

1. Planning Commission Meeting Materials

Documents:

[25 MAY 2017 PACKET.PDF](#)
[25 MAY 2017 AGENDA.PDF](#)

2. Meeting Audio & Video

- [MEETING AUDIO](#)
- [MEETING VIDEO 1](#)
- [MEETING VIDEO 2](#)

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, May 25, 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 27, 2017.
2. Conditional use permit for a major home occupation "B":
 - a. Carpentry business at 30 North 760 East – David & Racquel Couch.
 - b. Esthetician at 439 West Creekside Lane – Rachel Engstrom.
 - c. Swimming lessons at 352 South 1000 West – Pamela Hunsaker.
3. Conditional use permit for farm animals at 207 South 200 East – Rustin Jessen
4. Conditional use permit for farm animals at 616 East Cherrywood Drive – Carole Harrison.
5. Conditional use permit for farm animals at 106 West 575 North – Brent D. Soubie.
6. Conditional use permit for a telecommunications tower at 2097 West 200 North – Sprint Communications.
7. Public hearing and request to rezone 1.53 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.
8. Public hearing and preliminary plat approval for the 50 South 500 East Subdivision located at 50 South 500 East, and PRUD (Planned Residential Unit Development) overlay zone – Eric Wood.
9. Public hearing and preliminary plat approval for Whisperwood Subdivision located at approximately 650 East 100 North, and PRUD (Planned Residential Unit Development) overlay zone – Spencer Prince.
10. Call to the public.
11. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
12. 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, May 18, 2017.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use for a Major Home Occupation B Carpentry May 25, 2017

Applicant/Owner: Racquel Couch
Location: 30 North 760 East

Description:

The applicant is requesting a conditional use permit to operate a carpentry business from their home at the subject address. The actual carpentry work takes place away from the property on the job site. The home is used for paperwork.

The tools used for the business are stored within a trailer. The applicant has a truck that is used for personal and business use.

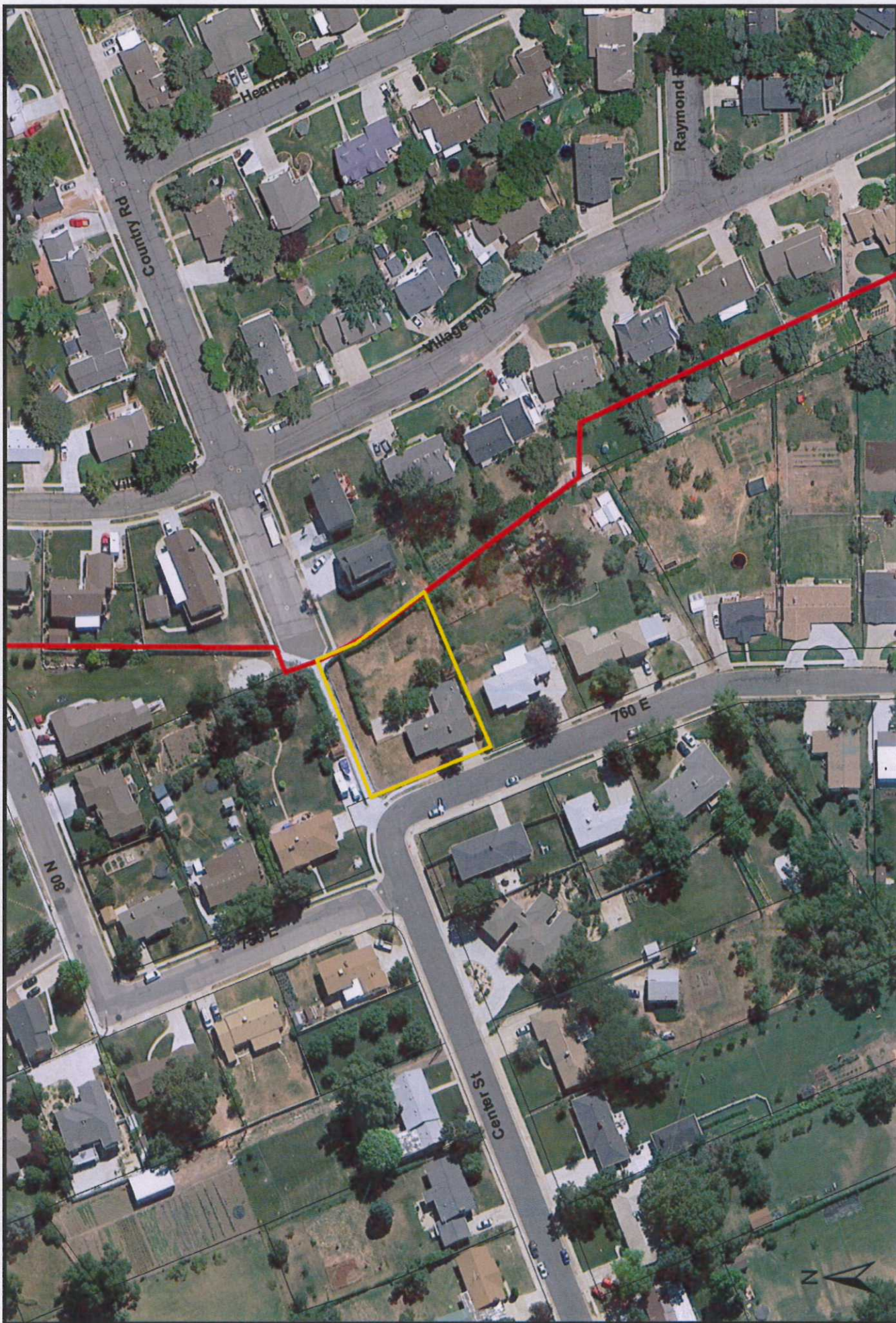
Recommendation:

Staff recommends approval of this proposed home occupation without additional conditions.

Reasoning:

With the existing restrictions of Chapter 17-26 of the City Ordinance the proposed use appears appropriate without the need for addition conditions to prevent reasonably anticipated detrimental impacts to the neighborhood.

30 North 760 East





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Esthetician May 25, 2017

Applicant/Owner: Rachel Engstrom / Scott and Holly Jessop
Location: 439 West Creekside Lane

Description:

Ms. Engstrom is requesting a conditional use permit for a Major Home Occupation 'B' for esthetician services. As a licensed esthetician she has been practicing in commercial outfits, and more recently was approved for a home occupation license and conditional use permit in Kaysville City at 977 Mill Shadow Drive. She has been operating her home business since March of 2016 but has moved to a new home on Creekside Lane so is getting the conditional use approved to transfer her business license to the new location.

Her appointments would be by appointment only and she generally leaves time between each appointment to do paperwork.

Staff has not received any complaints with the home occupation at its previous location.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance.

Reasoning:

Based on the nature of the business and the restrictions already in the ordinance, Staff feels that approval of this application is appropriate without additional conditions.

Attachment 1: Area Map

439 West Creekside Lane





Planning Commission Staff Report

Conditional Use for a Major Home Occupation B Swimming Lessons May 25, 2017

Applicant/Owner: Pam Hunsaker
Location: 352 South 1000 West

Description:

The Hunsakers were approved in May of 2011 for a conditional use permit to offer swimming lessons as a home occupation at the subject address. A business license was never obtained through oversight so the applicant is looking to get things in order and have the conditional use in place to then finish getting a license in place for the business.

Since the original approval, the applicant has held private swim lessons at the property. Staff has not received complaints from the use.

Lessons are done as private lessons, which means classes are primarily one-on-one instruction. Multiple family members are certified swim instructors so there may be multiple students in the pool at a time each with a different instructor.

Recommendation:

Staff recommends approval of this proposed home occupation with the condition that the number of students be limited to no more than 8 students at a time.

Reasoning:

Based on a history without complaint or issues operating at the subject address and with the restrictions already imposed by title 17 the request appears appropriate for the location. The condition of limiting the number of students at any one time is per 17-26-12 (d) which states that organized classes shall have limits placed on the number of students and/or the number of vehicles transporting students to prevent congestion.

352 South 1000 West





Planning Commission Staff Report

Conditional Use Permit for Farm Animals May 25, 2017

Applicant/Owner:	Rustin Jessen
Location:	207 South 200 East
Zone:	R-D

Description:

The applicant is requesting a conditional use permit for farm animals, specifically for keeping chickens. Their property is 0.24 acres or 10,450 square feet, allowing up to five (6) fowl, rabbits, or similar animals.

The applicant has had the hens on site for some time and recently learned that a conditional use permit was necessary. Staff has not received any complaints regarding these animals. There is currently a coop on site and the rear yard is enclosed with a fence as well. There coop as it is currently located is in compliance with City Ordinances.

Recommendation:

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

Attachment 1: Area Map

207 South 200 East





Planning Commission Staff Report

Conditional Use Permit for Farm Animals May 25, 2017

Applicant/Owner: Carole Harrison
Location: 616 Cherrywood Drive
Zone: R-1-8

Description:

The applicant is requesting a conditional use permit for farm animals, specifically for keeping chickens. Their property is 0.19 acres or 8,000 square feet, allowing up to five (5) fowl, rabbits, or similar animals.

There is currently a coop and run on site, but no chickens yet. The coop is located in compliance with City Ordinances. The rear yard is enclosed with a fence as well. The applicant is anticipating only having 2 chickens on a temporary basis.

Recommendation:

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

Attachment 1: Area Map

616 Cherywood Drive





Planning Commission Staff Report

Conditional Use Permit for Farm Animals May 25, 2017

Applicant/Owner: Brent Soubie
Location: 106 West 575 North
Zone: R-1-8

Description:

The Soubies are requesting a conditional use permit for farm animals, specifically for keeping chickens. Their property is 0.2 acres or 9,500 square feet, allowing up to five (5) fowl, rabbits, or similar animals.

There is currently a coop on site, but no chickens yet. The rear yard is enclosed with a fence as well. Their coop as it is currently located is in compliance with City Ordinances.

Recommendation:

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

Attachment 1: Area Map

106 West 575 North





Planning Commission Staff Report

Conditional Use Permit for a Telecommunications Tower May 25, 2017

Applicant/Owner: Rocky Schutjer (Sprint) / Terraventure Development LTD
Location: 2097 West 200 North
Zone: GC (General Commercial)

Description:

The applicant representing Sprint is requesting a conditional use permit to construct a new cell tower. The proposed structure would sit south of 200 North Street and West of Angel Street behind the new medical office building and the large garage building on the corner.

The proposed tower is 120 ft. in height and would be built with Sprint as the user in the top location, but would allow for co-location of additional equipment for 2 more users.

Per 17-19-4 (5), a cell tower in the GC zone may be permitted by Conditional Use subject to the following:

17-31-25 Telecommunications Towers

1. Each person or company desiring to locate a telecommunication tower within the City shall submit a Site Location Master Plan. This plan shall be submitted and accepted by the Planning Commission prior to the processing of any permits for telecommunication towers. The plan shall identify existing locations of facilities, and approximate proposed locations of new facilities to provide service within City boundaries and the surrounding area for the ten (10) years following the date the plan is submitted. These estimates shall be based on projected population growth and anticipated development. The applicant shall provide the City with the owner's current name, address, and an emergency telephone number for each facility.
2. The owner of any telecommunication tower shall consent to two co-locations (in addition to the owner's) on the tower and construct the tower in such a manner as to be able to accommodate the owner's equipment and two others on the same tower.
3. Applicants for telecommunication tower permits shall co-locate their facilities on existing towers, unless it can be shown by a preponderance of the evidence that all existing towers are inadequate to serve the applicant's reasonable needs due to the location, height or other reason; and shall pay reasonable compensation to the tower owner to fairly share past and future costs.
4. Telecommunication towers shall be located, designed, and constructed to be as unobtrusive and as few in number as possible. They shall be subject to requirements that minimize the impact on

surrounding properties and the City. No telecommunications tower shall exceed one hundred twenty feet (120') in height from the finished grade of the ground to the highest point on the structure.

5. Each application for a permit to construct a telecommunication tower shall be certified by a licensed professional engineer that the design of the facility meets all applicable standards for the facility including, but not limited to, electrical safety, material and design integrity, wind and seismic safety. The professional engineer shall certify that the tower meets acceptable design criteria or standards to withstand 100 mph winds.
6.
 - a. The tower owner shall maintain the tower, site, and improvements in a state of good repair. If a telecommunication tower is abandoned or not maintained, the Zoning Administrator may notify the owner of the tower that it must be repaired and used within thirty days after the notice was sent, or the facility must be removed. If the communication facility is not repaired, used, or removed within thirty days after notice was sent, the Zoning Administrator may order the removal of the facility and the restoration of the property at the owner's expense. Any conditional use permit issued for the facility will be automatically revoked.
 - b. If a telecommunication tower is not used for more than six months, it shall be deemed to be abandoned for purposes of Subsection (6)(a).

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a telecommunications tower as proposed with the following conditions:

- Plans submitted for a building permit show the tower with potential equipment of additional users and be designed to meet a 150 mph Vult wind speed rather than the 100 mph listed under 17-31-25 (5)
- The number of co-locations be limited to 2 additional users. (no more than 3 users on the tower)
- The fencing surrounding the site be opaque and the barbed wire not be visible above the fencing.

Reasoning:

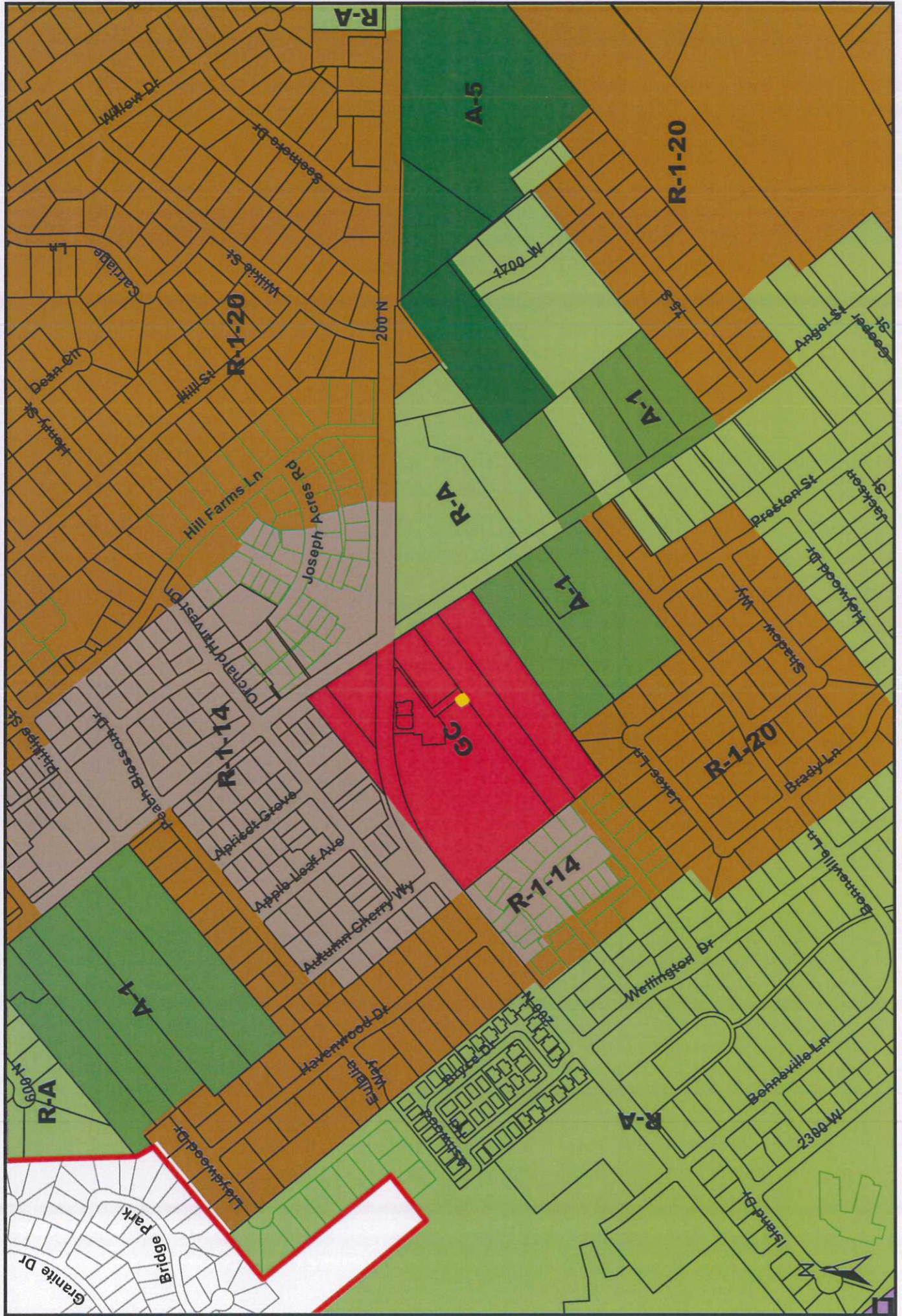
The existing conditions on site, the restrictions of the ordinance, and the proposed conditions appear to be appropriate for mitigating potentially anticipated detrimental impacts.

- Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Site Location Master Plan (4 pages)
Attachment 4: Cell Tower Plans (5 pages)

2097 West 200 North - Proposed Cell Tower Location



2097 West 200 North - Proposed Cell Tower Location





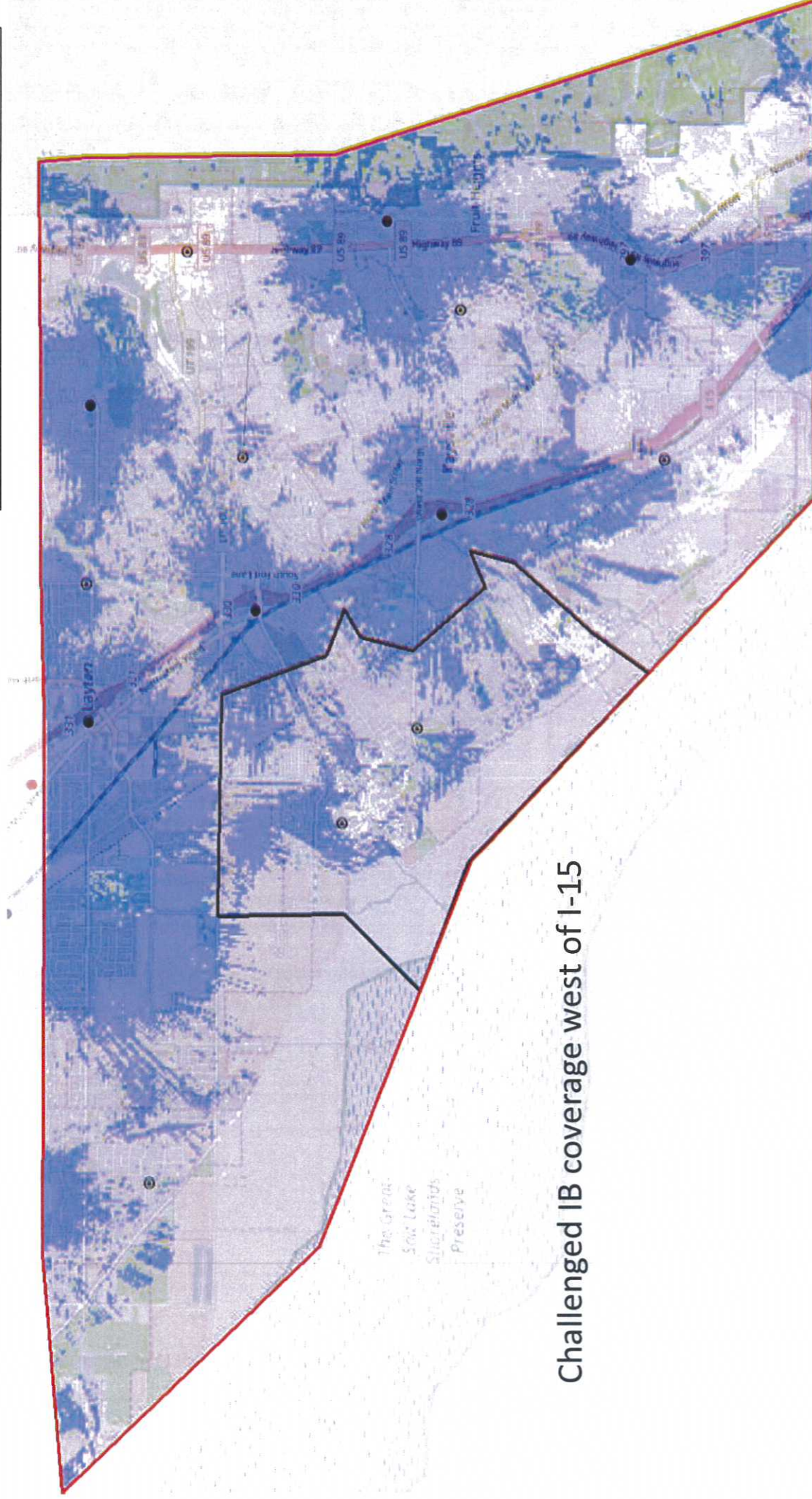
SL80XC346 – planning review plots

5/10/17 Utah RF engineering

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 Existing Site
 Planned Site

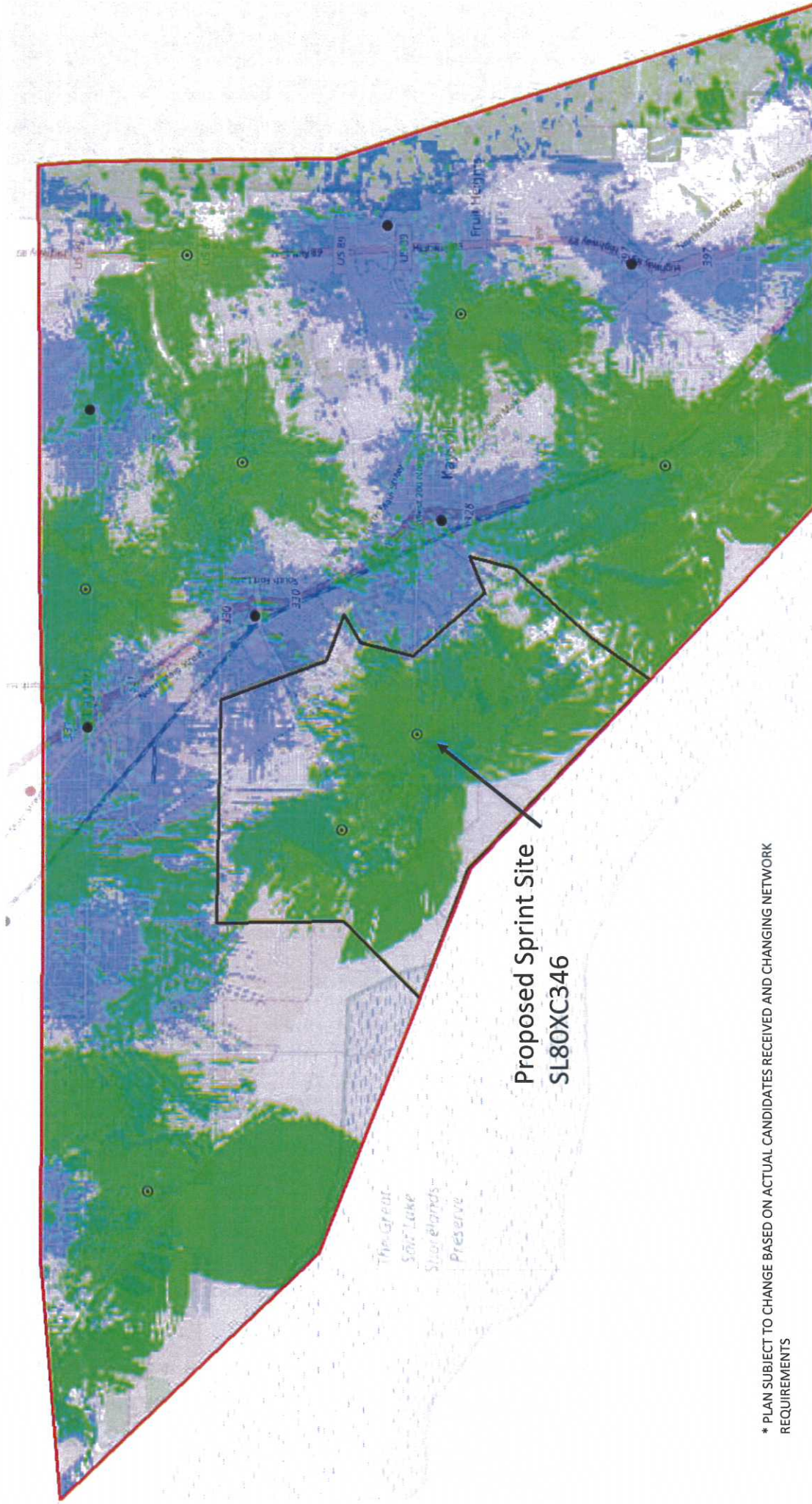
 On Street only
 Existing Indoor coverage
 Planned Indoor coverage



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Planned Network



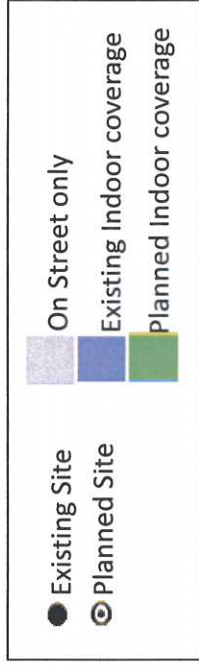
* PLAN SUBJECT TO CHANGE BASED ON ACTUAL CANDIDATES RECEIVED AND CHANGING NETWORK REQUIREMENTS



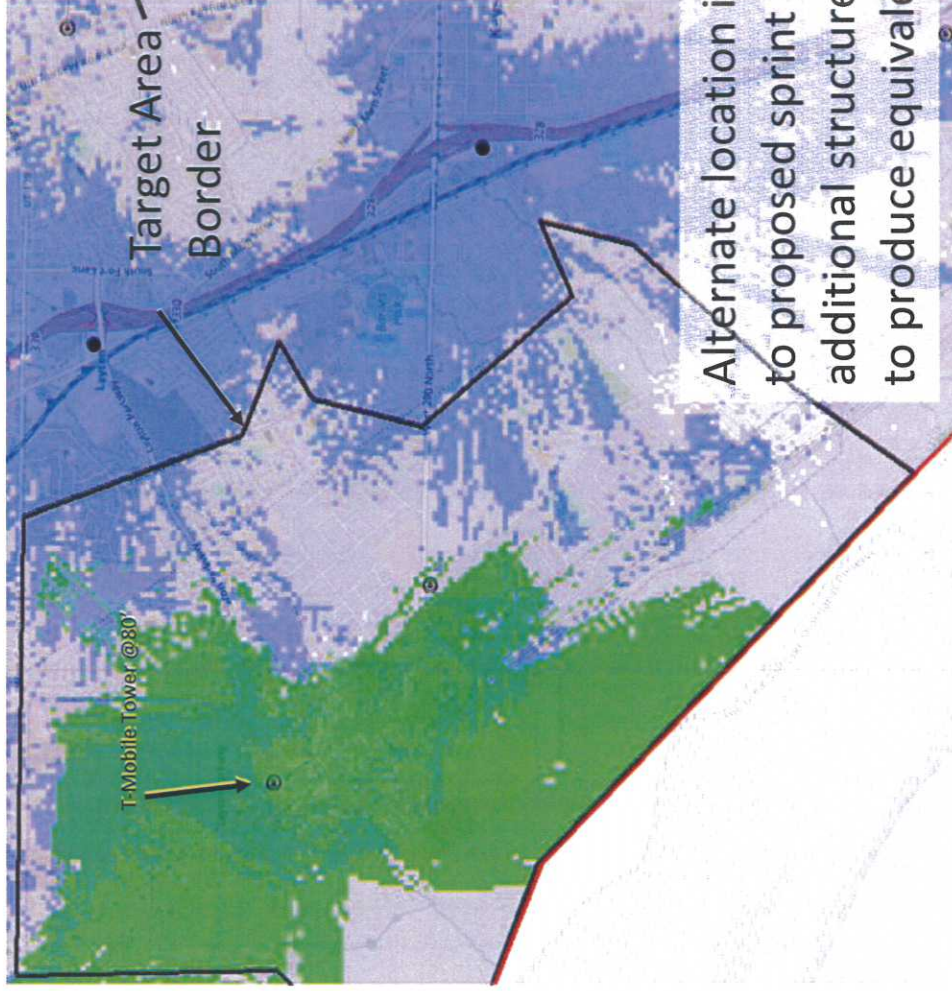
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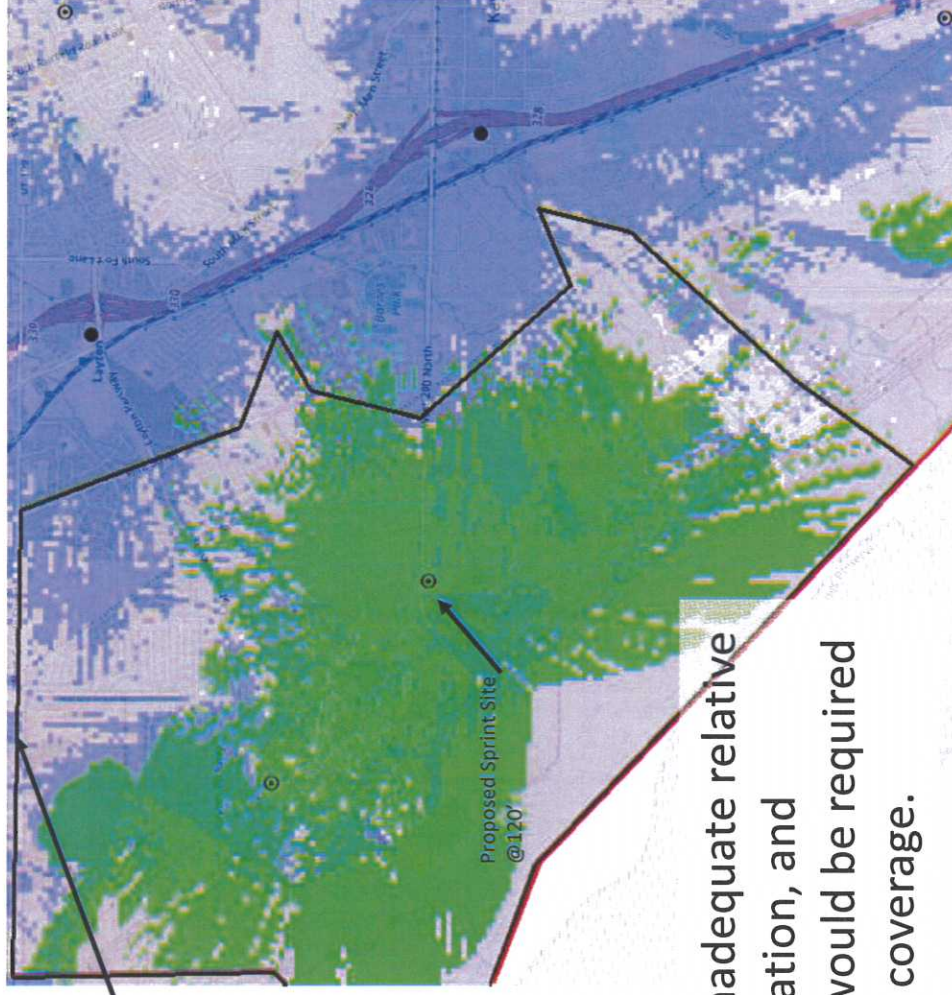
Candidate options



Coverage from T-Mobile Colocation



Coverage from proposed sprint site SL80XC346



Alternate location is inadequate relative to proposed sprint location, and additional structures would be required to produce equivalent coverage.

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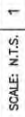


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 Sprint THIS IS A NEW SPRINT WIRELESS TELECOMMUNICATION FACILITY. KAYSVILLE SL80XC346 200 NORTH ANGEL STREET KAYSVILLE, UT 84037 DAVIS COUNTY LATITUDE: 41.0358600° (NAD 83) (GPS READING) LONGITUDE: -111.974823° (NAD 83) (GPS READING) MONROVIE UTAH MARKET		 6100 SPRINT PARKWAY OVERLAND PARK, KS 66251  RAGE DEVELOPMENT LLC  SMITH HYATT ARCHITECTS 845 SOUTH MAIN, BOUNTYVIEW, UTAH 84010 801-298-5777 FAX 801-298-1977																															
 AREA MAP		PROJECT SUMMARY SITE NAME: KAYSVILLE SITE NUMBER: SL80XC346 SITE ADDRESS: 200 NORTH ANGEL STREET KAYSVILLE, UT 84037 COUNTY: DAVIS ZONING DISTRICT: KAYSVILLE CITY PARCEL NO.: 113050011 LATITUDE: 41.0358600° LONGITUDE: -111.974823° PROPERTY/TOWER OWNER: THE ADAMS COMPANY COMPANY: 113050011 ADDRESS: 475 NORTH 300 WEST SUITE 204 KAYSVILLE, UT 84037 PH: 801.546.6000 PROJECT MANAGER: COMPANY: RAGE DEVELOPMENT CONTACT: ROCKWELL SCHUTZLER EMAIL: ragedevelopment@gmail.com CONSULTANT: COMPANY: SMITH HYATT ARCHITECTS CONTACT: tom@smithhyatt.com EMAIL: tom@smithhyatt.com PHONE: (801) 298-5777 POINT OF CONTACT: REGIONAL MANAGER: NAME: ERSCHURN EMAIL: josh.erschurn@sprint.com PHONE: (801) 507-8071		SHEET INDEX <table><thead><tr><th>SHEET</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>T-1</td><td>TITLE SHEET</td></tr><tr><td>A-1</td><td>OVERALL SITE PLAN</td></tr><tr><td>A-2</td><td>OVERALL ELEVATION</td></tr><tr><td>A-3</td><td>TOWER ELEVATION AND ANTENNA LAYOUT</td></tr><tr><td>A-4</td><td>EQUIPMENT DETAILS</td></tr></tbody></table>		SHEET	DESCRIPTION	T-1	TITLE SHEET	A-1	OVERALL SITE PLAN	A-2	OVERALL ELEVATION	A-3	TOWER ELEVATION AND ANTENNA LAYOUT	A-4	EQUIPMENT DETAILS																
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A-4	EQUIPMENT DETAILS																																
CODE COMPLIANCE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THIS SPECIFICATION SHALL BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES. BUILDING STRUCTURAL CODE: 2014 NATIONAL ELECTRICAL CODE WITH ALL LATEST LOCAL AMENDMENTS 2014 NATIONAL ELECTRICAL CODE WITH ALL LATEST LOCAL AMENDMENTS		PROJECT DESCRIPTION A. THE WIRELESS COMMUNICATIONS FACILITY IS NOT INTENDED FOR POTABLE WATER OR SEWAGE. B. THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE. C. THE SCOPE OF WORK CONSISTS OF NEW SITE BUILD WITH THE FOLLOWING: - INSTALL (1) 20' X 30' CHAIN-LINK FENCE - INSTALL (1) H-FRAME WITH EQUIPMENT - INSTALL (1) 120' MONOPOLE - INSTALL (1) CONCRETE PAD - INSTALL (1) MMBS-SBU CABINET - INSTALL (1) MMBS-BATTERY CABINET - INSTALL (1) 120' MONOPOLE - INSTALL (1) 120' MONOPOLE - INSTALL (1) GROUND MOUNTED GPS ANTENNA - INSTALL (1) HYBRID CABLES		ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENTS ARE NOT REQUIRED.		SIGNED DATE: 5/8/17 SITE NAME: KAYSVILLE SITE I.D.: SL80XC346 SITE ADDRESS: 200 NORTH ANGEL STREET KAYSVILLE, UTAH 84037 SHEET NAME: TITLE SHEET SHEET NUMBER: T-1																											
 6100 SPRINT PARKWAY OVERLAND PARK, KS 66251 TEL: (913) 624-6000		 RAGE DEVELOPMENT LLC		 SMITH HYATT ARCHITECTS 845 SOUTH MAIN, BOUNTYVIEW, UTAH 84010 801-298-5777 FAX 801-298-1977																													
DRIVING DIRECTIONS TO SITE: FROM SALT LAKE INTERNATIONAL AIRPORT GO EAST ON I-80 TO FOLLOW I-215 N AND I-15 N TO KAYSVILLE. TAKE EXIT #28 TO KAYSVILLE, UTAH. TURN LEFT ONTO UT-375 NW 200 N. TURN RIGHT ONTO 1200N ANGEL ST.		PROJECT TEAM APPLICANT: RAGE DEVELOPMENT LLC PROJECT MANAGER: ENGINEER		NOTE: DRAWING SCALES ARE FOR 11"X17" SHEETS UNLESS OTHERWISE NOTED.																													
SIGNATURE BLOCK <table><thead><tr><th>APPROVAL</th><th>SIGNATURE</th><th>DATE</th></tr></thead><tbody><tr><td>SITE ACQ. MGR</td><td></td><td></td></tr><tr><td>CONSTRUCTION MGR</td><td></td><td></td></tr><tr><td>ASE MGR</td><td></td><td></td></tr><tr><td>PLANNING CONS.</td><td></td><td></td></tr><tr><td>RF MGR</td><td></td><td></td></tr><tr><td>RF ENGINEER</td><td></td><td></td></tr><tr><td>PROPERTY OWNER</td><td></td><td></td></tr><tr><td>SPRINT REP.</td><td></td><td></td></tr><tr><td>AVM MGR.</td><td></td><td></td></tr></tbody></table>		APPROVAL	SIGNATURE	DATE	SITE ACQ. MGR			CONSTRUCTION MGR			ASE MGR			PLANNING CONS.			RF MGR			RF ENGINEER			PROPERTY OWNER			SPRINT REP.			AVM MGR.			NOTE: DRAWING SCALES ARE FOR 11"X17" SHEETS UNLESS OTHERWISE NOTED.	
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SCALE: N.T.S.



ENLARGED FINAL SITE PLAN

[illegible]

ANTENNA NOTES:

- CONTRACTOR SHALL VERIFY WITH SPRINT REPRESENTATIVE THE LATEST REVISION TO THE RF INFORMATION.
- ALL ANTENNA ADJUSTMENTS ARE TO BE TAKEN FROM TRUE NORTH.

RF WARNING SIGNAGE & EMERGENCY SIGNAGE NOTE:

CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION FCC ETS BULLETIN # 65 PER SPRINT GUIDELINES.

STRUCTURAL NOTES/SPRINT STRUCTURAL SERVICES

COMPLIANCE NOTE:

- STRUCTURAL CALCULATIONS FOR THE TOWER AND ANTENNA MOUNT STRUCTURE WERE PROVIDED AND APPROVED BY LICENSED PROFESSIONAL ENGINEER AND HOSE PUMPERS CERTIFY THE CAPACITY OF THE TOWER STRUCTURE AND ANTENNA MOUNTS FOR THE DEPLOYMENT OF THE EQUIPMENT. CONTRACTOR SHALL COORDINATE WITH PROJECT MANAGER TO OBTAIN A COPY.
- CONTRACTORS TO REFER TO STRUCTURAL CALCULATIONS FOR ALL ADDITIONAL LOADS, NO ERECTION OR MODIFICATION OF THE STRUCTURE SHALL BE MADE WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.

T.O. PROPOSED MONOPOLE 120'-0"

T.O. PROPOSED SPRINT ANTENNAS 120'-0"

PROPOSED SPRINT ANTENNAS

PROPOSED 120' MONOPOLE

PROPOSED CABLES INSIDE MONOPOLE

PROPOSED ICE BRIDGE

PROPOSED IMBS CABINET

PROPOSED 10"x15" CONCRETE PAD

PROPOSED CHAIN-LINK FENCE

GRADE 0'-0"

CHECKED BY:	JRC	DATE:	DESCRIPTION:	INC:
APPROVED BY: <td>RJS <td>5-8-17 <td>90% REVIEW <td>ACH</td> </td></td></td>	RJS <td>5-8-17 <td>90% REVIEW <td>ACH</td> </td></td>	5-8-17 <td>90% REVIEW <td>ACH</td> </td>	90% REVIEW <td>ACH</td>	ACH

SIGNED DATE: 5/8/17
SITE NAME: KAYSVILLE
SITE ID: SL80XC346
SHEET ADDRESS: 200 NORTH ANGEL STREET KAYSVILLE, UTAH 84037
SHEET NAME: TOWER ELEVATION & ANTENNA LAYOUT
SHEET NUMBER: A-3

[illegible]



Planning Commission Staff Report

Public Hearing and Request to rezone 1.53 acres of property from R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district May 25, 2017

Applicant/Owner: Jim Puffer
Location: Approximately 1450 South Burton Lane

Council Request:

This application was originally before the Planning Commission for consideration in April of 2017. When reviewed by the City Council it was their desire that City staff do additional noticing to ensure that more neighboring properties were informed of the request. Per the request of the council additional mailers have been sent, notice was again published in the Davis Clipper, posted on the State Public Notice website and City website, and posted on the property. The City Council requested that a new public hearing be held and that, with the additional input likely from more community participation, a recommendation be made to the Council regarding the request.

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 Planning Commission held a public hearing on 4/13/17 with no public comment. The applicant had a scheduling conflict and was unable to attend on this date so the item was tabled until 4/27/17 where the Planning Commission opted to allow public comment of which there was none.

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:

Previous Planning Commission Recommendation:

After holding the Public Hearing and discussing this item, the Kaysville City Planning Commission voted 6 to 1 in favor of recommending approval of the rezone. The motion included a recommendation that the rezone be subject to a development agreement which would require a fence to remain on the west property line that is at least 6 ft. in height, trees to be planted along the trail corridor, no signage allowed, any future change of use requires amendment to the development agreement, and the zone extend across the trail to allow building near the property line. The applicant expressed that he was comfortable with these conditions.

The descending vote was in favor of the rezone to the LI zoning district, but voiced their opposition to the motion as it was the Commissioner's opinion that such a restrictive development agreement was not necessary.

Possible Motions:

- Recommend approval of the request subject to a development agreement with appropriate restrictions that would control the use in a manner that best fits the area. These restrictions may be the same or different than previously discussed.
- Recommend approval of the request for the LI zoning district without the additional restrictions of a development agreement.
- Recommend denial of the request for the proposed rezone.

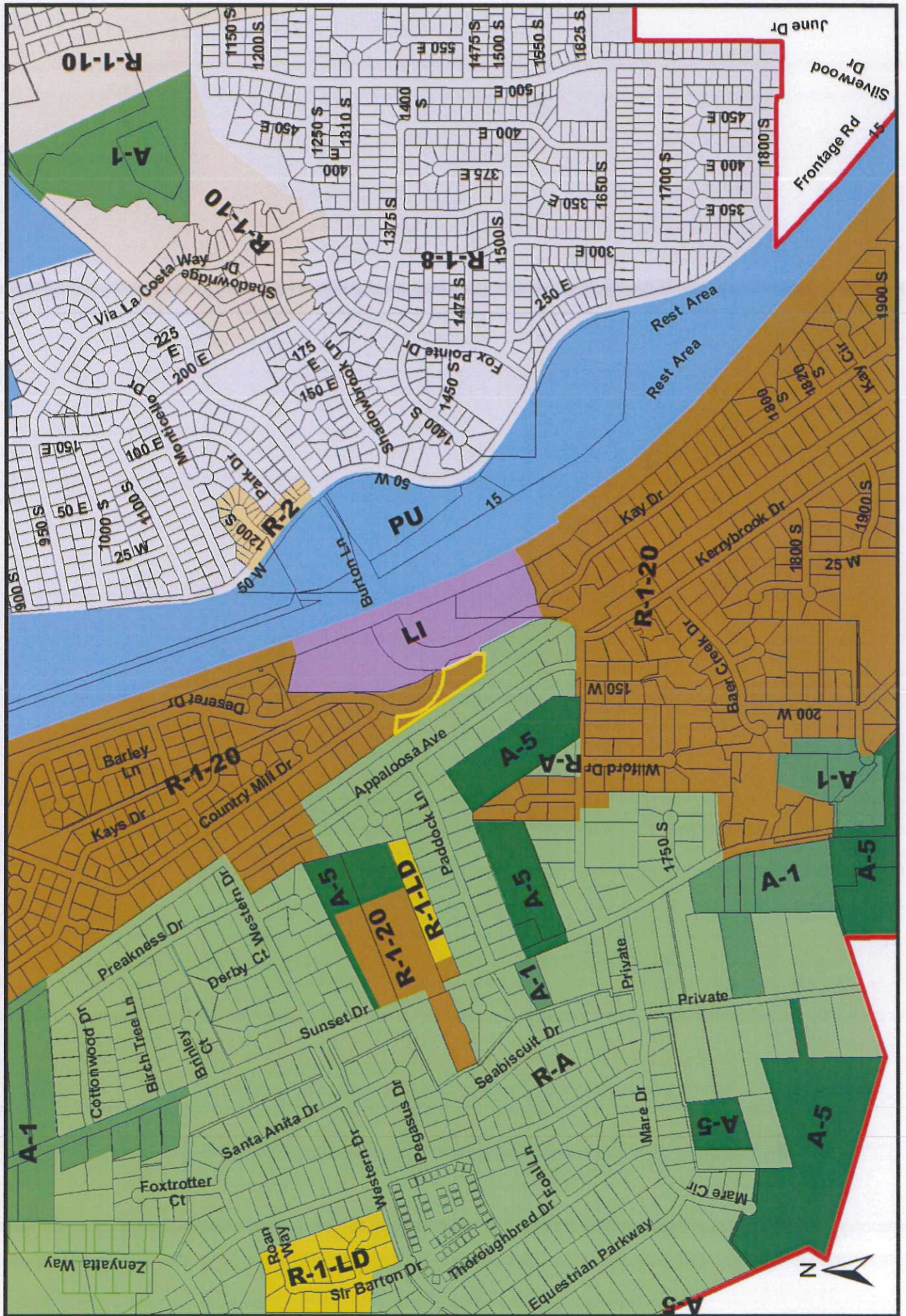
Attachment 1: Location Map

Attachment 2: Current Zoning Map

Approximately 1450 South and Burton Lane



Approximately 1450 South and Burton Lane - Zoning Map





Planning Commission Staff Report

Preliminary Plat for the 50 South 500 East Subdivision and Rezone of 0.85 acres of property to include the PRUD (Planned Residential Unit Development) overlay zone May 25, 2017

Applicant/Owner: Eric Wood
Location: 50 South 500 East
Zone: R-D (Diverse Residential)

Description:

The applicant is requesting a rezone of the property to include the PRUD overlay in order to create a Flag Lot Subdivision. The proposal would be to keep the existing home on site and create a new lot in the rear for a single family home. The front lot would be 12,740 sq. ft. or 0.29 acres while the rear lot would include 24,400 sq. ft. or 0.56 acres including the flag stem access to 500 East street.

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.

17-34-9 Flag Lot Subdivision

1. Development requirements:

- a. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.

- b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.
 - c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
 - d. Accessory buildings shall comply with KCC 17-31-2.
- 2. **Acceptable Uses.** Subject to the review and approval of the Planning Commission, uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots as conditional uses are prohibited.
- 3. **Applicability:**
 - a. Flag lot subdivisions shall be considered only in R-A, R-1, R-D, R-2, R-4 and R-M zones.
 - b. Flag lot subdivisions are not allowed on cul-de-sac streets.

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 this 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

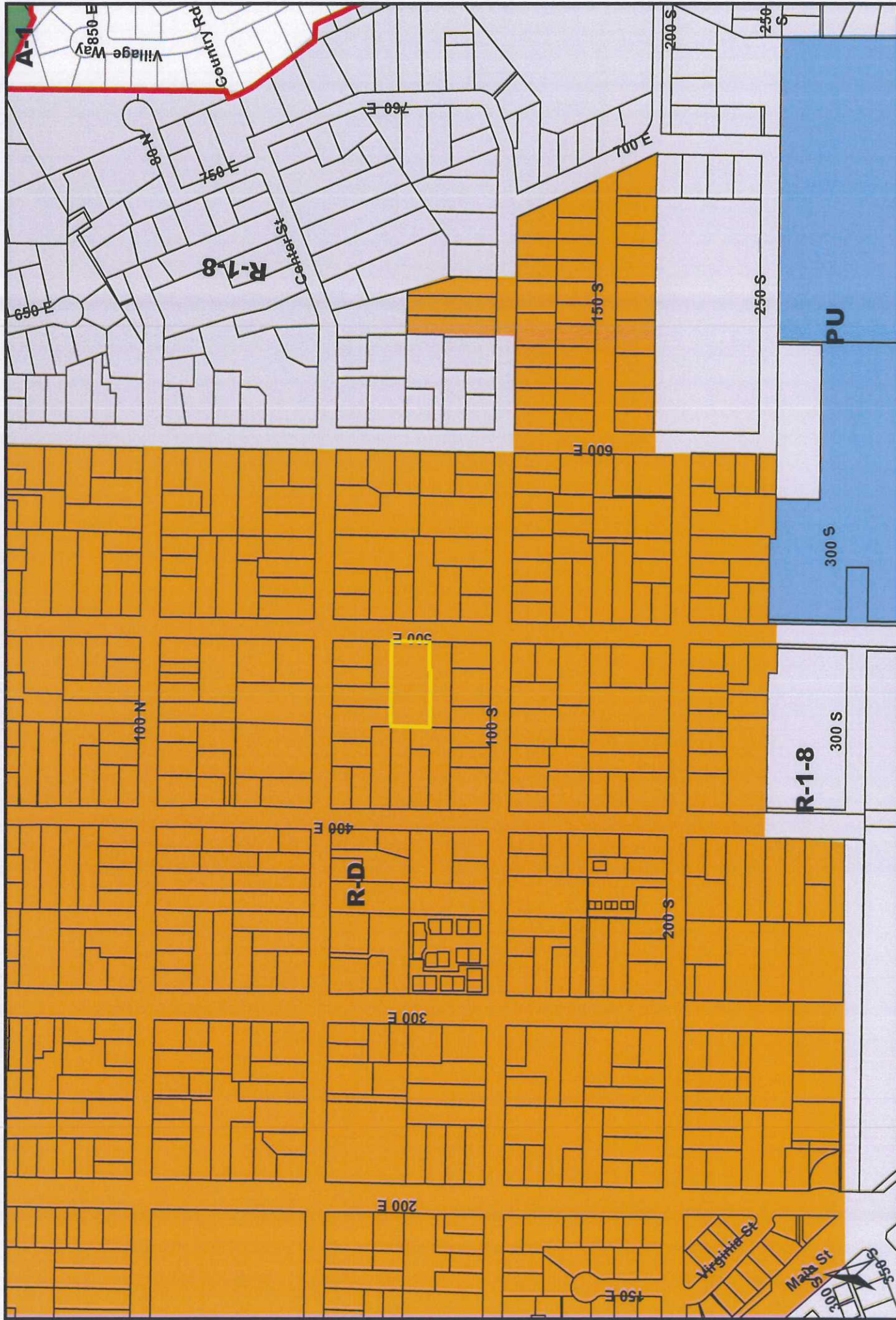
Attachment 3: Preliminary Plat



50 South 500 East



50 South 500 East





Planning Commission Staff Report

Preliminary Plat for the Whisperwood Subdivision and Rezone of 1.34 acres of property to include the PRUD (Planned Residential Unit Development) overlay zone May 25, 2017

Applicant/Owner: Spencer Prince
Location: 650 East 100 North
Zone: R-1-8 (Single Family Residential)

Description:

The subject property at approximately 650 East and 100 North Street is at the far east end of 100 North Street. As of the date of this report the City Council has yet to consider the vacation of the 100 North right-of-way in this area which would be necessary for the subdivision as proposed. The Council is set to consider this issue during their meeting to be held 5/18/2017. Staff will be prepared to update the Planning Commission regarding this decision during this public hearing.

The requested subdivision is a Private Lane subdivision which requires the PRUD overlay zone. The proposal included a private lane along the west side of the property with a turn-around near the south end of the drive. The proposed development includes 5 new lots. The property is currently the rear portion of the home along Center Street which would remain on site and would be included as the 6th lot in the subdivision. The new lots would range in size from 9,744 sq. ft. to 14,165 sq. ft. with building areas of at least 3,623 sq. ft. in size.

The largest lot on the far north end would have a 30 foot easement platted in favor of access to the property to the east.

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.

17-34-8 Private Street Subdivision

1. **Development requirements.** The following development standards shall apply unless variations are approved in a Development Agreement.
 - a. All lots within private street subdivisions shall comply with all requirements of the zone district. Yards abutting private streets shall be measured from the nearest private street easement line.
 - b. Private street improvements shall include curb. Requirements shall be determined by approval of the development plan. Private streets are defined as that area within the private street easement.
 - c. An easement on and over all private street improvements shall be platted and granted to every owner of property in the subdivision.
 - d. No building shall be closer than twenty feet (20') to any street improvement.
 - e. All private streets shall be improved as set forth in KCC 19-2-1 of the Subdivision Ordinance.
 - f. To assure maintenance of the private streets, a Homeowners Association shall be created concurrent with the recording of the final plat. By proper covenants running with the land and through the declaration and bylaws of said Association, which declaration and bylaws shall be recorded in the office of the Davis County Recorder, it shall, among other things, be provided that:
 - i. Membership in the Association shall be mandatory for each lot purchaser, their guaranties, successors and assigns.
 - ii. The private street restrictions shall be permanent and not just for a period of years.
 - iii. The association shall be responsible for maintaining liability insurance, paying general property taxes, and maintaining all private streets.
 - iv. All lot owners shall pay their prorated share of the costs of upkeep, maintenance, and operation.
 - v. Any assessment levied by the Association may become a lien on the real property of any lot owner.
 - vi. In the event the Homeowners Association does not maintain the private streets and improvements as proposed and indicated at the time of subdivision, the City may, at its option after appropriate notice given to the Homeowners Association and property owners, do or contract to have done the required maintenance, maintain liability insurance and pay general property taxes, and recover the costs incident thereto by means of a lien against the involved properties of the members of the Homeowners Association.
2. **Acceptable Uses.** Subject to the review and approval of the Planning Commission, uses acceptable in a private street subdivision shall be those uses which are permitted in the zoning district in which the private street subdivision is located.

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:

Staff will present an update from the City Council regarding the vacation of the 100 North right-of-way.

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. Pending the decision from the City Council regarding the request to vacate the street, the Planning Commission should forward a recommendation to the council regarding the preliminary plat. If the Council consents to the street vacation then the preliminary plat may be considered for approval if it is the opinion of the Planning Commission that it is in line with the purpose of the PRUD overlay zone. If the street vacation is not granted then the preliminary plat must be modified to work around the city right of way before it can be approved.

Attachment 1: Area Map

Attachment 2: Zoning Map

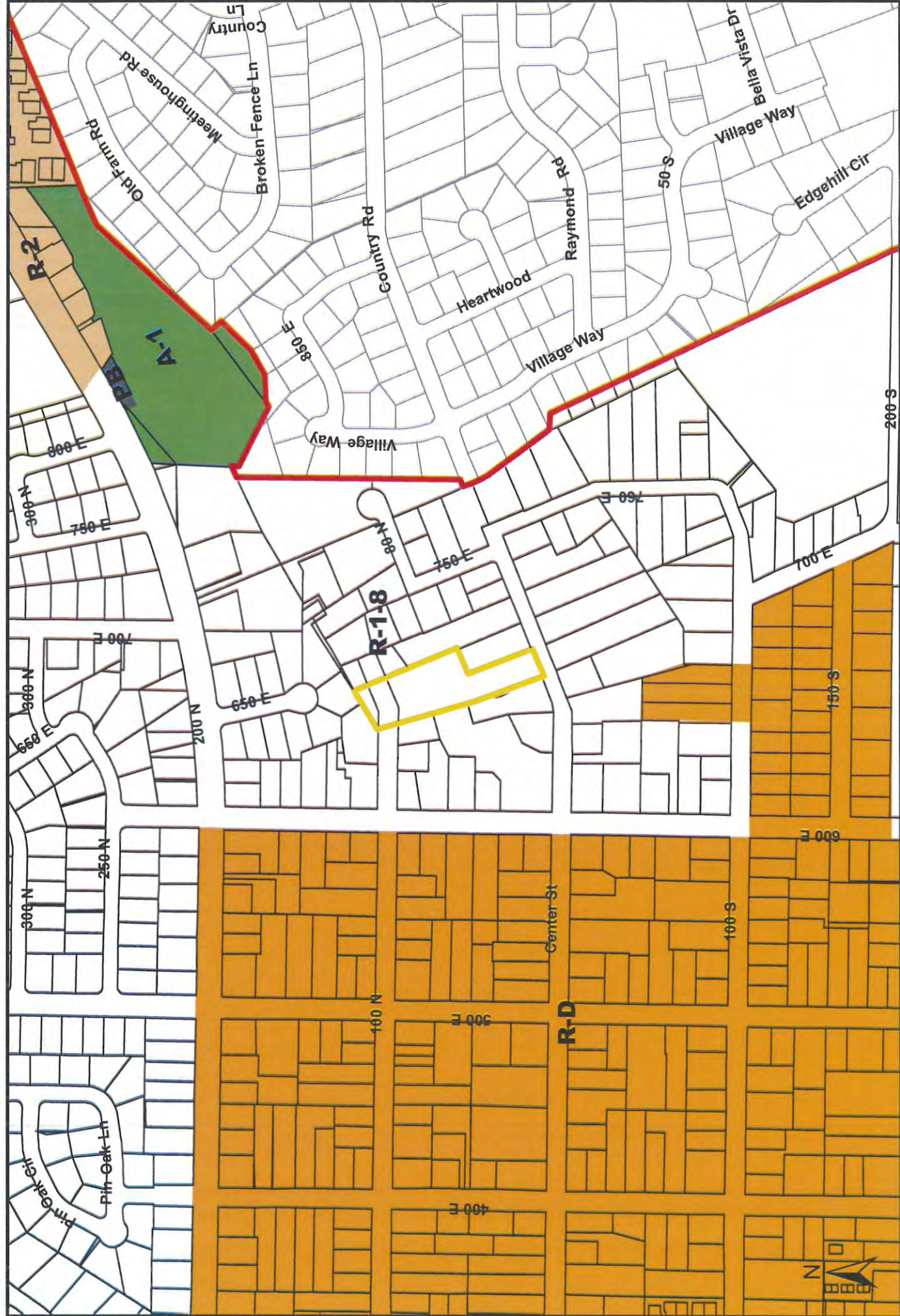
Attachment 3: Preliminary Plat with aerial

Attachment 4: Preliminary Plat

650 East 100 North



650 East 100 North



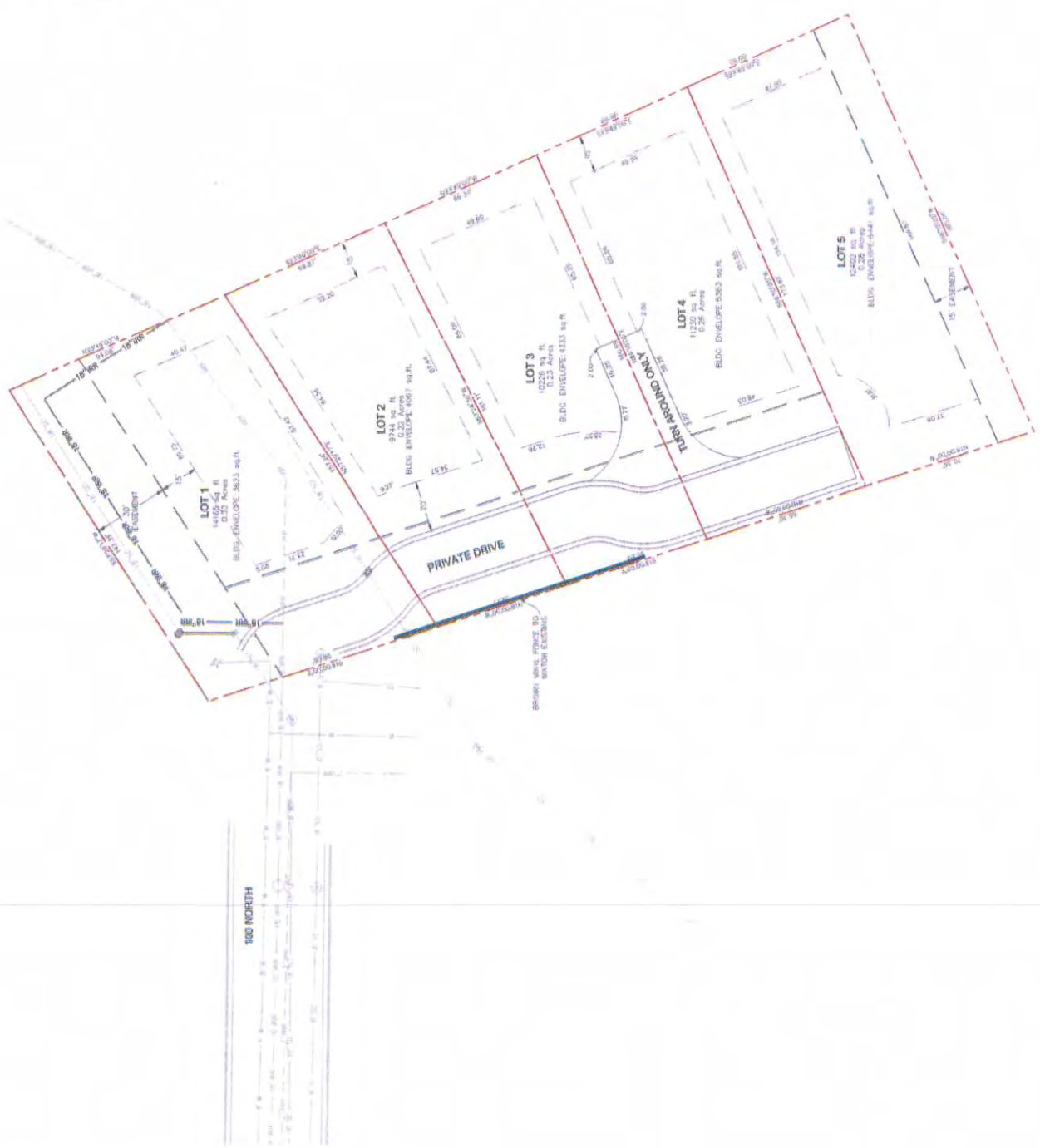


KAYSVILLE, UTAH

PRELIMINARY PLAT: WHISPERWOOD SUBDIVISION

LEGEND:

PROPOSED	EXISTING
STORMWATER LINE	STORMWATER LINE
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
ELECTRIC LINE	ELECTRIC LINE
TELEPHONE LINE	TELEPHONE LINE
CABLE TV LINE	CABLE TV LINE
GAS LINE	GAS LINE
PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT
CONCRETE	CONCRETE
ASPHALT	ASPHALT
GRASS	GRASS
WOOD	WOOD
ROCK	ROCK
STONE	STONE
BRICK	BRICK
CEMENT	CEMENT
PAVEMENT	PAVEMENT
CONCRETE	CONCRETE
ASPHALT	ASPHALT
GRASS	GRASS
WOOD	WOOD
ROCK	ROCK
STONE	STONE
BRICK	BRICK
CEMENT	CEMENT
PAVEMENT	PAVEMENT



KAYSVILLE CITY PLANNING COMMISSION

April 27, 2017

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

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

Others Present: Councilman Larry Page, Joseph Brown, Debra Brown, Brock Johnston, David Becker, Valerie Becker, Jeff Hardy, Jason Larsen, Jason Hogan, Jim Puffer, Dave Bush, Kevin Criddle, Lauri Criddle

OPENING

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

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the April 13, 2017 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the April 13, 2017 meeting. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HANDYMAN SERVICES AT 221 EAST 650 SOUTH – JEFFERY HARDY

Lyle Gibson explained that Jeffery Hardy lives at 221 East 650 South and is requesting a conditional use permit in order to run his handyman business from his home. The Utah Department of Professional Licensing has specific regulations limiting handymen on the size and types of jobs done. All of Mr. Hardy’s equipment is kept in his vehicle and garage.

Stroh DeCaire made a motion to grant a conditional use permit for a major home occupation “B”, handyman services at 221 East 650 South for Jeffery Hardy. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, PLUMBING CONTRACTOR AT 297 NORTH 750 EAST – JASON HOGAN

Lyle Gibson explained that Mr. Hogan is a plumbing contractor and would like to have an office in his home at 297 North 750 East. Mr. Hogan has a van where his tools and equipment will be stored, and he will park it along the side of his home. Mr. Hogan typically does smaller jobs which do not require a significant amount of equipment or materials, and therefore he is able to keep his property free from items that may otherwise create a concern.

Betty Parker asked Mr. Hogan about his van and if it had any advertising on it.

Jason Hogan said that it has his company logo and a phone number on the side.

Lorene Kamalu made a motion to grant a conditional use permit for a major home occupation “B”, plumbing contractor at 297 North 750 East for Jason Hogan. Stroh DeCaire seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”,
PHOTOGRAPHY STUDIO AT 1184 SOUTH KENTUCKY DERBY WAY – BRANDON
BURK**

Lyle Gibson explained that this item has been withdrawn from tonight’s agenda by request of Mr. Burk.

**CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 129 WEST 575 NORTH –
AARON AND SHANNON CAMPBELL**

Lyle Gibson explained that the Campbell’s live at 129 West 575 North and would like to obtain a conditional use permit in order to keep chickens on their property. Their lot is 0.19 acres, which allows the Campbell’s to have up to five fowl, rabbits, or similar animals. There is already a coop onsite which meets the setback requirements of the farm animal ordinance, and the rear yard of the property is enclosed with a fence.

Thomas Wood made a motion to grant a conditional use permit for farm animals at 129 West 757 North for Aaron and Shannon Campbell. Lorene Kamalu seconded the motion and it passed unanimously.

**CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 109 SOUTH 1025 WEST –
DAVID AND VALERIE BECKER**

Lyle Gibson explained that the Becker’s live at 109 South 1025 West and would also like to be able to keep chickens on their property. Their property is 0.46 acres, which allows them up to twenty-five fowl, rabbits, or similar animals. The Becker’s have started to build a coop area for the chickens, and plan to place it on the northwest corner of the property which meets the setback requirements.

Betty Parker made a motion to grant a conditional use permit for farm animals at 109 South 1025 West for David and Valerie Becker with the condition that the chicken coop be completed and in compliance with Chapter 17-24 before the farm animals are placed on the site. Lorene Kamalu seconded the motion and it passed unanimously.

REQUEST TO REZONE 1.53 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)

Lyle Gibson explained that a public hearing has already been held for this item and therefore it is not required to hold another one tonight. However, should the Commission feel it appropriate, a public hearing could be held tonight. Also, because this was a tabled item, mailers were not sent to the adjacent property owners notifying them of the meeting. However, information about this item has continually been posted on the City's website as well as on a sign posted on the site itself.

Matthew Anderson asked if there were any members of the audience wishing to speak. Seeing none, the Commission continued discussion.

Lyle Gibson explained that this item was tabled at the Planning Commission's previous meeting at Mr. Puffer's request until he could be present at the meeting. Many years ago this subject property was part of the common open space area for the Old Mill Village subdivision. However this property, along with much of the common areas, were never completely improved as planned. The subdivision's HOA approached the developer of the subdivision in an attempt to get the open space areas improved with no success. They then approached the city to see if there were other options for the common open space areas. The city reviewed the open space requirements for the subdivision and determined that the subject property was not actually needed as open space within the subdivision because the final number of homes built in Old Mill Village was less than what was originally planned. Because this subject property was separated from the rest of the subdivision, the HOA decided to sell it and use the funds to help improve the other common areas. Since the property was no longer under the control of the HOA, Jim Puffer purchased the vacant lot as a place to store bins for his landscaping business. Mr. Puffer has stated that he ultimately would like to have a building on site to store certain materials that are prone to theft. Under the current R-1-20 zoning district, only homes and accessory buildings to the home are allowed to be built. The proposed LI zoning district will allow for construction of a storage building, and would be a better fit for the evolving use of the site. The LI zone requires that buildings be at least thirty feet from property lines abutting residential districts. 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 to the east. It also abuts the Denver and Rio Grande Western Trail to the west.

Matthew Anderson said that he has some concern having an LI zone area almost completely surrounded by residential zones. He is also concerned about the use expanding to the point where it's no longer appropriate for this location. Also, what kind of uses can be put on this property in the future?

Lyle Gibson said that a development agreement could be put in place to restrict the property to specific uses.

Stroh DeCaire said that because of the configuration of the lot, the buildable areas on the property are quite limited. The rail trail will create a substantial buffer between this lot and the

abutting residential properties.

Lyle Gibson commented that Staff is recommending that if the Commission feels that the LI zone is appropriate for the property, then the zone be extended to the westerly rail trail property line so that Mr. Puffer would be allowed to build closer to the rail trail. If the property is rezoned only to his property line then he would have to still set his building back an additional thirty feet from the residential zone to meet the zoning requirements.

Lorene Kamalu said that Mr. Puffer has kept this property very tidy with his equipment storage. What other things will Mr. Puffer put on the property? Will there be any kind of fencing or landscaping to help with buffering?

Jim Puffer said that he lives in Fruit Heights but has his business in Kaysville and wants this to be something positive for the community. He wants to make the property look aesthetically pleasing because it will be a reflection on him and his business. They plan to plant some trees on the hillside to help break up the view and to help add to the look of the property. They will also be adding some rock landscaping as well. Most of the work trailers are kept on their work sites, but occasionally trailers will be stored here. They are very sensitive to the neighbors and existing residents. There are many easements on the property and it is a very tough property to building anything on it. It would be very difficult to use it for any other use than what he is using it for. The proposed building would be similar to a small garage and would be used to put tools and equipment that are more prone to theft.

Lorene Kamalu asked about access to the property.

Jim Puffer responded that there is currently a dirt road which takes access off of Burton Lane on the south side of the property. However, the access point is at a dangerous angle because it's hard to see oncoming traffic. They will put in some structural fill to improve the access point and make it perpendicular to the road.

Lorene Kamalu asked about the size of the garage they would like to build.

Jim Puffer said that they planned to have a garage about twelve feet by twenty feet in size. Right now they are in the process of building an office space over in the Kaysville Business Park where most of their vehicles will be kept. This location will be used mostly to store materials and hand tools.

Matthew Anderson asked about the length of the property at its widest point.

Lyle Gibson responded that it is approximately one hundred and fifty feet wide.

Lorene Kamalu commented that the rail trail easement needs to be protected because it is safer for those that use the rail trail.

Jim Puffer said that there is currently a six foot vinyl fence that goes along the entire west side of

the property and along a portion of the south property line. There are a couple places on the fence that will need to be repaired.

Matthew Anderson said that he would like to see something in the development agreement about a fence remaining on the west side of the property. Mr. Anderson suggested adding more trees along the rail trail easement.

Josh Sundloff asked about what type of signage would be allowed.

Lyle Gibson said that the LI zone permits for one ground sign. The overall size and height of the sign is based off of the amount of frontage they have and how close the property is located to I-15.

Matthew Anderson added that if they wanted to limit the size of the sign it could also be included in the development agreement.

Josh Sundloff said that he feels that this is the most logical use for the property. Based on the configuration of the lot and the easements on it, it is not feasible for a home to be built here. This property is close to I-15 and is along a main road. That doesn't make it appealing for most home buyers. The LI zoning district is located across the street, and therefore it wouldn't feel like a spot zoning type situation. There is already a built-in buffer with the trail and fence on the west side of the property. Because of the limited buildable area on the property, Mr. Sundloff feels it would be best to extend the LI zone to the rail trail to give Mr. Puffer a little more space.

Gary Bullock said that this is not a very developable property for a residential use. Based on Mr. Puffer's intentions for the property, it will enhance the area and will allow the lot to not remain vacant.

Lorene Kamalu made a motion to recommend approval of the request to rezone 1.53 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 with the following conditions:

1. A development agreement be included which requires a fence to remain on the western property line that is at least six feet in height and that no signage be allowed on the property.
2. Trees be planted along the rail trail corridor.
3. Any future change of use will require an amendment to the development agreement.
4. The LI zone be extended across the trail to allow building near the property line.

Betty Parker seconded the motion.

Voting was as follows:

Josh Sundloff	nay
Thomas Wood	aye
Gary Bullock	aye

Lorene Kamalu	aye
Stroh DeCaire	aye
Matthew Anderson	aye
Betty Parker	aye

The motion passed with a vote of six to one.

Josh Sundloff commented that he voted against the motion because although he is in favor of the rezone, he didn't feel it necessary to require a development agreement because he felt the LI district requirements were substantial enough.

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

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR ANGLERS COVE SUBDIVISION AT 373 EAST SHEPARD LANE – BROCK JOHNSON

Andy Thompson explained that Brock Johnson is requesting a rezone of his property at 373 East Shepard Lane from R-1-20 (Single Family Residential) to the R-1-LD (Single Family Residential Low District) zoning district in order to subdivide the property into three total lots. The existing home facing Shepard Lane would remain on 0.90 acre, while the other lots would be 0.38 acre each. The requested zoning limits development to two units per acre, but allows for some flexibility in lot size so long as each lot has at least ninety feet of frontage, and no less than twelve thousand square feet.

Chairperson Matthew Anderson opened the Public Hearing.

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

Stroh DeCaire commented that the two new lots would not increase the density of the surrounding area as they are similar in size to surrounding properties.

Stroh DeCaire made a motion to recommend approval of the 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 for Brock Johnson. Lorene Kamalu seconded the motion and it passed unanimously.

Stroh DeCaire made a motion to recommend preliminary plat approval for Anglers Cove Subdivision at 373 East Shepard Lane for Brock Johnson. Thomas Wood seconded the motion and it passed unanimously.

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.

Andy Thompson explained that about a year ago, a similar subdivision request for this same property was presented to the city to develop it into a townhome subdivision. The property has since had new buyers interested in the property and they are now presenting a new subdivision plat. The plat is nearly identical to the one that was approved previously, which includes twelve townhome style dwelling units. The units would be accessed through a private drive from 300 North Street. There would be three lots with four units each. The buildings are planned to be twenty-five feet from the 200 West Street property line, twenty feet from the 300 North Street property line, fifteen feet from the apartments to the west, and ten feet from the commercial property to the south. Eight of the units will be twenty feet wide, and the other four will be twenty-two feet wide. Among other factors, the width of the units is relevant in considering the parking lot capacity. Apart from the covered parking provided within each unit, there are six parking stalls provided along the drive for guests and residents. The parking requirements for a four-unit dwelling is two spaces per unit. There are also included on the plat some common open space areas.

Chairperson Matthew Anderson opened the Public Hearing.

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

Lorene Kamalu asked about what kind of construction materials will be used for these units.

Jason Larsen, with JPL Construction, said that they anticipate using mostly brick and stone on the exterior of the units. They might also include some clapboard or hardie board siding.

Thomas Wood asked if JPL Construction owned the two lots.

Jason Larsen responded that they are under contract right now in anticipation of the approval of this development.

Lorene Kamalu asked about including a form based code for building in Kaysville.

Josh Sundloff commented that it's a good idea for some cities, but might not be useful in Kaysville where the city has been almost built out. Mr. Sundloff said that he didn't feel that the city should dictate what kind of materials should be used or how the units should look.

Matthew Anderson responded that he doesn't feel that the Commission is overstepping their bounds by requesting that units look a specific way. Rather he feels it is the Commission's responsibility to ensure that a development fits into the surrounding area, as long as they are not overly infringing on the property owner.

Josh Sundloff made a motion to recommend 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 for JPL Construction Inc. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson said that in December 2016 the Planning Commission had received a request for a variance for the placement of a shed. The applicant had placed their shed in what the city defines as the front yard of their home, and the applicant felt that it should be deemed as the side yard because of the configuration of the home on the property. The Commission denied the applicant's request for a variance and required that the shed be moved. Because of the timing of the request, the City allowed the applicant a time extension so the shed could be moved when the weather was warmer. Recently the applicant contacted Staff in preparation of moving the shed and asked Staff for clarification from the Commission on whether the shed needed to be thirty feet back from the curb or from the property line, and if any exceptions were granted.

Josh Sundloff commented that he recalled that the variance had been denied with no deviation from the current regulations.

The Planning Commission unanimously agreed that there was no ambiguity in the interpretation of current city ordinances, and no exceptions had been granted to the applicant.

Lorene Kamalu reminded the Commission that the Active Transportation Plan is an important asset to the city and should continue to be considered as part of the decisions that are being made by both the City Council and the Planning Commission. The Active Transportation Plan will benefit our city in many aspects.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, May 11, 2017 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:19 p.m.

25 May 2017 Agenda

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, May 25, 2017, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 1.52 acres of property at approximately 1450 South Burton Lane from the R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district.

Rezone of 0.85 acres of property at 50 South 500 East to include the PRUD (Planned Residential Unit Development) overlay zone.

Rezone of 1.32 acres of property at approximately 650 East 100 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 May 5, 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, May 25, 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 27, 2017.
2. Conditional use permit for a major home occupation "B":
3. Carpentry business at 30 North 760 East – David & Racquel Couch.
4. Esthetician at 439 West Creekside Lane – Rachel Engstrom.

5. Swimming lessons at 352 South 1000 West – Pamela Hunsaker.
6. Conditional use permit for farm animals at 207 South 200 East – Rustin Jessen
7. Conditional use permit for farm animals at 616 East Cherrywood Drive – Carole Harrison.
8. Conditional use permit for farm animals at 106 West 575 North – Brent D. Soubie.
9. Conditional use permit for a telecommunications tower at 2097 West 200 North – Sprint Communications.
10. Public hearing and request to rezone 1.53 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.
11. Public hearing and preliminary plat approval for the 50 South 500 East Subdivision located at 50 South 500 East, and PRUD (Planned Residential Unit Development) overlay zone – Eric Wood.
12. Public hearing and preliminary plat approval for Whisperwood Subdivision located at approximately 650 East 100 North, and PRUD (Planned Residential Unit Development) overlay zone – Spencer Prince.
13. Call to the public.
14. Other matters that properly come before the Planning Commission:
15. Reports.
16. Correspondence.
17. Calendar.
18. 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, May 18, 2017.

Lyle Gibson, Zoning Administrator