

1. Documents

Documents:

[13 OCTOBER 2016 AGENDA.PDF](#)

[13 OCTOBER 2016 PACKET.PDF](#)

13 October 2016 Agenda

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, October 13, 2016, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 0.44 acres of property at 40 East Crestwood Road from R-M (Multi Family Residential) to include the PRUD (Planned Residential Unit Development) overlay zone.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by September 26, 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, October 13, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening.
2. Conditional use permit for a major home occupation "B":
3. Eyelash extension salon at 447 West Creekside Lane – Alyssa Casselman.
4. Electrical contractor office at 1387 South Fox Pointe Drive – Steven Chapman.
5. Review of the conditional use permit for a model home, low profile signs and flags at 920 East Doris Place – Ivory Homes.
6. Public hearing and preliminary and final plat approval for Kerrybrook Estates First Amendment, Amending Lot 19 and Lot 20, at 106 and 118 West Baer Creek Drive – David Griffin.
7. Public hearing and preliminary and final plat approval for Rebecca's Gardens Phase 3 Amended at 1787 South Sunset Drive – Keith Halls.

8. Public hearing and request to rezone 0.44 acres of property at 40 East Crestwood Road to include a PRUD (Planned Residential Use Development) overlay zone – Brian Neville.
9. Call to the public.
10. Other matters that properly come before the Planning Commission:
11. Reports.
12. Correspondence.
13. Calendar.
14. 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, October 7, 2016.

Lyle Gibson, Zoning Administrator

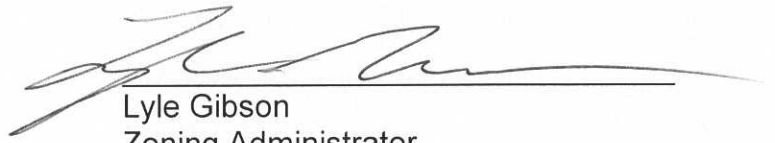
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

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 - b. Electrical contractor office at 1387 South Fox Pointe Drive – Steven Chapman.
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 - c. Calendar.
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Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation B, Cosmetology (Eyelash Extensions). October 13, 2016

Applicant/Owner: Alyssa Casselman
Location: 447 West Creekside Lane

Description:

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

Clients would come to the home by appointment only between the hours of 9 am and 7 pm. The property has sufficient parking for clients who visit that would allow them to park off the street.

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

447 West Creekside Lane





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Electrical Contractor October 13, 2016

Applicant/Owner: Steven Chapman
Location: 1387 South Fox Pointe Drive
Zone: R-1-8

Description:

Mr. Chapman is requesting a conditional use for a major home occupation 'b' for a contractor. Specifically the applicant will be providing electrical services. The home will essentially be used as a home office and place to park his work truck. The vehicle is a pickup truck with a shell. There will be no open storage of materials and tools related to the business and Mr. Chapman will not have other employees coming and going from this property.

Recommendation:

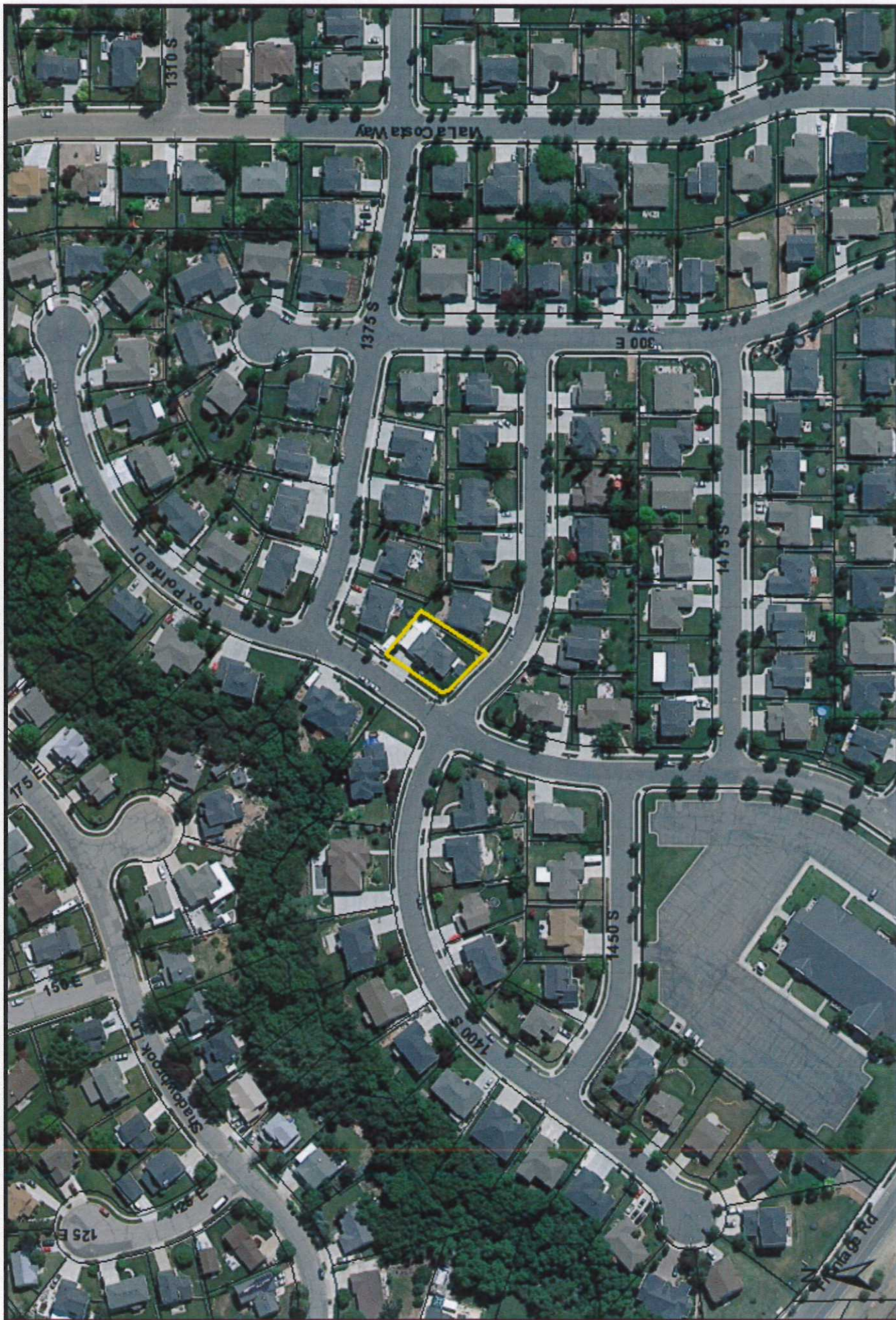
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, electrical services, at the above listed address.

Reasoning:

Based on the nature of the business, the restrictions of the ordinance in 17-26 appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

1387 South Fox Pointe Drive





Planning Commission Staff Report

Review of Conditional Use Permit for Model Home, Low Profile Sign, and Flags. October 13, 2016

Applicant/Owner: Ivory Homes
Location: 920 East Doris Place

Description:

On September 25, 2014, the Planning Commission granted a time-extension for the conditional use permit to Ivory Homes for a model home in Montebella Subdivision at 920 East Doris Place. The conditional use permit was granted allowing the flags, low profile sign, and model home to be in place for an additional 24 months.

Staff has contacted Ivory Homes and they would like to extend the model home conditional use permit for at least one more year and continue to promote the remaining undeveloped lots in the Montebella Subdivision.

Ivory has continued building and selling several homes in the area and the need for the model home remains as the number of lots being sold has increased due to additional lots developed in Farmington City as well as the somewhat slower absorption rate of lots due to the price point they are sold at.

Recommendation:

Staff recommends approval with the condition that the model home, low profile sign, and existing flags be approved for twenty-four additional months.

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

920 East Doris Place







Planning Commission Staff Report

Preliminary and Final Plat for Kerrybrook Estates First Amendment, Amending Lot 19 and Lot 20 at 106 and 118 West Baer Creek Drive – David Griffin. October 13, 2016

Applicant/Owner: David Griffin
Zone: R-1-20

Description:

Mr. Griffin, the owner of lot 19 in Kerrybrook Estates is acquiring a small portion of lot 20 directly adjacent and to the east of his existing lot. Lot 19 is taking just over 500 sq. ft. of property from lot 20 to better serve each lot based on topography. The proposed adjustment does not affect existing easements, each lot retains more than the required square footage for the R-1-20 zone, and the proposed shift does not create any illegal setbacks.

No new lots are created in the proposed subdivision plat.

Recommendation:

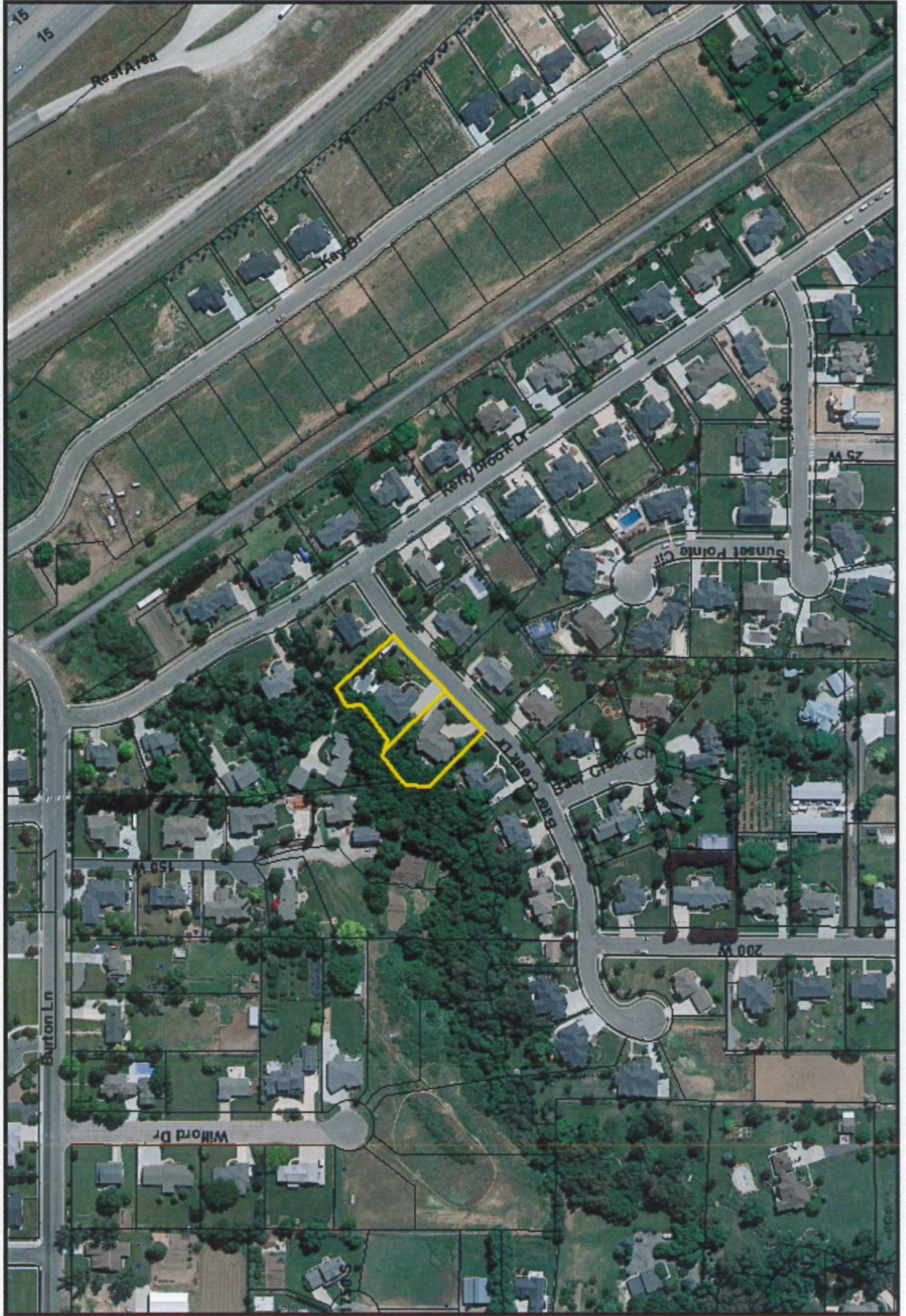
Staff recommends that the Planning Commission recommend approval of the proposed preliminary and final plat for Kerrybrook Estates First Amendment as proposed.

Reasoning:

The proposed subdivision plat complies with all applicable Kaysville City Ordinances.

Attachment 1: Area Map
Attachment 2: Subdivision Plat

106 and 118 West Bear Creek Drive





Planning Commission Staff Report

Rebecca's Gardens Phase 3 Amended Preliminary and Final Plat October 13, 2016

Applicant/Owner: Keith Halls
Location: 1787 South Sunset Drive
Base Zone: R-1-20

Description:

The Halls own an approximately 3 acre lot at 1787 South Sunset Drive and would like to sell about a quarter of an acre of the property to his neighbor in the back. Since both lots are in existing subdivisions, an amended plat is required.

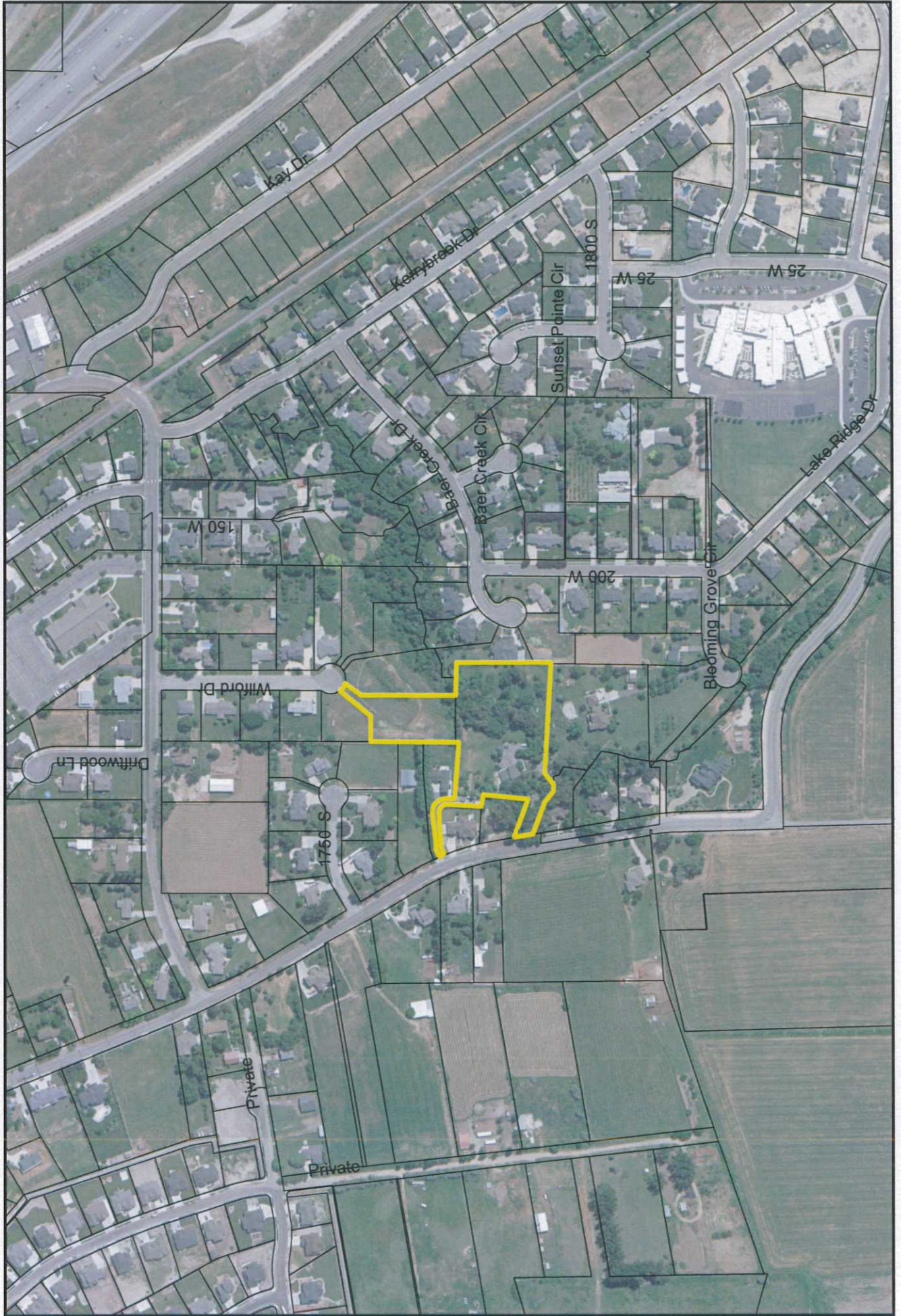
Both of the amended lots meet all zoning and set back requirements for the existing R-1-20 zone and no new building lots are created.

Recommendations:

Staff suggests that the Planning Commission recommend preliminary and final plat approval for the Rebecca's Gardens Phase 3 Amended subdivision.

Attachment 1: Location Map
Attachment 2: Plat

Rebecca's Garden Phase 3 Amended





Planning Commission Staff Report

Rezone of 0.44 acres of property at 40 East Crestwood Road to include the PRUD (Planned Residential Use Development) Overlay Zone. October 13, 2016

Applicant/Owner: Brian Neville
Zone: R-M (Residential Multi-Family)

Description:

The property located on the south side of Crestwood Road between Main Street and Heritage Park. The property is roughly 0.44 acres or just over 19,000 sq. ft. in size. Also, the property is already zoned R-M which would allow for the development of a six-family dwelling as a permitted use.

The applicant desires to develop the property under the PRUD zone in order to create a common open space development allowing individual ownership of dwellings instead of multiple dwellings under one ownership. The proposed overlay zone would accommodate townhome style dwellings with private and common open space overseen through an established Home Owners Association.

Recommendation:

Staff recommends that the Planning Commission recommend approval of the proposed PRUD overlay zone subject to approval of the preliminary and final plat. If there are specific items that need to be addressed not generally part of the subdivision process, it may also be appropriate to recommend approval of the request subject to a development agreement.

Reasoning:

In the opinion of staff, the proposed development fits the intent and purpose of 17-34 PRUD which is '*... to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; ... ; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New construction in already developed areas should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.*'

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachments 3-6: Conceptual Site Plan, Elevation, and Floor Plans

40 East Crestwood Road





1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801.217.3727

ATTENTION

RT, DESIGN WANT AND THE
INTELLECTUAL RIGHT TO THE
CREATIVITY. ALL RIGHTS ARE
RESERVED, AND SHALL NOT BE
REPRODUCED OR COVERED WITH
THE REQUESTED LETTER
SIGNATURE OF SON, 2016 ON
IDENTIFIABILITY OF CONNECTION

THE UNIVERSITY OF CHICAGO
 LIBRARY
 540 EAST 57TH STREET
 CHICAGO, ILL. 60637
 TEL: 773-936-5000
 FAX: 773-936-5000

© ALL RIGHTS RESERVED

PROJECT NAME:

40 CRESTWOOL
3 PLEXS

LOCATION INFO:

LOT #
XXXX
SUBDIVISION
SUBNAME
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:

XXXXX XXXXX

PLAN NAME:

XXXXXX

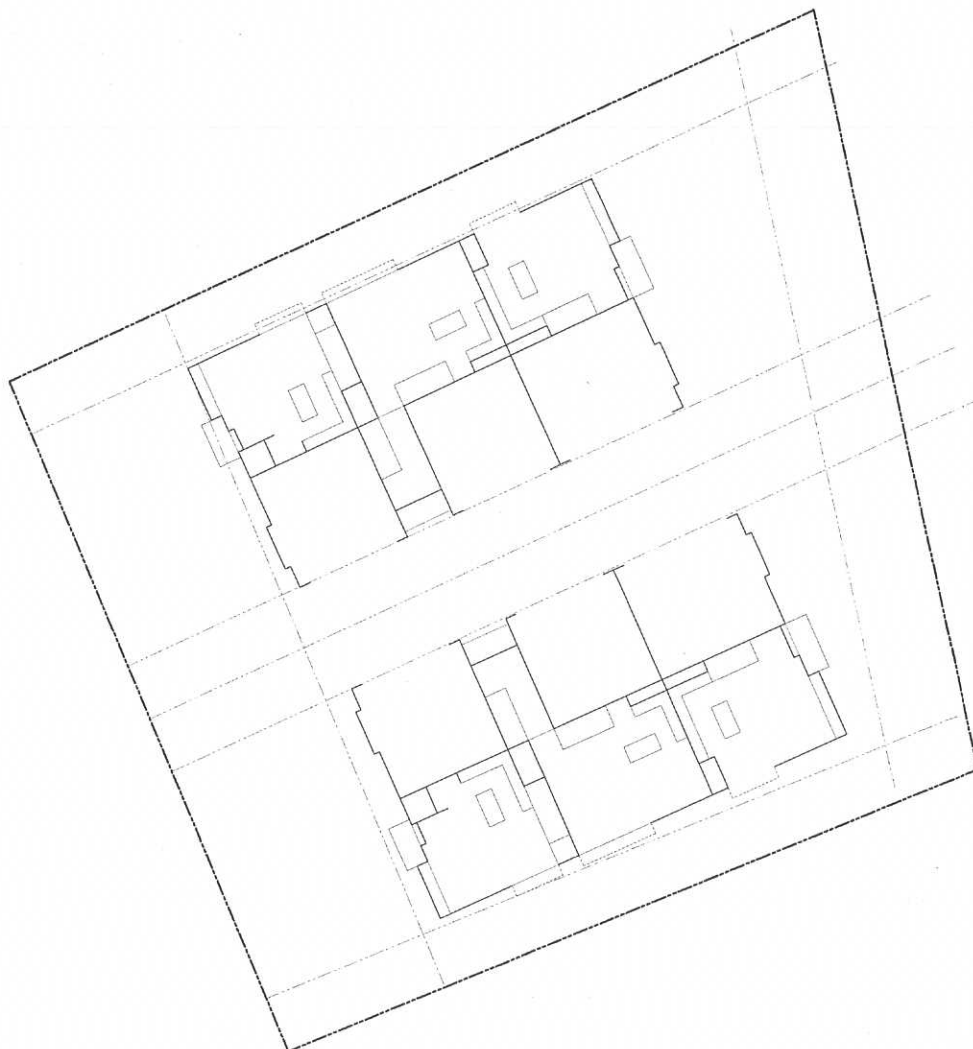
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FEB 18, 2007

REVISION DATES

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XXXXXX/XXXXXX
XXXXXX/XXXXXXSITE
PLAN
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PAGE 4 OF 22



NOTE:
LO- SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM CONCRETE WALLS, THE GRADE AWAY FROM THE FOUNDATION SHALL BE A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. (3%)

NOTE:

DIST. MD. AND ENGLISH SHALL BE CONTROLLED BY THE STATE OF MARYLAND. THE ROADWAY SHALL BE CONSTRUCTED TO MEET THE NEED OF MD. AND ENGLISH AT ALL TIMES.

NOTE: ALL STONY WATER AND DIRT WILL BE KEPT ON SITE AND NOT DISPOSED OF AT THE FINAL DISPOSAL SITE. STONY WATER WILL BE KEPT IN A TANK AND PUMPED OUT ON THE DAY OF THE FINAL DISPOSAL. STONY WATER WILL BE KEPT IN A TANK AND PUMPED OUT ON THE DAY OF THE FINAL DISPOSAL. STONY WATER WILL BE KEPT IN A TANK AND PUMPED OUT ON THE DAY OF THE FINAL DISPOSAL.

SITE PLAN
SCALE: 1" = 20'



ARCHITECTURAL FIRM
CLEARFIELD, UT 84015
801.217.3227

ATTENTION
MR. JAMES M. JONES
1000 N. 1000 E. SUITE 100
CLEARFIELD, UT 84015
801.217.3227

© ALL RIGHTS RESERVED

PROJECT NAME:
40 CRESTWOOD
3 PLEXS

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XXXX/XXXX
XXXX/XXXX
XXXX/XXXX
XXXX/XXXX

NOT TO SCALE





DESIGN
1406 S. LEGEND HILLS DR #200
CLEARFIELD, UTAH 84015
801.717.3727

ATTENTION
FOR DESIGN, PREPARE A
CONTRACT, AND A
PERMIT. THE PERMIT
IS REQUIRED FOR ALL
CONSTRUCTION. THE
PERMIT IS REQUIRED FOR
ALL CONSTRUCTION.

1. ALL RIGHTS RESERVED
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3. ALL RIGHTS RESERVED
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PROJECT NAME:
40 CRESTWOOD
3 PLEXS

LOCATION INFO:
LOT #
SUBDIVISION
SUBNAME
SUBNAME
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

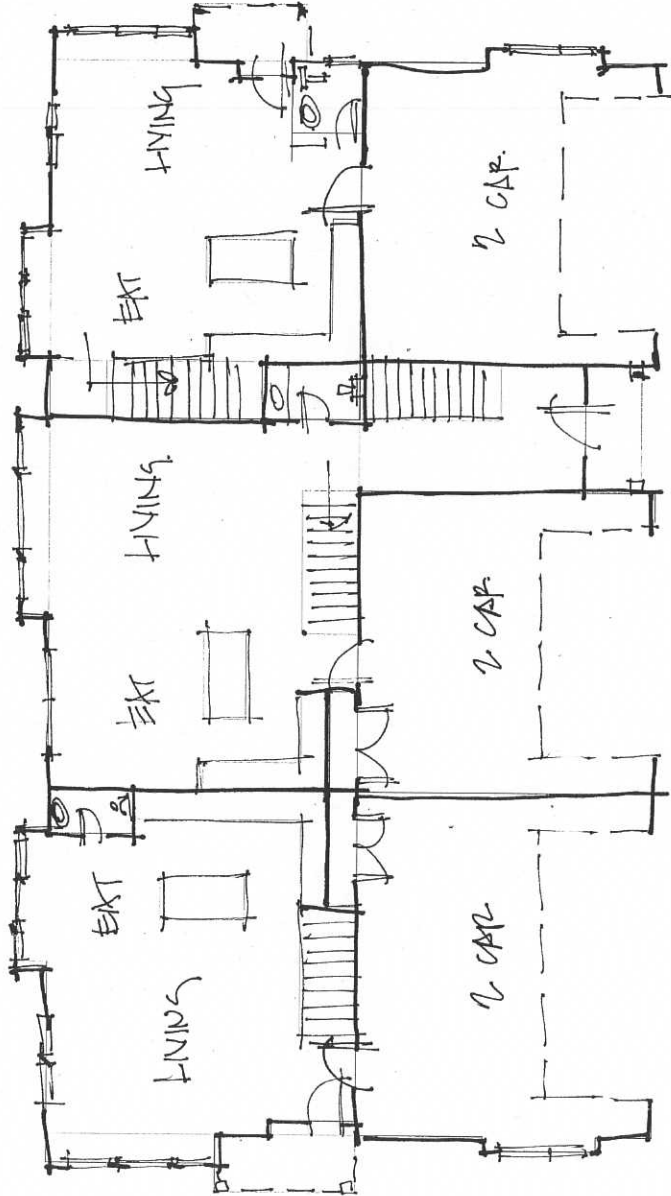
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
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XXXXXXXXXX
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MAIN
FLOOR
PLAN

A3 | 3

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A MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



1406 S. LEGEND HILLS DR. #202
SALT LAKE CITY, UTAH 84115
801.217.3277

ATTENTION:
NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH BUILDING CODE, UTAH ELECTRICAL CODE, UTAH MECHANICAL CODE, UTAH PLUMBING CODE, AND UTAH FIRE CODE. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH BUILDING CODE, UTAH ELECTRICAL CODE, UTAH MECHANICAL CODE, UTAH PLUMBING CODE, AND UTAH FIRE CODE. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH BUILDING CODE, UTAH ELECTRICAL CODE, UTAH MECHANICAL CODE, UTAH PLUMBING CODE, AND UTAH FIRE CODE.

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PROJECT NAME:
40 CRESTWOOD
3 PLEXS

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

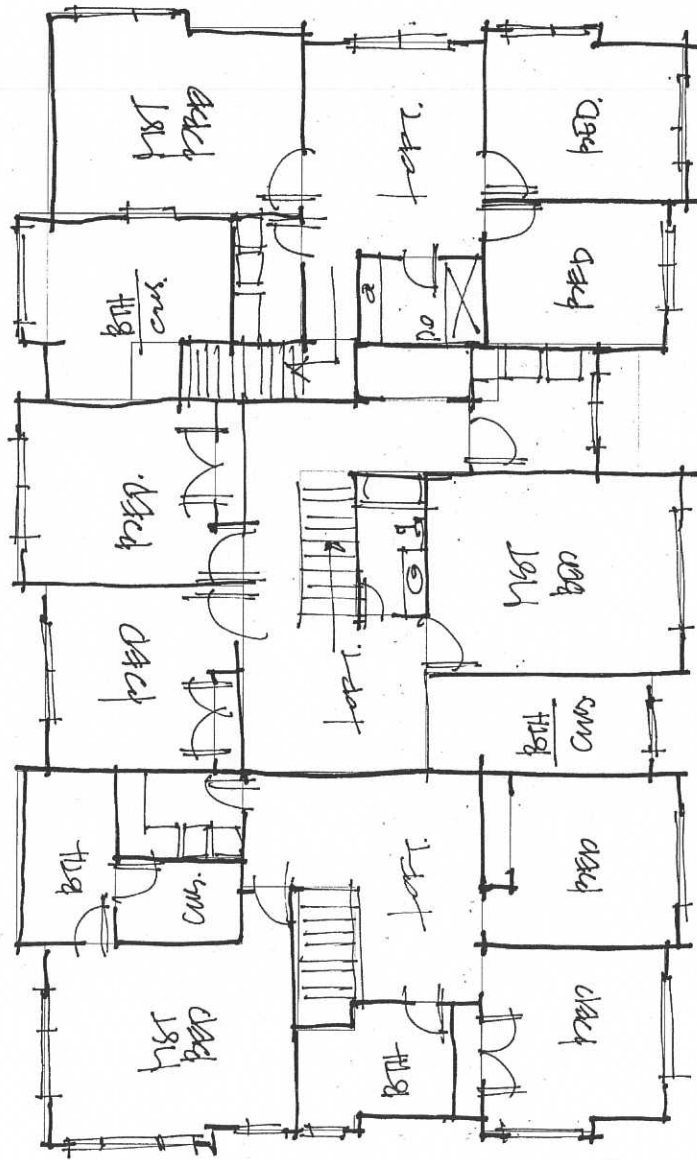
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
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XXXX/XXXX

UPPER FLOOR
FLOOR
PLAN

A3|5

PAGE 12 OF 23



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"