

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

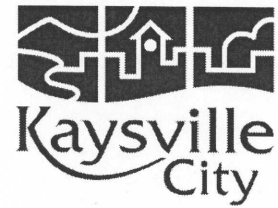
Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, March 8, 2018 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meeting of February 22, 2018.
2. Conditional use permit for a major home occupation "B":
 - a. Plumbing contractor at 1612 West Crestmont Way – Jeff Bangerter.
 - b. Laser engraving services at 1056 South 25 West – Alex Castillo.
3. Public hearing and request to rezone approximately 4.0 acres of property at 292 West Blooming Grove Circle from A-1 (Light Agriculture) to the R-1-LD (Single Family Low Density) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone – Dana and Josh Griffin.
4. Public Hearing and preliminary and final plat approval for Deseret Complex Condominiums Subdivision located at approximately 450 South Deseret Drive – Skull Development.
5. Review of a Commercial Building Design for Custom Fence at 293 North 650 West – Roger Green Construction.
6. Call to the public.
7. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
8. 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, March 2, 2018.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Plumbing Contractor. March 8, 2018

Applicant/Owner: Jeff Bangerter
Location: 1612 West Crestmont Way
Zone: R-A (Residential Agriculture)

Description:

Mr. Bangerter is requesting a conditional use permit for Major Home Occupation B at the above listed address. He works as a plumber and will be using his home primarily for scheduling bids and appointments and processing paperwork. He has a vehicle where his tools and parts are stored, he isn't planning on storing any larger equipment at the property, but mentioned that on occasion there may be a water heater in the garage until it is ready to be installed.

Staff has visited with the applicant and reviewed the restrictions of Title 17-26-4 Major Home Occupations B.

Recommendation:

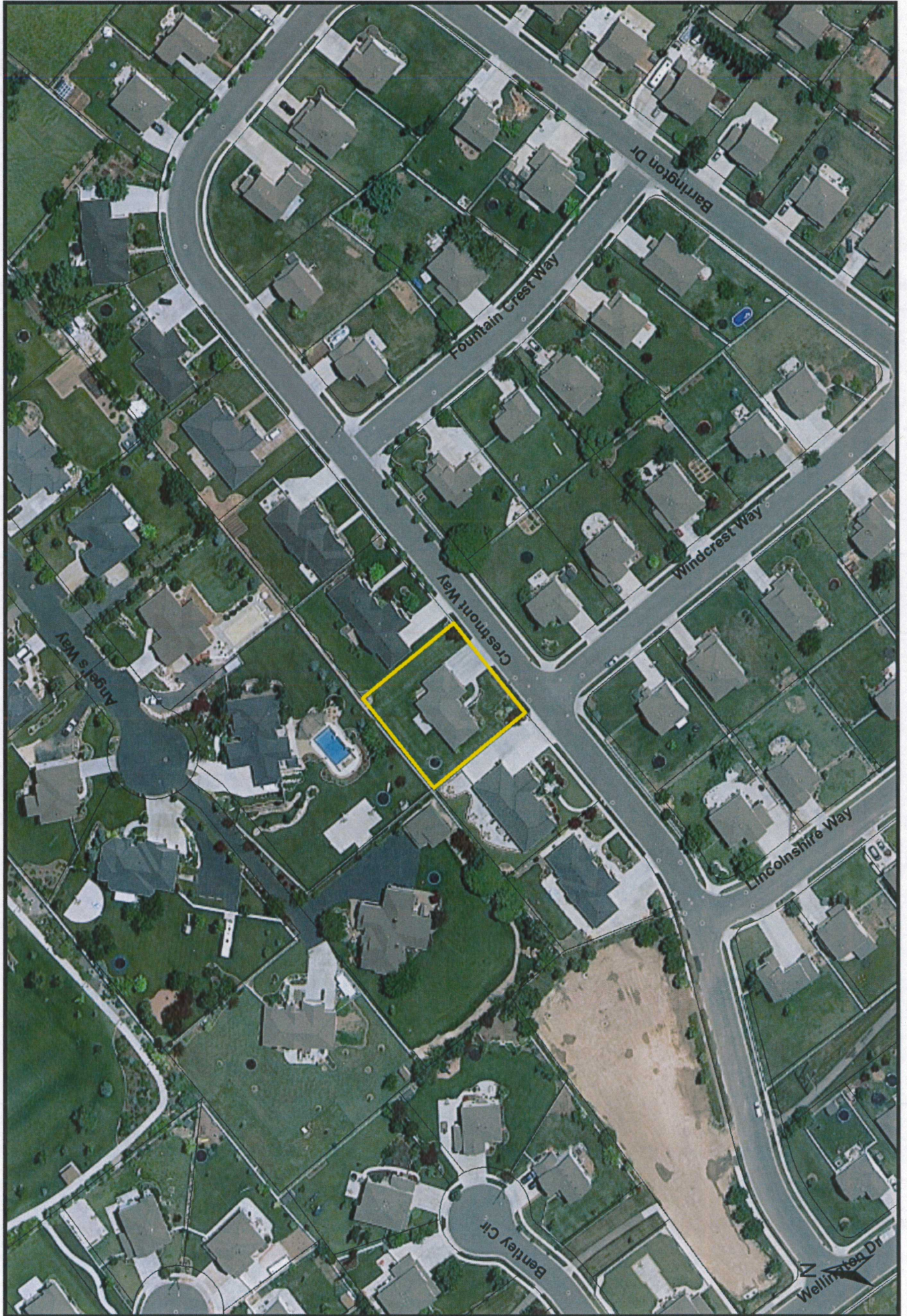
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, contractor, at the above listed address.

Reasoning:

Based on the nature and arrangements of the business, the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

1612 West Crestmont Way





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Laser Engraving Services. March 8, 2018

Applicant/Owner: Alex Castillo
Location: 1056 South 25 West
Zone: R-1-8 (Single Family Residential)

Description:

Mr. Castillo is requesting a conditional use permit for Major Home Occupation B at the above listed address. The request is to operate a laser engraving service from his home. He has yet to order the machinery which will be used for the service, but has space where he plans to work and the machinery makes very little noise, similar to a printer. He anticipates that there may be a customer or two who comes to the home on a regular day and items would be shipped to and from the house.

Staff has visited with the applicant and reviewed the restrictions of Title 17-26-4 Major Home Occupations B.

Recommendation:

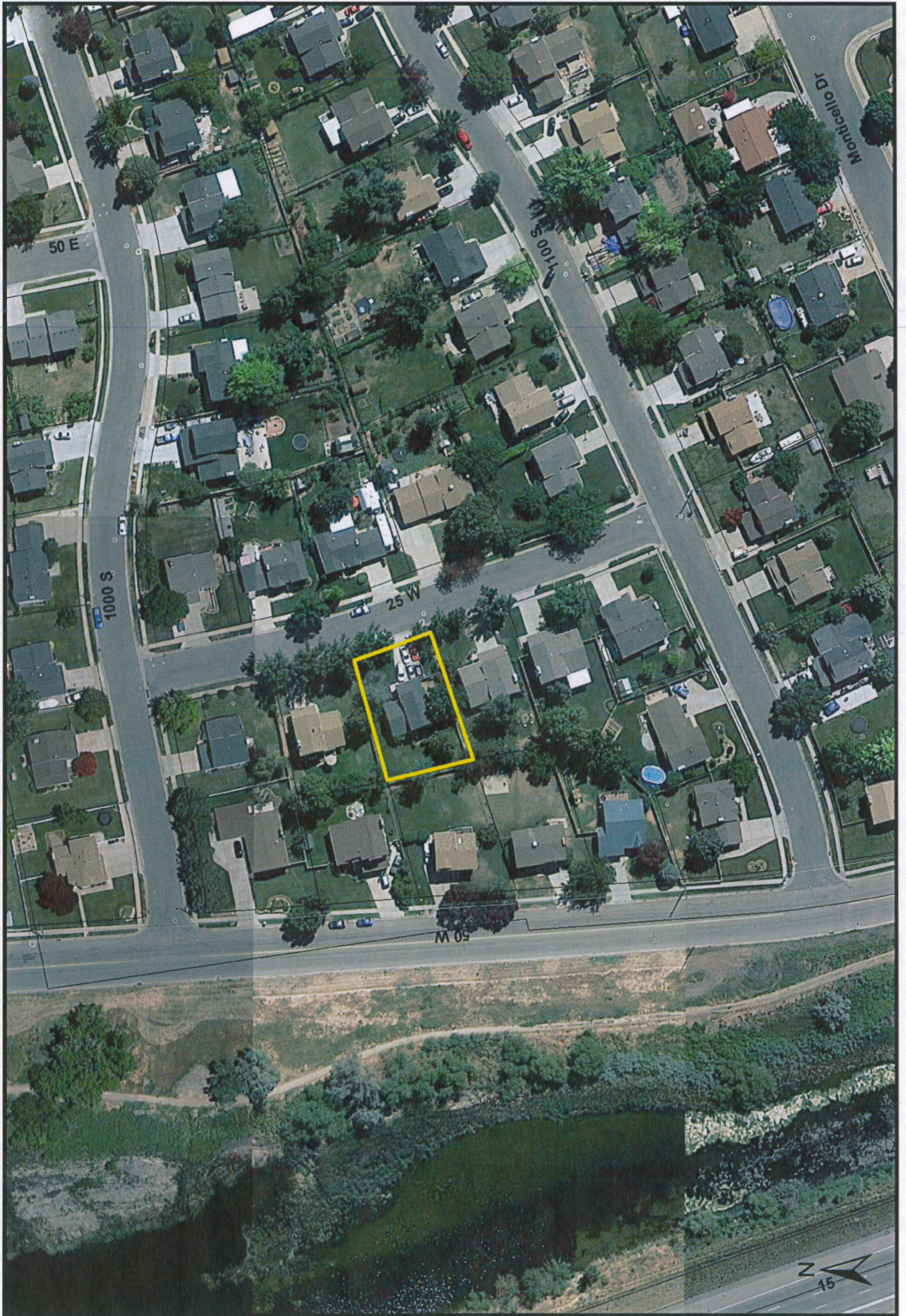
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, contractor, at the above listed address.

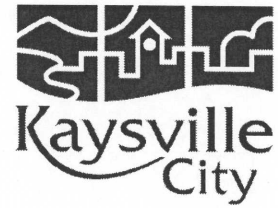
Reasoning:

Based on the nature and arrangements of the business, the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

1056 South 25 West





Planning Commission Staff Report

Public Hearing and Rezone of 4 acres at 292 West Blooming Grove Circle from A-1(Light Agriculture) to the R-1-LD (Low Density Residential) zoning district with the PRUD (Planned Residential Unit Development) overlay zone.

March 8, 2018

Applicant/Owner: Dana and Josh Griffin

Description:

The Planning Commission will recognize this property as part of previous discussions related to flag lots and cul-de-sac streets. The property owner has been in contact with city staff for some time expressing their interest in further developing their property to accommodate 1 or 2 additional homes.

The request for the R-1-LD zoning district is to allow for flexibility in lot size and configuration. As the applicant has been updated on the flag lot conversation and some of the concerns, they are interested in pursuing a private street subdivision where they would build a road into their property with a turnaround. Lots in a private street subdivision are required to comply with all requirements of the zoning district in which they are located. The A-1 zone requires lots to each have at least 40,000 sq. ft. of area (roughly 1 acre) and 100 feet of frontage along a street. The R-1-LD zone does not allow more than 2 units per acre, but allows lots to be as small as 12,000 sq. ft. in size while requiring 90 feet of frontage along a street.

Blooming Grove Circle is roughly 350 feet deep, the city only allow for a cul-de-sac street to be as much as 600 feet deep. Therefore a likely development would extend a road an addition 250 feet or so which the existing home and new lots would use for frontage.

The regulations governing the R-1 zoning districts are located in Chapter 17-12 while the regulations of the existing zoning district are found in Chapter 17-9 of the Kaysville City Ordinances.

The purpose of the PRUD overlay zone as stated by the City's ordinances is found in 17-34-1 which states:

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.

17-34-3 Planned Residential Unit Development Overlay Zone

The Planned Residential Unit Development overlay zone may be allowed in the agricultural and residential districts after review and approval of the subdivision and development agreement as applicable. Application for a Planned Residential Unit Development does not guarantee the applicant nor the property owner the right to exercise the provisions of this Chapter.

A rezone is a legislative decision, meaning that the Planning Commission and ultimately the City Council have broad discretion in the decision it makes as to whether or not the request is in harmony with the City's General Plan and is appropriate in the proposed location.

The City's General Plan states, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

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.

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:

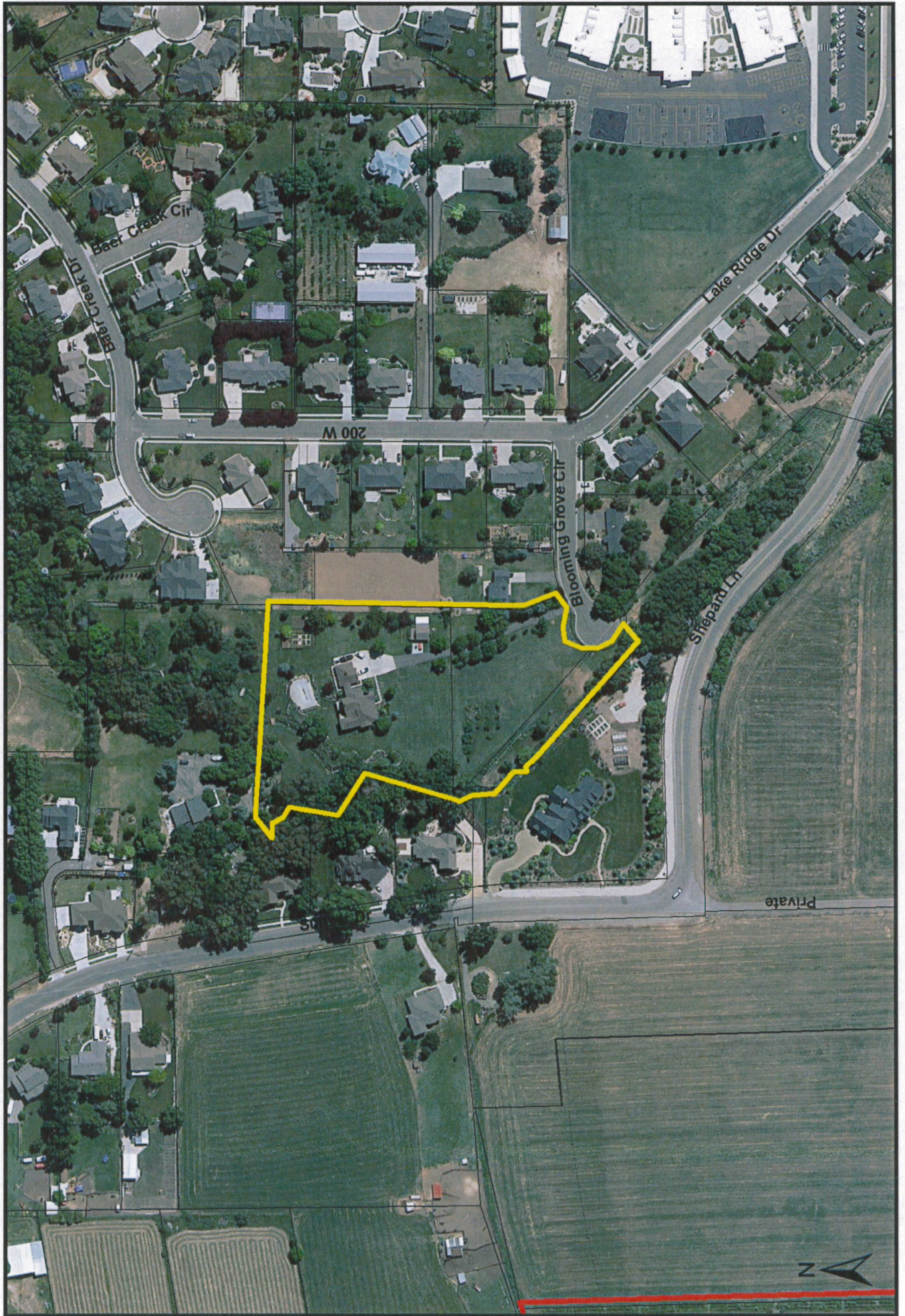
After holding the required public hearing, the Planning Commission should make a recommendation to the City Council addressing the requested R-1-LD zone and PRUD overlay based on its findings of compatibility with the General Plan and how well the proposal works at this specific location.

Because of the PRUD overlay element, the Planning Commission may give direction to staff to work with the applicant to create a development agreement which would more specifically control how the property develops. This agreement would come back to the Planning Commission for review before a formal recommendation is made to the City Council.

Attachment 1: Area Map

Attachment 2: Zoning Map

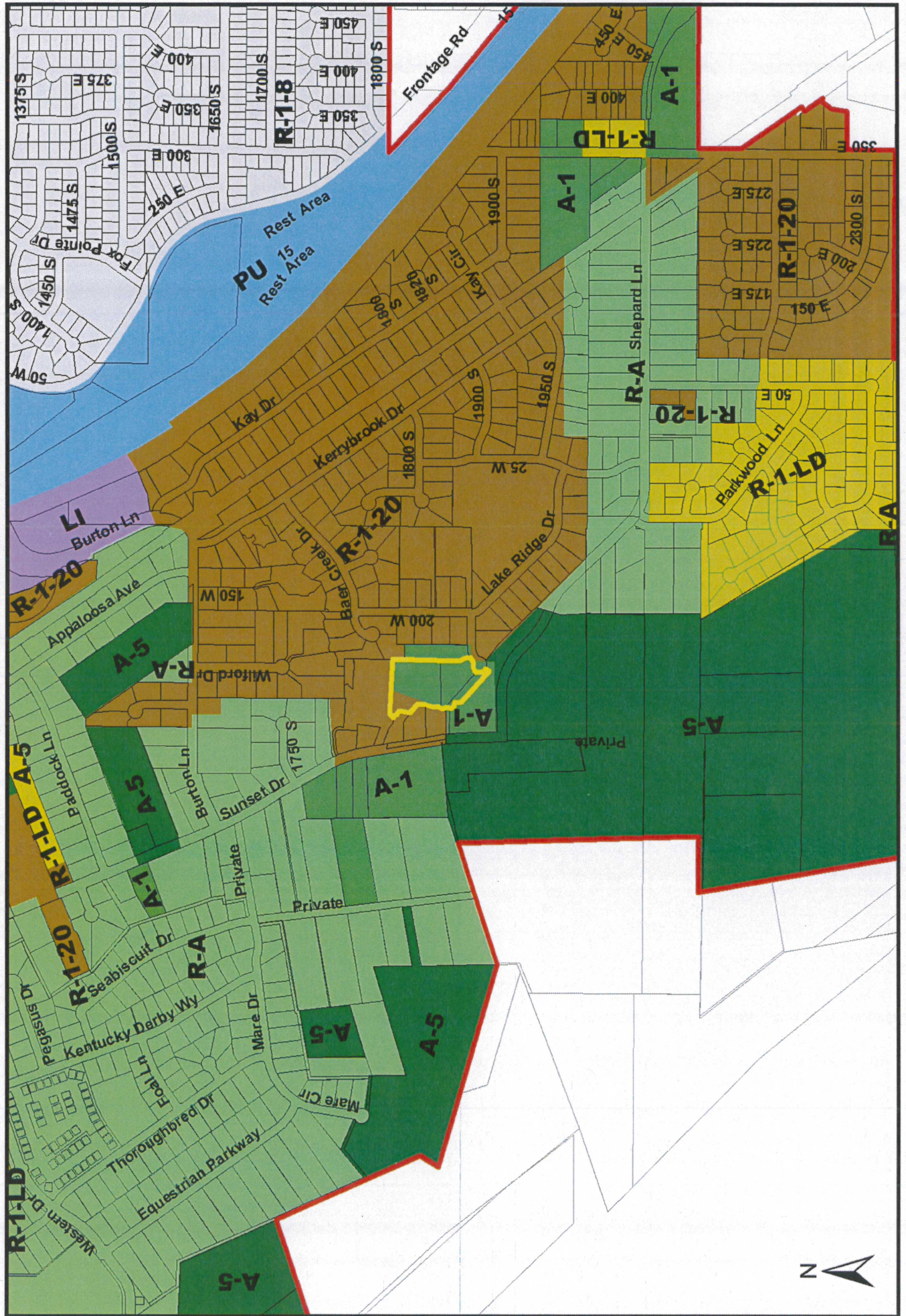
Rezone of 292 West Blooming Grove Circle to the R-1-LD zone with the PRUD overlay.

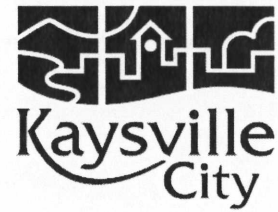


This is a detailed zoning map of a residential area. The map features several distinct zones, each color-coded and labeled with a zoning code:

- Green Zones:** Labeled with **A-1** and **A-5**. These zones are primarily located in the central and lower portions of the map.
- Yellow Zones:** Labeled with **R-1-20**. These zones are located in the upper right and central-right areas.
- Brown Zones:** Labeled with **R-1-B**. These zones are located in the upper left and central-left areas.
- Blue Zone:** Labeled with **PU** (Rest Area). This zone is located in the upper left, adjacent to a body of water.

A specific parcel within the **A-1** zone is highlighted with a yellow outline. The map includes numerous street names, such as **Frontage Rd**, **Kay Dr**, **Kerrybrook Dr**, **Lake Ridge Dr**, **Sunset Dr**, **Burton Ln**, **Appaloosa Ave**, **Seabiscuit Dr**, **Kentucky Derby Wy**, **Thoroughbred Dr**, **Equestrian Parkway**, **Western Dr**, **Foal Ln**, **Mare Dr**, **Private**, **Wilford Dr**, **Bear Creek Dr**, **25 W**, **200 W**, **1800 S**, **1900 S**, **1950 S**, **1500 S**, **1400 S**, **1450 S**, **1475 S**, **1500 S**, **1650 S**, **1700 S**, **1800 S**, **1900 S**, **2000 S**, **2100 S**, **2250 S**, **2300 S**, **2400 S**, **2500 S**, **2600 S**, **2700 S**, **2800 S**, **2900 S**, **3000 S**, **3100 S**, **3200 S**, **3300 S**, **3400 S**, **3500 S**, **3600 S**, **3700 S**, **3800 S**, **3900 S**, **4000 S**, **4100 S**, **4200 S**, **4300 S**, **4400 S**, **4500 S**, **4600 S**, **4700 S**, **4800 S**, **4900 S**, **5000 S**, **5100 S**, **5200 S**, **5300 S**, **5400 S**, **5500 S**, **5600 S**, **5700 S**, **5800 S**, **5900 S**, **6000 S**, **6100 S**, **6200 S**, **6300 S**, **6400 S**, **6500 S**, **6600 S**, **6700 S**, **6800 S**, **6900 S**, **7000 S**, **7100 S**, **7200 S**, **7300 S**, **7400 S**, **7500 S**, **7600 S**, **7700 S**, **7800 S**, **7900 S**, **8000 S**, **8100 S**, **8200 S**, **8300 S**, **8400 S**, **8500 S**, **8600 S**, **8700 S**, **8800 S**, **8900 S**, **9000 S**, **9100 S**, **9200 S**, **9300 S**, **9400 S**, **9500 S**, **9600 S**, **9700 S**, **9800 S**, **9900 S**, **10000 S**, **10100 S**, **10200 S**, **10300 S**, **10400 S**, **10500 S**, **10600 S**, **10700 S**, **10800 S**, **10900 S**, **11000 S**, **11100 S**, **11200 S**, **11300 S**, **11400 S**, **11500 S**, **11600 S**, **11700 S**, **11800 S**, **11900 S**, **12000 S**, **12100 S**, **12200 S**, **12300 S**, **12400 S**, **12500 S**, **12600 S**, **12700 S**, **12800 S**, **12900 S**, **13000 S**, **13100 S**, **13200 S**, **13300 S**, **13400 S**, **13500 S**, **13600 S**, **13700 S**, **13800 S**, **13900 S**, **14000 S**, **14100 S**, **14200 S**, **14300 S**, **14400 S**, **14500 S**, **14600 S**, **14700 S**, **14800 S**, **14900 S**, **15000 S**, **15100 S**, **15200 S**, **15300 S**, **15400 S**, **15500 S**, **15600 S**, **15700 S**, **15800 S**, **15900 S**, **16000 S**, **16100 S**, **16200 S**, **16300 S**, **16400 S**, **16500 S**, **16600 S**, **16700 S**, **16800 S**, **16900 S**, **17000 S**, **17100 S**, **17200 S**, **17300 S**, **17400 S**, **17500 S**, **17600 S**, **17700 S**, **17800 S**, **17900 S**, **18000 S**, **18100 S**, **18200 S**, **18300 S**, **18400 S**, **18500 S**, **18600 S**, **18700 S**, **18800 S**, **18900 S**, **19000 S**, **19100 S**, **19200 S**, **19300 S**, **19400 S**, **19500 S**, **19600 S**, **19700 S**, **19800 S**, **19900 S**, **20000 S**, **20100 S**, **20200 S**, **20300 S**, **20400 S**, **20500 S**, **20600 S**, **20700 S**, **20800 S**, **20900 S**, **21000 S**, **21100 S**, **21200 S**, **21300 S**, **21400 S**, **21500 S**, **21600 S**, **21700 S**, **21800 S**, **21900 S**, **22000 S**, **22100 S**, **22200 S**, **22300 S**, **22400 S**, **22500 S**, **22600 S**, **22700 S**, **22800 S**, **22900 S**, **23000 S**, **23100 S**, **23200 S**, **23300 S**, **23400 S**, **23500 S**, **23600 S**, **23700 S**, **23800 S**, **23900 S**, **24000 S**, **24100 S**, **24200 S**, **24300 S**, **24400 S**, **24500 S**, **24600 S**, **24700 S**, **24800 S**, **24900 S**, **25000 S**, **25100 S**, **25200 S**, **25300 S**, **25400 S**, **25500 S**, **25600 S**, **25700 S**, **25800 S**, **25900 S**, **26000 S**, **26100 S**, **26200 S**, **26300 S**, **26400 S**, **26500 S**, **26600 S**, **26700 S**, **26800 S**, **26900 S**, **27000 S**, **27100 S**, **27200 S**, **27300 S**, **27400 S**, **27500 S**, **27600 S**, **27700 S**, **27800 S**, **27900 S**, **28000 S**, **28100 S**, **28200 S**, **28300 S**, **28400 S**, **28500 S**, **28600 S**, **28700 S**, **28800 S**, **28900 S**, **29000 S**, **29100 S**, **29200 S**, **29300 S**, **29400 S**, **29500 S**, **29600 S**, **29700 S**, **29800 S**, **29900 S**, **30000 S**, **30100 S**, **30200 S**, **30300 S**, **30400 S**, **30500 S**, **30600 S**, **30700 S**, **30800 S**, **30900 S**, **31000 S**, **31100 S**, **31200 S**, **3130**





Planning Commission Staff Report

Deseret Complex Condominiums Subdivision Preliminary and Final Plat Approval March 8, 2018

Applicant/Owner: Skull Development
Location: Approximately 450 South Deseret Drive
Zone: GC (General Commercial)

Description:

This property is located between Tri-City Nursery and Boondocks on Deseret Drive and consists of about 7.5 acres. Recently a building permit was issued for a commercial building on what is shown on the plat as lot 4. Ultimately the owner would like to build three more buildings and have the ability to have separate ownership for each building. This plat provides for this by platting the general footprint of each building as a separate lot and providing for the parking and landscape areas to be owned as common area.

The two smaller lots will each accommodate a building of just over 20,000 square feet and the larger lots are about 34,000 square feet. There are no minimum lot sizes or yard requirements for the General Commercial zone.

Recommendation:

Staff suggests that the Planning Commission recommend Preliminary and Final Plat approval for the Deseret Complex Condominiums Subdivision since this project meets all of the zoning requirements and the engineering meets the City Standards.

Attachment 1: Area Map
Attachment 2: Plat Map
Attachment 3: Site Plan

CONDOMINIUM PROJECT
A PART OF THE NORTHWEST QUARTER OF SECTION 3,
AND THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY
DAVIS COUNTY, UTAH

JACOB L. TAYLOR DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. **92550263** IN ACCORDANCE WITH TITLE 55 CHAPTER 22, UTAH PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I AM A PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT IN ACCORDANCE WITH SECTION 11-25-11, AND BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN, AND DESCRIBED BELOW, BASED ON APPLICABLE DATA COMPILED FROM OFFICIAL RECORDS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS,

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE:

A PART OF THE NORTHWEST CORNER OF SECTION 3, AND THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LAYSVILLE CITY, DAVIS COUNTY, UTAH.

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY OF PRESENT ROUTE 120, 120 FEET SOUTH OF THE CORNER OF SAID SECTION 10, SOUTH 41°20'10" WEST 184.32 FEET, AND SOUTH 83°37'10" EAST 134 FEET ALONG SAID EASTLY LINE FROM THE S1/4-32 CORNER OF SAID SECTION 10, THENCE NORTH 5°37'10" WEST 409.20 FEET ALONG SAID EASTLY LINE, THENCE NORTH 6°02'20" EAST 602.60 FEET TO THE INTERSECTION OF SAID LINE OF THE LAND OF THE UNITED STATES, BEING 244.32 FEET, AND 201 SOUTH 81°02'20" EAST 110.02 FEET TO THE NORTHEAST CORNER OF BONDWOODS - FINAL PLAT, AS RECORDED WITH THE DAVIS COUNTY RECORDS, THENCE SOUTH 66°02'20" WEST 72.49 FEET ALONG THE NORTHERLY LINE OF SAID BONDWOODS - FINAL PLAT TO THE POINT OF BEGINNING.

WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID

DESERET COMPLEX CONDOMINIUMS,

"AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR CHANNELS FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITIES WITHIN ANY BUILDINGS OR STRUCTURES BEING EXISTED ON SAID LANDS HEREON, FOR THE MOST NEARLY 99.00 YEARS TO HAVE AND ENJOYMENT TO HAVE ENJOYED BY CITY OF BIRMINGHAM."

CRAIG SALMON, SALMON HYAC

STATE OF UTAH } ss
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 2018 BY _____

RESIDING AT: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC (PRINT NAME) _____

DESERET COMPLEX
CONDOMINIUMS

CONDOMINIUM PROJECT
A PART OF THE NORTHWEST QUARTER OF SECTION
3, AND THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASIN AND MERIDIAN, KANSASVILLE CITY

DAVIS COUNTY RECORDER

CITY COUNCIL APPROVAL

CITY ENGINEER'S APPROVAL

PLANNING COMMISSION APPROVAL

CITY ATTORNEY'S APPROVAL _____



BOUNDARY LINE
SECTION LINE
EASEMENT LINE
LOT LINE

WITNESS FORWARDED AS DESCRIBED

BAR & CAP OR NAIL &
WASHER TO BE SET
STAMPED SILVERPEAK ENG
OR AS DESCRIBED

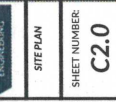
PRIVATE OWNERSHIP

COMMON AREA (INCLUDES WALLS, GIRDERS AND STRUCTURAL SUPPORT BEAMS)

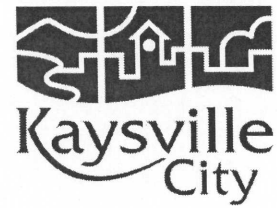
PROPERTY IS ZONED GC.

2. FOR PRINCIPAL STRUCTURES THERE ARE NO LOT SIZE OR YARD REQUIREMENTS EXCEPT THAT A MINIMUM OF ONE PERMANENT CONCRETE-PAVED DRIVEWAY SHALL BE LOCATED IN THE DISTRICT. THE YARD ADJACENT TO THE RESIDENTIAL DISTRICT SHALL BE AT LEAST TWENTY FEET (20').
3. PRIVATE OWNERSHIP ENVELOPE AROUND BUILDING EXTENDS FROM INTERSECTING FACING OF EXTERIOR WALL.

[illegible]



UPON STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



Planning Commission Staff Report

Commercial Building Design Approval March 8, 2018

Applicant/Owner: Roger Green Construction / Custom Fence
Location: 293 North 650 West
Zone: GC (General Commercial)

Description:

The fencing business at the subject address is looking to construct a new building on site. Because the property is located in the GC zoning district, it is subject to specific building design criteria located in section 18-5 of the City's ordinances. Drawings have been created to indicate the proposed architecture for the building. Typically review for compliance with this chapter is done by city staff. In this case it is the opinion of staff that the building does not meet the specific features listed, but due to its location and surroundings, staff feels that it would be appropriate to have the Planning Commission use its discretion granted by the ordinance to determine if the building design is acceptable.

More specifically staff is looking for the Planning Commission to determine whether or not the proposed building has appropriate building relief and roof treatments. The site plan is yet to be designed as some elements are contingent upon what building can be constructed. The site plan will be reviewed separately through the appropriate processes.

The applicable ordinances for Commercial Building Design are below.

18-5-1 Purpose

This Chapter and the regulations contained herein are adopted and enacted to promote architectural and site design treatments that enhance the visual appearance of commercial development within Kaysville City; enhance the streetscapes of the City; create and maintain a strong community image and identity; require treatments that reduce the mass/scale and uniform monolithic appearance of large commercial buildings, and insure that commercial buildings and projects incorporate architectural features that provide visual interest, while allowing design flexibility.

18-5-2 Applicability

1. The provisions of this Chapter apply to **all buildings in the** (PB) Professional Business, (GC) General Commercial and (CC) Central Commercial Districts, except dwellings.

All development applications in the zones listed above shall address the guidelines found in this Chapter as part of their application submittal.

2. The following standards are guidelines applicable to **new development**, redevelopment, or additions to existing buildings that increase the gross floor area by more than fifty percent (50%).

18-5-3 Definitions

As used in this Chapter, the following words or phrases have the following meanings:

Arcade - A series of arches supported by columns, piers, or pillars, attached to a wall to form a roofed passageway or lane.

Architectural Banding - A minimum six inch (6") horizontal band applied to the facade of a building. An architectural band can be accomplished through a change in color, texture, pattern, material or relief.

Colonnade - A series of columns set at regular intervals and usually supporting the base of a roof structure.

Commercial Complex - Two or more commercial buildings or uses, whether on one lot under one ownership or on several adjacent lots under separate ownership, which are dependent on one another to meet minimum standards for parking, or vehicular circulation/access, or landscaping; or which are approved as elements in an overall site plan under a conditional use or subdivision application.

Cornice - The uppermost section of moldings along the top of a wall or just below a roof.

Decorative Parapet - An arched, gabled, or stepped parapet.

Facade - Any face or elevation of a building.

Parapet - A wall projecting above a roof on the outside wall of a building.

Porte-cochere - A porch large enough for automobiles to pass through.

Portico - A porch or walkway with a roof supported by columns, often leading to the entrance of a building.

Primary Facade - Any side of a building that faces a public street.

Secondary Facade - A side of a building that is not a primary facade.

18-5-5 Building Materials And Colors

The following guidelines are intended to encourage colors and durable materials that are compatible with and complimentary to the area.

1. Building facades should be stone, brick, concrete masonry unit, stucco and/or glass. Wood, vinyl and metal may be used as trim, accent, soffit, or fascia materials. Fiber cement siding may be used as an exterior material on buildings with City approval.
2. The color of all buildings is subject to City approval. The dominant overall color scheme of the building should generally be subtle, subdued, low reflectance, neutral or earth tones. Building colors should enhance the architecture of the building as opposed to promote garish colors simply intended to attract attention. Brighter primary colors may be used as accent elements, such as door and window frames and architectural details. Fluorescent or metallic colors should only be allowed as signage.
3. All buildings in a Commercial Complex should be compatible by using one or more of the same building materials and colors.

18-5-6 Building Design Treatments

The following design guidelines are intended to assure architecturally interesting and diverse building exteriors by discouraging blank walls devoid of texture, windows, and variety.

1. Primary facades should incorporate at least three (3) of the following building treatments. Secondary facades should incorporate at least two (2) of the following building treatments:
 - a. Split stone river rock similar in size and shape to Kaysville City Municipal Center applied to at least 20% of the facade.
 - b. Color change applied to at least 20% of the facade.
 - c. Architectural banding.
 - d. Arches or arched forms such as arched windows or building entrances.
 - e. Ornamental and structure details that are integrated into the building structure.
 - f. Texture and/or material change (not including glass) applied to at least 20% of the facade.
 - g. Pattern change applied to a single material and applied to at least 20% of the facade.
 - h. Windows a minimum of six feet (6') high along at least fifty percent (50%) of the horizontal length of the first story of a facade.
 - i. Any other treatment that, at the discretion of the Planning Commission, meets the intent of this section.
2. Where shopping carts are placed outdoors adjacent to the primary facade of the building, such shopping carts shall be screened by a wall a minimum of four feet (4') in height. The exterior facade of the wall shall be treated consistently with the primary facade.
3. Separate structures (car wash, cashiers booth, canopies over gas pumps, etc.) on the site should have the same architectural detail, design elements and roof design as the primary structure.
4. Mechanical equipment on roofs shall be architecturally screened.

18-5-7 Building Relief Treatments

The following design guidelines are intended to prevent plain, flat or "box like" structures and to improve the visual interest of building exteriors. Primary facades should incorporate two (2) of the following building relief treatments. Secondary facades should incorporate one (1) of the following building relief treatments.

1. Expression of a vertical architectural treatment with a minimum width of twenty four inches (24") and a minimum depth of one inch (1") placed an average of forty feet (40') apart for buildings greater than 20,000 square feet or thirty feet (30') apart for buildings less than 20,000 square feet.
2. Building stepbacks, offsets or projections with a minimum often feet (10') in width and two feet (2') in depth placed an average of eighty feet (80') apart for buildings greater than 20,000 square feet or forty feet (40') apart for buildings less than 20,000 square feet.
3. A primary customer entrance that features at least three (3) of the following elements: canopies or porticos, overhangs, recesses/projections, arcades, raised cornice parapets over the door, peaked roof forms, arches, outdoor patios, and architectural details such as tile work and moldings which are integrated into the building structure and design.

4. Arcades or colonnades a minimum of six feet (6') deep with a minimum column width or diameter of twelve inches (12"), or other roof treatments that provide shade and/or a break in the vertical plane along at least fifty percent (50%) of the horizontal length of a facade.
5. Awnings, associated with windows and/or doors along at least fifty percent (50%) of the horizontal length of a facade.
6. Any other treatment that, at the discretion of the Planning Commission, meets the intent of this section.

18-5-8 Roof Treatments

The following design guidelines are intended to improve the appearance of the roof and the roof edges adjacent to vertical walls. All roofs on commercial buildings should meet at least two (2) of the following requirements.

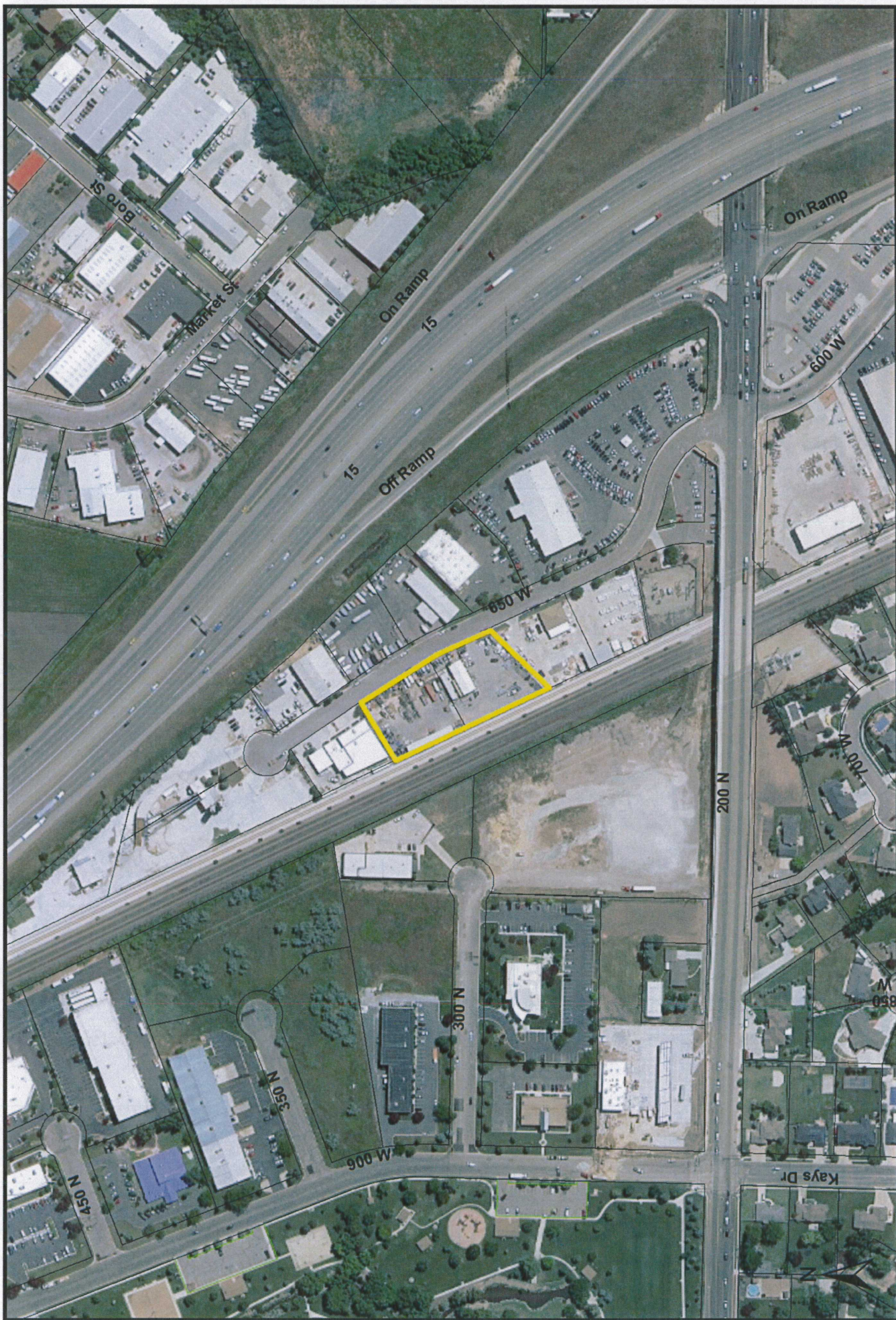
1. Decorative parapets along primary and secondary facades.
2. A three-dimensional cornice treatment along all facades, a minimum of twelve inches (12") high, having a variety of thickness in relief.
3. Roof overhangs on at least the primary facade(s) that extend at least two feet (2') beyond the supporting walls.
4. A sloping roof, such as a gable, hip or mansard, that does not exceed the average height of the supporting walls, with an average pitch of 4:12 or greater.
5. For sloping roofs, two (2) or more roof planes on the primary facade(s).
6. Roof projections such as cupolas, clock towers or bell towers.
7. Any other treatment that, at the discretion of the Planning Commission, meets the intent of this section.

Recommendation:

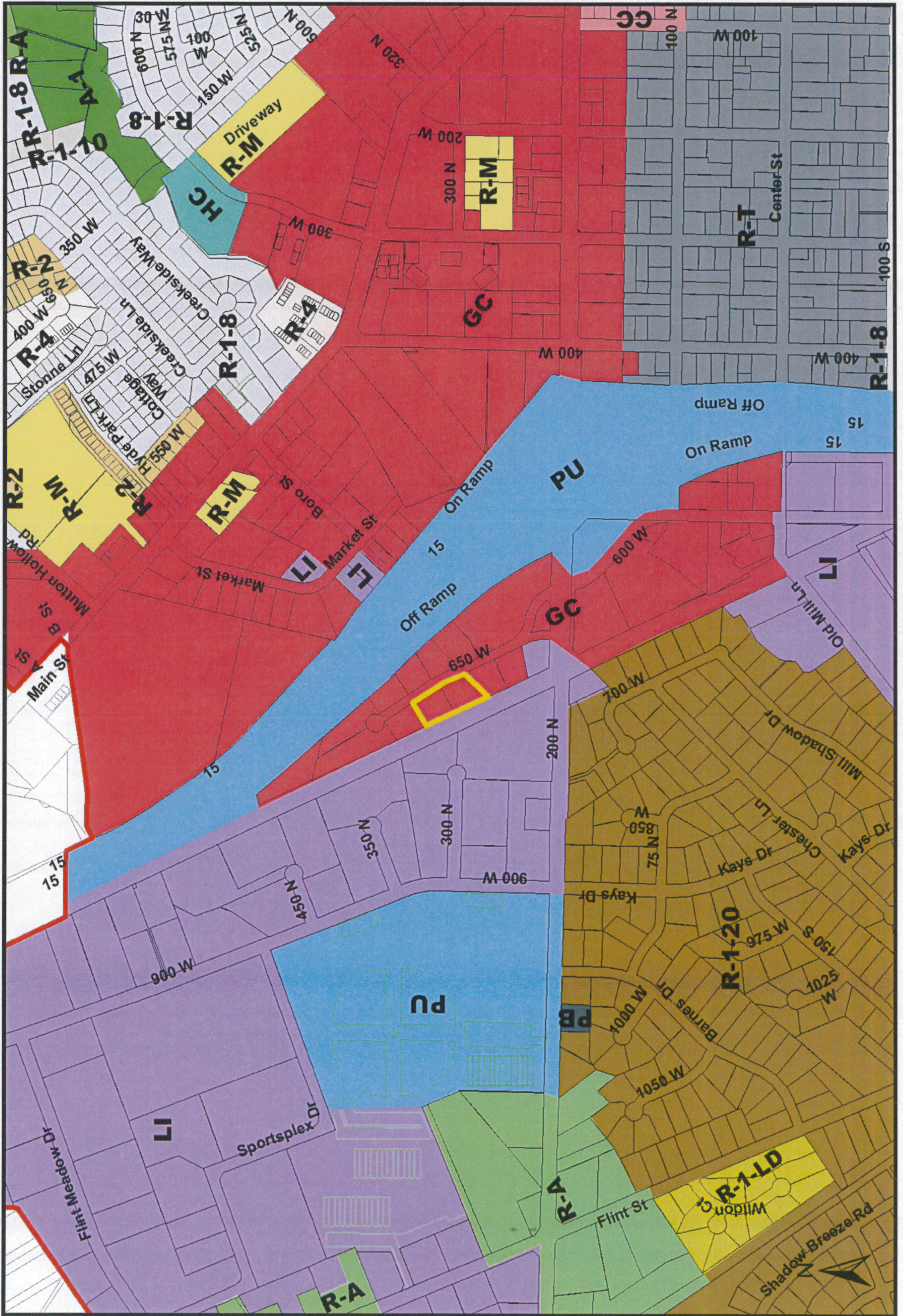
The Planning Commission should determine as per 18-5-7(6) and 18-5-8(7) if there are any other relief or roof treatments that, at the discretion of the Planning Commission, meet the intent of the applicable sections.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Map of Site
Attachment 4: Proposed Elevations.

293 North 650 West



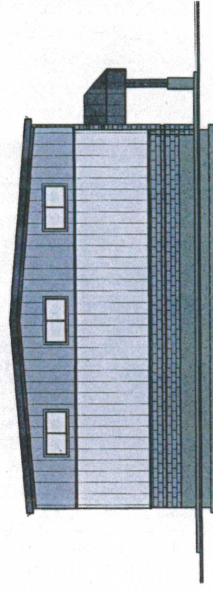
293 North 650 West - Zoning Map



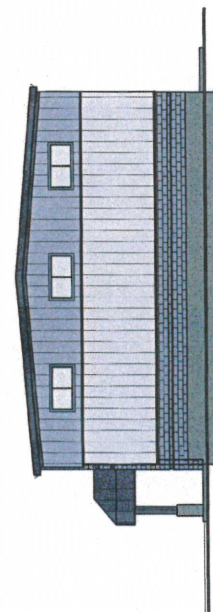
293 North 650 West - Proposed Building Location (approximate)



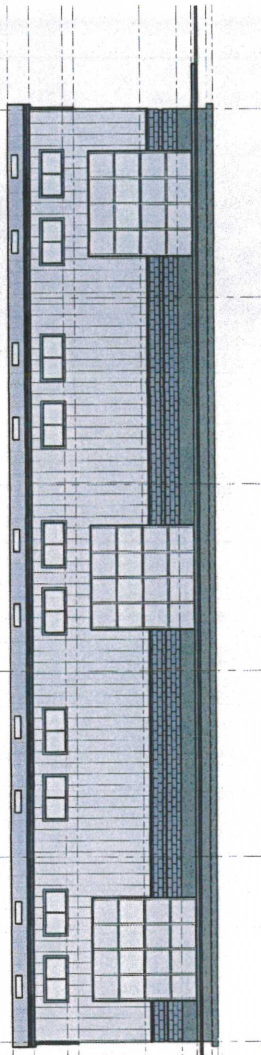
North
 WEST ELEVATION
 1/8" = 1'-0"



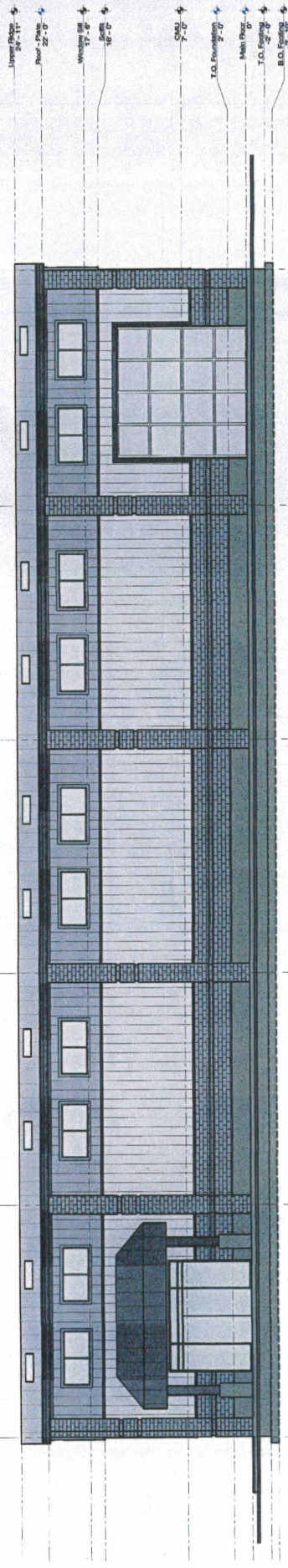
East
 EAST ELEVATION
 1/8" = 1'-0"



North
 NORTH ELEVATION
 1/8" = 1'-0"



East
 SOUTH ELEVATION
 1/8" = 1'-0"



- Upper Roof 24'-11"
- Second Floor 22'-0"
- Window Sill 18'-0"
- CMU 7'-0"
- T.O. Foundation 2'-0"
- Main Door 0'-0"
- 1st Floor 0'-0"
- B.O. Easing 2'-10"

1 2 3 4 5 6

KAYSVILLE CITY PLANNING COMMISSION

February 22, 2018

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

Excused: Gary Bullock, Joshua Sundloff, Thomas Wood

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

Others Present: Council Member Larry Page, Jerry Larsen, Jason Larsen, Michael Larsen, Mark Wright, Caleb Robert Wright

OPENING

The Planning Commission meeting was held on Thursday, February 22, 2018 at 7:00 p.m. in the Municipal Center.

Chairperson Betty Parker opened the meeting by welcoming those present. The minutes of the January 25, 2018 and February 8, 2018 meetings were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the January 25, 2018 and February 8, 2018 meetings. Lorene Kamalu seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL FOR THE CITYSIDE TOWNHOMES SUBDIVISION LOCATED AT 265 NORTH 200 WEST AND 209 WEST 300 NORTH – JPL CONSTRUCTION

Lyle Gibson explained that this property located at 265 North 200 West and 209 West 300 North is currently zoned R-M. These are two separate lots where a single family home on each lot was recently demolished. The Planning Commission held a Public Hearing and recommended approval of the preliminary plat for this project on April 27, 2017, and the City Council similarly approved the plat on May 4, 2017. The final plat is now in order and the applicant is requesting approval. The plat includes twelve townhome units, each platted on their own lot with common open space. The final plat is consistent with the approved preliminary plat.

Lorene Kamalu commented that this development seems well suited for the area. Mrs. Kamalu asked about the design of the homes.

Andy Thompson responded that elevation drawings of the townhomes show three story townhomes, with a garage on the bottom level.

Lorene Kamalu asked about what type of building materials would be used.

Jason Larsen, representing JPL Construction, said that the townhomes would have a pitched asphalt roof, and they would use both masonry and siding on the exterior of the buildings. They have not yet picked what colors will be used.

Stroh DeCaire asked if these were going to be rental units.

Jason Larsen responded that the townhomes are being developed so they would be able to be purchased separately. However, they have not decided whether they will keep the units under their ownership and rent them, or sell them individually up front. It depends on how much interest there is in the market.

Stroh DeCaire made a motion to recommend final plat approval for the Cityside Townhomes Subdivision located at 265 North 200 West and 209 West 300 North for JPL Construction. Matthew Anderson seconded the motion and it passed unanimously.

PUBLIC HEARING AND AMENDMENT OF SECTION 19-1-17, DEFINITIONS, OF CHAPTER 19-1, GENERAL PROVISIONS, OF TITLE 19, SUBDIVISIONS, AND CREATING SECTION 19-2-7, LOT LINE ADJUSTMENTS AND LOT CONSOLIDATIONS, OF CHAPTER 19-2, DEVELOPMENT PROCEDURES, OF TITLE 19, SUBDIVISIONS, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

Lyle Gibson explained that the Planning Commission has previously discussed a number of processes and ordinances. Among those discussions included the process for subdivision plat approval, in particular in regards to lot line adjustments and lot consolidations. The Planning Commission and City Council felt that these types of subdivision approvals could be done by Staff. These are applications where no new lot is created; typically two neighbors adjusting a fence-line or occasionally an owner of two lots will combine them into one large lot to build a larger home. Currently these items are processed the same as any other subdivision and requires a recommendation from the Planning Commission and approval by the City Council. There are a number of ways that this type of process could be handled according to Utah State Statute. The proposed ordinance would still require that a lot line adjustment or lot consolidation be reviewed by the city, but allows that review to take place at the Staff level before a plat is recorded. Staff's review would ensure that there are no illegal setbacks or substandard lot dimensions.

Chairperson Betty Parker opened the Public Hearing.

There were no comments or questions from the public. Chairperson Betty Parker closed the Public Hearing.

Matthew Anderson commented that this amendment seems to simplify the process for these types of subdivisions and will be beneficial for residents.

Matthew Anderson made a motion to recommend approval of the amendment of Section 19-1-17, Definitions, of Chapter 19-1, General Provisions, of Title 19, Subdivisions, and creating Section 19-2-7, Lot Line Adjustments and Lot Consolidations, of Chapter 19-2, Development Procedures, of Title 19, Subdivisions, of the Revised Ordinances of Kaysville City. Lorene Kamalu seconded the motion and it passed unanimously.

PUBLIC HEARING AND AMENDMENT OF SECTION 19-2-1, SUBDIVISION DEVELOPMENT PROCESS, OF CHAPTER 19-2, DEVELOPMENT PROCEDURES, OF TITLE 19, SUBDIVISIONS, AND SECTION 19-6-3, IMPROVEMENTS REQUIRED, OF CHAPTER 19-6, SUBDIVISION IMPROVEMENTS REQUIRED, OF TITLE 19, SUBDIVISIONS, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

Lyle Gibson explained that it had been previously discussed, in regards to land use applications being considered, the idea of keeping legislative decisions with the legislative body and administrative decisions with Staff and the Planning Commission. Subdivision approvals are an administrative decision and as long as the applicant meets the requirement of city ordinances there is a certain level of obligation for the City to approve the application. When reviewing a preliminary plat, there is some allowance for interpretation in determining if the proposed subdivision meets the requirements of its zone and applicable ordinances. The final plat review is to ensure that conditions of preliminary plat approval have been met. It also ensures all engineering and technical specifications are in order before development begins. Based on previous discussion with both the Planning Commission and the City Council, there is a general consensus that the City Council should still be the approval body for preliminary plats, but that the Planning Commission would be the decision making body for final plat approvals. There is also additional language added requiring a developer to install improvements identified by the Kaysville City Active Transportation Plan when applicable.

Chairperson Betty Parker opened the Public Hearing.

There were no comments or questions from the public. Chairperson Betty Parker closed the Public Hearing.

Betty Parker asked for clarification regarding Section 19-2-1(8) and when the Council would be reviewing the subdivision plat.

Lyle Gibson responded that it is the intent to only require that a plat be approved by the City Council for preliminary plat review. The Council would review a final plat only in a case where an applicant has appealed the Planning Commission's decision on a final plat.

Lorene Kamalu made a motion to recommend approval of the amendment of Section 19-2-1, Subdivision Development Process, of Chapter 19-2, Development Procedures, of Title 19, Subdivisions, and Section 19-6-3, Improvements Required, of Chapter 19-6, Subdivision Improvements Required, of Title 19, Subdivisions, of the Revised Ordinances of Kaysville City. Stroh DeCaire seconded the motion and it passed unanimously.

DISCUSSION OF PLANNING AND ZONING ORDINANCES REGARDING FLAG LOTS

Lyle Gibson explained that the Planning Commission has previously discussed the allowance of flag lots, more particularly on cul-de-sac streets. During those discussions many questions were brought up and Staff felt it best to continue the discussion to further review and answer any other questions the Commission had. Some concerns previously mentioned were in regards to being able to provide utilities to these types of flag lots, as well as emergency services. The specific lot that most recently brought up this discussion has recently submitted an application for rezone in order to accommodate the type of subdivision they would like to do. Although ordinances should not be amended just to accommodate one person's situation, Staff felt that this topic warranted a discussion of other future scenarios.

Andy Thompson added that the about ten years ago the city started to see more subdivision requests for flag lots, especially on the east side of the city where there are many long and narrow lots. The city decided to create an infill committee to discuss development in the city and what they would like to see in the future. The infill committee recommended that flag lots not be allowed at the end of cul-de-sacs because a flag stem would just extend the end of the cul-de-sac. Flag lots are not always a desirable land development, but there needs to be provisions for them because with some properties there are no other reasonable options for development besides flag lots. They serve a purpose in certain circumstances. With the previously referenced property, there would be no concern for providing utilities because the newly created lot would sit in front of the existing home and utilities would not be extended further. The current 600 foot cul-de-sac length limitation is an arbitrary number and has been in place for at least thirty years. There needs to be a limit whether it be by limiting the length of the cul-de-sac or the number of homes on a cul-de-sac. The city does not want a long dead end water line because it tends to reduce water quality. Water stays fresher with more movement in the lines. Cul-de-sac subdivisions are not the most desirable developments either, and adding a flag lot to the end of it just adds to the problem. It reduces the amount of street parking, adds to traffic volume, and makes it harder for garbage pickup and snow plowing. If a flag lot were to be taking access off the cul-de-sac stem, it would not have as much of an impact on the cul-de-sac as it would taking access from the bulb. It might be possible to allow a flag lot on a cul-de-sac as long as the measurement of both the cul-de-sac and flag stem does not exceed 600 feet, but there are still some concerns with that.

Stroh DeCaire said that there are not many lots that this situation would be allowed. Changing the ordinance for one situation sets a precedence. Instead of rewriting the ordinances could these situations be considered on a case by case basis?

Andy Thompson said that if the ordinances remain as is, all flag lots are required to be approved for a PRUD overlay zone, which has quite a bit of discretion for approval. However, the current ordinance does not allow flag lots on cul-de-sac streets. The ordinance could remove that provision and the Planning Commission would still have some discretion on flag lot approvals.

Betty Parker suggested limiting the number of flag lots within a specified radius of one other.

Stroh DeCaire commented that he would like to hear the opinions of the Commissioners who are not present tonight.

Matthew Anderson stated that years ago land owners were more interested in owning large properties. The nature of the land use was more for agricultural uses. Now as time has gone on people are looking to divide their lots up and use them for more than what was originally planned and we are reviewing more infill developments.

Lorene Kamalu said that the ordinance needs to be more discretionary but with regulations that would still need to be met. Traffic and parking on cul-de-sacs need to be considered.

Andy Thompson said that Staff could put together some language for the ordinance to create some standards that need to be met, but still allow approval of flag lots as discretionary to the Planning Commission.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Andy Thompson said that the City Council and Mayor recently decided to close City Council agendas on the Thursday before their next meeting at 5:00 p.m. Therefore any items being reviewed at Planning Commission will usually not be able to be seen on the next City Council agenda and will be delayed to their following meeting.

Lorene Kamalu asked about the property on 200 North that was being used for a rehabilitation center.

Lyle Gibson said that after the Planning Commission's recent meeting where they discussed a possible rezone of the property, the home there had been vandalized and the Staff working at the location did not feel safe being there anymore. The owner of the property is now looking at possibly selling the property for a commercial use, which would still be required to go through the rezone process.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, March 8, 2018 at 7:00 p.m.

ADJOURNMENT

Matthew Anderson made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:55 p.m.