

1. Planning Commission Meeting Materials

Documents:

[22 JUNE 2017 PACKET.PDF](#)
[22 JUNE 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, June 22, 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 May 25, 2017.
2. Conditional use permit for a major home occupation "B":
 - a. Group music lessons at 115 East 700 South – Kimberly Hulse.
 - b. Preschool at 1284 West White Horse Circle – Nichole Taylor.
3. Conditional use permit for a public utility substation located at 1355 South Sunset Drive – Centurylink Communications.
4. Public hearing and preliminary and final plat approval for Amendment to Lots 26 and 27 of the West Creekside Estates Subdivision located at 140 and 118 South 2300 West – Robert Campbell and Christopher Barrett.
5. Final plat approval for the Wray Subdivision located at 1120 West Webb Lane – Bonnie Wray.
6. Final plat approval for the Meadows at Webb Lane Subdivision at 1191 and 1223 West Webb Lane – John Progress and Jonathan Fairbanks.
7. Final plat approval for Anglers Cove Subdivision at 373 East Shepard Lane – Brock Johnson.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
10. 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, June 16, 2017.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B' Group Music Lessons June 22, 2017

Applicant/Owner: Kimberly Hulse
Location: 115 East 700 South
Zone: R-1-8

Description:

Ms. Hulse is requesting a conditional use permit for a major home occupation 'B' to offer group music lessons from her home. She expects to have 6 to 8 children at a time. She will be holding AM and PM classes on weekdays. Each class is about 45 minutes in length.

Her business would be from the 'Let's Play Music' model which teaches keyboarding skills for children. The first year general music theory such as singing, rhythm is taught. The 2nd year Ms. Hulse would advance these students to begin learning on a keyboard while still teaching a new group of 1st year students. The program is 3 years in total with the 3rd year also learning on the keyboard as a group. So the number of groups would grow year after year as the number of course levels being taught grows.

The property is on a cul-de-sac with limited curbside parking that wouldn't impact neighboring driveways. There is a stretch where about 4 cars could park just west of the applicants driveway. The request being an organized class per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order to prevent congestion.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance and the following condition:

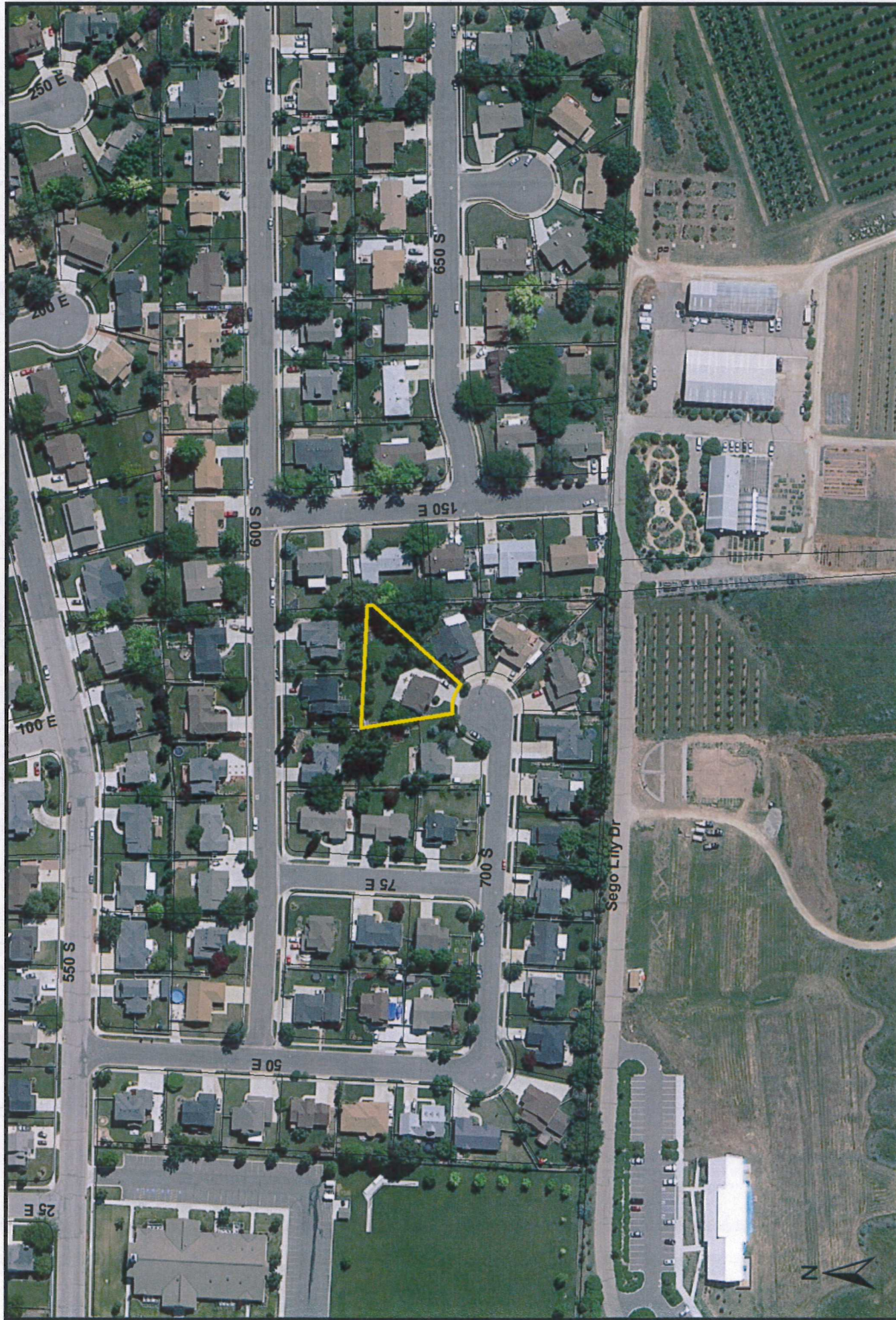
- The number of students be limited to 8 per class.

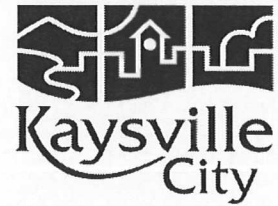
Reasoning:

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

Attachment 1: Area Map

115 East 700 South





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B' Preschool June 22, 2017

Applicant/Owner: Nichole Taylor
Location: 1284 West White Horse Circle
Zone: R-A

Description:

Ms. Bybee is requesting a conditional use permit for a major home occupation 'B' to run a preschool from her home. She is planning on operating 2 different classes. One for 3 year olds that runs Tuesdays and Thursdays during the school year from 9am to noon. The other for 4 year olds that runs Monday, Wednesday, Friday from 9am to noon.

The property has a semi-circle drive that will function well for drop-off and pick-up of students. The property is on the far west end of town so does not get a lot of traffic, only that which is generated by the cul-de-sac itself. Based on the conditions and conversation with the applicant it is the feeling of staff that traffic will not create a detrimental impact.

A preschool operates as a type of organized class, and per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order to prevent congestion.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance and the following condition:

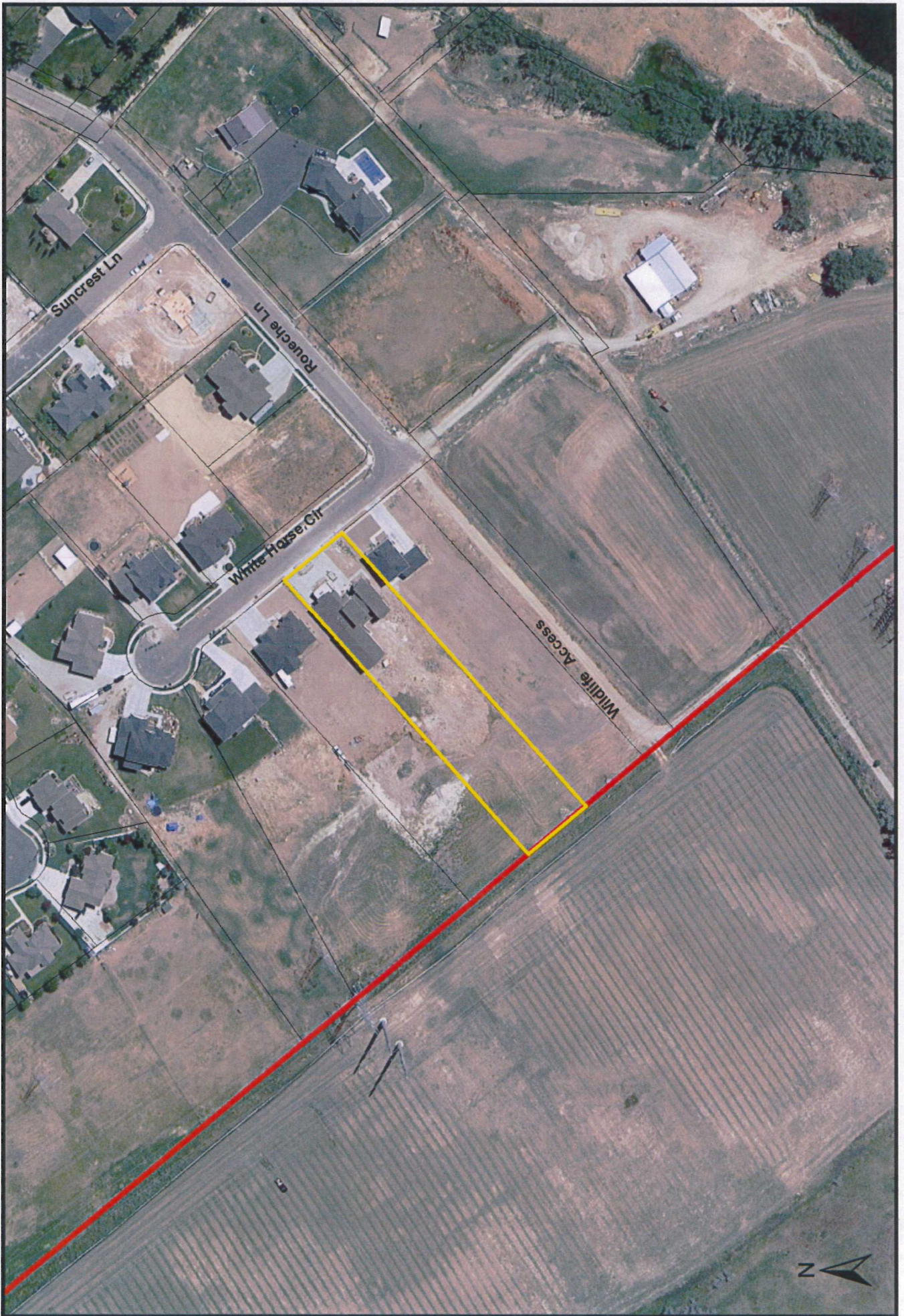
- The number of students be limited to 12 per class.

Reasoning:

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

Attachment 1: Area Map

1284 West White Horse Circle





Planning Commission Staff Report

Conditional Use Permit for a public utility substation. June 22, 2016

Applicant/Owner: Centurylink Communications / Arlene Denney
Location: 1355 South Sunset Drive
Zone: R-A

Description:

Centurylink, has an existing Cool Ped structure on site for its communications equipment. This application is to install an additional Cool Ped with a new power pedestal near the existing structure. The utility cabinet is proposed to be placed on a 5 ft. x 7 ft. concrete pad which makes maintenance of the site more manageable. The new cabinet would be similar to the existing cabinet on site, it is 42 in. tall, 38 ¾ in. wide, by 14 in. deep.

The equipment is located within the right-of-way which is not improved with curb, gutter, or sidewalk in this location. The equipment is near 2 existing driveways.

These types of utility cabinets have been processed in recent years as a Public Utility Substation which is listed as a conditional use in the R-A zone subject to the following:

17-31-15 Public Utility Substations

Public utility substations shall be conditional uses in all R-Districts and shall be screened from neighboring uses with a masonry wall, solid board fence, or shrubbery as required by the Planning Commission. Public utility substations may be allowed with less than the required lot area, width and yards for the zone in which located.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a public utility substation as proposed.

Reasoning:

Adding fencing or screening around the equipment may do more harm than good to the area.

Attachment 1: Location Map
Attachment 2: Photo of Existing Equipment
Attachment 3: Plans for Cool Ped (3 pages)

1355 South Sunset Drive





Google Earth Imagery of site.



Denney, Arlene

From: Greenwald, Christian
Sent: Tuesday, June 13, 2017 1:50 PM
To: Denney, Arlene
Cc: Cole, Robert
Subject: RE: n.241991

Hey Arlene,

I was wrong on the first dimensions I sent you. It's 38 3/4 wide. Anyhow. Will this work for you?

Figure 3.7.1.3 CoolPed II Dimensions

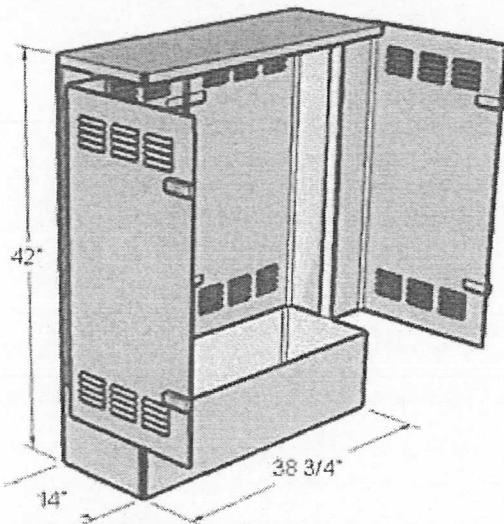
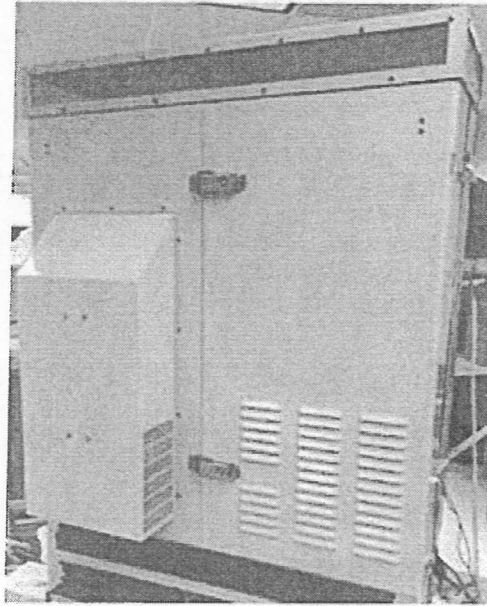


Figure 2.2.10.7 CoolPed2 VRM Door Front View



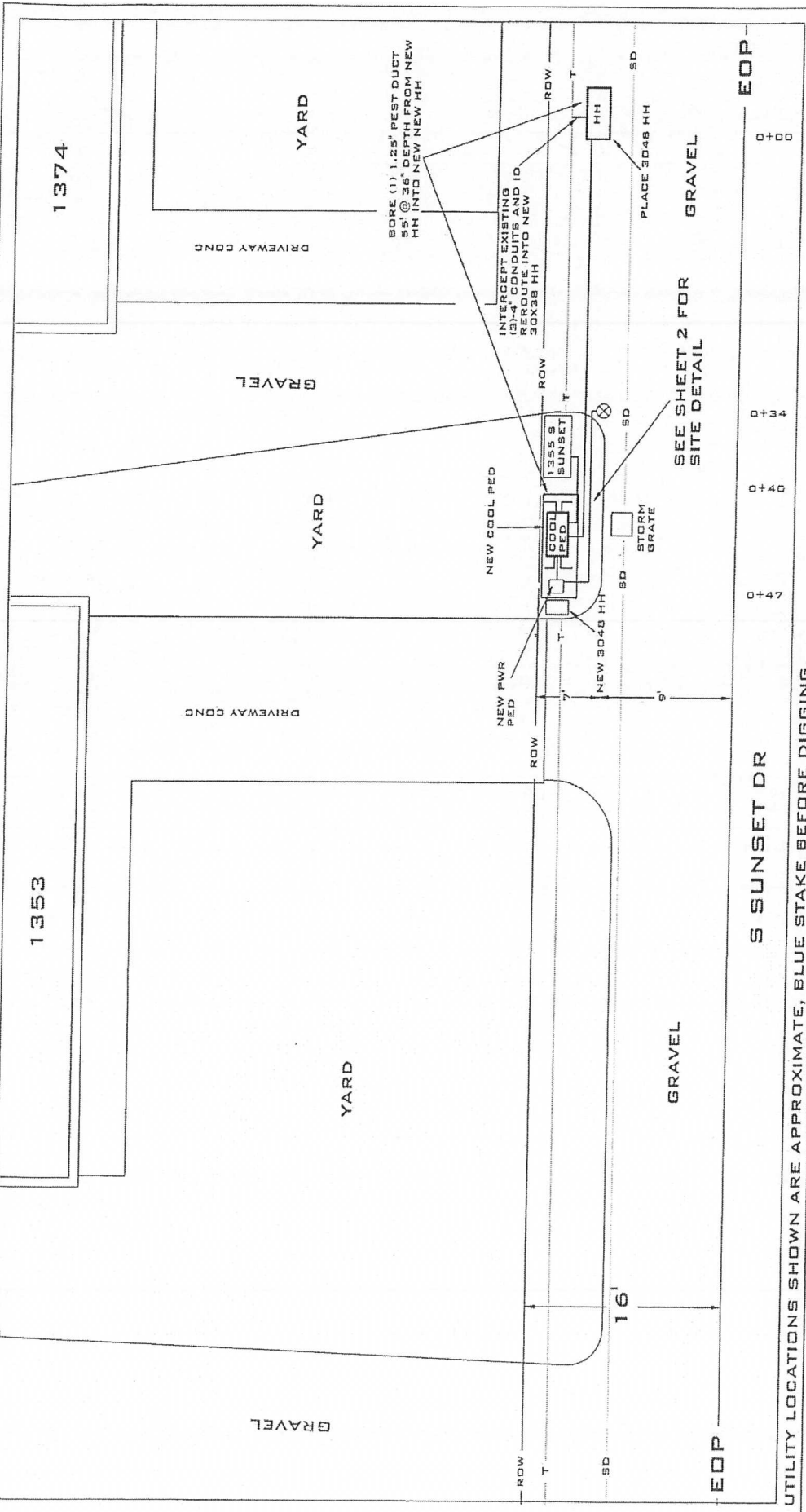
Christian Greenwald

CenturyLink Engineer I
1425 W 3100 S
West Valley City, UT 84119
office: (801) 974-8171
christian.greenwald@centurylink.com

From: Denney, Arlene
Sent: Tuesday, June 13, 2017 12:36 PM
To: Greenwald, Christian
Cc: Cole, Robert
Subject: RE: n.241991

I am going to need to fill out a Conditional Use permit for this Cool ped.
Is there a diagram that you can send me, as far as what it will look like
I am going to need that to send in with the application

PROPERTY OF: CenturyLink



UTILITY LOCATIONS SHOWN ARE APPROXIMATE, BLUE STAKE BEFORE DIGGING.

RESTORE ALL TO AS FOUND OR BETTER

POWER REQUEST NUMBER:

JOB ADDRESS:
1355 S SUNSET DR
PERMITS REQUIRED: KAYSVILLE

ENGINEER: CHRISTIAN GREENWALD
PHONE: 801-974-8171
REVISION: 0
SHEET: 1 OF 2
CFE: DIANNA CARRIZALES



JOB#: N.241991
W/C : KYVLUTMA
DATE : 4-20-2017

PROPERTY OF: CenturyLink

DRIVEWAY TO 1355 S
SUNSET

SITE DETAIL

DRIVEWAY TO 1374
SUNSET

PLACE 5'X7' CONC PAD

PLACE COOL PED

PLACE PWR PED

PLACE 3048 HH

COOL PED

1355 S
SUNSET DR.
RT

NEW
HH

PWR
PED

16'

1'

24'

10'

TRENCH 1-4"
PVC 10'

TRENCH 1-2"
PVC 3'

TRENCH (1) 1.25"
PEST DUCT 15'

BORE (1) 1.25" PEST DUCT
55' @ 36" DEPTH

EXISTING POWER POLE - PLACE 3"
POWER CONDUIT AND RISER TO
EXISTING STAND OFF BRACKETS

NEW
HH

EDP

EDP

10'

S SUNSET DR

UTILITY LOCATIONS SHOWN ARE APPROXIMATE, BLUE STAKE BEFORE DIGGING.

RESTORE ALL TO AS FOUND OR BETTER

POWER REQUEST NUMBER:

JOB ADDRESS:

1355 S SUNSET DR

PERMITS REQUIRED: KAYSVILLE



ENGINEER: CHRISTIAN GREENWALD

PHONE: 801-626-5003

REVISION: 0

SHEET: 2 OF 2

CPE: DIANNA GARRIZALES

JOB#: N.241991

W/C: KYVLUTMA

DATE: 4-20-2017



Planning Commission Staff Report

Preliminary and Final Plat for Amendment to Lots 26 and 27 of the West Creekside Estates Subdivision June 22, 2017

Applicant/Owner: Robert Campbell and Christopher Barrett
Location: 140 and 118 South 2300 West
Zone: R-A (Residential Agriculture)

Description:

The West Creekside Estates Subdivision was recorded in June of 2015. Since that time many homes have been constructed on the approved lots and in the case of the subject properties the new owners and residents desire a modification to the original property line recorded between lots 26 and 27.

No new lot is being proposed under this application. Lot 26 would be giving what is identified in the survey plat as Parcel A to Lot 27 in exchange for what is identified as Parcel B. It is an exchange of 0.14 acres of property making the frontage along lot 26 slightly wider and giving more of a rear yard to lot 27. It is a mutually agreed upon adjustment that requires an amendment to the subdivision plat. The applicants have shown that the new lot lines do not create any issues of non-compliance as far as set-backs from existing buildings.

Recommendation:

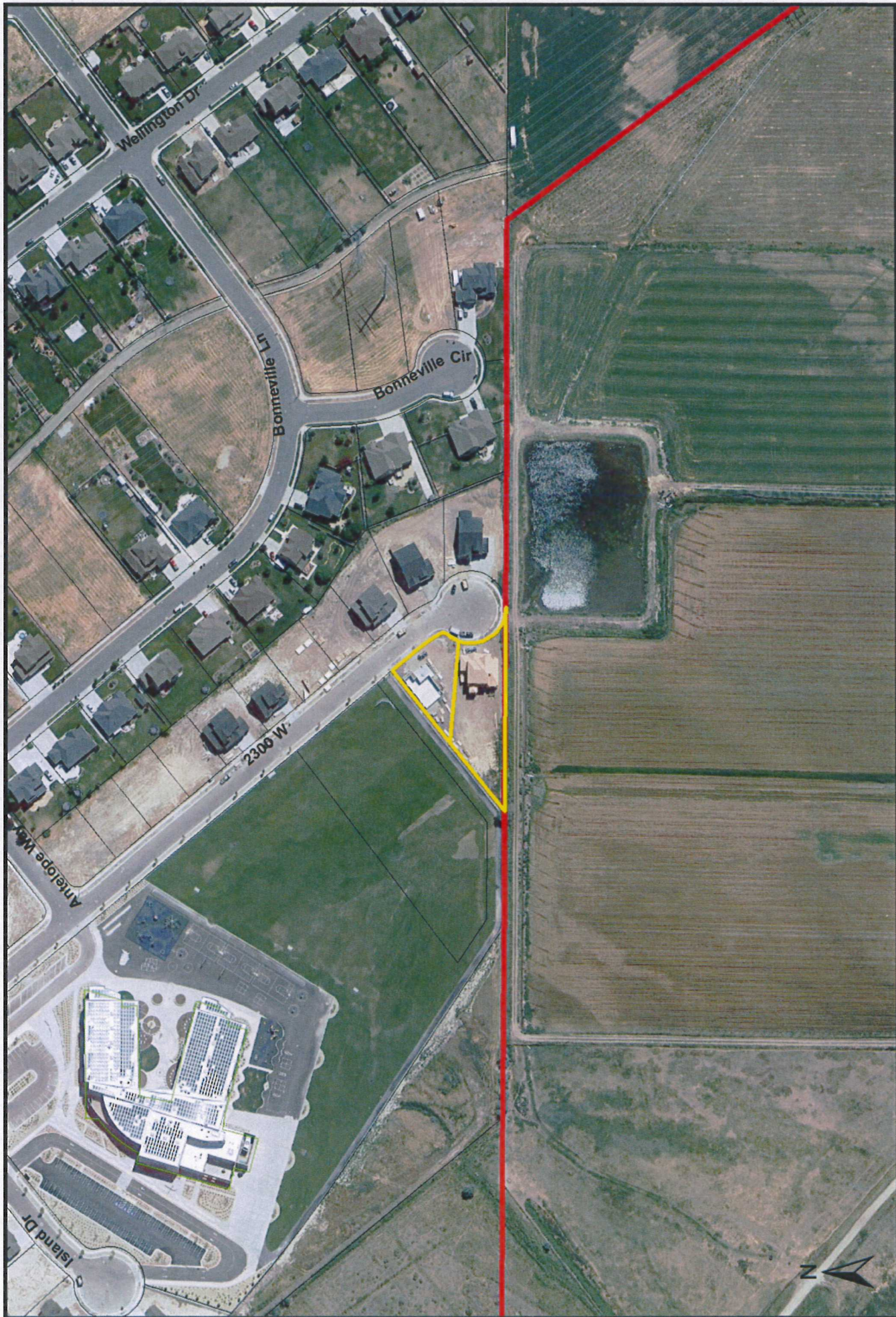
Staff Recommends approval of the Preliminary Final Plat for the Amendment to Lots 26 and 27 of the West Creekside Estates Subdivision.

Reasoning:

The subdivision as proposed is consistent with the original approval for the West Creekside Estates Subdivision which includes the PRUD overlay and does not create any zoning violation issues.

Attachment 1: Area Map
Attachment 2: Survey Plat
Attachment 3: Site Plan and dimensions.

Lot 26 and 27 - West Creekside Estates



LOTS 26 AND 27, WEST CREEK SIDE ESTATES SUBDIVISION AMENDED
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	38.68'	172.50'	38.61°	33.97'	S33°31'E
C2	11.73'	10.00'	67°15'30"	11.07'	S69°42'W
C3	73.89'	60.00'	07°37'37"	7.36'	S38°47'W
C4	128.64'	60.00'	122°50'37"	105.38'	S28°14'E
C5	0.29'	0.00'	00°15'34"	0.29'	N09°54'E
C6	99.43'	200.00'	28°36'02"	98.80'	N28°52'W

RECORD DESCRIPTION

All of Lots 26 and 27 West Creek Side Estates Subdivision Amended, recorded June 4, 2015 as Entry #2671192 in Book 6261 at Page 41.

Property Owners:

Lot 26 - Robert G. Campbell

Lot 27 • Chris Barrett

LOT LINE ADJUSTMENT PARCEL DESCRIPTIONS

Parcel A

A parcel of land lying and situate in the Southwest Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Keyville City, Davis County, Utah, and a part of Lot 26, West Creek Side Estates Subdivision Amended, according to the official plat thereof, recorded June 4, 2015 as Entry # 2871192, in Book 6281, at Page 84 of the Davis County Records. Subject parcel being more particularly described as follows:

BEGINNING at the rear corner of Lots 26 and 27, West Creek, Side Estate, Subdivision 10, Township 26N, Range 10E, Section 10, T26N, R10E, S10E, as shown on the plat of said Subdivision, and according to the official plat thereof recorded June 4, 2015 in Entry # 2871192, in Book 6261, at Page 84 of the Davis County Records; thence South 55°11'14" East 01.56 feet, coincident with the common line between said Lots 26 and 27, Thence South 55°11'14" West 97.90 feet to the westerly line of said Lot 26; thence North 50°27'55" East 21.00 feet coincident with the said westerly line to the POINT OF BEGINNING.

Contains 600.709 Square feet / 0.014 Acres

Parcel B

A patrol of land lying and situate in the Southwest Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kayenta City, Davis County, Utah, and a part of Lot 27, West Creek Skis Estates Subdivision Amended, according to the official plat thereof, recorded June 4, 2015 as Entry # 2871192, in Book 6261, at Page 84 of the Davis County Records. Subject parcel being more particularly described as follows:

COMMENCING at the rear corner of Lots 26 and 27, West Creek Side Estates Subdivision of the City of Bellingham, according to the official plat thereof recorded June 1, 2015 at ESB 289710; In Book 6291, at Page 1 of the Deeds County of Whatcomsch, State of Washington; thence South 51°11'14" East 81.81 feet coincident with the corner line of the City of Bellingham; thence North 51°11'14" East 81.81 feet to the Point of BEGINNING; thence North 88°11'14" East 92.98 feet to the Right-of-Way line of 23200 West Creek Road; thence along the Right-of-Way line, along the arc of a 60.00 foot radius circle to the left, commencing at the Point of BEGINNING, West 14.92 feet; thence North 51°11'14" West 80.80 feet to the Point of BEGINNING.

Contains 593,662 Square feet / 0.014 Acres

SURVEYOR NOTES

The Basis of Bearing is on 2300 West Street between the intersections of Antelope Way and Island Drive (N 39°33'15" W 354.93' measured). The found street monuments controlled the location of said lots.

The original common jet line was re-established near the extended ERM and re-filled to an above-

Recorded Subdivision Plat referenced for this survey

West Creek Slide Estates Subdivision Amended, recorded June 4, 2015 as Entry #2871192 in Book 6281

Page 41

Field Survey was completed in May of 2017.

NARRATIVE

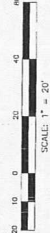
This survey was prepared for Robert G. Campbell for the purpose of creating a new Lot Line between lots 26 and 27.

SURVEYOR'S CERTIFICATE

Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 as prescribed under the laws of the State of Utah. I further state that the above described property was surveyed under my direct supervision and the results of that survey are depicted hereon.



Date _____

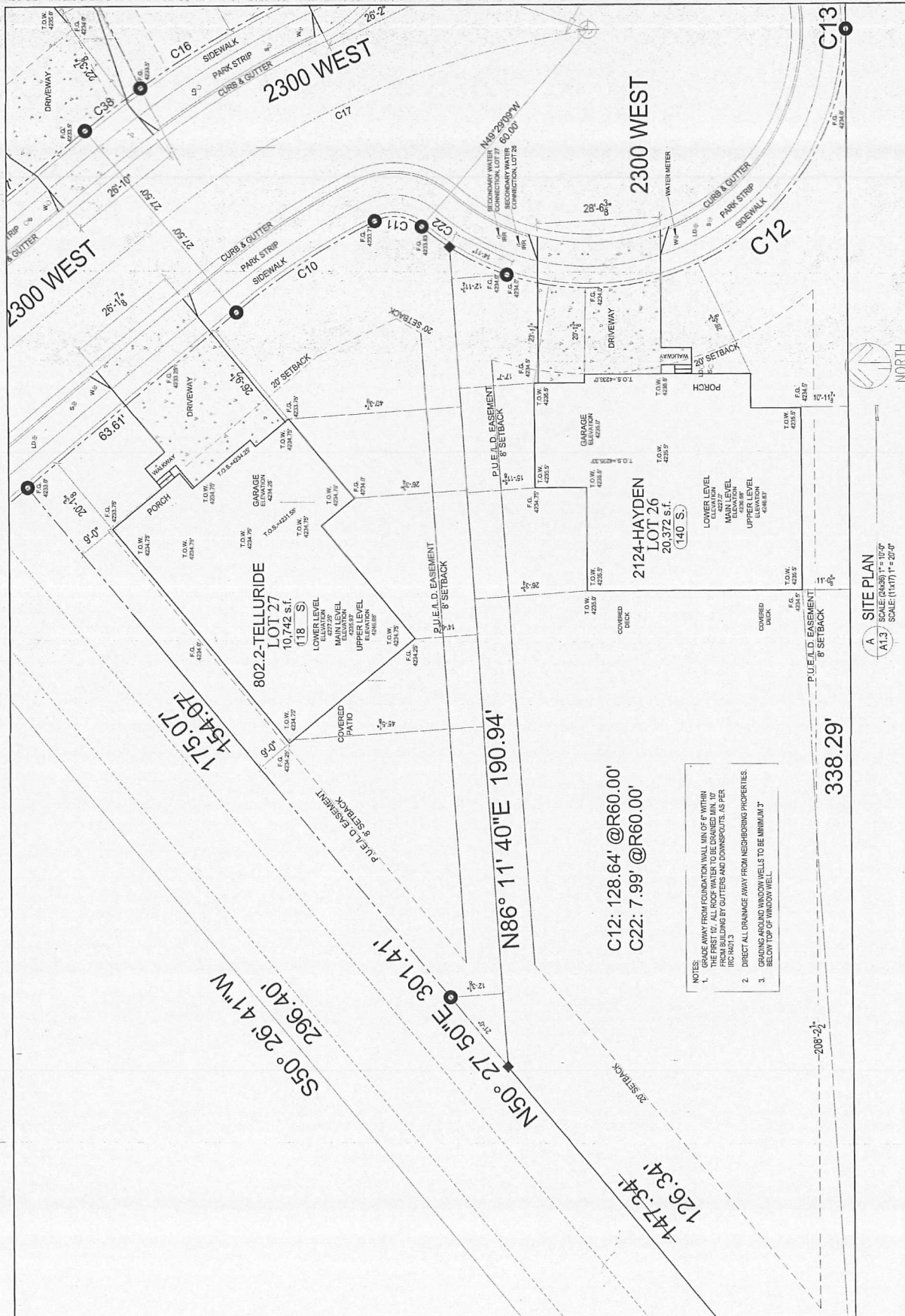


#08-013-0009
NATURE CONSERVANCY

PSOMAS

RECORD OF SURVEY
ROBERT G. CAMPBELL PROPERTY
KAYSVILLE CITY, UTAH

DATE	05-31-17
PLOT DATE	
SCALE	1" = 20'
PROJECT NUMBER	8CAMA0103100





Planning Commission Staff Report

Final Plat for the Wray Subdivision June 22, 2017

Applicant/Owner: Jerry Preston representing Bonnie Wray
Location: 1120 West Webb Lane
Zone: R-A (Residential Agriculture)

Description:

In March of this year the applicant was approved for the R-A zoning district and given a preliminary plat approval for a 3 lot subdivision which included 2 standard lots and one flag lot. After consideration regarding the timing and intended use of the originally proposed lots the applicant has submitted a final plat which shows only 2 standard lots. The larger of the 2 lots at 2.8 acres contains the existing home which will remain on site. Lot 2 as proposed includes over 150 ft. of frontage and 1 acre of property and is being created for the purpose of allowing a new home.

The subdivision as proposed is consistent and less intense than the approved preliminary plat and meets and well exceeds the minimum requirements of the R-A zoning district which are:

Minimum Lot Size: 21,780 sq. ft.

Minimum Street Frontage: 100 ft.

Recommendation:

Staff Recommends approval of the Final Plat for the Wray Subdivision.

Reasoning:

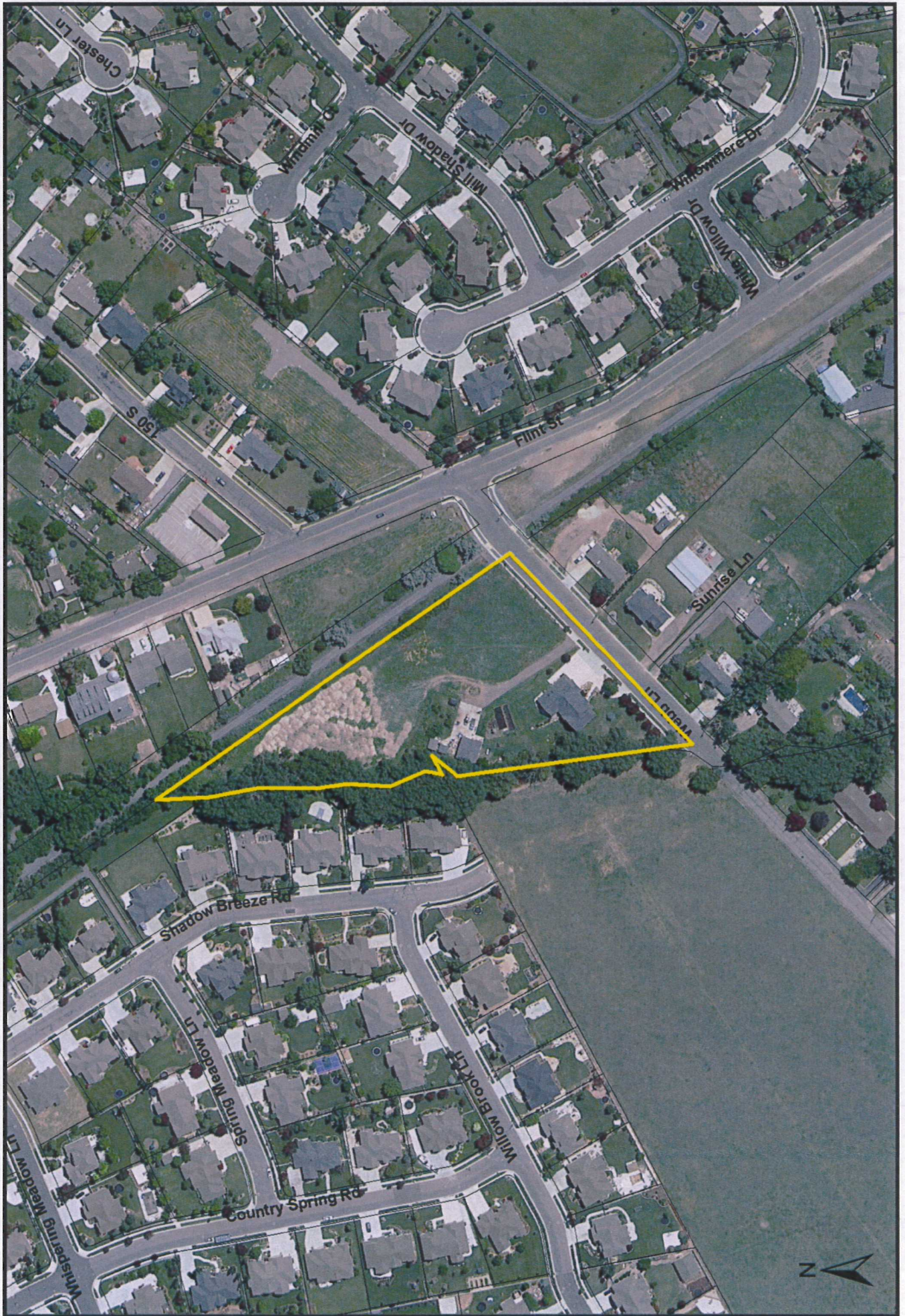
The subdivision as proposed is consistent with the preliminary plat and meets the requirements of the underlying zoning district.

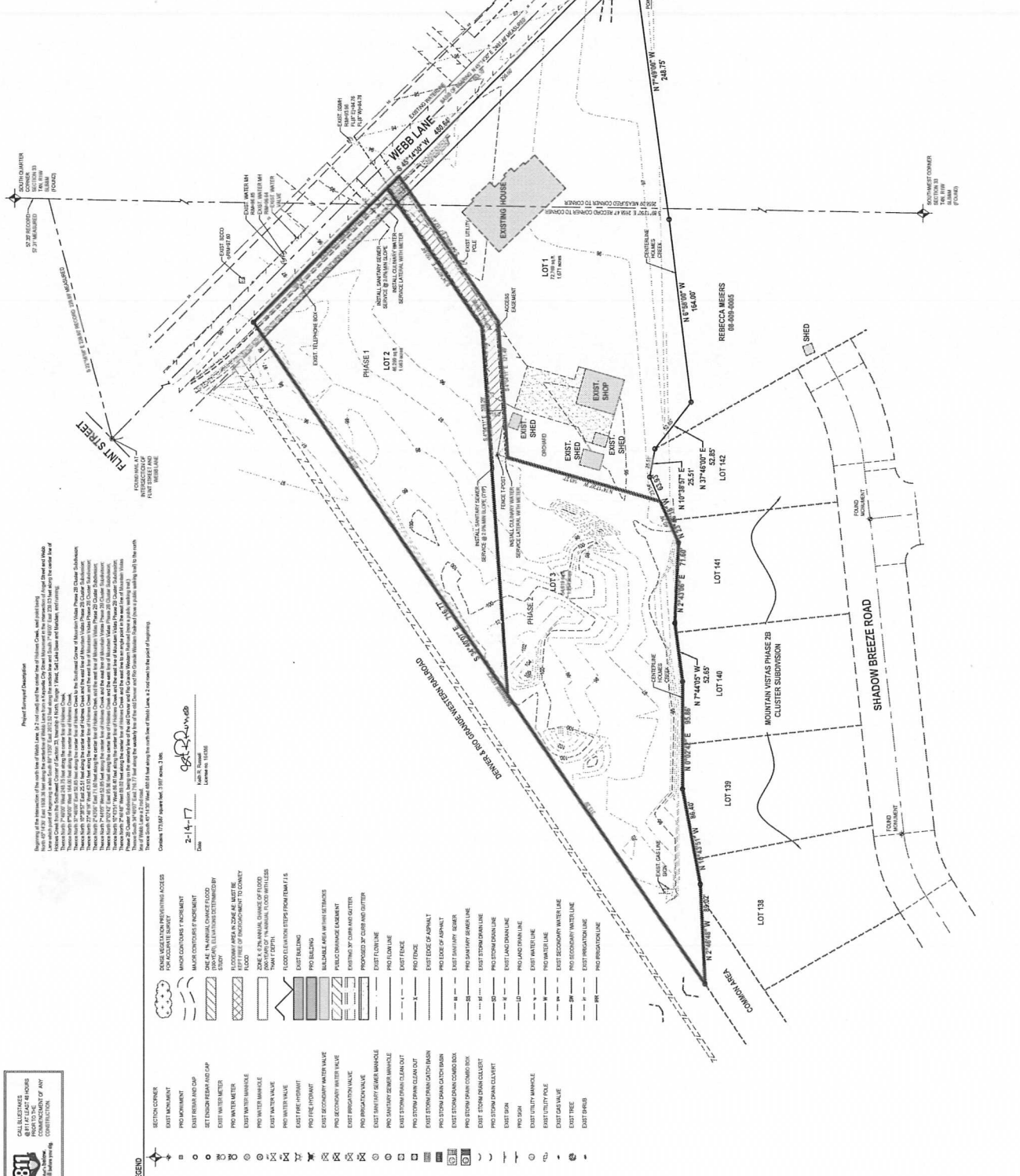
Attachment 1: Area Map

Attachment 2: Preliminary Plat

Attachment 3: Final Plat

1120 West Webb Lane





811
Know what's below.
Call before you dig.

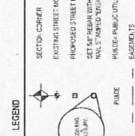
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

CATED IN THE SOUTHWEST QUARTER
OF SECTION 33
TOWNSHIP 4 NORTH RANGE 1 WEST
AND THE NORTHWEST QUARTER
OF SECTION 4
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

PROPERTY IS ZONED A-1.

A.	FRONT YARD SETBACK IS 32'
B.	REAR YARD SETBACK IS 30'
C.	SIDE YARD SETBACK IS 10'

ALL MINIMUMITY AND MAXIMUMITY FACTORS MUST BE MET AND 32' FRONT

[illegible]

SALT LAKE CITY
1000 E. 1200 S., Suite 500
Salt Lake City, UT 84119
Phone 801.255.0529
Fax 801.255.4449
Web www.saltlake.com

APPROVED THIS _____ DAY OF _____
BY THE CITY PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____
THE AVALON CITY COUNCIL.

PAGE _____ OF _____
WE ENCLOSURE _____
DATE _____

[illegible]

comparisons of the 1990s and 1991 to 1992. The 1990s were characterized by a high level of political stability, a high level of economic growth, and a high level of social stability. The 1991-1992 period was characterized by a high level of political instability, a high level of economic growth, and a high level of social stability. The 1990s were characterized by a high level of political stability, a high level of economic growth, and a high level of social stability. The 1991-1992 period was characterized by a high level of political instability, a high level of economic growth, and a high level of social stability.

WRAY SUBDIVISION

Money dollars for special use of the public at large, shown in the following table. Use
we have selected. If we have indicated our final (1) or (2) of 20 20

[illegible]

STATE OF MINNESOTA

COUNTY OF _____

JUL 8,

19____

Day of _____ A.D. 19__

I, _____, Attorney at Law,

do hereby certify that _____ is a resident of _____ County, State of Minn., having been admitted to the practice of law in said state.

COMMISSION EXPIRES _____

RECEIVED BY _____

COUNTY _____

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4
 T24N34E NORTH RANGE, T16S1E
 AND THE SOUTHWEST QUARTER OF SECTION 4
 T24N34E NORTH RANGE, T16S1E
 S1/4 S1/4 S1/4 S1/4 S1/4 S1/4 S1/4 S1/4
 KANSAS CITY, DAVIS COUNTY, MISSOURI

DAVIS COUNTY RECORDER
 COUNTY _____ TIE _____
 PAID _____ FILED FOR RECORD _____
 ON _____ DAY OF _____
 AT _____ MO. _____
 PAGE _____

SHEET 1 OF 1
 PROJECT NUMBER 17384
 SUNDAGER, CHRISTOPHER
 DEPART BY AIR 5/27



Planning Commission Staff Report

Final plat for the Meadows at Webb Lane Subdivision June 22, 2017

Applicant/Owner: Jerry Preston representing John Prograss and Jonathon Fairbanks
Location: 1191 and 1223 West Webb Lane
Zone: R-1-20

Description:

In March of this year the City Council following the recommendation of the Planning Commission approved the rezone of the subject property to the R-1-20 zoning district as well as the preliminary plat for what was then labeled the Meadows at Webb Lane Subdivision.

The subdivision includes 10 total lots in a standard cul-de-sac. The existing homes along Webb lane would be on lots 1 and 10 and 8 new lots would be created each with at least the minimum lot size and frontage for the R-1-20 zone. The subdivision covers 5.7 acres of property.

Recommendation:

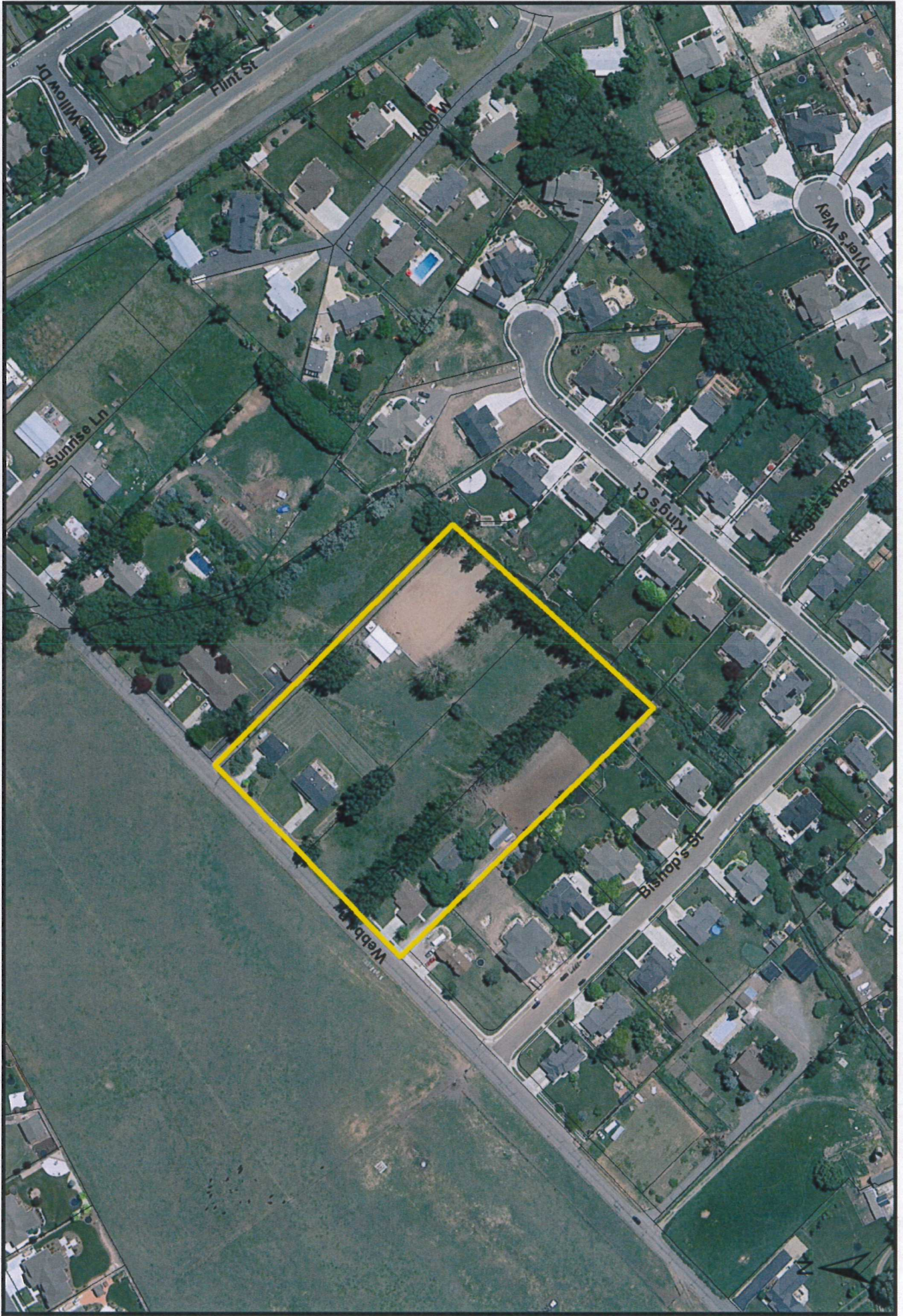
Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for the approval of the Final Plat for the Meadows at Webb Lane Subdivision as proposed.

Reasoning:

The final plat is consistent with the preliminary plat and is in compliance with applicable Kaysville City Standards and Ordinances.

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

1191 and 1223 West Webb Lane



FOR
JPC CONTRACTING
10 NORTH 100 EAST
FARMINGTON, UT 84405
CONTACT
JERRY PETERSON
PHONE 801-504-3195

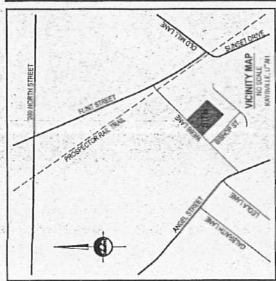
PROGRESS PROPERTY
1200 WEST WEBB LANE
KAYSVILLE, UTAH



PRELIMINARY PLAT

PROJECT NUMBER	1994-0414
7285	21477
DESIGN BY	CHECKED BY
M. ELMER	C. PRESTON

1 OF 1



PROPERTY ADDRESS: 2000 E. 112TH ST.

A. FRONT YARD SETBACK: 35 FT (MINIMUM)
B. REAR YARD SETBACK: 35 FT (MINIMUM)
C. SIDE YARD SETBACK: 35 FT (MINIMUM)
D. SIDE YARD SETBACK: 35 FT (MINIMUM)

2. NO CURBS AND FALL SLOPES GREATER THAN 1 ARE ANTICIPATED

PRIVATE DRIVE/STREET	5117 ADAMS	86.7%
REAR/3RD ST. / HWY	6180 ADAMS	12.2%
TOTAL AREA	5,100 SQUARE FEET	100%
TOTAL LOTS	2	
LOTS PER ACRE	2.08	

SUMMARY OF COMMENTARY

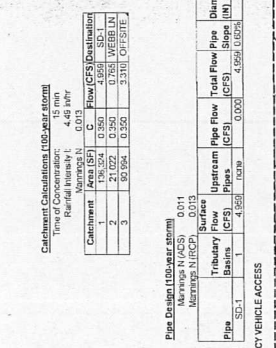
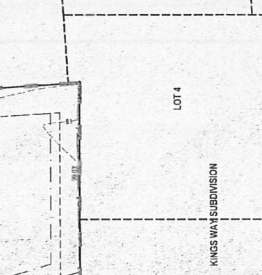
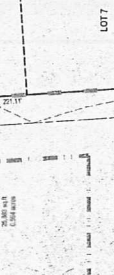
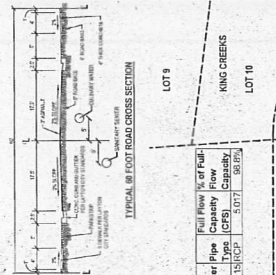
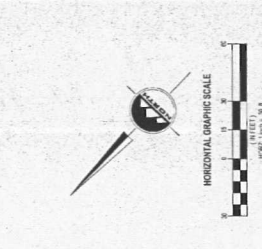
1. **Section 81** relates to family investment funds as a Professional Land Surveyor and that 11

land certificate is submitted as evidenced by the fact that the state of Ohio and I have made a

are any of the following described property. The purpose of this survey is to define the property

boundary as of date of design is a preliminary plan for proposed single family dwelling lots.

Using Farm Estates Under 100 Acres Subordinate Description

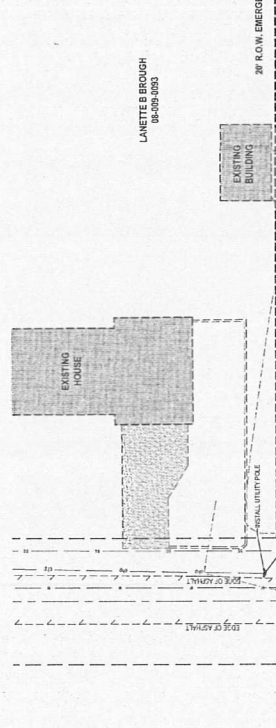
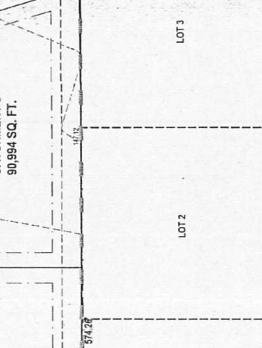
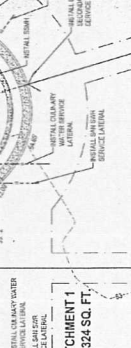
[illegible]

LOT 4
2125 N.W. 4th St.
MIAMI BEACH, FLORIDA

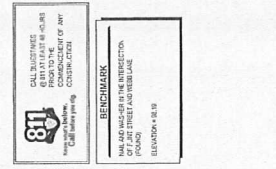
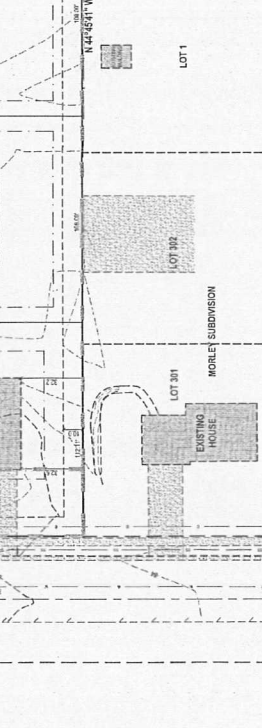
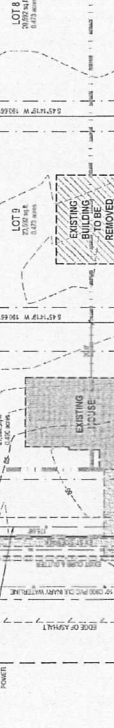
EXISTING BUILDING TO BE REMOVED

N.W. 4th St.

LOT 3

[illegible]

CATCHMENT 2
21,022 SQ. FT.



LEGEND

	SECTION CORNER
	EXISTING MOMENT
	EXISTING REPAIR AND CAP
	SET DESIGN REPAIR AND CAP

DATE: 02/03/2010





Planning Commission Staff Report

Final Plat for the Anglers Cove Subdivision Consisting of 3 Lots on 1.66 acres. June 22, 2017

Applicant/Owner: Brock Johnson
Location: 373 East Shepard Lane
Zone: R-1-LD

Description:

In April of this year the City Council following the recommendation of the Planning Commission approved the R-1-LD zoning district and preliminary plat for the Anglers Cove Subdivision.

Consistent with what was shown in the preliminary plat the subdivision includes 3 total lots. The existing home facing Shepard Lane would remain on site and an additional 2 lots to the north of the home are proposed. The existing home would remain on .90 acres while the other lots would be 0.38 acres each or 16,500 sq. ft. The total density is within the 2 units per acre allowed by the zone.

Recommendation:

Staff recommends the Planning Commission forward a positive recommendation to the City Council for the approval of the final plat for the Anglers Cove Subdivision consisting of 3 lots on 1.66 acres.

Reasoning:

The subdivision is consistent with what has been approved with the preliminary plat and complies with applicable Kaysville City Ordinances.

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

373 East Shepard Lane



22 June 2017 Agenda

KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, June 22, 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 May 25, 2017.
2. Conditional use permit for a major home occupation “B”:
3. Group music lessons at 115 East 700 South – Kimberly Hulse.
4. Preschool at 1284 West White Horse Circle – Nichole Taylor.
5. Conditional use permit for a public utility substation located at 1355 South Sunset Drive – Centurylink Communications.
6. Public hearing and preliminary and final plat approval for Amendment to Lots 26 and 27 of the West Creekside Estates Subdivision located at 140 and 118 South 2300 West – Robert Campbell and Christopher Barrett.
7. Final plat approval for the Wray Subdivision located at 1120 West Webb Lane – Bonnie Wray.
8. Final plat approval for the Meadows at Webb Lane Subdivision at 1191 and 1223 West Webb Lane – John Progeess and Jonathan Fairbanks.
9. Final plat approval for Anglers Cove Subdivision at 373 East Shepard Lane – Brock Johnston.
10. Call to the public.
11. Other matters that properly come before the Planning Commission:
12. Reports.
13. Correspondence.
14. Calendar.
15. 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, June 16, 2017.

Lyle Gibson, Zoning Administrator