

1. Planning Commission Meeting Materials

Documents:

[12 JANUARY 2017 PACKET.PDF](#)  
[12 JANUARY 2017 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, January 12, 2017 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":
  - a. Contractor office at 773 West Old Mill Lane – Ross Jorgensen.
  - b. Reflexology at 1061 South Suncrest Lane – Mindy Nielson.
3. Conditional use permit for farm animals at 384 North 30 West – Terry Messerly.
4. Modification of a conditional use permit for the expansion of a cell site at 60 East 200 North – Powder River Development-American Tower.
5. Request for a variance from Section 17-31-2 Accessory Buildings at 46 North 1050 West – Shane and Jamee Pew.
6. Public hearing and amendment of Section 17-31-2, Accessory Buildings, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.
7. Call to the public.
8. Other matters that properly come before the Planning Commission:
  - a. Reports.
  - b. Correspondence.
  - c. Calendar.
9. 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, January 6, 2017.

  
\_\_\_\_\_  
Lyle Gibson  
Zoning Administrator



## **Planning Commission Staff Report**

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### **Conditional Use Permit for a Major Home Occupation 'B', Contractor January 12, 2017**

Applicant/Owner: Ross Jorgensen  
Location: 773 West Old Mill Lane

#### **Description:**

Mr. Jorgensen 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.

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

#### **Recommendation:**

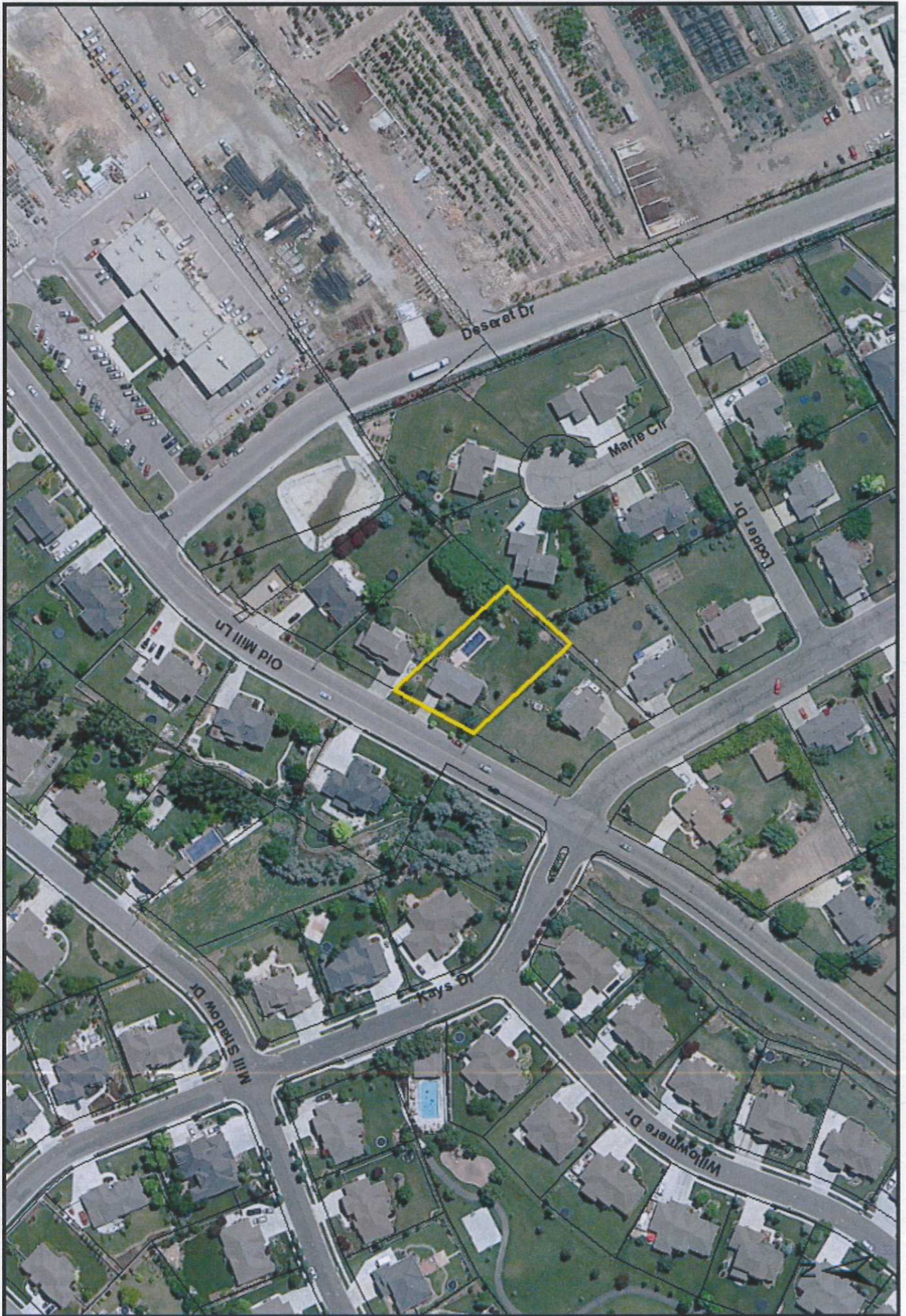
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, contractor, at the above listed address.

#### **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

773 West Old Mill Lane





## **Planning Commission Staff Report**

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### **Conditional Use Permit for Major Home Occupation 'B'. Reflexology January 12, 2017**

Applicant/Owner: Mindy Nielson  
Location: 1061 South Suncrest Lane

#### **Description:**

Ms. Nielson is requesting to operate a home business providing reflexology services. This fits into the City Ordinance under Major Home Occupation 'B' as a use similar to massage therapy.

Ms. Nielsen received approval for this same business at her previous home on Appaloosa Avenue in October of 2015. No complaints were ever received by staff with the business at that location. Staff has been in touch with the application and reviewed the regulations in Title 17-26-4 Major Home Occupation B. The property has sufficient parking for the proposed business in addition to that required for the residence.

#### **Recommendation:**

Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation 'B'.

#### **Reasoning:**

This business should not present any detrimental impacts beyond those already regulated by the city ordinance and has already demonstrated ability to operate as a home occupation without creating issues at its previous location.

Attachment 1: Area Map

1061 South Suncrest Lane





## **Planning Commission Staff Report**

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### **Conditional Use Permit for Farm Animals January 12, 2017**

Applicant/Owner: Terry Messerly  
Location: 384 North 30 West

#### **Description:**

Mr. Messerly is requesting a conditional use permit for farm animals, specifically for keeping chickens. Their property is approximately 0.21 acres or 9,300 square feet, allowing up to five (5) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

The property currently has a coop/chicken run along the south side of the property. Upon inspection it is in good shape and capable of containing the chickens. There are only hens on site.

#### **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 the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

384 North 30 West





## **Planning Commission Staff Report**

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### **Modification of Conditional Use Permit for Expansion of Cell Site. January 12, 2017**

Applicant/Owner: Powder River Development – American Tower  
Location: 60 East 200 North

#### **Description:**

The cell tower and equipment located at the subject address were originally approved in August of 1999 and built the following year. The existing site covers an area 20 ft. by 40 ft. The applicant is leasing additional space to the east of the current enclosed area where they would like to expand for the purposes of adding a generator for backup power needs for the benefit of American Tower, anchor tenant – T-Mobile and any other future tenant requests.

The proposed expansion area would be 10 ft. by 20 ft. The submitted plans show that the area would be fenced to match existing fence at the site being chain link with barbed wire for security purposes. The drawings do not specifically state it so staff has discussed slats in the fence to match what is on the site and to screen the new equipment.

The expanded area encroaches into the parking area of 'Sanders Glass' but will not create any circumstances of non-compliance.

#### **Recommendation:**

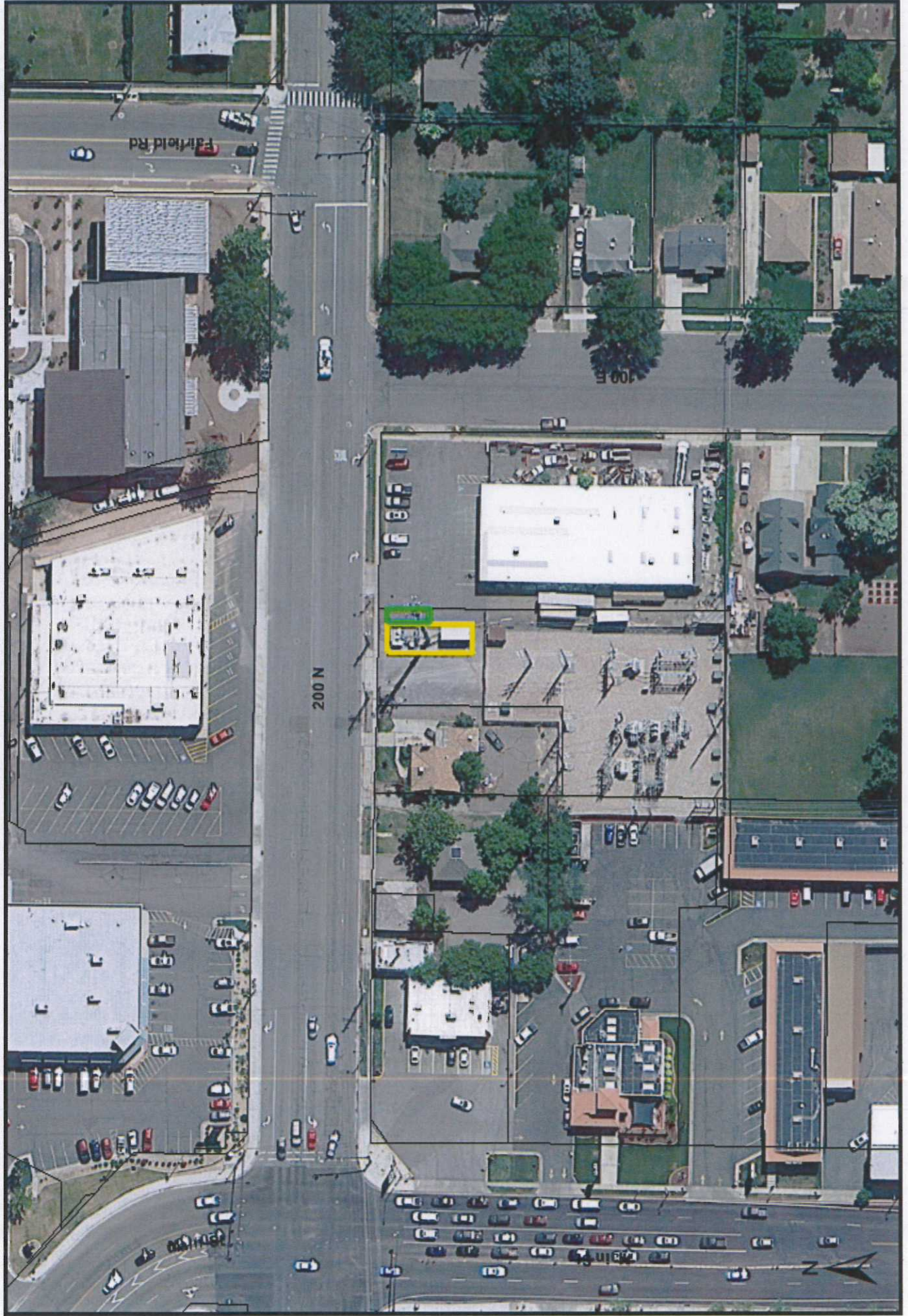
Staff recommends approval with the condition that the fencing be slatted for screening purposes in a matter consistent with the fencing around the existing site.

#### **Reasoning:**

The proposed condition will help with screening and security at the site.

- Attachment 1: Property Location Map
- Attachment 2: Photo of Existing Site
- Attachment 3: Proposed Site Plan
- Attachment 4: Fence Detail

**60 East 200 North Cell Site - Existing and Proposed Equipment Pad**





Street View of Existing Equipment at Cell Tower Site – 60 East 200 North.

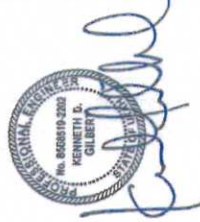


| REV. | DESCRIPTION      | BY  | DATE     |
|------|------------------|-----|----------|
| 0    | FOR CONSTRUCTION | JDC | 11/26/18 |
| ✓    |                  |     |          |
| ✓    |                  |     |          |
| ✓    |                  |     |          |
| ✓    |                  |     |          |

ATC SITE NUMBER:  
**310275**  
ATC SITE NAME:  
**KAYSVILLE UT**

**SITE ADDRESS:**  
60 EAST 200 NORTH  
KAYSVILLE, UT 84037

SEAL:

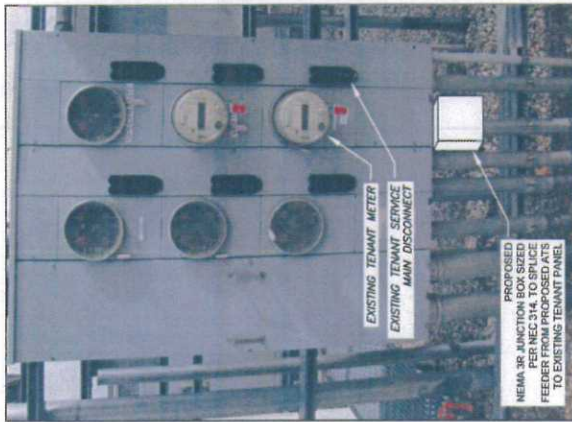


Nov 29 2016 8:56 AM

|              |          |
|--------------|----------|
| DRAWN BY:    | CWB      |
| APPROVED BY: | KDG      |
| DATE DRAWN:  | 11/28/16 |
| ATC JOB NO:  | 11007156 |

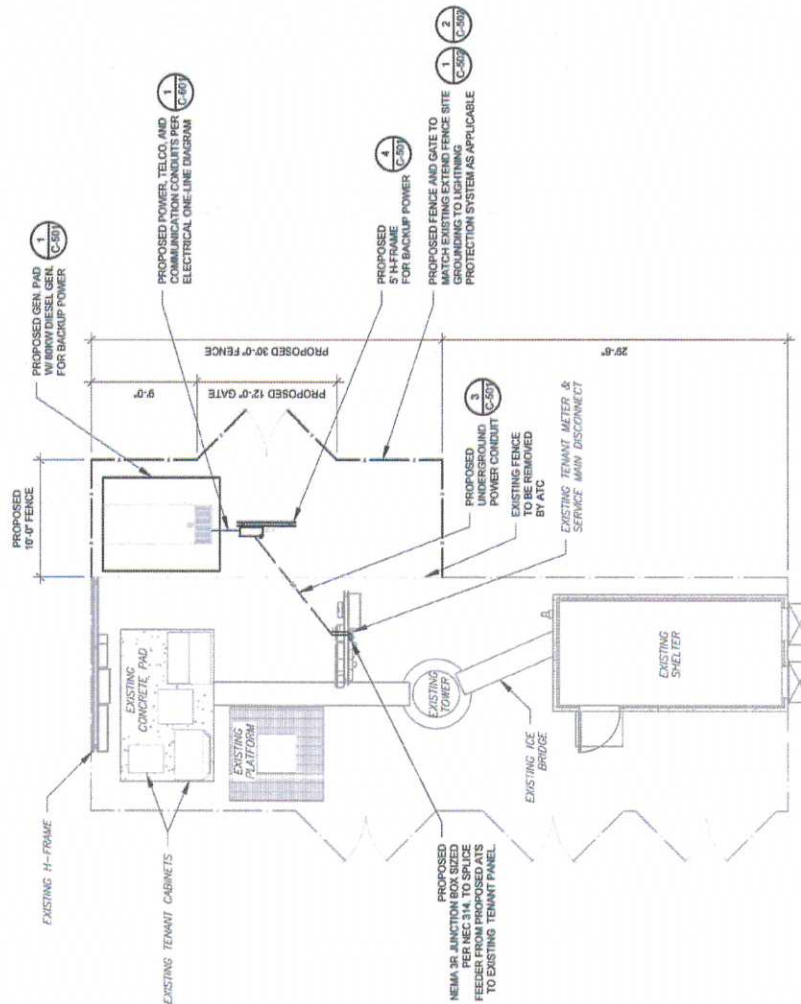
## SITE PLAN

|                               |                       |
|-------------------------------|-----------------------|
| SHEET NUMBER:<br><b>C-101</b> | REVISION:<br><b>0</b> |
|-------------------------------|-----------------------|

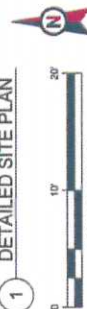


### EXISTING UTILITY H-FRAME

- THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
1. ICE BROGEE, CABLE LADDER, COAX PORT, AND CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DETICED ON THIS PLAN, BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS ON ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEETING THE ATE SPECIFICATIONS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ATE CONSTRUCTION MANAGER AND LOCAL UTILITY COMPANY FOR THE INSTALLATION OF THE ATE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE ATE CONSTRUCTION MANAGER AND LOCAL UTILITY COMPANY, BEFORE PERFORMING IN ACCORDANCE WITH LATEST EDITION OF THE STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROJECT.



### DETAILED SITE PLAN



SCALE: 1"=10' (11X17)  
1"=5' (22X34)

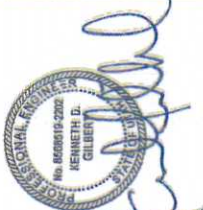
[illegible]

| REV. | DESCRIPTION      | BY  | DATE     |
|------|------------------|-----|----------|
| 0    | FOR CONSTRUCTION | JDC | 11/28/16 |
|      |                  |     |          |
|      |                  |     |          |
|      |                  |     |          |

ATC SITE NUMBER: 310275  
ATC SITE NAME: KAYSVILLE U

**SITE ADDRESS:**  
60 EAST 200 NORTH  
KAYSMILLE UT 84037

**SEAT:**

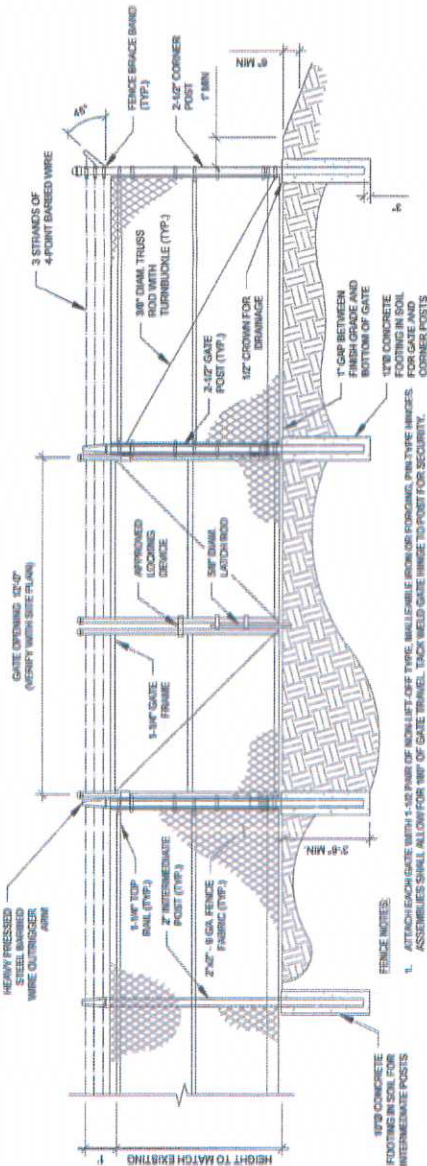


Nov 29 2016 8:56 AM

|              |          |
|--------------|----------|
| DRAWN BY:    | CMB      |
| APPROVED BY: | KDG      |
| DATE DRAWN:  | 11/28/16 |
| ATC JOB NO:  | 11907156 |

## CIVIL DETAILS

SHEET NUMBER: C-502  
REVISION: 0

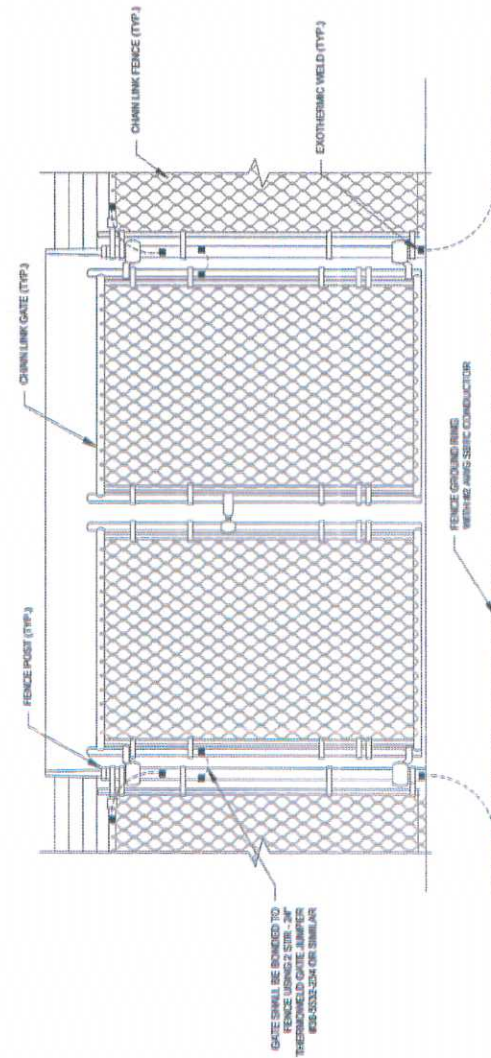


2. POSTS NOT TO EXCEED A MINIMUM SEPARATION OF 10 FEET.

AMERICAN TOWER MASTER SPECIFICATION

AMERICAN TOWER REGISTER SPECIFICATIONS  
1. DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 320313 FOR CHAIN LINK FENCE AND GATES

1 GATE AND FENCE DETAIL  
SCALE 1/8" = 1'-0"



GATE SHALL BE BONDED TO  
FENCE USING 2 5/16" - 24"  
THERMOWELD GATE JUMPER  
806-5531-234 OR SIMILAR

2 GATE AND FENCE GROUNDING DETAIL

NOTES

1. CONTRACTOR TO CONTRACT ALL UTILITIES FOR LOCATION OF  
POLE LOTS. SERVICE LOCATIONS TO BE CONFIRMED PRIOR  
TO CONSTRUCTION.
2. REMOVE ALL UNSUITABLE OR DESTRUCTIVE MATERIAL AS REQUIRED.  
CONTRACTOR UNCOVERING SOIL TO MIN OF MAXIMUM DENSITY. REFUSE  
OF CONTRACTOR TO UNCOVER SOIL TO MIN OF MAXIMUM DENSITY  
A BELOW PROPOSED GRADE. CONTRACT TO MINIMUM 8% OF MAXIMUM DRY  
DENSITY ALL COMPACTED SHAKE BE IN ACCORDANCE WITH THE 2005 I.C.  
REVIEW WITH PROJECT MANAGER AND GEOTECH PRIOR TO  
CONSTRUCTION.
3. SURFACE COURSE OF STABILIZED "A" MATERIAL SHALL CONSIST OF EVENLY  
GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH MIN. PASSING  
THROUGH # 10" SIEVE AND NOT MORE THAN 1% PASSING THROUGH #4  
SIEVE. CONTRACT TO 95% OF MAXIMUM DRY DENSITY.
4. FOUNDED GEOTEXTILE FABRIC UNDER WASHED CHIPPED STONE.  
PROVIDE UNLESS NOTED OTHERWISE. MOVEN GEOTEXTILE APPROVED  
PRODUCTS ARE TYPE 100, 200 AND 250. TENSILE. MIN. CONTRACTOR  
MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER

3 COMPOUND CROSS SECTION  
SCALE IN IN.



## **Planning Commission Staff Report**

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### **Request for a Variance from Section 17-31-2 Accessory Buildings.**

**January 12, 2017**

Applicant/Owner: Shane and Jamee Pew  
Location: 46 North 1050 West  
Zone: R-1-20 (Single Family Residential)

#### **Description:**

City staff recently observed an accessory building at the subject location that appears to be in violation of Section 17-31-2 Accessory Buildings, specifically 17-31-2 (1) which states "All accessory buildings shall comply with the provisions of this Title. No accessory building shall be located in any front yard or required side yard." Furthermore Chapter 17-2 defines a front yard as the "open space extending the full width of the lot measured between the front lot line and the closest main building, which space is unoccupied and unobstructed from the ground upward..." While the building appears to be smaller than 200 square feet in ground floor area so as not to require a building permit, it must still meet the requirements of the zoning ordinance as stated above.

In addition to the location of the shed in what staff is interpreting to be the 'front yard', the building is located eight feet (8') from the curb of the street. Generally speaking the right of way ends ten feet (10') beyond the back of curb to the private property of the abutting parcel. This means that the building is likely at least partially built off of the subject property in the public right of way. There is additional concern from staff because, as shown on the plat, the first ten feet (10') of the property includes a public utility easement. It is possible that the building is not disturbing or even over existing utility lines, however the City likes to keep those easements clear for potential use.

Having met with the applicants to discuss the City's findings, the applicants desired to request a variance and have provided a letter demonstrating why they believe that a variance is appropriate.

Consistent with Utah Code 10-9a-702, approval of a variance is subject to Chapter 17-4-6 Variances.

#### **17-4-6 Variances.**

(1) Any person or entity desiring a waiver or modification of the requirements of this Title as applied to a parcel of property that he or she owns, leases, or in which he or she holds some other beneficial interest, may apply to the Planning Commission for a variance from the terms of this Title.

(2) (a) The Planning Commission may grant a variance only if:

(i) Literal enforcement of this Title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this Title;

(ii) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;

(iii) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

(iv) The variance will not substantially affect the general plan and will not be contrary to the public interest; and

(v) The spirit of this Title is observed and substantial justice done.

(b) (i) In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection 2(a), the Planning Commission may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought; and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

(ii) In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection (2)(a), the Planning Commission may not find an unreasonable hardship if the hardship is self-imposed or economic.

(c) In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the Planning Commission may find that special circumstances exist only if the special circumstances:

(i) Relate to the hardship complained of; and

(ii) Deprive the property of privileges granted to other properties in the same district.

(3) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.

(4) Variances run with the land.

## **Recommendation:**

Upon review of this report and hearing from the applicant the Planning Commission needs to determine if a variance is appropriate based on the criteria of Chapter 17-4-6.

Based on criteria in 17-4-6 (2) (a) (iii) and (iv) staff believes that a variance would not be appropriate in this situation. It is the opinion of City staff that the variance is not essential to build a shed on the property as there appears to be other locations where it could be done and also the location within the easement is contrary to public interest.

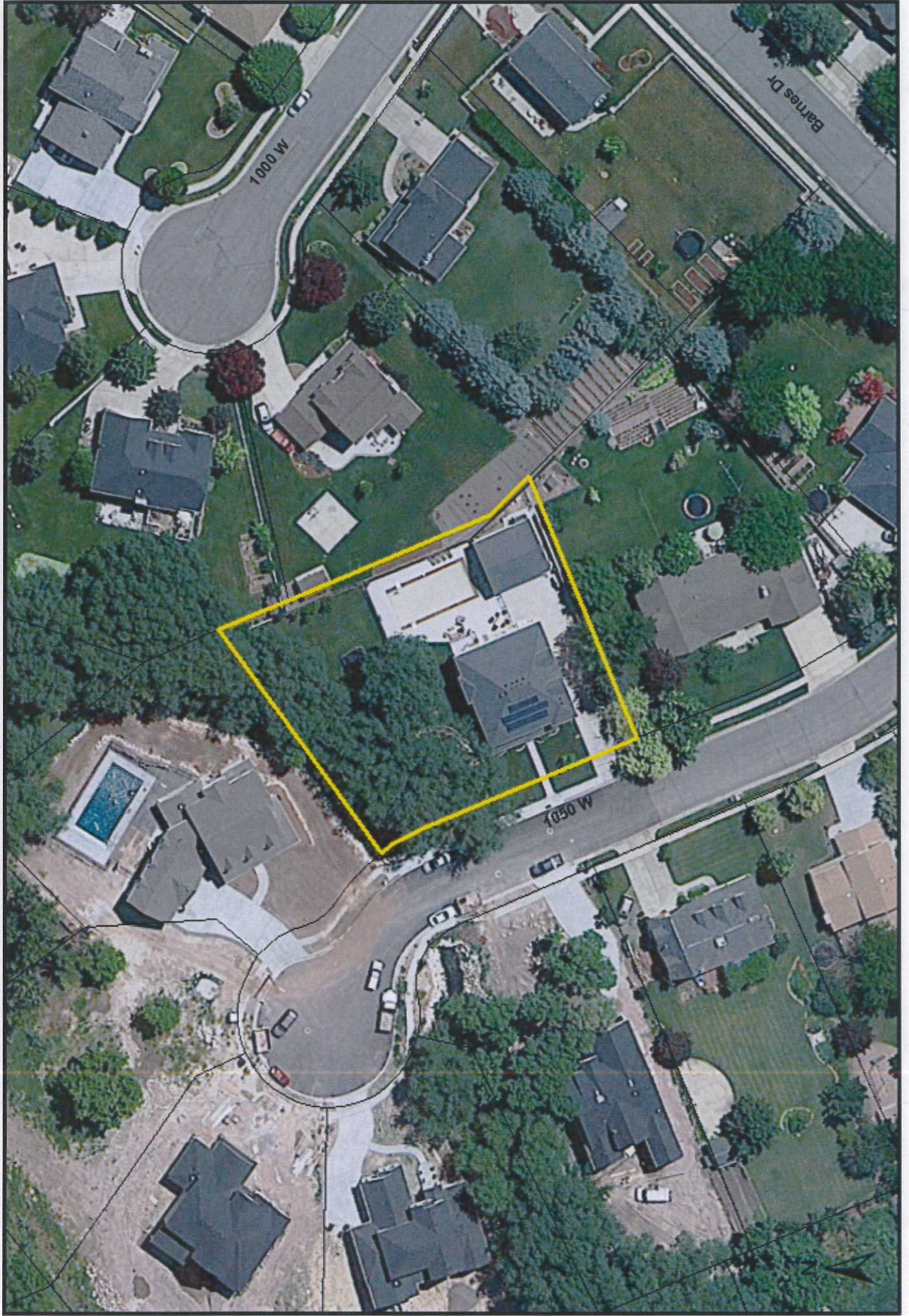
If the Planning Commission determines that a variance is in fact appropriate, staff recommends that the allowances of that variance be very specific and that permission not be given to have a building within the city right-of-way. Staff could then work with the applicant to verify the location of the building in relation to the property line and confirm that its final location is within the allowed parameters of the variance.

Attachment 1: Area Map

Attachment 2: Property Plat

Attachment 3: Variance Request Letter

46 North 1050 West



PREFIX  
11-561  
LAST #  
0001

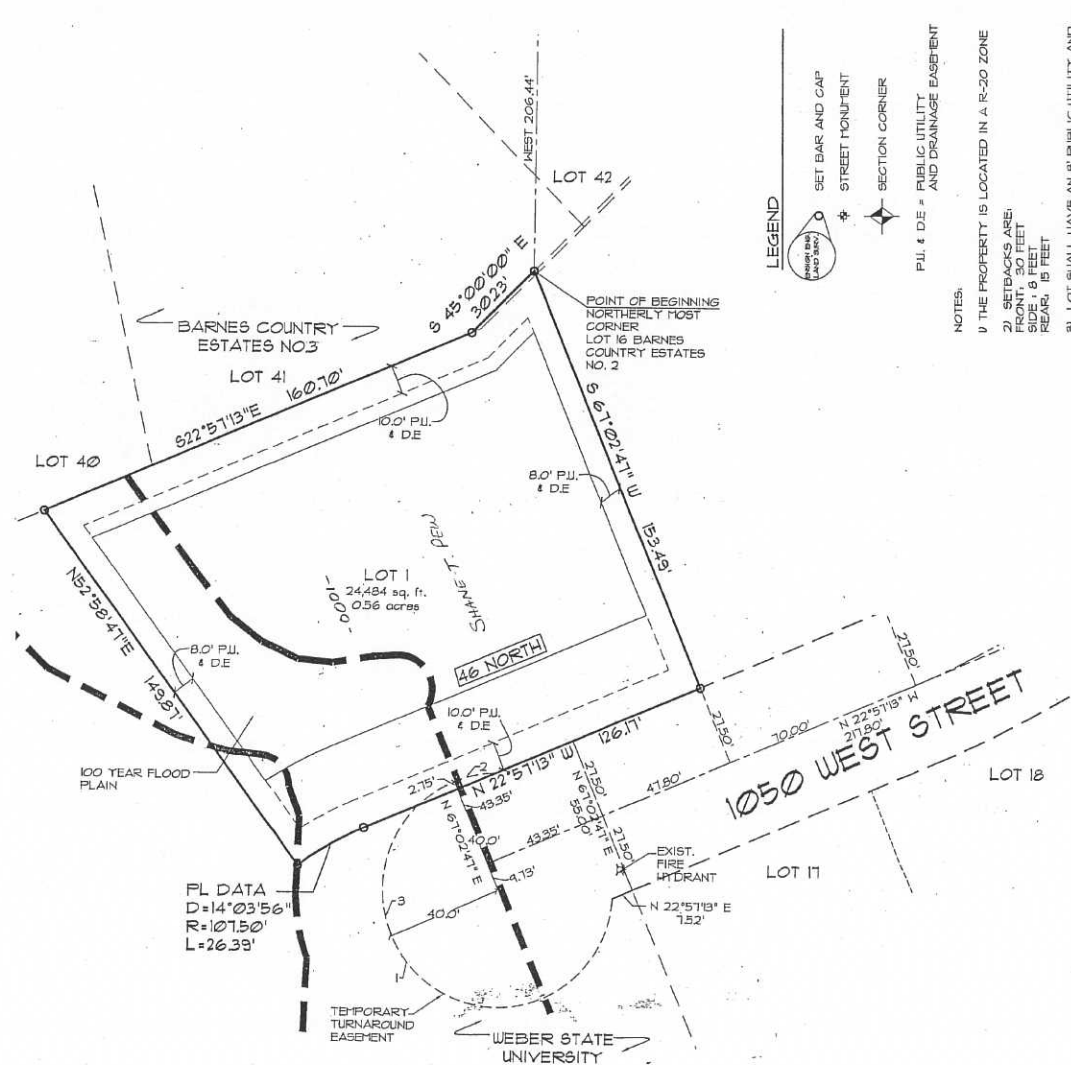
SCALE:  
1" = 30'

DEVELOPMENT: PEW ESTATES  
CITY: KAYSVILLE  
S.L.M. DAVIS COUNTY, UTAH

SW 1/4 SEC. 33 T.4N R.1W  
FILE # 4120  
R 10-08-04

# PEW ESTATES

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 33  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH



- LEGEND**
- SET BAR AND CAP
  - STREET MONUMENT
  - SECTION CORNER
  - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- NOTES:**
- 1) THE PROPERTY IS LOCATED IN A R-20 ZONE
  - 2) SETBACKS ARE:  
FRONT 150 FEET  
SIDE 15 FEET  
REAR 15 FEET
  - 3) LOT SHALL HAVE AN 8' PUBLIC UTILITY AND DRAINAGE EASEMENT ON EACH SIDE AND A 20' FRONT AND REAR PUBLIC UTILITY AND DRAINAGE EASEMENT.
  - 4) THE MAIN FLOOR ELEVATION OF THE HOUSE SHALL BE 4522.00'. THE BENCHMARK ELEVATION IS THE CENTER OF SECTION 33, T4N, R1W, S4E111 ELEV=4290.46

**ENSIGN**  
SURVEYING & ENGINEERING  
1000 W. 2000 N., Suite 5  
Lehi, Utah 84043  
90 East Fort Union Blvd., Suite 100  
Mojave, Utah 84047  
(801) 542-1199  
fax (801) 542-4315  
(801) 255-0528  
fax (801) 255-4469

561 11

Shane and Jamee Pew  
46 North 1050 West  
Kaysville, UT 84037  
December 20, 2016

Lyle Gibson and Kaysville Planning Commission  
Zoning Administrator  
Kaysville City Community Development

Dear Lyle Gibson and Kaysville Planning Commission:

In response to the code violation dated November 30, 2016 and face to face meeting with you (Lyle) on December 13, 2016, we would like to communicate our desire to request a variance in regards to the accessory structure (shed) located on our property at 46 North 1050 West that appears to be in violation of the Municipal Code. This letter will give the criteria and objective evidence needed to meet all requirements in the Municipal Code found in subsection 17-4-6 (2) (a) to successfully receive a variance for the location of the shed in question.

The Municipal Code in regards to achieving a one-time modification/variance is referenced bellow. We have inserted beneath each applicable section of code details that will support our request for this variance.

*17-4-6 Variances.*

*(1) Any person or entity desiring a waiver or modification of the requirements of this Title as applied to a parcel of property that he or she owns, leases, or in which he or she holds some other beneficial interest, may apply to the Planning Commission for a variance from the terms of this Title.*

*(2) (a) The Planning Commission may grant a variance only if:*

- (i) Literal enforcement of this Title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this Title;*

The property at 46 North 1050 West is a unique plot of land. It is divided by the North Fork of the Holmes Creek. This area includes multiple bunches of 40-50-foot willow trees and multiple retaining rock walls. Observing this stream for 12 years, the one thing we have learned is that the water demands our respect. Whenever a rain storm focuses its energy on the mountains around Adams Canyon, the water level in the stream can rise to 8 feet above its normal level. Because of this, we are very limited where we can place an "accessory structure" which causes unreasonable hardship to enforce this specific code.

- (ii) *There are special circumstances attached to the property that do not generally apply to other properties in the same zone;*

Special circumstances attached to our property that do not generally apply to other properties in the same zone are as follows:

1. The Pew Estates one lot subdivision (see Attachment 1 and Attachment 2) is .56 acres in size but because of the location of the North Fork of the Holms Creek makes placement of any permanent structure difficult. A 10-foot easement on each side of the stream is required by the Davis County Flood Control for maintenance of the stream. Because of this, most of the available space of the property cannot be used for the placement of the shed.
2. Because of natural boundaries, much of our yard is classified by code as a "side yard". But to us it is our back yard due to how our home is positioned on the lot.
3. The front yard or "front set back" of the property does not apply to the definition found in the Municipal Code. There is a definite and natural cut off where the front yard ends and the back/side yard begins including bushes, a 10-foot rock retaining wall and a stream. (see attachment 3 and attachment 4 of picture taken by Kaysville code enforcement on 11/29/2016)
4. The location of the stream and natural elevation change made to allow for maximum flow of the water does not allow for a flat enough area for the footprint of the shed anywhere on the property except for where it is at.

- (iii) *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;*

Because of the layout and elevation of the location of the shed, it does not affect any enjoyment of a substantial property right possessed by other property in the same zone. The elevation of the shed is 3-4 feet lower than the elevation of the street and is set back 8 feet from the curb of the street. The shed does not block any view or inhibit any movement of any person or vehicle on the street level.

- (iv) *The variance will not substantially affect the general plan and will not be contrary to the public interest; and*

As stated previously in this letter, the uniqueness of this property due to the elevation difference from the street, the separation of the front yard and side/back yard by natural boundaries this variance would not have long term effects on the general plan or go against the public's interest.

- (v) *The spirit of this Title is observed and substantial justice done.*

Understanding that the spirit of this Title is to set forth guidelines that would generally apply to properties to keep the location of accessory building aesthetically pleasing and to not make a public nuisance for the residence of Kaysville City we feel that our current situation of our accessory building does not conflict with the spirit of this Title.

Furthermore, we do believe that we have shown appropriate objective evidence and met all requirements indicated in this variance request. We would ask that you, as members of the Planning Commission would consider all the aforementioned details and circumstances when making a decision on this requested variance.

Sincerely,

Shane and Jamee Pew  
Kaysville Residents

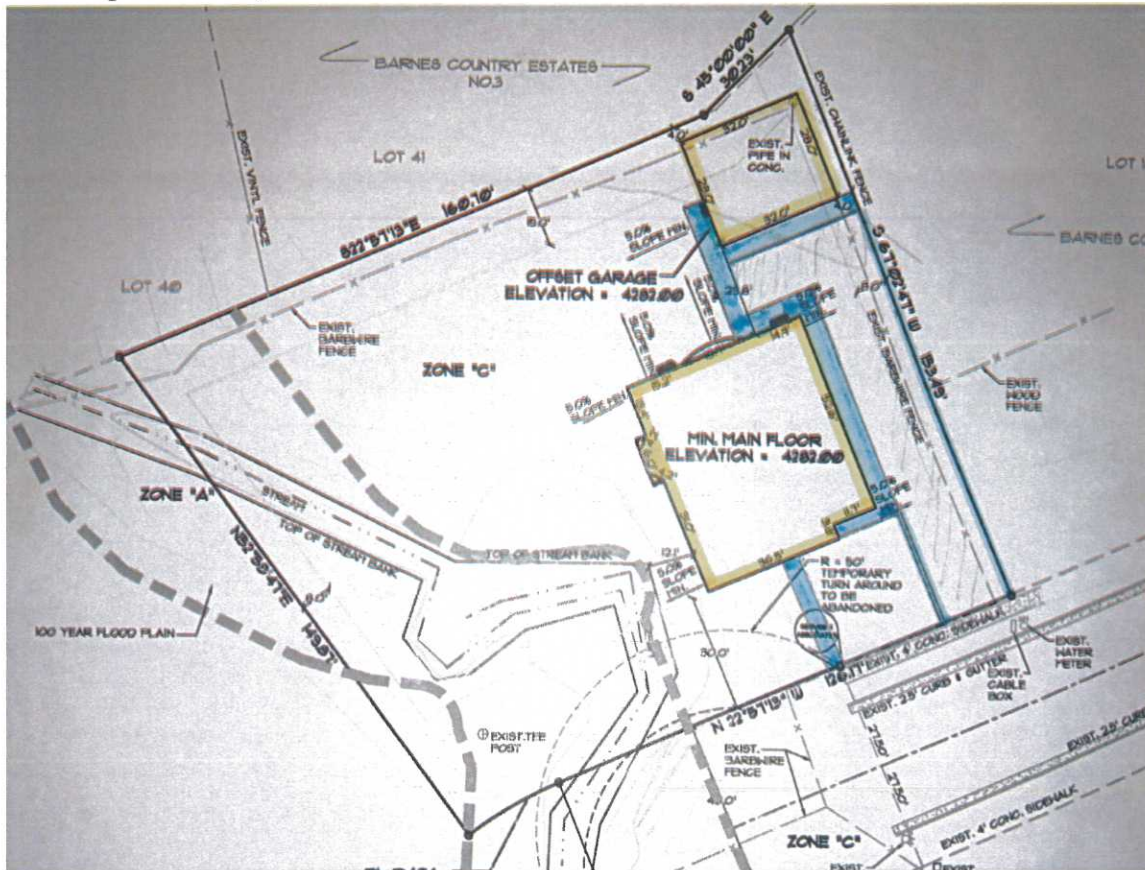
**Attachment 1**

Arial view including property lines of the one lot subdivision of Pew Estates



Attachment 2

Plot Map of Stream, elevation and Location of House.



**Attachment 3**

Front Yard



**Attachment 4**





## **Planning Commission Staff Report**

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### **Amending Section 17-31-2, Accessory Buildings, of the Revised Ordinances of Kaysville City. January 12, 2017**

#### **Description:**

In response to concerns from residents regarding the existing requirements pertaining to accessory buildings, staff has been asked to research possible modifications to the ordinance that may more appropriately accommodate accessory structures such as sheds and detached garages that residents are proposing.

It is not uncommon to have a request for larger and taller accessory buildings in order to house or accommodate large recreation vehicles, RV's, boats, etc. The current ordinance allows for such structures to be built up to the maximum allowed height in the zone, but based on the way it is measured currently often requires such buildings be set back and positioned from property lines such that the access to such buildings is no longer suitable. ie: garage positioned so that maneuvering a boat or RV is all but impossible.

Staff has researched ordinances of other cities throughout the State and discussed internally different concerns and means of modifying the current ordinance. Based on this research and discussion the following amendment is proposed by staff.

#### **Proposed Ordinance Amendment.**

##### **17-31-2 Accessory Buildings.**

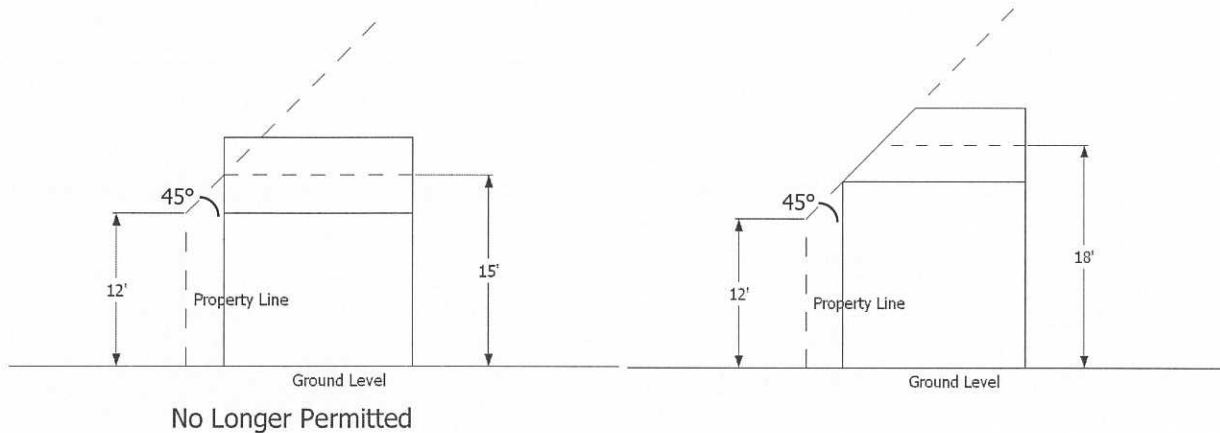
- (1) All accessory buildings shall comply with the provisions of this Title. No accessory building shall be located in any front yard or required side yard.
- (2) Any accessory building attached to the main building shall be made structurally a part of the main building and shall comply in all respects with the requirements of this Title applicable to the main building.
- (3) One story detached accessory buildings smaller than 200 square feet shall not be located so that they cause storm water runoff onto the adjacent property. Accessory buildings 200 square feet or larger shall have the required permits and be located not closer than one foot (1 ') to the adjacent property line and so that storm water does not run off onto the adjacent property.
- (4) Accessory buildings in any zone shall occupy no more than twenty percent (20%) of the lot area less the footprint area of the main building. An accessory building shall not exceed ten percent (10%) of the lot area or three thousand (3,000) square feet, whichever is more restrictive. Accessory buildings may exceed three thousand (3,000) square feet in area by conditional use in the zones where allowed by conditional use.

(5) No part of an accessory buildings shall extend above the line created by any point twelve feet (12') above ground at the property line and extending upwards from that point at a 45 degree angle towards the interior of the property, up to the maximum building height allowed in the zone. Accessory buildings within five feet (5') of any property line shall not exceed fifteen feet (15') in height. Accessory buildings set back from property lines more than five feet (5') may be one foot (1') higher than fifteen feet (15') for each two feet (2') beyond five feet (5') they are set back from any property line, up to the maximum building height allowed in the zone.

(6) Buildings housing farm animals shall comply with Section 17-24-3.

### Example Drawings.

current ordinance vs. proposed ordinance.



### Recommendation:

Staff recommends that the Planning Commission recommend the proposed amendment of Section 17-31-2 to the City Council.

### Reasoning:

The proposed changes give the potential of increased building height closer to property lines but more specifically dictate how those buildings are constructed as a means of reducing impacts to neighboring properties.

# 12 January 2017 Agenda

## KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, January 12, 2017, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville to consider:

Amendment of Section 17-31-2 Accessory Buildings, of Chapter 17-31 Special Provisions Applying to Particular Uses, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by December 23, 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, January 12, 2017 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. Contractor office at 773 West Old Mill Lane – Ross Jorgensen.
4. Reflexology at 1061 South Suncrest Lane – Mindy Nielson.
5. Conditional use permit for farm animals at 384 North 30 West – Terry Messerly.
6. Modification of a conditional use permit for the expansion of a cell site at 60 East 200 North – Powder River Development-American Tower.
7. Request for a variance from Section 17-31-2 Accessory Buildings at 46 North 1050 West – Shane and Jamee Pew.

8. Public hearing and amendment of Section 17-31-2, Accessory Buildings, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.
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, January 6, 2017.

Lyle Gibson, Zoning Administrator