

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, September 12, 2019 at 7:00 p.m. in the **Parks and Recreation Building at 85 North 100 East.**

The agenda shall be as follows:

1. Opening and approval of the minutes from the meeting August 22, 2019.
2. Final plat approval for Whisper Hollow Subdivision at 650 East 100 North – Spencer Prince.
3. Variance request for reduced setbacks into side yard on a corner lot at 780 East 1475 South – Bryce Huff.
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, September 6, 2019.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Whisper Hollow Subdivision (Previously reviewed as Whisperwood Subdivision) Final Plat September 12, 2019

Applicant/Owner: Spencer Prince
Location: 650 East 100 North
Zoning: R-1-8 PRUD

Description:

This project received preliminary plat approval from the City Council in June of 2017. The project was further reviewed and received a final plat approval from the Kaysville City Council in December of 2017 but has been on hold due to litigation. Minutes from those meetings have been provided for the commission's review.

The plat consists of 5 new lots on a private street with a separate piece of property labeled parcel 1 which exists to provide access together with the necessary easements for utilities to the property to the east. The lots range in size from 9,491 sq. ft. to 11,269 sq. ft.

The applicant has since been working to address the items of concern from the concerned parties and has resubmitted a final plat application to the city with updated subdivision design details for review. The Preliminary Plat approval on hand asked that the following items be addressed in the review of the final plat:

1. Before requesting final plat approval, access to the Briggs property be resolved.
2. Storm water problems be addressed.
3. Privacy concerns be addressed along the western property line.
4. Work with staff to determine if a geotechnical report is needed.

The above listed items have been addressed to the satisfaction of city staff and applicable reviewing entities. The re-engineered subdivision while similar in layout to the preliminary, and very similar to the original proposed final plat, has provided a 36' wide parcel that is wide enough to provide access for a double flag lot development on the Briggs property. Enhanced storm water retention has been engineered to address storm water concerns. In addition to a configuration where homes are on the opposite side of the road from the western property line, the developer has proposed a vinyl fence and trees on the west side of the road to act as a screen in order to address privacy concerns. In regards to the last item, staff has received and reviewed a geotechnical investigation report addressing the

hydrology concerns in the area. Pursuant to prior practice in preparing Staff Reports, the construction/engineered drawings and geotechnical report are not included with this report but were reviewed by staff and are available for review.

The subdivision plat is consistent with the approved preliminary plat and meets the requirements of the underlying zoning for the property.

Recommendation:

Staff is satisfied that this project meets the applicable requirements including the conditions placed by the Planning Commission at preliminary approval. The Planning Commission should review the proposed plat and assure that these conditions have been adequately met from their prospective. Staff recommends findings of fact and conclusions of law similar to those provided herein be made by the Planning Commission, which can be revised to identify the action taken by the Planning Commission.

Reasoning:

The Kaysville City Planning Commission makes the following findings of fact and conclusions regarding the Final Plat and PRUD Overlay Zone application for the Whisper Hollow Subdivision:

FINDINGS OF FACT

Preliminary Plat Review and Approval – May and June 2017

1. Spencer Prince and/or Hotel Barons, LLC (collectively, "Developer") submitted a Preliminary Plat Application and PRUD overlay for the Whisper Hollow Subdivision located at approximately 650 East 100 North (the "Development") which was considered by the Planning Commission on May 25, 2017.
2. Pursuant to Utah Code section 10-9a-602(c), the City's Planning Commission (the "Planning Commission") held a public hearing on the preliminary plat approval of the Development on May 25, 2017.
3. After receiving public comment and deliberating as set forth in the meeting minutes (public record), the Planning Commission approved 4 to 1 to recommend preliminary plat approval with five provisions to address concerns arising at the public hearing: (1) that a neighboring landowner (the Briggs) have access to its property; (2) that the storm waters be addressed; (3) that privacy concerns raised by a neighboring landowner (the Taylors) be addressed; (4) that the Developer work with the City to determine if a geotechnical report was needed; and (5) that Lot 6 not be included in the PRUD overlay.

4. The Kaysville City Council (the "City Council") met on June 6, 2017 to review and consider the preliminary plat application with the Planning Commission's recommendations.

5. After receiving public comment and deliberating as set forth in the meeting minutes (public record), the City Council voted 5 to 0 to table consideration of the preliminary plat application and instructed Developer to include a city street with a full cul-de-sac.

6. The City Council reconvened on June 15, 2017 to review and consider a revised preliminary plat application from the Developer.

7. The Developer presented a modified preliminary plat including a 40 ft. radius cul-de-sac, which is the standard radius for a cul-de-sac without a sidewalk, the inclusion of a sound or retaining wall to address privacy concerns, additional efforts with engineering assistance to address storm runoff, and steps to ensure access of neighboring landowners.

8. After receiving public comment and deliberating as set forth in the meeting minutes (public record), the City Council voted 4 to 1 to approve the preliminary plat application, finding that the primary concerns identified by the Planning Commission had been addressed and that further engineering studies accompanying the final plat application would be evaluated to determine whether the manner of addressing the concerns was feasible.

Final Plat Review – November and December 2017

9. The Planning Commission met on November 30, 2017 to review and consider a final plat application for the Development from the Developer.

10. Kaysville City staff explained how the final plat addressed the conditions placed upon preliminary plat approval, namely (1) that the final plat application offered the neighboring landowner an easement over a parcel in the development providing public utility rights; (2) that the final plat application was accompanied with a geotechnical and engineering plan addressing and mitigating the storm water issues; (3) that the final plat application provided a privacy fence and trees along the property line to address privacy concerns; (4) that the final plat application was accompanied by a geotechnical report; and (5) that the final plat application was reduced to 5 individual lots.

11. The Commission reviewed the findings made by Kaysville City staff and the materials provided with the final plat application and received public comment.

12. After receiving public comment and deliberating as set forth in the meeting minutes (public record), the Planning Commission was unable to provide a recommendation on November 30, 2017 due to lack of a quorum.

13. The Planning Commission reconvened on December 14, 2017 for further review and consideration of the final plat application.

14. The Planning Commission was informed by Kaysville City staff regarding the response to the conditions identified during review of the preliminary plat, heard public comment from interested parties, and deliberated as set forth in the meeting minutes (public record),

15. After reviewing the final plat proposal, hearing statements from the public, and deliberating as set forth in the Minutes (public record), the Planning Commission voted 5-0 to recommend approval of the final plat application.

16. The City Council met on December 21, 2017 to review and consider final plat approval for the Development.

17. Kaysville City staff explained the recommendation for approval of the final plat from the Planning Commission and explained how the final plat addressed the conditions placed upon preliminary plat approval, namely (1) that the final plat application offered the neighboring landowner an easement over a parcel in the development providing public utility rights; (2) that the final plat application was accompanied with a geotechnical and engineering plan addressing and mitigating the storm water issues; (3) that the final plat application provided a privacy fence and trees along the property line to address privacy concerns; (4) that the final plat application was accompanied by a geotechnical report; and (5) that the final plat application was reduced to 5 individual lots.

18. After receiving public comment and deliberating as set forth in the meeting minutes (public record), the City Council voted 4 to 1 to approve the final plat application, finding that the primary concerns had been addressed.

Appeal by Neighboring Landowners

19. Prior to final plat approval on December 21, 2019, Kaysville City was informed by neighboring landowners of their intent to exercise certain appeal rights related to the approval of the final plat.

20. That appeal proceeded through the court system where the court entered an order directing the preparation of findings of fact and conclusions of law supporting the decision by the City Council to approve the final plat.

21. Without making any admission regarding the propriety of the City Council's actions in December 2017 approving the final plat, Kaysville City, Developer, and the neighboring landowners stipulated to resubmission of a final plat application to the deciding body, with supporting engineering reports provided by the Developer and responsive engineering reports provided by the neighboring landowners prior to consideration.

22. Kaysville City Code, Chapter 19-4, Final Plat, was amended by Ordinance No. 18-8-02 on August 16, 2018, to clarify that the Planning Commission is the approval body for Final Plat applications. As a result, the agreed upon review of a resubmitted final plat application would be presented to the Planning Commission.

Final Plat Review – August 2019

23. Hotel Barons, LLC (the "Developer") submitted a Final Plat Application on or about April 11, 2019.

24. The Final Plat Application came before the Planning Commission at its regularly-scheduled meeting on August 22, 2019 at the Kaysville City Offices. The Planning Commission was provided and reviewed minutes from the earlier meetings addressing the Development.

25. Notice of consideration of the Final Plat Application by the Planning Commission was provided in accordance with Utah Code section 10-9a-205.

26. Based on an agreement between Kaysville City (the "City"), Developer, and other interested parties, including J.D. and Amy Taylor, Sue and Jerry Tice, and Matthew and Valerie Briggs (collectively, the "Interested Parties"), consideration of the Developer's Final Plat Application by the Planning Commission proceeded as follows:

a. The City's Zoning Administrator presented the Final Plat Application as identified on the Agenda.

b. The Planning Commission received input from the general public, including the Interested Parties, in an orderly manner and applied an equal time limitation for comments from

all members of the public.

c. The Planning Commission received comment from Developer.

d. The Planning Commission presented discussion and sought input from the Developer and general public as needed for the Planning Commission to evaluate the Final Plat Application.

27. After reviewing the final plat application, the engineering reports provided by Developer and the general public, the recommendations of Kaysville City staff following review of the engineering reports (which included meetings with the Developer, general public, and interested and necessary third-parties including the irrigation and sewer districts), hearing statements from the public, and deliberating as set forth in the Minutes (public record), the Planning Commission voted _____ to recommend _____ of the final plat application (or add the following conditions:

_____.

28. Specifically, in accordance with Chapter 19-4 of the Kaysville City Development Code, the Planning Commission finds that:

a. The Final Plat application contained the following required information:

- i. A subdivision name approved by the County Recorder and the general location of the subdivision on top of the sheet;
- ii. A north point, scale of drawing, and the date;
- iii. Accurately drawn boundaries showing the proper bearings and dimensions of all boundary lines (slightly heavier than street and lot lines); and
- iv. Widths, lengths, bearings and curve data on centerlines of proposed streets and easements, boundaries bearing dimensions of all portions intended to be dedicated to public use; lines, dimensions, bearings, minimum floor and crawl space elevations and consecutive numbers of all lots, blocks and reserved parts.

b. The Final Plat application included the following required forms:

- i. Description of land to be included in the subdivision;

- ii. Registered professional engineer and/or land surveyors Certificate;
- iii. Owners dedication certificate;
- iv. Notary public acknowledgement;
- v. Irrigation provider approval in the form of (1) will serve letter or (2) signed approval on plat prior to recording;
- vi. Sewer district approval in the form of (1) will serve letter or (2) signed approval on plat prior to recording;
- and
- vii. The required locations for approval by the Planning Commission, City Engineer, City Attorney, and recording information.

29. The final plat addressed the conditions placed upon preliminary plat approval, namely (1) that the final plat application offered the neighboring landowner an easement over a parcel in the development providing public utility rights which agreement was acknowledged before the Planning Commission by the neighboring landowner; (2) that the final plat application was accompanied with a geotechnical and engineering plan addressing and mitigating the storm water issues to the satisfaction of the Planning Commission and, while acknowledging that there may be more than one engineered system capable of protecting residents during storm water events, finding that the proposed system is an improvement on the previous open lot drainage area; (3) that the final plat application provided a privacy fence and trees along the property line to address privacy concerns of the neighboring landowners; (4) that the final plat application was accompanied by a geotechnical report; and (5) that the final plat application was reduced to 5 individual lots.

30. The final plat application met all further requirements and conditions identified by the Planning Commission in order to meet Kaysville City Code requirements and to respond to the concerns of the general public.

CONCLUSIONS OF LAW

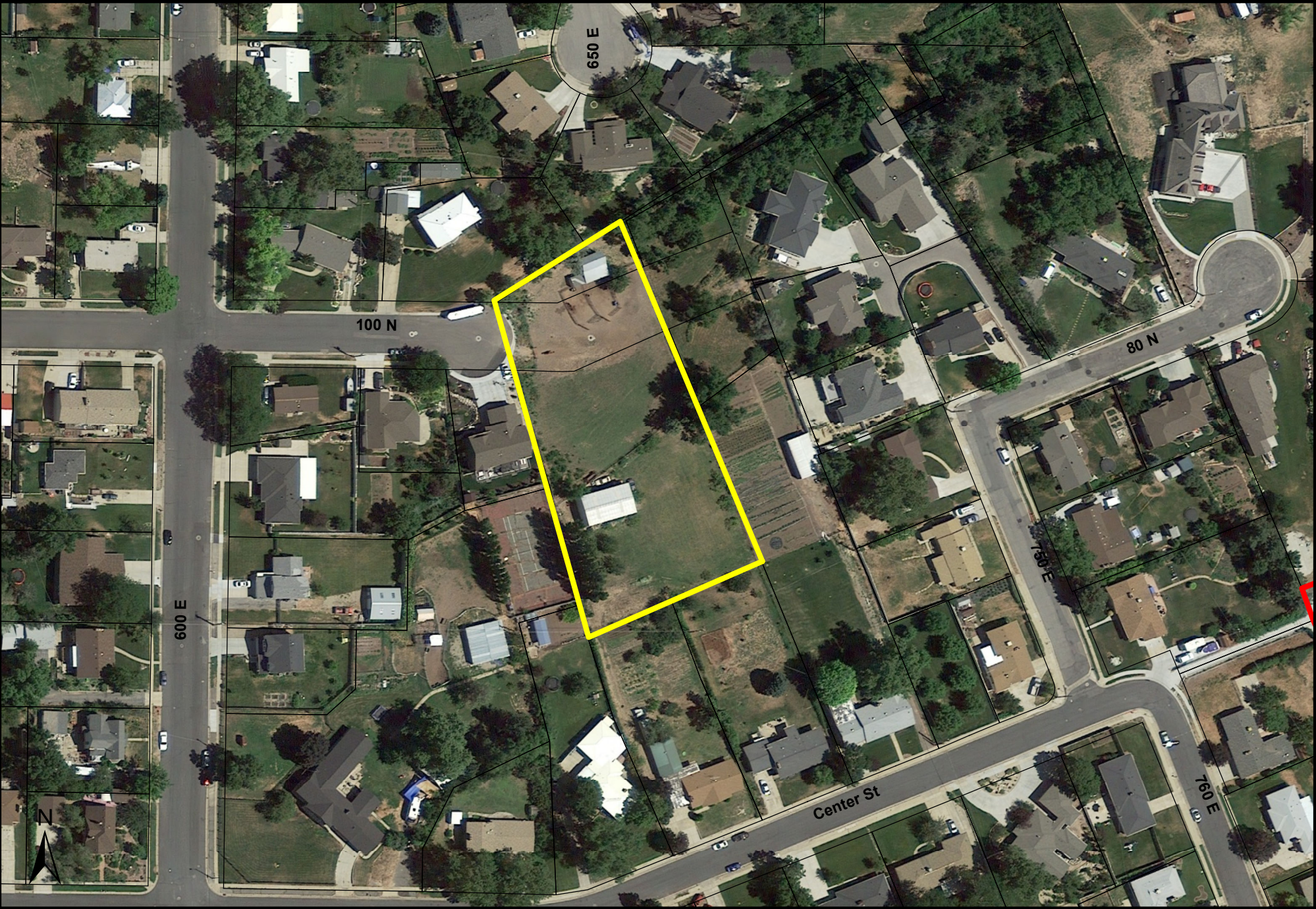
- 1. Notice of the August 8, 2019 meeting was made in accordance with Utah Code section 10-9a-205.
- 2. The Final Plat application submitted by Hotel Barons, LLC for the Whisper Hollow

Subdivision complied with all requirements of the State of Utah (Utah Code section 10-9a-101 *et seq.*) and Kaysville City Code (Title 19 *et seq.*) for the design, planning and approval of a subdivision, as well as the conditions placed upon the final plat during preliminary plat approval.

3. Approval of the Final Plat application is in the best interest of the public welfare and the neighborhood development of the area, which has been supported by evidence from the Developer as requested by Kaysville City and the Planning Commission, as well as provides for the health, safety and welfare of the general public and other purposes identified in Utah Code.
4. The Final Plat application is approved/rejected/modified.

Attachment 1: Area Map
Attachment 2: Preliminary Plat
Attachment 3: Whisper Hollow Subdivision Final Plat
Attachment 4: Subdivision Site Plat (showing landscaping, fencing, and detention).
Attachment 5: Response to 3rd party comments.
Attachment 6: Meeting minutes

Whisper Hollow Subdivision



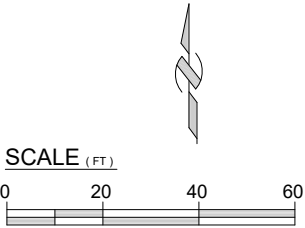


LEGEND:

	PROPERTY LINE OF INTEREST
	EXISTING PROPERTY LINE
	BUILDING SETBACK REQ'T
	PROPOSED EASEMENT

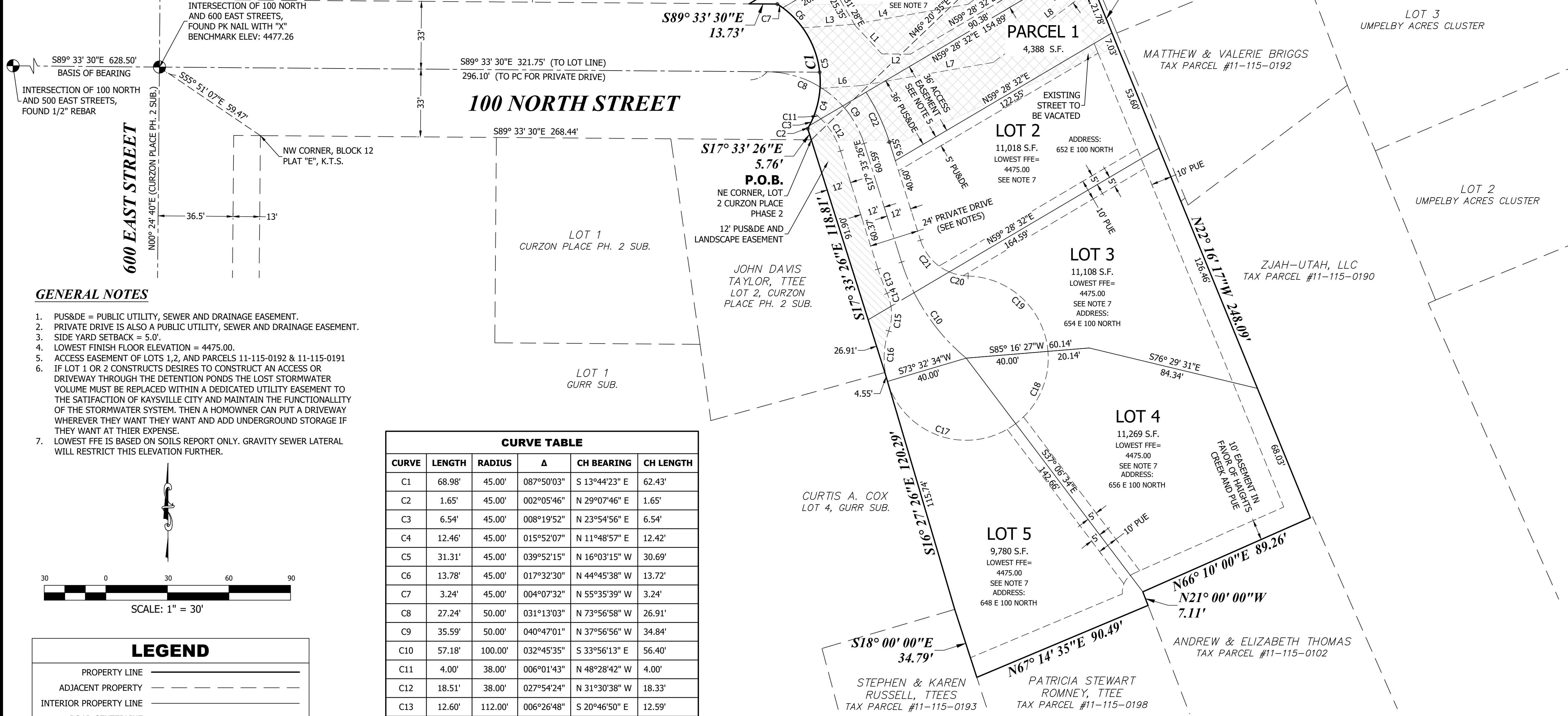
SUBMITTED PRELIMINARY
PLAT w/CUL-DE-SAC OPTION:

- AVG. LOT SIZE: 10,660 sf
- AVG. LOT SIZE NET OF ROAD: 8,910 sf
- AVG. BUILDABLE AREA: 4,571 sf



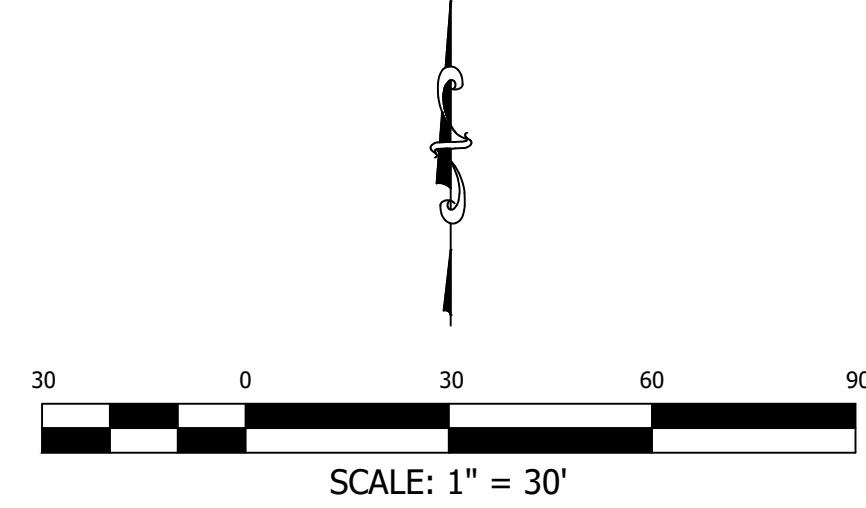
WHISPER HOLLOW SUBDIVISION
PLANNED RESIDENTIAL UNIT SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
JUNE, 2019

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 43°13'47" E	18.92'
L2	N 89°21'47" W	13.89'
L3	N 86°05'18" E	24.92'
L4	N 80°02'34" E	56.68'
L5	N 53°17'09" E	60.12'
L6	N 86°05'18" E	20.05'
L7	N 80°02'34" E	65.40'
L8	N 53°17'09" E	60.92'



GENERAL NOTES

- PUS&DE = PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENT.
- PRIVATE DRIVE IS ALSO A PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENT.
- SIDE YARD SETBACK = 5.0'.
- LOWEST FINISH FLOOR ELEVATION = 4475.00.
- ACCESS EASEMENT OF LOTS 1,2, AND PARCELS 11-115-0192 & 11-115-0191
- IF LOT 1 OR 2 CONSTRUCTS DESIRES TO CONSTRUCT AN ACCESS OR DRIVEWAY THROUGH THE DETENTION PONDS THE LOST STORMWATER VOLUME MUST BE REPLACED WITHIN A DEDICATED UTILITY EASEMENT TO THE SATISFACTION OF KAYSVILLE CITY AND MAINTAIN THE FUNCTIONALLITY OF THE STORMWATER SYSTEM. THEN A HOMOWNER CAN PUT A DRIVEWAY WHEREVER THEY WANT THEY WANT AND ADD UNDERGROUND STORAGE IF THEY WANT AT THIER EXPENSE.
- LOWEST FFE IS BASED ON SOILS REPORT ONLY. GRAVITY SEWER LATERAL WILL RESTRICT THIS ELEVATION FURTHER.



LEGEND

PROPERTY LINE	_____
ADJACENT PROPERTY	_____
INTERIOR PROPERTY LINE	_____
ROAD CENTERLINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
RECORD CALLS ()	
SET 5/8" REBAR WITH H8A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	68.98'	45.00'	087°50'03"	S 13°44'23" E	62.43'
C2	1.65'	45.00'	002°05'46"	N 29°07'46" E	1.65'
C3	6.54'	45.00'	008°19'52"	N 23°54'56" E	6.54'
C4	12.46'	45.00'	015°52'07"	N 11°48'57" E	12.42'
C5	31.31'	45.00'	039°52'15"	N 16°03'15" W	30.69'
C6	13.78'	45.00'	017°32'30"	N 44°45'38" W	13.72'
C7	3.24'	45.00'	004°07'32"	N 55°35'39" W	3.24'
C8	27.24'	50.00'	031°13'03"	N 73°56'58" W	26.91'
C9	35.59'	50.00'	040°47'01"	N 37°56'56" W	34.84'
C10	57.18'	100.00'	032°45'35"	S 33°56'13" E	56.40'
C11	4.00'	38.00'	006°01'43"	N 48°28'42" W	4.00'
C12	18.51'	38.00'	027°54'24"	N 31°30'38" W	18.33'
C13	12.60'	112.00'	006°26'48"	S 20°46'50" E	12.59'
C14	6.66'	25.00'	015°15'08"	N 16°22'39" W	6.64'
C15	12.22'	25.00'	028°00'25"	N 05°15'07" E	12.10'
C16	24.93'	40.00'	035°42'45"	S 01°23'57" W	24.53'
C17	77.25'	40.00'	110°39'08"	S 71°47'00" E	65.79'
C18	40.22'	40.00'	057°36'59"	N 24°04'57" E	38.55'
C19	58.57'	40.00'	083°53'38"	N 46°40'22" W	53.48'
C20	9.48'	25.00'	021°44'05"	S 77°45'09" E	9.43'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C21	21.52'	25.00'	049°19'40"	S 42°13'16" E	20.86'
C22	26.89'	100.00'	015°24'22"	N 25°15'37" W	26.81'

IRRIGATION COMPANY APPROVAL

APPROVED BY HAIGHTS CREEK IRRIGATION, THIS _____ DAY OF _____, 20____.

DISTRICT MANAGER

SEWER DISTRICT APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____, BY THE CENTRAL DAVIS SEWER DISTRICT.

BY:

CITY COUNCIL'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY KAYSVILLE CITY

CITY RECORDER ATTEST: _____
MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE KAYSVILLE CITY ENGINEER, THIS _____ DAY OF _____, 20____.

KAYSVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF KAYSVILLE CITY, THIS _____ DAY OF _____, 20____.

CHAIRMAN

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____, BY THE KAYSVILLE CITY ATTORNEY.

KAYSVILLE CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS WHISPER HOLLOW SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. UT #166385

DATE

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, CURZON PLACE PHASE 2 SUBDIVISION, SAID POINT BEING SOUTH 89°33'30" EAST 268.44 FEET ALONG THE SOUTH LINE OF 100 NORTH STREET FROM THE NORTHWEST CORNER OF BLOCK 12, PLAT "E", KAYSVILLE TOWNSITE SURVEY, SAID POINT ALSO BEING SOUTH 46°20'35" WEST 1118.03 FEET (CALCULATED BEARING AND DISTANCE) FROM THE CENTER QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 17°33'26" EAST 118.81 FEET ALONG THE EAST LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 16°27'26" EAST 120.29 FEET ALONG THE EAST LINE OF THE GURR SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 4, OF SAID GURR SUBDIVISION; THENCE SOUTH 18°00'00" EAST 34.79 FEET TO A POINT ON A FENCE LINE, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AS ENTRY #3028764 IN BOOK 6794 AT PAGE 1445, DAVIS COUNTY RECORDER'S OFFICE; THENCE NORTH 67°14'35" EAST 90.49 FEET ALONG SAID FENCE LINE; THENCE NORTH 21°00'00" WEST 7.11 FEET; THENCE NORTH 66°10'00" EAST 89.26 FEET TO A FENCE LINE; THENCE NORTH 22°16'17" WEST 248.09 FEET ALONG SAID FENCE LINE; THENCE NORTH 22°06'53" WEST 28.82 FEET ALONG SAID FENCE LINE; THENCE NORTH 23°42'57" WEST 23.49 FEET ALONG SAID FENCE LINE; THENCE NORTH 18°05'44" WEST 11.62 FEET ALONG SAID FENCE LINE; THENCE NORTH 22°38'28" WEST 46.22 FEET ALONG A FENCE LINE TO A FENCE CORNER; THENCE SOUTH 59°28'32" WEST 159.96 FEET ALONG A FENCE LINE AND ITS EXTENSION TO THE NORTH LINE OF 100 NORTH STREET; THENCE SOUTH 89°33'30" EAST 13.73 FEET ALONG SAID NORTH LINE TO A POINT ON A NON-TANGENT, 45.0-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 68.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°50'03", CHORD BEARS SOUTH 13°44'23" EAST 62.43 FEET TO THE EXTENSION ON THE EAST LINE OF SAID LOT 2, CURZON PLACE PHASE 2 SUBDIVISION; THENCE SOUTH 17°33'26" EAST 5.76 FEET ALONG SAID EXTENSION TO THE NORTHEAST CORNER OF SAID LOT 2 AND TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 1.310 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS WHISPER HOLLOW SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE OR PRIVATE AS NOTED, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

HOTEL BARONS, LLC.

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, XXXXXXXXXXXXX, MEMBER OF HOTEL BARONS, L.L.C., WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF HOTEL BARONS, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

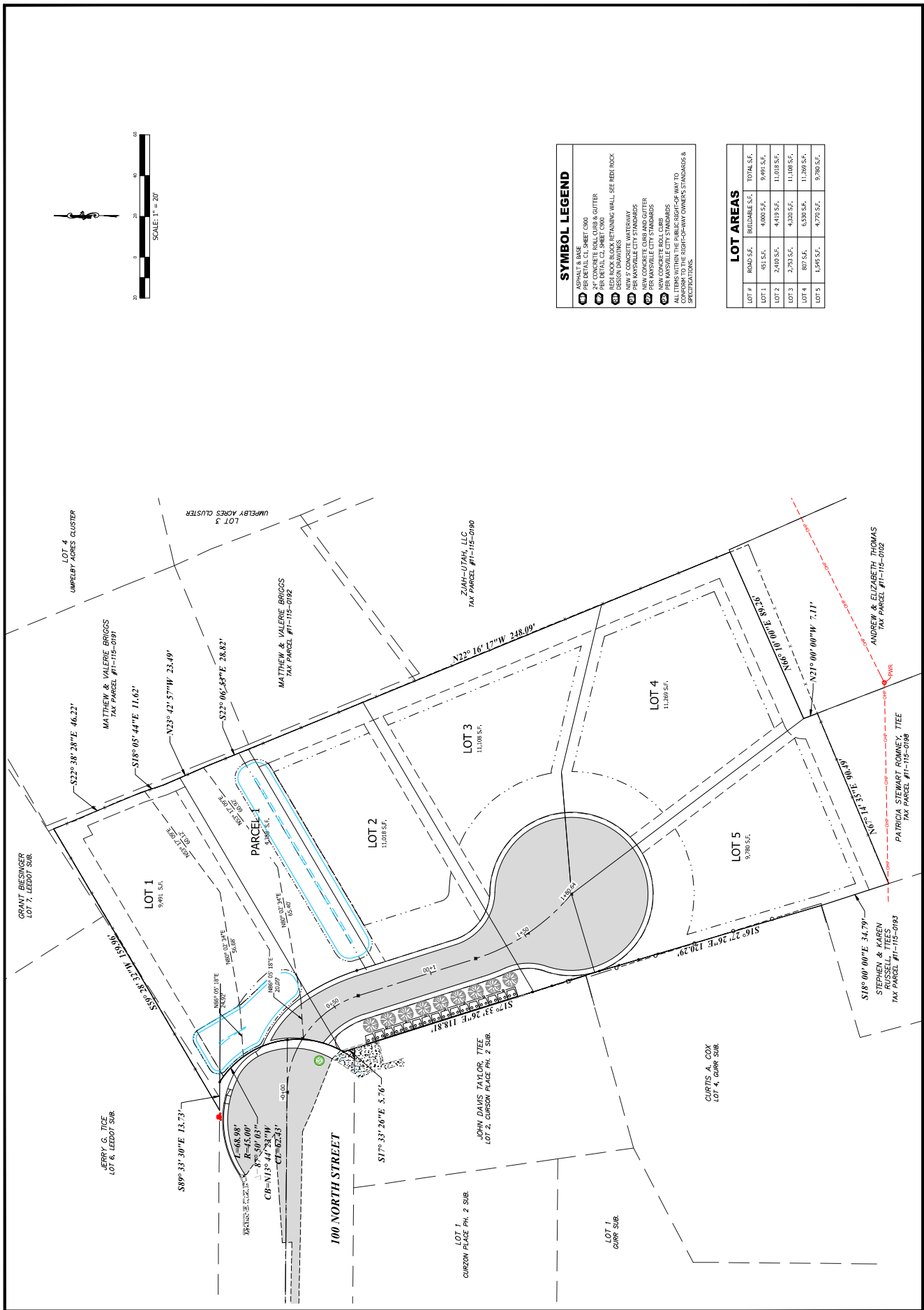
RESIDENCE: _____

MY COMMISSION EXPIRES: _____



181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236

PROJECT #1498001
09/26/2017, JKS
04/24/2019, TJB



HOTEL BARONS, LLC

PO BOX 1692, Bountiful, UT 84011-1692

August 28, 2019

RE: Whisper Hollow Subdivision plan review summary by Cam Preston, P.E., S.E. of Ensign Engineering dated August 21, 2019

To Whom it may concern:

We have received a plan review summary provided by Cam Preston of Ensign Engineering. It is our understanding that Mr. Preston has been hired by neighboring residents to the proposed Whisper Hollow subdivision. We would like to take this opportunity to respond to the comments and provide explanations to alleviate and address any concerns. The numbering and lettering correspond to those provided on the Mr. Preston's original comments. These comments are attached here for reference.

Onsite Subdivision Review:

1. It is not known at this time if, how or when the Briggs property, located to the east of the subject Whisper Hollow will be developed and whether that will be 1 or 2 lots or some other configuration. Kaysville City Fire Chief was contacted on July 17, 2019 to confirm that the proposed layout is acceptable for a fire layout. It was confirmed via telephone that the proposed layout is acceptable in the case that 1 or 2 lots is proposed in the future on the Briggs property. If and when granted, we consider City approval and a permit for construction on the project as sufficient approval.
2. See response 1 above. There is sufficient width to provide access to the Briggs property and allow up to 2 lots if proposed in the future, which would also be the maximum number of lots allowed by the City zoning code for density and lot size. The proposed widths are acceptable from a City planning and fire safety codes.
 - a. Runoff from Hights Creek Reservoir is not intended or designed to enter the Whisper Hollow storm drain detention but to be bypassed to the City storm drain system as it currently functions. An 18 inch pipe will connect the existing stream to the City system. It is true that two 18 inch pipes release water from Hights Creek Reservoir. It is our position that it is Hights Creek Irrigation Company's responsibility to control the reservoir discharge through those pipes in a responsible manner. The City system, which is just downstream of the project, provides a single 18 inch pipe. There would be no purpose to provide a greater capacity than what the city system is capable of conveying. It is also not the subdivisions responsibility to provide flood control, dictate how government or public utility entities provide flood control or remediate offsite issues or problems.
 - b. Per Kaysville City code (17-34-9.1.b) 20 feet is the required paved pathway width for a double flag lot driveway. There is no restriction that an additional home cannot be served by the "flag pole" portion of a flag lot. It is recognized that all lots must meet zoning requirements which the proposed lots adjacent to the proposed "flag pole" do meet zoning requirements and have frontage onto the proposed private drive and public street.
 - c. NA
 - d. City code (19-6-3) requires the 10 year stormwater runoff storm be designed for. The proposed subdivision provides more than the required 10

stormwater runoff for the area within its own boundary but also accommodates runoff if and when the Briggs property is developed and replaces the existing “overflow volume” that was constructed as a temporary “bandaid” when the existing inlet became plugged. City officials have indicated that no engineering calculations were ever performed to determine the need or volume of this overflow facility—it was just constructed. It is our position that this additional volume is not necessary and that the problem lies in maintaining the existing grated inlet and keeping it from becoming covered with debris. In any case, we have proposed to replace the existing volume from this overflow facility at our expense even though it may not be necessary and certainly isn’t required by city code. The proposed subdivision more than meets the required 10 year stormwater runoff City requirement. See 2.a above.

3. The grate referenced is an existing grate currently in place and functioning correctly. It is not within the subdivision boundary and will not be disturbed or changed. It is located east of the subdivision boundary
4. Comments noted. The decision of whether Lot 1 has a basement is up to the future owner of Lot 1 so long as the requirements of the plat and geotechnical investigation are met. We feel sufficient protections have been designed and no additional restrictions are necessary for Lot 1 including finished floor elevations on the plat and basement living spaces addressed in Note 2, Sheet C500 of the subdivision.

Upstream Drainage Basin & Hydrology Analysis:

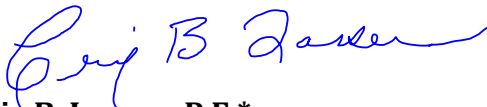
1. See 2.a above. It is not the subdivisions responsibility to provide flood control, dictate how government or public utility entities provide flood control or remediate offsite issues or problems.
2. City code (19-6-3) requires the 10 year stormwater runoff storm set the design parameters for our flood management system. It is not the subdivisions responsibility to provide flood control, dictate how government or public utility entities provide flood control or remediate offsite issues or problems. The proposed subdivision is not re-constructing 100 North Street but rather connecting to the end of it. It is not the subdivisions responsibility to correct offsite drainage or utility problems that are not caused by it. Our hydrology study was prepared by an experienced, competent and licensed engineer in the state of Utah. We recognize different assumptions can be used to provide different results. Based on the upstream runoff calculations of runoff by Mr. Preston of 6.1 cfs and 12.1 cfs for the 10 year and 100 year storm and the allowable release of 0.35 cfs from the proposed subdivision (includes the potential future development of the Briggs property) the proposed 18 inch diameter pipe will still function properly as its capacity is approximately 16 cfs (see Table 1 below). Whether the original hydrology calculations, Mr. Preston’s calculations, or somewhere in between are the most accurate to reality the proposed 18 inch pipe has more than the necessary capacity to convey the flows.

Table 1: 18 inch pipe capacity:

Pipe Capacity with Manning's Equation $Q = \alpha/n * A * (R_h)^{2/3} * S^{1/2}$		
Q (cfs)=	16.142	cfs
S (%)=	1.74	%
Diameter (inches)=	18	inches
α =	1.486	
n=	0.012	ADS
depth (in), Y=	17	inches
R_h (ft)=	0.432	Hydraulic Radius
A (ft ²)=	1.729	Area of flow
P_w (ft)=	3.999	Wetted Perimeter
β (radians)=	2.666	Beta
Θ (radians)=	2.666	Theta
V (ft/s)=	9.339	ft/s

Thank you for your concern and attention to these details. We believe we have adequately addressed the concerns in technically responsible manner.

Sincerely,



Craig B. Larsen, P.E.*
HOTEL BARONS, LLC

***AK, AZ, CO, GA, ID, IN, IA, KS, MI, MN, MS, MO, MT, NE, NV, NM, ND, OH, OR, PA, SD, TN, TX, UT, WA, WY, WI**

Attachments: Whisper Hollow Subdivision Plan Review Summary by Cam Preston dated August 21, 2019.

August 21, 2019

**RE: Whisper Hollow Subdivision Plan Review Summary
650 East 100 North
Kaysville, UT 94037**

Civil Engineering
Land Surveying
Structural Design
Water Design
Aerial Technologies

To Whom it may concern,

We have reviewed the design plans prepared by Entellus and the comment response letter from Craig B. Larson, PE received 7/2/2019 for the above referenced project. Below are a few areas of concerns with the overall development and the offsite/upstream drainage basin passing through the site. The comments below are in response to the letter and revised drawings.

Onsite Subdivision Review:

1. It is my understanding that the Parcel 1 was to provide the access and utilities needed for the Briggs to develop in the future since the original public right-of-way was vacated. The private roadway has only shown a road width of 22'. Please provide written approval from Kaysville City Fire Marshall that the 22' access will be acceptable for the potential for 2-lots that will be more than 150' from the private roadway.
2. The detention pond in Parcel 1 will create an issue for the Briggs property as they will need to relocate the detention pond in the future if they need the 26' width. Below are additional comments to the written response received.
 - a. In my discussions with Dan Robinsion of Hights Creek Irrigation company, in the event of a large storm event, the two (2) 18" outlet pipes will not be at a controlled release. If this is not the case, then please provide a letter from Hights Creek Irrigation Company stating that a controlled release will be maintained. If the release is not controlled, the single 18" pipe will not be sufficient to pass the storm water and the existing detention pond that exists will no longer provide the additional detention needed due to the low point at the east end of the 100 North cul-de-sac.
 - b. The 20' flag lot quoted is for a single lot and with the previous public right-of-way, the Briggs would have the potential to have more than 1 lot. The 36' Parcel 1 was to provide the required access. The second issue is that this 22' access has the potential for both proposed lots 1 & 2 to access, so it is not intended for only a single access.
 - c. NA
 - d. Due to the existing road slope of 100 North draining back to the east at the existing cul-de-sac, there is not a flow path for the 100-Year storm event. The original drainage report prepared by Geostrata quoted the need for a 100-Year storm event request by the City Engineer. It is my opinion that due to the multiple sources of water draining to the project, and the fact that the 100 North

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CEDAR CITY
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Cedar City, UT 84721
P 435.865.1453

TOOELE
169 N. Main Street, Unit 1
Tooele, UT 84074
P 435.843.3590

RICHFIELD
225 North 100 East
Richfield, UT 84701
P 435.896.2983

roadway does not have a safe flow path away from the adjacent neighbors, the 100-year storm event will either need to be detained or shown how it will safely pass to the west past the high point in the road.

3. Please provide a detail and inlet calculations for the proposed grate that will eliminate the need for maintenance as stated. Please provide a letter from Kaysville City Public Works that the grate is sufficient and that the limited access to the northeast corner is acceptable.
4. During any moderate size storm, Lot 1 will be surrounded by storm water. The minimum finished floor elevation of 4475.00 as labeled on the subdivision plat is 3' lower than the detention pond highwater elevation and lower than the 10' stream easement along the north side of Lot 1. It is my opinion that Lot 1 should not be allowed to have a basement due to all the storm water surrounding the lot. Due to the need of window wells for access out of the basement typically on all sides of the home, the window well presents a high risk of any of the stormwater on all sides entering the home and flooding the basement. Overall Lot 1 is at significant risk of flooding due to the storm water facilities on all sides. **A note of these risks should be added to the final plat for the development and be disclosed to any potential buyers.**

Upstream Drainage Basin & Hydrology Analysis:

1. See comment 2a above. **It is very likely that a large storm event will occur when the reservoir is full for irrigation purposes and will require the full release through the two (2) 18" pipes.**



Hights Creek Reservoir – May 17, 2019

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2. Please provide calculations showing the proposed 18" pipe (estimated capacity of 16 cfs) has the capacity to pass the 10-Yr peak flow from the 20-acre basin combined with the release from Hights Creek. The 100-yr flow from the 20-acre basin should be shown how it will safely pass through Lot 1 to the existing 100 North right-of-way past the high point in the road to protect the adjacent owners.

If you have any questions about our findings, please feel free to contact me.

Sincerely,



Cam Preston, P.E., S.E.
Associate & Office Manager

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Meeting Minutes

KAYSVILLE CITY COUNCIL

Meeting Minutes

June 15, 2017

Meeting minutes of a regular City Council meeting on June 15, 2017, at 6:30 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Hiatt, Council Member Snell, Council Member Page, Council Member Lee and Council Member Garn, Council Member Adams.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Chief Sol Oberg, Brady Nowers, Brad Nye, Shane Larkin, Mike Smith, Gerald McKenzie, Melissa McIntyre, Nancy M Villamizar, Jacob Villamizar, Amy Taylor, John Russon, Shelly Russon, Hal Anderson, James Stewart Lowell Johnson, Vern Hadley, Sharon Hadley, Trent Walker, Nate Brower, Aaron Lock, Jason Jones, Lary Hardy, Randi Von Bose, Layne Hadley, Mari Hadley, Daniel Hash, Lisa Rice, Wendy Wood, Lisa Rodgers, Jacine Rodgers, Darrell Mckinnon, Damon Boward, Katie Witt Dean Wall, Ian Jensen, John Jensen, Angie Martinez, Kelly Martinez, Keith Arbor, Jill Puffer, Vinnie Figlioli, Jay Bell, Aaron Shupe, Kasey Adams, Cameron Mkinnon, Trent Bristol, Brtt Larkin, Jeff Parrish, Bryan Emery, Wade Watkins, Mary Bott, Alan Bott, Rustin Jessen, Christian Volmar, Lorene Kamalu, Mike Burch, Joy Burch, John Swan Adams, and Spencer Prince.

PRELIMINARY PLAT FOR THE WHISPERWOOD SUBDIVISION

Andy Thompson, City Engineer, explained that this subdivision is located at the east end of 100 North Street and is proposed as a Private Lane subdivision. The proposed development includes 5 new lots ranging in size from 9,750 sq. ft. to 12,230 sq. ft.

He noted that at the last Council meeting, the City Council reviewed this project and tabled the item. The Council expressed concern with the completion of the cul-de-sac. There were also concerns expressed about the drainage of the property and access to property to the east. He noted that a modified preliminary plat has been submitted showing a forty foot radius cul-desac at the end of the private road. This is the standard radius for a cul-de-sac without sidewalk. The plat also provides a 30 ft. access for the property to the east along the north edge of the property.

Andy Thompson stated that final plat approval would be dependent on the following issues being fully resolved to the City's satisfaction: access to the property to the east, storm water issues on the property, buffering of the new private lane, assuring snow removal of the private lane would not impact adjacent properties, and providing a geotechnical report as needed.

Spencer Prince stated that he made notes of concerns and comments to respond to design and planning questions that were discussed at the last Council meeting. He noted that they design to the City's standards and regulations. He addressed four major issues; 1) adding a cul-de-sac for additional turn around for traffic, 2) water runoff issues, 3) west property owner desires privacy and sound mitigation, 4) and the east property owner concerned about access to the property.

1) He explained that in regard to the cul-de-sac, his company looked into several different designs and weighed pros and cons, he noted that they feel the design presented is the best design with the best utilization of the land and best presentation for the lots. 2) In regard to the concern of water runoff, he noted that they are going to enclose the balance of the stream on the property and that will mitigate the debris from falling into the stream. He noted that they have contracted with engineering companies to perform hydrology studies, geotechnical studies for the water table on each of the lots, an Alta survey and topographical report. He noted that they have contracted with a civil engineering firm for infrastructure and water engineering. He explained they are trying to mitigate water issues in advance. In regard to the private drive and circle, he noted that this design creates an engineered water way and collection for the entire property both above and below ground. 3) In regard to privacy and sound mitigation for the property owner on the west, he suggested that they design and engineer a retaining wall that will begin at the north east entrance to the backyard and would be carried to the beginning of the additional parking pad in that area, they will also install 6 ft. fencing on top of the retaining wall if the resident desires. If not desired they can make an alternate suggestion. 4) Regarding access to the property, his company would stub in utilities for future flag lot development. He explained that they can make sure that access to the property is not impeded.

Spencer Prince explained that they will follow the directive of the engineering companies once the studies have been completed they will know more.

Mayor Hiatt opened, Call to the Public.

Amy Taylor, adjacent property owner to the west, noted that she was surprised coming in today to find that there were more options to be discussed in regard to the cul-de-sac design. She noted that she would like an explanation and more information in regard to the cul-de-sac and future plan.

Amy Taylor explained she has a statement from her neighbor, Sue Tice stating essentially the same concerns. She noted that after further research and talking to the Fire Marshall the City's preference is 100 ft. within a cul-de-sac. She noted that there was some concern that a fire truck can make a turnaround if needed.

Council Member Garn noted that he knew there was going to be a cul-de-sac design but thought the developer was going to come back with different proposals to be considered. He is concerned about water mitigation and design.

Council Member Adams explained that he had introduced several ideas about the cul-de-sac and basin. He noted that the City does own the right of way and that the City needs to make sure that residents are not cut off from access to their property.

Mr. Briggs stated that there are going to be water issues and that water problems cannot be fixed if homes are being built in that area. He stated that there is nothing the City can do to prevent flooding and he is worried that the grate may fill up and flood the area. He explained that they may need to make this a legal issue to prevent having an easement on his property. He feels his rights are being violated. He explained he has a deep rooted family history within Kaysville. He noted that he is against the development of this property.

Council Member Garn asked if this development meets the need of all. He noted that would like to see it developed to City standards.

Council Member Adams noted Mr. Briggs should have full access to utilities.

Council Member Page made a motion to approve the Preliminary Plat for the Whisperwood Subdivision as presented with the private lane on the west side, second by Council Member Garn.

Council Member Adams made a substitute motion to table this item and review the matter further. The motion failed for lack of a second.

Sue Tice, resident, asked why the Council isn't upholding previous motions that they had made. She explained that she understood that the City Council wanted a revised plat that would address the issues and to give direction to the developer to come back with a plat that includes a City street with a cul-de-sac, she noted that the City Engineer explained this matter would go back to the Planning Commission for review. She stated that the Plat presented tonight is not significantly different and cited Municipal Code regarding 'welfare for all concerned' and Title 19 PRUD development.

Council Member Snell noted that there were four primary concerns that need to be met and feels they have been addressed. He suggested they now need to find out if the resolution to the concerns are feasible through engineering studies.

The vote on the original motion was as follows: Council Member Snell, Yea Council Member Page, Yea Council Member Adams, Nay Council Member Garn, Yea Council Member Lee, Yea

The motion passed four to one.

KAYSVILLE CITY COUNCIL

Meeting Minutes

Meeting minutes of a regular City Council meeting on December 21, 2017 at 5:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Hiatt, Council Member Snell, Council Member Page, Council Member Lee, Council Member Garn, and Council Member Adams.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Mayor Elect Katie Witt, Anna Thompson, City Attorney Nic Mills, Doug Farr, Robin Tolman, Perry Oaks, Greg Hill, Jared Shupe, Dean Wall, Julie Wall, Mike Flood, and Michelle Barber

FINAL PLAT AND PRUD OVERLAY ZONE FOR THE WHISPER HOLLOW SUBDIVISION. (PREVIOUSLY REVIEWED AT WHISPERWOOD SUBDIVISION) at 650 E 100 N – SPENCER PRINCE

Andy Thompson, City Engineer, explained that the requested subdivision is located at the east end of 100 North Street and is proposed as a Private Lane subdivision. The proposed development includes 5 new lots ranging in size from 9,491 sq. ft. to 11,260 sq. ft. This project received preliminary plat approval last summer with several conditions (see attached minutes). The proposed final plat is similar to the approved preliminary plat with the exception that the access to the property to the east has been moved one lot to the south. This change is proposed to better accommodate the utilities and the access to the adjacent property.

Council Member Lee made a motion to approve the Final Plat and PRUD Overlay Zone, second by Council Member Snell.

The vote on the motion was as follows: Council Member Snell, Yea Council Member Page, Yea Council Member Adams, Yea Council Member Garn, Yea Council Member Lee, Yea

The motion passed unanimously.

Planning Commission Staff Report



Request for a Variance from side yard setback requirement (17-12-6). September 12, 2019

Applicant/Owner: Bryce & Melissa Huff
Location: 780 East 1475 South
Zone: R-1-10 (Single Family Residential)

Description:

The applicant has provided a letter included with this report stating their reasons for seeking a variance. The applicable zoning on the subject property requires that the lot have a 30 ft. front yard setback. As a corner lot the other side yard abutting a street must be at least 20 ft. per 17-12-6 (6).

The required front yard abuts 1475 South Street, the applicant desires to do an addition to the home which as planned would require the variance to build closer than 20 ft. to the property line along Hights Creek Drive.

Applicable ordinances:

17-12-6 Area, Lot Width, and Yard Requirements

3. The front yard for any building shall be at least that indicated below for the sub-zone district in which the lot is situated:

R-1-10: 30 feet

6. On corner lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings.

17-2-2 Definitions

Yard, Front - An open space extending the full width of the lot measured between the front lot line and the closest main building, which open space is unoccupied and unobstructed from the ground upward except as specified elsewhere in this title.

Yard, Side - An open space extending from the front yard to the rear yard between a building and the nearest side lot line, unoccupied and unobstructed from the ground upward except as specified elsewhere in this title. A side yard on the street side of a corner lot shall be known as an "exterior side yard."

Consistent with Utah Code 10-9a-702, approval of a variance is subject to Chapter 17-4-6 Variances.

17-4-6 Variances.

(1) Any person or entity desiring a waiver or modification of the requirements of this Title as applied to a parcel of property that he or she owns, leases, or in which he or she holds some other beneficial interest, may apply to the Planning Commission for a variance from the terms of this Title.

(2) (a) The Planning Commission may grant a variance only if:

(i) Literal enforcement of this Title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this Title;

(ii) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;

(iii) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

(iv) The variance will not substantially affect the general plan and will not be contrary to the public interest; and

(v) The spirit of this Title is observed and substantial justice done.

(b) (i) In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection 2(a), the Planning Commission may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought; and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

(ii) In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection (2)(a), the Planning Commission may not find an unreasonable hardship if the hardship is self-imposed or economic.

(c) In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the Planning Commission may find that special circumstances exist only if the special circumstances:

(i) Relate to the hardship complained of; and

(ii) Deprive the property of privileges granted to other properties in the same district.

(3) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.

(4) Variances run with the land.

(5) The Planning Commission and any other body may not grant a use variance.

(6) In granting a variance, the Planning Commission may impose additional requirements on the applicant that will:

a. Mitigate any harmful effects of the variance; or

b. Serve the purpose of the standard or requirement that is waived or modified.

Motion:

Upon review of this report and hearing from the applicant the Planning Commission needs to determine if a variance is appropriate based on the criteria of Chapter 17-4-6.

If the Planning Commission determines that a variance is in fact appropriate, staff recommends that the allowances of that variance be very specific.

Attachment 1: Area Map

Attachment 2: Variance Request Letter and Details

Request for minor variance to
setback requirement on:

780 East 1475 South

(Hess Farm Area on Southern border of the city)

Request made by property
owners/residents:

Bryce & Melissa Huff

8/29/2019

Parcel ID:	080960109
Property Type:	Residential
Property Address:	780 East 1475 South
Sub-Zone District:	R-1-10
Built As Desc.:	Ranch 1 Story
Stories:	1.00
Above Ground Square Feet:	1,259
Basement Total Square Feet:	1,249
Basement Percent Complete:	90%
Garage Square Feet:	604
Exterior:	Frame Masonry Veneer
Roof Cover:	Composition Shingle
Year Built:	1981
Lot Size:	0.73 Acres (Previously 2 parcels merged into 1)
Legal Description:	ALL OF LOT 1, HESS FARM ESTATES NO 1. ALSO: TWO PARCELS OF LAND LOC IN THE N 1/2 OF SEC 11-T3N-R1W, SLB&M: BEG AT A PT 545.72 FT N & 28.33 FT S 47^00' W FR THE CENTER OF SD SEC 11, RUN S 35^30' E 156.76 FT; TH S 58^37'10" W 50.85 FT; TH N 34^22'10" W 146.84 FT TO THE E'LY LINE OF LOT 1, OF HESS FARMS ESTATES NO 1; TH N 47^00' E 48.23 FT ALG SD E'LY LINE TO THE POB. BEG AT A PT N 545.72 FT FR THE CENTER OF SEC 11-T3N-R1W, SLB&M; RUN TH N 47^00' E 35 FT TO THE W'LY LINE OF A STR; TH S 21^32'25" E 143.22 FT; TH S 38^43'02" E 108.97 FT; TH S 48^34'30" E 69.17 FT TO THE N'LY LINE OF A STR; TH S 54^30' W 50 FT; TH N 35^30' W 306.9 FT TO THE S'LY LINE OF LOT 1, OF HESS FARM ESTATES NO 1; TH N 47^00' E 28.33 FT ALG SD LINE TO THE POB. CONT 0.73 ACRES

Please accept our request for a minor variance to the setback requirement on our property. We are proposing to build a 645 square foot (1st floor) addition onto the western side of our home with a matching addition in basement square footage.

As the property sits on a corner, it has two significant required setback requirements being in the R-1-10 district. It has a 30 ft setback on the front and a 20 ft setback to the side street. Using the proposed design, an angled portion of one corner of the addition would extend into the setback requirement by 3 ft. The draft design attached provides additional clarity to the design of the proposal.

We request the variance based on an appeal to the Purpose of the City Code (17-1-2) and to certain unique circumstances of our lot design that merits an approval for this variance request.

This addition is designed to assist our family in achieving many of the goals of the Purpose of the code. While supporting many of the character-based goals like promoting comfort, convenience, aesthetics, peace, and good order; it will also promote prosperity, and protect the tax base (increased property value).

17-1-2Purpose

This Title and the regulations and restrictions contained herein are adopted and enacted to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality and its present and future inhabitants and businesses, to protect the tax base, secure economy in governmental expenditures, foster agricultural and other industries, protect both urban and nonurban development, and to protect property values.

17-1-3Intent

It is hereby declared to be the intent of the City Council of Kaysville City that this Title and the regulations set forth herein shall be so construed as to further the purpose of this Title and promote the objectives and characteristics of the respective zoning districts.

In Section 8-5-15 of the Title the procedure for a variance is laid out. In an effort to give an explanation how this request merits a variance we will respond to each item.

1. The Planning Commission may grant a variance only if:
 1. Literal enforcement of this Title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this Title;

In 17-1-2 the purpose of the Title lays out multiple value based objectives including: providing for the welfare, improving the morals, improving the peace and good order, comfort, convenience and aesthetics of its present and future inhabitants. These attributes are not defined by square footage or dollars. These are values and characteristics that are built by its residents having a sense of community not only to their city but also to their neighborhood and more importantly their home. In our home we have mutual goals as the Title. This addition will help us achieve those goals by improving the space where we can spend time with our children and neighbors.

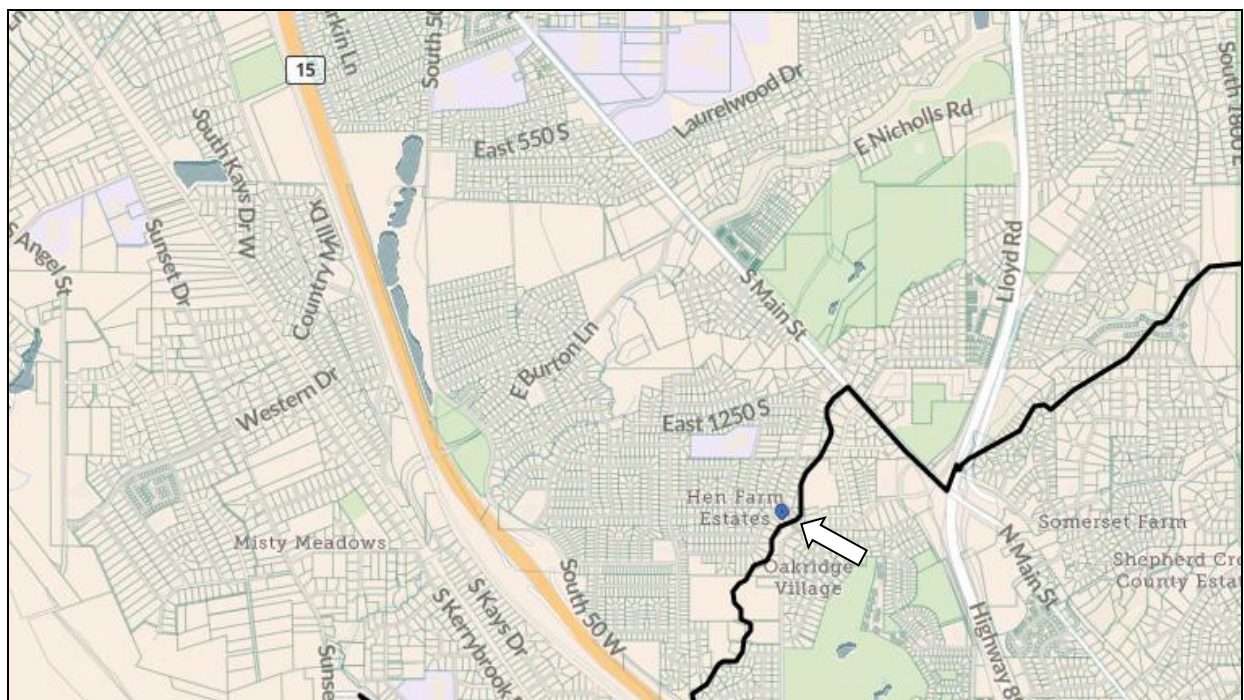
Granting the variance does not harm, take away or diminish the ability of the city, its residents or its future residents' ability to achieve the purposes of the Title.

While NOT granting the variance creates an unreasonable hardship based on not allowing us to seek for improvements to our “welfare, peace and good order, comfort, convenience, and aesthetics” that the Title’s very purpose is designed to provide and promote. In addition, NOT granting the variance does not promote the prosperity or improve the property values of my home which the Title is designed to do as well. A renovated and larger kitchen, a new pantry, a new laundry room and additional bathroom will add value to the home and keep investment within the city.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone;

The setback was designed for a 90 degree corner parcel. Our property sits on a corner property that has a unique and different shape than is commonly found with corner properties. The street that we are requesting the variance on cuts back into the property. It is not a 90 degree corner lot. If the corner was a standard 90 degree lot, then no variance would be needed.

After reviewing the Kaysville parcels within a reasonable distance from the home, there are very few homes with similar circumstances of the corner cutting back into the property. The overwhelming majority of homes on corners have a 90 degree or greater abutting roadside that defines the setback requirement. The below map is the reference of parcel shapes within reasonable proximity to our property that were examined.





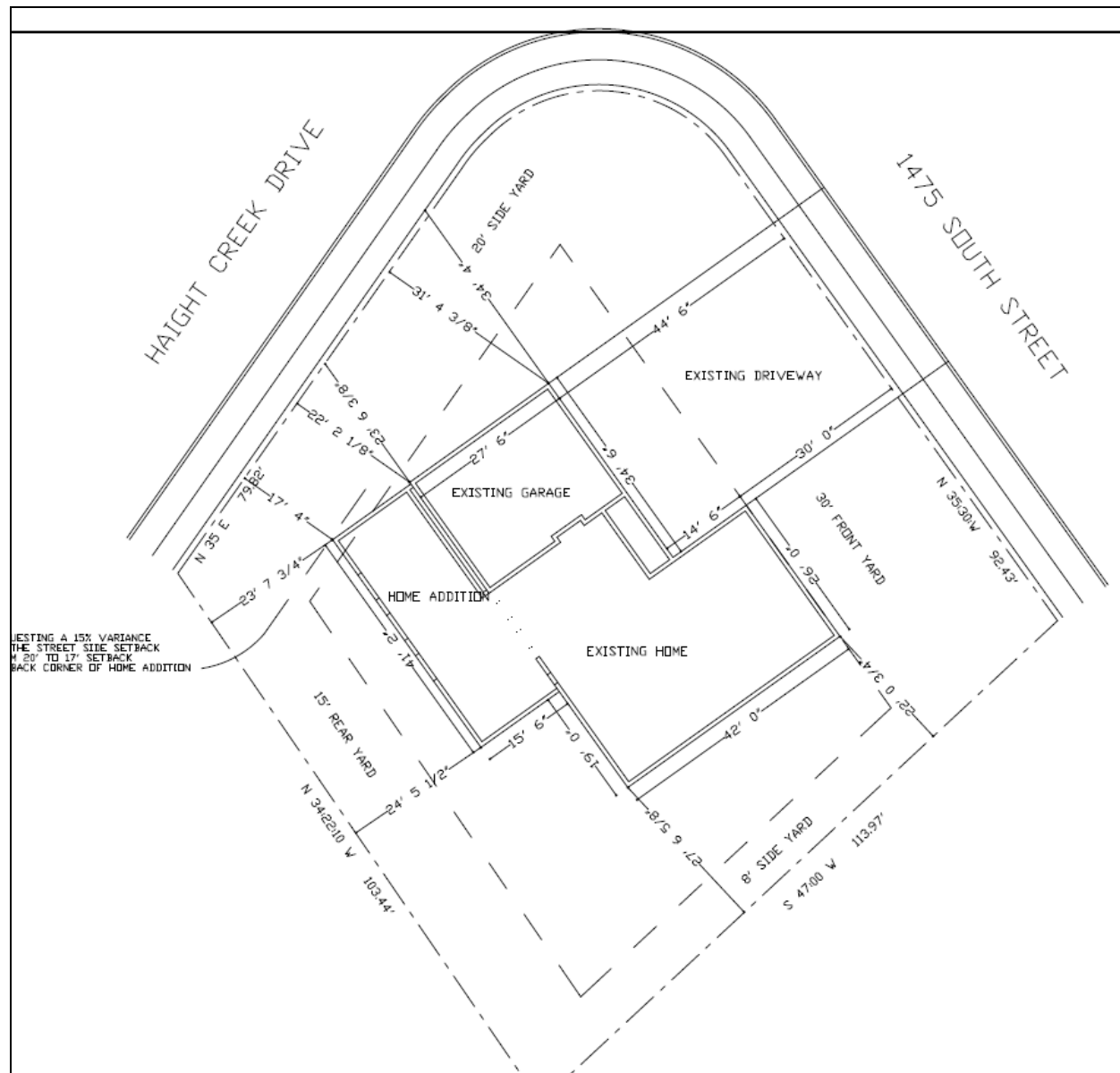
5. The spirit of this Title is observed and substantial justice done.

I would appeal again to the purposes of the Title laid out in 17-1-2. Does approval of the variance request “provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality and its present and future inhabitants and businesses, to protect the tax base, secure economy in governmental expenditures, foster agricultural and other industries, protect both urban and nonurban development, and to protect property values”?

In many ways the approval of the variance helps accomplish the purpose of the Title for myself and my family as residents of the city. Denying the variance hinders or impedes the great majority of the Titles purposes.

2. In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection 2(a), the Planning Commission may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought; and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

As we explained in the above item, this subject property has several unique circumstances. These include the unique shape of the corner lot cutting back into the parcel while the variance is primarily designed under the assumption of a 90 degree corner.



3. In determining whether or not enforcement of this Title would cause unreasonable hardship under Subsection (2)(a), the Planning Commission may not find an unreasonable hardship if the hardship is self-imposed or economic.

Not granting the variance request would bring to question if the Purpose of the Title is being met. The hardship of not being granted the ability to pursue the similar welfare, comforts, good order peace, conveniences, and improved property values of the other property owners in the neighborhood and city.

Summary

We have loved living in Kaysville. Our first home was in Kaysville behind the DATC in a small bungalow built in 1953. After moving out of state for graduate school we knew we wanted to live again in Kaysville. When we purchased our home in 2012 we knew it was a special home for our sons to explore and experience “the gulley” with its snakes, frogs, deer and other animals. When we purchased the home we knew the time would come when the dropped kitchen ceiling from the 80’s would need to be renovated or expanded. As our family has grown so has the desire to pursue the comforts and conveniences similar to what our neighbors have completed with additions to their homes.

Please review the following draft drawings for the proposed addition that we would like to make to our home. The variance request is very minor at only a 3 ft slice on the corner. We have the support of the surrounding neighbors. With the approval of this variance and the completion of the addition we are committed to making this home in Kaysville our resting grounds to raise our children as responsible citizens of the community.

Thank you for your service on the planning commission and we are happy to answer any questions you may have.

Bryce & Melissa Huff

brycedeloshuff@gmail.com

801-694-1202 Bryce Cell

801-209-8869 Melissa Cell

Relevant City Code

17-12-6Area, Lot Width, And Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses.

1. The lot area shall not be less than that indicated below for the sub-zone district in which the lot is situated:

R-1-20	20,000 square feet
R-1-14	14,000 square feet
R-1-LD	12,000 square feet
R-1-10	10,000 square feet (Subject property in compliance at 31,798 or .73 acres)
R-1-8	8,000 square feet

2. The minimum width of any lot for a main building, measured at a distance thirty feet (30') back from the front lot line, shall be that indicated below for the sub-zone district in which the lot is situated:

R-1-20	90 feet
R-1-14	90 feet
R-1-LD	90 feet
R-1-10	80 feet (Subject property in compliance at 92.43)
R-1-8	60 feet

3. The front yard for any building shall be at least that indicated below for the sub-zone district in which the lot is situated:

R-1-20	30 feet
R-1-14	30 feet
R-1-LD	30 feet
R-1-10	30 feet (Subject property in compliance at 30 ft)
R-1-8	25 feet

4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16'). (Subject Property in compliance at 24.5 ft after the addition)
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40'). (N/A)
6. On corner lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings. (Proposed 3 ft variance request for home addition)
7. The minimum rear yard for any main building shall be fifteen feet (15'). (Subject Property is in compliance at over 300 ft)
8. In the R-1-LD sub-zone district, the total number of residential units within the subdivision shall not exceed two (2) per acre within the subdivision. The number of units allowed is determined by multiplying the area in acres of all the land within the subdivision by two (2). The resulting whole number is the number of units allowed. (N/A)

Subject Property Photos









McFarlane Residence

733 South Mountain Road
Fruit Heights, Utah

Area: 43,557 Sq. Ft.
.99 Acres

Scale: 1" = 10'

———— Property Line
———— Building Setbacks

Zone R-1-10
Front Setback: 30'
Street Side Setback: 20'
Side Setback: 8'
Rear Setback: 15'

REQUESTING A 15% VARIANCE
ON THE STREET SIDE SETBACK
FROM 20' TO 17' SETBACK
ON BACK CORNER OF HOME ADDITION

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope.)

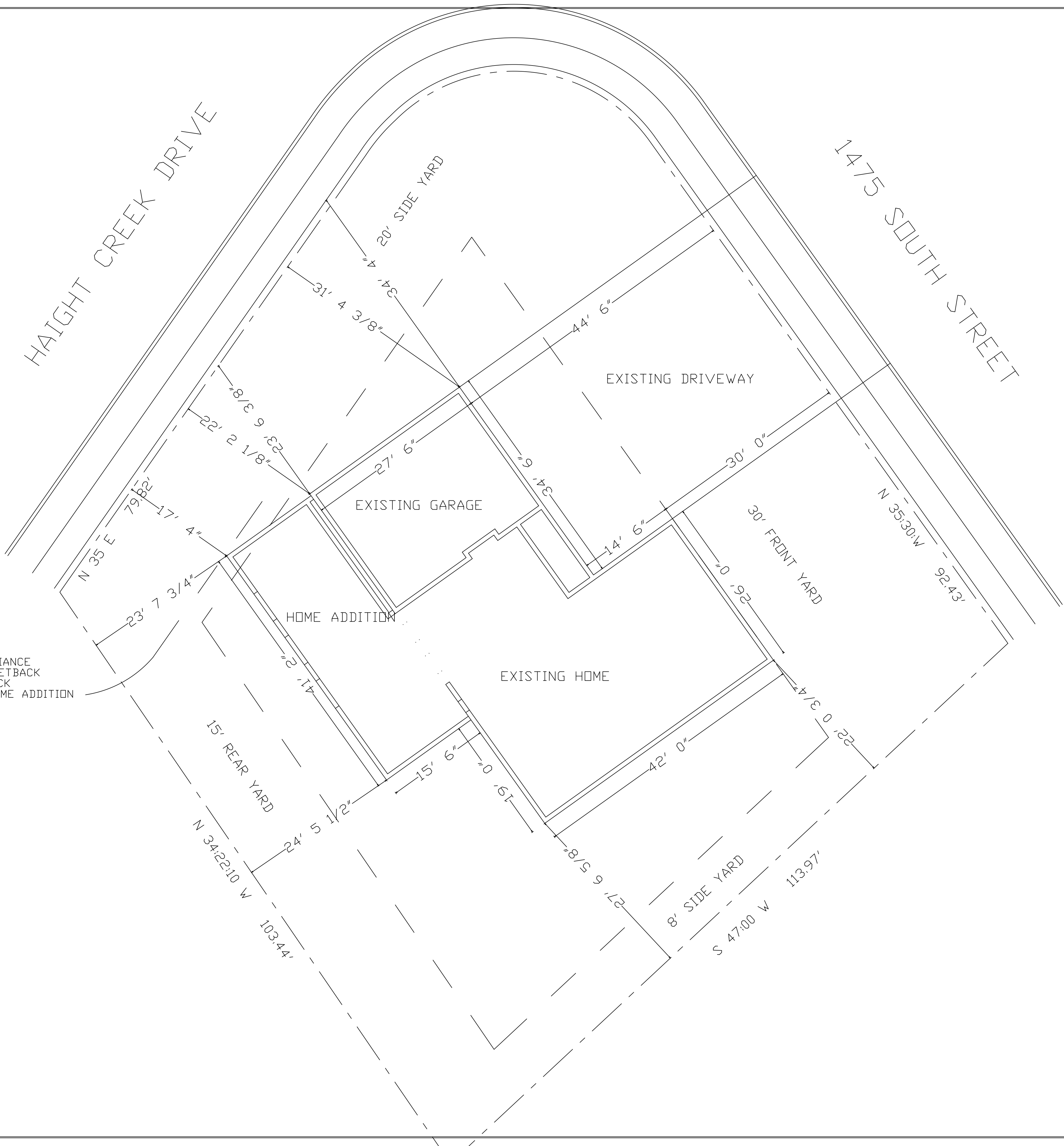
Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a maximum slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.



Homeowner:
Bryce Huff
801 694-1202
801 209-8869

General Contractor:

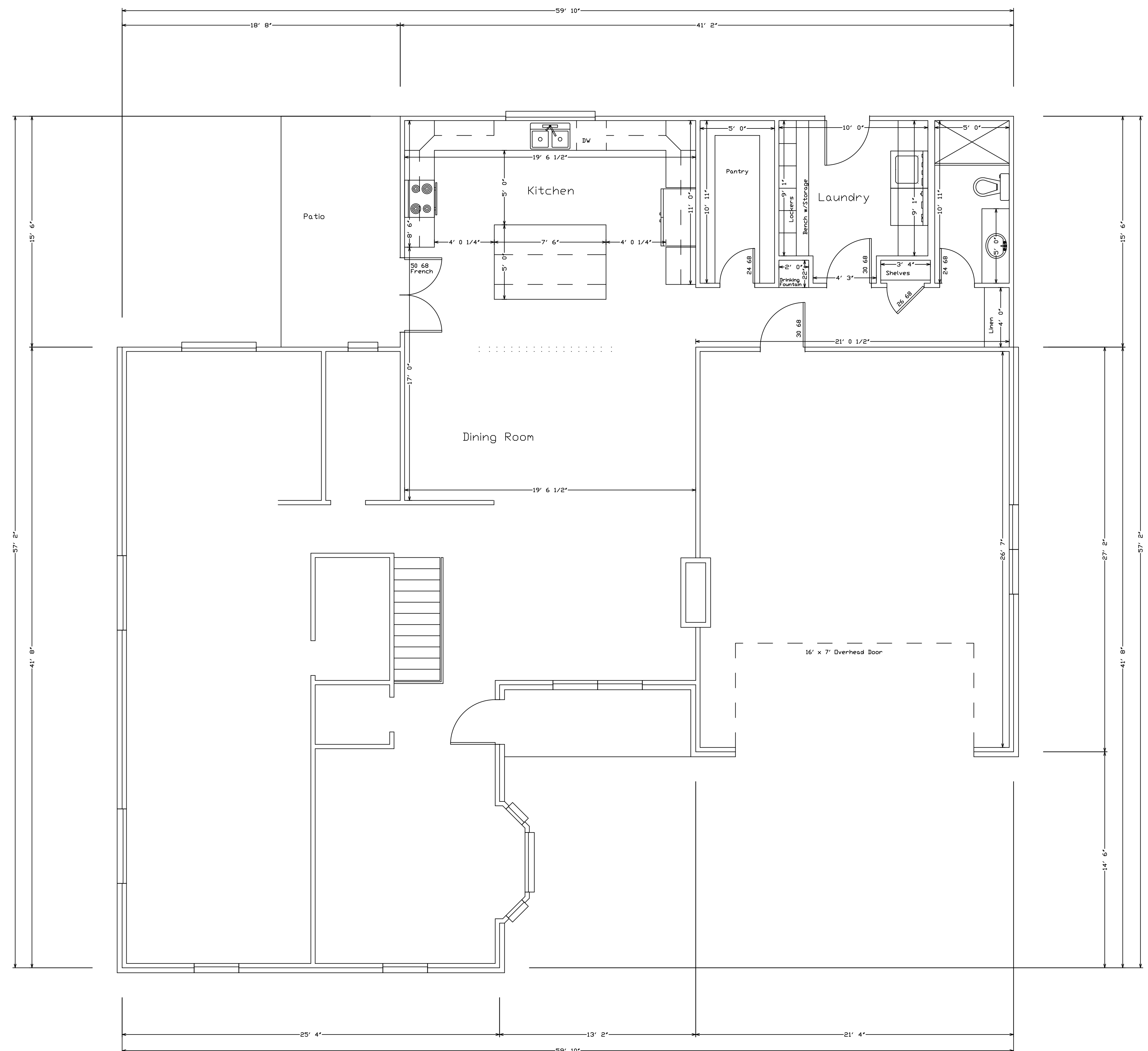
HUFF RESIDENCE
ADDITION PLAN
780 East 1475 South
Kaysville, Utah

SHEET NO:
G101

DESCRIPTION:
TITLE PAGE

Scale: 1/4" = 1 Foot

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L.L.C.
Custom Home
Solutions
CreativeLinePlans.com
©Ashlie Huff
801 628-7041



Main Floor Addition Plan

Main Floor Addition: 638 Sq. Ft.

Homeowner:
Bryce Huff
801 694-1202
801 209-8869

General Contractor:

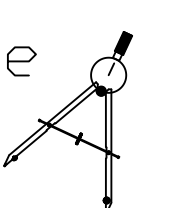
HUFF RESIDENCE
ADDITION PLAN
780 East 1475 South
Kaysville, Utah

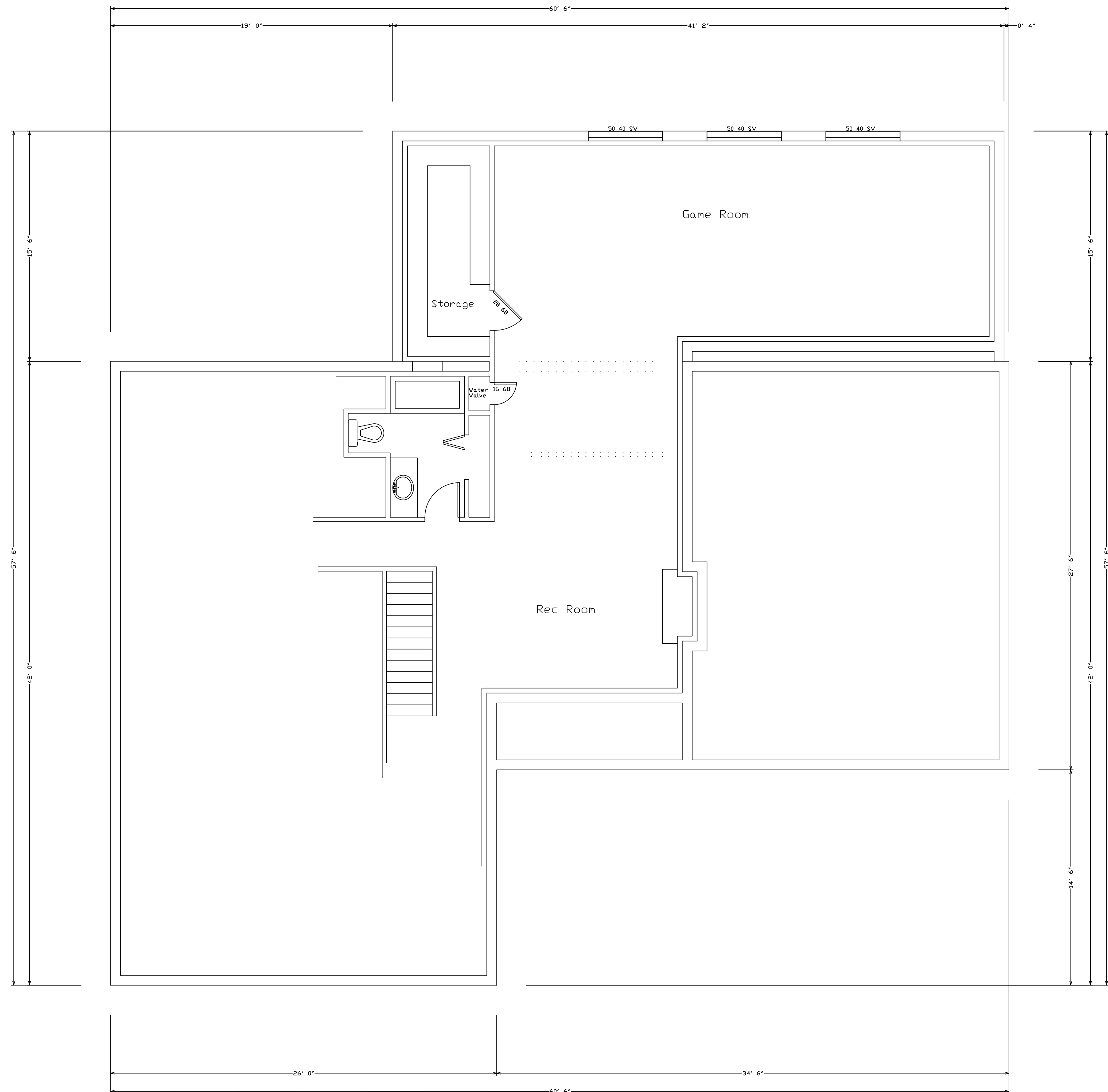
SHEET NO:
A101

DESCRIPTION:
MAIN FLOOR ADDITION

Scale: 1/4" = 1 Foot

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Lower Level Addition

Lower Level Addition: 562 Sq. Ft.

Homeowner:
Bryce Huff
801 694-1202
801 209-8869

General Contractor:

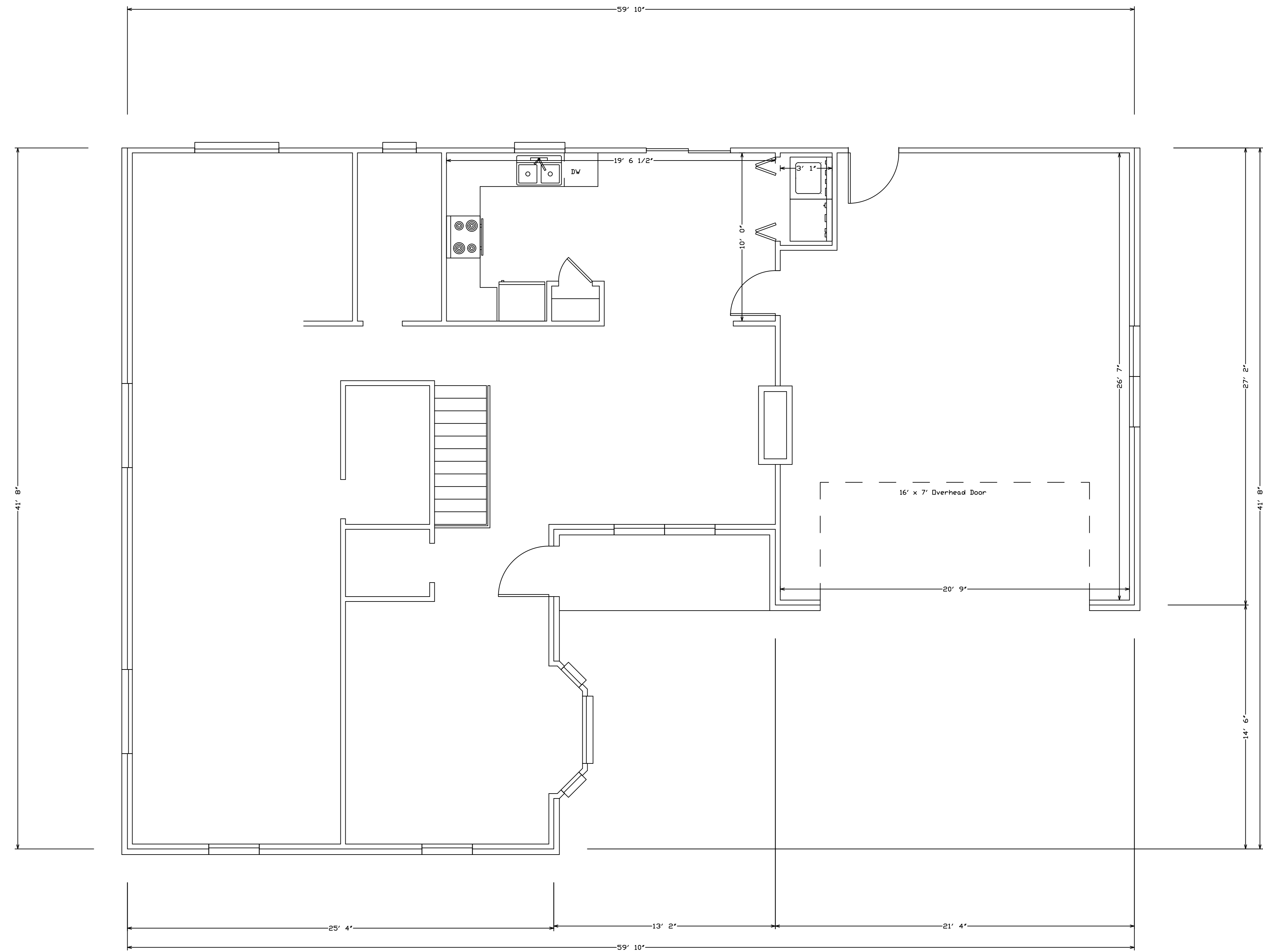
HUFF RESIDENCE
ADDITION PLAN
780 East 1475 South
Kaysville, Utah

SHEET NO:
A102

DESCRIPTION:
LOWER FLOOR ADDITION

Scale: 1/4" = 1 Foot

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Existing Main Floor Plan

Homeowner:
Bryce Huff
801 694-1202
801 209-8869

General Contractor:

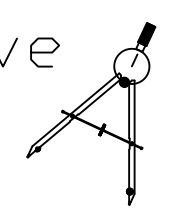
HUFF RESIDENCE
ADDITION PLAN
780 East 1475 South
Kaysville, Utah

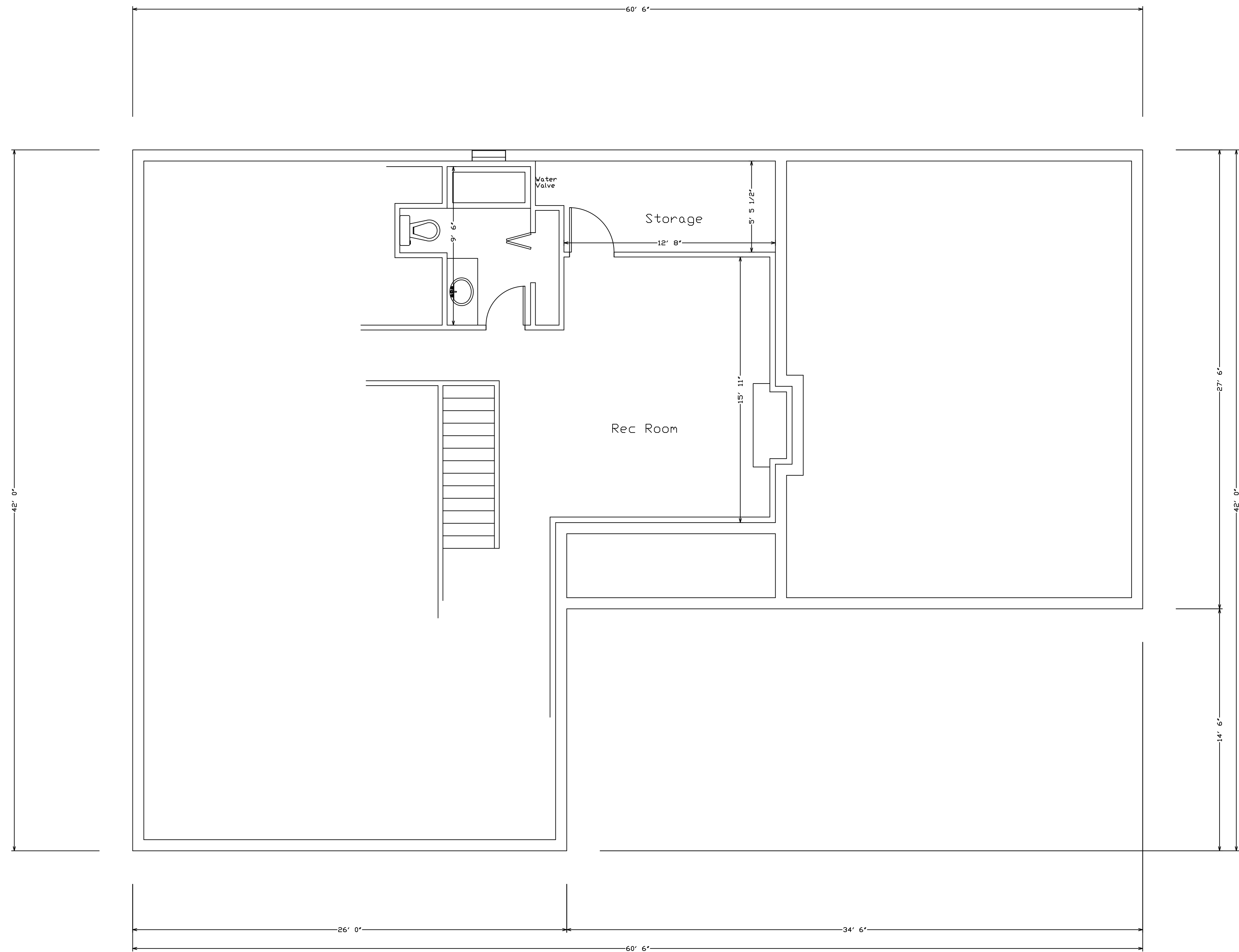
SHEET NO:
A103

DESCRIPTION:
EXISTING MAIN FLOOR

Scale: 1/4" = 1 Foot

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Existing Lower Level

Homeowner:
Bryce Huff
801 694-1202
801 209-8869

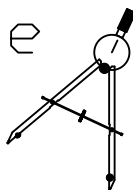
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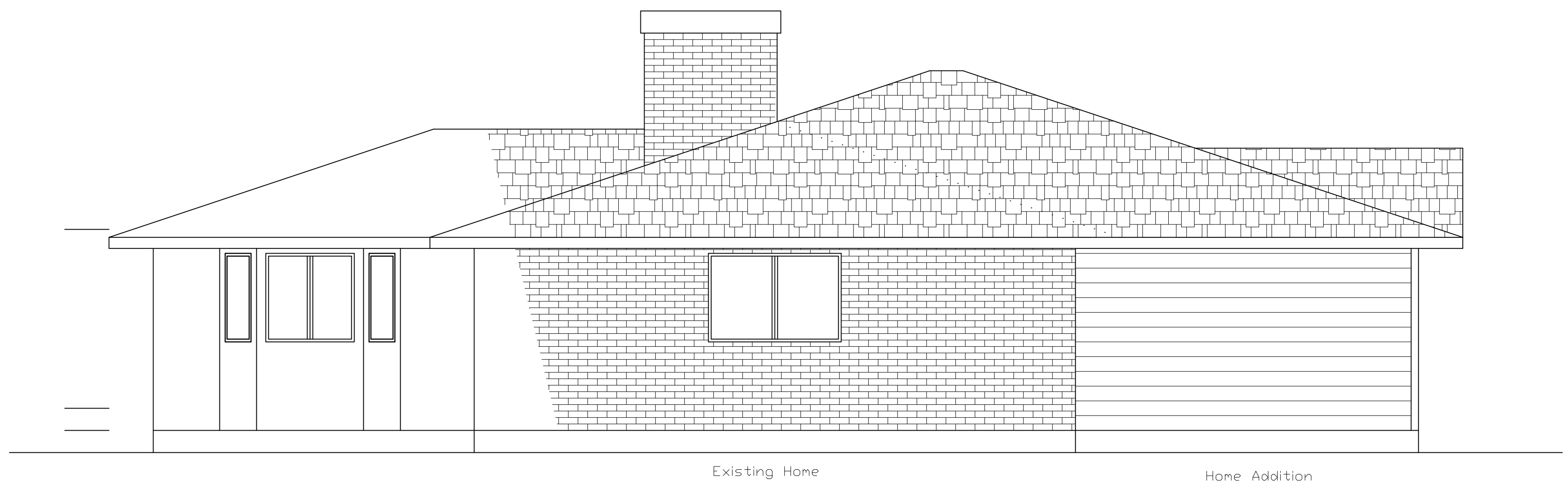
HUFF RESIDENCE
ADDITION PLAN
780 East 1475 South
Kaysville, Utah

SHEET NO:
A104
DESCRIPTION:
EXISTING LOWER FLOOR

Scale: 1/4" = 1 Foot

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Right Elevation



Front Elevation

Homeowner:
Bryce Huff
801 694-1202
801 209-8869

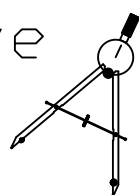
General Contractor:

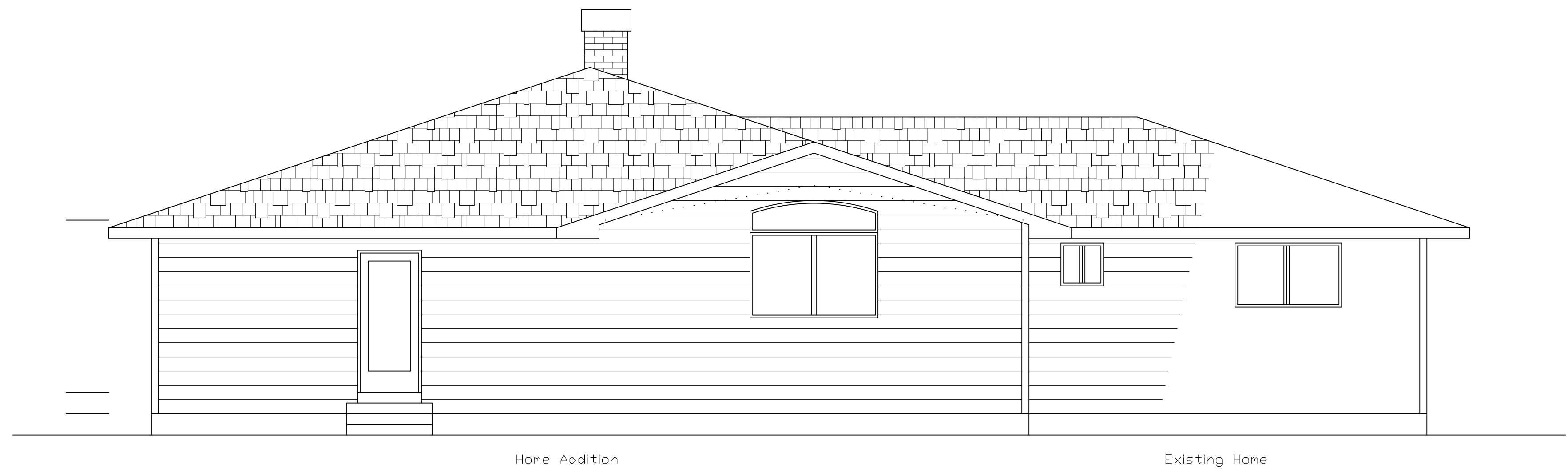
HUFF RESIDENCE
ADDITION PLAN
780 East 1475 South
Kaysville, Utah

SHEET NO:
A201
DESCRIPTION:
EXTERIOR ELEVATIONS

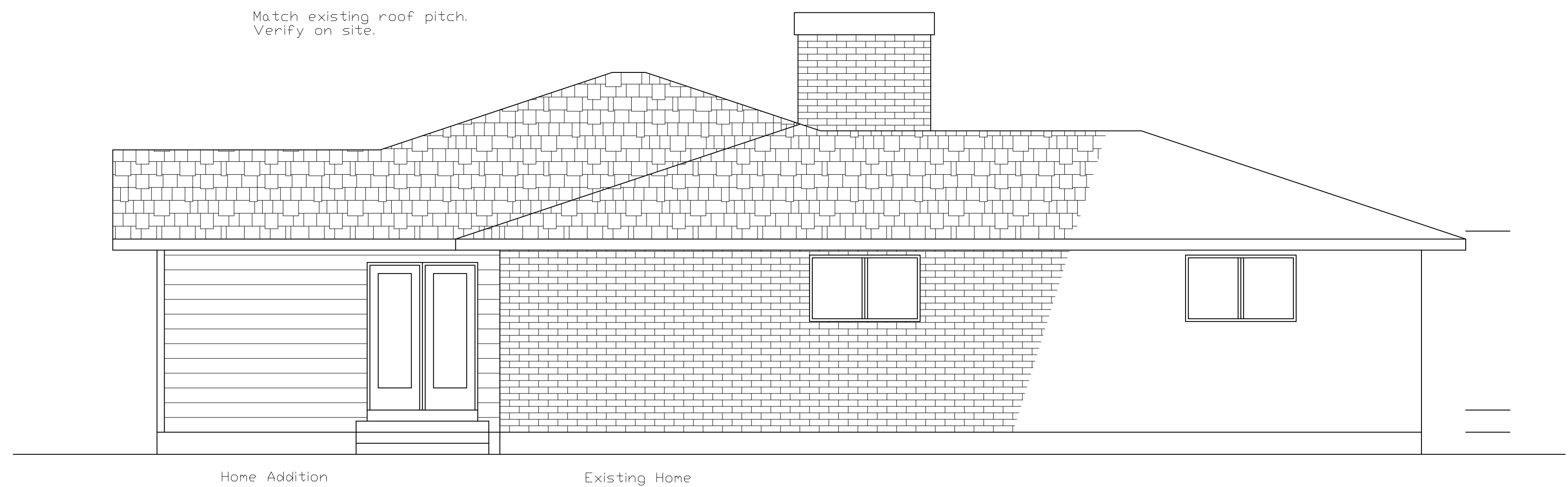
Scale: 1/4" = 1 Foot

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801 628-7041





Back Elevation



Left Elevation

Homeowner:
Bryce Huff
801 694-1202
801 209-8869

General Contractor:

HUFF RESIDENCE
ADDITION PLAN
780 East 1475 South
Kaysville, Utah

SHEET NO:
A202
DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

August 22, 2019

Planning Commission Members Attended: Chairperson Wilf Sommerkorn, Vice Chairperson Joshua Sundloff, Tamara Tran, Quan Nguyen, Toby Barrus, Matthew Anderson, Steve Lyon

Absent: Tamara Tran

Staff Present: Zoning Administrator Lyle Gibson, Dan Jessop, Secretary Heather Nielsen

Others Present: City Councilman Larry Page, Jim Wypijewski, Jerry Hintz, Bryan Bell, Ashely Alberto, Albert Alberts, Leslie Hoxsie, Lori Johnson, Mckay Johnson, Steve Johnson, Astrid Kramer, Frank Kramer, Craig Christianson, Brittany Christianson, Bruce McCraw, Gayle McCraw, Patti Moses, Bob Moses, Mike Marcum, Darrin Johnston, Wayne Clark, Richard Rosier, Kib Jacobson, Russel Johnson, Keisa Jacobson, Jocine Thompson, Jeremy Bouroue, Dan Staley, Kim Covio, Vicki Covio, Katie Snow, Kelli Mathias, Jay Michael Braithwaite, Kenny Harrop, Erin Chesley, Andrew Sherlock, Flint Barber, Travis Pugmire, Robin Johnson, Scott Johnson, Elise Lechtenberg, Michael Halls

OPENING

The Planning Commission meeting was held on Thursday, August 22, 2019 at 7:00 p.m. in the Municipal Center. Chairperson Wilf Sommerkorn opened the meeting by welcoming those present.

The minutes of the August 8, 2019 meeting were presented for approval. Quan Nguyen made a motion to approve the minutes. Steve Lyon seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B,” SMALL ENGINE REPAIR AT 2088 S. 450 E.—DARRIN JOHNSTON.

Dan Jessop explained that the applicant is requesting a conditional use permit for a Major Home Occupation “B” at the above listed address. Mr. Darrin Johnston is currently anticipating doing small engine repairs in his newly constructed garage. Mr. Johnston intends to have the items for repair delivered by the owner, or he will pick up with small 6x8 trailer and personal pickup truck. Mr. Johnston will store machines for repair and all parts inside garage.

Matthew Anderson made a motion to grant a conditional use permit for a major home occupation “B,” small engine repair at 2088 S. 450 E. for Darrin Johnston. Quan Nguyen seconded the motion and it passed unanimously.

PUBLIC HEARING FOR THE REZONE OF 1.27 ACRES OF PROPERTY AT 831 EAST 250 SOUTH FROM THE R-1-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE R-2 (SINGLE AND TWO FAMILY RESIDENTIAL) ZONING DISTRICT FOR FLINT BARBER REPRESENTATIVE FOR JACK AND ELAINE

PALMER.

Lyle Gibson explained that the property owner at the above listed address is requesting a zone change to the property in order to accommodate a potential residential lot split for three building lots, and future construction of Duplex, or Twin Home dwelling units. There are existing Duplex and Twin Home dwellings to the east in the R-1-8 subdivision, and R-1-8 zone will not allow more than three two-family dwellings within a five hundred foot radius.

The requested R-2 zoning district allows for residential development of one and two family dwellings in a standard subdivision.

As a rezone action the Planning Commission has broad discretion as to whether or not to pass along a favorable recommendation to the City Council.

Matthew Anderson asked if the rezone was conditional upon the road continuing through the property. Lyle Gibson said yes that the road would need to continue through.

Chairperson Wilf Sommerkorn invited Flint Barber to the stand. Mr. Barber said that they plan on building three twin homes. Something that the regular people in Kaysville City can afford. They would sell these units with individual lots.

Chairperson Wilf Sommerkorn opened the public hearing.

Bruce McGraw stated that he did not have a problem with the development but with the new road to be built. He said that the road would become a speedway. The land also slopes down around 8 feet and therefore he would like a speedbump put in.

Albert Alberts wanted to notify the Planning Commission that a sewer line cuts through the property that does not show up on the plat maps.

Richard Rosier would like to see the area be developed into single family homes instead of town homes to keep the feel of the neighborhood.

Don Staley seconded his concern about the road and drivers speeding on it. He would like something planned to prevent speeding. He is glad that these homes will be sold instead of rented and therefore supports the development.

Kip Jacobson thinks that the property should be sold as one lot for a larger home. He is worried that twin homes will ruin his property values.

Wayne Clark also brought up the speeding issue. He doesn't want to see the area so densely populated with twin homes.

Chairperson Wilf Sommerkorn closed the public hearing and invited Mr. Barber to the stand to address issues that were brought up in the public hearing.

Mr. Barber said that he did not have an issue installing speed bumps on the road. He will do

whatever it takes to slow drivers down.

Toby Barrus asked Lyle Gibson if there are any other ideas for slowing drivers down. Lyle Gibson responded that he is more in favor of medians, narrowing streets, adding more signs and providing more officer patrolling. Wilf Sommerkorn said that cities don't like to use speedbumps because they are hard on snowplows.

Joshua Sundloff reminded the Planning Commission that Kaysville City needs to add more affordable housing. He feels that this is a good development to approve. These units will be affordable and fit well in the neighborhood.

Josh Sundloff made a motion to recommend approval to City Council the rezone of 1.27 acres of property at 831 East 250 South from the R-1-8 (Single Family Residential) zoning district to the R-2 (Single and Two Family Residential) zoning district for Flint Barber representative for Jack and Elaine Palmer with the following considerations:

- The road and sidewalk must continue through the property.
- Traffic calming measures need to be put into place. Perhaps using a bulb out.

Toby Barrus seconded the motion and it passed unanimously.

PUBLIC HEARING FOR THE REZONE OF .44 ACRES OF PROPERTY AT 946 EAST 300 NORTH FROM THE R-1-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE R-2 (SINGLE AND TWO FAMILY RESIDENTIAL) ZONING DISTRICT FOR KOUROS HARONI.

Lyle Gibson said the property owner at the listed address is requesting a zone change to the property in order to accommodate a potential residential lot split and future construction of a Duplex dwelling facing 200 North. Residents to the west have a similar lot split with a single family dwelling newly constructed.

The requested R-2 zoning district allows for residential development of one and two family dwellings in a standard subdivision.

As a rezone action the Planning Commission has broad discretion as to whether or not to pass along a favorable recommendation to the City Council.

Chairperson Wilf Sommerkorn asked Lyle Gibson if the lot had enough room for this type of development. Lyle Gibson said the only way for this development to work is to have the property rezoned. Without a survey the ability to split the lot is not clear, but there appears to be enough space.

Chairperson Wilf Sommerkorn invited the applicant to the stand. The applicant was not in attendance.

Chairperson Wilf Sommerkorn remarked that they had received many emails regarding this development and will enter them into the official record.

Chairperson Wilf Sommerkorn opened the public hearing.

Bryan Bell is concerned with the rezoning because he heard that both properties would be turned into duplexes. He said that if the applicant wanted to do that, then they would be out of compliance with the Kaysville City code that no more than three duplexes can exist within 500 feet of each other. He is also concerned about his property values being affected with the development.

Robert Moses said he feels this rental property is already violating the Kaysville City ordinance due to the fact that Mr. Haroni rents to more than five unrelated people in this dwelling. He said 200 N. is already busy and will just get worse with the new highway 89 development.

Patty Moses said that the current property owner has not kept up on the property.

Jim Wypijewski asked the Planning Commission if this new development would be houses that would be for sale or rented. Lyle Gibson said that they could go either way. Mr. Wypijewski asked where parking would be for all the units purposed since you can't park on 200 N.

Erin Chesler said the owner doesn't take care of the property he has now. Adding more people to that location would make it a mess.

Mike Marcum stated that the homeowner doesn't care about the home. He just wants more money. He also wanted it noted that the applicant didn't even show up for the hearing tonight, however the entire neighborhood did.

Brittany Christensen is worried about the safety of the children. Where will children play if there is not an adequate yard? This development can't provide yard space. She too feels that the applicant just wants to make more money with rentals.

Craig Christensen agrees with what has been previously said. He too is concerned about parking.

Leslie Hosxie said that they already have too many twin homes in the area. She feels that there is not enough land to make this development work.

Dr. Steve Johnson said that he built his home in a single family dwelling neighborhood and he wants it to stay that way. He also owns two other lots in the neighborhood for his children to live on. He does not want the neighborhood to change.

Mckay Johnson also felt the area was too crammed. He wants to keep the area open.

Travis Pugmire said that the home owner has never lived there since he purchased the home. He has not taken care of the home or the land. Mr. Haroni has been approached several times from people wanting to purchase the home and he refused to sale it.

Jeremy Bourque understands that there is a housing shortage in Utah but this is not the area to add a duplex. He has lived all over the world and just moved to Kaysville City and loves the

area. He supports the notion that Mr. Haroni wants to build these duplexes for nothing more than a cash grab. He wants a rejection of this rezone.

Katie Snow, Scott Johnson, Ashton and Frank Cramer all agreed with previous comments that the lot is too small for this type of development.

Janet Hency said that their main job is to provide safety for the children and therefore she would like a rejection of this rezone.

Chairperson Wilf Sommerkorn closed the public hearing.

Matthew Anderson said that staff should look into the situation about neighbors saying more than one unrelated family is living there.

Chairperson Wilf Sommerkon said that this development does not fit the neighborhood. He also said that there is a chance that 200 N could expand and therefore he does not want to add more houses onto it.

Matthew Anderson made a motion to deny to City Council the rezone of .44 acres of property at 946 East 300 North from the R-1-8 (Single Family Residential) zoning district to the R-2 (Single and Two Family Residential) zoning district for Kouros Haroni. Quan Nguyen seconded the motion.

Vote:

Matthew Anderson: Aye
Quan Nguyen: Aye
Chairperson Wilf Sommerkorn: Aye
Vice Chairperson Josh Sundloff: Nay
Tobby Barrus: Aye
Steve Lyon: Aye

Motion passes 5 to 1.

FINAL PLAT APPROVAL FOR DAVID'S PLACE SUBDIVISION-FIRST AMENDED AT 370 SOUTH ANGEL ST FOR CATHERINE WEBSTER.

Lyle Gibson explained that this property was recently rezoned to the R-1-20 zoning district in order to accommodate a lot split. A preliminary plat was approved at that time. The property consists of 0.96 acres or 42,954 sq. ft.

The proposed final plat is consistent with the preliminary plat that was approved with the rezone of the property. It contains one lot with the existing home fronting angel Street which meets the lot size and frontage requirements for the zone. Lot 102 which will be the new home lot is 20,031 sq. ft. in size with 140 feet of frontage meeting and exceeding the lot size and frontage requirements for the zone.

The property is already fully improved with street, curb, gutter and sidewalk. Staff has reviewed the final plat and recommends that the Planning Commission approve the final plat as proposed.

Matthew Anderson made a motion to approve the final plat for David's Place Subdivision-First Amended at 370 South Angel St. for Catherine Webster. Josh Sundloff seconded the motion and it passed unanimously.

REVIEW PLANNING COMMISSION BYLAWS.

The Planning Commission discussed proposed bylaws and asked staff to look into adding a provision addressing electronic communication. They also asked that the Kaysville City Attorney address findings of fact and conclusion of law in the decision making process.

They would like to add the items to the bylaws and come back for an official vote.

CALL TO THE PUBLIC

Ryan Bell wanted to know if the developer or city would be responsible for traffic calming improvements. Lyle Gibson stated that the city would pay for improvements if the developer is not required to do so.

Michael Hall wanted to know what will happen with the historic home that is on the property Ovation Homes just purchased. He would like to see the home saved. Lyle Gibson said he has not seen the final application from Ovation homes or what their plans are for the home.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, September 12, 2019.

ADJOURNMENT

Chairperson Wilf Sommerkorn made a motion to adjourn the meeting. Steve Lyon seconded the motion and it passed unanimously. The meeting adjourned at 9:50 p.m.