

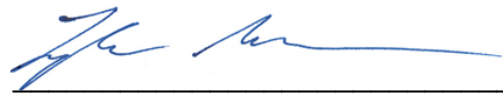
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, December 12, 2019 at 7:00 p.m. in the **Kaysville Fire Station Building at 175 South Main St Kaysville, UT.**

The agenda shall be as follows:

1. Opening and approval of the minutes from the November 14, 2019 meeting.
2. Public Hearing for the rezone of 1.64 acres of property at 37 S. Angel Street from A-1 (Light Agriculture) to the R-1-14 (Single Family Dwelling) zoning district with a PRUD overlay for Steven and Sherrilee Einfeldt.
3. Public Hearing for the rezone of 23.3 acres of property at 1300 East 1084 North from A-1 (Light Agriculture) to the R-1-8 (Single Family Dwelling) zoning district for the Dave and Keaton Morton Development Group.
4. Conditional use permit for pole height and netting exceeding 35 ft. located at approximately 545 South Deseret Drive for BIGSHOTS Real Estate.
5. Conditional use permit for the sale of beer for the consumption on the premises located at approximately 545 South Deseret Drive for BIGSHOTS Real Estate.
6. Conditional use permit for the sale of liquor for the consumption on the premises located at approximately 545 South Deseret Drive for BIGSHOTS Real Estate.
7. Final plat approval for The Villas at Green Manor at 1576 West 200 North for Phil Holland.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
10. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, December 6, 2019.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Public Hearing for the Rezone of 1.64 acres of property at 37 South Angel Street from A-1 (Light Agriculture) to the R-1-14 (Single Family Dwellings) zoning district to include the PRUD overlay zone.

Dec 12, 2019

Applicant/Owner: Mr. Steve and Sherrilee Enfieldt

Description:

Mr. Steve and Sherrilee Enfieldt is seeking a rezone at the subject property to accommodate future residential development.

The existing zoning district permits agriculture and a single family dwelling.

The property abutting to the north is a 1.8 acre parcel zoned I A-1. The properties abutting along Angel Street to the south and extending east along the south property are zoned R-1-20 with a 5.9 acres parcel residential R-A zoning to the east.

The R-1-14 zone being applied for will allow for single family dwelling on a 14,000 square foot lot.

The proposed zoning would allow for as many as 5 total units on the property. The applicant has provided a concept plan showing a private street subdivision type development which is the reason for the PRUD overlay zone.

In consideration of the rezone the Planning Commission should consider how the use fits with the city's general plan and how it works at the specific location.

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

Identity and Character:

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

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 for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).

2. East of I-15, allow for housing compatible with and complimentary to existing neighborhoods while considering medium densities along major streets and higher densities near transit stops and arterial streets (200 North, Main Street, Interstate 15, and U.S. 89).

B. The majority of the housing should be single unit attached or detached. 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 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.

Recommendation:

The Planning Commission is tasked with making a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location.

Should the private street subdivision development type be favorable, staff recommends that the PRUD overlay zone be subject to approval of a desirable final plat. Per 17-34-6 (3)

Attachment 1: Area Map

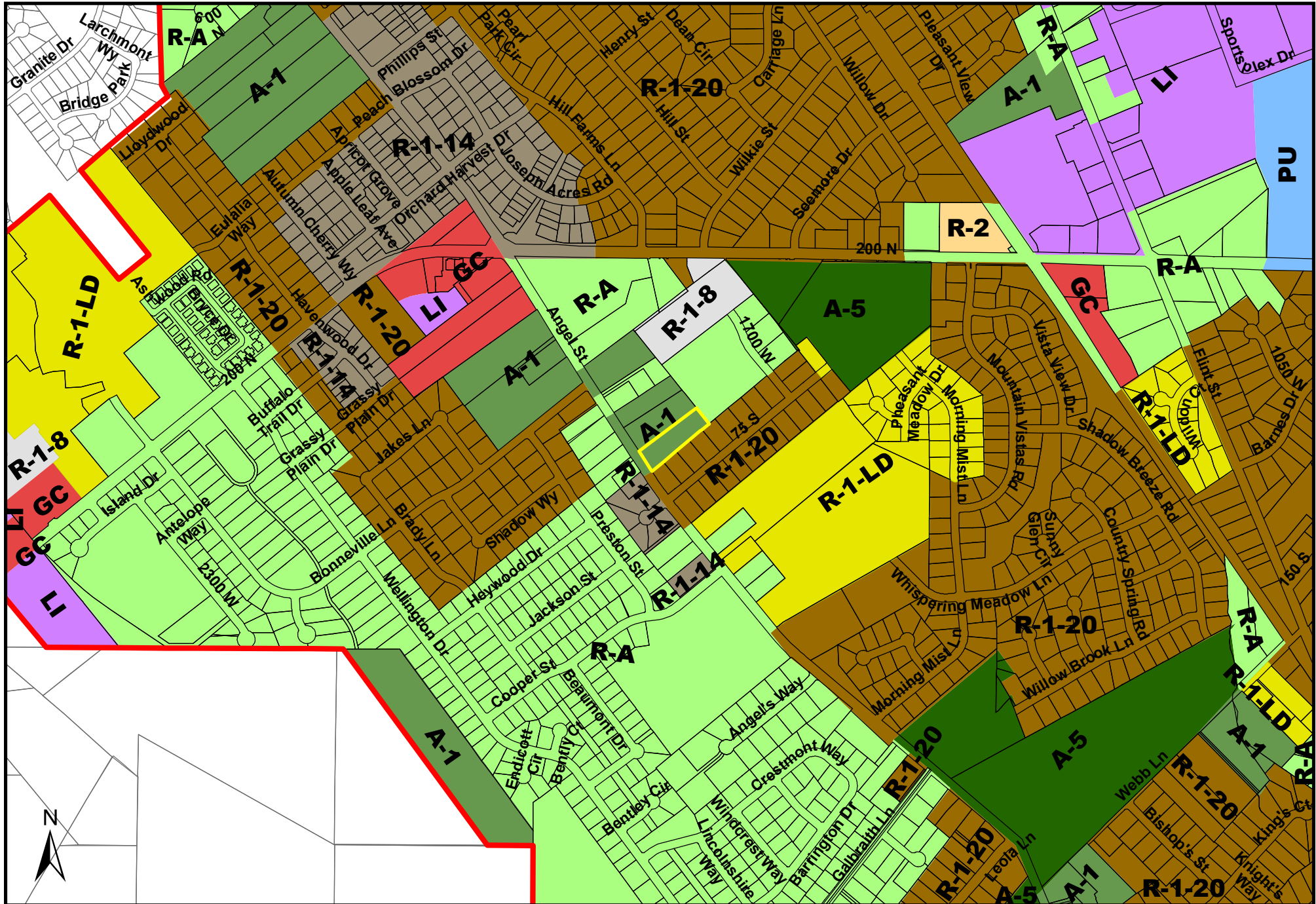
Attachment 2: Zoning Map

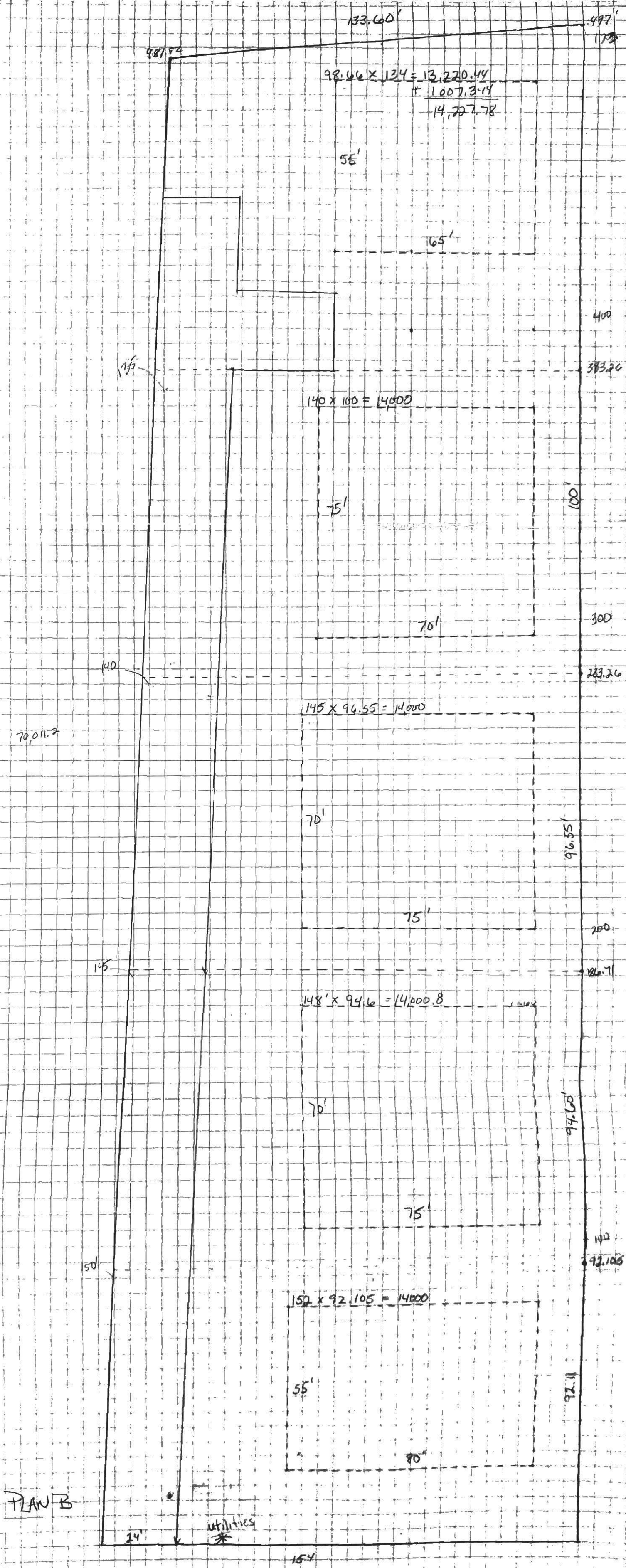
Attachment 3: Concept Plan

37 South Angel Street - Rezone from A-1 to R-1-14 PRUD



37 South Angel Street - Rezone from A-1 to R-1-14 PRUD







Planning Commission Staff Report

Public Hearing for the Rezone of 23.3 acres of property at 1300 E 1084 N from A-1 (Light Agriculture Single Family Dwelling District) to the R-1-8 (Residential Single Family District).

December 12, 2019

Applicant/Owner: Morton Development Group

Description:

Dave and Keaton Morton with Morton Development are seeking a rezone at the subject property to accommodate future residential development.

The existing zoning is A-1 Light Agriculture District, which allows for 1 residential unit per acre.

The abutting property to the north is R-1-10 Residential property, and the property to the south, and east is 140 acres of the Kaysville Wilderness Park zoned PU (Public Use)

In consideration of the rezone the Planning Commission should consider how the use fits with the city's general plan and how it works at the specific location.

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

Identity and Character:

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

Housing:

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

B. East of I-15, allow for housing compatible with and complimentary to existing neighborhoods while considering medium densities along major streets and higher densities near transit stops and arterial streets (200 North, Main Street, Interstate 15, and U.S. 89).

C. The majority of the housing should be single unit attached or detached. 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 housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.

D. Housing development should have a minimum of through vehicular traffic and a maximum of open space.

E. Housing developments should essentially pay for themselves.

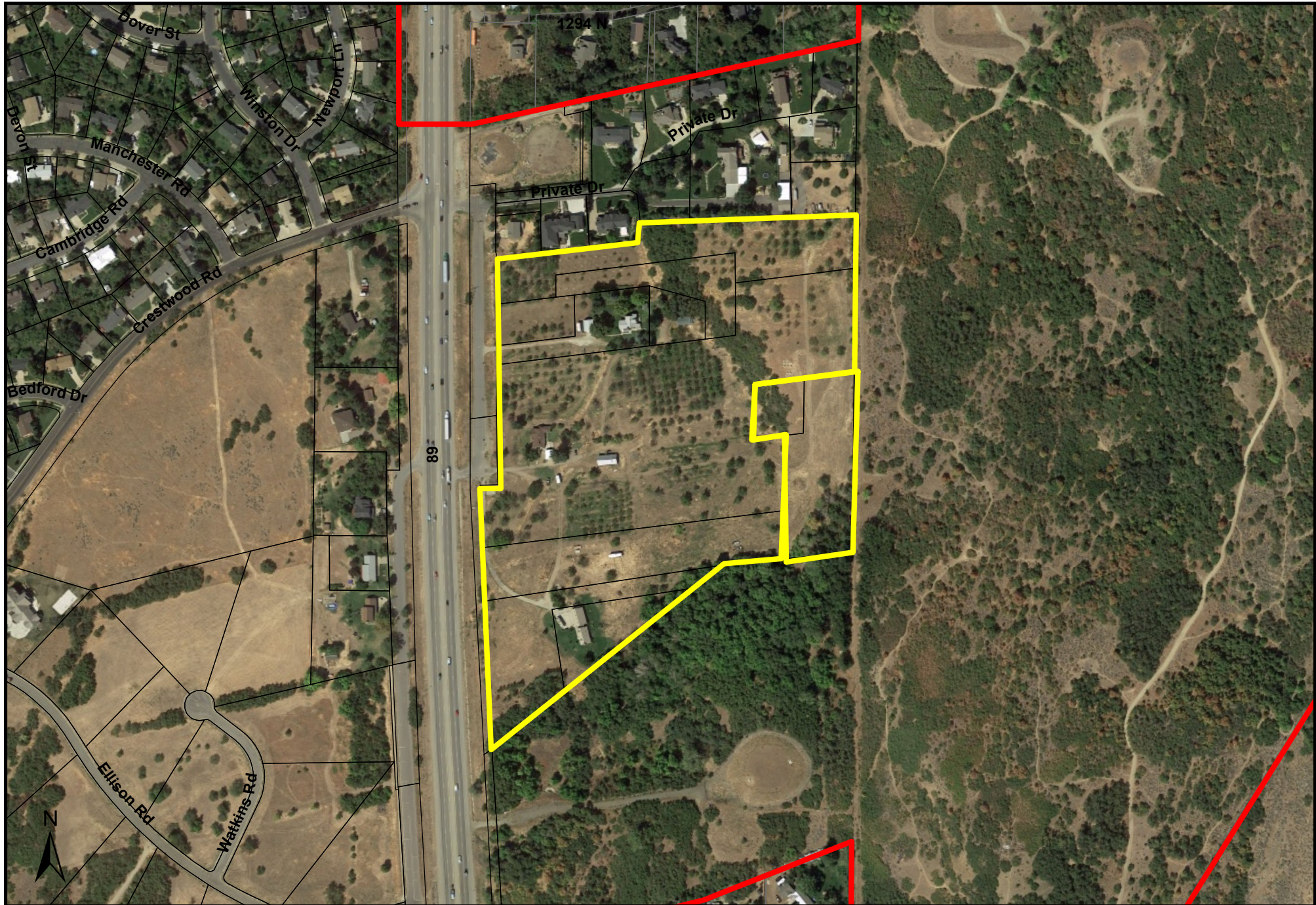
Recommendation:

The Planning Commission is tasked with making a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location.

Attachment 1: Area Map

Attachment 2: Zoning Map

**Rezone of approximately 23 acres of property from the A-1 to the R-1-8 zoning district
(Subject property outlined in yellow - approximately 1300 East 1084 North)**



The map displays a complex urban layout with various land use zones. Key features include:

- Land Use Zones:**
 - LI (Light Industrial):** Purple areas, primarily along the western edge.
 - PU (Public Use):** Blue areas, including a large section on the right and smaller pockets.
 - A-1 (Single-Family Detached):** Green areas, scattered throughout the central and eastern parts.
 - R-1 (Single-Family Detached):** Yellow areas, primarily in the central and eastern parts.
 - R-2 (Single-Family Detached):** Orange areas, primarily in the central and eastern parts.
 - R-3 (Single-Family Detached):** Red areas, primarily in the central and eastern parts.
- Major Roads:**
 - Layton Pkwy:** Runs horizontally across the top.
 - Morgan St:** Runs horizontally across the middle.
 - County Rd 89:** Runs vertically on the right side.
- Other Features:**
 - Streets:** Numerous streets are labeled, including Lindsay St, Adams St, Chapel St, and others.
 - Lot Numbers:** Various lot numbers are visible, such as 1200, 1300, 1400, and 1500.
 - Legend:** Located in the bottom left corner, showing color-coded boxes for LI, PU, A-1, R-1, R-2, and R-3.



Planning Commission Staff Report

**Conditional use for pole height of 160 ft. with netting.
The sale of beer for the consumption on the premises, and
the sale of liquor for the consumption on the premises.**

December 12, 2019

Applicant/Owner: Randy Douglas
Location: Approximately 545 South Deseret Drive
Zone: L-I

Description:

Randy Douglas is requesting a three part conditional use permit on behalf of Bigshots Golf. The applicant is anticipating a Golf recreation and entertainment facility, which includes a 160 ft. tall pole and net fence to contain the balls hit on the driving range, requiring a conditional use permit due to the exceeded height over 35 ft. The entertainment facility is anticipating beer, and liquor sales with consumption on the premises requiring a conditional use permit for each type of beverage offered.

As part of the Utah Division of Alcohol and Beverage Control (UDABC) approval, Kaysville City must ensure that this location meets Utah 32B-1-202 regarding proximity restrictions. This code states that: "Restaurants may not be located within 300 feet of a community location measured by ordinary pedestrian travel, or 200 feet measured in a straight line." A "community location" is defined as a church, school, public park, public playground or library. Distances are measured from the nearest entrance of the proposed outlet to the property boundary of the community location. Staff has reviewed this location and has found that it does not violate the proximity restrictions. Prior to issuance of a business license, applicable permits from the UDABC must be obtained.

Finally, in addition to the conditional use approvals applicable to the proposed project, KCC 17-32-5 states that for golf courses and similar recreation activities the parking requirement shall be determined by the Planning Commission. The applicant is has provided a sample parking requirement from their other facility located in Utah which has 42 bays. The Kaysville location would be slightly larger with 54 bays and with a similar comparison would require 182 stalls. This is a ratio of 1 stall per bay, and roughly 10 stalls for every 1,000 sq. ft. of restaurant area.

Recommendation:

Staff recommends approval of the proposed conditional use for a fence pole greater than 35 feet in height subject to the following conditions:

- Poles shall not exceed 160 feet in height.
- The poles shall be a color that a white or gray such that it matches the color of the nearby power transmission poles.
- Netting shall similarly be of a similar color so as to reduce its visibility and visual impact.

Staff recommends approval for sale of beer for consumption on premises. Staff recommends approval for sale of liquor for consumption on premises.

Staff recommends that parking be approved as follows:

In accordance with KCC 17-32-5

- 1 stall for every 4 seats in the designated restaurant area.
- 1 stall for every 5 seats of event room seating
- 3.5 stalls per every 1,000 sq. ft. of office

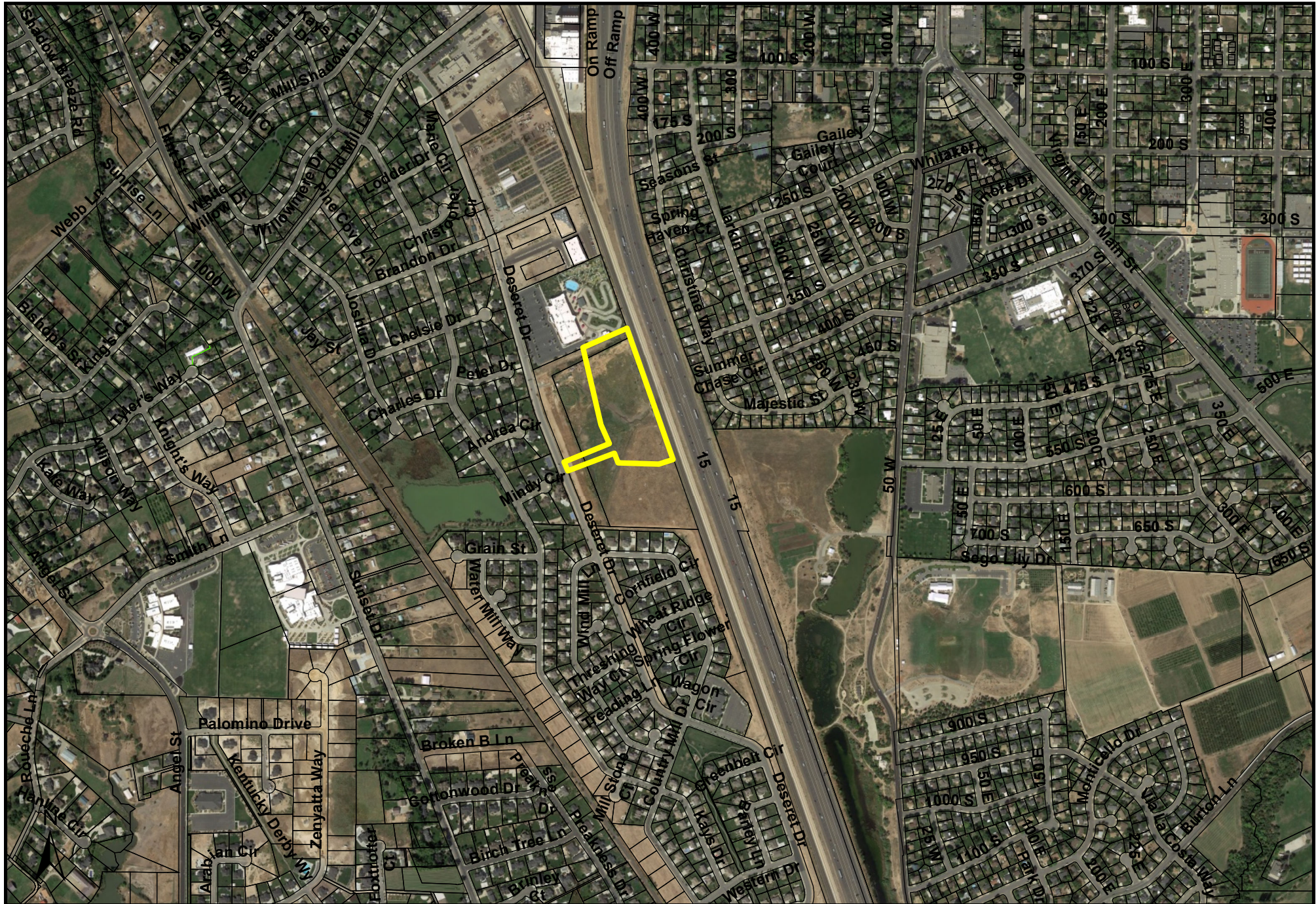
And

- 1 stall for each golf bay.

Attachment 1: Area Map

Attachment 2: Big Shots Slides which describing business and show anticipated site development details.

545 South Deseret Drive





Welcome to BigShots Golf

BigShots Golf is a
state-of-the-art golf recreation
and entertainment facility.



Overview

BigShots Golf is owned by ClubCorp and Apollo Global. ClubCorp is the largest owner/operator of private golf clubs in the US. BigShots Golf is a state-of-the-art golf entertainment brand similar in nature to TopGolf. TopGolf, a similar type of golf entertainment brand, has now opened nearly 40 locations in major metropolitan areas across the United States like Dallas, Houston, Las Vegas, Atlanta, Chicago and more. BigShots Golf has 2 facilities open, and several in pre development/development and about 50 facilities scheduled to be opening during the next 4-5 years.

BigShots Golf has taken the same golf entertainment concept, significantly improved the technology and experience, and scaled the facility down to meet the needs of populations between 100,000 and 1,000,000.

BigShots Golf facilities are two-tiered and include 42-60 climate-controlled hitting bays with TV's, couches or high top tables for up to 6 players, and the most advanced gaming technology in the industry. BigShots Golf facilities also include multiple corporate event and party rooms, bar and lounge area, restaurant, and other options include a teaching center and putting course. BigShots Golf also provides a selection of high quality food and beverages served inside the building or right at your climate controlled golf bay.

Vero Beach BigShots Golf



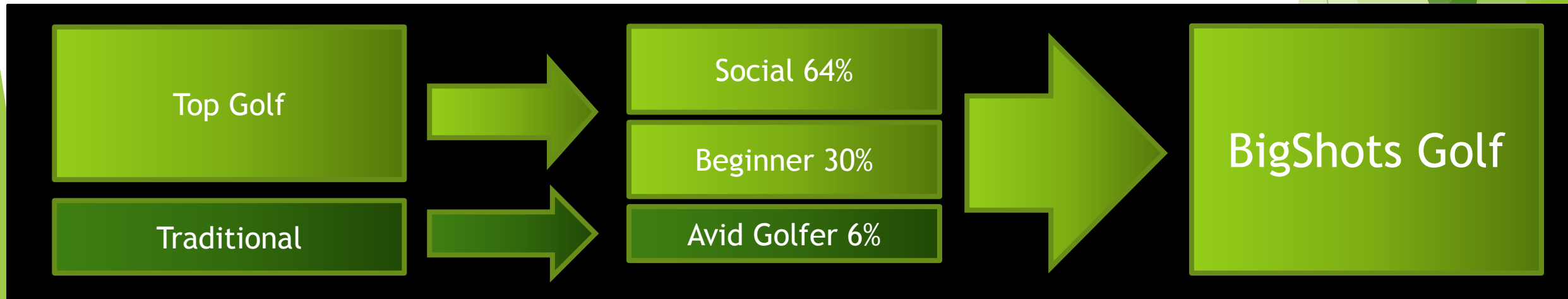
The Market

BigShots Golf expands the golf and entertainment market by providing solutions to three biggest challenges: time, cost, and family inclusion. BigShots Golf has technology and gaming designed for all skill levels and abilities and is affordable, time permissive, and fun for everyone!

Market	Strategy
Family	Fun and entertaining experience for all family members. Games have adjustable skill levels. In-bay technology to help beginner golfers improve their golf game. Variety of other games inside for non-golfers. Programs designed to encourage family participation.
Avid	Unique golfing experience that allows for practice, competition, and fun games with friends. Our technology is great for tracking key shot statistics too. You can even play actual golf courses right from your bay in simulated mode with very realistic graphics.
Social	The idea of combining a sports entertainment activity like hitting a golf ball with food, fun and music will attract the social masses. It's a combination of an integrated restaurant and entertainment venue wrapped up into one!

The Competition

- ▶ The competition in this industry is varied. There are traditional driving ranges that are an extension of the classic golf course and typically serve only the avid golfer working on his or her game which represents about 6% of the market. TopGolf is located in the major metropolitan areas, and BigShots Golf facilities are located in the mid to small market areas. Therefore BigShots Golf is not in direct competition with TopGolf.
- ▶ TopGolf, a successful golf range and entertainment facility operating currently in approximately 40 U.S. locations with several more currently under construction, is designed as a social attraction offering a full food and beverage menu to complement and enhance the golf experience. Since its conception in 2000, TopGolf has become a pioneer in golf entertainment, operating at 30%+ margins.
- ▶ BigShots Golf has taken the TopGolf social-only model as inspiration and reimaged it as a high quality social, recreational, and entertainment facility that will enhance one's overall experience. BigShots Golf technology also attracts the avid golfers encompassing every group.

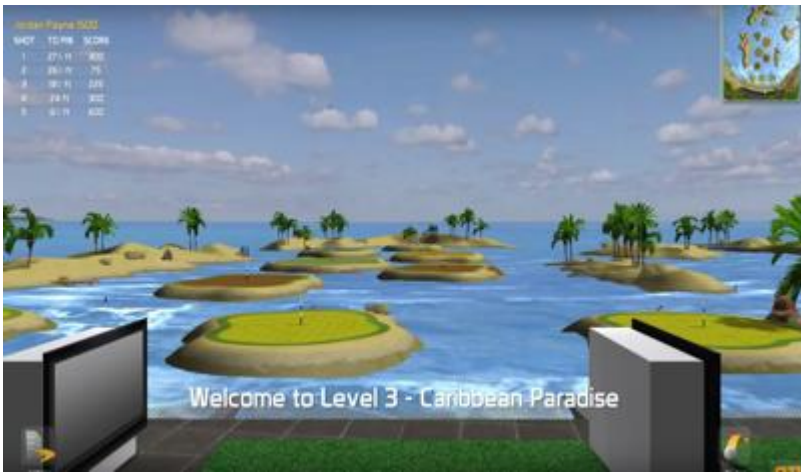






Vero Beach BigShots Golf

- ▶ A Tee Box is one of our golf bays where players can be comfortably seated with their food and drinks while playing the golf games.
- ▶ Each Tee Box comes completely equipped with seating for 5-6 people with couches, or high top tables, and is fully enabled with our state-of-the-art technology system, music, and TVs.
- ▶ Within a Tee Box System players have a touch-screen for logging in and playing the games and golf courses.
- ▶ An integral part of each Tee Box is an automated ball dispenser that reacts via a sensor to dispense golf balls to the player. Golf clubs of different types and sizes are available in each Tee Box as well. Our Doppler radar system tracks the flight of each golf ball.
- ▶ Each Tee Box is equipped with two TV screens, one devoted to gaming and the other tuned to a TV channel of the guest's choice. Guests who are not playing the games can still track scores of others in the Tee Box and have fun. Food and drinks are available to order right from a Tee Box.



Technology and Gaming

- ▶ BigShots Golf has the most advanced technology and gaming applications in the market. Each shot is traced live with Doppler radar technology giving precise feedback and results.
- ▶ Our addictive gaming is much like a video game where players can compete against each other at any BigShots Golf location in the world. The different levels in the games get more difficult as the player advances.
- ▶ BigShots Golf has games for every age, skill level and ability! Games like BigShots Islands, Pinball, Knock Out, Long Drive, or play one of the many golf course, or work on your game in the practice mode where serious golfers can improve their game and get statistical feedback on every shot.

Empowering
Golf
Entertainment

Meeting Rooms



St George Utah 42 Bay Facility



Requesting Kaysville Pole Height of 160 Ft.

Possible Layout For Kaysville



54 Bay G2 Exterior View

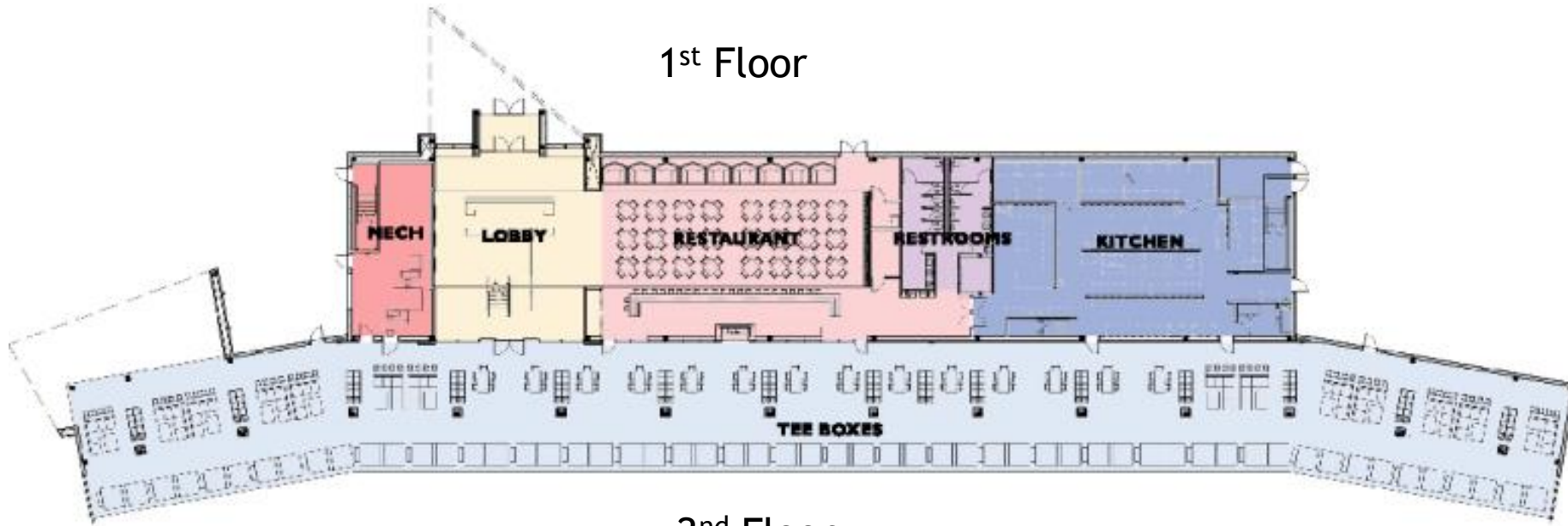


54 Bay G2 Exterior View

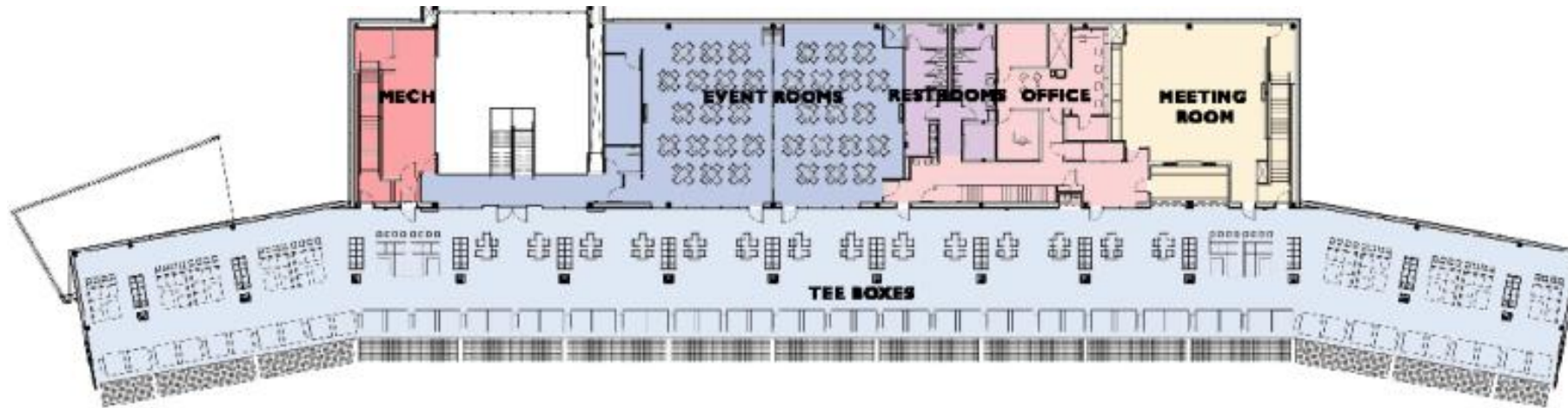


Floor Plans for Kaysville

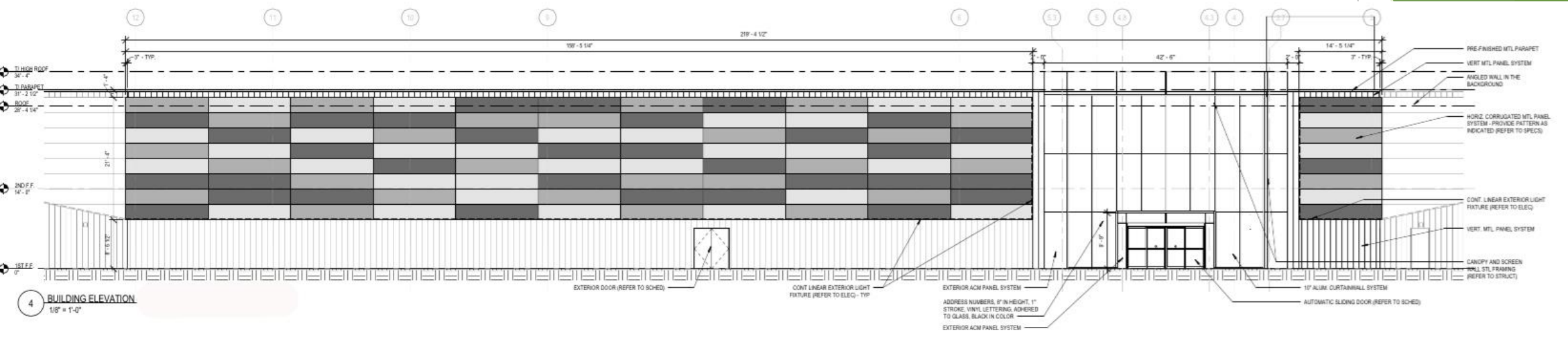
1st Floor



2nd Floor



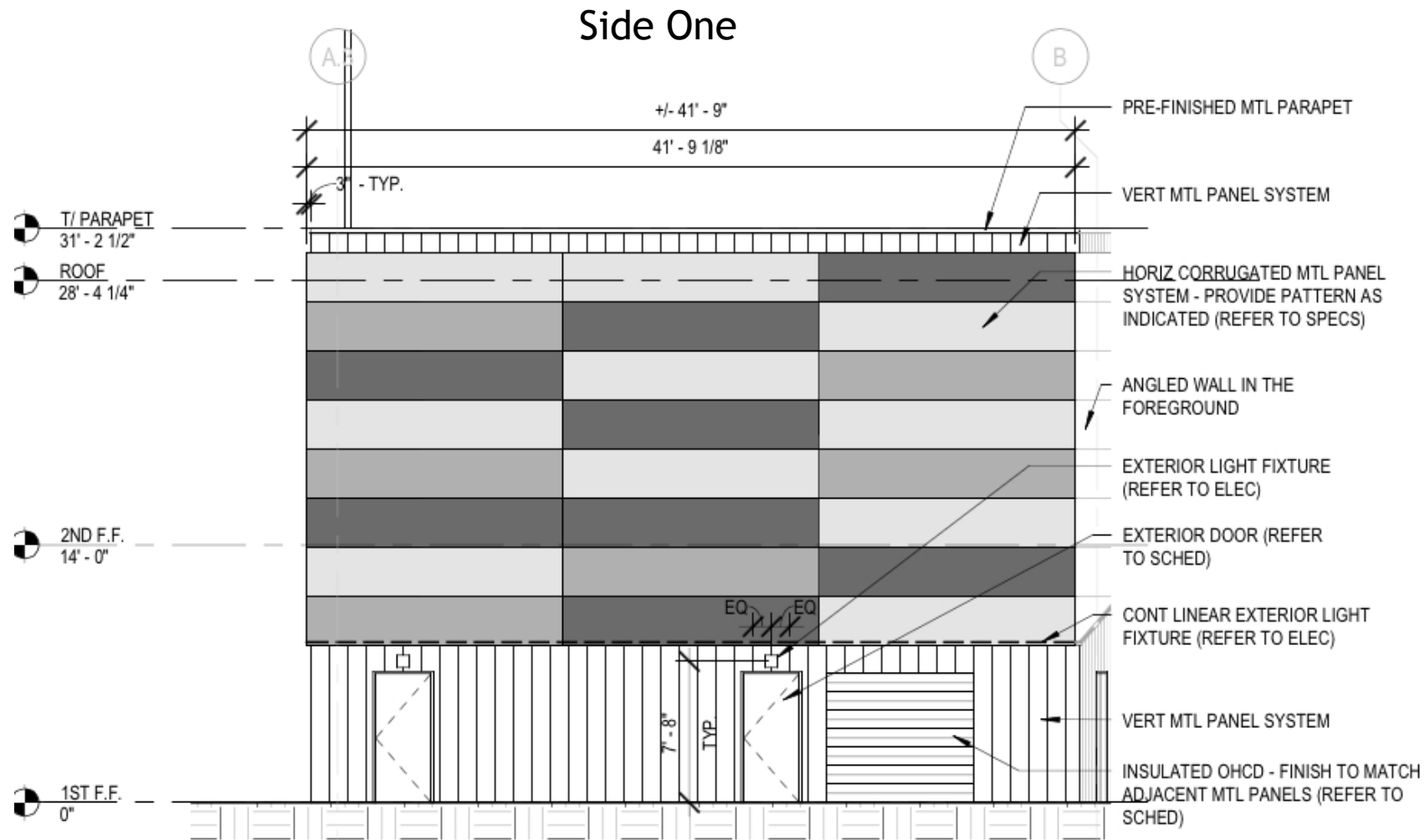
Building Heights - G2 for Kaysville



Building Height to Roof line
Building Height to High Roof
Building Width

31' 2 1/2"
34' 4"
219" 4 1/2"

Building Heights - G2 for Kaysville

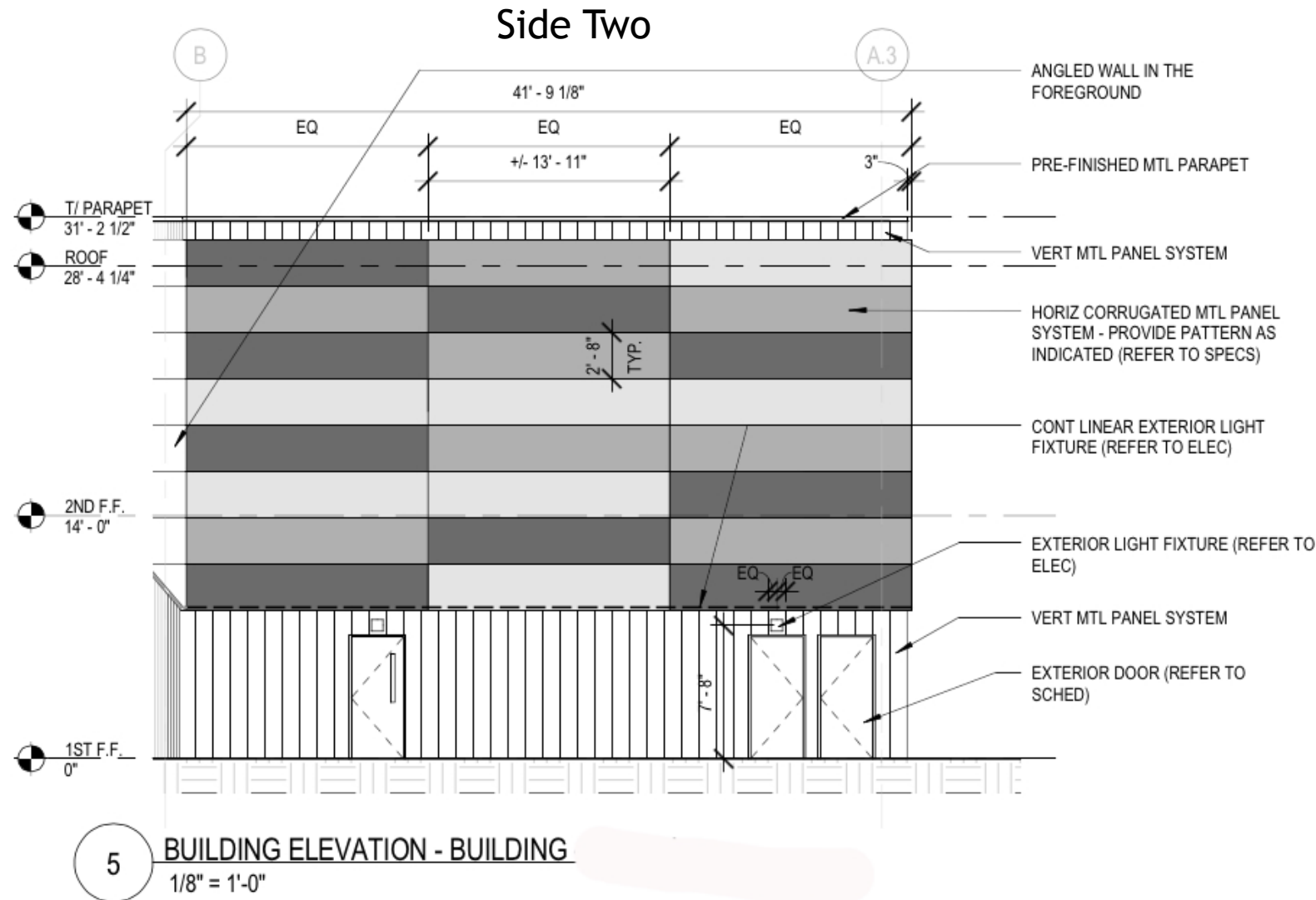


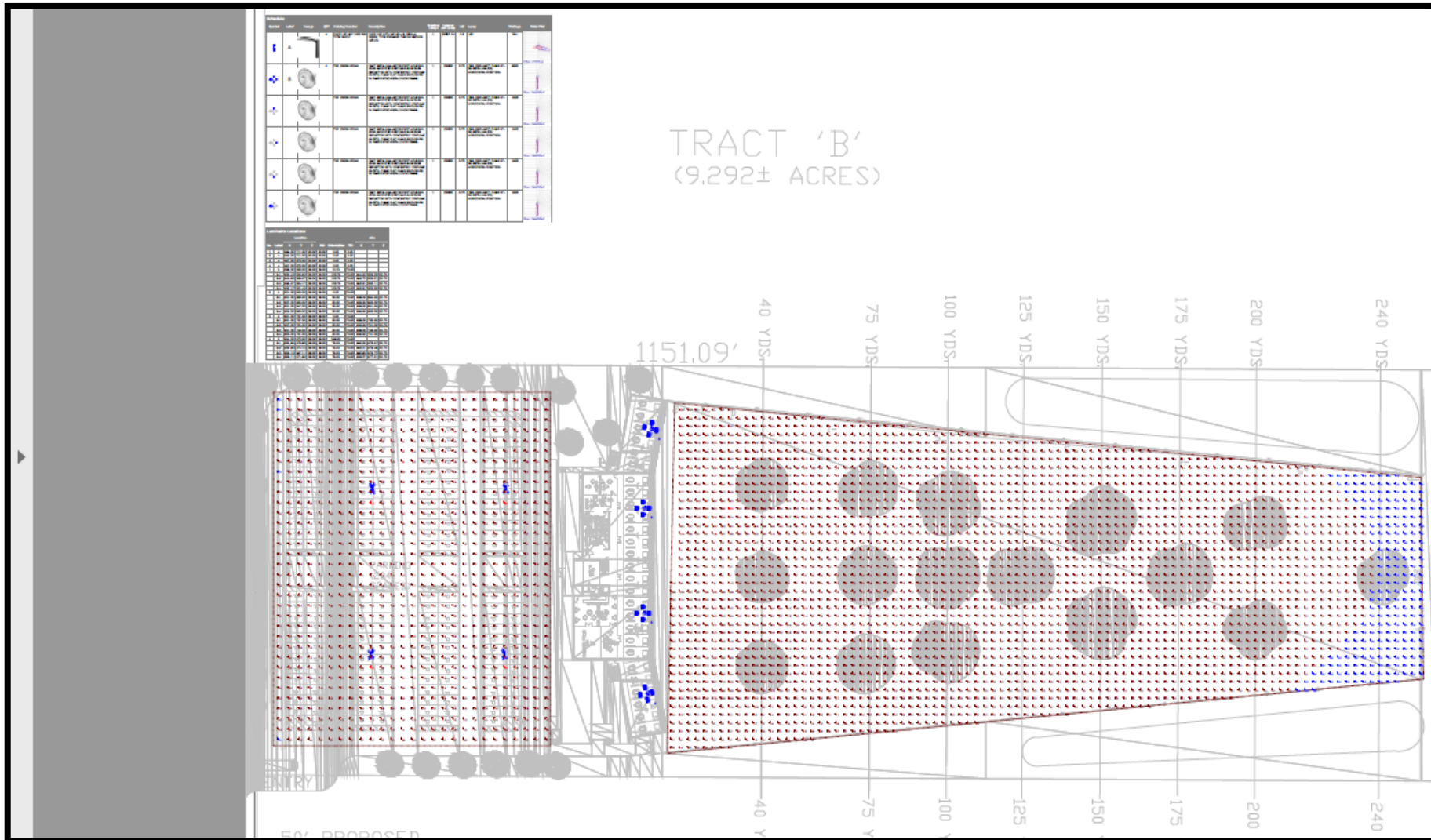
3

BUILDING ELEVATION - BUILDING

1/8" = 1'-0"

Building Heights - G2 for Kaysville





Parking Requirements for St. George - 42 Bay

SITE DATA	
CURRENT ZONING: PD-C	STALL COUNT
PARKING	
RESTAURANT AREA - 9,050 SQ FT	91
RESTAURANT OUTDOOR - 10 TABLES W/ 4 CHAIRS EACH	10
TEE BOX STALLS	42
TOTAL REQUIRED	143
TOTAL PROVIDED	201
ADA REQUIRED	7
ADA PROVIDED	8

If Kaysville was to require the same proportionate number of parking spaces as St. George, the total would be 182 stalls.

Anticipated Revenues and Usage

Based on other similar facilities, BigShots Golf Kaysville expects:

- a. Tee Boxes to be utilized approximately 50% of the time
- b. Estimated annual players/guests at 800,000
- c. Annual revenues from Food and Beverage to be \$4 M
- d. Customers to be drawn from a 40 mile radius
- e. Construction will require 10-12 months from ground breaking
- f. Will provide “protected” areas where alcohol is served
- g. Hours of operation - 9:00 am - 12 Mid (M-TH) 8:00 am - 2:00 am (F, S, S)
- h. 120 employees
- i. Evenings and weekends to be busiest

Background and Previous Discussions

- ▶ The City of Kaysville, through its consultant Better City, has been actively pursuing recreational destination users for this site and reached out to the Applicant (BigShots St George) in 2017 to request you open a facility in the City at this location;
- ▶ The Applicant visited with the City Manager and Better City in December 2017 to explore a potential location and further discussions were initiated;
- ▶ The City provided a Letter of Interest to the Applicant expressing interest in you locating a facility here in February 2018;
- ▶ In turn, the Applicant provided an LOI to the City of Kaysville in June 2018, expressing interest in locating at the City in the next 18 months to 4 years;
- ▶ The timing and other factors have now aligned for the Applicant to pursue a location at this site;

Clarifications and requests from Commission

- ▶ Variance for pole height of 160 feet
- ▶ Support from Kaysville City in BigShots Golf obtaining a liquor license
- ▶ Signage from I-15 exit directing customers to BigShots Golf (Boondocks)
- ▶ Entrance to BigShots Golf becoming a named city street (BigShots Drive)
- ▶ Approval from Building Commission and City Council by February 1, 2020
- ▶ Impact fee reductions - possible TIF district



QUESTIONS?



Planning Commission Staff Report

The Villas at Green Manor Subdivision (Previously reviewed as Green Meadows) Final Plat December 12, 2019

Applicant/Owner: Phil Holland
Location: 1576 West 200 North
Zoning: R-2 PRUD

Description:

The subject property was recently rezoned for the purpose of this subdivision and received preliminary plat approval from the city council on October 3, 2019. The subdivision consists of 21 lots for single family detached homes

Since that approval the applicant has provided engineering details that have been reviewed and found acceptable by the applicable reviewing entities.

The subdivision plat is consistent with the development agreement and approved preliminary plat.

Recommendation:

Staff recommends that the Planning Commission approve the final plat for the Villas at Green Manor Subdivision.

Reasoning:

The proposed subdivision plat is consistent with the approved preliminary plat, complies with the development agreement on the property, and has been reviewed and found to be in compliance with applicable standards, ordinances, and regulations.

Attachment 1: Location Map
Attachment 2: Preliminary Plat
Attachment 3: Final Plat
Attachment 4: Site Plan

SUBDIVISION
LOCATED IN THE NSEW OF SECTION __, T__N/S, R__E/W,
SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH



LEGEND

- 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 17-23-17 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.

Date _____

A portion of Lot 20, GREENLAND ESTATES SUBDIVISION NO. 3, according to the Official Plat thereof recorded April 30, 1998 as Entry No. 1401099 in Book 2284 of Plats at Page 478 of the Official Records of Davis County, located in the NW1/4 of Section 33, Township 4 North, Range 1

West, Salt Lake Base and Meridian, more particularly described as follows:

1. The portion of said plat which contains the point also being on the Eastern line of that Real Property described in Deed Entry No. 2899471 of the Official Records of Davis County, located S8R5031'E along the 1/4 section line 54.72 feet and N00P947'E 39.65 feet from the West 1/4 Corner of Section 33, T4N, R1S, B&M, thence N00P2337'W along said plat 100.0 feet to a corner of said plat, then East 32.20 feet to another corner of said plat, then according to the Official Plat thereof recorded July 29, 1997 at Entry No. 153735-1B in Book 2156, 2, placing at Page 100 of the Official Records of Davis County, thence S38°56'35"E along said plat 121.47 feet to the Western boundary of said plat, then North 89°42'21"W along said plat 100.0 feet to the Northern line of that Real Property described in Deed Entry No. 2753508 of the Official Records of Davis County, thence S55°00'41"W along said deed 30.00 feet, thence S34°59'26"E along said deed 30.01 feet to the Northern line of 200 North Street; thence S8R2729'W along said street 178.29 feet to the intersection of

Continued - 258 acres (+/-)

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

**KAYSVILLE 200 NORTH
SINGLE FAMILY SUBDIVISION**

SIGNED THIS _____ DAY OF _____, 20____

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE 11 DAY OF NOVEMBER, A.D. 20 11 PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF
UTAH, IN SAID STATE OF UTAH,
WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE
OWNER OF UTAH 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 _____

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

Date _____ Time _____ Book _____ Page _____

S _____
 Fee _____ County Recorder

Diagram of a lot with a garage and street setback. The lot is rectangular. A dashed line indicates a 10' MIN. STREET SETBACK from the front property line. Inside the lot, a dashed line indicates a 10' MIN. GARAGE SETBACK from the front setback line. The garage is labeled '18' MIN. GARAGE SETBACK'. The front yard setback is labeled '10' MIN. STREET SETBACK'. The side yard setback is labeled '5' MIN. SIDE YARD'. The rear yard setback is labeled '15' MIN. REAR YARD SETBACK'. The front yard setback is labeled '10' MIN. FRONT YARD SETBACK'. The lot is labeled 'LOT'.

CURVE	RADIUS	DELTA	LENGTH	COROID LENGTH	COROID LENGTH
C1	41.00	5446800	10.40	N2371400E	27.90
C2	41.00	5446800	10.32	N2371300E	13.75
C3	41.00	12311710	89.58	N2371300E	72.80
C4	28.00	89399141	104.63	N2371300E	23.66
C5	28.00	48708197	18.55	N6948310E	13.16
C6	28.00	89399141	43.98	N4511400E	39.60
C7	28.00	7783171	1.00	N2371300E	0.00
C8	54.00	38713153	56.10	N2054747E	35.43
C10	28.00	89399141	24.43	R2371310E	23.66
C11	28.00	89399141	43.98	S4511410E	39.60
C12	28.00	1023171	26.58	N2371300E	26.58
C13	28.00	1317110	0.18	N2371300E	48.71
C14	54.00	447251	4.70	N2054747E	40.63
C15	54.00	447251	4.70	N2054747E	40.63
C16	54.00	4472777	66.94	N2054747E	71.73
C17	5.00	1192927	10.42	S8903100E	0.04
C18	28.00	48708197	18.55	S7011310E	13.16

LINE	DIRECTION	LENGTH
L1	S00°11'40"W	30.00
L2	N89°48'20"W	23.50
L3	S44°03'11"E	23.44
L4	S89°48'20"E	187.82

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

Chairman, Planning Commission

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

Kaysville City Engineer

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

Kaysville City Attorney

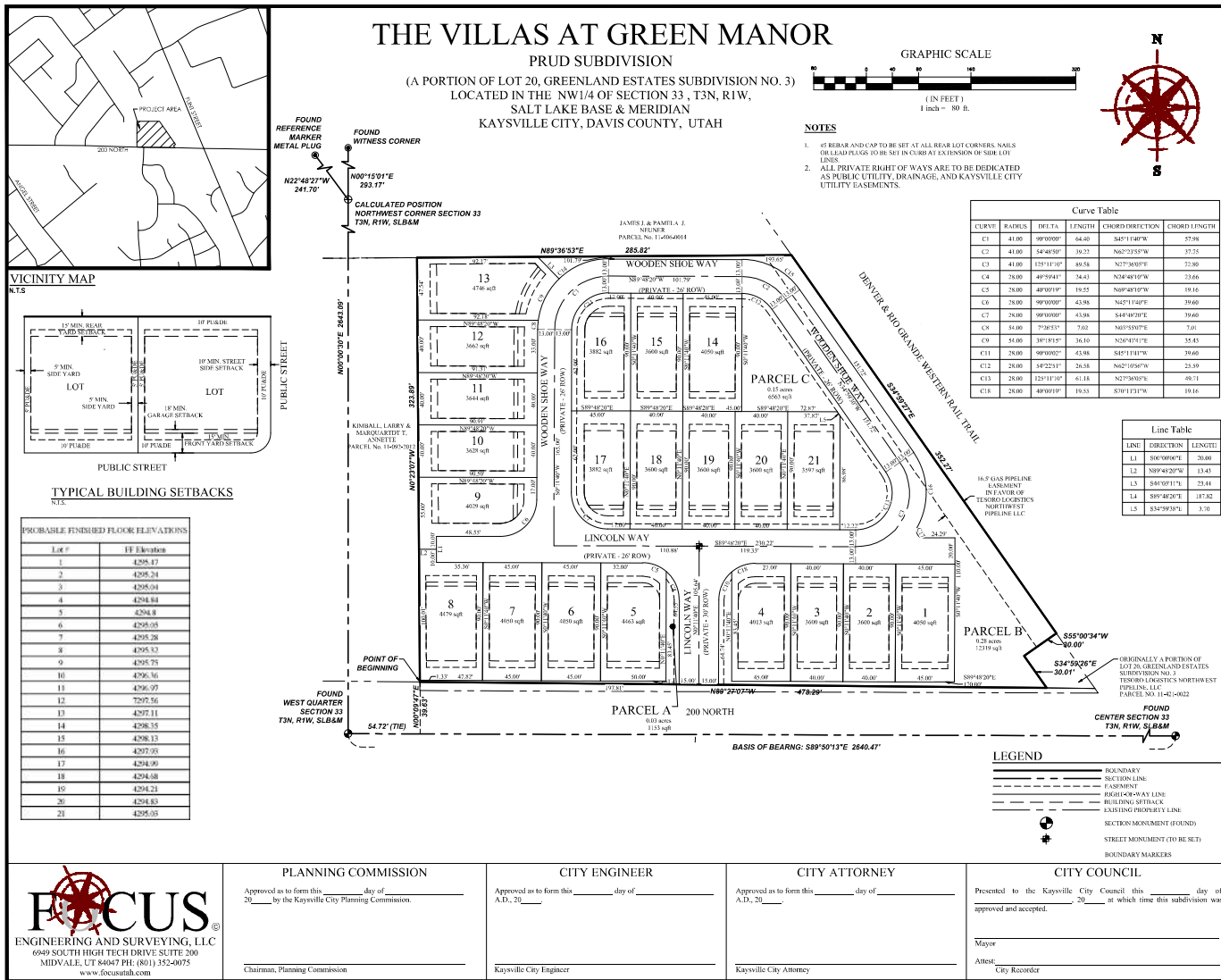
Presented to the Kaysville City Council this _____ day of _____, 20____ at which time this subdivision was approved and accepted.

Mayor

Attest: _____

City 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 owner(s) that I have completed a survey of the property described on this Plat in accordance with Section 17-2-17 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 Lot 20, GREENLAND ESTATES SUBDIVISION NO. 3, according to the Official Plat thereof recorded April 30, 1998 as Entry No. 1401099 in Book 2284 of Plats at Page 478 of the Official Records of Davis County, located in the NW 1/4 of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described in follows:
Beginning at a point on the Northern line of 200 North Street, said point also being on the Eastern line of that Real Property described in Deed Entry No. 2899417 of the Official Records of Davis County, located S89°50'13"E along the 1/4 Section line 54.72 feet and N00°00'34"E 39.63 feet from the West 1/4 Corner of Section 33, T4N, R1W, S1&M; thence N00°23'07"W along said deed 323.89 feet to a point on the Southern line of GREENLAND ESTATES SUBDIVISION NO. 3, according to the Official Plat thereof recorded July 29, 1997 as Entry No. 1337316 in Book 2156 of Plats at Page 100 of the Official Records of Davis County; thence N89°56'53"E along said plat 285.82 feet to the Western Right-of-Way line of the Denver & Rio Grande Western Railroad; thence S34°59'27"E along said right-of-way 352.27 feet to the Northern line of that Real Property described in Deed Entry No. 2753308 of the Official Records of Davis County; thence S55°00'34"W along said deed 30.00 feet; thence S34°59'26"E along said deed 30.00 feet to the Northern line of 200 North Street; thence N89°27'07"W along said street 478.29 feet to the point of beginning.
Contains: 2.98 acres ±

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN 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 VILLAS AT GREEN MANOR
SINGLE FAMILY SUBDIVISION**

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, TS AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, L.L.C., A UTAH L.L.C. AND WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, L.L.C., 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



THE VILLAS AT GREEN MANOR KAYSVILLE, UT SITE PLAN

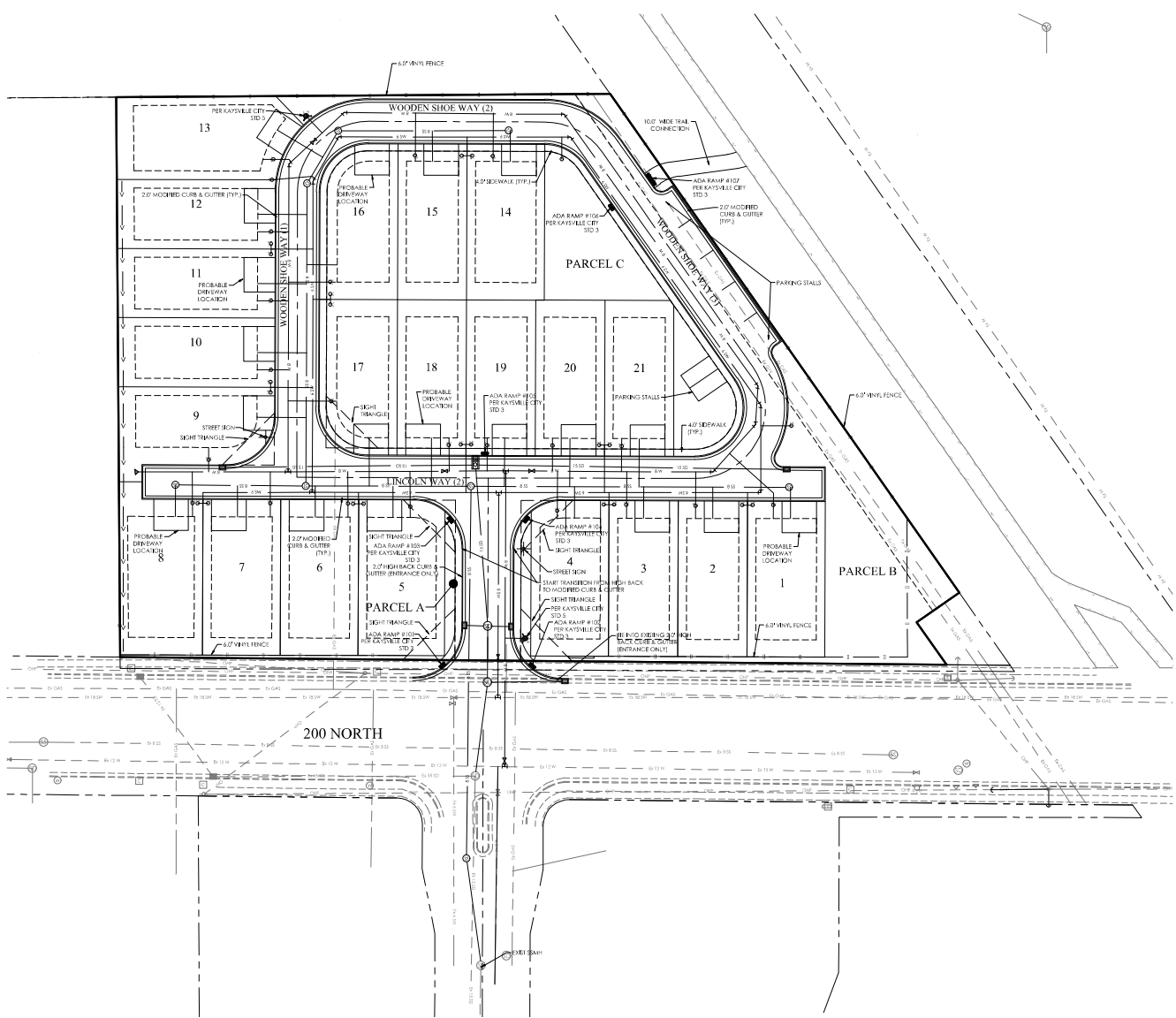
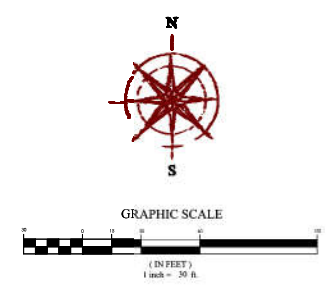
REVISION BLOCK	DATE	DESCRIPTION
1		
2		
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10		

SITE PLAN	
Scale:	1"=30'
Date:	12/5/19
Sheet:	19-0162
C4	



LEGEND

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	10" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	6" CULINARY WATER
[Symbol]	6" SECONDARY WATER
[Symbol]	CONCRETE MAJOR
[Symbol]	CONCRETE MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SGA
[Symbol]	STREET LIGHT
[Symbol]	SEWING, SILENT, AND CONDO
[Symbol]	SEWER MANHOLE
[Symbol]	VALVE, TEE & BEND
[Symbol]	WATER BLOW-UP
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SIGNAL & M/H
[Symbol]	EXIST. SEWER M/H
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATIONS



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KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

November 14, 2019

Planning Commission Members Attended: Chairperson Wilf Sommerkorn, Toby Barrus, Steve Lyon, Quan Nugyen.

Excused: Tamara Tran, Vice Chairperson Joshua Sundloff.

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

Others Present: Dan Moody, Joe Linford, Colton Chromster, Sarah Forblin, Nanette Stucki, Lyndsey Wade, Leslie Jibson, Ryan Jibson, Dean Connelt, Carrie Connelt, Rod Randall, Janice Lafever, Marko Cikora, Jason Gagner, Nathan Bangster, Jake Savage, Ashley Savage, Jared Butterfield, Sam Jorgensen, Tham McDonald, Elena Driggs, Elaine Kjar, Kevin Kaye, Kenneth Wilson, Lori Thomas, Terryn Stagge, Chris Asvilar, Bryan Carling, Megan and Layne Fink, Brian Vallkse, Doug Leavitt, Jim Wypijewski, Frank Kyle, Dave Dahlberg, Char Anderson, Chase Frebarin, Mitch McKinley, Russ Lawson, Elizabeth Lasson, Pete Smith, Chris Harper, Van Christensen, Ashley Dory Alberts, Aaron Norton, Karyna Anderson, Shary Drake, Karl Price, Taya Price, Nikki Pendley, Melanie Hawkins, Curt Hawkins, Matt Hill, Steve Gilmore, Jeff Tibbs, Mark Caldwell, Danny Hafen, Dustin Qualls, Steve Hatch, Jed Stranger, Doug Stranger, Reed Nelson, Jon Croasman, Kristen Croasman, Malia Warburton, Karaden Lodder, Brent Broderick, Patsy Andersen, Dan Andersen, Eric Dastrup, Dane Struve, Brusch Peterson, Roger Hendrickson, Julie Hendrickson, Andy Springer, Michael Jordan, Chole Merrill, Evika Ochsner, Jennifer Waite, Paul Waite, Liz White, Craig Christianson, Michael Yates, Michelle Allen, Elizabeth Bently, Steve Johnston, Josh Barlow, Brian Miles, Ami Seamons, Tom McNeal, Paul Waite, Dave Dirks, Brian Velese, Rock Petersen, Alex McGlouchlin, Mr. Smith, Michelle Johnson.

OPENING

The Planning Commission meeting was held on Thursday, November 14, 2019 at 7:00 p.m. in the Kaysville City Fire Station building. Chairperson Wilf Sommerkorn opened the meeting by welcoming those present.

The minutes of the October 24, 2019 meeting were presented for approval. Steve Lyon made a motion to approve the minutes. Toby Barrus seconded the motion and it passed unanimously.

PUBLIC HEARING FOR THE REZONE OF 19.5 ACRES OF PROPERTY AT 820 MARE CIRCLE FROM A-5 (HEAVY AGRICULTURE) TO THE R-M (MULTIPLE FAMILY DWELLING) ZONING DISTRICT FOR PAUL FESER ON BEHALF OF JEFF AND SUZANNE HANSEN.

Lyle Gibson explained that the subject property is the current site of the Sunset Equestrian Center. This center was built as a required facility as part of the Sunset Equestrian Estates

Subdivision. While the development agreement required the construction of this facility, it is not part of the required open space for the Sunset Equestrian Estates Subdivision. In considering potential impacts to the property due to pending road construction of the West Davis Corridor and an Angel Street extension, the property owner is interested in the ability to consider an alternate use of the property in the future.

The requested R-M zoning district would allow for a change in use on the property where densities of up to approximately 15 units per acre are permitted. A basic R-M zone allows for a variety of housing types. The concept project shows single family attached homes (townhomes) and common open spaces. To pursue a similar project, the PRUD overlay would be required and would be considered with the preliminary plat.

The concept plan has been provided to give an understanding of what could take place on the property, without a development agreement to ensure the development happens in such a fashion, anything which is permitted by the requested zone would be permissible in a scenario where the R-M zoning district is approved.

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

Steve Lyon asked Lyle Gibson about the original agreement between Sunset Equestrian's developers Symphony Homes and Kaysville City. The agreement states that the land needs to remain an equestrian center.

Jeff Hansen the owner of the equestrian center approached the stand. He stated that he was losing too much land due to eminent domain and could not continue to operate the equestrian center. As a result, he is wanting to sell the land.

The applicant and engineer Mr. Feser came to the stand. He stated that Kaysville city needs more affordable housing and that this development could provide that. Toby Barrus asked the developer what the price point per unit would be. The developer said \$350K per unit. Chairperson Wilf Sommerkon remarked that prices that high would not qualify as affordable housing units.

Chairperson Wilf Sommerkon opened the public hearing.

Bryan Carling who owns property nearby and who has served on the planning commission said that he would be in favor of something being developed there but not of this density.

Tom McNeel said Kaysville City is already becoming too dense and we are going to run out of water. He also remarked that a house selling for 350k is not affordable housing.

Megan Finx said that the schools surrounding the area are nearing capacity. The west side of Kaysville needs a fire station, UTA bus routes, and better road access. Flooding the area with this extreme density is not a smart move.

Dan Haffen said west Kaysville is already too packed. Water pressure is his main concern along with sewage capacity.

Paul Waite mentioned that the neighborhood was built around the existence of an equestrian center. Taking the center away would not help the area. This development doesn't fit the area or in the master plan. Mr. Waite asked why the city could not move the purposed road over a bit so that it didn't impact Mr. Hansen's land.

Niki Pendly bought her house based on the existence of the equestrian center. She asked why Mr. Hansen could not move his operation to a different area of the land. The area is too saturated and more traffic will make it worse.

Dave Dirks boards his horses there and would like Mr. Hansen to keep the facility going. He also asked the city if the road could be moved.

Brian Velese boards his horses there as well. He seconded the traffic issues and packed roads.

Mark Caldwell also mentioned the traffic issues. He is also concerned that there is not a fire station in west Kaysville.

Liz White worries about the lack of water, traffic and schools being over crowded.

Sam Jorgensen asked the Planning Commission to not approve such high density housing in this area. He asked why can't it be developed with larger lots?

Russ Lawson does not agree with this spot zoning. This purposed development is much tighter than anything in west Kaysville.

Stephen Hatch moved into the area because the neighborhood was marketed as an equestrian area. He also seconded the idea of the city moving the purposed road to not take his land.

John Crosman is unhappy because this proposed development is as extreme as you can get. He isn't opposed to houses being built there just not at this density.

Doug Levitt urged the Planning Commission to table the item until after the general plan is done next year for better guidance. The timing is wrong to go from an agriculture zone to the highest density possible.

Jared Butterfield seconded everything that was said. He would like to review the development agreement that was signed between Symphony Homes and the city. He wanted to make the Planning Commission aware that everyone who purchased a home in the subdivision paid HOA fees for the equestrian center to be built. They were also told that the equestrian center would stay.

Andy Springer seconded what everyone said.

Brian Bailus is a developer by profession and did extensive research about the subdivision for this meeting.

He found that in 2006 the land was rezoned to R-A with a cluster subdivision for housing. This project was difficult to approve because Kaysville City Council was against the density increase. The only reason they approved the development was because of the equestrian center and trails. The center provided the rural feel and vision which is why people purchased homes there. He quoted parts of the development agreement where it said the equestrian center was a crucial part of the development and must stay there.

Rock Petersen also said the development is too dense. He feels that everyone in the neighborhood is losing. Once a property is rezoned it is rezoned and final.

Alex McGlouchlin feels this is nothing more than a money grab. That is why Mr. Hansen is asking for the highest density possible.

John Adams feels that this proposal is not fair to neighbors. It does not function and fit. It is not fair because the property owner knew that the city road and West Davis corridor was coming in when he purchased the property. Neighbors purchased their homes thinking that the equestrian center was there to stay due to the development agreement.

Reed Nelson asked if this is a cluster subdivision where is the open space? Lyle Gibson said that the park, trails and pool space meet the requirements needed.

Matt Hill asked if something could be done to help make the equestrian center stay.

Chairperson Wilf Sommerkorn closed the public hearing.

Mr. Feser the engineer returned to the stand to address the public's comments. He said that the original plan for the West Davis corridor showed the road running on the other side of the power lines which would not have impacted his property. He also said that Mr. Hansen was not made aware of any sort of agreement where he could not sale the land for residential development.

Lyle Gibson mentioned that the development agreement must be amended before this property can be rezoned. Right now the agreement states that it needs to remain an equestrian center.

Steve Lyon said he wants to see the development agreement amended before he makes his decision.

Quan Nygen asked Lyle Gibson if Kaysville City has explored all avenues to keep the equestrian center there. Lyle Gibson said they are still exploring new ideas for the lowest impact on all property owners.

The Planning Commission made a list of things that they would like to be determined before they vote on the rezone.

1. The development agreement needs to be amended.
2. More information needs to be provided about the circumstances of the development agreement.
3. Can the UDOT road be moved?
4. What is the city's plan for a 550 West road?

Steve Lyon made a motion to table the request pending the receipt of information that was just provided to staff for the rezone of 19.5 acres of at 820 Mare Circle from A-5 (Heavy Agriculture) to the R-M (Multiple Family Dwelling) zoning district for Paul Feser on behalf of Jeff and Suzanne Hansen. Quan Nguyen seconded the motion and it was unanimously approved.

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL ALONG WITH A CONDITIONAL USE PERMIT FOR TWO-FAMILY DWELLING TOWNHOMES AT 750 EAST 250 SOUTH FOR PETE SMITH WITH ADVANCED SOLUTIONS GROUP.

Lyle Gibson explained that the Plat consists of 1.27 Acres or 55,190 square feet at approximately 700 East. The subdivision fronts 250 South Street and has been proposed to be split into 6 twin home lots. A standard lot in the R-2 zoning district requires at least 8,000 square feet with either a single family or two-family dwelling allowed per lot.

Instead of building duplex units, the developer desires to build twin homes which allows for individual ownership of each unit. Twin homes are allowed in the R-2 zoning district by conditional use subject to the provisions of Kaysville City Code 17-28. This proposal meets those conditions which allows for the lot size and frontage requirement of the underlying zone to be cut in half in order to create lot line between units. Each lot contains more than the required 4,000 square feet of area based on the zoning and exceeds the 35 foot frontage requirement.

The subdivision will complete improvements along 250 South Street connecting the stubbed roadways and creating a through street. Improvements will be standard right of way improvements.

Mr. Smith the developer approached the stand and said that they need the conditional use permit because these units will be individual owned lots. He said each townhome will be around 2,000 square feet and will be placed further back on the lot to create more off street parking.

Quan Nguyen made a motion to approve the conditional use permit for Two- Family dwelling townhomes at 750 East 250 South for Pete Smith with Advanced Solutions Group. Steve Lyon seconded the motion and it was unanimously approved.

Chairperson Wilf Sommerkorn opened the public hearing for the preliminary plat.

Michelle Johnson approached the stand and said there are several duplexes in the area and this housing style needs to be dispersed throughout the city. She feels that her neighborhood is carrying the bulk of duplexes.

Chairperson Wilf Sommerkorn closed the public hearing.

Toby Barrus made a motion to recommend to city council the approval of the preliminary plat for the Island View Townhomes at 750 East 250 South for Pete Smith with Advanced Solutions Group. Quan Nguyen seconded the motion and it was unanimously approved.

PRELIMINARY PLAT APPROVAL FOR THE KOUROSH SUBDIVISION AT 946 EAST 300 NORTH FOR KOUROSH HARONI (TABLED ITEM).

Dan Jessop explained that the property is located at 946 East 300 North and is zoned R-1-8. Currently the lot is 18609 square feet. The applicant Kourosh Haroni is anticipating creating a new lot of 8616 square feet with a frontage of 151 feet. This will leave the existing home on a 9903 square feet lot. The new lot proposed will be facing 200 North at approximately 939 East. Both existing and new proposed lot will meet frontage and square footage requirement for existing R-1-8 zoning. Kourosh is providing a hammerhead, or circular driveway for safe access to 200 North Street. He has also addressed the 25 ft. front set back allowing for a legal width for a house.

Mitch Mckinley stood for Kourosh Haroni who could not attend the meeting.

Steve Lyon asked what type of home they were looking to develop. Mr. Mckinley said a single family dwelling. He also said that they would install a horse shoe driveway since the 200 North road is so busy.

Chairperson Wilf Sommerkorn invited members from the public to comment. Craig Christensen pointed out to the Kaysville City staff that there is an incorrect measurement on the house width show on the plats drawing. Lyle Gibson told the Planning Commission that this would not affect approval since it still meets the width requirements.

Toby Barrus made a motion to recommend to city council the approval of the preliminary plat for the Kourosh Subdivision at 946 East 300 North for Kourosh Haroni. Steve Lyon seconded the motion and it was passed unanimously.

FINAL PLAT APPROVAL FOR THE COTTAGES AT HARVEY ESTATES PHASE 1 AT APPROXIMATELY 1955 WEST 200 NORTH FOR OVATION HOMES.

Lyle Gibson explained that Ovation Homes has been working through the final design and details for the Cottages at Harvey Estates Subdivision. While the project remains similar to the approved preliminary plans, they are proposing a phased development in order to delay the timing of demolition of structures near 200 North.

Phase 1 will develop 21 of the 22 lots which have preliminary approval. The phasing will allow the development to begin construction from 1700 West Street and after building a few homes they will then be able to demolish the existing home along 200 North that will allow for the phase 2 component of the project connecting to 200 North Street. This is consistent with the

terms outlined in the approved development agreement.

The applicants have provided plans and engineering that have been reviewed by city staff and applicable agencies. The engineering on all systems meets specifications and parameters. The developer and city are continuing to work on determining the best solution to the proposed storm water system amongst multiple acceptable options.

Steve Lyon made a motion to approve the final plat for the Cottages at Harvey Estates Phase 1 at approximately 1955 West 200 North for Ovation Homes with the construction of improvements and recording of the plat subject to the satisfaction of the public works department with the storm water arrangements. Tobby Barrus seconded the motion and it was unanimously approved.

PUBLIC HEARING FOR THE CREATION OF THE R-1-6 ZONING DISTRICT. AN ORDINANCE AMENDING CHAPTER 17-12, SINGLE FAMILY RESIDENTIAL DISTRICT, OF TITLE 17, PLANNING AND ZONING, TO CREATE A NEW R-1-6 (SINGLE FAMILY 6,000 SQ. FT.) ZONING DISTRICT.

Lyle Gibson explained that as part of the housing discussion that the Planning Commission has held over the past several months, the idea of creating a new zoning district as an option to consider allowing smaller single family lots has been discussed. In response to this the attached ordinance has been drafted to consider creating an R-1-6 zone.

Chairperson Wilf Sommerkorn opened the public hearing.
Nothing was brought

Chairperson Wilf Sommerkorn closed the public hearing.

Quan Nguyen made a motion to forward to city council the creation of the R-1-6 zoning district. An ordinance amending chapter 17-12, Single Family Residential District, of Title 17, Planning and Zoning, to create a new R-1-6 (Single Family 6,000 SQ. FT.) Zoning District. Steve Lyon seconded the motion and it was unanimously approved.

CALL TO THE PUBLIC

Nothing was brought forward for the Planning Commission

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, December 12, 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 10:20 p.m.