

1. Planning Commission Meeting Materials

Documents:

[12 OCTOBER 2017 PACKET.PDF](#)  
[12 OCTOBER 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, October 12, 2017 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening.
2. Conditional use permit for a major home occupation "B":
  - a. Foot zoning at 172 South 200 East – Elissa Wyne.
  - b. Cosmetic injections at 322 North Autumn Cherry Way – Alyson Chatelain.
  - c. Carpet cleaning at 766 South 1350 West – Robert Kelly.
  - d. Esthetician at 485 East 100 North #1 – Jewel Frazier.
3. Public hearing and request to rezone 41.22 acres of property at 101 South Angel Street from R-A (Residential Agriculture) and R-1-20 (Single Family Residential) to the R-1-LD (Single Family Residential Low Density) zoning district – Symphony Homes.
4. Call to the public.
5. Other matters that properly come before the Planning Commission:
  - a. Reports.
  - b. Correspondence.
  - c. Calendar.
6. 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, October 6, 2017.

  
Lyle Gibson  
Zoning Administrator



## **Planning Commission Staff Report**

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### **Conditional Use Permit for Major Home Occupation 'B', Foot Zoning October 12, 2017**

Applicant/Owner: Elissa Wyne  
Location: 172 South 200 East

#### **Description:**

Ms. Wyne is requesting a conditional use permit for a Major Home Occupation 'B' for foot zoning services. Foot zoning which is a practice similar to reflexology specific to working with feet typically takes about an hour and a half per appointment. The applicant has stated that she would anticipate scheduling appointments every 2 hours between 10am and 5pm.

Clients visit the home by appointment only. There is space in the driveway for them to park and if needed, she would acquire an additional parking pass for on street parking near the high school for which she is eligible.

#### **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

172 South 200 East





## **Planning Commission Staff Report**

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### **Conditional Use Permit for Major Home Occupation 'B', Cosmetic Injections October 12, 2017**

Applicant/Owner: Alyson Chatelain  
Location: 322 North Autumn Cherry Way

#### **Description:**

Ms. Chatelain is requesting a conditional use permit for a Major Home Occupation 'B' for Bella Injections services. As a licensed A.P.R.N. she has been she is qualified to offer the treatment which is similar to a Botox treatment. Operating a home business will be a new venture so she will be just starting to build clientele. She has another full time occupation so anticipates that she would have one day a week where she would have customers come by appointment only for services.

The injections only take about 15 minutes per person so there could be multiple appointments throughout the day. Hours for appointments would within a 9 to 5 type schedule. Appointments would be spaced so as to allow for paperwork and preparation between clients and to help mitigate traffic arriving and leaving at the same time.

#### **Recommendation:**

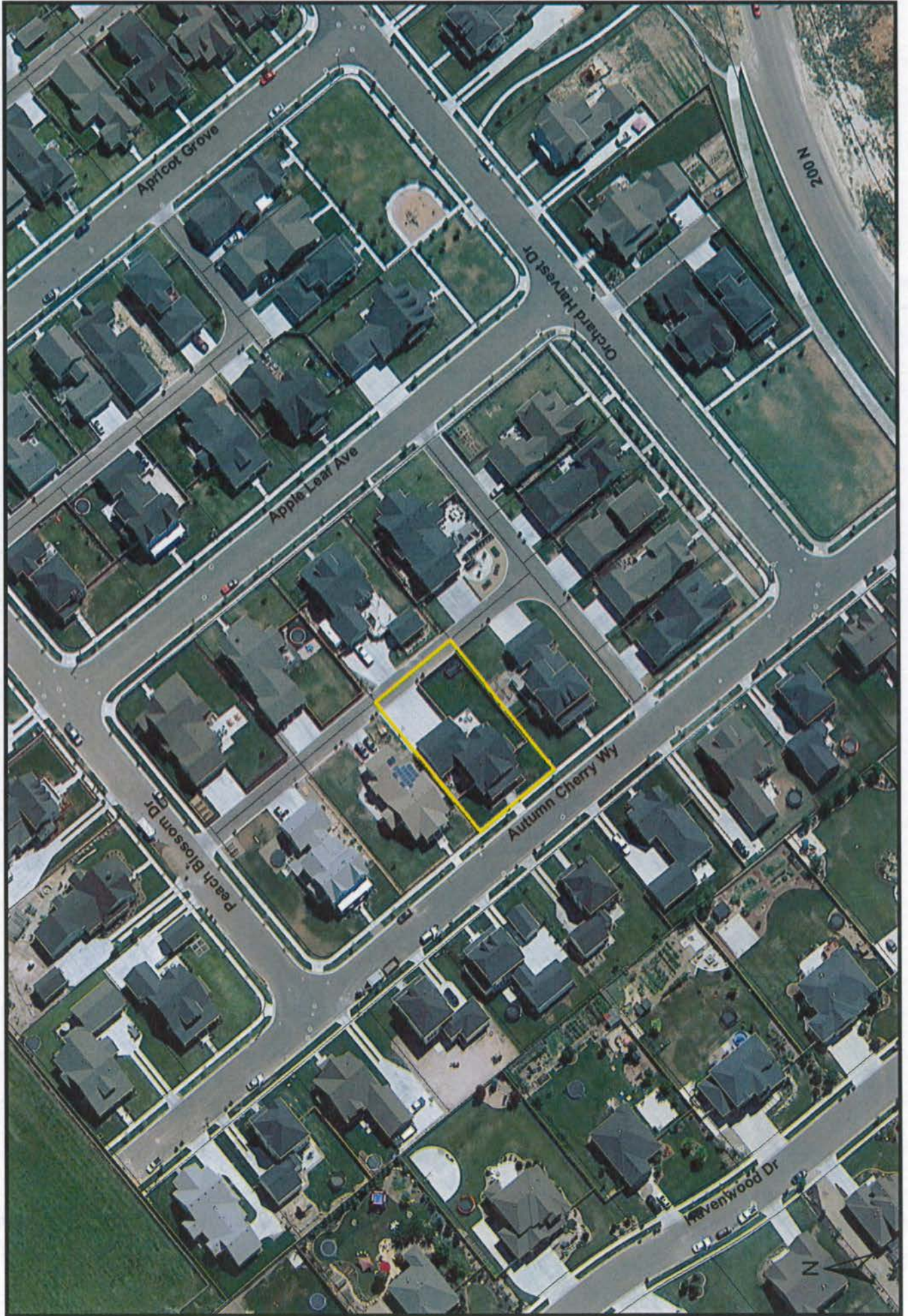
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance.

#### **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

**322 North Autumn Cherry Way**





## **Planning Commission Staff Report**

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### **Conditional Use Permit for a Major Home Occupation 'B', Carpet Cleaning. October 12, 2017**

Applicant/Owner: Robert Kelly  
Location: 766 South 1350 West

#### **Description:**

Mr. Kelly is requesting a conditional use permit for Major Home Occupation B at the above listed address. The request is for use of his home for his carpet cleaning business.

The home will be used as a home office for paperwork and appointment setting. His carpet cleaning equipment stays in his vehicle which in turn stays in the garage at the residence. Work is completed off site.

#### **Recommendation:**

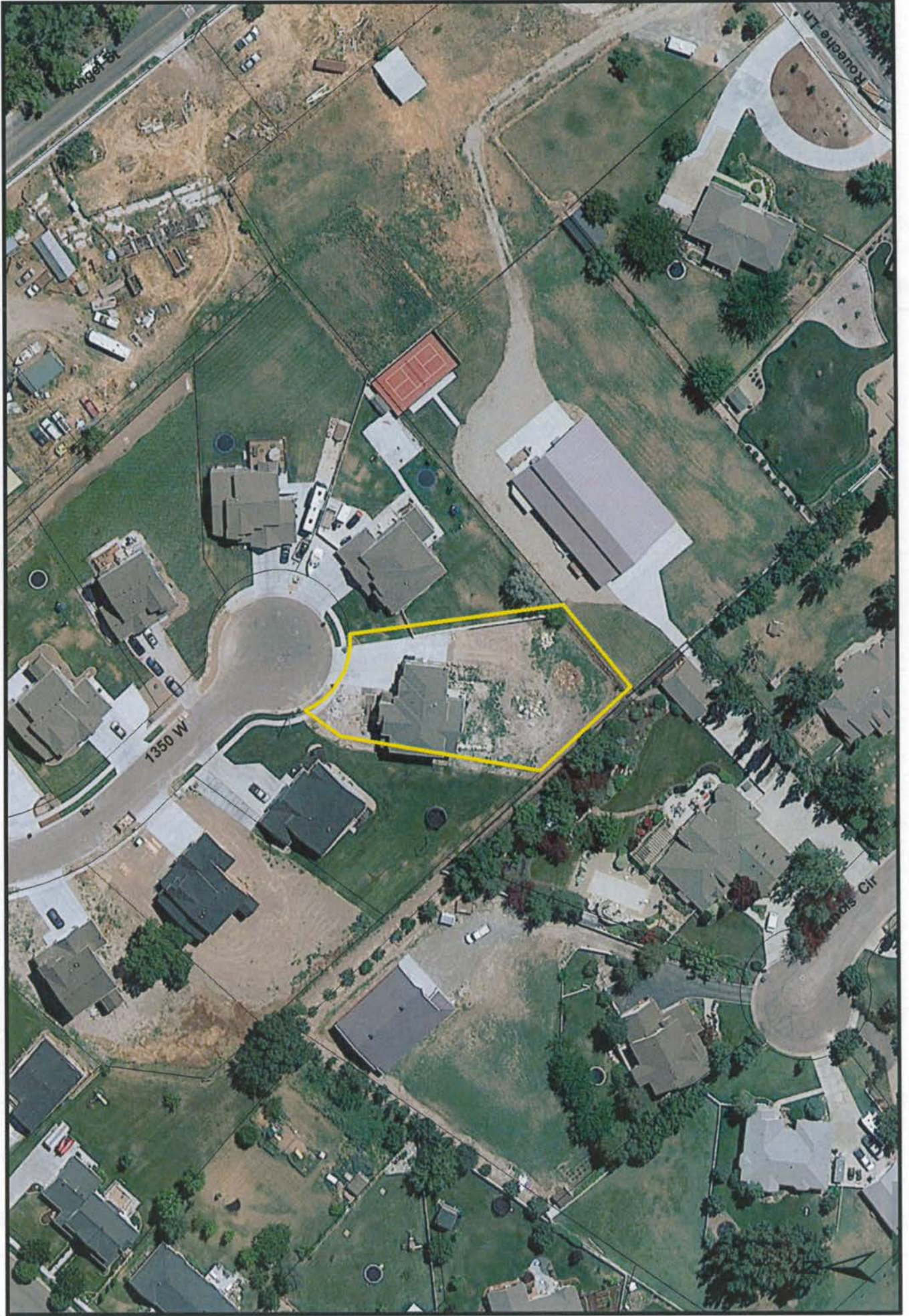
Staff has visited with the applicant and reviewed his request and is therefore recommending approval of the proposed conditional use permits for a Major Home Occupation B, carpet cleaning, at the above listed address without additional conditions.

#### **Reasoning:**

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

Attachment 1: Area Map

766 South 1350 West





## **Planning Commission Staff Report**

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### **Conditional Use Permit for Major Home Occupation 'B', Esthetician October 12, 2017**

Applicant: Jewel Frazier  
Location: 485 East 100 North #1

#### **Description:**

Ms. Frazier is requesting a conditional use permit for a Major Home Occupation 'B' for esthetician services. As a licensed esthetician she is hoping to start offering services for her trade from her home.

Her clients would be at the home by appointment only. She expects to do just a few appointments each week in the evenings as she is also employed full time. Each appointment is an hour to 2 hours depending on the services being offered.

Staff has visited with Ms. Frazier and reviewed her request and the requirements of the ordinance.

#### **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

485 East 100 North





## **Planning Commission Staff Report**

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### **Public Hearing and Rezone of 41.22 acres of property from R-A (Residential Agriculture) and R-1-20 (Single Family) to the R-1-LD (Single Family Low Density) zoning district.**

**October 12, 2017**

Applicant/Owner: Symphony Homes  
Location: 101 South Angel Street

#### **Description:**

The applicants are requesting to rezone the subject property in anticipation of future development.

A small portion of the existing zoning along Angel Street allows lots to be as small as 21,780 sq. ft. or ½ an acre. The majority of the property is currently zoned R-1-20 which requires lots be at least 20,000 sq. ft. in size. Under the existing zoning, if this property were developed as a PRUD (Planned Residential Unit Development), the city's ordinances could allow as many 89 dwellings, while the R-1-LD zone would permit only 82 dwellings.

The application of the R-1-LD zone would allow the developer some flexibility in the layout of lots without the need for common open space. The R-1-LD zone still limits the number of homes in a subdivision to two dwellings per acre while allowing lots to be as small as 12,000 sq. ft. in size.

The R-1-LD zoning district regulations are found in Chapter 17-12 of the Kaysville City Ordinances. Lots must be at least 12,000 square feet in area with a minimum 90 ft. lot width. This lot width requirement is the same as the existing R-1-20 zone.

In regards to housing, the General Plan states that West of I-15 to allow zero to two units per acre with some higher density housing along the major streets.

The surrounding zoning is R-A with R-1-20 zoning in close proximity and some remaining agricultural properties along 200 North Street. Angel Street is classified as a Collector Street in Kaysville City's Major Street Plan.

## **Recommendation:**

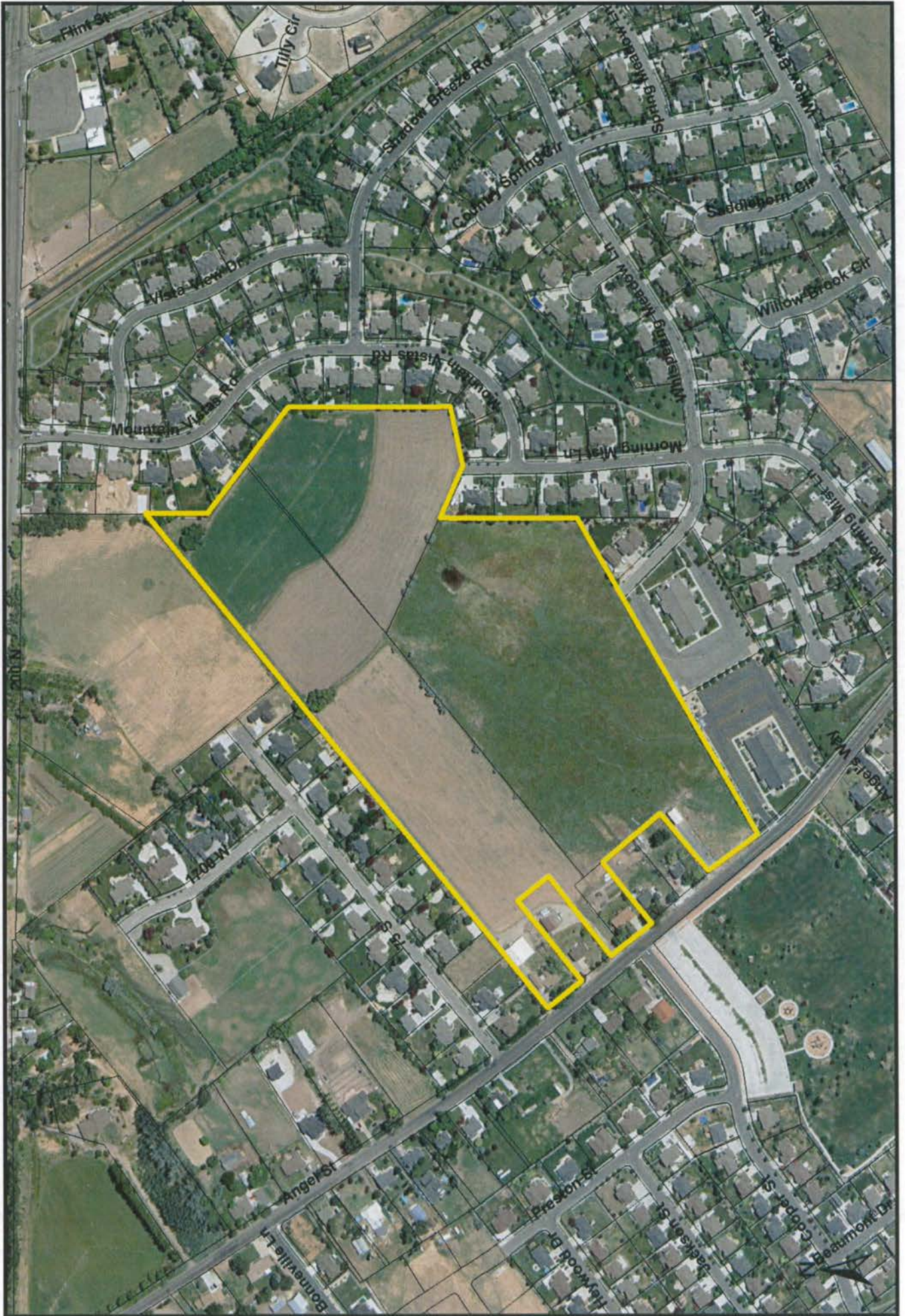
After holding the public hearing and considering the application, the Planning Commission should forward a recommendation to the City Council based on their findings of how well the application complies with the language of the Kaysville City General Plan and how well it conforms to the surrounding area.

Attachment 1: Area Map

Attachment 2: Zoning Map

Attachment 3: Concept Plan

Approximately 101 South Angel Street







# 12 October 2017 Agenda

## KAYSVILLE CITY PUBLIC HEARING NOTICE

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

Rezone of 41.22 acres of property at 101 South Angel Street from the R-A (Residential Agriculture) and R-1-20 (Single Family Residential) to the R-1-LD (Single Family Low Density) zoning district.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by September 26, 2017.

Lyle Gibson, Zoning Administrator

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