

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, October 24, 2019 at 7:00 p.m. in the **Fire Station Building at 175 South Main St.**

The agenda shall be as follows:

1. Opening and approval of the minutes from the meeting October 10, 2019.
2. Conditional use permit for a Two- Family Dwelling at 188 North 650 East for Dustin Parke (Tabled Item).
3. Public Hearing and preliminary / final plat approval for the Reese Subdivision at 10 South 100 West for Lance and Nancy Reese.
4. Final plat approval for the Preserve Phase 2 Subdivision at approximately 150 South Angel Street for Symphony Homes.
5. Kaysville City General Plan amendment.
6. Final plat approval for Whisper Hollow Subdivision at 650 East 100 North for Spencer Prince.
7. Call to the public.
8. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
9. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, October 18, 2019.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for a Two-Family Dwelling Tabled Item October 24, 2019

Applicant/Owner: Dustin Parker
Location: 188 North 650 East
Zone: R-1-8

Description:

Update: The Planning Commission tabled this item after hearing comments at the 9/26/19 meeting requesting additional information and scaled drawings indicating the location of a potential driveway that would provide the required parking for the new unit. The applicant has provided a few drawings indicating different options for providing parking and drive access.

Per 17-32-2 Off Street Parking (3)

b. Access for residential uses shall be by a maximum of two (2) driveways for each seventy feet (70') of frontage on a public street, such driveways to be not over forty feet (40') in width, or less than ten feet (10') in width.

d. No residential driveway shall be closer than twenty feet (20') measured along the property lines to the point of intersection of two property lines at any corner.

Original Report:

The applicant are requesting approval to build a new two-family dwelling at the proposed address. The property which is at the corner of 650 East Street and 200 North has an existing home which faces 650 East. The applicant is looking to remodel the home to add a unit in the basement.

In the R-1-8 zoning district, a single-family dwelling is a use by right, however a two-family dwelling is allowed only by conditional use according to KCC 17-12-4 (9). Specifically this section allows two-family dwellings by conditional use as follows: 'Not more than two duplexes (4 units) may be allowed within 500 feet of any duplex (2 units). The 500 feet shall be measured in a straight line from the center of a duplex site to the boundary of any other duplex or twin home property.'

Staff has reviewed the 500 foot radius from the center of the duplex site and has identified 2 duplexes (4 units) within the 500 foot radius. It is staff's interpretation of this ordinance that this property is eligible for consideration of the conditional use permit based on this finding.

The applicant has provided plans indicating the interest in creating an access via a staircase on the east side of the property to a basement unit of about 960 sq. ft. The applicant is proposing to pour a new driveway on the north side of the property to accommodate parking to the new unit.

The Planning Commission should consider the request based on the city's standards for conditional use review listed below:

17-30-8 Standards

Conditional uses shall comply with the standards in this Title applicable to the particular conditional use. In addition, all conditional uses shall comply with the following standards:

1. Provide a use at the particular location that is a necessary or desirable service or facility which will contribute to the general well-being of the community and the neighborhood without detrimental effects on the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. Provide adequate access to the use without detrimental effects on streets.
3. Provide for safe circulation of vehicles and pedestrians.
4. Provide adequate access for public safety services and water volume and pressure for fire fighting.
5. Provide adequate off-street parking on the site.
6. Provide architectural design and exterior finishes that are compatible with the surrounding environment.
7. Provide landscaping that is compatible with the surrounding environment.
8. Provide adequate site lighting without detrimental effects on other properties.
9. Provide adequate utilities for the use without detrimental effects on utility systems.
10. Provide for water runoff without detrimental effects on other properties.
11. Provide adequate waste disposal without detrimental effects on other properties.
12. Accommodate special site conditions without creating any attractive nuisances.

Recommendation:

Staff is recommending approval of the proposed two-family dwelling with the following conditions.

- Parking be provided at a minimum of 2 parking stalls per unit in accordance with KCC 17-32-5, Number of Parking Spaces Required.
- The driveway approach can be no closer than 20 feet to the point where the property lines would intersect at 650 East and 200 North Street per ordinance 17-32-2, Off-Street Parking.

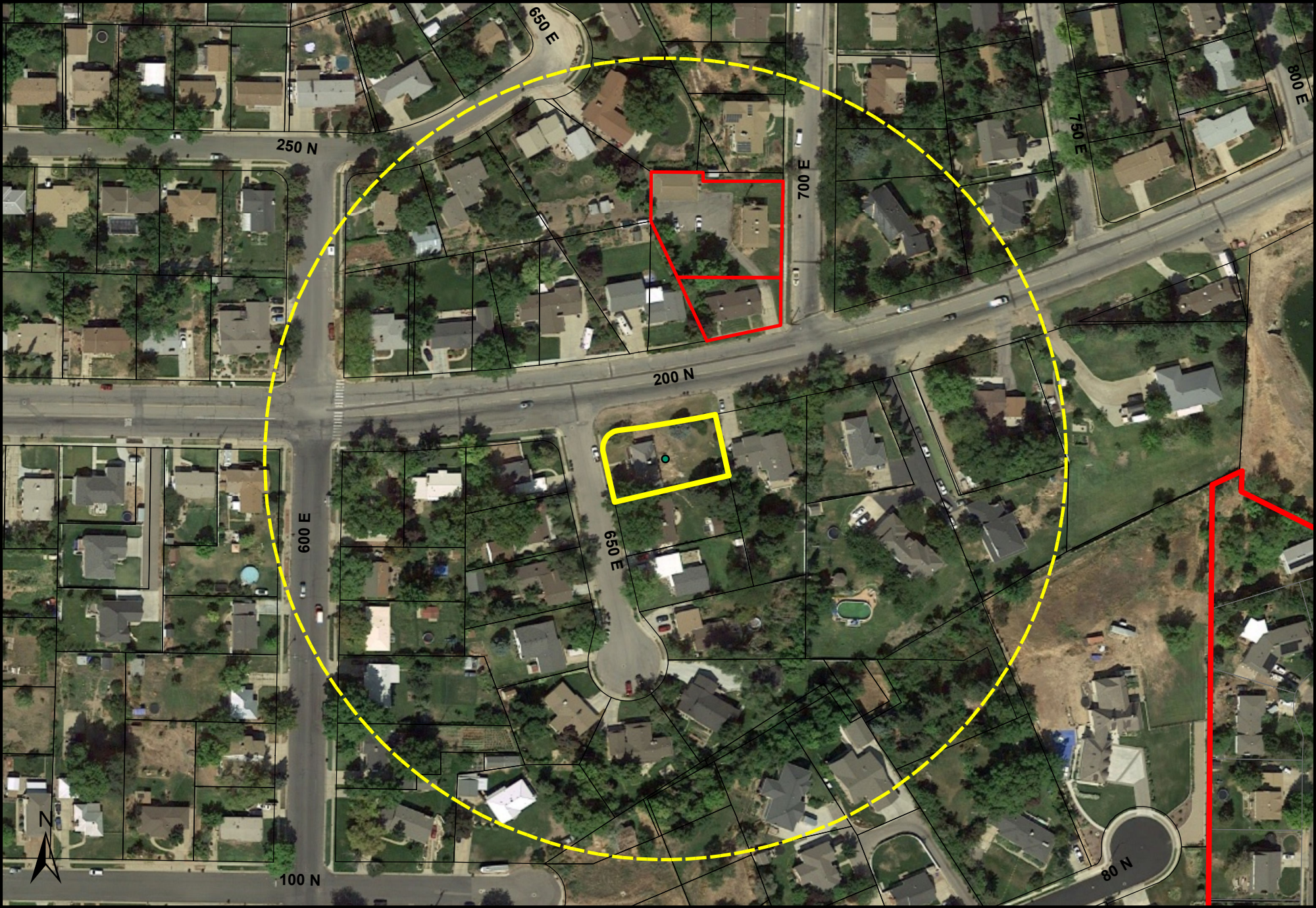
Should the planning commission determine to approve the proposed conditional use permit. It will be necessary for the applicant to pursue a building permit to bring the structure in compliance with applicable building code for a two-family dwelling and pay the appropriate impact fees for the new unit.

Reasoning:

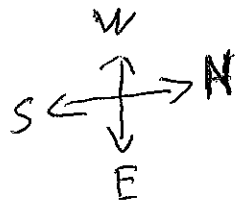
Meeting the parking requirements of the city ordinance and appropriate placement of the drive approach will help mitigate potential impacts on traffic from an extra family.

Attachment 1:	Area map with 500 foot radius.
Attachment 2:	Floor Plan.
Attachment 3-6:	Concept site plans.

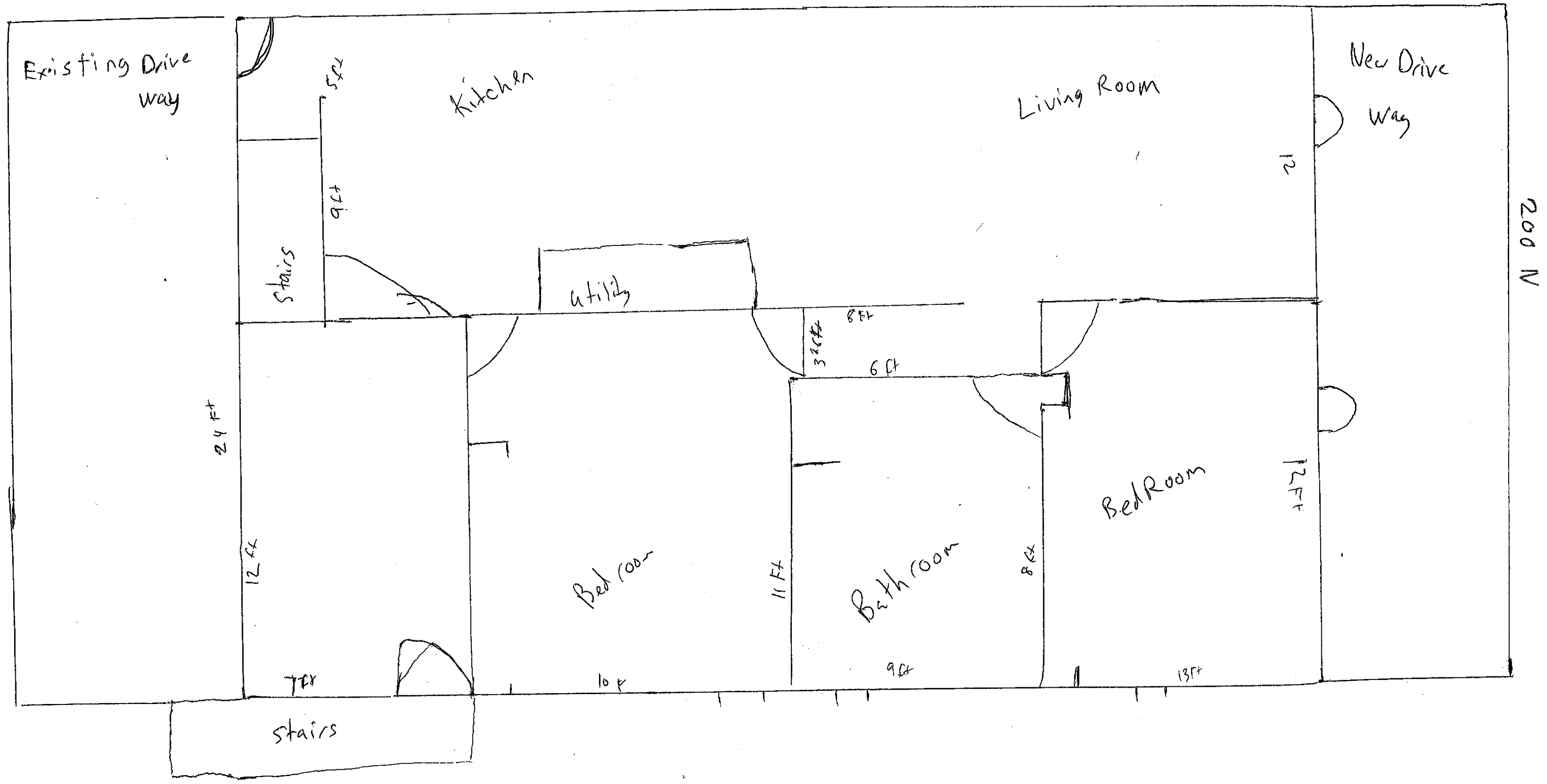
188 North 650 East - 500 foot radius



Front of House



40 ft 650 E



11-114-0012
0 5 10 15 20 FT
1/4" Scale

E 050 E

200 N

10' x

26'

1493

99'

274





90'

138

174

26'

11-114-0012

200 N

1650 E

11-114-0012

24 225 (W) 1
13 02 31 01 5 0
+ + + + +

1550 E

200' N

20'0"

20'-0"

26'

10'-0"

15'-0"

30'-0"

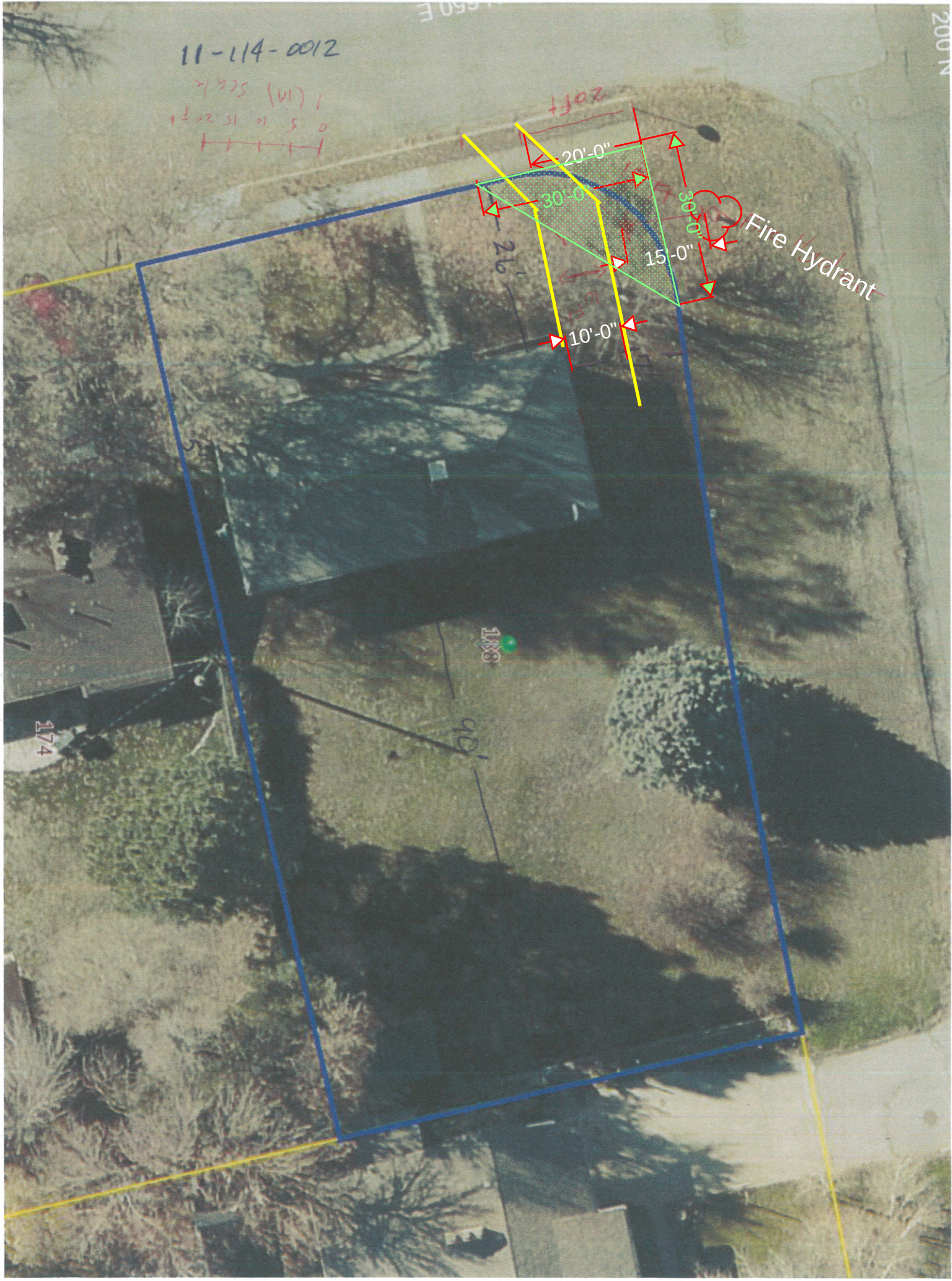
30'-0"

Fire Hydrant

118

90'

174





20'-0"

20'-0"

20'-0"

10'-0"

90'

183

174

200 N

1650 E

11-114-0012

0 5 10 15 20 Ft



Planning Commission Staff Report

Preliminary Plat for Reese Subdivision. October 24, 2019

Applicant/Owner:	Lance and Nancy Reese
Location:	10 South 100 West
Zone:	R-T

Description:

The property is located at 10 South 100 West and is zoned R-T. Currently the lot is 30,492 square feet in size. The applicants Mr. and Mrs. Reese are anticipating creating a new lot of 10,744 square feet with a frontage of 70 feet. This will leave the existing home on a 19,832 square feet lot. The new lot proposed will be facing 100 West. Both existing and new proposed lot will meet frontage and square footage requirement for existing R-T zoning.

Recommendation:

Staff is recommending that the Planning Commission forward a favorable recommendation for the proposed preliminary plat for the Reese Subdivision to the City Council.

Staff recommends that the Planning Commission also approve the final plat for the Reese Subdivision subject to receiving preliminary plat approval by the City Council.

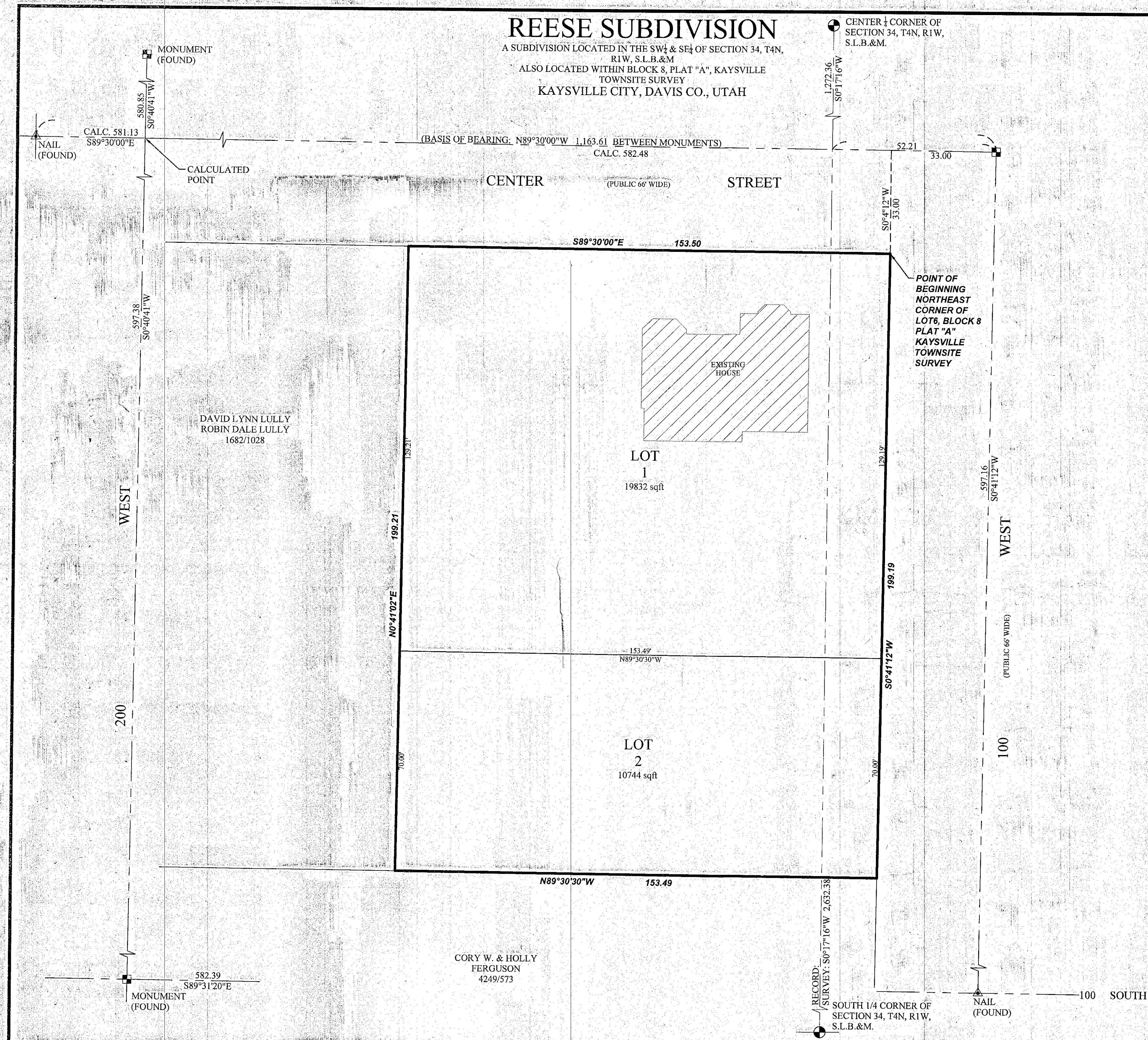
Reasoning:

The plat is consistent with zoning requirements and meets applicable ordinances and standards.

Attachments: Area Map, Preliminary Plat and Final Plat.

10 South 100 West





SURVEYORS CERTIFICATE

I, Brad A. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

BRAD A. LLEWELLYN
Professional Land Surveyor
Certificate No. 4938735

8/30/17

BOUNDARY DESCRIPTION

A portion of Lots 6 & 7, Block 8, Plat "A", Kaysville Townsite Survey located in the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of Section 34, Township 4 North, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at the Northeast Corner of Lot 6, Block 8 Plat "A", Kaysville Townsite Survey, said corner being located N89°30'00"W along the monument line of Center Street 33.00 feet and S0°41'12"W 33.00 feet from the monument at the intersection of Center Street and 100 West; thence S0°41'12"W along the Block line 199.19 feet (record: South 198 feet) to the northeast corner of the South $\frac{1}{2}$ of Lot 7 of said Block 8; thence N89°30'30"W 153.49 feet (record: West 153 feet) along the north line of the South $\frac{1}{2}$ of said Lot 7; thence N0°41'02"E 199.21 feet (record: North 198 feet) to the north line of said Block 8; thence S89°30'00"E along the Block line 153.50 feet (record: East 153 feet) to the point of beginning.

Contains: 30,576+/- s.f.

OWNER DEDICATION

KNOW ALL BY THESE PRESENTS THAT _____ THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

REESE SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

RECORDED #

State of Utah, County of Davis
Recorded at the request of _____

Date _____ Time _____ Book _____ Page _____

\$ _____
Fee _____ County Recorder



Planning Commission Staff Report

The Preserve Subdivision Phase 2 Final Plat Approval October 24, 2019

Applicant/Owner: Symphony Homes
Location: Approximately 150 South Angel Street
Zone: R-1-LD

Description:

Symphony Homes is looking to begin development of the second phase of the Preserve Subdivision. This phase consists of 25 lots, Parcel A which is a common area. The subdivision will continue the development of Pheasant Meadow Drive, and makes the second connection into the subdivision at Whispering Meadow Lane.

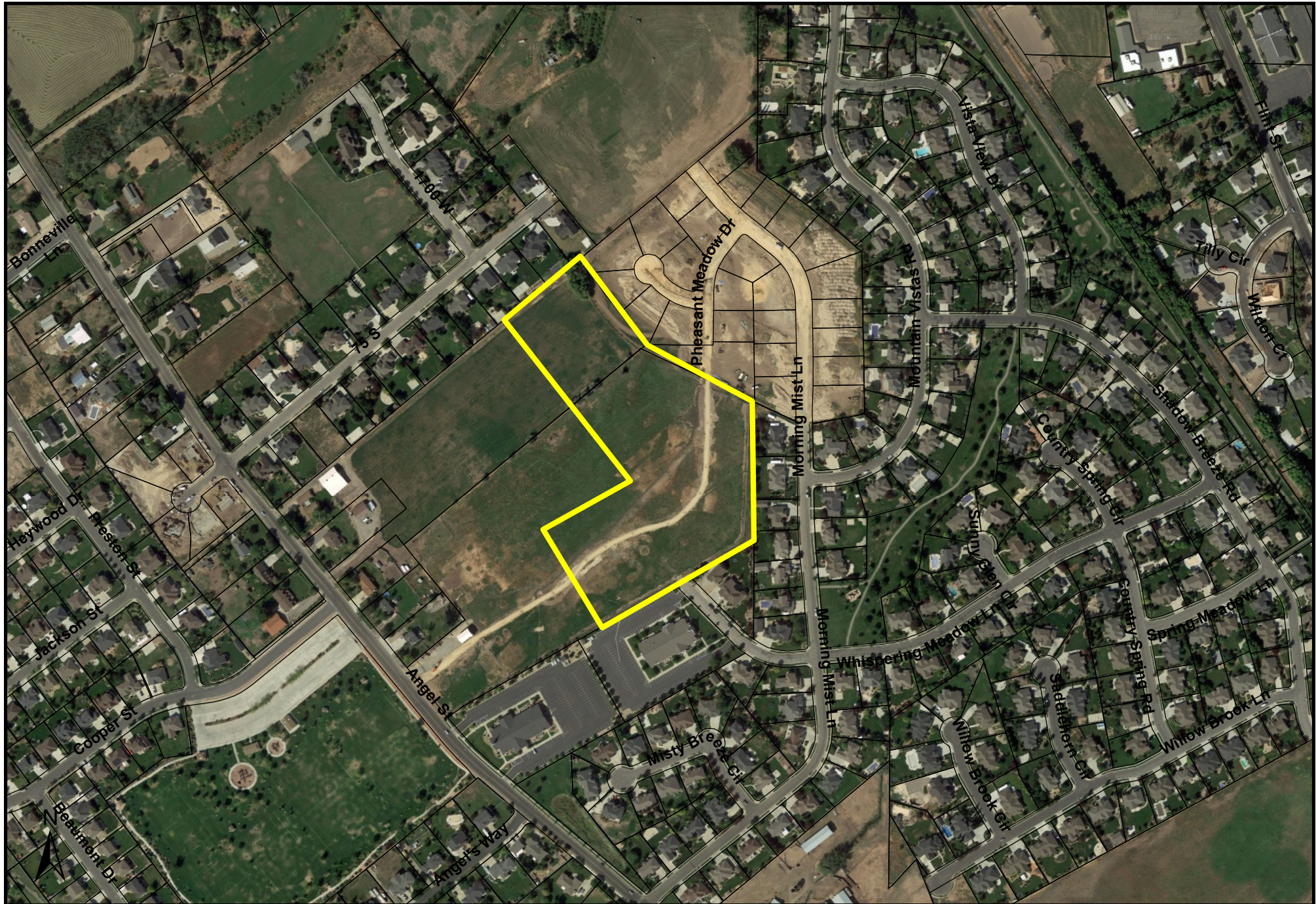
The subdivision is a standard subdivision within the R-1-LD zone.

Recommendation:

This phase complies with the preliminary plat and other applicable requirements and therefore, Staff suggests that the Planning Commission approve the final plat for The Preserve Subdivision Phase 2.

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

Preserve Phase 2



THE PRESERVE

PRELIMINARY

LOCATED IN THE SE 1/4 OF SECTION 32 AND SW 1/4 OF SECTION 33, T4N, R1W,
SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

EAST 1/4 CORNER OF
SECTION 32, T4N, R1W, SLB&M
DAVIS COUNTY MONUMENT

SURVEYORS CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-21-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

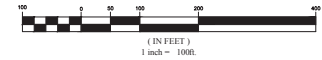
Date

BOUNDARY DESCRIPTION

A portion of the SE 1/4 of Section 32 and the SW 1/4 of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kayville, Utah, more particularly described as follows:
Beginning at a point on the Westerly line of MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION SECOND AMENDED, according to the Official Plat thereof on file in the Office of the Davis County Recorder, located S00°07'30"W along the Section line 400.59 feet from the East 1/4 Corner of Section 32, T4N, R1W, SLB&M, thence S00°06'02"E along said plat and along the Westerly line of MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder 191.59 feet; thence along said subdivision the following 6 (six) courses and distances: S55°02'46"E 209.22 feet; thence S49°42'46"E 235.11 feet; thence S80°22'46"E 540.51 feet; thence S78°42'14"W 204.23 feet; thence N65°14'48"W 181.57 feet; thence S00°03'30"W 457.43 feet to the Northerly corner of WHISPERING MEADOW LAND WEBSTER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S59°50'14"W along said plat and along the Northerly line of WHISPERING MEADOW LAND WEBSTER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder 1,091.32 feet; thence along said ANGEL STREET CHURCH SUBDIVISION the following 2 (two) courses and distances: Southwesterly along the arc of non-tangent curve to the left having a radius of 478.69 feet (radius bears: S30°09'47"E) a distance of 79.81 feet through a central angle of 09°31'11" (chord: S55°03'38"W 79.72 feet); thence S50°17'03"W 9.95 feet to the Northerly line of Angel Street; thence S50°17'00"W along said plat 251.60 feet to the Northerly line of Angel Street; thence N39°41'17"W along said street 169.60 feet; thence N50°17'00"E 334.95 feet; thence N50°43'00"W 131.00 feet; thence S50°17'00"W 334.90 feet to the Northerly line of Angel Street; thence N39°41'17"W along said street 145.01 feet to the Southerly corner of WALDRON FARMS SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N50°17'00"E along said plat 1,275.75 feet to the Southerly line of BERBERT SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S38°12'07"E along said plat 4.69 feet; thence N50°00'00"E along said plat and along a Boundary Line Agreement recorded as Entry No. 2823497 of the Official Records of Davis County 801.41 feet to the point of beginning.

Contains: 41.35 acres +/-

GRAPHIC SCALE



NOTES:

1. PARCEL A IS TO BE OWNED AND MAINTAINED BY THE BOA.
2. PARCEL B IS TO BE DEDICATED TO KAYSVILLE CITY AS A STORM WATER DETENTION POND.
3. LOTS 261 AND 262 CONTAIN EXISTING HOMES WHICH ARE TO REMAIN AND BE KNOWN AS "WEBSTER HOMESTEAD".

SOUTHEAST CORNER OF
SECTION 32, T4N, R1W, SLB&M
(CALCULATED POSITION)



PLANNING COMMISSION

Approved as to form this _____ day of _____
20____ by the Kayville City Planning Commission.

Chairman, Planning Commission

CITY ENGINEER

Approved as to form this _____ day of _____
A.D., 20____

Kayville City Engineer

CITY ATTORNEY

Approved as to form this _____ day of _____
A.D., 20____

Kayville City Attorney

CITY COUNCIL

Presented to the Kayville City Council this _____ day of _____
approved and accepted.

Mayor

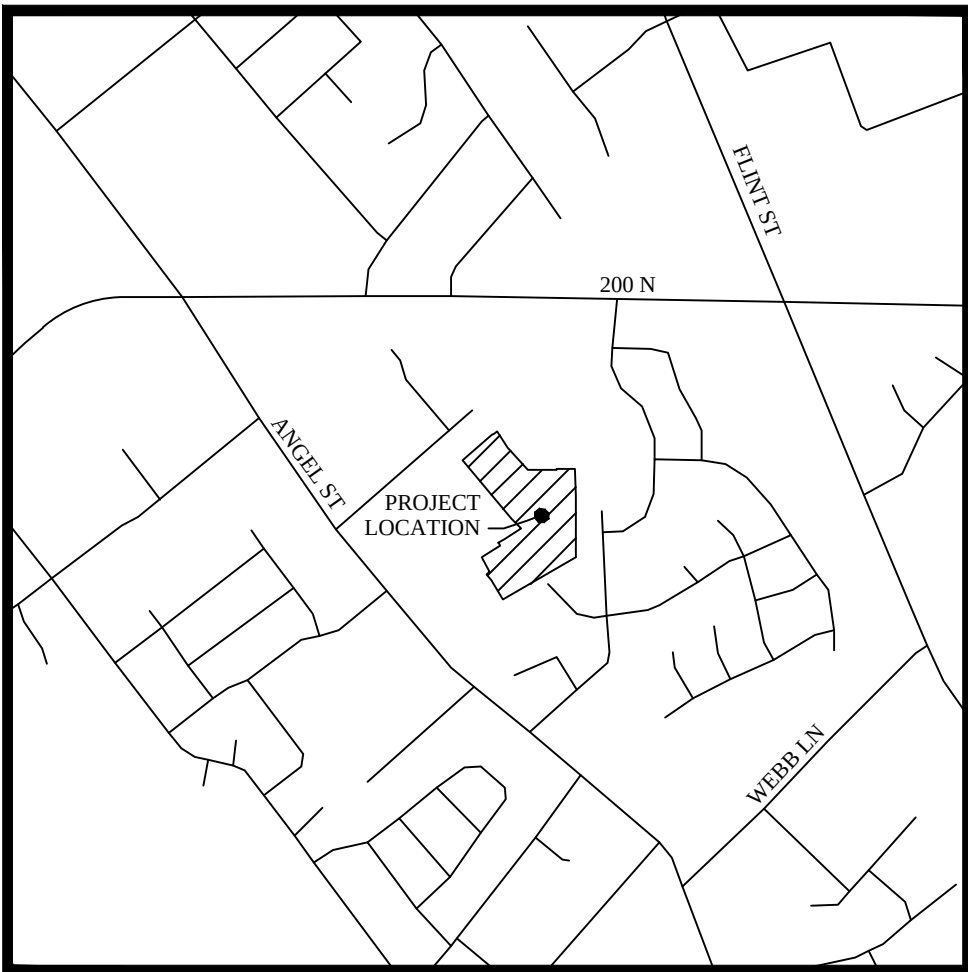
Attent: City Recorder

RECORDED

State of Utah, County of Davis
Recorded at the request of

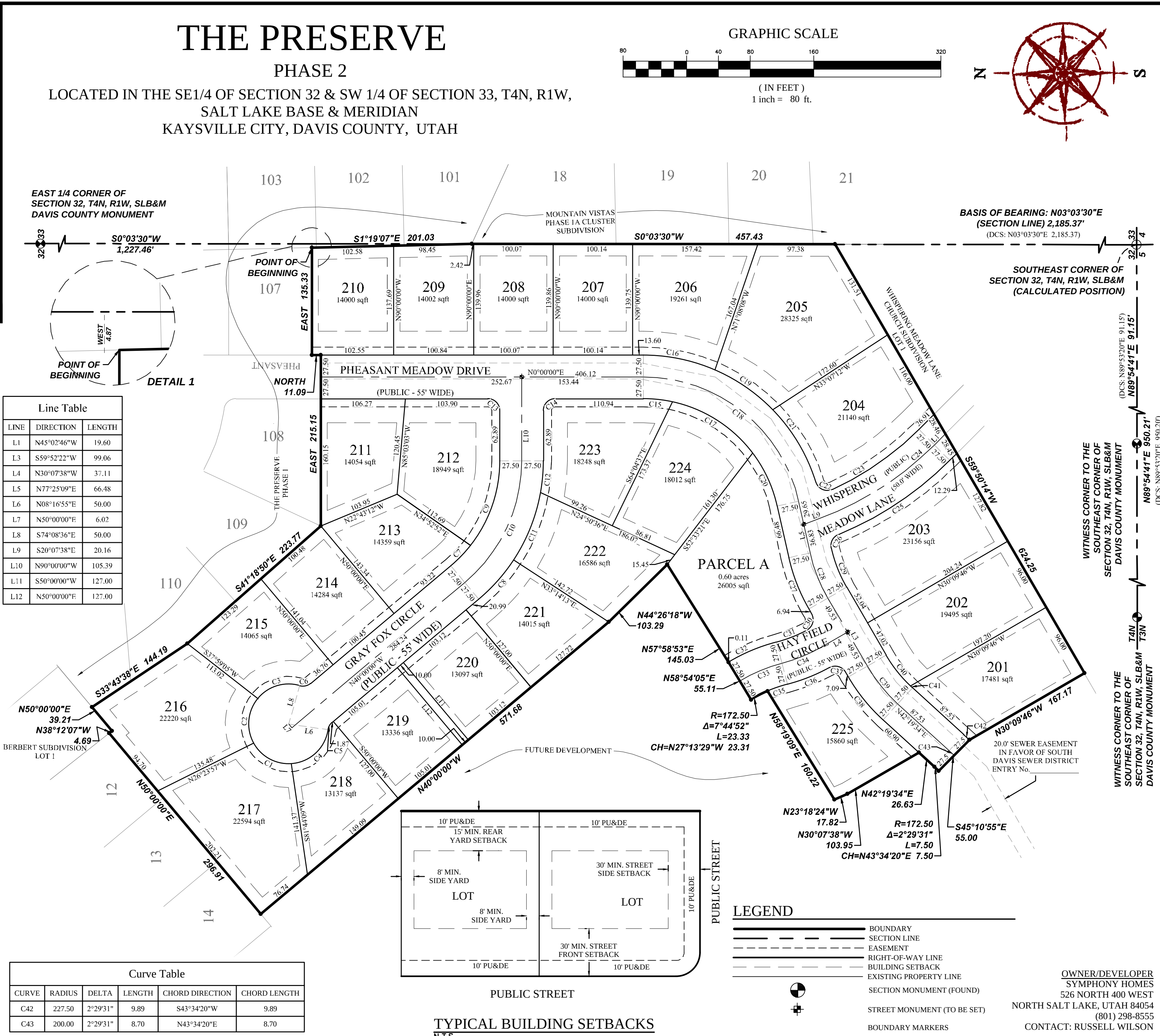
Date _____ Time _____ Book _____ Page _____

\$ _____
Fee _____ County Recorder



VICINITY MAP
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	50.00	65°01'10"	56.74	N28°49'23"E	53.74
C2	50.00	68°06'00"	59.43	S84°37'02"E	55.99
C3	50.00	66°25'26"	57.97	S17°21'19"E	54.77
C4	50.00	78°01'53"	68.10	N42°42'08"W	62.95
C5	15.00	41°43'05"	10.92	N60°51'32"W	10.68
C6	15.00	55°51'24"	14.62	S12°04'18"E	14.05
C7	172.50	11°51'01"	35.68	S45°55'31"E	35.61
C8	227.50	16°45'03"	66.51	N48°22'31"W	66.27
C9	172.50	38°08'59"	114.86	S70°55'31"E	112.75
C10	200.00	50°00'00"	174.53	N65°00'00"W	169.05
C11	227.50	23°04'13"	91.60	N68°17'09"W	90.99
C12	227.50	10°10'44"	40.42	N84°54'38"W	40.36
C13	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C14	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C15	172.50	12°09'41"	36.61	N06°04'51"E	36.55
C16	227.50	23°15'06"	92.32	S11°37'33"W	91.69
C17	172.50	40°38'13"	122.35	N32°28'48"E	119.80
C18	200.00	77°25'09"	270.24	N38°42'34"E	250.15
C19	227.50	22°24'56"	89.00	S34°27'34"W	88.44
C20	172.50	24°37'15"	74.13	N65°06'32"E	73.56
C21	227.50	27°03'47"	107.46	S59°11'56"W	106.46
C22	15.00	97°17'44"	25.47	S34°04'58"W	22.52
C23	372.50	20°28'52"	133.16	S34°48'20"E	132.45
C24	400.00	24°55'08"	173.97	S32°35'12"E	172.60
C25	427.50	22°42'05"	169.38	N33°41'44"W	168.28
C26	15.00	80°15'50"	21.01	N62°28'36"W	19.34
C27	227.50	17°32'47"	69.67	N68°38'45"E	69.40
C28	200.00	17°32'47"	61.25	S68°38'45"W	61.01
C29	172.50	17°31'07"	52.74	S68°37'55"W	52.54
C30	15.00	91°57'45"	24.08	S74°08'46"E	21.57
C31	172.50	13°40'13"	41.16	S21°19'47"E	41.06
C32	227.50	16°36'15"	65.93	S22°47'48"E	65.70
C33	200.00	16°36'15"	57.96	N22°47'48"W	57.76
C34	200.00	15°37'58"	54.57	N22°18'39"W	54.40
C35	172.50	8°51'23"	26.66	N18°55'22"W	26.64
C36	227.50	14°21'30"	57.01	N21°40'25"W	56.86
C37	15.00	88°43'32"	23.23	N15°30'36"E	20.98
C38	227.50	17°32'47"	69.67	N51°05'58"E	69.40
C39	200.00	17°32'47"	61.25	S51°05'58"W	61.01
C40	172.50	16°29'43"	49.66	S51°37'30"W	49.49
C41	172.50	1°03'04"	3.16	S42°51'07"W	3.16



PLANNING COMMISSION
Approved as to form this ____ day of _____, 20__ by the Kaysville City Planning Commission.

Chairman, Planning Commission

CITY ENGINEER
Approved as to form this ____ day of _____, A.D., 20__.

Kaysville City Engineer

CITY ATTORNEY
Approved as to form this ____ day of _____, A.D., 20__.

Kaysville City Attorney

CITY COUNCIL
Presented to the Kaysville City Council this ____ day of _____, 20__, at which time this subdivision was approved and accepted.

Mayor
Attest: _____
City Recorder

RECORDED #
State of Utah, County of Davis
Recorded at the request of _____

Date _____ Time _____ Book _____ Page _____
\$ _____
Fee _____ County Recorder

SURVEYORS CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

Date _____

BOUNDARY DESCRIPTION
A portion of the SE1/4 of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville, Utah, more particularly described as follows:
Beginning at a point on the Westerly line of THE PRESERVE PHASE 1, according to the Official Plat thereof recorded January 11, 2019 as Entry No. 3138022 in the Office of the Davis County Recorder, located S00°03'30"W along the Section line 1,227.46 feet and West 4.87 feet from the East 1/4 Corner of Section 32, T4N, R1W, SLB&M; thence S01°19'07"E along said plat 201.03 feet to the Northwest corner of Lot 18, MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION SECOND AMENDED, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S00°03'30"W along said plat 457.43 feet to the Northeast corner of Lot 1, WHISPERING MEADOW LAND WEBSTER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S59°50'14"W along said plat and along the Northwest line of WHISPERING MEADOW LANE CHURCH SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder 624.25 feet; thence N30°09'46"W 167.17 feet; thence N45°10'55"W 55.00 feet; thence N42°36'00"E 34.13 feet; thence N30°07'38"W 103.95 feet; thence N23°18'24"W 17.82 feet; thence N38°19'09"E 160.22 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 172.50 feet (radius bears: S66°38'57"W) a distance of 23.33 feet through a central angle of 07°44'52" Chord: N27°13'29"W 23.31 feet; thence N58°54'05"E 55.11 feet; thence N57°58'53"E 145.03 feet; thence N44°26'18"W 103.29 feet; thence N40°00'00"W 571.68 feet to a point on the Southeasterly line of WALDRON FARMS SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence along said plat the following 3 (three) courses: 1) N50°00'00"E 296.91 feet; 2) S38°12'07"E 4.69 feet; 3) N50°00'00"E 39.21 feet to the Westerly corner of Lot 111 of said THE PRESERVE PHASE 1; thence along said subdivision the following 5 (five) courses: 1) S33°43'38"E 144.19 feet; 2) S41°18'50"E 223.77 feet; 3) East 215.15 feet; 4) North 11.09 feet; 5) East 135.33 feet to the point of beginning. Contains: 12.98 acres +/-

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

THE PRESERVE
PHASE 2

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY.

SIGNED THIS ____ DAY OF _____, 20__

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF _____
ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

Planning Commission Staff Report



General Plan Amendment 10/24/2019

Description:

Update from the 10/10/2019 Planning Commission meeting:

The Planning Commission asked that item A and item B from the SB 34 picklist below be added into the general plan amendment. In addition to adding specific options from SB 34 picklist, the Commission asked that consideration be given to show more parity in density particularly along 200 North Street and more clear language be considered to encourage smaller homes.

The Planning Commission is tasked with making a recommendation to the city council regarding an amendment to the General Plan. The City needs to demonstrate to the State that it has implemented at least 3 strategies into its general plan by 12/1/2019.

SB 34 OPTIONS: (Bold Options Selected)

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;

(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;

(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;

(G) encourage higher density or moderate income residential development near major transit investment corridors;

(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;

(I) allow for single room occupancy developments;

(J) implement zoning incentives for low to moderate income units in new developments;

(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;

(L) preserve existing moderate income housing;

(M) reduce impact fees, as defined in Section [11-36a-102](#), related to low and moderate income housing;

(N) participate in a community land trust program for low or moderate income housing;

(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;

(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;

(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;

(R) apply for or partner with an entity that applies for affordable housing programs administered by the

Department of Workforce Services;

(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;

(T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;

(U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;

(V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and

(W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

Recommendation:

Staff is looking for a recommendation from the Planning Commission to forward to the Kaysville City Council for consideration and adoption. A recommendation can be made to approve the draft as is or with changes.

Attachment 1: Draft General Plan Amendment (Cover page only for Active Transportation Plan)

KAYSVILLE CITY GENERAL PLAN

Adopted by the City Council ~~December 16, 2014~~ November 7, 2019

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COMMUNITY

Background Kaysville is located approximately 20 miles north of Salt Lake City between the Wasatch Mountain Range and the Great Salt Lake. Stream channels with dense vegetation run through the City from the mountains to the lake. The community enjoys panoramic views and the appropriate use of these many features.

Kaysville was settled in 1850 as a farming community and began to grow as a place of residence between the employment centers of Salt Lake City and Ogden. Steady growth continues today making Kaysville a destination of choice for safe residential community with supporting businesses and public facilities.

In keeping with the City theme, “Utah’s Hometown in the middle of everything,” community leaders continue to provide appropriate services to maintain the distinct character of the City.

The residents are family-oriented, have a strong commitment to quality education, and enjoy a peaceful lifestyle with a sense of community that makes it an attractive place to live, work, shop and play.

The community enjoys recreation programs and parks located throughout the City. Residents and community leaders work closely to create and maintain an atmosphere of cooperation and civic pride.

Goals and Policies

I. Identity and Character

- A. Kaysville should be primarily a residential community with a vision to promote business, industry and public use.
- B. The City should preserve and strengthen family orientation, public order, personal safety and security.
 - 1. Strengthen each public safety agency, upgrade equipment and add personnel as needed.
 - 2. Provide public safety education and harm prevention programs.
 - 3. Involve the public in community safety, personal security and emergency preparedness activities.
- C. The sense of cohesive community should be preserved and enhanced.
 - 1. Provide meeting places, functions, and events.

2. Promote organizations and activities that meet community standards.
- D. The cultural heritage of the City should be promoted by using genuine architecture to continue the Kaysville story.

II. Defining Features

- A. The City Center should be developed as a traditional main street.
1. Create a large and varied grouping of uses to sustain civic and economic activity.
 2. Interconnect all sites for pedestrian and vehicular access.
- B. The historical character and appearance of the Old Kaysville Townsite should be preserved.
- C. Historical landmarks, sites and structures should be preserved and renovated. Consider historical value in property use decisions.
- D. The natural environment should be enhanced.
1. Enlarge and improve the community forest.
 2. Beautify the entrances to the City with landscaping.

III. Growth and Development

- A. Growth should mostly occur through development within the City. Development should improve public safety and sense of community. An adequate revenue base should be developed to fund City operations and infrastructure.
1. Refurbish or replace deteriorating structures so that land is used to its long-term potential.
 2. Reserve land and promote development that is high quality, diversified and adaptable to changing conditions.
 3. Encourage businesses and industries to locate and invest within the City.
 4. Regulate the more intensive uses that create traffic and public service problems and costs.
- B. Small areas adjacent to the City should be annexed when development occurs. Implement the Annexation Policy Plan.

LAND USE

Background Land use in Kaysville is mostly low density residential with agriculture and open space, businesses and industries. Housing will be the greatest use of land with business, industry, recreation, education, and other uses to support that housing.

Goals and Policies

I. Housing

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

1. West of I-15, allow zero to ~~two-four~~ units per acre with some higher density housing of up to 10 units per acre along the major streets and up to 16 units per acre on 200 North Street and property within 200 feet of a Principal Arterial Street.
2. East of I-15, allow zero to five units per acre with some higher density housing of up to 16 units per acre along major streets or within commercial areas.

B. The majority of the housing should be one unit per structure (single unit attached or detached). ~~About ten percent (10%) of the housing should be more than one unit per structure.~~ The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes (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.

II. Business and Industry

A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations.

B. Home occupations should be located throughout the City, but not be allowed to change or interfere with the character of residential areas.

III. Agriculture

- A. Agriculture (tilling of the soil) should be allowed in all residential areas.
- B. Animal husbandry should be allowed in all residential areas on those lots that are adequate in size.

IV. Recreation

A wide variety of accessible, developed and undeveloped recreation lands should be provided.

1. Natural recreation lands include Great Salt Lake, trail systems, ponds, streams, Wasatch National Forest, Bonneville Shoreline Trail, and East Mountain Wilderness Park.
2. Working recreation lands include hobby farms, garden plots, Utah State University Botanical Center, and other agricultural lands.
3. Developed recreation lands include parks, playgrounds, recreation centers, schools, school sites, churches, church sites, golf courses, and commercial recreation sites.
4. Implement the Recreation Facilities Impact Fee Facilities Plan.

V. Education

- A. Providers should be encouraged to locate schools on appropriate sites.
 1. Locate junior high and high schools on a major street emphasizing safety and access.
 2. Locate elementary and private schools emphasizing safety and access.
- B. Expansion of Davis Applied Technology College (DATC) should be supported.
- C. Utah State University should be encouraged and supported to fully develop Utah Botanical Center.

VI. Public Buildings and Grounds

- A. Most public buildings should be located near Main Street.
- B. Adequate Cemetery facilities should be developed and maintained.
- C. Places of worship should be allowed to service the community.
 1. Locate buildings for worship in residential areas.
 2. Locate buildings for worship with dispersed congregations on a major street.

VII. Open Space

- A. Kaysville should contain abundant public and private natural, working and developed open space.
- B. The natural resources of Kaysville should be protected, conserved, and improved.
 - 1. Protect and improve stream channels and flood hazard areas through stream channel and flood damage prevention regulations.
 - 2. Assist the owners in protecting ponds and reservoirs for the delivery of secondary water.
 - 3. Conserve and improve wetlands through federal regulation.
 - 4. Preserve natural landscapes and wildlife habitat such as hillsides and woodlands.
 - 5. Preserve East Mountain Wilderness Park as a recreational site and natural landscape and wildlife habitat in association with Wasatch National Forest.

TRANSPORTATION AND TRAFFIC CIRCULATION

Background Transportation facilities consist of streets, transit, railroads, airports, and pipelines.

Kaysville City lies between the Wasatch Mountains on the east and the Great Salt Lake on the west. Traffic to and from this area travels north or south using Interstate 15 and U.S. 89, and may use the proposed State Route (SR) 67 in the future. These are State facilities and the principal arterial streets affecting Kaysville. Main Street and 200 North Street link the major traffic generators, the City Center, and the principal arterials, and provide access to the four quadrants of the City. They are the minor arterial streets. Collector streets link the local areas and the arterial streets and are located at appropriate intervals. Significant local streets provide other necessary connections. Local streets are all others.

Kaysville City participates in the Wasatch Front Regional Council's Active Transportation Committee and supports the Bicycle and Trails Plan. Routes within the city should be categorized per the Council's recommendation. Kaysville City benefits by supporting active routes and trails, which has an increasing role of transporting people throughout the city.

Bus routes of the Utah Transit Authority serve Kaysville and will have an increasing role and importance in transporting people to, from and within the City.

Kaysville is crossed by two rail corridors. The Union Pacific Railroad and FrontRunner Commuter Rail transport freight and passengers through Kaysville.

Kaysville is well served by the International Airport in Salt Lake City and the municipal airport in Ogden. Flights from Hill Air Force Base affect Kaysville, but the resulting impacts are addressed in special studies and regulations.

Eight fuel pipelines in four locations cross Kaysville.

Goals and Policies

I. Streets and Bicycle Facilities

A. An adequate street system should be provided.

1. Implement the Major Street Plan.
2. Design and develop streets to encourage traffic speeds that are appropriate for adjacent land uses.
3. Restrict development that is not compatible on arterial and collector streets to preserve their function.

B. Bicycle facilities should be provided.

1. Implement the Kaysville Active Transportation Plan [\(See Appendix A\)](#).
 - ~~2. Design and develop streets to accommodate bicycles on Shared Roadway in accordance with the American Association of State Highway and Transportation Officials (AASHTO) "Guide for Development of Bicycle Facilities."~~
 - ~~3. Designated north-south bicycle routes.~~
 - ~~a. Main Street from Farmington to Layton; with signage and marking applicable for the highest level of shared roadway.~~
 - ~~b. Denver Rio Grande Western Rail Trail.~~
 - ~~4. Designated east-west bicycle routes; with signage and marking applicable for the highest level of shared roadway.~~
 - ~~a. 200 North Street from Denver Rio Grande Western Rail Trail to U.S. Route 89, accessing Mountain Park and Bonneville Shoreline Trail.~~
 - ~~b. Burton Lane from Denver Rio Grande Western Rail Trail to Main Street.~~
- [5.2.](#) Provide public facilities on public property (open spaces, parks).
- [6.3.](#) Encourage owners to provide bicycle facilities with public access on private property.

II. Transit

- A. The City should work with the Utah Transit Authority to provide improved bus facilities and services to, from and within Kaysville.
- B. Paratransit should be encouraged within and around Kaysville.

PLAN FOR ADDITIONAL MODERATE INCOME HOUSING

Background This is “an estimate of the need for development of additional moderate income housing within the City, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.” (Utah Code 10-9a-403(2)(a)(iii)).

Goals and Policies

Approximately fifteen percent (15%) of the additional housing should be moderate income housing. Kaysville will continue to use the following means and techniques to provide a realistic opportunity for development of a variety of housing, including moderate income housing:

1. Zoning properties townsite (R-T), single family (R-1), diverse (R-D), two-family (R-2), one to four family (R-4), and multiple family (R-M) residential and central commercial (CC) which allows housing.
2. Clustering in residential areas.
3. Permitting multiple unit structures in single family residential zones.
4. Permitting less costly size, design, materials and construction of housing.
5. Facilitating the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing.
6. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
7. Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.
8. Preserve existing moderate income housing.
- 5-9. Rezoning for densities necessary to assure the production of moderate income housing.

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GLOSSARY

Agriculture

The tilling of the soil, the raising of crops, horticulture and gardening, but not including the keeping or raising of farm animals and fowl.

Animal Husbandry

The keeping or raising of farm animals and fowl.

Business

An occupation, profession, trade, or profit-seeking enterprise.

City Center

The area of Main Street and 200 North Street from I-15 to Fairfield Road.

Collector

Collector streets penetrate neighborhoods to distribute traffic to local streets, collect traffic from local streets, and channel traffic into the arterials. Use of collectors by through traffic should be discouraged. Collectors should “collect” traffic and provide for access.

Flood Hazard Area

The area along a stream that is subject to flooding and the area below 4217 feet elevation.

Flood Hazard Zone

The flood risk premium zones on Flood Insurance Rate Maps.

Functional Classification

The streets and highways of an area form a system. They have two main functions: (1) to allow vehicles to move safely and efficiently, and (2) to allow access to property. These functions of a street are basically incompatible. Efficient traffic movement results from clear traffic lanes with minimum interference from the sides so that higher speeds and larger volumes can be maintained. Access to land requires many side movements, called side friction, to and from traffic lanes which interfere with efficient movement within the lanes. Streets are, therefore, classified by function and the characteristics of that function stressed in design.

Hobby Farm

A parcel of land used for agriculture or animal husbandry as an avocation.

Home Occupation

A business or industry conducted in a residential area and incidental and secondary to the housing use.

Housing

A structure or portion thereof that is used for human habitation.

Industry

Activity involving manufacturing or technical production.

Local Street

Local streets are all streets not otherwise classified and provide direct access to abutting land and linkage to other streets. Through traffic movement is deliberately discouraged on these streets.

Major Street

A principal arterial, minor arterial, collector or significant local street identified in the Major Street Plan.

Minor Arterial

Minor arterials connect with and augment the principal arterials and provide for travel to geographic areas within Kaysville. More access to land is provided which results in less movement efficiency. Minor Arterials provide continuity through the City but should not penetrate identifiable neighborhoods.

Moderate Income Housing

Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

Multiple Unit Housing

Housing with more than one dwelling unit per structure including attached units.

Natural Landscape

An ecosystem not maintained by humans.

Natural Waterway

Those areas, varying in width, along streams, creeks, springs, gullies, or washes which are natural drainage channels where water flows.

Old Kaysville Townsite

The area between I-15 and Main Street and 200 North and 100 South Street, consisting of the west half of blocks 7 and 18, Blocks 8, 9, 10, 11, 14, 15, 16, 17, and the south half of Blocks 32, 33, 34 and 35.

Open Space

Any parcel or area of land or water relatively unoccupied by buildings and set aside, dedicated, designated, or reserved for public or private use or enjoyment.

Paratransit

A form of public transportation service characterized by the flexible routing and scheduling of small vehicles such as taxis, vans, and small buses, to provide shared-occupancy, doorstep, or curbside personalized transportation service.

Principal Arterial

These streets provide for the movement of traffic with as little interference as possible. There is limited access to these streets and they carry a high proportion of the traffic at higher speeds.

Private Open Space

Open space to which access may be restricted.

Public Open Space

Open space maintained for the use of the public.

Recreation

Mental or physical refreshment after work.

Residential

Used for housing.

Significant Local Street

These streets “collect” traffic in shorter distances than collectors and provide for even more land access.

Single Unit Housing

Housing with one dwelling unit per structure.

Transit

A public common carrier transportation system for people, having established routes and fixed schedules.

Wetlands

An area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wildlife Habitat

The natural environment of undomesticated animals living in the wild.



Kaysville Active Transportation Plan

Connecting Our Community
Through Safe Walking & Bicycling

MARCH 2016





Planning Commission Staff Report

Whisper Hollow Subdivision (Previously reviewed as Whisperwood Subdivision) Final Plat October 24, 2019

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

Update:

The Planning Commission tabled this item at their most recent meeting requesting information to address 2 remaining items:

- An explanation be provided to clarify whether or detention was ever required for a 100-year storm event.
- The city's reviewing engineer firm provide a letter stating their findings in regard to the storm water design.

To address these items, a letter has been included with this report from Andy Thompson, the city engineer who was on staff during the original subdivision review. Mr. Thompson is also anticipating attending this meeting to answer questions as needed. Staff has also requested a letter from CRS Engineering which is the firm that the city consults with for its subdivision engineering reviews which is attached with this report together with a technical memorandum from the developer's engineer.

Items 3, 4, and 5 from the report below have been previously agreed upon as resolved issues.

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.
5. Lot 6 not be included in the PRUD overlay.

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 for the 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.

23. Kaysville City Code, Chapter 2-8, Administrative Hearings, was enacted by Ordinance No. 18-9-01 on October 4, 2018, authorizing the City Council to appoint a qualified individual to serve as the Kaysville City Administrative Law Judge with authority to hear all appeals provided for in the Kaysville City Code and adopting procedures for such appeals.

Final Plat Review – September 2019

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

11, 2019.

25. The Final Plat Application came before the Planning Commission at its regularly-scheduled meeting on September 12, 2019 at the Kaysville City Offices. The Planning Commission was provided and reviewed minutes from the earlier meetings addressing the Development.

26. Notice of consideration of the Final Plat Application by the Planning Commission was provided in accordance with Utah Code section 10-9a-205 by posting notice on the property, by mailing notices to all residents within 400 feet of the subject property and by posting on Kaysville City's official website.

27. 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.

28. 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.

29. Discussion regarding items (1) – easement to neighboring landowner providing public utility rights and (2) – mitigation of storm water issues raised questions on the part of the Planning Commission related to statements made by the public and representations from Kaysville City staff that it had received for external support from the Kaysville City Engineer or consulting engineers demonstrating that an easement to the neighboring landowners was provided in the Final Plat Application and that the Final Plat adequately meets Kaysville City Code requirements for storm water management either as set forth in code or prior statements made by the Kaysville City engineer.

30. During the course of discussion, it was represented that item (3) – that the final plat application provided a privacy fence and trees along the property line to address privacy concerns, item (4) – that the final plat application was accompanied by a geotechnical report; and item (5) – that the final plat application was reduced to 5 individual lots had been addressed to the satisfaction of the public and the Planning Commission.

31. 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 7-0 to table consideration of the Final Plat Application to a future meeting where additional information could be provided regarding the first two conditions placed on Final Plat approval at the time the Preliminary Plat was approved.

32. The Planning Commission requested additional information from Kaysville City's engineer and engineering consultants that storm water issues had been reviewed and setting forth their conclusions and additional information whether the Final Plat Application should address a 10-year storm event as required by Kaysville City Code or a 100-year storm event as raised by the public and Kaysville City engineer during earlier discussions regarding the Development.

Continued Final Plat Review – October 2019

33. The Planning Commission continued its consideration of the Final Plat Application at its regularly-scheduled meeting on October 24, 2019 at the Kaysville City Offices.

34. Notice of consideration of the Final Plat Application by the Planning Commission was provided in accordance with Utah Code section 10-9a-205 by posting notice on the property and by posting on Kaysville City's official website.

35. Within the publically-available information provided to the Planning Commission prior to the meeting, Kaysville City staff included a September 19, 2019 letter from Andy Thompson, former Kaysville City engineer; an October 3, 2019 letter from CRS Engineers, a third-party reviewing engineer; and an October 7, 2019 letter from Craig B. Larsen, PE, who is affiliated with the Developer.

36. 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.

37. Regarding item (1) – easement to neighboring landowner providing public utility rights, the Planning Commission was informed (1) that following adoption of Ordinance 19-02-01 which vacated the portion of 100 North street in the area of the Development, the vacated portion had been conveyed to the adjacent property owners as represented in the plat map provided with the Final Plat application; (2) that Utah Code § 17-27a-609.5(6) provides that any vacated public street may not be construed to impair any right-of-way or easement of any lot owner or the rights of any public utility; (3) that the Final Plat provides sufficient width to allow the neighboring landowner opportunity to develop two individual lots; and (4) that the Final Plat application included in the design General Notes that address an access easement for neighboring landowner.

38. As a result, the Planning Commission thereby finds that the condition placed at Preliminary Plat approval regarding item (1) has been satisfied.

39. Regarding item (2) – mitigation of storm water issues, the Planning Commission was presented with information demonstrating (1) that despite prior discussions regarding design for a 100-

year storm event, Kaysville City Code 19-6-3(3) requires accommodation for a 10-year storm event; (2) that Kaysville City Code 19-6-3(9) relates to street drainage and drainage structures that may be required after recommendation by the City Engineer but does not alter the 10-year storm event requirement stated in Kaysville City Code 19-6-3(3); (3) that the Final Plat application includes sufficient improvements to adequately dispose of 10-year frequency storm runoff within the subdivision and from adjacent properties to Kaysville City storm drainage system; and (4) that the Final Plat application adequately and appropriately addresses potential storm water concerns.

40. As a result, the Planning Commission thereby finds that the condition placed at Preliminary Plat approval regarding item (2) has been satisfied.

41. During the course of discussion on September 12, 2019, it was represented that items (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 had been addressed to the satisfaction of the public and the Planning Commission.

42. As a result, the Planning Commission finds that the conditions placed at Preliminary Plat approval regarding items (3), (4) and (5) have been satisfied.

43. After reviewing the final plat application, the engineering reports provided by Kaysville City staff, 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 approve/deny/modify the Final Plat Application (or add the following conditions: _____).

44. 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 required forms lettered for the following:

- 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. Utility approval in the form of (1) will serve letter or (2) signed approval on plat prior to recording; and
- vi. The required locations for approval by the Planning Commission, City Engineer, City Attorney, and recording information.

45. The Planning Commission finds that, while acknowledging that there may be more than one plat design for any given piece of property or engineered system capable of protecting residents during storm water events, the Final Plat as proposed addresses and satisfies the conditions placed upon preliminary plat approval.

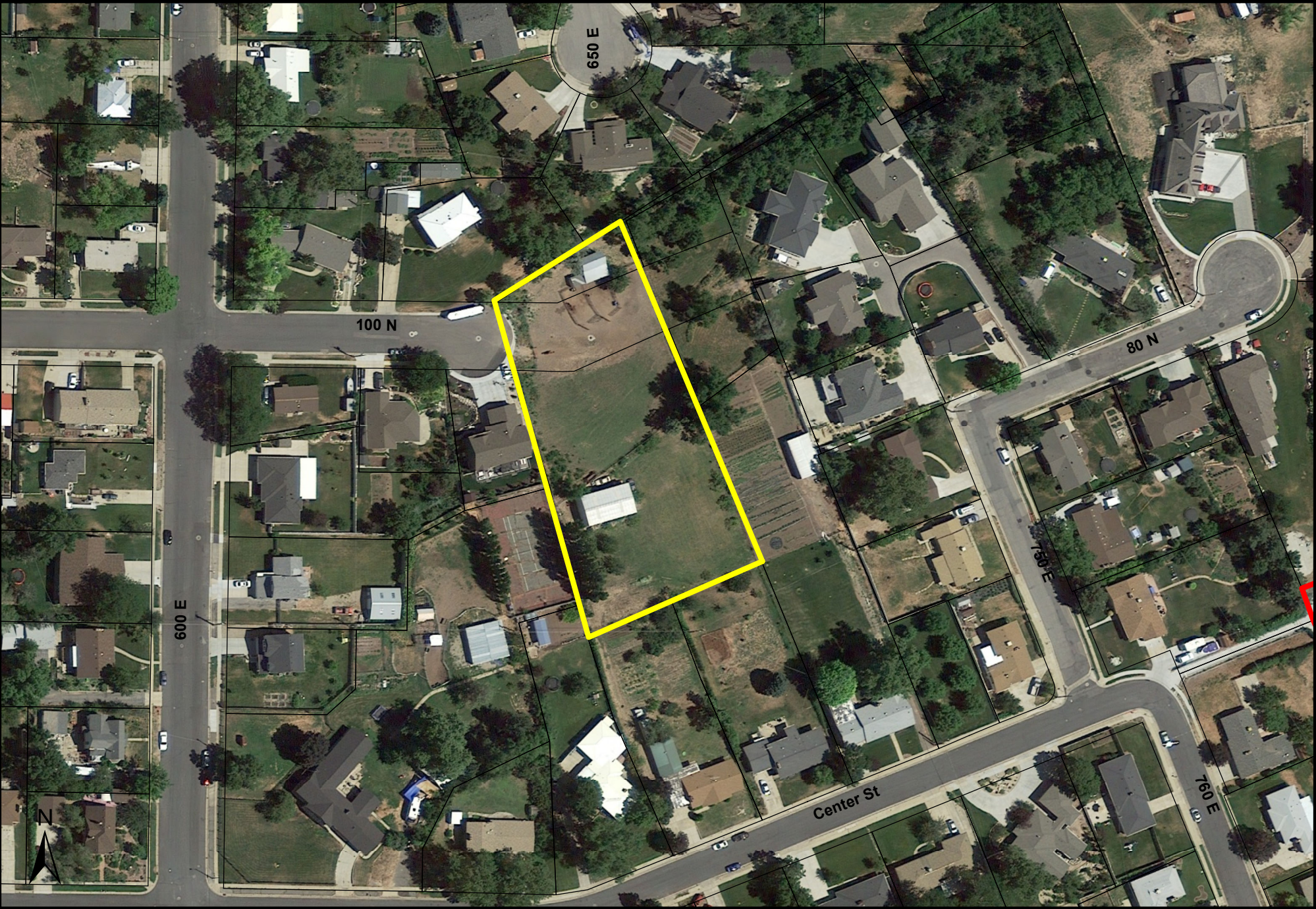
46. The final plat application met all further requirements and conditions identified by the Planning Commission in order to meet Kaysville City Code requirements and to respond to the concerns of the general public.

CONCLUSIONS OF LAW

1. Notice of the October 24, 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 as supported by substantial evidence presented to the Planning Commission.
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
Attachment 7: CRS Letter
Attachment 8: Technical Memorandum

Whisper Hollow Subdivision

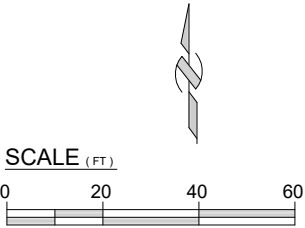




LEGEND:

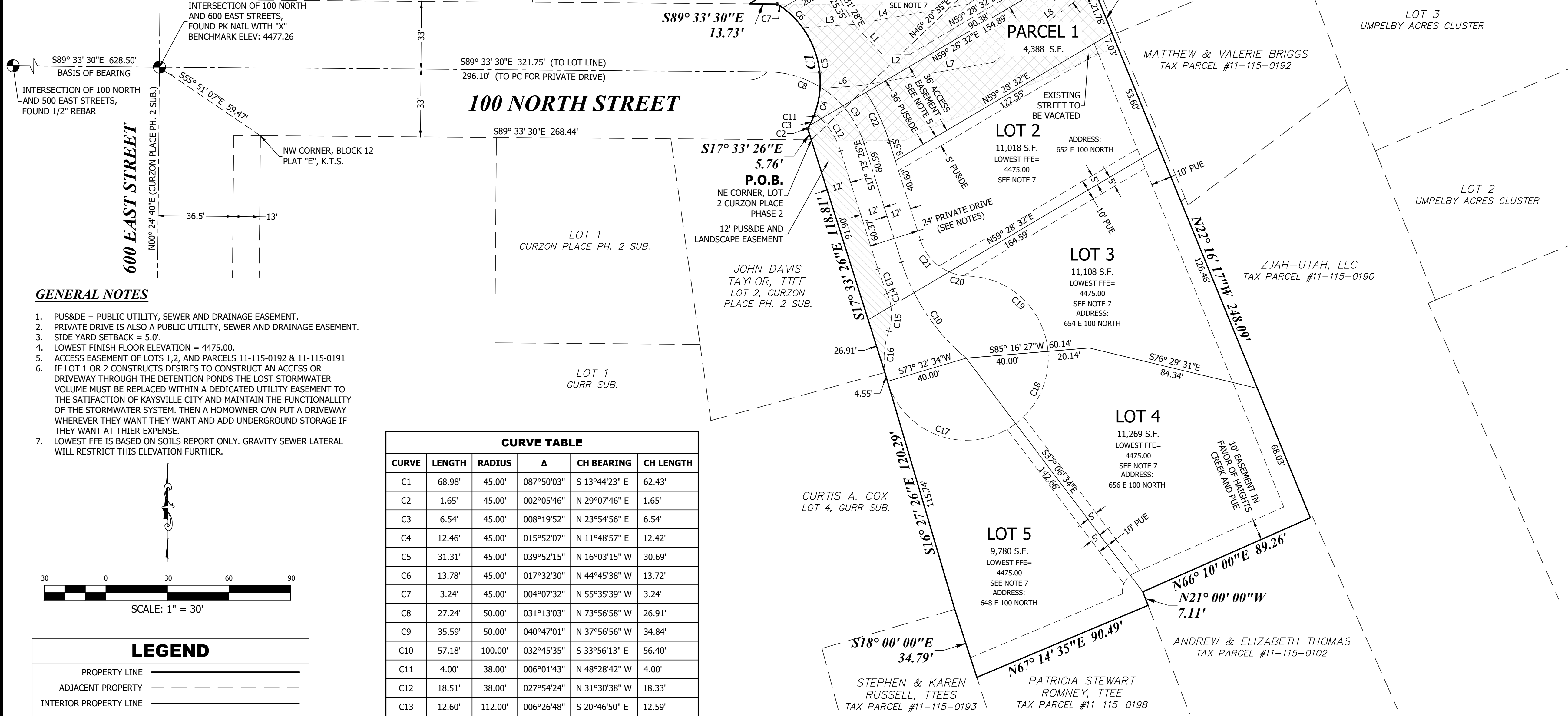
	PROPERTY LINE OF INTEREST
	EXISTING PROPERTY LINE
	BUILDING SETBACK REQ'T
	PROPOSED EASEMENT

- 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



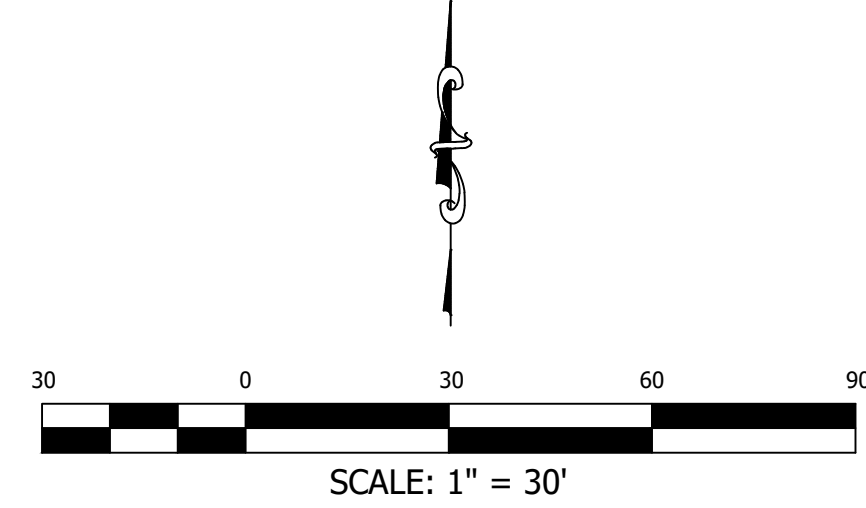
WHISPER HOLLOW SUBDIVISION
PLANNED RESIDENTIAL UNIT SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
JUNE, 2019

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

1. PUS&DE = PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENT.
2. PRIVATE DRIVE IS ALSO A PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENT.
3. SIDE YARD SETBACK = 5.0'.
4. LOWEST FINISH FLOOR ELEVATION = 4475.00.
5. ACCESS EASEMENT OF LOTS 1,2, AND PARCELS 11-115-0192 & 11-115-0191
6. 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.
7. 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: _____

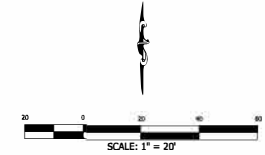
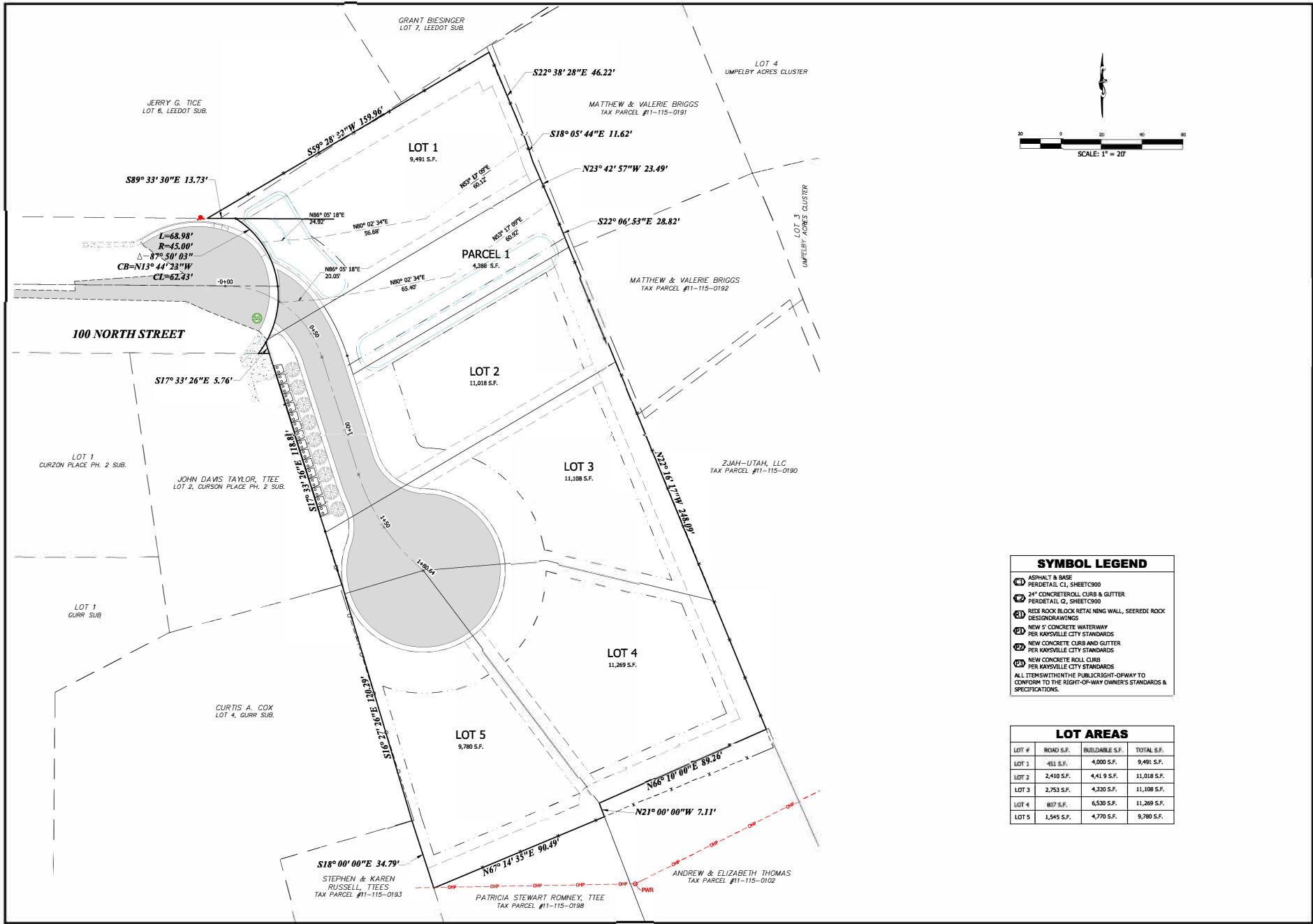
RESIDENCE: _____

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



SYMBOL LEGEND		
	1	ASPHALT & BASE
	2	PERDETAIL C1, SHEET C000
	3	24" CONCRETE ROLL CURB & GUTTER
	4	PERDETAIL Q, SHEET C000
	5	RETI ROCK BLOCK RETAINING WALL, SEEDED ROCK DESIGN DRAWINGS
	6	NEW 5" CONCRETE WATERWAY
	7	NEW CONCRETE CURB AND GUTTER
	8	NEW CONCRETE ROLL CURB
ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.		

LOT AREAS		
LOT #	ROAD S.F.	TOTAL S.F.
LOT 1	461 S.F.	9,491 S.F.
LOT 2	2,410 S.F.	11,018 S.F.
LOT 3	2,753 S.F.	11,108 S.F.
LOT 4	6,530 S.F.	11,269 S.F.
LOT 5	1,545 S.F.	9,780 S.F.

1470 South 600 West
Woods Cross, Utah 84000
Phone 801-298-2236



WHISPER HOLLOW SUBDIVISION
PLANNED RESIDENTIAL UNIT SUBDIVISION
650 EAST 100 NORTH
TAX PARCELS #11-115-0199 and #11-115-0198
LOCATED IN KAYSVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: JES 11/26/2017
APPROVED: STA 11/26/2017
PROJECT: 1496661

C400
SITE PLAN

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:

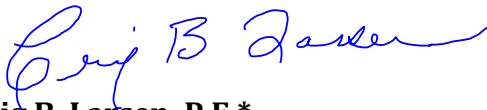
1. See 2.a above. It is not the subdivisions responsibility to provide flood control, dictate how government or public utility entities provide flood control or remediate offsite issues or problems.
2. City code (19-6-3) requires the 10 year stormwater runoff storm set the design parameters for our flood 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

SALT LAKE CITY
45 West 10000 South, Ste 500
Sandy, UT 84070
P 801.255.0529

LAYTON
1485 W Hill Field Rd, Ste 204
Layton, UT 84041
P 801.547.1100

CEDAR CITY
1870 North Main Street, Ste 104
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

SALT LAKE CITY

45 West 10000 South, Ste 500
Sandy, UT 84070
P 801.255.0529

LAYTON

1485 W Hill Field Rd, Ste 204
Layton, UT 84041
P 801.547.1100

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Richfield, UT 84701
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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,

A handwritten signature in blue ink, appearing to read 'Cam Preston', with a stylized, cursive script.

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

SALT LAKE CITY

45 West 10000 South, Ste 500
Sandy, UT 84070
P 801.255.0529

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P 435.896.2983

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.

Lyle Gibson
Kaysville City
Community Development Director

September 19, 2019

RE: Whisper Hollow Subdivision

Dear Mr. Gibson,

In response to the letter dated August 21, 2019, signed by Cam Preston of Ensign Engineering the following responses are given: (Mr. Preston's concern – black, Response – red, City Ordinance -Blue)

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.

Kaysville City Ordinance 17-34-9(1)b requires a minimum 20-foot paved driveway on two, side by side 18-foot flag stems (see below) the proposed plat meets these requirements.

17-34-9 Flag Lot Subdivision

1. Development requirements:

- a. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.
- b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.**
- c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
- d. Accessory buildings shall comply with KCC 17-31-2.

2. 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.

The plans show a 22-foot distance between the edge of the detention basin and the adjacent property line, leaving enough space for the required 20-foot paved access required for a double flag lot.

2a. In my discussions with Dan Robinsion of Haight 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 Haight 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.

The downstream storm drain pipe that the new development will tie into, is only 18" in diameter. The potential for flooding from an emergency release of water from the Haight Creek Irrigation Company reservoir has not been increased.

2b. 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.

This statement is not accurate. As quoted above the ordinance allows for two flag lots having access from a 20-foot paved driveway. This provision does not prohibit additional lots from having access off of the 20-foot drive.

2d. 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 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.

The City ordinance only requires storm drain facilities to be built to accommodate a 10 year storm (see 19-6-3(3) below). While the City Engineer may have requested design for a 100 year storm event, the ordinance is all that can be required. The City Engineer also ask that the detention that was in place on the property prior to the development, be replaced along with the new detention required by the new development and that the detention pond be sized to accommodate the entire drainage basin below the reservoir. Both of these requests were honored, and the detention basin designed accordingly.

3. **Storm Water.** A storm drainage plan has been prepared and is maintained by Kaysville City and Davis County. The Subdivider shall implement the portion of that plan applicable to the subdivision by:

- a. Preparing a detailed drainage plan for the subdivision which is acceptable to the City.
- b. Making sufficient improvements, such as storm drains, cross gutters, catch basins, inlets, and other appurtenant structures, **to adequately dispose of 10-year frequency storm runoff**

within the subdivision and from adjacent properties. Storm drains shall be not less than fifteen inches (15") in diameter and meet City standards and specifications.

c. Providing for restriction of the runoff from the subdivision to 0.20 cubic feet per second per acre per 10-year frequency rainfall event through one or more of the following, at the direction of the City:

i. Conveyance (including easements) of the runoff to a regional detention site and paying the subdivisions proportional share of the cost of the regional detention facility and conveyance to the main channel; or

ii. Dedicating land and constructing regional detention within the subdivision and conveyance to the main channel if said subdivision contains a proposed detention site. The Subdivider will be compensated for the cost of the regional detention and conveyance to the main channel which is not the proportional share for the subdivision.

d. If the subdivision is within one hundred feet (100') of a main channel, complying with all Davis County Flood Control requirements and being approved by Davis County.

e. The storm drainage plan is not intended to and may not eliminate periodic accumulation of standing water on various lots in the subdivision during periods of heavy rainfall or runoff.

While an emergency spillway, for when the designed facilities exceed their capacity, is desirable, the ordinance does not require it. This is mitigated somewhat by the over sizing of the detention basin. In the event that the capacity is exceeded, the water will eventually spill into the property on the south side of the cul-de-sac and into a drain that was required when that property was developed.

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.

The inlet location is designed such that if the inlet capacity is significantly reduced due to blockage, the excess flows will be directed into the detention basin, and into an above ground swale along the north property line to another inlet.

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.

The lowest finished floor elevation for lot one is below some of the storm drainage facilities. This is primarily a building permit issue. I have no objection to a note on the plat.

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.

The City considers the Haight Creek Reservoir to have detention capacity and therefore is the end of a drainage basin. The drainage basin containing the property of the proposed Whisper Hollow development does not include the reservoir. The reservoir has a normal outlet through a pressure pipe that does not discharge into this drainage basin. It is not the policy of Kaysville City to design storm drain systems to an "emergency" standard, the system is designed to an accepted standard for normal recurring events.

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.

See answer to 2d above.

Assume full pipe with no head ADS – N=0.012 RCP – N=0.013

18" ADS pipe at 1.74% capacity 15.01 cfs (east leg along north side of lot 1)

18" RCP @ 9.67% capacity 32.66 cfs (connection from new pipe to existing)

Allowed discharge from detention pond 20.8 acres X 0.2 cfs/acre=4.16 cfs

Calculated peak flow for a 10-yr storm 0.6 cfs

Calculated peak flow for a 100-yr storm 1.7 cfs

Should you have any questions regarding these issues, please feel free to contact me.

Sincerely,



Andy Thompson



CRS ENGINEERS
Answers to Infrastructure®

4246 S Riverboat Rd STE 200. Salt Lake City, UT 84123
o. 801.359.5565. f. 801.359.4272. crsengineers.com

October 3, 2019

Lyle Gibson, Community Development Director
Kaysville City
23 E Center Street, Kaysville UT, 84037
lgibson@kaysvillecity.com

Re: Whisper Hollow Subdivision
Surface Water Hydrologic Analysis

Dear Lyle:

CRS Engineers performed an independent review of the Whisper Hollow Subdivision Surface Water Hydrology Analysis for Upstream/Contributing Drainage Basin prepared by GeoStrata and Legacy Design Group. This independent review was focused on the methodology and calculations performed in the memorandum and attachments provided.

The hydrologic calculations are the basis for sizing Channel CH-004 to convey upstream flows through the Whisper Hollow Subdivision. The calculations were performed using the National Resources Conservation Service Technical Report 55 (TR-55). The design criteria for the channel is the 10-yr recurrence interval 24-hr duration storm event based on the NOAA Atlas 14 rainfall depths and NRCS Type II storm distribution. Each of these selected design criteria are industry accepted standard practice methods for calculating rainfall runoff volumes and peak flows. The curve number (75) was selected based on TR-55 Table 2-2a and matches the hydrologic soil group and land use type for the delineated watershed. A review of the calculation parameters found the calculations were performed in accordance with the TR-55 method. The calculation result is reasonable for the watershed size, slope, and land cover type. I agree with the design recommendations as stated in the hydrologic analysis memorandum.

Sincerely,
CRS Engineers

Ben Rood, PE
Stormwater Manager

cc
2018-0381

Ben Rood, PE CFM
Manager, Water Resources

c.801.372.8112
ben.rood@crsengineers.com



October 3, 2019

Spencer Prince
1641 South 150 West
Kaysville, UT 84037

Re: Whisper Hollow Subdivision (Revised)
Surface Water Hydrology Analysis for
Upstream/Contributing Drainage basin - Whisper Hollow Subdivision
Located near 650 East 100 North, Kaysville, Davis County, Utah
PN: 1319-001

Dear Spencer:

This letter presents the latest revised results of my Surface Water Hydrology Analysis for the subject drainage. The attached drawing CH-004 showing the contoured drainage area and point of discharge has no substantive changes from previous revisions.

The purpose of this analysis is to determine upstream or contributing drainage basin flows that currently are, and will continue to be, conveyed through the existing ditch and piping within the Whisper Hollow subdivision. Subdivision improvements will include piping these flows through the entire subdivision.

Basis of Calculations

A standard Natural Resources Conservation Service (NRCS), TR 55 storm runoff method was followed. The resources used were:

1. Drawing CH-004 is a contour map generated from 2014 Utah State 0.5-meter LIDAR. The drainage area and average slopes were determined using this map.
2. Weather data from the NOAA Atlas 14.
3. Per the NRCS TR-55 method, Table 2-2a, a runoff curve number of 75 is used. This corresponds to 1/4 acre lots in the Hydrologic Soil Group B.

Results

Recurrence Interval	Duration	Rainfall Total	Runoff Curve Number	Peak Calculated Flow
10-Yr	24-Hr	2.44"	75	4.78 CFS

To summarize, piping or channels carrying stormwater from the contributing Drainage Basin above Whisper Hollow subdivision shown on drawing CH-004 must be able to pass at least 4.78-CFS.

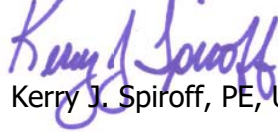
Mr. Spencer Prince
October 3, 2019
Page 2

Conveyance and detention design for the drainage flows originating within the Whisper Hollow Subdivision is a task that is separate from these a drainage basin flows that are to be conveyed through the subdivision.

Your engineers and surveyors will be able to use the above information to design appropriate, cost effective conveyance through Whisper Hollow Subdivision.

Don't hesitate to contact me if you have and questions or concerns about the information in this letter.

Sincerely
GeoStrata, LLC



Kerry J. Spiroff, PE, Utah No. 273867-2203



ec: Ashley Peay, GeoStrata
Hiram Alba, GeoStrata

Attachments: GeoStrata drawing CH-004, Rev 3
Whisper Hollow Development Storm Runoff Calculation Summary
TR-55 Fig B-2
TR-55 Table 2-2a
NOAA Atlas 14 Map & Recurrence Interval Plots



3	09/24/2019	KJS	FOR USE WITH PRESCRIBED RUNOFF
2	12/04/2017	KJS	CORRECT SPELLING ERROR
1	11/28/2017	KJS	CHG SUB-DIV NAME
0	07/25/2017	KJS	FOR SURFACE WATER HYDROLOGY ANALYSIS
REV	DATE	BY	DESCRIPTION

SCALE:
1" = 200 FT

- NOTES:
1. PROPOSED DEVELOPMENT LOCATED IN NE/4, SW/4, SECT 35, T4N R1W, SLB&M
 2. 2-FT CONTOUR DATA FROM 2014, UTAH STATE 0.5-m LIDAR
 3. PARCEL SHAPES FROM DAVIS COUNTY

LOCATION	KAYSVILLE, UTAH
PROJECT	WHISPER HOLLOW SUBDIVISION
TITLE	TOPO FOR SURFACE WATER HYDOLGY

Whisper Hollow Development Storm Runoff Calculation Summary

Stormwater runoff calculation See drawing CH-004

Drainage Area Above Development

Length: 1,400 FT
Area: 904,500 SF
High Pt: 4,556 MSL
Low Pt: 4,484 MSL

For design storm:	10 Yr.	24 Hr. Storm
NOAA Atlas 14	2.44 In	
Curve 75 Runoff	0.60 In	CN 75
Runoff from drainage area above, and with discharge flowing through Whisper Hollow		
	904,500 SF	X 0.60 In = 45,225 CF
	20.8 Acres	= 1.0 A-F
	0.032 SQ MI	
Average 24 Hr. Flow = 0.52 CFS 235 GPM		
Peak Flow at Tc = 1.42 Hr		
Peak Flow =	Qu = 239.4 CFS/ Sq Mi-In	2,145 GPM
	Q = 4.78 CFS	

TR-55 Variables and Equations

Application: NRCS Technical Release 55 (TR-55: SCS, 1986) is used to predict peak discharge from small drainages due to a 24-hr storm event. It can be used for drainages having a Time of Concentration (Tc) less than 12 hours.

TR-55 equations are the Soil Conservation Service equations last updated in 1986, whose variables applicable to the drainage immediately above Whisper Hollow subdivision are described and listed below.

Also listed are input variable values.

	Variable	Definition	For Drainage above Whisper Hollow	Unit
1.	A	Drainage area	0.032	Sq. Mile
2.	CN	Runoff curve number	75	
3.	Fp	Pond adjustment factor	0	
4.	Ia	Initial abstraction	Calculated	
5.	L	Flow length	Sheet: 300 Ft	Foot
			Shallow Concentrated: Not Used (1)	
			Channel: 1,000 Ft	
6.	n	Manning's roughness	Sheet: Short Grass 0.15	
			Shallow Concentrated: Not Used (1)	
			Channel: Weedy 0.03	
7.	P	Rainfall	2.44	Inch
8.	P2	Two-year frequency	1.70	Inch
9.	Q	Runoff	Calculated	Inch
10.	Qp	Peak discharge	Calculated	CFS
11.	Qu	Unit peak discharge	Calculated	CFS/Sq Mi/ Inch
12.	s	HGL Slope	Sheet: 0.020	Ft / Ft
			Shallow Concentrated: Not Used (1)	
			Channel: 0.028	
13.	S	Soil Moisture Retention	Calculated	Inch
14.	Tc	Time of concentration	Calculated	Hour

Note (1): Runoff was modelled for Sheet Flow draining directly to Channel Flow.

This calculation was set up using a Rainfall Distribution Factor for a Type II Rainfall Distribution as identified in TR-55 Manual, Fig. B-2.

Equation List

$Q_p = Q_u * A$, where:

Q_u is based on T_c , $\frac{I_a}{p}$ and Rainfall Distribution Factor

T_c = Time of Concentration

= Sum of all Times of Travel (T_t) for Sheet Flow, Shallow Concentrated Flow and Open Channel Flow

$$\text{Sheet Flow } T_t = 0.007 \frac{(nL)^{0.8}}{((P2)^{0.5} * S^{0.4})}$$

$$\text{Shallow Concentrated Flow } T_t = \frac{L}{3600 * V} \text{ and } V = 16.1345 * S^{0.5}$$

$$\text{Channel Flow } T_t = \frac{L}{3600 * V'}$$

V is determined by Manning's Equation for the channels

Q determined by P and CN

$$I_a = 0.2S$$

$$S = \frac{1000}{CN} - 10$$

CN = NRCS Runoff Curve Number

Whisper Hollow Development Storm Runoff Calculation Summary

Stormwater runoff calculation See drawing CH-004

Drainage Area Above Development

TR-55 OUTPUT SUMMARY

Unit Peak Discharge, Q_u (CFS/Mi ² -In):	239
Peak Discharge, Q_p (Ft ³ /s or CFS):	4.78
Runoff, Q (inch):	0.60
Total Watershed Area, A (Mi ²):	0.032
Curve Number, CN:	75
Time of Concentration, T_c (hr):	1.42

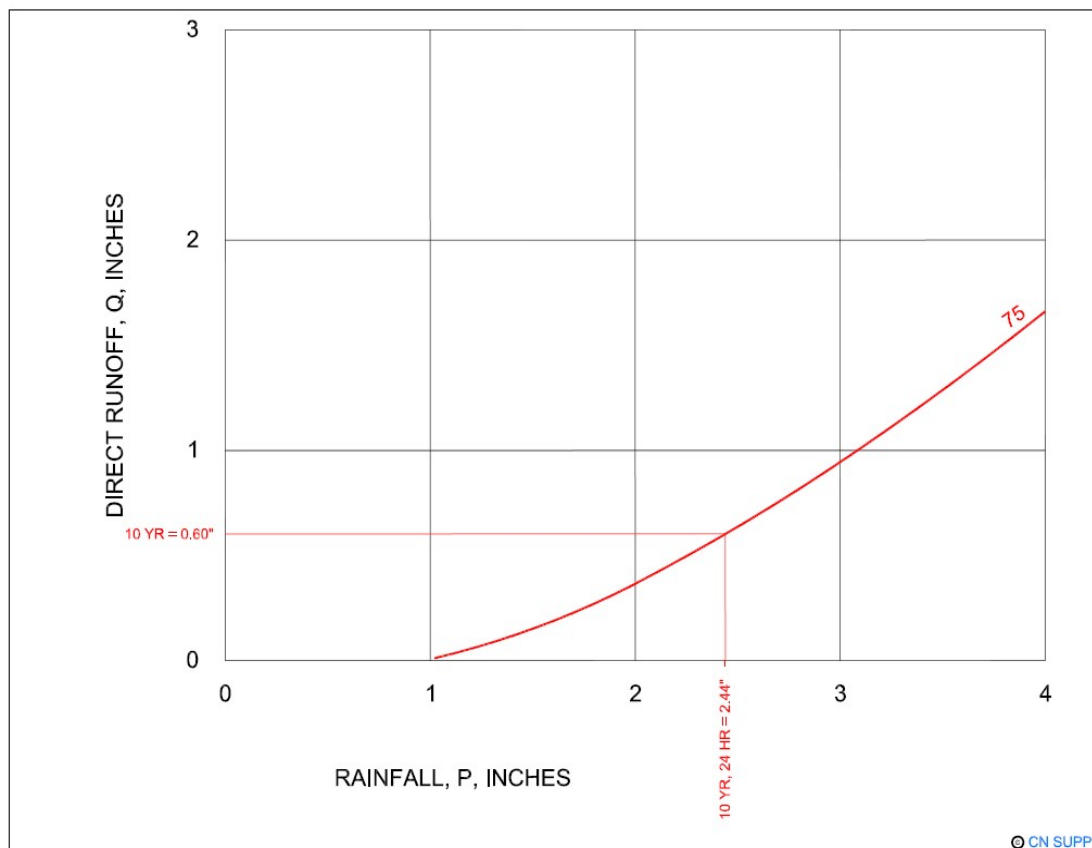


Figure B-2 Approximate geographic boundaries for NRCS (SCS) rainfall distributions

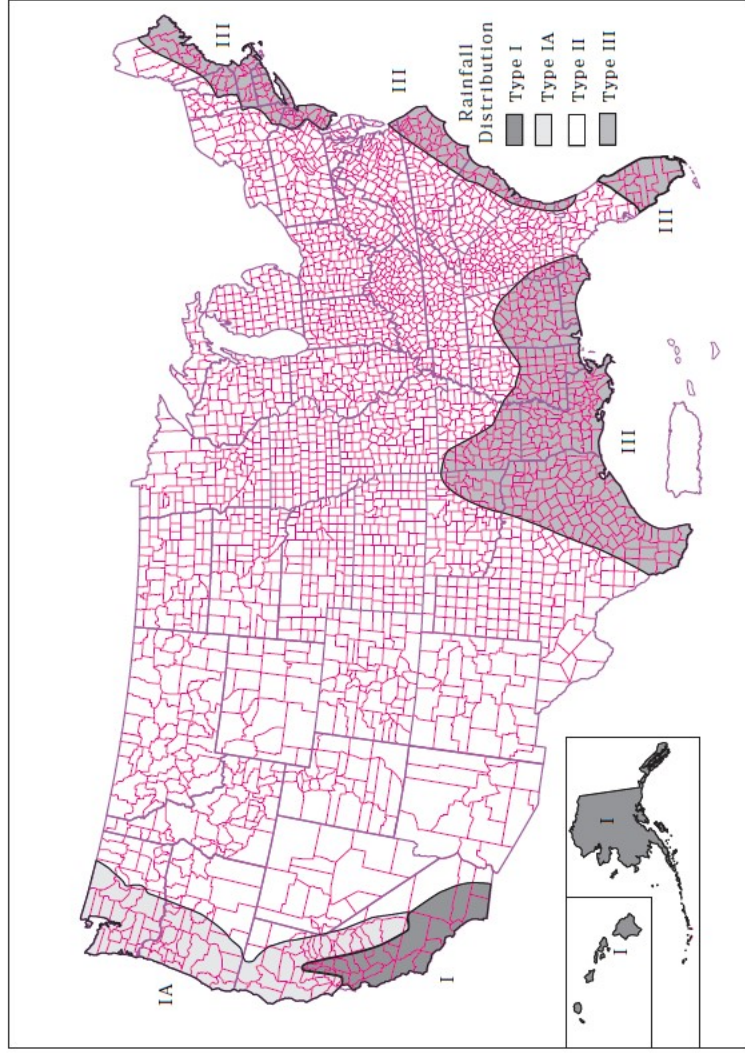


Table 2-2a
Runoff curve numbers for urban areas ¹

----- Cover description -----		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area ²	A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) ³ :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of way)		83	89	92	93
Gravel (including right-of way)		76	85	89	91
Dirt (including right-of way)		72	82	87	88
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ⁴		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by lot size:					
1/8 acre or less (town homes)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban area					
Newly graded areas					
(pervious areas only, no vegetation) ⁵		77	86	91	94
Idle lands (CB's are determined by using cover types similar to those in table 2-2c)					

1. Average runoff condition, and I =0.25

2. The average percent area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

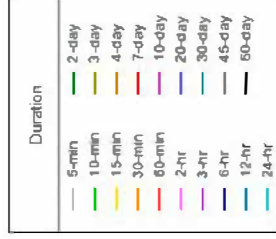
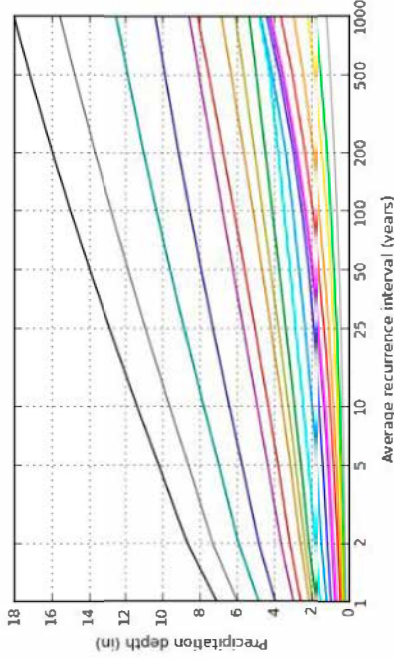
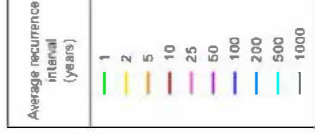
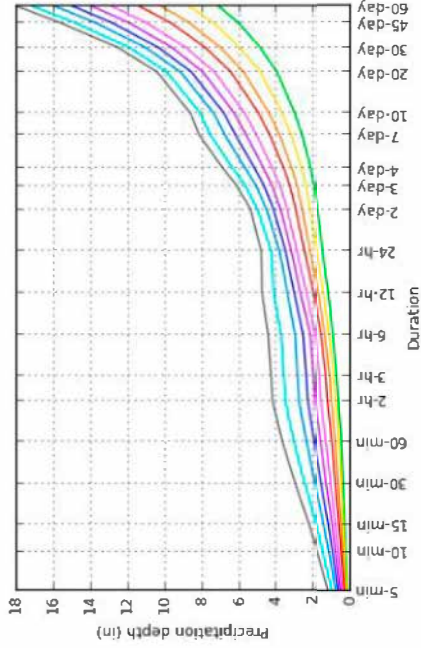
3. CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

4. Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

5. Composite CS's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development. (impervious area percentage) and the CN's for the newly graded pervious areas.

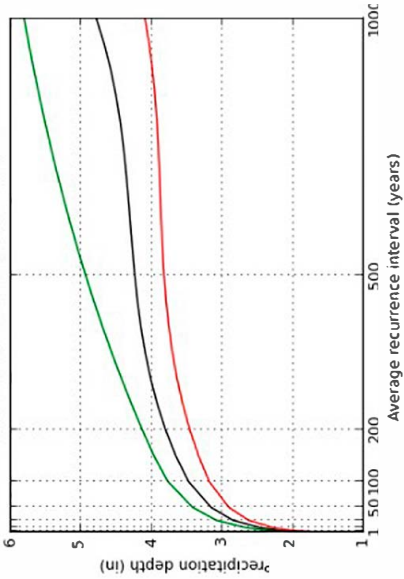
PDS-based depth-duration-frequency (DDF) curves

Latitude: 41.0359°, Longitude: -111.9231°



- Duration:
- ☐ 5-min
 - ☐ 10-min
 - ☐ 15-min
 - ☐ 30-min
 - ☐ 60-min
 - ☐ 2-hr
 - ☐ 3-hr
 - ☐ 6-hr
 - ☐ 12-hr
 - ☒ 24-hr
 - ☐ 2-day
 - ☐ 3-day
 - ☐ 4-day
 - ☐ 7-day
 - ☐ 10-day
 - ☐ 20-day
 - ☐ 30-day
 - ☐ 45-day
 - ☐ 60-day

24-hr PF estimates with 90% confidence intervals
 Latitude: 41.0359°, Longitude: -111.9231°



Upper bound of the 90% confidence interval
 Precipitation frequency estimates
 Lower bound of the 90% confidence interval

Technical Memorandum

HOTEL BARONS, LLC

PO BOX 1692, Bountiful, UT 84011-1692

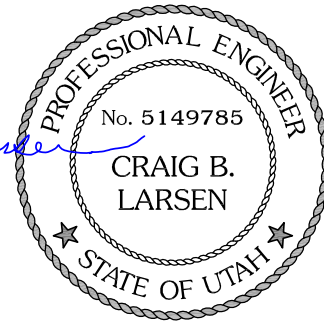
To: Kaysville City

From: Craig B. Larsen, PE

Date: October 7, 2019

RE: Whisper Hollow Subdivision Stormdrain Pipe Capacity

Craig B. Larsen



The upstream drainage basin hydrology calculations indicate a peak runoff of 4.78 cfs for the 10 year design storm. The proposed 18 inch stormdrain pipe, sloped at 1.74%, has sufficient capacity, 16.1 cfs, to easily allow passage of the required 10 year design storm. See Table 1 below for capacity calculations.

Table 1: 18 inch pipe capacity sloped at 1.74%:

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

The peak subdivision runoff of 0.35 cfs does not join the upstream drainage basin runoff until after the upstream runoff has passed through the proposed 18 inch pipe sloped at 1.74%. The upstream drainage basin runoff and subdivision runoff will flow together, with a total peak flow of less than 5.13 cfs, through an 18 inch pipe sloped at 9.67% with a capacity of over 38 cfs. See Table 1 below for capacity calculations.

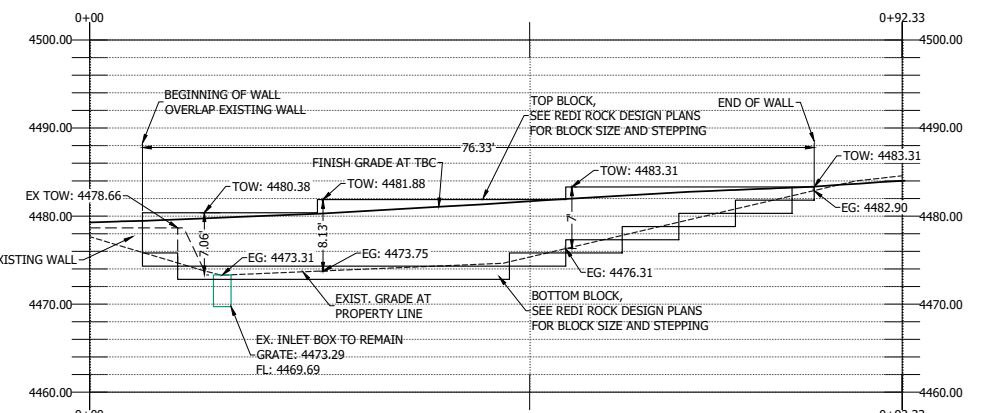
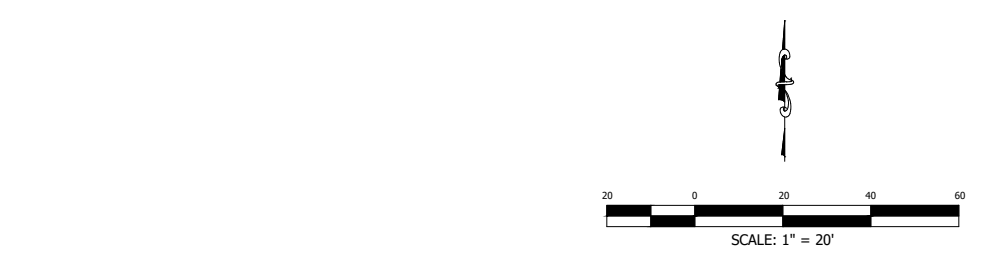
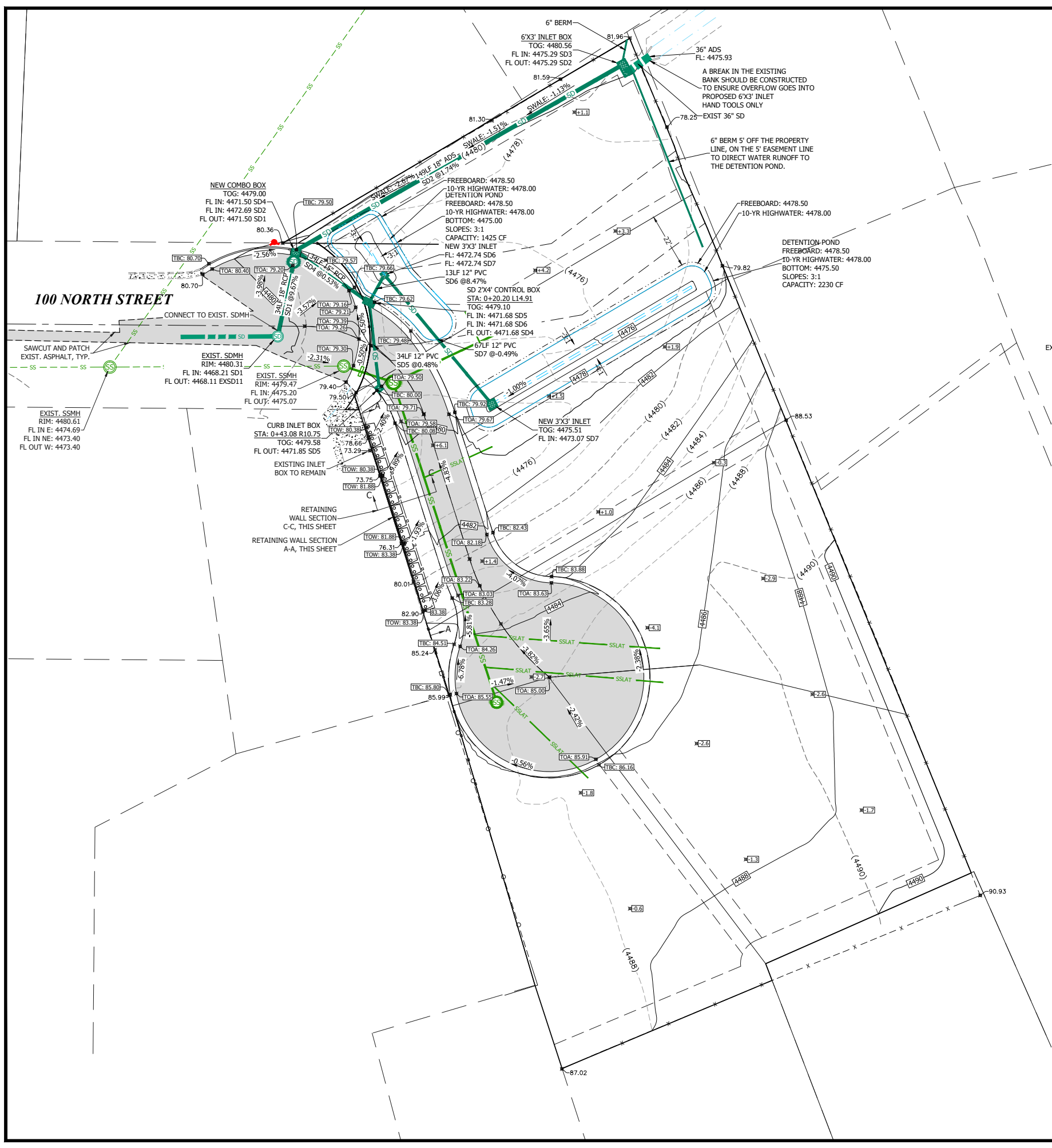
Table 2: 18 inch pipe capacity sloped at 9.67%:

Pipe Capacity with Manning's Equation $Q = \alpha / n * A * (R_h)^{2/3} * S^{1/2}$		
Q (cfs)=	38.055	cfs
S (%)=	9.67	%
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)=	22.016	ft/s

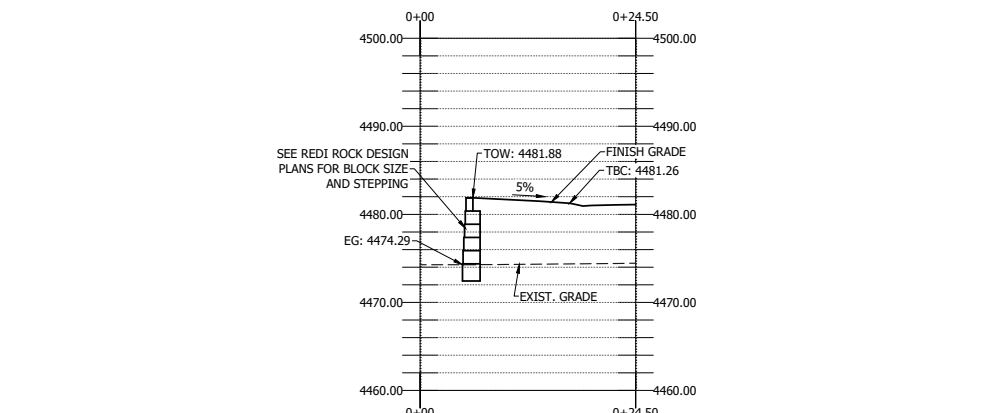
The full capacity of both pipes mentioned above are almost certainly never to be fully utilized even in the case of 100 year storm runoff events.

Attachments:

- Whisper Hollow Grading Plan, C500
- Upstream/Contributing Drainage Basin Surface Water Hydrology Analysis



RETAINING WALL SECTION A-A
SCALE: 1" = 10'



RETAINING WALL SECTION C-C
SCALE: 1" = 10'

DRAINAGE CALCULATIONS				
8-Sep-17				
Area Analysis				
Area	sq. ft.	Acres	C	
Building	14,390	0.40	0.85	
Improvements	7,970	0.18	0.90	
Landscaping	50,933	1.17	0.15	
Total	73,303	1.75	0.39	
10 Year Detention Analysis				
NMAA Precipitation Frequency Data Server 24.1.2002, W 11.9238				
Allowable Runoff				
Time (min)	Runoff (in/hr)	Runoff (ft)	Storage (ft)	
5	3.750	757	651	
10	2.810	1,149	939	
15	2.320	1,423	1,107	
30	1.560	1,914	1,282	
60	0.967	2,373	1,130	
120	0.604	2,964	438	
180	0.430	3,165	0	
360	0.260	3,828	0	
720	0.162	4,770	0	
1440	0.102	6,006	0	
10 Year Required Detention				1,262
Replacement of Existing Detention				2,241
Total Detention Required				3,503
Total Detention Provided				3,503
Office Sizing				
Highwater Elevation	4,478.00 ft			
Office Elevation	4,471.68 ft			
Flow	0.35 cfs			
C _s	0.62 square edge			
Office Size	2.27 sq. ft.			

GENERAL GRADING AND DRAINAGE NOTES

- IF LOT 1 CONSTRUCTS AN ACCESS TO A GARAGE/DRIVEWAY THROUGH THE FINGER OF THE POND THAT THEY MUST REPLACE THE MIN. STORAGE AND CONNECT THE STORAGE ON EITHER SIDE OF THE DRIVEWAY WITH A 12" PIPE.
- IF BASEMENTS OR LIVING SPACES ARE CONSTRUCTED BELOW GRADE FOUNDATION DRAINS WITH SUMP PUMPS ARE TO BE PROVIDED BY INDIVIDUAL LOT OWNERS. LOT 1 & 2 CAN DISCHARGE INTO THE DETENTION POND, OR ALL LOTS COULD DISCHARGE INTO THE PRIVATE CURB AND GUTTER PER DETAIL SD-6 SHEET C900

1470 South 600 West
Woods Cross, Utah 84010
Phone 801-298-2236

HA Entellus[®]

REGISTERED PROFESSIONAL ENGINEER
No. 189586
SCOTT T. ARGY
8/28/2019

WHISPER HOLLOW SUBDIVISION
PLANNED RESIDENTIAL UNIT SUBDIVISION

650 EAST 100 NORTH
TAX PARCELS #11-15-0199 and #11-15-0084
LOCATED IN THE SW 1/4 OF SECTION 35, T.4N., R.1W., S.L.B.&M.
KANSVILLE CITY, DAVIS COUNTY, UTAH

DRAWN:	JKS	11/28/2017
APPROVED:	STA	11/28/2017
PROJECT:	1498001	

1498001 Design.dwg

C500
GRADING PLAN



October 3, 2019

Spencer Prince
1641 South 150 West
Kaysville, UT 84037

Re: Whisper Hollow Subdivision (Revised)
Surface Water Hydrology Analysis for
Upstream/Contributing Drainage basin - Whisper Hollow Subdivision
Located near 650 East 100 North, Kaysville, Davis County, Utah
PN: 1319-001

Dear Spencer:

This letter presents the latest revised results of my Surface Water Hydrology Analysis for the subject drainage. The attached drawing CH-004 showing the contoured drainage area and point of discharge has no substantive changes from previous revisions.

The purpose of this analysis is to determine upstream or contributing drainage basin flows that currently are, and will continue to be, conveyed through the existing ditch and piping within the Whisper Hollow subdivision. Subdivision improvements will include piping these flows through the entire subdivision.

Basis of Calculations

A standard Natural Resources Conservation Service (NRCS), TR 55 storm runoff method was followed. The resources used were:

1. Drawing CH-004 is a contour map generated from 2014 Utah State 0.5-meter LIDAR. The drainage area and average slopes were determined using this map.
2. Weather data from the NOAA Atlas 14.
3. Per the NRCS TR-55 method, Table 2-2a, a runoff curve number of 75 is used. This corresponds to 1/4 acre lots in the Hydrologic Soil Group B.

Results

Recurrence Interval	Duration	Rainfall Total	Runoff Curve Number	Peak Calculated Flow
10-Yr	24-Hr	2.44"	75	4.78 CFS

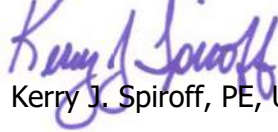
To summarize, piping or channels carrying stormwater from the contributing Drainage Basin above Whisper Hollow subdivision shown on drawing CH-004 must be able to pass at least 4.78-CFS.

Conveyance and detention design for the drainage flows originating within the Whisper Hollow Subdivision is a task that is separate from these a drainage basin flows that are to be conveyed through the subdivision.

Your engineers and surveyors will be able to use the above information to design appropriate, cost effective conveyance through Whisper Hollow Subdivision.

Don't hesitate to contact me if you have and questions or concerns about the information in this letter.

Sincerely
GeoStrata, LLC

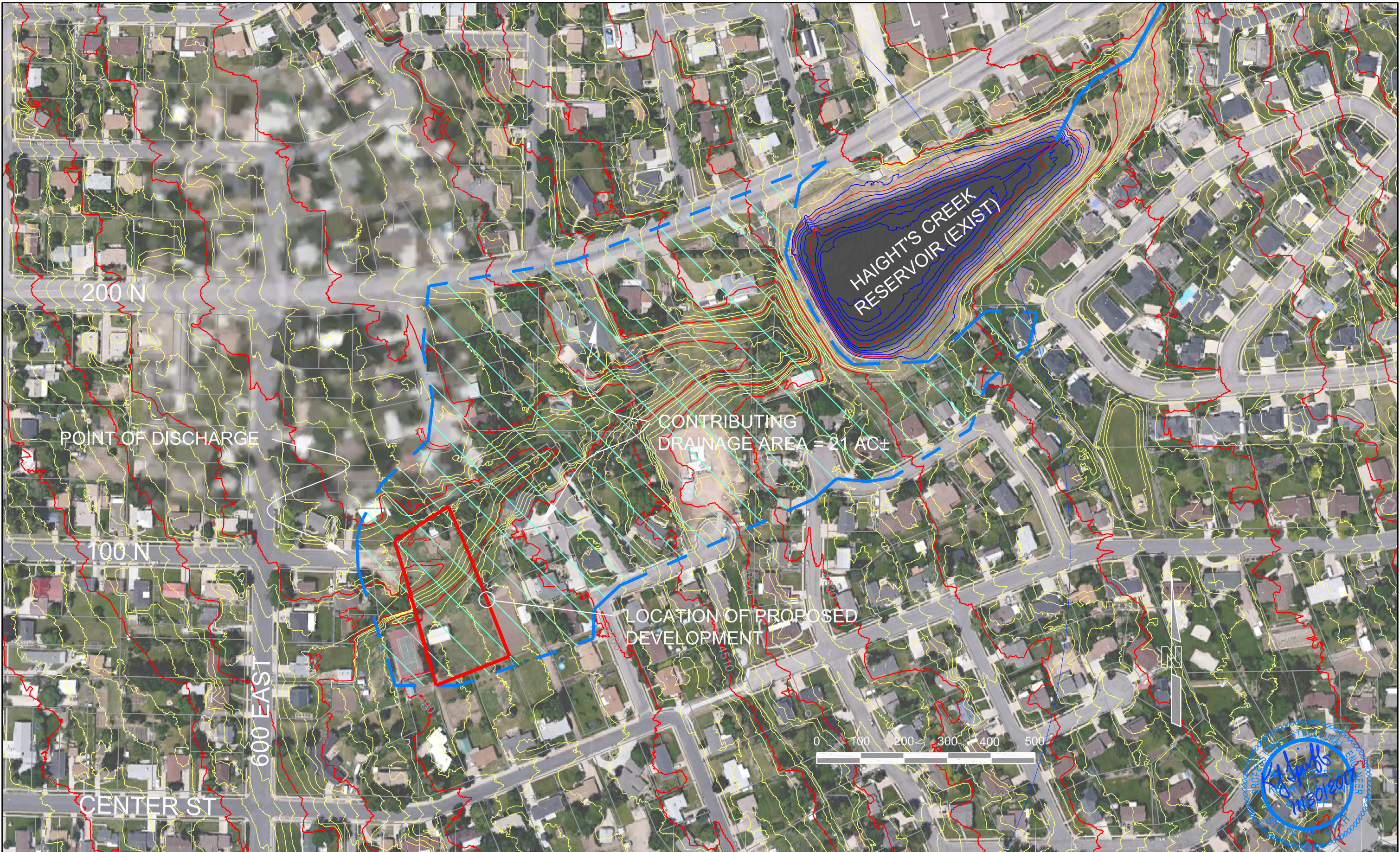


Kerry J. Spiroff, PE, Utah No. 273867-2203



ec: Ashley Peay, GeoStrata
Hiram Alba, GeoStrata

Attachments: GeoStrata drawing CH-004, Rev 3
Whisper Hollow Development Storm Runoff Calculation Summary
TR-55 Fig B-2
TR-55 Table 2-2a
NOAA Atlas 14 Map & Recurrence Interval Plots



3	09/24/2019	KJS	FOR USE WITH PRESCRIBED RUNOFF
2	12/04/2017	KJS	CORRECT SPELLING ERROR
1	11/28/2017	KJS	CHG SUB-DIV NAME
0	07/25/2017	KJS	FOR SURFACE WATER HYDROLOGY ANALYSIS
REV	DATE	BY	DESCRIPTION

SCALE:
1" = 200 FT

- NOTES:
1. PROPOSED DEVELOPMENT LOCATED IN NE/4, SW/4, SECT 35, T4N R1W, SLB&M
 2. 2-FT CONTOUR DATA FROM 2014, UTAH STATE 0.5-m LIDAR
 3. PARCEL SHAPES FROM DAVIS COUNTY

LOCATION	KAYSVILLE, UTAH
PROJECT	WHISPER HOLLOW SUBDIVISION
TITLE	TOPO FOR SURFACE WATER HYDOLGY

Whisper Hollow Development Storm Runoff Calculation Summary

Stormwater runoff calculation See drawing CH-004

Drainage Area Above Development

Length: 1,400 FT
Area: 904,500 SF
High Pt: 4,556 MSL
Low Pt: 4,484 MSL

For design storm:	10 Yr.	24 Hr. Storm
NOAA Atlas 14	2.44 In	
Curve 75 Runoff	0.60 In	CN 75
Runoff from drainage area above, and with discharge flowing through Whisper Hollow		
	904,500 SF	X 0.60 In
	20.8 Acres	= 45,225 CF
	0.032 SQ MI	= 1.0 A-F
Average 24 Hr. Flow =		
	0.52 CFS	235 GPM
Peak Flow at Tc = 1.42 Hr		
Peak Flow =	Qu = 239.4 CFS/ Sq Mi-In	2,145 GPM
	Q = 4.78 CFS	

TR-55 Variables and Equations

Application: NRCS Technical Release 55 (TR-55: SCS, 1986) is used to predict peak discharge from small drainages due to a 24-hr storm event. It can be used for drainages having a Time of Concentration (Tc) less than 12 hours.

TR-55 equations are the Soil Conservation Service equations last updated in 1986, whose variables applicable to the drainage immediately above Whisper Hollow subdivision are described and listed below.

Also listed are input variable values.

	Variable	Definition	For Drainage above Whisper Hollow	Unit
1.	A	Drainage area	0.032	Sq. Mile
2.	CN	Runoff curve number	75	
3.	Fp	Pond adjustment factor	0	
4.	Ia	Initial abstraction	Calculated	
5.	L	Flow length	Sheet: 300 Ft	Foot
			Shallow Concentrated: Not Used (1)	
			Channel: 1,000 Ft	
6.	n	Manning's roughness	Sheet: Short Grass 0.15	
			Shallow Concentrated: Not Used (1)	
			Channel: Weedy 0.03	
7.	P	Rainfall	2.44	Inch
8.	P2	Two-year frequency	1.70	Inch
9.	Q	Runoff	Calculated	Inch
10.	Qp	Peak discharge	Calculated	CFS
11.	Qu	Unit peak discharge	Calculated	CFS/Sq Mi/ Inch
12.	s	HGL Slope	Sheet: 0.020	Ft / Ft
			Shallow Concentrated: Not Used (1)	
			Channel: 0.028	
13.	S	Soil Moisture Retention	Calculated	Inch
14.	Tc	Time of concentration	Calculated	Hour

Note (1): Runoff was modelled for Sheet Flow draining directly to Channel Flow.

This calculation was set up using a Rainfall Distribution Factor for a Type II Rainfall Distribution as identified in TR-55 Manual, Fig. B-2.

Equation List

$Q_p = Q_u * A$, where:

Q_u is based on T_c , $\frac{I_a}{p}$ and Rainfall Distribution Factor

T_c = Time of Concentration

= Sum of all Times of Travel (T_t) for Sheet Flow, Shallow Concentrated Flow and Open Channel Flow

$$\text{Sheet Flow } T_t = 0.007 \frac{(nL)^{0.8}}{((P2)^{0.5} * S^{0.4})}$$

$$\text{Shallow Concentrated Flow } T_t = \frac{L}{3600 * V} \text{ and } V = 16.1345 * S^{0.5}$$

$$\text{Channel Flow } T_t = \frac{L}{3600 * V'}$$

V is determined by Manning's Equation for the channels

Q determined by P and CN

$$I_a = 0.2S$$

$$S = \frac{1000}{CN} - 10$$

CN = NRCS Runoff Curve Number

Whisper Hollow Development Storm Runoff Calculation Summary

Stormwater runoff calculation See drawing CH-004

Drainage Area Above Development

TR-55 OUTPUT SUMMARY

Unit Peak Discharge, Q_u (CFS/Mi ² -In):	239
Peak Discharge, Q_p (Ft ³ /s or CFS):	4.78
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Curve Number, CN:	75
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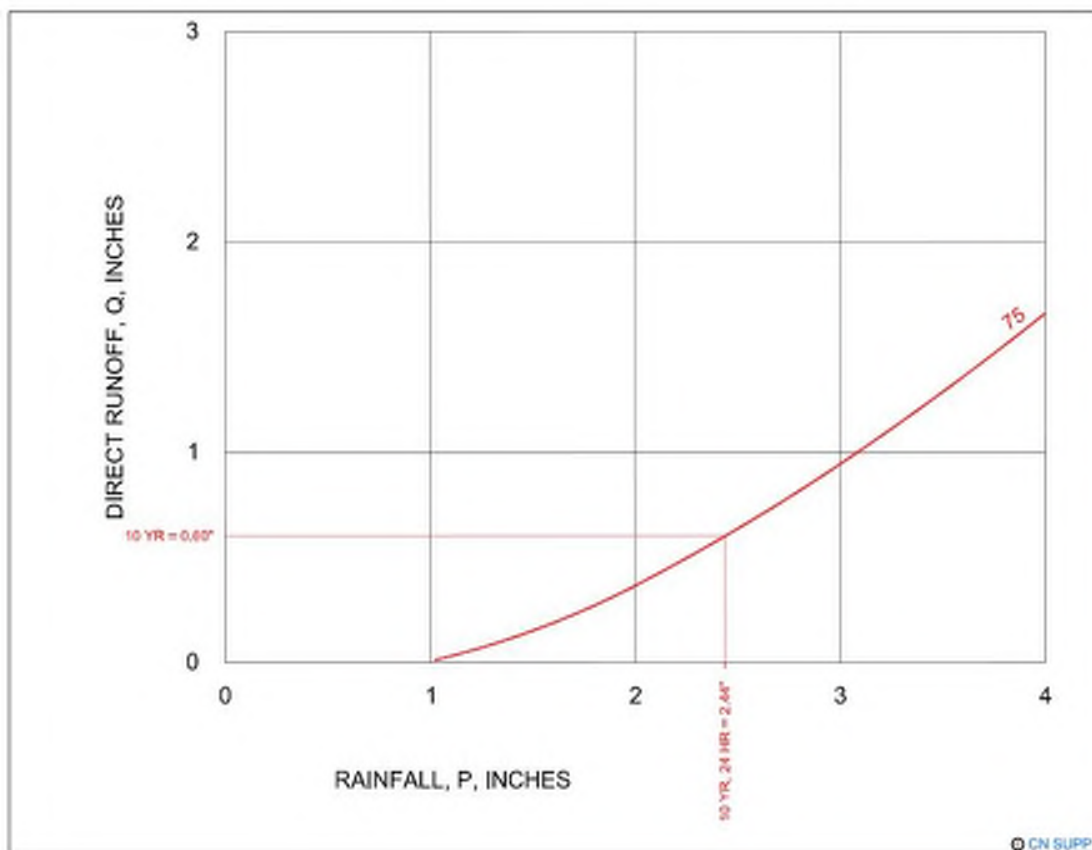


Figure B-2 Approximate geographic boundaries for NRCS (SCS) rainfall distributions

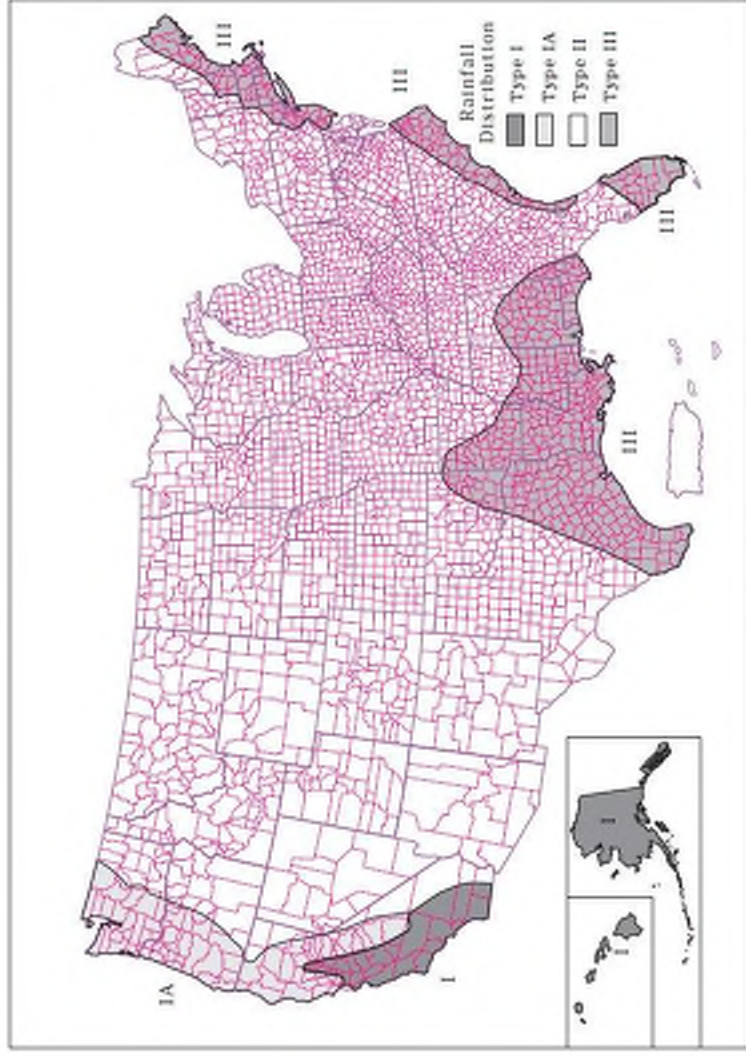


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Impervious areas					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of way)		83	89	92	93
Gravel (including right-of way)		76	85	89	91
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Western desert urban areas:					
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Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
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Residential districts by lot size:					
1/8 acre or less (town homes)	65	77	85	90	92
1/4 acre	38	61	75	83	87
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1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban area					
Newly graded areas					
(pervious areas only, no vegetation) ⁵		77	86	91	94
Idle lands (CB's are determined by using cover types similar to those in table 2-2c)					

1. Average runoff condition, and I =0.25

2. The average percent area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

3. CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

4. Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

5. Composite CS's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development. (impervious area percentage) and the CN's for the newly graded pervious areas.

Map
[X] Terrain

- a) Select location
Move crosshair or double click
- b) Click on station icon
☐ Show stations on map

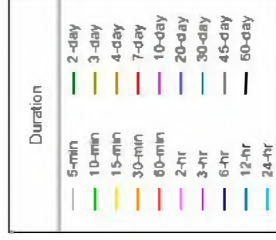
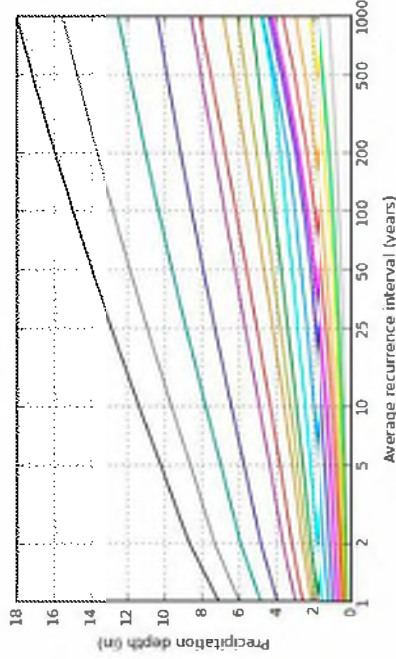
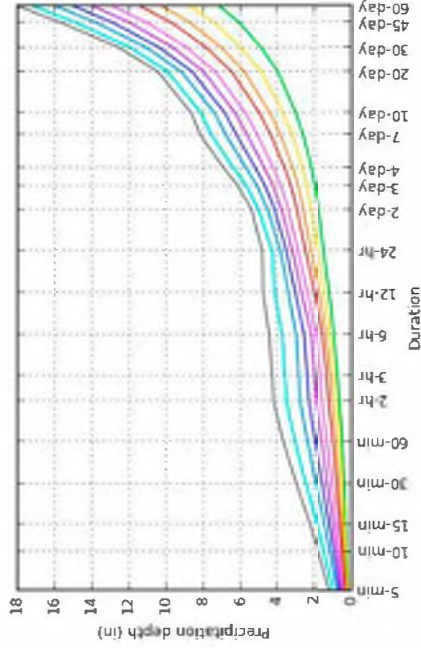
Location Information:
Name: Kayville, Utah, USA*
Latitude: 41.0369°
Longitude: -111.9213°
Elevation: 4525.64 ft **

* Source: ESRI Maps
** Source: USGS

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 1, Version 5

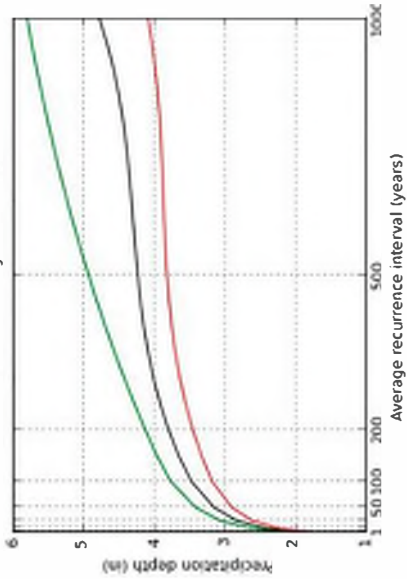
PDS-based depth-duration-frequency (DDF) curves
Latitude: 41.0359°, Longitude: -111.9231°



Duration:

- ☐ 5-min
- ☐ 10-min
- ☐ 15-min
- ☐ 30-min
- ☐ 60-min
- ☐ 2-hr
- ☐ 3-hr
- ☐ 6-hr
- ☐ 12-hr
- ☒ 24-hr
- ☐ 2-day
- ☐ 3-day
- ☐ 4-day
- ☐ 7-day
- ☐ 10-day
- ☐ 20-day
- ☐ 30-day
- ☐ 45-day
- ☐ 60-day

24-hr PF estimates with 90% confidence intervals
Latitude: 41.0359°, Longitude: -111.9231°



KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

October 10, 2019

Planning Commission Members Attended: Chairperson Wilf Sommerkorn, Vice Chairperson Joshua Sundloff, Tamara Tran, Toby Barrus, Steve Lyon.

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

Others Present: Kaysville City Councilman Larry Page, Emily Walsh, Terri Mills, Jim Wypijewski, Jerry Hintze, Elizabeth Heath, Brian Bare, Ernest Otero, Jacque Otero, Johnathan Day, Michael Halls,

OPENING

The Planning Commission meeting was held on Thursday, October 10, 2019 at 7:00 p.m. in the Kaysville City Parks and Recreation building. Chairperson Wilf Sommerkorn opened the meeting by welcoming those present.

The minutes of the September 26, 2019 meeting were presented for approval. Lyle Gibson stated that staff had received an email from a resident with proposed extra dialogue they would like to be added. As result Chairperson Wilf Sommerkorn said they will vote on the minutes at the end of the meeting giving the Planning Commissioners a chance to look over the email.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B” TREE REMOVAL SERVICES AT 1901 BONNEVILLE LANE FOR CHRISTY HAMPTON.

Lyle Gibson stated that this item was removed from the agenda by the applicant due them no longer seeking purchase of the home.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B” DAYCARE SERVICES AT 562 EAST 1475 SOUTH FOR TERRI MILLS.

Dan Jessop explained that Mrs. Mills has been providing child care services from her home for over 30 years but was unaware of the licensing requirements. She will be providing child care for 6 to 9 children. After receiving approval from the Planning Commission, Mrs. Mills will go through the licensing process with the State of Utah Daycare licensing.

Staff recommends approval of this proposed residential child care business without the need for additional conditions.

Chairperson Wilf Sommerkorn invited Mrs. Mills to the stand. Vice Chairperson Joshua Sundloff said he had concerns why Mrs. Mills has been providing daycare for so many years without proper licensing. He asked her why she had not pursued the proper licensing beforehand. Mrs. Mills stated that she did not know she needed to be licensed.

Chairperson Wilf Sommerkorn allowed members from the audience to comment on the purposed conditional use permit.

Johnathan Day said he called Kaysville City to complain about children being neglected. He said there are children being left outside for hours that pound on the door to be let inside. He also said the noise of crying children is a huge issue as well. He would like to make sure that Mrs. Mills goes through the daycare licensing process and get some extra training.

Jacque Otero said she has video of children screaming on the back deck of Mrs. Mills home begging to come inside. She said Mrs. Mills will lock children out of the house for extended periods of time. She has no grudge against the applicant however, she would like to see her get licensed and receive more training. She feels that Mrs. Mills should not be operating a daycare. She will contact the proper authorities about the video showing neglect.

Ernest Otero understands that there is a need for daycare in Kaysville City however, Mrs. Mills was never licensed and he is upset that the city never knew about her doing business illegally. He would like better monitoring by the city to protect children.

Lyle Gibson told the Planning Commission that we as a city do not catch everyone running businesses illegally so we rely on neighbors to let us know about these businesses.

Chairperson Wilf Sommerkorn said they are sympathetic to these complaints however, these issues are for the State or police to handle. They are not a land use issue. The Planning Commission has no power to handle these cases.

Tamara Tran asked if Mrs. Mills has her Utah State Daycare license. Mrs. Mills said that she is currently working on receiving it.

Vice Chairperson Joshua Sundloff said it is not our task as the Planning Commission to regulate daycares. If the concerns that have been discussed by the neighbors are true it is very disconcerting, however it is not something that the city can take care of. They do not have the power to enforce the mechanisms from the State. All we look at is the land use and how it affects the neighborhood. These complaints need to be brought forward to the police and the appropriate State agencies.

Joshua Sundloff made a motion to grant a conditional use permit for a major home occupation "B" for Daycare services at 562 East 1475 South for Terri Mills with the condition that the number of children be limited to 9. Tamara Tran seconded the motion and it passed unanimously.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR KOUROSH SUBDIVISION AT 946 EAST 300 NORTH FOR KOUROSH HARONI.

Lyle Gibson explained that the property located at 946 East 300 North is currently zoned R-1-8. The existing lot is 18,609 square feet in size. The applicant Kourosh Haroni is anticipating creating a new lot that is 8,616 square feet with 151 feet of frontage. This will leave the existing

home on a 9,903 square foot lot. The new proposed lot will face 200 North at approximately 939 East. Both the existing and new proposed lot meet the frontage and square footage requirements for the existing R-1-8 zoning district. The new lot facing 200 North is deep enough to provide a building pad that meets the minimum dwelling size requirements of 17-31-16, Dwellings. Mr. Haroni will provide either a hammerhead or circular driveway for safe access to the 200 North Street.

All street improvements are in place and no dedication is needed for the 200 North right-of-way. Staff is recommending approval of the proposed preliminary plat for the Kourosh Subdivision.

Chairperson Wilf Sommerkorn invited Mr. Haroni to the stand. Mr. Haroni was not present at the meeting.

Chairperson Wilf Sommerkorn opened the public hearing.

Scott Johnson stood and asked the Planning Commission if the new home meet the city's requirements since it shows a 20 foot setback instead of the required 25 foot setback. Lyle Gibson said that what is shown on the drawing is inaccurate. It does need to be 25 feet. Mr. Johnson also asked the Planning Commission if there was enough room for a hammer head driveway. He would like to know what type of home Mr. Haroni is planning on building.

Jerry Hintze voiced his concern over the placement of the proposed house and future development for the widening of 200 North.

Astid Cramer said that the proposed house would be too close to the easement. How will the homes occupant be able to enter and exit the home with increased traffic on 200 North.

Chairperson Wilf Sommerkorn closed the public hearing.

Vice Chairperson Joshua Sundloff said he agrees that 200 North should be widened to the full width of its capacity. This could affect the proposed home.

Tamara Tran and Steve Lyon both said that they would like to see more detail about where Mr. Haroni purposes to build the house.

Steve Lyon said he would like to look at the egress and aggress and where 200 North interjects on that property with a new structure.

Vice Chairperson Joshua Sundloff said he can't approve this because the map doesn't show 25 feet and it needs to be 25 feet.

Tamara Tran asked where they would put the driveway.

Chairperson Wilf Sommerkon seconded that question. With the traffic getting worse on 200 North it will be hard to get in and out of the home.

Tamara Tran made a motion to table the preliminary plat for the Kourosh subdivision at 946 East 300 North for Kourosh Haroni with the condition that the applicant appear to answer questions concerning the structures placement and driveway access. Steve Lyon seconded the motion and it passed unanimously.

PLANNING COMMISSION BYLAWS DISCUSSION.

Lyle Gibson said we are looking at changing some of the items in the new bylaws. Steve Lyon said he read through the proposed changes and agrees with the new changes.

Tamara Tran said she also agrees with the changes and liked the proposed option to allow people to join electronically to create a quorum.

Vice Chairperson Joshua Sundloff made a motion to adopt the bylaws as purposed with no other conditions. Tamara Tran seconded the motion and it was unanimously approved.

KAYSVILLE CITY GENERAL PLAN AMENDMENT DISCUSSION.

Lyle Gibson explained that the draft before the Planning Commission is staff's idea of changes to make to comply with SB34. The key elements of the new general plan is language changes.

Staff added elements relating to land use and housing density west of I-15 going from two to four units per acre. Adding additional density along major streets with 10 units per acre providing the possibility for more townhouses to be built. Allowing more mixed use zones with commercial and residential working together.

The Planning Commission can change numbers and language in the plan. Input is needed by the next meeting to pass a recommendation to the City Council.

Tobby Barrus said he would like to see the density stay the same on both the west and east side, especially if 200 North becomes a major road.

Chairperson Wilf Sommerkorn said an increase in density does not always mean affordable housing. Townhouses can be just as expensive as homes.

Tamra Tran asked if the plan addressed square footage. Is there anywhere that encourages smaller homes? Lyle Gibson said they could address that in the general plan if they choose to add it.

Chairperson Wilf Sommerkorn told the Planning Commission to come prepared next meeting to discuss and add further ideas to the general plan.

APPROVAL OF MEETING MINUTES

Steve Lyon made a motion to approve the meeting minutes from September 26, 2019. Tamara Tran seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Elizabeth Heath, the newly appointed head of Kaysville City's Historic Preservation committee stood to introduce herself and other members of the committee. She said that they were excited to start working with the commission and residents to preserve Kaysville's history.

She asked the Planning Commission if there was any way to save the old school house building on the Harvey Estates property. Lyle Gibson said he has talked with the developer and they are seeing what can be done.

She invited the Planning Commission and public to the committee's first event, the cemetery tour being held on October 19, 2019.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, October 24, 2019.

ADJOURNMENT

Chairperson Wilf Sommerkorn made a motion to adjourn the meeting. Steven Lyon seconded the motion and it passed unanimously. The meeting adjourned at 9:06 p.m.