

1. Documents

Documents:

[10 NOVEMBER 2016 PACKET.PDF](#)
[10 NOVEMBER 2016 AGENDA.PDF](#)

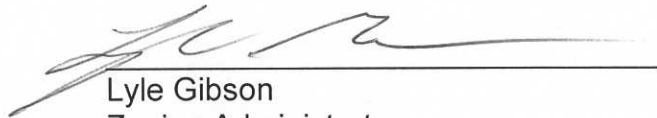
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, November 10, 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 October 27, 2016.
2. Conditional use permit for a major home occupation "B":
 - a. Esthetician at 775 North Crimson Court – Gina Richins.
 - b. Dog grooming at 141 East 100 South – Allison Huerta.
3. Conditional use permit for farm animals at 370 West 100 North – Timothy Olsen.
4. Conditional use permit for a church meetinghouse at 235 North Bonneville Lane – Bott Pantone Architects.
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, November 4, 2016.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use for a Major Home Occupation B Esthetician November 10, 2016

Applicant/Owner: Gina Richins
Location: 775 North Crimson Court

Description:

Ms. Richins is a licensed esthetician with the state of Utah. She currently works full time at a spa in the area that does not offer some of the services she is qualified to perform. She is requesting a conditional use permit for a major home occupation in order to work as an esthetician from her home at least initially part time when she is not working at the spa. This may include evening appointments and an occasional weekday or weekend customer. An esthetician specializes in administering facials, aromatherapy, hair and skin care, makeup, etc. She has designated a room in her home for the treatment area, and clients will come to her home by appointment only; no walk-ins will be allowed.

The Crimson Court subdivision where she lives is on a private road which is more narrow than a standard city street. Ms. Richins believes that there is sufficient space in her driveway where she will have clients park, but if necessary there is room at the end of the cul-de-sac where guests and visitors to homes in the area often park.

Recommendation:

Staff recommends approval of this proposed conditional use for a major home occupation B, esthetician.

Reasoning:

The restrictions of Chapter 17-26 appear to be sufficient to mitigate any reasonably anticipated detrimental impacts without the need for additional conditions.

775 North Crimson Court





Planning Commission Staff Report

Conditional Use for a Major Home Occupation B Dog Grooming November 10, 2016

Applicant/Owner: Allison Huerta
Location: 141 East 100 South

Description:

Ms. Huerta is requesting a conditional use permit to offer dog grooming services from her home. The business would take animals by appointment and animals would be washed and groomed outside the home in a cargo trailer where she will keep a tub and cleaning supplies. The trailer would be roughly fourteen feet (14') in length. Animals are not kept long term, only long enough for their appointment. Typically an owner drops off their dog and comes back in an hour or so to pick it back up. Appointments are anticipated to be typically from 9 am to 3pm. The home would be used for the paperwork side of the business and making appointments.

Purpose of Home Occupations from 17-26-1: ... 'Ensure that home occupations remain incidental and accessory uses within the dwelling or on the dwelling site and that any coincidental nuisance remains within the dwelling or on the dwelling site.'

17-26-4, Major Home Occupations B states:

- (1) The use shall be conducted primarily within the dwelling site and carried on by the inhabitants thereof and no others.
- (3) ... Accessory buildings as allowed in the zone district may be used for the home occupation as permitted.
- (6) There shall be no exterior storage on the premises of material used in the home occupation... nor shall there be any offensive noise, ... odors, ... noticeable at or beyond the property line.
- (11) The allowable number and size of vehicles and equipment used by the home occupation shall be as determined by the Planning Commission. Only (1) vehicle over twenty-two feet (22') in length shall be used in the home occupation. Vehicles over twenty-two feet (22') in length including trailers shall not be parked on the street nor within a yard abutting a street.

Staff has concerns regarding the use of a trailer rather than the dwelling for grooming the animals due to potential noise and conflicts with the provisions of 17-26-4 (1) and (3). The proposal does however appear to be in line with the purpose of a Home Occupation. Ms. Huerta has expressed that she is able to contain things in a neat and clean manner with the trailer and that the limited noise from a dryer or the animals has not been an issue with her neighbor to date.

Recommendation:

The Planning Commission should determine if the use as proposed adequately complies with the requirements of the ordinance. If the use is appropriate, staff recommends approval of this proposed conditional use for a major home occupation B, dog grooming with the following conditions.

- No appointments be permitted between the hours of 9pm and 9am.
- Clippings be disposed of promptly after each appointment in a trash receptacle.

Reasoning:

The proposal seems to meet the intent of the home occupation ordinance and with the restrictions of Chapter 17-26 and the proposed conditions should be able to function without detrimental impacts to neighboring properties.

Attachment 1: Property Location Map

141 East 100 South





Planning Commission Staff Report

Conditional Use Permit for Farm Animals November 10, 2016

Applicant/Owner: Timothy Olsen
Location: 370 West 100 North

Description:

Mr. Olsen is requesting a conditional use permit for farm animals. Their property is approximately 0.37 acres or 16,000 square feet, allowing up to eleven (11) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

The chickens are already on site, the applicant was made aware that a permit is required to keep them and is getting that squared away. There are currently seven (7) hens on site. The property currently has a chicken run and a coop in place in compliance with chapter 17-24 of the Kaysville City ordinance.

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.

Reasoning:

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

Attachment 1: Area Map

370 West 100 North





Planning Commission Staff Report

Conditional Use Permit for a Church Meetinghouse. November 3, 2016

Applicant/Owner: Brian Bott with Bott Pantone Architects / LDS Church
Location: 253 North Bonneville Lane
Zone: R-A (Residential Agriculture)

Description:

The R-A zoning district allows for public and quasi-public buildings such as churches as a conditional use under 17-10-4 (1).

The LDS Church owns three acres of property on the north side of 200 North Street at what will be northwest corner of 200 North and Bonneville Lane. A church meetinghouse is being proposed for the property. The building as shown in the included plans is sits towards the north end of the property surrounded by parking and a landscaped perimeter. The placement allows for the southern most drive approach to be distanced from the intersection along 200 North Street as well as providing for full circulation around the building for those attending services and emergency access. There is no direct access onto 200 North Street.

Along with the development of the site and construction of the building improvements will be made to the right of way in Bonneville Lane and 200 North Street adjacent to the church property. Improvements include curb to curb street improvements on Bonneville Lane and completing the north side of 200 North Street adjacent to the subject property.

Roughly 30% of the property is landscaping including 75 trees. There are 197 parking stalls on site. The building is nearly 28 ft. tall to the peak of the roof plus the steeple.

Recommendation:

Staff has reviewed the proposal and is recommending approval of the conditional use permit for a church meetinghouse with the following condition:

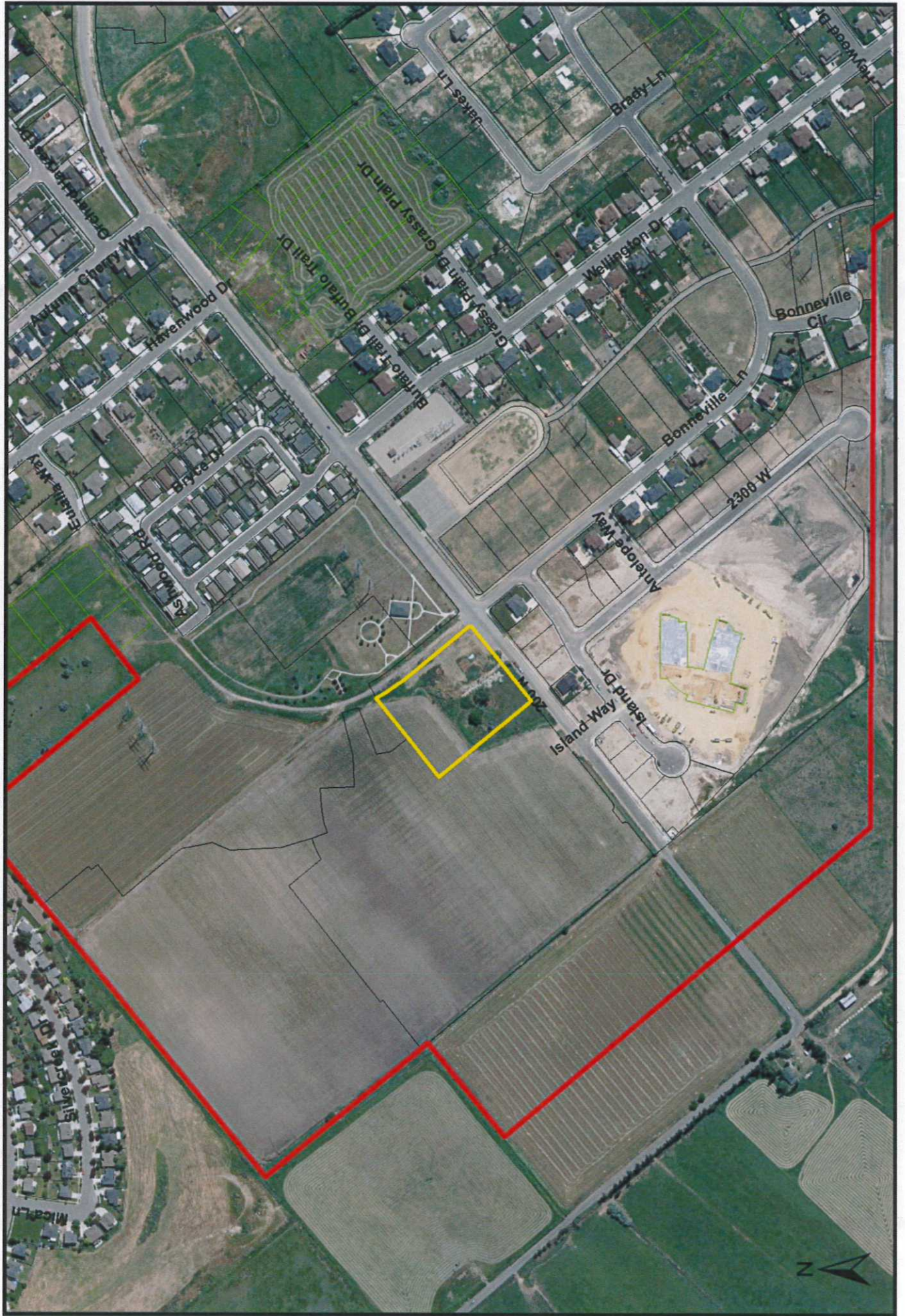
- An earthen berm be installed between the sidewalk and parking lot along 200 North Street to provide additional screening of the parking area which will enhance the site consistent with the conditional use standards found in 17-30-8.

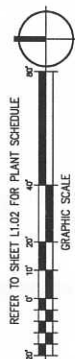
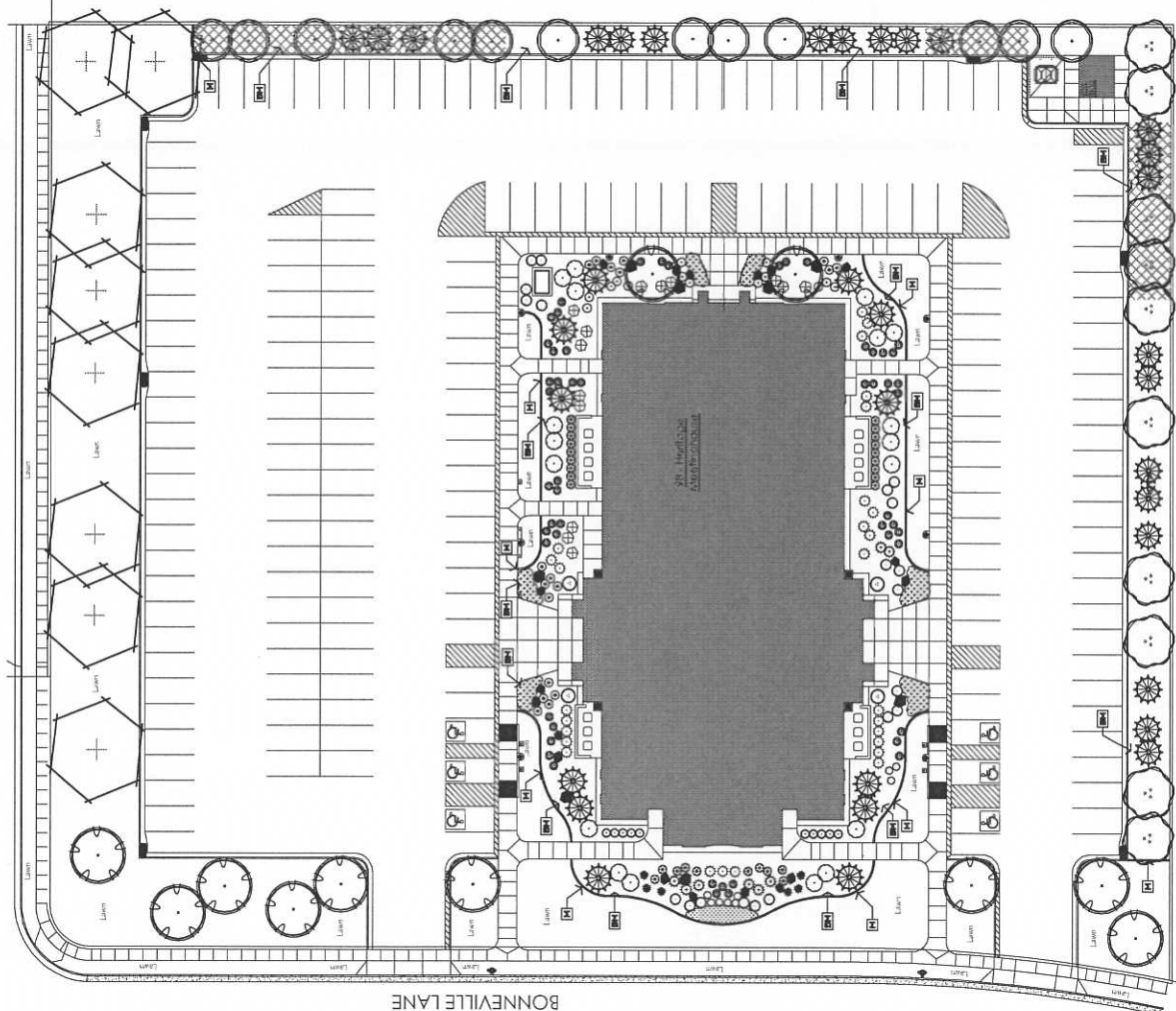
Reasoning:

City staff believes that the project with the recommended condition sufficiently addresses the impacts of the proposed use.

Attachment 1: Property Location Map
Attachments 2-5: Site Plans and Building Elevation Drawings.

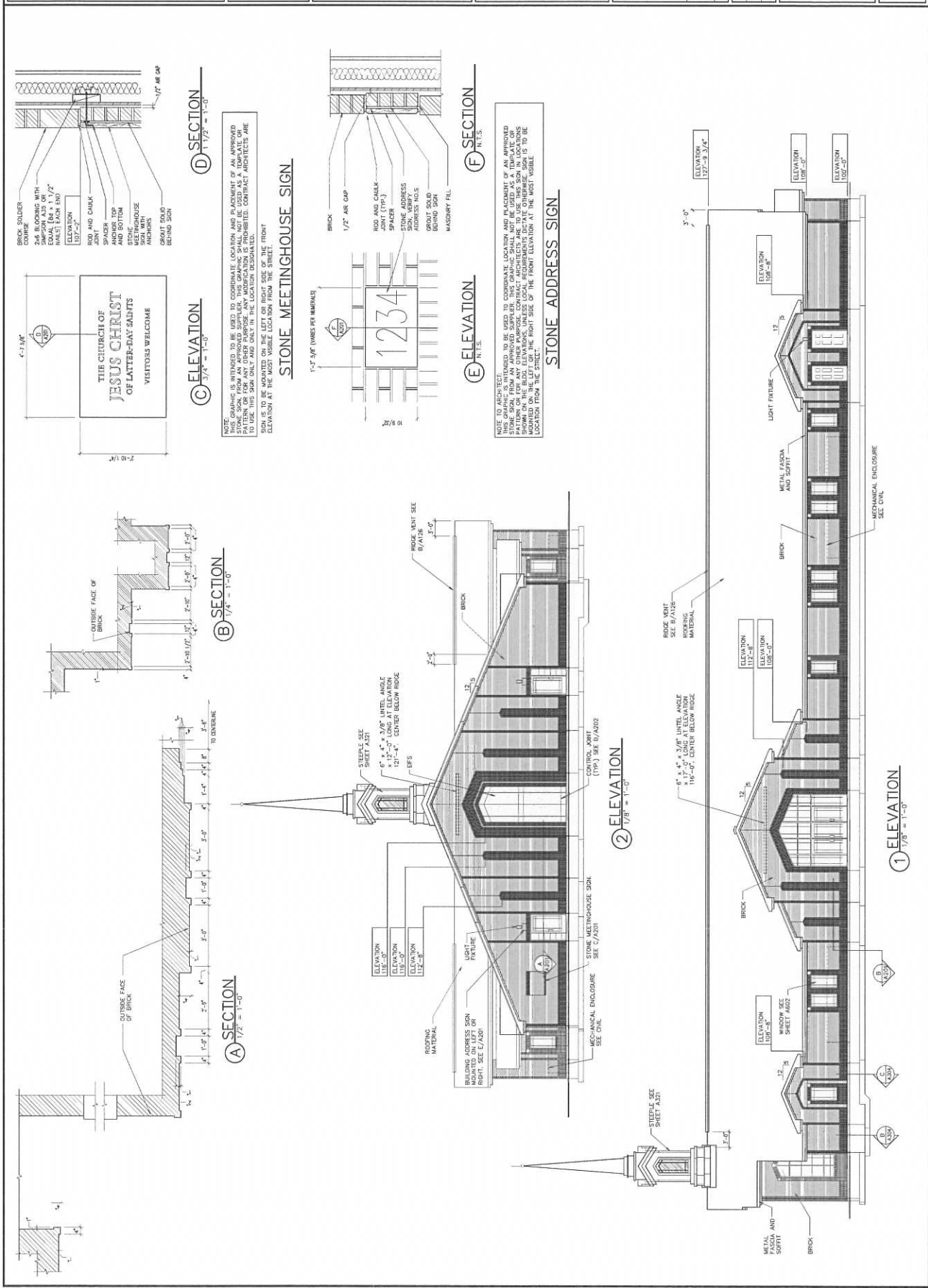
235 North Bonneville Lane



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	Double-Indemnity Coverage	Actual Cost	Time Period	Actual % Supplied by Local Jurisdiction
Street Frontage	40% - 60%	50%	Frame Building	6 (X)
Primary Eriks	50% - 70%	45%	Frame Entry	8 (X)
Building Perimeter	25% - 45%	35%	Ascent Building	12 (X)
Picnic Area	5% - 15%	0%	Screen Lot	53 (X)

LANDSCAPE DATA			
2000 Acres	% of 2000/landscape	% influenced by forest destruction	
1982-2000 Area			
18,733 A.L. (Land-use percentage)	Land-use percent		
18,733 A.L. (Land-use percentage)	Land-use percent		
75,000 A.L. (Land-use percentage)	Land-use percent		
75	NA		
Land use data			
2245 A.L. (Land-use percentage)	Land-use percent		



KAYSVILLE CITY PLANNING COMMISSION

October 27, 2016

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

Excused: Lorene Kamalu

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

Others Present: Council Member Larry Page, Sonia Ren, John B. Warnick

OPENING

The Planning Commission meeting was held on Thursday, October 27, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the September 22, 2016 and October 13, 2016 meetings were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the September 22, 2016 and October 13, 2016 meetings. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", EYEBROW MICROBLADING AT 719 WEST PEGASUS DRIVE – SONIA REN

Lyle Gibson explained that Ms. Ren is requesting a conditional use application to operate a Major Home Occupation "B" at her home at 719 West Pegasus Drive for eyebrow microblading services. Clients would come to her home by appointment only and each appointment would be about two hours long. The Ren's have a large driveway to accommodate off-street parking for clients.

Stroh DeCaire made a motion to grant a conditional use permit for a Major Home Occupation "B", eyebrow microblading at 719 West Pegasus Drive for Sonia Ren. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1698 WEST 200 NORTH – CHANDRA MILLER

Lyle Gibson explained that recently Staff had received a complaint about a rooster, with the complainant stating they believed it was being housed on Ms. Miller's property at 1698 West 200 North. Staff investigated the complaint and found the rooster being housed on a nearby property, not Ms. Miller's. However, hens were found on the Miller's property and she was

notified that she would need to obtain a conditional use permit to continue to house them. Ms. Miller's property is 0.46 acre which allows her to have up to twenty-five chickens. There are currently only five hens on the property and the existing coop meets city setback requirements.

Betty Parker made a motion to grant a conditional use permit for farm animals at 1698 West 200 North for Chandra Miller. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1413 WEST WEBB LANE – MIKE AND KEESHA HARDIN

Lyle Gibson explained that the Hardin Family would like to have horses on their property at 1413 West Webb Lane and are requesting a conditional use permit for farm animals. Their property is 1.47 acres which allows them to keep up to five horses on the property, however they currently only plan to have two. The Hardin's property is set back off of Webb Lane and is surrounded by the R-1-20 zone district to the south and east, and an agricultural zone district to the north and west. Currently only the perimeter of the property is fenced, and a fully enclosed area will need to be in place before animals are on site.

Thomas Wood asked about the creek which runs along the south side of the property and if there were any restrictions in association with building around or near the creek.

Andy Thompson responded that the county regulates that stream and the Hardin's would need to contact them if they wanted to build a fence near it.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 1413 West Webb Lane for Mike and Keesha Hardin with the condition that the enclosed area for the horses be in place before the animals are placed on the property. Thomas Wood seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR CLIFTON SUBDIVISION AT 42 NORTH ANGEL STREET, AND PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE – PAUL CLIFTON

Andy Thompson explained that recently this property located at 42 North Angel Street was approved for a rezone from A-1 (Light Agriculture) to R-A (Residential Agricultural). At that time, Mr. Clifton mentioned that it was his intention to do a flag lot development. A preliminary plat has now been submitted dividing the 1.61 acres into three lots. The existing home will remain on a standard lot fronting Angel Street, while there will be two half-acre lots located behind the home taking access via a flag stem along the north side of the property. The PRUD overlay zone is required to develop the flag lot configuration.

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 commented that although this plat meets city requirements, he dislikes these types of developments where two or more homes take access off of a flag stem.

Gary Bullock stated that although he would have liked to see the applicant present tonight, we have seen this property before the Commission recently and was made aware of Mr. Clifton's intent in rezoning his property.

Josh Sundloff made a motion to recommend preliminary plat approval for Clifton Subdivision at 42 North Angel Street, and PRUD (Planned Residential Unit Development) overlay zone for Paul Clifton. Gary Bullock seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR HILL FARMS SUBDIVISION PHASE 5 AT APPROXIMATELY 250 NORTH ANGEL STREET AND 450 NORTH HILL FARMS LANE – DESTINATION HOMES

Andy Thompson explained that over the last several months, Destination Homes has been constructing various phases of the Hill Farms Subdivision project. They have now submitted this next phase, Phase 5, for final plat approval. Most of Phase 5 is located just north of 200 North and east of Angel Street. The plat consists of thirty-four lots and several areas of common open space. Kaysville City's Power Department has requested that additional open space be included in this phase to better accommodate their facilities and the developer has consented, however the drawings have not yet been modified.

John Warnick, representing Destination Homes said that they have had great success with this subdivision, and still have high demand for their homes with these final phases. Staff had mentioned the request for additional open space before tonight's meeting and they have no problem complying with that.

Thomas Wood made a motion to recommend final plat approval for Hill Farms Subdivision Phase 5 at approximately 250 North Angel Street and 450 North Hill Farms Lane for Destination Homes. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Councilman Larry Page said that the Land Use Academy of Utah is holding a training meeting on November 12, 2016 from 9:00 a.m. to 1:00 p.m., and encouraged the Planning Commission members to attend as it would be a good opportunity to learn more about land use regulations in Utah.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, November 10, 2016 at 7:00 p.m.

ADJOURNMENT

Gary Bullock made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:20 p.m.

10 November 2016 Agenda

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Lyle Gibson, Zoning Administrator