

1. Planning Commission Meeting Materials

Documents:

[27 APRIL 2017 PACKET.PDF](#)
[27 APRIL 2017 AGENDA.PDF](#)

2. Meeting Audio & Video

- [MEETING AUDIO](#)
- [MEETING VIDEO](#)

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, April 27, 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 April 13, 2017.
2. Conditional use permit for a major home occupation "B":
 - a. Handyman services at 221 East 650 South – Jeffery Hardy.
 - b. Plumbing contractor at 297 North 750 East – Jason Hogan.
 - c. Photography studio at 1184 South Kentucky Derby Way – Brandon Burk.
3. Conditional use permit for farm animals at 129 West 575 North – Aaron and Shannon Campbell.
4. Conditional use permit for farm animals at 109 South 1025 West – David and Valerie Becker.
5. Request to rezone 1.66 acres of property at approximately 1450 South Burton Lane from R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district – Jim Puffer. (Tabled Item)
6. Public hearing and request to rezone 1.66 acres of property at 373 East Shepard Lane from R-1-20 (Single Family Residential) to the R-1-LD (Single Family Residential Low Density) zoning district – Brock Johnson.
7. Public hearing and preliminary plat approval for Anglers Cove Subdivision at 373 East Shepard Lane – Brock Johnson.
8. Public hearing and preliminary plat approval for Cityside Townhomes Subdivision at 265 North 200 West and 209 West 300 North, and PRUD (Planned Residential Unit Development) overlay zone – JPL Construction Inc.
9. Call to the public.
10. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
11. 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, April 21, 2017.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Handyman April 27, 2017

Applicant/Owner: Jeffery Hardy
Location: 221 East 650 South
Zone: R-1-8 (Single Family Residential)

Description:

Mr. Hardy is requesting a conditional use permit for Major Home Occupation B at the above listed address. The request is for use of his home for his handyman business. Working as a handyman Mr. Hardy will already be limited by DOPL on the size of jobs he is permitted to do so the scale of the business has less potential for creating a large impact on the neighborhood. The applicant keeps his tools in his vehicle or garage and performs work on site.

Recommendation:

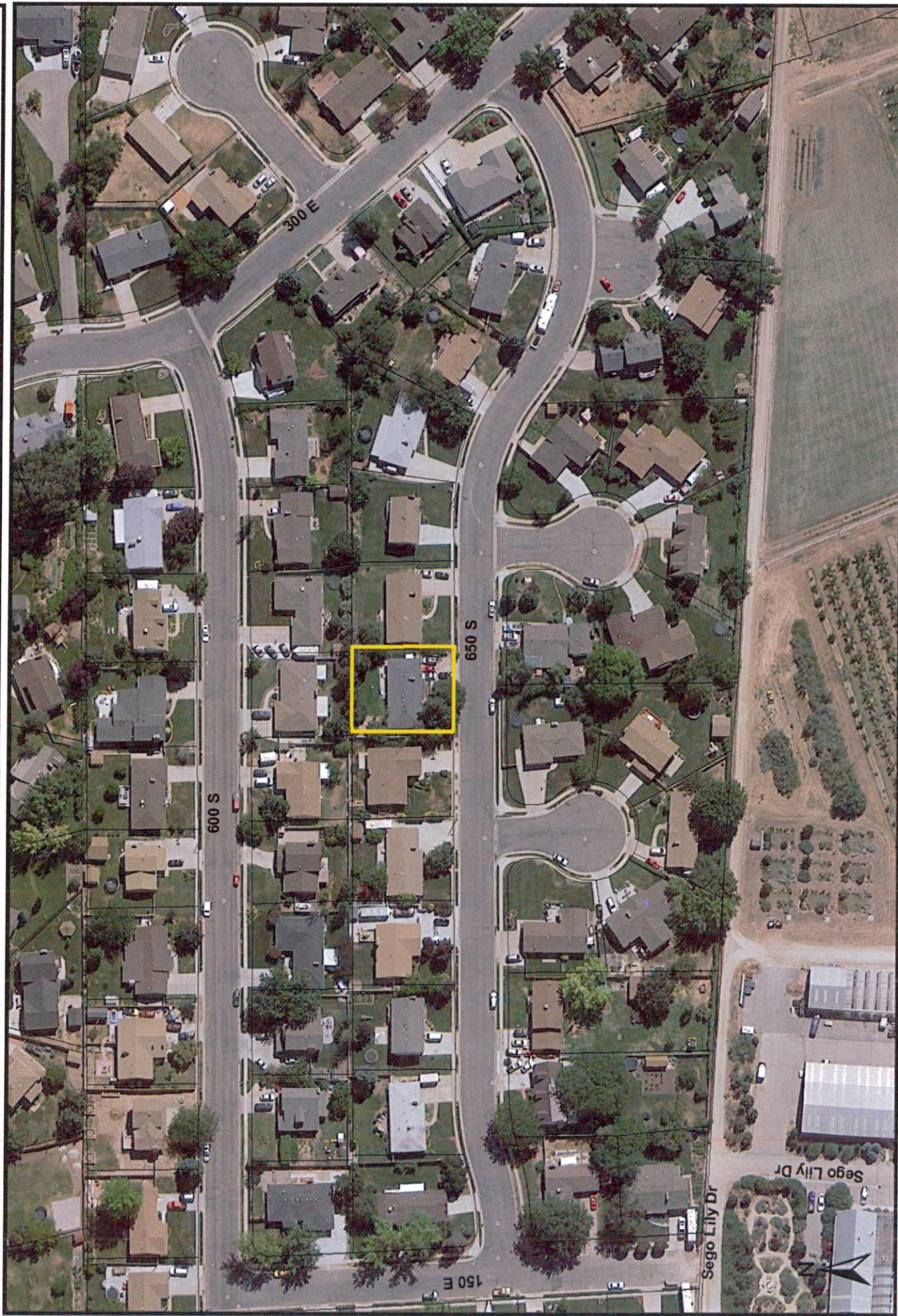
Staff has visited with the applicant and reviewed his request as well as the applicable ordinances and is therefore recommending approval of the proposed conditional use permits for a Major Home Occupation B, handyman, at the above listed address without additional conditions.

Reasoning:

With the restrictions already imposed by Chapter 17-26, the use as proposed appears to be able to operate without need for additional conditions to mitigate reasonably anticipated detrimental impacts.

Attachment 1: Area Map

221 East 650 South





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Plumbing Contractor April 27, 2017

Applicant/Owner: Jason Hogan
Location: 297 North 750 East
Zone: R-1-8 (Single Family Residential)

Description:

Mr. Hogan is requesting a conditional use permit for Major Home Occupation B at the above listed address. The request is for use of his home for his plumbing contractor business. Mr. Hogan has a van where his tools and equipment are stored that parks in the driveway at the house.

Mr. Hogan does smaller jobs mainly so does not require a significant amount of equipment or materials and is therefore able to keep his property free from items that may otherwise create a concern.

Recommendation:

Staff has met on site with Mr. Hogan and reviewed his request and is therefore recommending approval of the proposed conditional use permits for a Major Home Occupation B, contractor, at the above listed address without additional conditions.

Reasoning:

With the restrictions already imposed by Chapter 17-26, the use as proposed appears to be able to operate without need for additional conditions to mitigate reasonably anticipated detrimental impacts.

Attachment 1: Area Map

297 North 750 East





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Photography Studio April 27, 2017

Applicant/Owner: Brandon Burk
Location: 1184 South Kentucky Derby Way
Zone: R-A (Residential Agriculture)

Description:

Mr. Burk is requesting a conditional use permit for Major Home Occupation B at the above listed address. The request is for use of his home for his photography studio. The home is still to be built, but he wanted to be sure he would be able to run the business as he hopes before construction. He would do photo sessions by appointment for individuals or groups. The home would have a separate entrance near the garage for clients to enter into the studio.

Plans have been provided showing what the house would look like and the size of the photo studio. The ordinance (17-26-4 (3)) allows that the home occupation occupy up to 20% of the gross floor area of the dwelling and no more than 5% of the total lot area. The studio is 530 sq. ft. in size and staff has verified that the proposal complies with this requirement based on the review of the plans provided.

17-26-4 (7) states that studios shall provide additional off-street parking reasonably adequate to accommodate the needs of the business, no less than one space for every 200 sq. ft. of studio. The plans for this home show a 3 car garage and would likely have a driveway large enough for at least 3 more cars based on the garage door layout. The size of the studio would require 3 parking stalls above the minimum of 2 required for a dwelling.

Staff has visited with the applicant 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, photography studio, at the above listed address without additional conditions.

Reasoning:

The proposed plans appear to meet the minimum requirements of Chapter 17-26 and the nature of the business does not appear to necessitate additional conditions to reduce potentially detrimental impacts to the neighborhood.

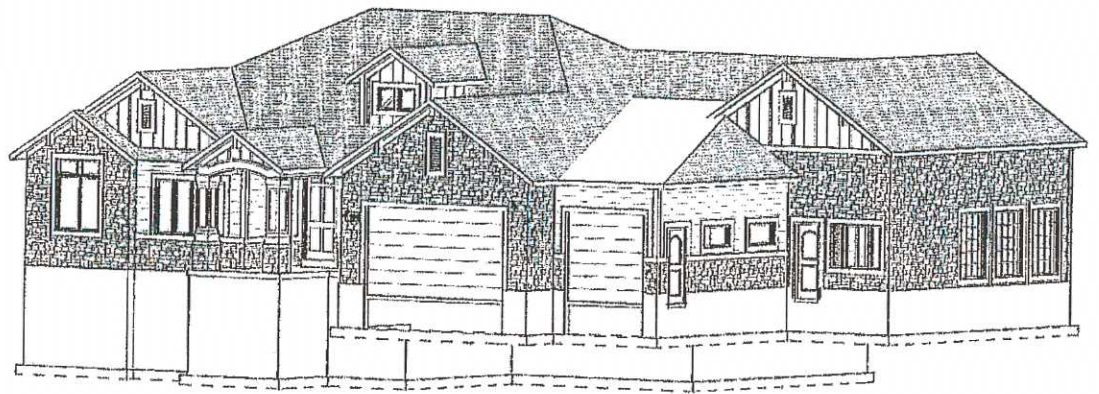
Attachment 1: Area Map
Attachment 2: Building Plans (3D Rendering and Floor Plan)

1184 South Kentucky Derby Way

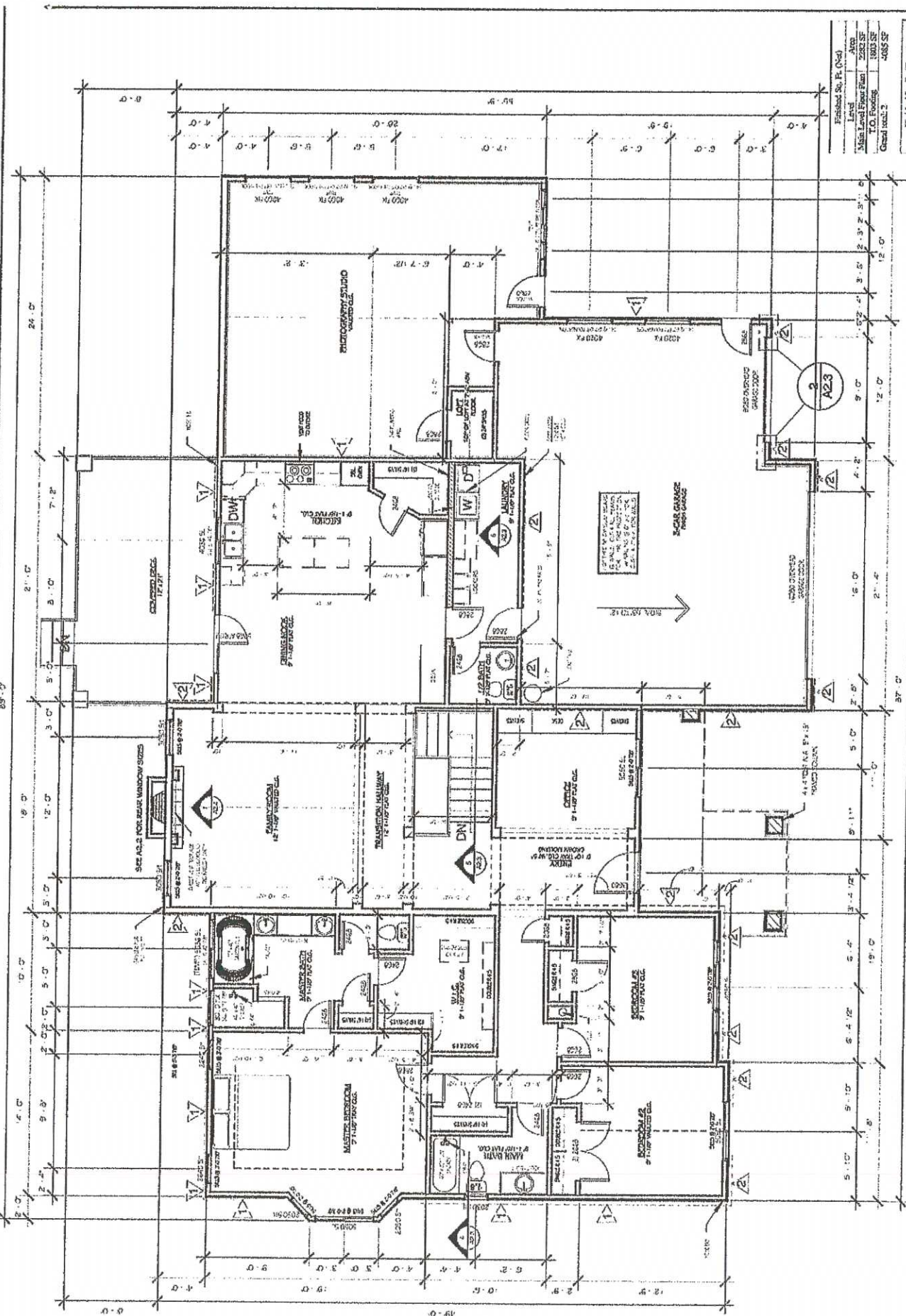




4 3D RIGHT



3 3D LEFT



Finished Sq. Ft. (Net)
Level
Main Level Floor Plan
T.O. Footing
Grand Total: 2

Finished Sq. Ft. (Gross)
Level
Main Level Floor Plan
T.O. Footing
Grand Total: 2

A Main Level Floor Plan
10'-10"



Planning Commission Staff Report

Conditional Use Permit for Farm Animals April 27, 2017

Applicant/Owner: Aaron and Shannon Campbell
Location: 129 West 575 North
Zone: R-1-8

Description:

The applicants are requesting a conditional use permit for farm animals, specifically for keeping chickens. The subject property is 0.19 acres or 8,600 square feet, allowing up to five (5) fowl, rabbits, or similar animals.

The applicants have a coop on site and the rear yard is enclosed with an existing fence as well. The location of the coop and condition of the fence is in acceptable condition for containment of the animals.

Recommendation:

Staff has met with the applicant on site and reviewed the site conditions and is recommending approval of the proposed conditional use permit for farm animals subject to compliance with the provisions of Chapter 17-24 Farm Animals.

Reasoning:

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

Attachment 1: Area Map

129 West 575 North





Planning Commission Staff Report

Conditional Use Permit for Farm Animals April 27, 2017

Applicant/Owner: David and Valerie Becker
Location: 109 South 1025 West
Zone: R-1-20

Description:

The applicants are requesting a conditional use permit for farm animals, specifically for keeping chickens. The subject property is 0.46 acres or 20,000 square feet, allowing up to twenty five (25) fowl, rabbits, or similar animals.

The applicants have started to build a coop/run for the chickens and plan to place it towards the northwest corner of the property.

Recommendation:

Staff has met with the applicant on site and reviewed the site conditions and the proposed coop location and is recommending approval of the proposed conditional use permit for farm animals subject to compliance with the provisions of Chapter 17-24 Farm Animals and the following condition:

- The chicken coop be installed in compliance with Chapter 17-24 before the farm animals may be on site.

Reasoning:

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

Attachment 1: Area Map

109 South 1025 West





Planning Commission Staff Report

Request to rezone 1.66 acres of property from R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district April 27, 2017, (Tabled Item from April 13, 2017)

Applicant/Owner:

Jim Puffer

Location:

Approximately 1450 South Burton Lane

Description:

Many years ago the subject property was part of the open space for the Old Mill Subdivision. This property, along with much of the originally anticipated common areas, was never improved. Despite much effort by the City and the homeowners association, the developer never fully completed these areas as planned.

As part of a long discussion with the HOA, in its effort to have its common areas improved as they expected, it was determined that the subject property was not actually needed as open space within the subdivision for the number of homes that were ultimately built. As this area is essentially separated from the rest of the subdivision, the HOA's main interests were in making improvements to other areas. To help fund these improvements the City permitted the sale of this property so the HOA would be able to improve the other desired areas.

Since the property was no longer under the control of the HOA, Mr. Puffer bought the vacant lot as a place to store bins used for mulch, gravel, stacks of pavers, etc. for his landscaping business. He would ultimately like to have a building on site to store certain materials that are more prone to theft. Under the existing R-1-20 zone, only homes and accessory buildings to a home are allowed to be built. The proposed LI zone would allow for construction of a storage building, and would better fit the evolving use of the site.

The LI zone requires that buildings be at least 30 feet from property lines abutting a residential district. The property is surrounded by the R-1-20 zoning to the north, R-A zoning to the west and south, and the LI zoning district to the east. The property is at the west end of the Burton Lane overpass and abuts the Denver & Rio Grande Western trail to the west. The D&RGW right-of-way is about 75 feet wide.

The regulations of the LI zoning district are found in Chapter 17-21 of the Kaysville City Ordinance.

The public hearing as required by State Statute was held at the previous meeting where there were not comments from the public. The applicant had a conflict arise and was unable to attend so requested that a decision be tabled.

The Kaysville City General Plan states under "Business and Industry":

- A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations.

Recommendation:

In reviewing the requested rezone, the Planning Commission should consider the General Plan and surrounding uses to determine if the request is appropriate for the subject property and forward a recommendation to the City Council accordingly.

Possible Motions:

- Recommend approval of the proposed rezone to the City Council with or without specific conditions to be considered in a development agreement.
- Recommend denial of the proposed rezone to the City Council.

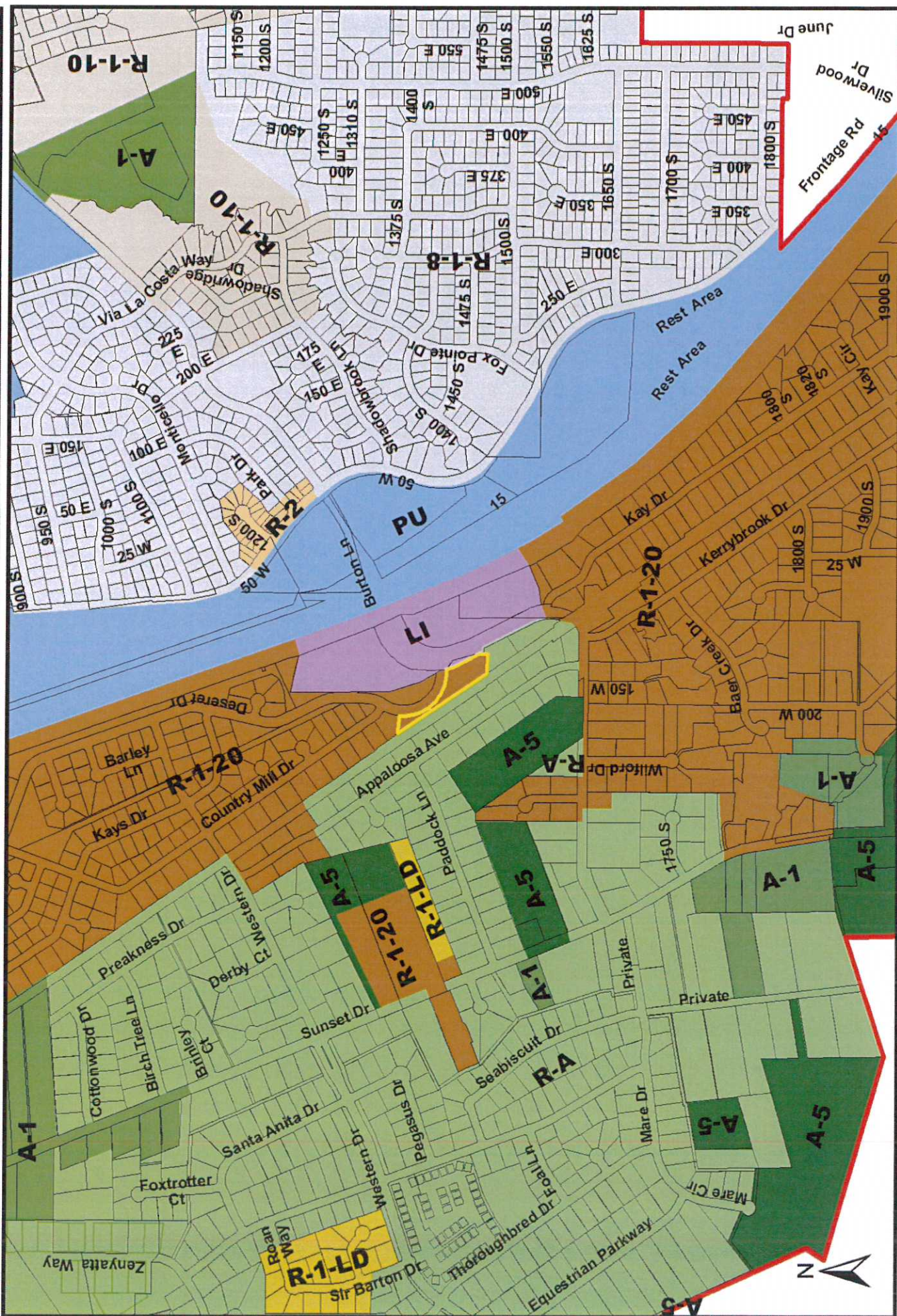
Attachment 1: Location Map

Attachment 2: Current Zoning Map

Approximately 1450 South and Burton Lane



Approximately 1450 South and Burton Lane - Zoning Map





Planning Commission Staff Report

Rezone of 1.66 acres of property from R-1-20 (Single Family Residential) to R-1-LD (Single Family Residential) and Preliminary Plat for the Anglers Cove Subdivision April 27, 2017

Applicant/Owner: Brock Johnson
Location: 373 East Shepard Lane

Description:

The subject property at the corner of Shepard Lane and 350 East is requesting a rezone to the R-1-LD zone in order to subdivide into 3 total lots. The existing home facing Shepard Lane would remain on site and the requested zone would permit an additional 2 lots under the 2 lots per acre formula allowed in that zoning district.

As shown in the proposed preliminary plat the existing home would remain on .90 acres while the other lots would be 0.38 acres each or 16,500 sq. ft. The requested zoning limits development to 2 units per acre but allows for some flexibility in lot size so long as each lot has at least 90 ft. of frontage and no less than 12,000 sq. ft. As proposed the preliminary plat meets the standard requirements of the zone.

General Plan:

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.
 - 2. East of I-15, allow zero to five units per acre with some higher density housing.
- B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

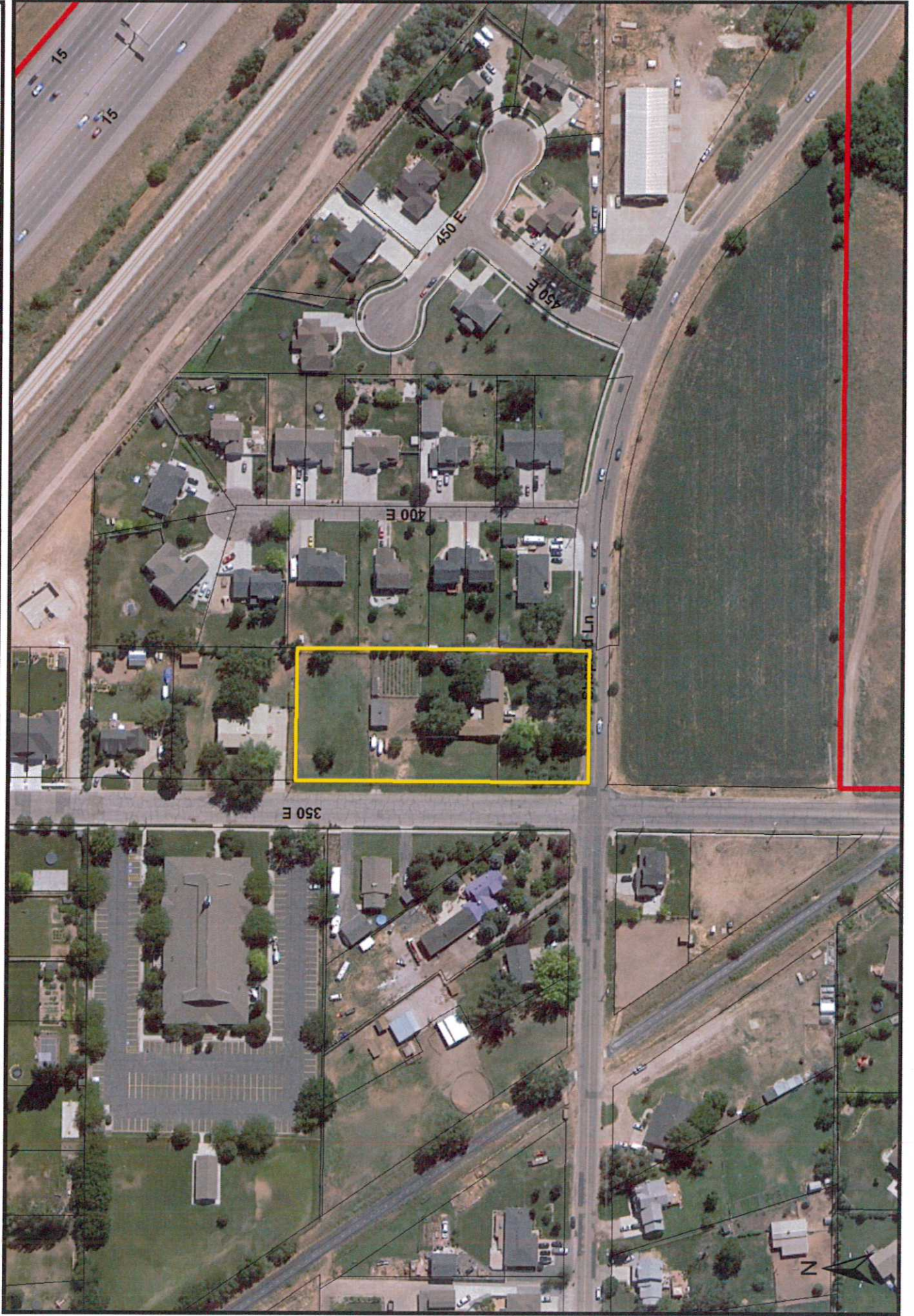
Recommendation:

Because of the request for a rezone there are two motions to be considered.

1. The Planning Commission should make a recommendation to the City Council regarding the rezone as to whether or not the zone is consistent with the general plan and appropriate for the location where requested.
2. Staff recommends that the Planning Commission forward a favorable recommendation for the preliminary plat subject to approval of the requested R-1-LD zone as it meets applicable ordinances and standards.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Preliminary Plat

373 East Shepard Lane





PRELIMINARY PLAT ANGLERS COVE



OWNER:
DEBRA & ARNOLD
KANSAS CITY, MO
DEVELOPER:

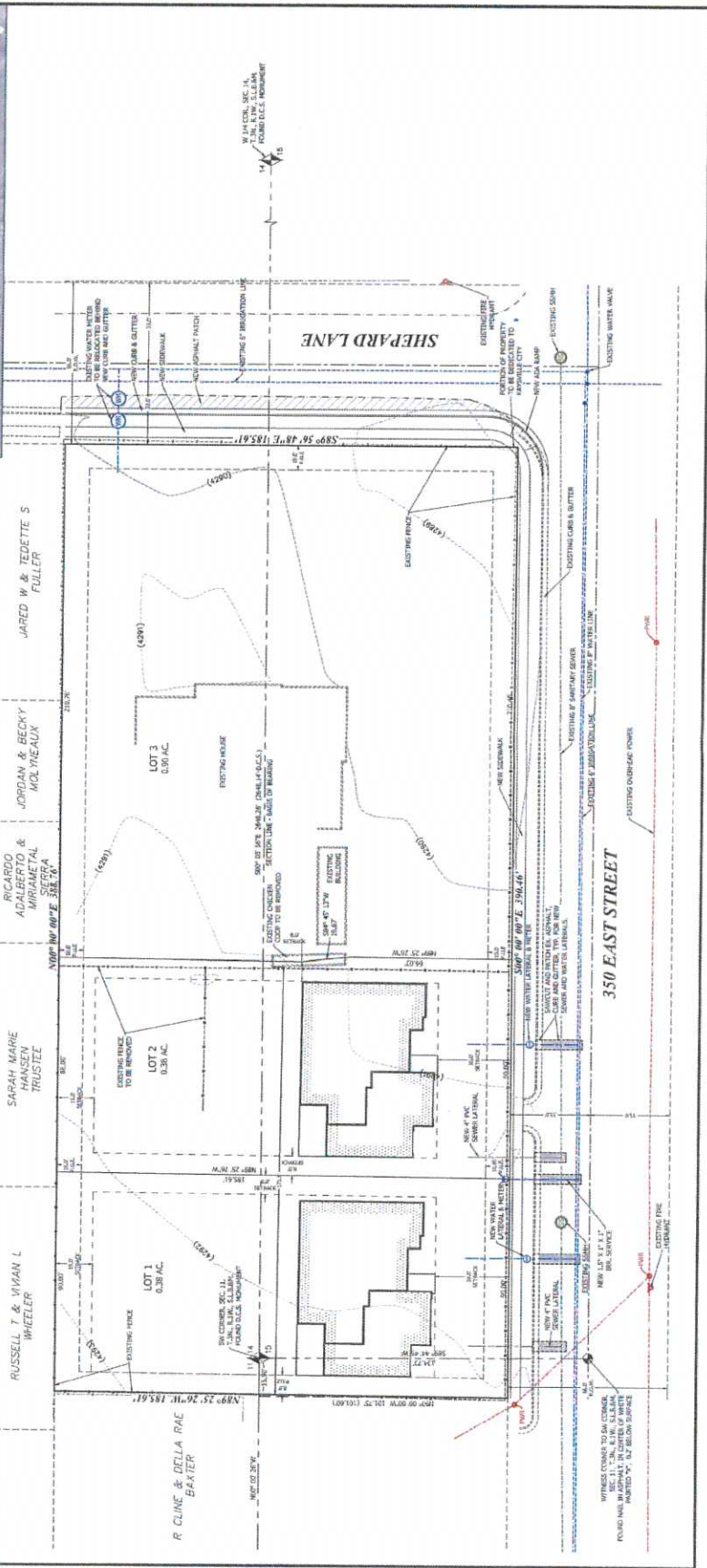
FEMA FLOOD ZONE:
ZONE A

CURRENT KANSAS CITY ZONE:
R-1-20

LOT 1 & 2 WILL BE RE-ZONED TO R-1-14
LOT 3 WILL REMAIN R-1-20

TOTAL ACRES OF SUBDIVISION:
1.66 AC.

THERE ARE CURRENTLY NO STORM DRAINS IN THE AREA.
EXISTING STORM WATER FLOWS IN EXISTING CURB AND GUTTER
SYSTEMS. DRAINAGE FROM THE PROPOSED LOTS WILL BE
COLLECTED IN EXISTING CURB AND GUTTER SYSTEMS AND
DISCHARGED INTO THE EXISTING STORM DRAINAGE SYSTEM
AT A LOW POINT ON THE EXISTING STREET.





Planning Commission Staff Report

Rezone of 0.77 acres of property to include the PRUD (Planned Residential Unit Development) overlay zone and Preliminary Plat for the Cityside Townhomes subdivision April 27, 2017

Applicant/Owner: JPL Construction Inc.
Location: 265 North 200 West and 209 West 300 North
Zone: R-M (Residential Multi-Family)

Description:

The subject property at the corner of 200 West and 300 North behind the Fresh Market grocery store and Post Office is requesting the PRUD overlay in order to permit the proposed subdivision plat. The plat is nearly identical to one that was approved just over a year ago which includes 12 townhome style dwelling units. The units would be accessed through a private drive from 300 North Street. There would be three (3) lots which would each include four (4) units.

The buildings would be 25 ft. from 200 West Street property line, 20 ft. from 300 North Street property line, 15 ft. from the apartments to the west, and 10 ft. from the commercial property to the south.

Eight of the units are 20 ft. in width with another four units being 22 ft. in width. Among other factors, the width of the units is relevant in considering parking capacity. Apart from covered parking provided within each unit, there are six parking stalls provided along the drive for guests and residents. Parking in a four unit dwelling is at 2 spaces per unit.

17-34-1 Purpose

The purpose of the Planned Residential Unit Development 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 encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; 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.

General Plan:

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.
 - 2. East of I-15, allow zero to five units per acre with some higher density housing.
- B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

Recommendation:

Because of the request for a rezone there are two motions to be considered.

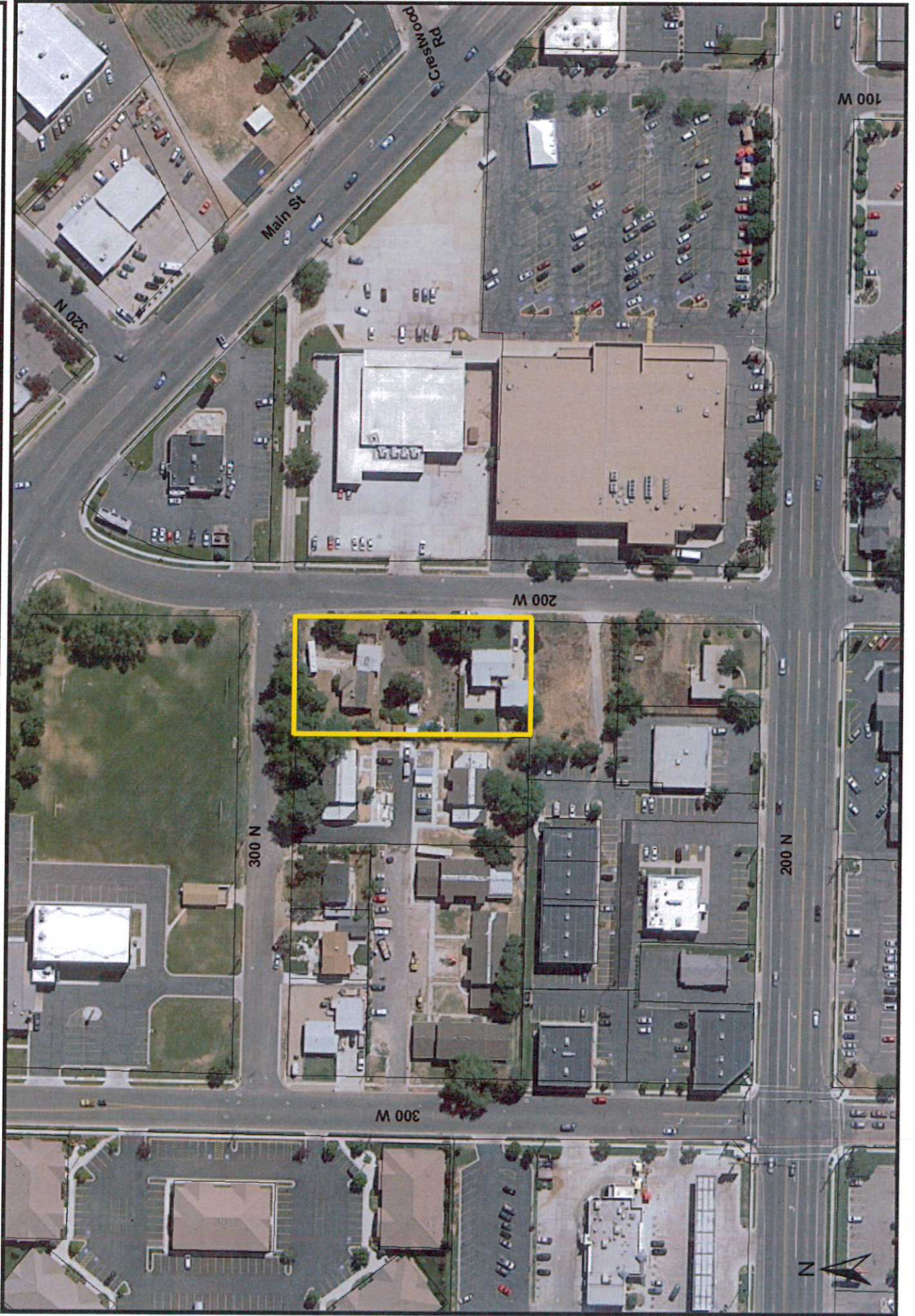
- 1. The Planning Commission should make a recommendation to the City Council regarding the PRUD overlay rezone as to whether or not the zone is consistent with the general plan and appropriate for the location where requested. If the PRUD overlay is in fact appropriate, it should be recommended to the council subject to approval of the final plat for the Cityside Townhome subdivision.
- 2. Staff recommends that the Planning Commission forward a favorable recommendation for the preliminary plat subject to approval of the requested PRUD overlay zone as it meets applicable ordinances and standards.

Attachment 1: Area Map

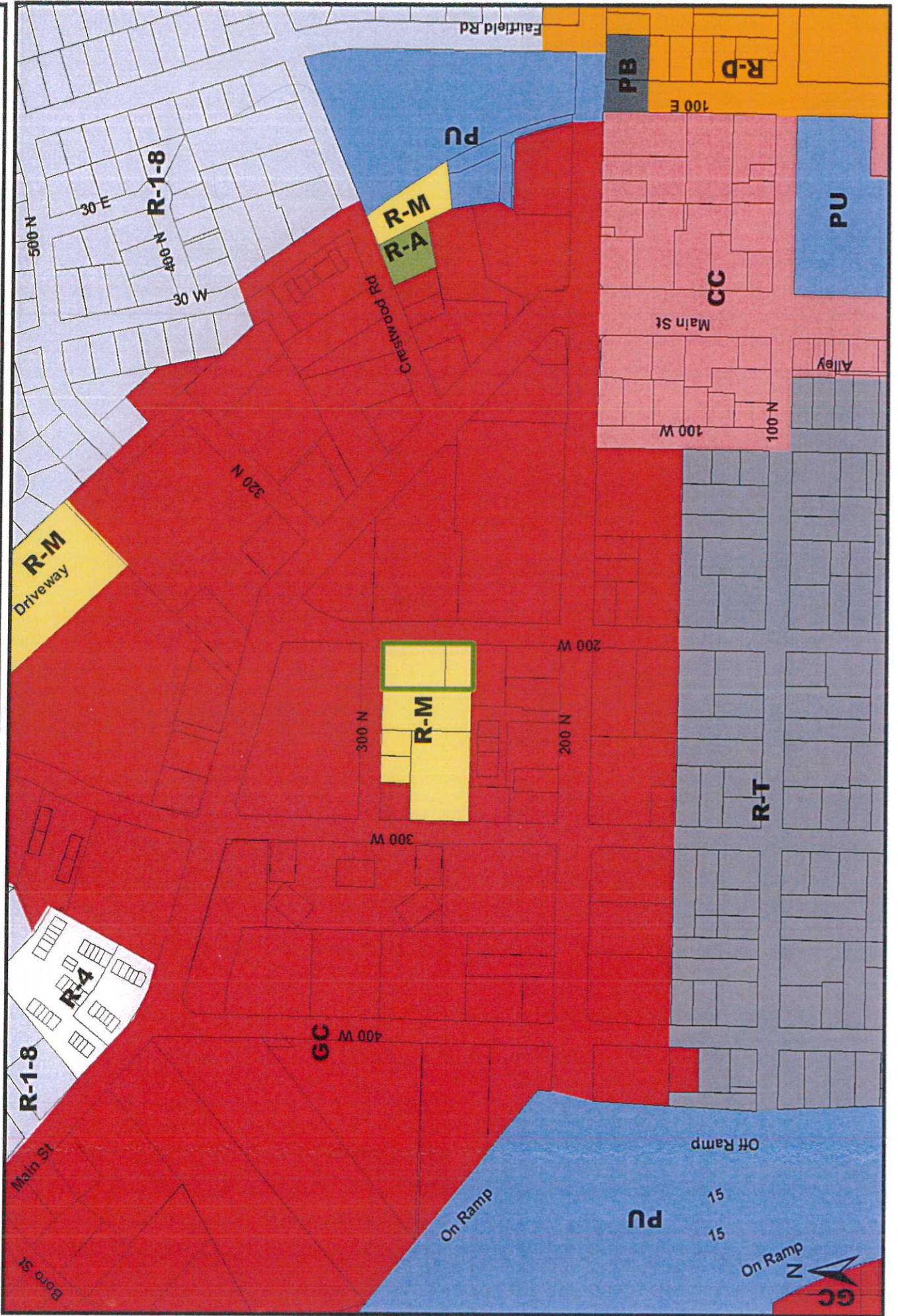
Attachment 2: Zoning Map

Attachment 3: Preliminary Plat

265 North 200 West and 209 West 300 North



265 North 200 West and 209 West 300 North - Current Zoning

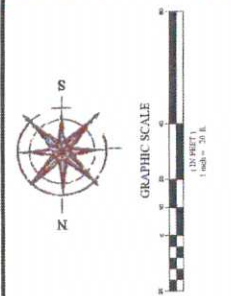


CITYSIDE TOWNHOMES

KAYSVILLE, UTAH

PRELIMINARY PLAT

PRELIMINARY PLAT	
Project No.	17-027
Date	10/2/2017
Sheet	1 of 1
Scale	1" = 20'
Author	JK
Checker	JK
Engineer	JK
Surveyor	JK
Platting	JK
Final	JK

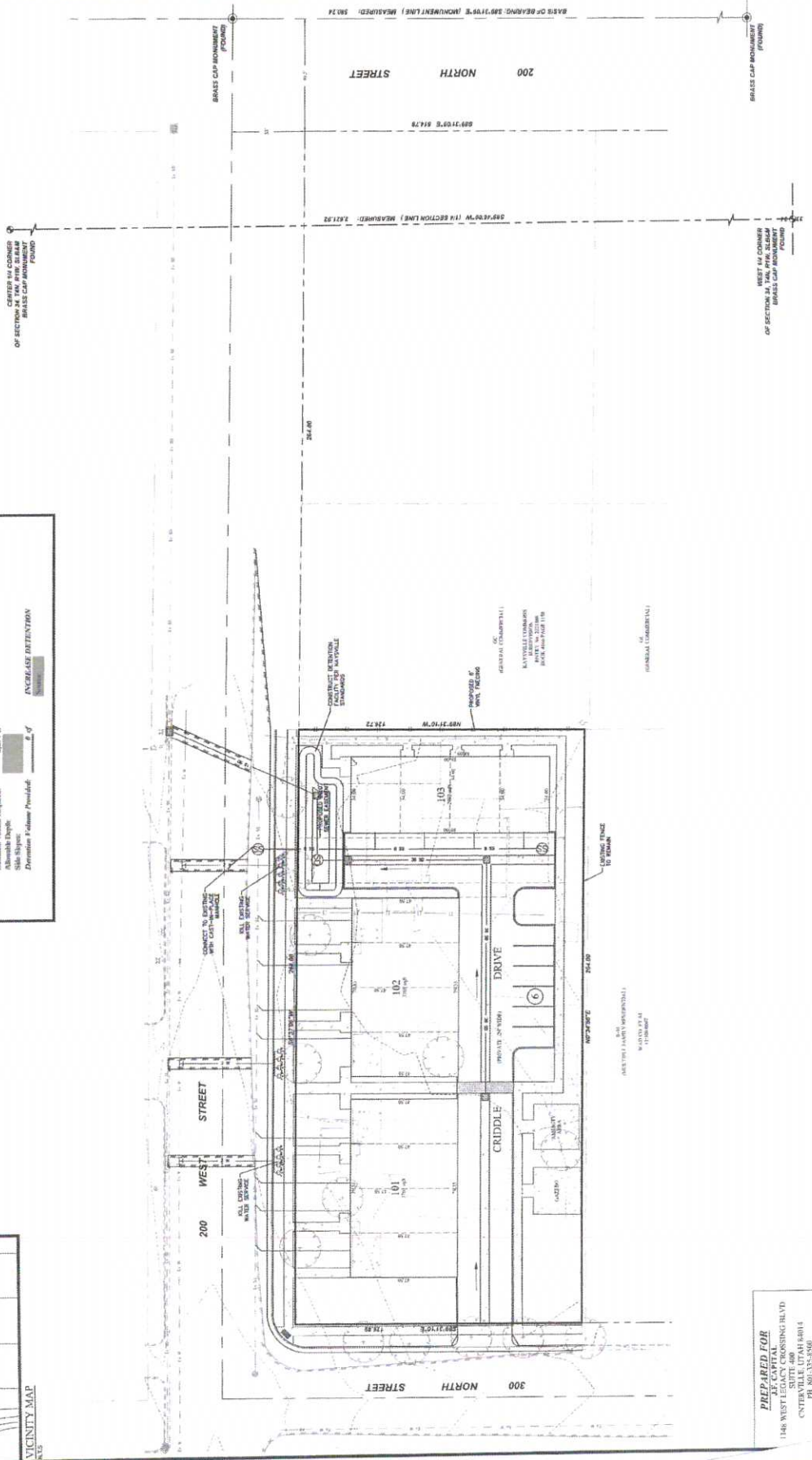


Property Type	Area (sq. ft.)	% Value	Area (sq. ft.)	% Value
Residential	14,416	0.15	14,416	0.15
Commercial	33,541	0.34	33,541	0.34
Industrial				
Other				
Total	47,957	0.49	47,957	0.49

Flow (cfs)	Area (sq. ft.)	Velocity (ft/s)	Discharge (cfs)	Storage (cu ft)
1.00	1,225	0.75	1,000	1,225
2.00	2,450	0.75	2,000	2,450
3.00	3,675	0.75	3,000	3,675
4.00	4,900	0.75	4,000	4,900
5.00	6,125	0.75	5,000	6,125
6.00	7,350	0.75	6,000	7,350
7.00	8,575	0.75	7,000	8,575
8.00	9,800	0.75	8,000	9,800
9.00	11,025	0.75	9,000	11,025
10.00	12,250	0.75	10,000	12,250
11.00	13,475	0.75	11,000	13,475
12.00	14,700	0.75	12,000	14,700
13.00	15,925	0.75	13,000	15,925
14.00	17,150	0.75	14,000	17,150
15.00	18,375	0.75	15,000	18,375
16.00	19,600	0.75	16,000	19,600
17.00	20,825	0.75	17,000	20,825
18.00	22,050	0.75	18,000	22,050
19.00	23,275	0.75	19,000	23,275
20.00	24,500	0.75	20,000	24,500
21.00	25,725	0.75	21,000	25,725
22.00	26,950	0.75	22,000	26,950
23.00	28,175	0.75	23,000	28,175
24.00	29,400	0.75	24,000	29,400
25.00	30,625	0.75	25,000	30,625
26.00	31,850	0.75	26,000	31,850
27.00	33,075	0.75	27,000	33,075
28.00	34,300	0.75	28,000	34,300
29.00	35,525	0.75	29,000	35,525
30.00	36,750	0.75	30,000	36,750
31.00	37,975	0.75	31,000	37,975
32.00	39,200	0.75	32,000	39,200
33.00	40,425	0.75	33,000	40,425
34.00	41,650	0.75	34,000	41,650
35.00	42,875	0.75	35,000	42,875
36.00	44,100	0.75	36,000	44,100
37.00	45,325	0.75	37,000	45,325
38.00	46,550	0.75	38,000	46,550
39.00	47,775	0.75	39,000	47,775
40.00	49,000	0.75	40,000	49,000
41.00	50,225	0.75	41,000	50,225
42.00	51,450	0.75	42,000	51,450
43.00	52,675	0.75	43,000	52,675
44.00	53,900	0.75	44,000	53,900
45.00	55,125	0.75	45,000	55,125
46.00	56,350	0.75	46,000	56,350
47.00	57,575	0.75	47,000	57,575
48.00	58,800	0.75	48,000	58,800
49.00	60,025	0.75	49,000	60,025
50.00	61,250	0.75	50,000	61,250
51.00	62,475	0.75	51,000	62,475
52.00	63,700	0.75	52,000	63,700
53.00	64,925	0.75	53,000	64,925
54.00	66,150	0.75	54,000	66,150
55.00	67,375	0.75	55,000	67,375
56.00	68,600	0.75	56,000	68,600
57.00	69,825	0.75	57,000	69,825
58.00	71,050	0.75	58,000	71,050
59.00	72,275	0.75	59,000	72,275
60.00	73,500	0.75	60,000	73,500
61.00	74,725	0.75	61,000	74,725
62.00	75,950	0.75	62,000	75,950
63.00	77,175	0.75	63,000	77,175
64.00	78,400	0.75	64,000	78,400
65.00	79,625	0.75	65,000	79,625
66.00	80,850	0.75	66,000	80,850
67.00	82,075	0.75	67,000	82,075
68.00	83,300	0.75	68,000	83,300
69.00	84,525	0.75	69,000	84,525
70.00	85,750	0.75	70,000	85,750
71.00	86,975	0.75	71,000	86,975
72.00	88,200	0.75	72,000	88,200
73.00	89,425	0.75	73,000	89,425
74.00	90,650	0.75	74,000	90,650
75.00	91,875	0.75	75,000	91,875
76.00	93,100	0.75	76,000	93,100
77.00	94,325	0.75	77,000	94,325
78.00	95,550	0.75	78,000	95,550
79.00	96,775	0.75	79,000	96,775
80.00	98,000	0.75	80,000	98,000
81.00	99,225	0.75	81,000	99,225
82.00	100,450	0.75	82,000	100,450
83.00	101,675	0.75	83,000	101,675
84.00	102,900	0.75	84,000	102,900
85.00	104,125	0.75	85,000	104,125
86.00	105,350	0.75	86,000	105,350
87.00	106,575	0.75	87,000	106,575
88.00	107,800	0.75	88,000	107,800
89.00	109,025	0.75	89,000	109,025
90.00	110,250	0.75	90,000	110,250
91.00	111,475	0.75	91,000	111,475
92.00	112,700	0.75	92,000	112,700
93.00	113,925	0.75	93,000	113,925
94.00	115,150	0.75	94,000	115,150
95.00	116,375	0.75	95,000	116,375
96.00	117,600	0.75	96,000	117,600
97.00	118,825	0.75	97,000	118,825
98.00	120,050	0.75	98,000	120,050
99.00	121,275	0.75	99,000	121,275
100.00	122,500	0.75	100,000	122,500

NOTES:

- 1. ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
- 2. ALL EXISTING BUILDINGS TO BE REMOVED AND REBUILT.
- 3. PROPOSED STRUCTURES WILL HAVE NO BASEMENTS (GROUND).
- 4. WATER FACILITIES ARE THEREFORE NOT NECESSARY.



PREPARED FOR
J.F. CAPITAL
148 WEST CENTER STREET
SALT LAKE CITY, UT 84143
PH: 801-325-5500

KAYSVILLE CITY PLANNING COMMISSION

April 13, 2017

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

Excused: Gary Bullock

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

Others Present: Aaron Mehr, Justin Mehr, Dave Bush, Bryan Thompson, Heidi Thompson, Mike Bowers, Dan Stephenson

OPENING

The Planning Commission meeting was held on Thursday, April 13, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the March 23, 2017 meeting were presented for approval.

Lorene Kamalu made a motion to approve the minutes of the March 23, 2017 meeting. Betty Parker seconded the motion and it passed unanimously.

Josh Sundloff asked if minutes should be required when there is already a recording for a meeting.

Andy Thompson responded that Utah law requires that minutes be kept for public meetings. It wasn't until recently that the state required that the meetings be recorded and posted as well for public viewing.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", ELECTRICAL CONTRACTOR AT 5 SOUTH WILDON COURT – MICHAEL BOWERS

Lyle Gibson explained that Mr. Bowers is an electrical contractor who would like to have an office from his home at 5 South Wildon Court for his business. His home will be used for scheduling bids and processing paperwork. Any equipment used will be kept within his truck or trailer, or stored inside the garage.

Matthew Anderson asked about the city regulations regarding trailers.

Lyle Gibson responded that trailers are never allowed to be parked on the street, and the home occupation ordinance regulates the size of the trailer that is used for the business so as to limit large commercial trailers from being used. Mr. Bower's trailer will be parked on his property and is under that size limit.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation "B", electrical contractor at 5 South Wildon Court for Michael Bowers. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 1130 EAST SHERWOOD DRIVE – HEIDI GREENWAY-THOMPSON

Lyle Gibson explained that Mrs. Greenway-Thompson lives at 1130 East Sherwood Drive and would like to keep chickens on their property. The property is 0.28 acres, which allows them to keep up to seven fowl, rabbits or similar animals. The applicant has been keeping the baby chicks inside their home in anticipation of receiving approval from the Planning Commission. After receiving approval, a coop will be placed in the rear yard of their property for the chickens. The rear yard is currently fenced which will help to contain the animals.

Thomas Wood asked about the configuration of the property and if there is enough space to meet the setback requirement for the coop placement.

Lyle Gibson responded that although the backyard seems small, there is enough space for the coop to be placed fifteen feet away from the neighbor's homes. The coop may be placed next to the applicant's home, if needed.

Thomas Wood made a motion to grant a conditional use permit for farm animals at 1130 East Sherwood Drive for Heidi Greenway-Thompson. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN AT 85 EAST CRESTWOOD ROAD – BUFFALO PROPERTIES LLC

Lyle Gibson explained that the property at 85 East Crestwood Road is planned to be developed into a five-lot subdivision and the developer would like to install a development sign on the property. The sign measures at four by eight feet, and will stand approximately twelve feet high when installed. Staff is recommending approval with the recommendation that the sign be approved for one year or until all lots are sold within the subdivision, whichever is less, and that the sign be placed far enough behind the sidewalk and private driveway so as to not block the view of traffic coming off of the private lane.

Matthew Anderson asked if Staff had spoken with the developer about where the city would like to see the sign placed.

Lyle Gibson responded that they had and the developer is fine with the requested sign location.

Thomas Wood asked how soon the sign would be installed.

Dan Stephenson, with Buffalo Properties LLC, said that they would like to install it as soon as possible to start advertising the development. There is an existing home currently on the property which will eventually be demolished when the tenants move out.

Lorene Kamalu made a motion to grant a conditional use permit for a development sign at 85 East Crestwood Road for Buffalo Properties LLC with the following conditions:

1. The sign be allowed for a period of one year from the date of approval or until all lots within the subdivision are sold, whichever is less.
2. The sign be placed at least five feet behind the sidewalk and fifteen feet from the edge of asphalt of the proposed private street.

Betty Parker seconded the motion.

Voting was as follows:

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

The motion passed with a vote of five to one.

Stroh DeCaire commented that he voted against the motion because he voted against the recommended approval of the preliminary plat for this subdivision and is still not in favor of the configuration of this development.

MODIFICATION OF A CONDITIONAL USE PERMIT FOR DEVELOPMENT SIGNS AT 8 SOUTH FLINT STREET – BRIGHTON HOMES

Lyle Gibson explained that Brighton Homes recently received approval from the Planning Commission for the model home and existing development signs at The Homestead at Hales Farm Subdivision. This recent approval was the second time the model home and development signs had been reviewed and approved by the Planning Commission. The original approval was given for a model home on the northwest corner of Flint Street and Wildon court, as well as some signage on the property. When the home was sold and the model home site moved to Lot 7, an eight by eight foot sign was temporarily taken down from the original model home site. The new site has been approved, but that approval did not include that sign and Brighton Homes desires to continue using the sign in addition to the existing signs that were recently approved on Lot 7. The sign will sit on Lot 14, abutting Flint Street, to help continue to advertise the development as there are still multiple lots for sale within the subdivision.

Stroh DeCaire made a motion to grant the modification of a conditional use permit for development signs at 8 South Flint Street for Brighton Homes with the condition that the signs be allowed for one year from the date of approval or until all lots within the subdivision are sold, whichever is less. Thomas Wood seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 1.66 ACRES OF PROPERTY AT 1450 SOUTH BURTON LANE FROM R-1-20 (SINGLE FAMILY RESIDENTIAL) TO THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT – JIM PUFFER

Lyle Gibson explained that many years ago this property was part of the open space area for the Old Mill Village Subdivision. However, this property, along with much of the originally anticipated common areas, was never improved by the developer despite much effort by the City as well as the subdivision's Homeowners Association. In an effort to find an alternative way to have the common areas of the subdivision improved, it was discovered that less open space area is now required of than what was originally required because not as many homes as originally planned had been built. As this area, located at 1450 South Burton Lane, is somewhat separated from the rest of the subdivision, it was the HOA's desire to sell this piece of property and use those funds to focus on improving their other common areas. Mr. Puffer purchased the vacant property as a place to store bines used for mulch, gravel, pavers, etc. for his landscaping business. Ultimately, Mr. Puffer would like to have a building on site to store certain materials that are more prone to theft. Under the existing R-1-20 zone, only homes and accessory buildings to a home are allowed to be built. The proposed LI zone would allow for construction of a storage building and would better fit the evolving use of the site. The property is surrounded by the R-1-20 zone to the north, R-A zone to the west and south, and the LI zone to the east. The property is at the end of the Burton Lane overpass and abuts the Denver & Rio Grande Western trail to the west. Mr. Gibson commented that he had received a phone call from Mr. Puffer earlier who informed him that he would not be able to attend tonight's meeting and asked if the item could be tabled. However because a public hearing for this item has been noticed it still will need to be held tonight.

Matthew Anderson asked if the neighbors abutting this property had been notified of this requested rezone.

Lyle Gibson responded that a mailer was sent to the property owners directly adjacent to the property. Mr. Puffer has also made an effort to contact those owners to inform them of his intentions. A public notice sign has also been posted on the property over the past week, and information about it has been on the city's website.

Matthew Anderson asked about access to this site because this property is directly adjacent to the Burton Lane overpass and it has a difficult layout. There seems to be a lot of blind corners.

Andy Thompson commented that Mr. Puffer is in the process of purchasing a piece of land from the property owner to the south in order to create a better access to this property. In the past access has been taken off of Burton Lane on the very south end of the property. Right now the property is being used as private storage, but when they license it as a commercial use they will

have to submit a site plan to the city, showing the improved access point.

Matthew Anderson asked when the property was purchased.

Andy Thompson responded that he believes it was about a year ago.

Lyle Gibson said that recently Mr. Puffer had approached the city about his plans to install landscaping to further buffer the site and he made Staff aware of his future intentions for the property. Staff informed Mr. Puffer that there shouldn't be a problem with it, but that a rezone to the LI zone would be more appropriate to meet the potential use of the property.

Matthew Anderson asked about the Burton Lane right-of-way.

Andy Thompson responded that because Burton Lane is at a higher elevation than Mr. Puffer's property, the right-of-way includes the fill area and is larger here than what is standard.

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 made a motion to table the request to rezone 1.66 acres of property at approximately 1450 South Burton Lane from R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district for Jim Puffer until Mr. Puffer can be present. Betty Parker seconded the motion and it passed unanimously.

Thomas Wood asked if a public hearing could be held at the next meeting where this is discussed.

Lyle Gibson responded that although it is not required to hold another public hearing, the Planning Commission can decide to hold another one if they feel it necessary.

FINAL PLAT APPROVAL FOR CRESTWOOD SUBDIVISION AT 85 EAST CRESTWOOD ROAD – BUFFALO PROPERTIES

Andy Thompson explained that in March of this year the City Council approved the preliminary plat and PRUD overlay zone for the Crestwood Subdivision at 85 East Crestwood Road. The preliminary plat was approved with the condition that a fence be installed along the western property line, and that the developer meet with adjacent property owners to discuss fencing options. The final plat for this subdivision has been submitted and is consistent with the approved preliminary plat. The applicant has affirmed the intention of installing fencing as requested.

Dan Stephenson, with Buffalo Properties, said that they plan to install a fence along the western edge as requested, and have spoken with many of the neighbors. The fence that will be installed

will be a vinyl fence with air gaps so as to help ensure it will not be destroyed by the east winds. It will be installed after the private lane is completed. Some of the other adjacent properties have asked him to not install fence along their properties because they have existing hedges that they would like to keep along their fence lines, and installing a fence might destroy that.

Matthew Anderson commented that Mr. Stephenson was not required to install fencing along the northern and eastern property lines because they are comparable uses.

Thomas Wood made a motion to recommend final plat approval for Crestwood Subdivision at 85 East Crestwood Road for Buffalo Properties. Lorene Kamalu seconded the motion.

Voting was as follows:

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

The motion passed with a vote of five to one.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lorene Kamalu asked about the 200 North overpass and asked if more lanes could be added to help with traffic congestion.

Andy Thompson responded that the city is aware of the traffic flow problems of the overpass and has discussed options for it many times. The overpass was built with federal money which required that the city adhere to certain stipulations. Eventually the overpass will be restriped to allow for more lanes, but there are some things that have to be resolved and approval given by the federal government before that can be done.

Lorene Kamalu asked if there was enough space on the overpass to add another sidewalk or a bike lane.

Andy Thompson responded that there is not room for another sidewalk.

Stroh DeCaire asked when Mr. Puffer's item is anticipated to be on the agenda again.

Lyle Gibson responded that it will probably be on the Planning Commission's April 27, 2017

agenda.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, April 27, 2017 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:45 p.m.

27 April 2017 Agenda

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, April 27, 2017, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 1.66 acres of property at 373 East Shepard Lane from R-1-20 (Single Family Residential) to the R-1-LD (Single Family Residential Low Density) zoning district.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by April 7, 2017.

Lyle Gibson, Zoning Administrator

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, April 27, 2017, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 0.77 acre of property at 265 North 200 West and 209 West 300 North 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 April 7, 2017.

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, April 27, 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 April 13, 2017.
2. Conditional use permit for a major home occupation "B":
3. Handyman services at 221 East 650 South – Jeffery Hardy.
4. Plumbing contractor at 297 North 750 East – Jason Hogan.
5. Photography studio at 1184 South Kentucky Derby Way – Brandon Burk.
6. Conditional use permit for farm animals at 129 West 575 North – Aaron and Shannon Campbell.
7. Conditional use permit for farm animals at 109 South 1025 West – David and Valerie Becker.
8. Request to rezone 1.66 acres of property at approximately 1450 South Burton Lane from R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district – Jim Puffer. (Tabled Item)
9. Public hearing and request to rezone 1.66 acres of property at 373 East Shepard Lane from R-1-20 (Single Family Residential) to the R-1-LD (Single Family Residential Low Density) zoning district – Brock Johnston.
10. Public hearing and preliminary plat approval for Anglers Cove Subdivision at 373 East Shepard Lane – Brock Johnston.
11. Public hearing and preliminary plat approval for Cityside Townhomes Subdivision at 265 North 200 West and 209 West 300 North, and PRUD (Planned Residential Unit Development) overlay zone – JPL Construction Inc.
12. Call to the public.
13. Other matters that properly come before the Planning Commission:
14. Reports.
15. Correspondence.
16. Calendar.
17. 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, April 21, 2017.

Lyle Gibson, Zoning Administrator