

1. Planning Commission Meeting Materials

Documents:

[26 JANUARY 2017 PACKET.PDF](#)
[26 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 26, 2017 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 December 8, 2016.
2. Conditional use permit for a major home occupation "B":
 - a. Clothing fitting at 478 East 1650 South – Courtney Killpack.
 - b. Microblading at 341 North Autumn Cherry Way – Chelsea Perkins.
3. Conditional use permit for a model home, development signs and flagpole greater than thirty feet in height at 2152 South Parkwood Lane – Jack Fisher/Henry Walker Homes.
4. Final plat approval for Clifton Subdivision at 42 North Angel Street – Paul Clifton.
5. Final plat approval for Meadow Manor Subdivision Amended at 1512 South Driftwood Lane – Robert Wood.
6. Final plat approval for Lot 9 Kingsview Estates Amended at 278 East Shepard Lane – Wendell Peery.
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 20, 2017.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B'. Clothing Fitting January 26, 2017

Applicant/Owner: Courtney Killpack
Location: 478 East 1650 South

Description:

Ms. Killpack is requesting to operate a home business providing clothing fitting services. More specifically the home occupation will be for fitting bras. She anticipates doing fittings 2 days a week from around noon to 5pm or so by appointment. Appointments generally take 30 minutes per person and she may have some 10 or so per week. Appointments are for individuals but it is not uncommon for a group of friends to come together, but they often carpool together.

She does have a small inventory of product that customers can buy if they want, but it is a small part of the business, secondary to the fittings.

The property has a couple of parking spaces in the driveway and is across the street from a church meaning there are few to no drive approaches across the street and a large parking lot where people could park if there were a need.

Recommendation:

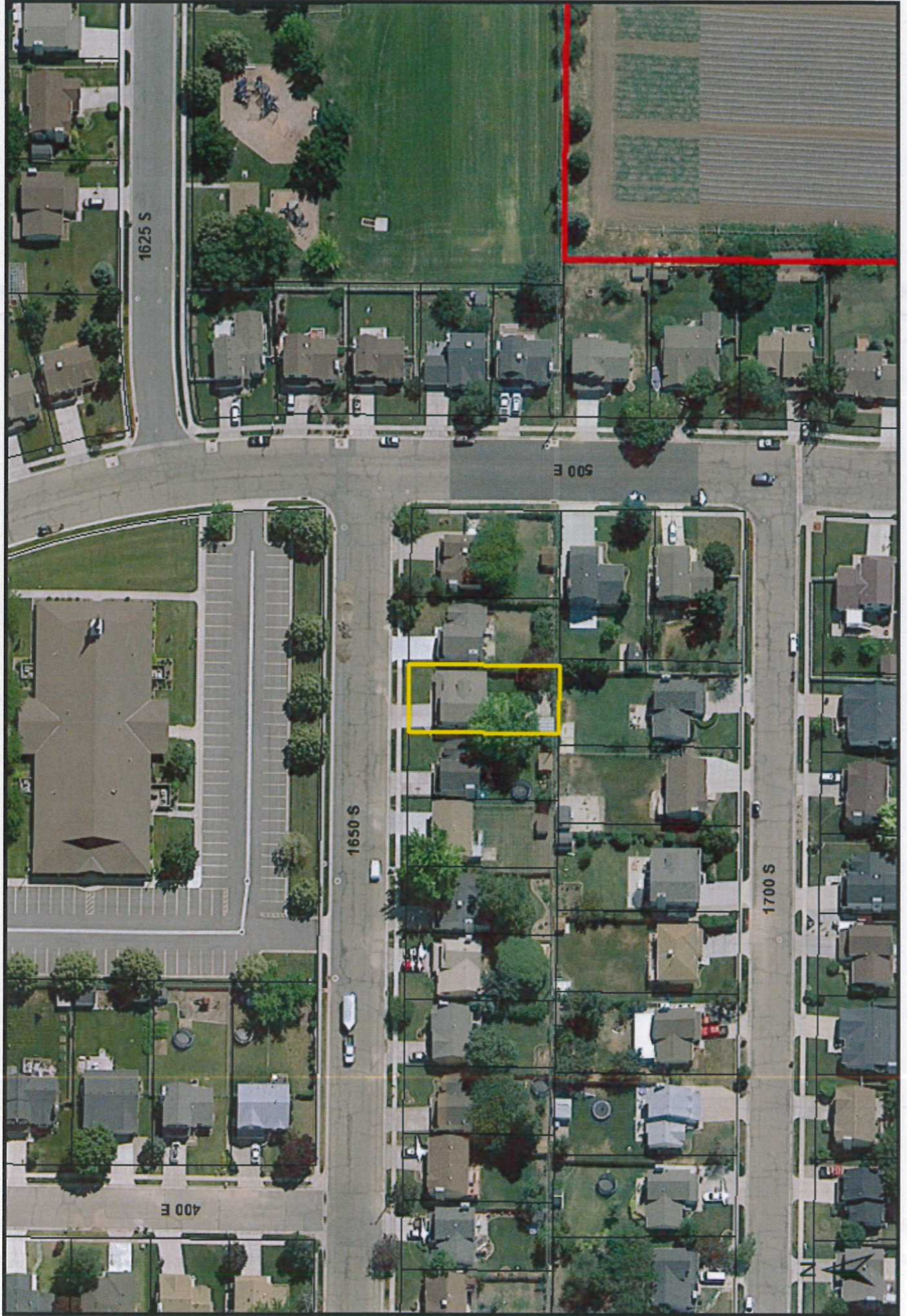
Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation 'B'.

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

478 East 1650 South





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation B, Microblading. January 26, 2017

Applicant/Owner: Chelsea Perkins
Location: 341 Autumn Cherry Way

Description:

Ms. Perkins is requesting a conditional use application to operate a Major Home Occupation B at her home on Pegasus Drive offering eyebrow microblading services.

Clients would come to the home by appointment only. Appointment last about 3 hours each so clients would not be coming and going frequently. She anticipates only 2 or so appointments per day between 10 am and 5 pm. There is a large driveway with room for several cars that can accommodate clients.

Recommendation:

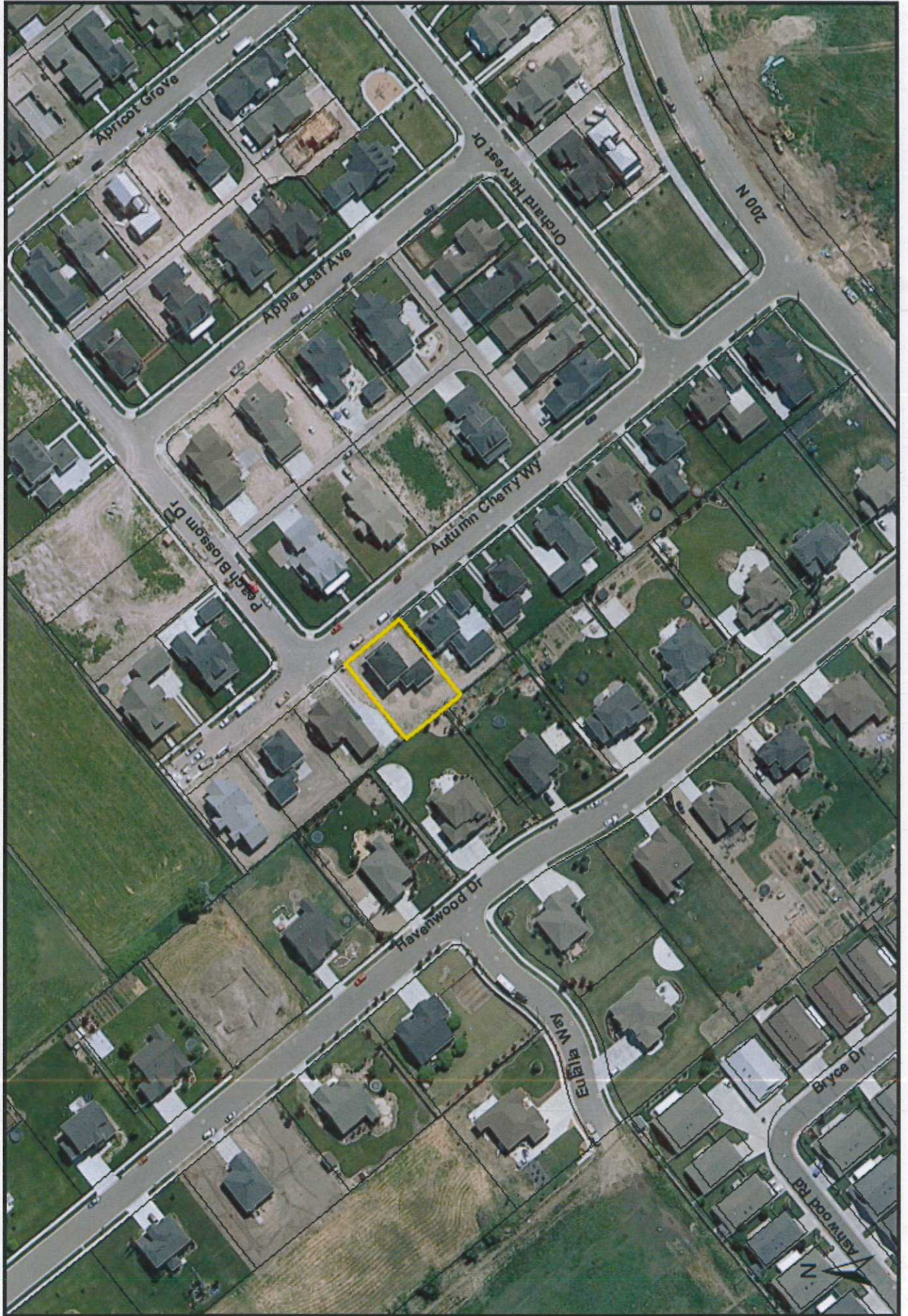
Staff has reviewed the request and is recommending approval of the proposed conditional use permits for a major home occupation 'b' subject to compliance with chapter 17-26 of the Kaysville City Ordinance.

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

341 Autumn Cherry Way





Planning Commission Staff Report

Conditional Use Permit for Model Home, Development Signs, and Flagpole exceeding 30 feet. January 26, 2017

Applicant/Owner: Jack Fisher / Henry Walker Homes
Location: 2152 South Parkwood Lane
Zone: R-1-LD (Single Family Residential)

Description:

Henry Walker homes has started construction of the first phase of the Parkwood Subdivision on the far south end of Kaysville. The first phase of the development includes 40 lots with a model home, 50 ft. flag pole, and development signs being proposed on lot 139.

The model home, flag pole, and associated signage are permitted as a conditional use under Section 17-12-4 (5) as a temporary use. Section 17-30-7 Temporary Uses. A Conditional Use Permit for uses which are of a temporary nature only may be issued for the intended duration of the temporary use or for one (1) year, whichever period of time is shorter. The Planning Commission may grant extensions of six (6) months each under exceptional circumstances.

The signage being requested for approval on and around lot 139 including a 5'x10' Map of the Community, a 3' x 5' Model Home sign, and a small 2' x 2' Sign indicating the Sales Office Entrance.

On the 50 ft. flag pole, the applicant desires to hoist a 10' x 15' American flag and a 6' x 10' Henry Walker Homes flag. It is the opinion of staff that the Henry Walker Homes flag would be considered a sign by definition it would not be permitted to fly unless it is within the size and height requirements for a development sign.

The signs shown on the plot plan for lot 139 total 79 sq. ft. and would be considered Development signs.

Excerpts from Chapter 17-33 Sign Regulations:

Sign - Every advertising message, announcement, declaration, demonstration, display, illustration, insignia surface, or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. The definition of sign shall also include the sign structure, supports, lighting system, and any attachments, ornaments or other features used to draw the attention of observers. This definition does not include any flag, badge, or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

Sign. Development - A sign identifying a proposed or newly constructed development advertising property for sale or lease.

ZONE: R-T, R-A, R-1, R-D, R-2, R-4, R-M (Residential Zoning Districts)

Sign: Development

Size: 32 sq. ft. plus 1 sq. ft. for each 10 ft. of frontage over 30 ft. to a maximum of 96 sq. ft. per development.

Height: 12 ft. maximum

Location: On private property

Other: Conditional use in all residential zoning districts, only for new development with at least 4 lots for sale. Subject to 17-30-7 Temporary Uses.

Recommendation:

Staff recommends approval of the model home, development signs, and 50 ft. flag pole for a period of twenty-four months or until such time as all lots are sold in all phases of the Parkwood Subdivision, whichever timeframe is shorter. While there are no recommended conditions, this approval shall be subject to the following to ensure the signs meet the minimum requirements of Chapter 17-33:

- No sign to exceed the height limit allowed.
- Only flags bearing the badge, or ensign of a government or governmental agency fly from the flag pole.

Reasoning:

The request is consistent with the provisions of the Kaysville City ordinance and with the changes listed above allow for the proposed use without detrimental impact to surrounding properties.

Attachment 1: Property Location Map

Attachment 2: Lot 139 / Model Home Plat Plan

Attachment 3: Photo of model home under construction

Parkwood Subdivision Model Home - 2152 South Parkwood Lane





View of model home from Parkwood Lane.



Planning Commission Staff Report

Clifton Subdivision Final Plat January 26, 2017

Applicant/Owner: Paul Clifton
Location: 42 North Angel Street
Zone: R-A (Residential Agriculture) PRUD (Planned Residential Unit Development)

Description:

In October of 2016 the City Council following the recommendation of the Planning Commission approved the preliminary plat and PRUD overlay zone for the Clifton Subdivision. The final plat remains as originally proposed during the preliminary plat review with a standard lot and 2 additional flag lots.

The final plat demonstrates that each lot meets the minimum lot size requirement of the zone. Each lot also provides for the required frontage and access outlined in 17-34-9 Flag Lot Subdivision and 17-10-6 Area, Lot Width, and Yard Requirements.

Recommendation:

Staff suggests that the planning commission forward a favorable recommendation to the City Council for approval of the Clifton Subdivision final plat.

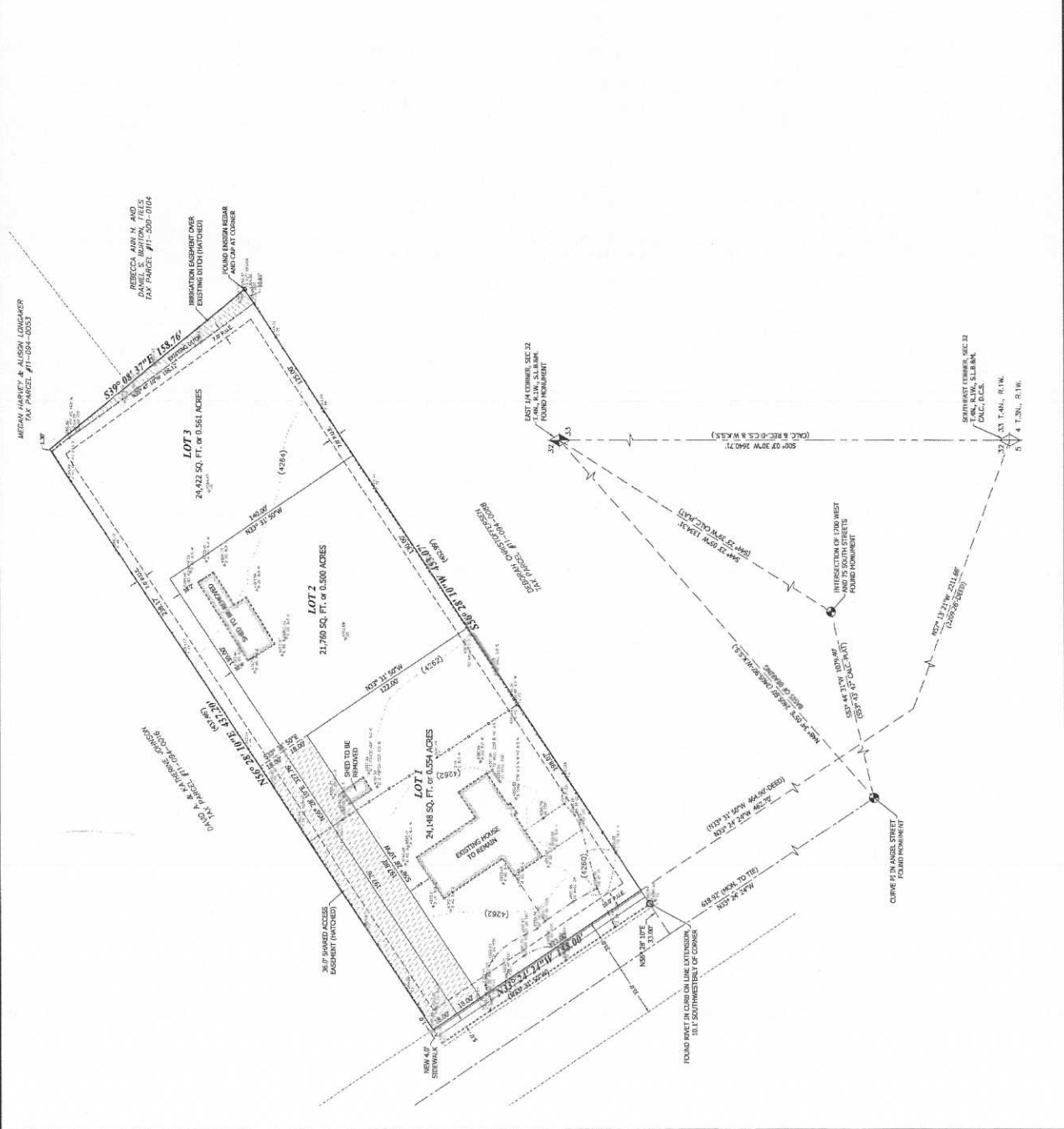
Reasoning:

The plat meets the requirements of the Kaysville City Ordinance and is consistent with what has been previously approved during the preliminary plat review.

Attachment 1: Area Map
Attachment 2: Plat

42 North Angel Street







Planning Commission Staff Report

Meadow Manor Subdivision Amended Final Plat January 26, 2017

Applicant/Owner: Robert Wood
Location: 1512 So. Driftwood Lane
Zone: R-1-20

Description:

The owners of two adjacent lots in the Meadow Manor Subdivision would like to adjust their common property line. The newly configured lots both still comply with the zoning and make the properties work better for the owners. To make this lot line adjustment, an amended plat of the two affected lots is required.

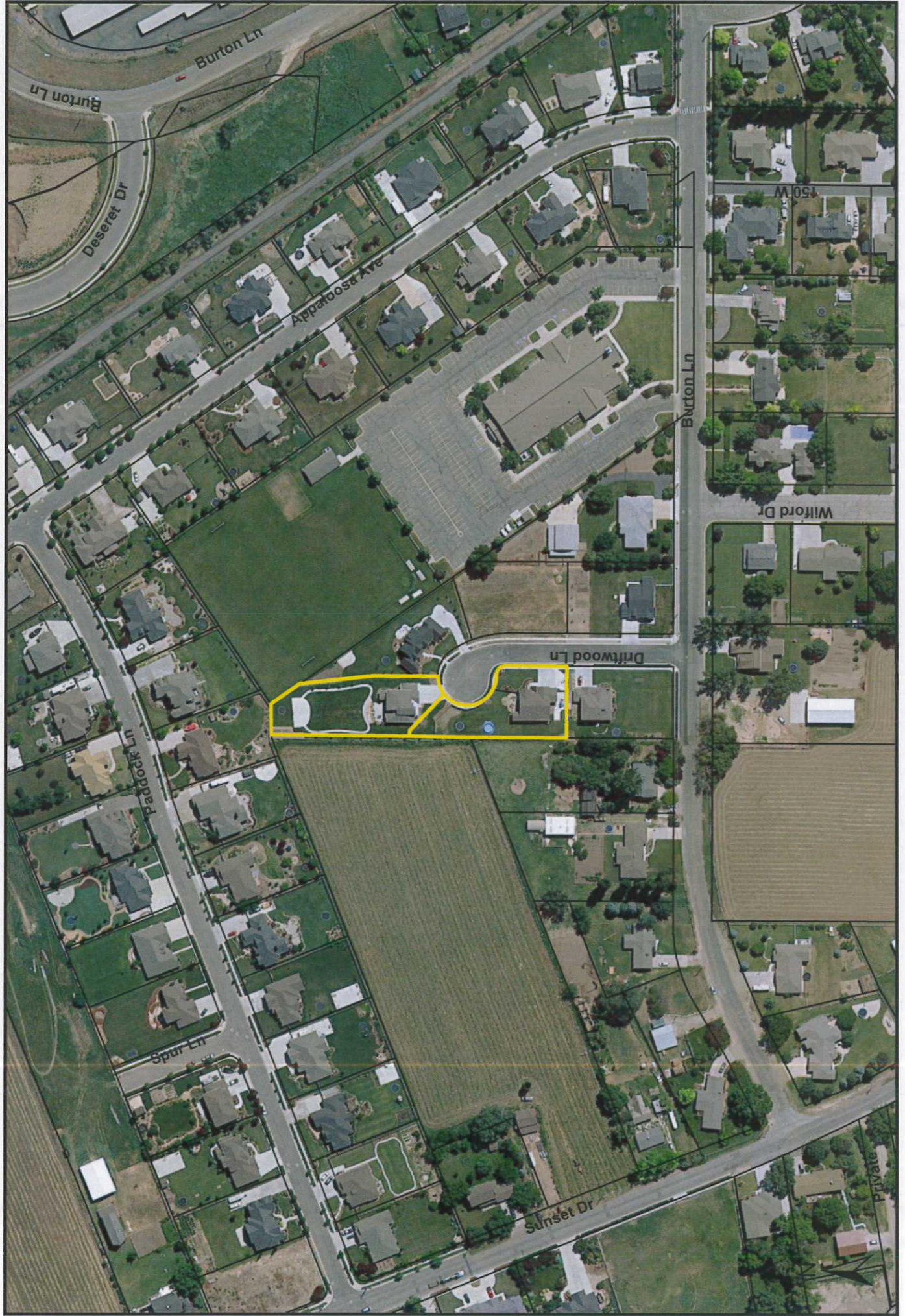
This plat was given final approval in August of 2014 but was never recorded. Per 19-4-5 Final Plat Approvals (5) the original approval has expired as it was not recorded within one year. The proposal has not changed from what was originally approved and is now ready to be recorded.

Recommendation:

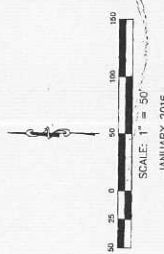
Staff recommends that the Planning Commission recommend approval of the final plat as proposed to the City Council as the amended lots comply with applicable requirements of the Kaysville City Ordinance.

Attachment 1: Area Map
Attachment 2: Plat Map

Lots 102 and 103 of the Meadow Manor Subdivision



INCLUDING ALL OF LOTS 102 AND 103 MEADOW MANOR SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

J. VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERETH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS MEADOW MANOR SUBDIVISION AMENDED.



DESCRIPTION

[illegible]

... ..

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAN, AND HEREBY AGREE TO CONVEY THE SAME TO THE CITY OF KANSAS CITY, MISSOURI, TO BE USED FOR THE PURPOSES OF PARKS, RECREATION, AND PUBLIC UTILITY, AND TO BE USED FOR THE PURPOSES OF PARKS, RECREATION, AND PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR PUBLIC UTILITY INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY KANSASVILLE CITY.

ACKNOWLEDGEMENT

ON THIS 2nd DAY OF June 2011, THERE PERSONALLY APPEARED BEFORE ME Robert Wood, SIGNERS OF THE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES MENTIONED HEREIN.

NOTARY PUBLIC: James Anderson

1000

ACKNOWLEDGEMENT

I THIS _____ DAY OF _____, 20____, THERE PERSONALLY
APPEARED BEFORE ME _____ SIGNERS OF THE OWNER'S DEDICATION,
WHO DULY ACKNOWLEDGED THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE
PURPOSES MENTIONED HEREIN.

NOTARY PUBLIC

KAYSVILLE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF KAYSVILLE, UTAH THIS
DAY OF 20 AT WHICH TIME THIS SUBDIVISION
WAS APPROVED AND ACCEPTED.

CITY RECORDS ATTENDANCE

13-136

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
_____ DAYVILLE CITY ATTORNEY

KATSVILLE CITY ATTORNEY -----

CITY OF NEW YORK

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO

ANCE WITH LIFE LINES AND E

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FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____
IN 1904

IN BOOK



Planning Commission Staff Report

Lot 9, Kingsview Estates Amended Final Plat January 26, 2017

Applicant/Owner: Wendell Peery
Location: 278 East Shepard
Zoning: R-A

Description:

Mr. Peery owns about 1.2 acres of property on Shepard Lane and he would like to subdivide the property into two lots including a flag lot. Both lots conform to the existing R-A zoning and PRUD overlay previously approved.

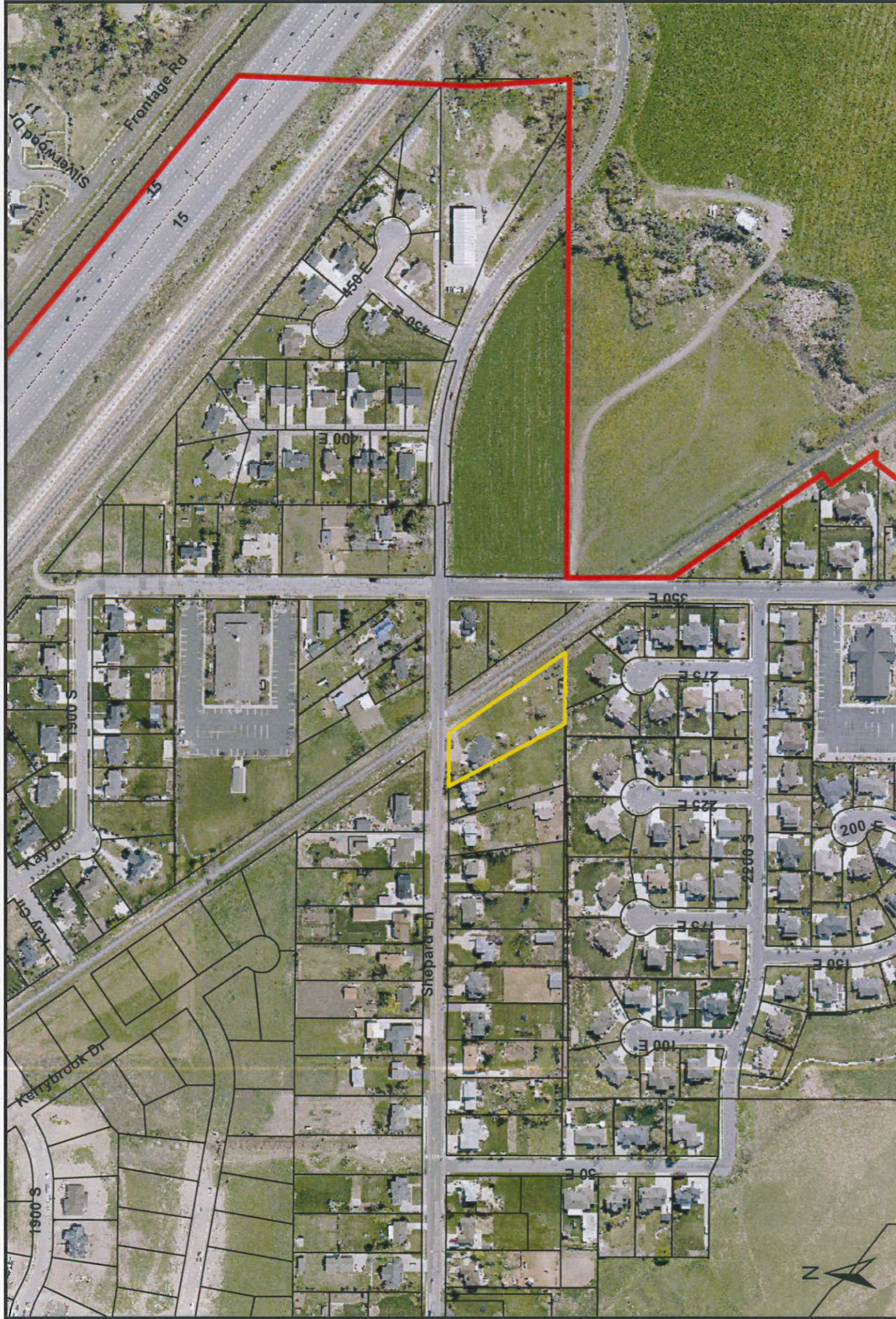
This subdivision was given final plat approval in July of 2015 but has not yet been recorded. Per 19-4-5 Final Plat Approval (5) the approval of the final plat is good for one year. As this time frame has lapsed the plat is again before the planning commission for a recommendation to the City Council. No changes have been made to the plat since the original approval, it is now ready to be recorded.

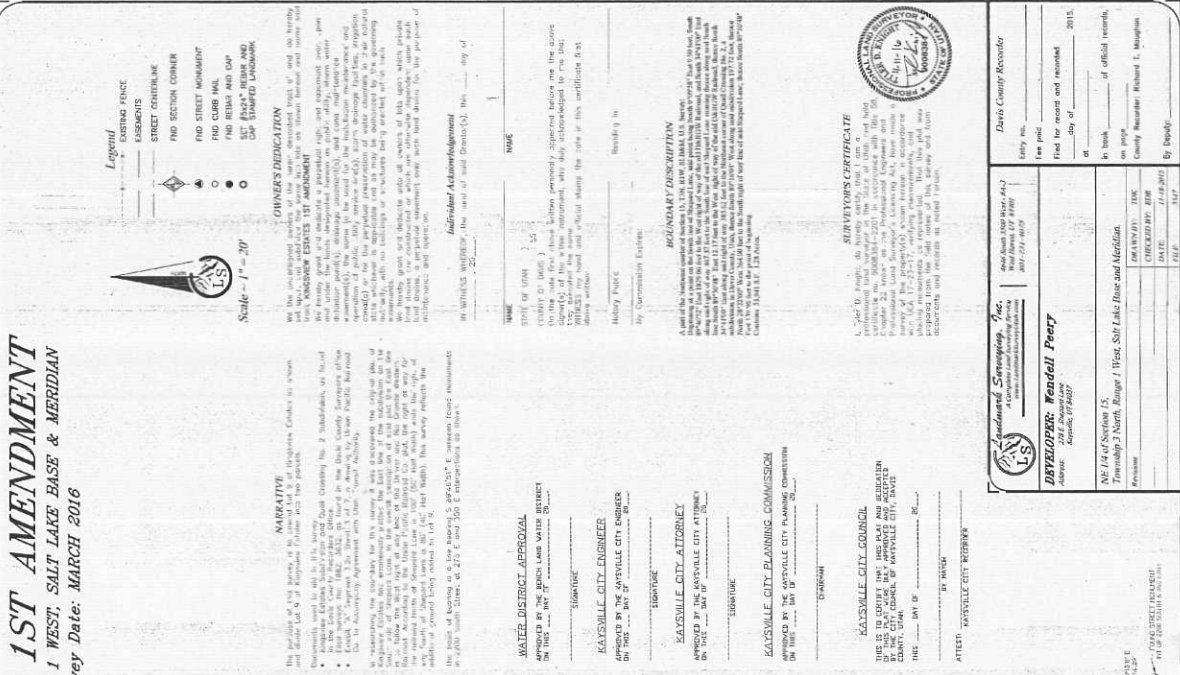
Recommendation:

Staff recommends that the Planning Commission recommend approval of the final plat as proposed to the City Council.

Attachment 1: Location Map
Attachment 2: Plat

Lot 9, Kingsview Estates Amended



[illegible]

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In the table first above written personally appeared before me the above signat^rs of the within instrument, who duly acknowledged to me that:

decreasing within

1. *Phragmites australis* (Cav.) Trin. ex Steud.

BOUNDARY DESCRIPTION

standing at a point on the beach just at Shagwood Lane, was present facing North 0°-09°E. East 1.50 feet, North 34°-57°E East 18.75 feet to the West 141°M of way of the old FNB (F.N.W.) Railroad, and North 34°-41°E East 18.75 feet to the South base of road Shagwood Lane. Standing there about road North

Syntherisma: West along road approximately 197-72 feet; thence
in 28°22'N West-Ned 160 feet to the North right-of-way line; thence South 89°20'W.

SURVEYOR'S CERTIFICATE

Effective no. 9008384-2201 in accordance with T&E Co.,
under 22 know" at no Professional Engineers and

only my autograph is represented. But this plan was

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Lab. copy _____
 Entry no. _____
 2031-234-4478
 www.ingenta.com (11/10)

Filed for record and recorded

of _____ of official residence

on page _____
County Recorder: Richard T. Maughan

By Deputy: _____

DATE: 11-18-2013

FILE: 1517

KAYSVILLE CITY PLANNING COMMISSION

December 8, 2016

Members Attending: Chairperson Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Betty Parker, Thomas Wood

Excused: Gary Bullock, Joshua Sundloff

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

Others Present: Braxton Schenk, Timothy Olsen, Penni Eads, Tom Eads, Flint Barbar

OPENING

The Planning Commission meeting was held on Thursday, December 8, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the November 10, 2016 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the November 10, 2016 meeting. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", WOODWORKING AT 370 WEST 100 NORTH – TIMOTHY OLSEN

Lyle Gibson explained that Mr. Olson is requesting to do woodworking from a detached garage on his property at 370 West 100 North. The garage is roughly 1,000 square feet in size and all of his tools and materials will be kept there. Much of the work that Mr. Olsen does includes installing finish work, such as trim and baseboards, as well as building custom furniture. He typically works from 8:00 a.m. to 5:00 p.m. during the week, and the equipment he uses inside the garage are not as powerful as larger commercial equipment. Mr. Olsen uses his pickup truck to transport the needed tools and supplies to each jobsite where he does installations and finish work.

Stroh DeCaire made a motion to grant a conditional use permit for a Major Home Occupation "B", woodworking at 370 West 100 North for Timothy Olsen. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR AN ELECTRONIC MESSAGE CENTER SIGN AT 192 SOUTH MAIN STREET – DR. JACKIE SILKEY

Lyle Gibson explained that "Utah Integrative Medicine and Surgery" is located at 192 South

Main Street and has been open for about a year now. During the original construction to convert the existing house on the property to her office space, Dr. Silkey expressed the need for effective advertising for this type of private practice. The sign ordinance at that time didn't permit electronic message center signs in the Professional Business zoning district so a different sign was installed to comply with the zoning ordinance. Since then the ordinance has been revised, and now Dr. Silkey is requesting approval of a monument sign with an electronic message center display to better advertise her business. The proposed sign is five feet in height and about eight feet in width and complies with current city ordinances. The electronic message center portion of the sign will take up about sixty percent of the proposed sign, and is capable of automatic dimming based on ambient light conditions. It will be placed just behind the sidewalk at eighteen inches from the front property line, and over sixty feet from the drive approach.

Betty Parker asked if there were similar signs along Main Street.

Lyle Gibson said that the sign for the veterinary office next door is similar in size and setback, but does not include the electronic portion of the sign. Zions Bank and the DATC signs are both located along Main Street and have electronic message centers.

Betty Parker made a motion to grant a conditional use permit for an electronic message center sign at 192 South Main Street for Jackie Silkey. Thomas Wood seconded the motion and it passed unanimously.

REQUEST FOR A VARIANCE FROM TITLE 17-33 SIGN REQUIREMENTS AT 953 SOUTH SUNSET DRIVE – PENNI EADS

CONDITIONAL USE PERMIT FOR A LOW PROFILE SIGN AT 953 SOUTH SUNSET DRIVE – PENNI EADS

Lyle Gibson explained that Mrs. Eads was recently approved for an agricultural home occupation to teach students at her home at 953 South Sunset Drive. Mrs. Eads not only teaches piano lessons, but also teaches her students how to teach piano lessons on their own. However, Mrs. Eads has indicated that students sometimes have a hard time locating her home and therefore she would like to have a sign in her front yard. Agricultural home occupations are permitted one low profile sign in connection to their business. The sign is proposed to be located mid-way between the two semi-circle drive approaches onto Sunset Drive, where Mrs. Eads feels is the most effective and visually appealing place for the sign. Upon receipt of application, Staff discovered that the requested location of the sign does not comply with the requirements of Section 17-33-9, which requires that the sign be placed six feet back from property lines. Based on the clarification of the ordinance requirements and the desires of the home occupation, Mrs. Eads has submitted a request for a variance to place the sign six feet back from the back of curb, rather than from the property line, so that the sign could still be placed between the drive approaches. In addition, the sign was originally designed to be six feet in height but Mrs. Eads has indicated that adjustments may be made to comply with sign height requirement of four feet. The Planning Commission needs to determine if a variance is appropriate based on the criteria outlined in Section 17-4-6. Staff feels that the requested variance is not suitable for approval, but

does feel that a conditional use permit could be approved for a low profile sign as long as it meets city sign requirements.

Penni Eads commented that not only would this sign help to add to the aesthetics of their property but would help her students more easily find her home. The sign will be built so that it can be easily moved if needed. It will have a gravel base with tubes that the posts of the sign will go into. The sign will be made of wood and painted white with black lettering.

Thomas Wood asked where the sign could be placed on the property and still meet city sign requirements.

Lyle Gibson said that while they might not be as beneficial, there are other locations on the Eads property where the sign could be placed.

Matthew Anderson stated that the standard for approving variances is very high and they therefore aren't approved very often. Mr. Anderson said that he feels that at least two of the required criteria for a variance has not been met. Not being able to put the sign where it is currently proposed does not make it essential to the enjoyment of this property. It also does not cause undue hardship.

Stroh DeCaire commented that variances do not come before the Planning Commission very often because they have to meet all of the criteria listed in city ordinance. When you deviate from city code you could potentially cause a precedent.

Penni Eads commented that because there are a few other home business signs in the area that are similar to this, they were under the impression that they could have a sign placed similarly.

Matthew Anderson said that it is possible that the other signs mentioned are out of compliance and asked Staff to look to ensure that those aforementioned signs in the area are to code.

Penni Eads says her business is an educational use, and it is sometimes hard for people to find her home. Mrs. Eads asked about which residential businesses are allowed to have signage.

Lyle Gibson responded that signs are permitted in residential areas in conjunction with Major or Agricultural Home Occupations, as long as they meet the sign requirements for that zone. Mrs. Eads is permitted to have a sign like this for her agricultural business as long as she obtains a conditional use permit.

Thomas Wood said that the issue is not whether or not Mrs. Eads should be allowed to have a sign, but rather where the sign can be placed.

Matthew Anderson said that there are other locations on the property where the sign could still be seen properly from the street. They might not be as ideal locations, but there are other options.

Penni Eads said that while she understands that rules need to be followed, approving this would be an improvement to the property and is the best location for the sign.

Stroh DeCaire made a motion to deny the request for a variance from Title 17-33 Sign Regulations at 953 South Sunset Drive for Penni Eads. Betty Parker seconded the motion and it passed unanimously.

Stroh DeCaire made a motion to grant a conditional use permit for a low profile sign at 953 South Sunset Drive for Penni Eads, subject to the sign meeting the requirements of Section 17-33 Sign Regulations. Thomas Wood seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY AND FINAL PLAT APPROVAL FOR WCP KAYSVILLE CONDOMINIUM SUBDIVISION AT 2025 WEST 200 NORTH – WCP INVESTMENTS, LLC

Andy Thompson explained that WCP Investments LLC has been building the new “West Kaysville Medical Building” at approximately 2025 West 200 North, just west of Angel Street. The building itself was approved as a permitted use with the anticipation that the building may be condominiumized so that individual units could be owned separately. The proposed plat does not modify anything on the site previously approved through site review and building permit process. A final plat has been submitted identifying common areas on the property as well as the two separate units in the building. In addition to the plat documents, a copy of the proposed covenants for the condominium has been submitted to establish an entity responsible for taking care of the common areas of the property.

Chairperson Matthew Anderson opened the Public Hearing.

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

Thomas Wood made a motion to recommend preliminary and final plat approval for WCP Kaysville Condominium Subdivision at 2025 West 200 North for WCP Investments, LLC. Lorene Kamalu seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR 40 CRESTWOOD P.U.D. SUBDIVISION AT 40 EAST CRESTWOOD ROAD – BRIAN NEVILLE

Andy Thompson explained that in October 2016 the Planning Commission recommended approval of the PRUD overlay zone for a six-unit subdivision at this same address of 40 East Crestwood Road. The City Council, following the recommendation of the Planning Commission, approved the same. Since that time, the applicant has put together a plat showing the layout of two buildings, each with three units as was originally proposed during the PRUD overlay zone discussion. The plat indicates that while each of the buildings would be platted separately, the individual units would not. This differs from the originally proposed plat from the PRUD discussion. The buildings are shown to be set back twenty-five feet from Crestwood

Road, and eight feet from neighboring property lines to the east and west. The buildings actually encroach into these side yards by a few feet because of planned cantilevers on the buildings. The center lane is twenty-six feet wide, with a guest parking area at the back of the lot. Staff has reviewed the proposed plat and site plan and feels comfortable with the proposed plat. Some minor modifications may need to be made before final plat approval based on determining additional details with utilities for the site, as well as meeting setback requirements for the zone.

Chairperson Matthew Anderson opened the Public Hearing.

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

Thomas Wood asked what the property to the west of this subject property is currently zoned.

Lyle Gibson responded that it is zoned General Commercial.

Stroh DeCaire commented that he feels that this new development layout is a good use for the property.

Lorene Kamalu made a motion to recommend preliminary plat approval for 40 Crestwood P.U.D. Subdivision at 40 East Crestwood Road for Brian Neville. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Andy Thompson commented that recently the Mayor asked Staff to consider potential modifications to the height restrictions of accessory structures, as there seems to be more of a need for taller buildings to fit larger recreational vehicles. A proposed draft will be brought before the Planning Commission in a future meeting.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, January 12, 2017 at 7:00 p.m. Stroh DeCaire made a motion to cancel the meeting scheduled for Thursday, December 22, 2016. Betty Parker seconded the motion and it passed unanimously.

ADJOURNMENT

Stroh DeCaire made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:53 p.m.

26 January 2017 Agenda

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 26, 2017 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 December 8, 2016.
2. Conditional use permit for a major home occupation “B”:
3. Clothing fitting at 478 East 1650 South – Courtney Killpack.
4. Microblading at 341 North Autumn Cherry Way – Chelsea Perkins.
5. Conditional use permit for a model home, development signs and flagpole greater than thirty feet in height at 2152 South Parkwood Lane – Jack Fisher/Henry Walker Homes.
6. Final plat approval for Clifton Subdivision at 42 North Angel Street – Paul Clifton.
7. Final plat approval for Meadow Manor Subdivision Amended at 1512 South Driftwood Lane – Robert Wood.
8. Final plat approval for Lot 9 Kingsview Estates Amended at 278 East Shepard Lane – Wendell Peery.
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 20, 2017.

Lyle Gibson, Zoning Administrator