy Thompson commented that the timing of development can be an issue in that it's hard to hold up one development until the adjacent property owners want to develop as well. One option the city has is to require that an easement be put on Mr. Robin's property where the proposed road will be. It creates a commitment to install the road when the property develops. The easement would be part of a development agreement and Mr. Robin's would have to sign it before this subdivision's plat would be officially approved.

Thomas Wood stated that we need to address the concerns of the neighbors now, rather than putting it off until a more permanent solution can be created later. Mr. Wood asked about opening up the second access during construction.

Russell Wilson responded that each home will take about four months to construct, but they won't be constructed all at once. There is no way to know how long a temporary road would be open and its likely Mr. Robin's would not allow it.

Josh Sundloff said that he is concerned about impeding on Mr. Robin's ability to farm his property as he'd like by requiring a temporary connecting street through his property. Mr. Sundloff asked if the easement would change should ownership of the property.

Andy Thompson responded that the road easement wouldn't be used until the permanent road is installed. It would be exacted with development and wouldn't change even with a transfer of ownership.

Josh Sundloff asked if the developer could propose two cul-de-sacs rather than one, eliminating the stub road.

Andy Thompson stated that the city's regulations limit a cul-de-sac to 600 feet measured to the nearest intersection. If the stub road is made into a cul-de-sac it no longer qualities as an intersection and the cul-de-sac is too long.

Josh Sundloff made a motion to recommend preliminary plat approval for Stream's Edge Subdivision located at approximately 750 North Kays Creek Road for Symphony Homes subject to the following:

1. The property being annexed into Kaysville and the R-1-LD zoning district being applied to the property.
2. Providing a pedestrian connection to the adjacent Rail Trail.
3. An easement be created connecting the stub street to Phillips Street and that the easement be tied to a development agreement so that it be installed when development of the property occurs.

Betty Parker seconded the motion.

Voting was as follows:

Stroh DeCaire	nay
Matthew Anderson	yea
Betty Parker	yea
Josh Sundloff	yea
Thomas Wood	yea
Gary Bullock	yea
Lorene Kamalu	yea

The motion passed with a vote of six to one.

Josh Sundloff suggested that members of the audience go to the City Council meeting on July 7, 2016 when this property will be discussed for annexation and voice their concerns during the Public Hearing.

FINAL PLAT APPROVAL FOR HILL FARMS SUBDIVISION PHASE 4 LOCATED AT APPROXIMATELY 2100 WEST 200 NORTH – DESTINATION HOMES

Andy Thompson explained that over the last several months the Hill Farms development has been constructing various phases of the project. The next phase of the project, Phase 4, has now been submitted for final plat approval. Phase 4 is located at approximately 2100 West 200 North and consists of twenty-eight lots and several areas of common open space. The plat complies with the previously approved preliminary plat.

Stroh DeCaire made a motion to recommend final plat approval for Hill Farms Subdivision Phase 4 located at approximately 2100 West 200 North for Destination Homes. Thomas Wood seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Samuel Christensen commented that there are still some big concerns from existing residents of the Old Farm Subdivision and feels that the second access needs to be installed before homes are built for both traffic and pedestrian safety. The city needs to help look out for the future of all of the residents.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, June 23, 2016 at 7:00 p.m.

ADJOURNMENT

Lorene Kamalu made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 9:30 p.m.

14 July 2016 Agenda

KAYSVILLE CITY
PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, July 14, 2016, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 1.61 acres of property at 42 North Angel Street from A-1 (Light Agriculture) to R-A (Residential Agriculture).

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by July 1, 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, July 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 June 9, 2016.
2. Conditional use permit for a Major Home Occupation "B", massage therapy at 553 South Wellington Drive – Shan M. Kettle.
3. Conditional use permit for farm animals at 1311 South 150 East – Steven and Kelly Staten.
4. Conditional use permit for an electronic message center sign at 2260 West Island Drive – Davis School District.
5. Conditional use permit for a single family dwelling in the General Commercial zoning district located at 294 North 300 West – Greg Barlow.
6. Public hearing and a request to rezone 1.61 acres of property located at 42 North Angel Street from A-1 (Light Agricultural) to R-A (Residential Agricultural) – Paul Clifton.
7. Election of Chairperson and Vice-Chairperson.

8. Call to the public.
9. Other matters that properly come before the Planning Commission:
10. Reports.
11. Correspondence.
12. 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, July 8, 2016.

Lyle Gibson, Zoning Administrator