

KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, March 12, 2020 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 February 27, 2020 meeting.
2. Conditional Use Permit for three development signs in the Orchard Ridge subdivision located at 1450 North Coral Drive (Hwy 89) for Ovation Homes.
3. Conditional Use Permit for a development sign in the Cottages at Harvey Estate subdivision located at 1955 West 200 North for Ovation Homes.
4. Conditional Use Permit for a development sign located at 2095 West 200 North for Destination Homes.
5. Conditional Use Permit for a development sign located at 200 North Angel Street for Destination Homes.
6. Conditional Use Permit for a development sign in the West Gate subdivision located at 2300 West 200 North for Perry Homes.
7. Conditional Use Permit for a development sign in the Villas on Second (Green Manor) subdivision located at 1526 West 200 North for 317 Kaysville OPS, LLC.
8. Conditional Use Permit for an illuminated low profile sign in the Cityside Townhome subdivision located at 295 North 200 West for JPL Construction.
9. Final Plat approval for the Orchard Ridge subdivision 1B located at 1450 North Coral Drive (Hwy 89) for Ovation Homes.
10. Call to the public.
11. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
12. 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 Monday, March 9, 2020.



Lyle Gibson Zoning Administrator



Planning Commission Staff Report

Extension of the Conditional Use Permit for a Development Sign March 12, 2020

Applicant/Owner: Ovation Homes
Location: 1450 North Coral Drive)
Zone: R-1-8 (Single Family Residential)

Description:

Ovation Homes has three development signs existing at the above address in the common space area. The common area has a frontage of 471 feet and is visible from highway 89. Ovation Homes will be relocating the signs to the back of lots 102, 103, and 107 when requested by UDOT as the road construction dictates. The applicants are requesting a conditional use permit for a year. The subdivision improvements are in place and homes will be under construction this year.

17-12-4 Conditional Uses of Section 17-12, which regulates uses in the R-1 Single Family Residential District, allows development signs as a temporary use subject to the sign ordinance. Section 17-33-9 "Signs Permitted by Zone" allows Development signs as a conditional use for new development with at least 4 lots for sale. Signs are allowed up to 12 ft. in height and 96 sq. ft. in size based on frontage of the development.

The dimensions for the signs are one vertical 8' x 4' sign and two 4' x 8' signs.

Recommendation:

Staff is recommending approval for development sign with the following conditions:

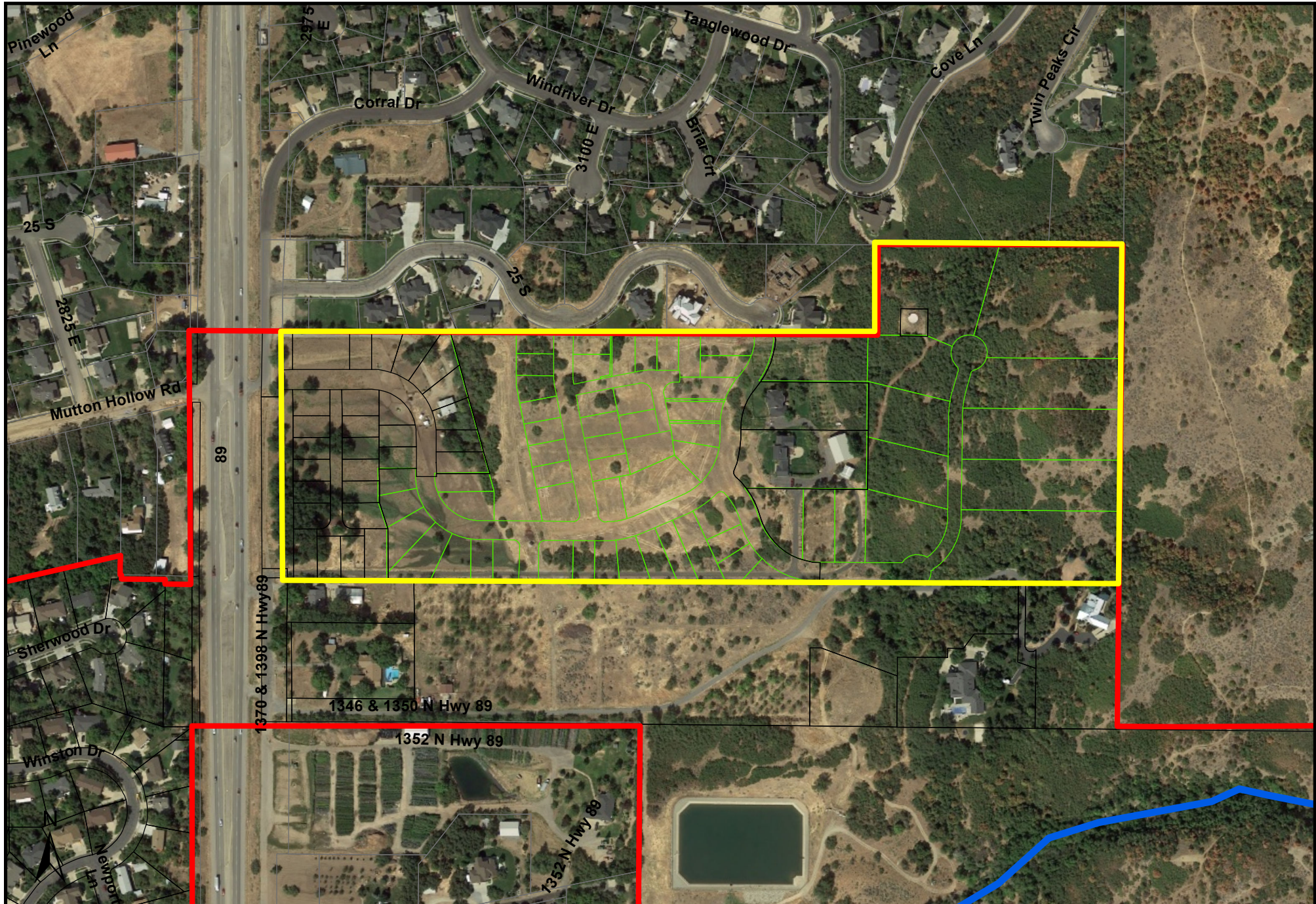
- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Reasoning:

The recommended conditions allow for the temporary advertising of the development and the proposed location will provide for safe circulation of vehicles and pedestrians as required per 17-30-8 "Standards for a Conditional Use Permit".

Attachment 1: Area map with approximate sign location
Attachment 2: Image of existing sign

ORCHARD RIDGE SUBDIVISION



COMING SOON TO KAYSVILLE:

ORCHARD RIDGE

A New 55+ Active Adult Community

COME VISIT OUR MODEL

1152 N 2125 E Layton UT 84040

4'

4'

COMING SOON:

ORCHARD RIDGE

New 55+ Active Adult Community

COME VISIT OUR MODEL at Valley View

1152 N 2125 E Layton UT 84040

385-274-0579

OVATION HOMES

OVATION HOMES

Cottages at

Orchard Ridge

ACTIVE ADULT COMMUNITY

LOTS available

385-274-0579

OvationHomesUtah.com

8'

8'

CURRENT SIGNAGE IS LOCATED ON PARCEL A & 3 LOCATIONS ON PARCEL D FACING HWY 89.

PARCEL D SIGNS WILL BE RELOCATED AS UDOT MOVES SOUTH ALONG HWY 89 TO LOTS SPECIFIED IN APPLICATION. MESSAGING MAY CHANGE BUT SIZE WILL REMAIN THE SAME.

4'



Planning Commission Staff Report

Conditional Use Permit for a Development Sign March 12, 2020

Applicant/Owner: Ovation Homes
Location: 1955 W 200 N
Zone: R-1-8 (Single Family Residential)

Description:

Ovation Homes is beginning construction on the first phase of The Cottages at Harvey Estate subdivision and anticipates having a development sign at the above noted address. The applicants are requesting a Conditional Use permit. The subdivision improvements are being installed and homes will be under construction this year.

17-12-4 Conditional Uses of Section 17-12, which regulates uses in the R-1 Single Family Residential District, allows development signs as a temporary use subject to the sign ordinance. Section 17-33-9 "Signs Permitted by Zone" allows Development signs as a conditional use for new development with at least 4 lots for sale. Signs are allowed up to 12 ft. in height and 96 sq. ft. in size based on frontage of the development.

The sign is a 4' x 8' sign which is mounted on poles and stands about 12 feet tall.

Recommendation:

Staff is recommending approval of the for the development sign with the following conditions:

- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Reasoning:

The recommended conditions allow for the temporary advertising of the development and the proposed location will provide for safe circulation of vehicles and pedestrians as required per 17-30-8 "Standards for a Conditional Use Permit".

Attachment 1: Area map with approximate sign location
Attachment 2: Image of existing sign

COTTAGES AT HARVEY ESTATES SUBDIVISION



OVATION HOMES

Cottages at
Harvey Estates

ACTIVE ADULT COMMUNITY

20 NORTH STREET

LOT 1001 LOT 1002 LOT 1003 LOT 1004 LOT 1005 LOT 1006 LOT 1007 LOT 1008 LOT 1009 LOT 1010 LOT 1011 LOT 1012

LOTS
available

OVATION HOMES | **Brough REALTY**

801-509-5179
OvationHomesUtah.com

4'

8'

Mounted on 4x4 Posts.

Ovation Homes
Cottages at
Harvey Estates
ACTIVE ADULT COMMUNITY



LOTS available

801-509-5179
OvationHomesUtah.com

Ovation Homes | **Brough Realty**





Ovation
Cottages at
Harvey Estates
ACTIVE ADULT COMMUNITY

LOTS
available

801-509-5179
OvationHomesUtah.com



Planning Commission Staff Report

Extension of the Conditional Use Permit for a Development Sign March 12, 2020

Applicant/Owner: Destination Homes
Location: 2095 West 200 North
Zone: R-1-14 (Single Family Residential)

Description:

Destination Homes is finishing the last phase of the Hill Farms subdivision and has a development sign existing at the above noted address. The applicants are requesting a time extension of the conditional use permit for an additional year. The subdivision improvements are in place and homes will be under construction this year.

17-12-4 Conditional Uses of Section 17-12, which regulates uses in the R-1-14 Single Family Residential District, allows development signs as a temporary use subject to the sign ordinance. Section 17-33-9 "Signs Permitted by Zone" allows Development signs as a conditional use for new development with at least 4 lots for sale. Signs are allowed up to 12 ft. in height and 96 sq. ft. in size based on frontage of the development.

The sign Destination Homes are using is a 4' x 8' sign or 32 square ft. and stands about 12 feet tall.

Recommendation:

Staff is recommending approval of the time extension for the development sign with the following conditions:

- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Reasoning:

The recommended conditions allow for the temporary advertising of the development and the proposed location will provide for safe circulation of vehicles and pedestrians as required per 17-30-8 "Standards for a Conditional Use Permit".

Attachment 1: Area map with approximate sign location
Attachment 2: Image of existing sign

2095 West 200 North





DESIGN
CENTER
BY APPT.



New Homes

AVAILABLE FROM THE HIGH \$300s





Planning Commission Staff Report

Extension of the Conditional Use Permit for a Development Sign March 12, 2020

Applicant/Owner: Destination Homes
Location: 1931 W 200 N (200 N Angel Street corner common area)
Zone: R-1-14 (Single Family Residential)

Description:

Destination Homes is finishing the last phase of the Hill Farms subdivision and they have a development sign existing on the above noted address. The applicant is requesting a time extension of the conditional use permit for an additional year. The subdivision improvements are in place and homes will be under construction this year.

17-12-4 Conditional Uses of Section 17-12, which regulates uses in the R-1 Single Family Residential District, allows development signs as a temporary use subject to the sign ordinance. Section 17-33-9 "Signs Permitted by Zone" allows Development signs as a conditional use for new development with at least 4 lots for sale. Signs are allowed up to 12 ft. in height and 96 sq. ft. in size based on frontage of the development.

The Destination Homes signs are 4' x 8' sign or 32 square ft. which stands 12 feet tall along 200 North and an 8' x 4' sign standing about 8 feet tall on Orchard Harvest Drive east of Angel.

Recommendation:

Staff is recommending approval of the time extension for the development sign with the following conditions:

- The signs shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.
- The sign along Orchard Harvest Drive should be relocated from the park strip onto private property.

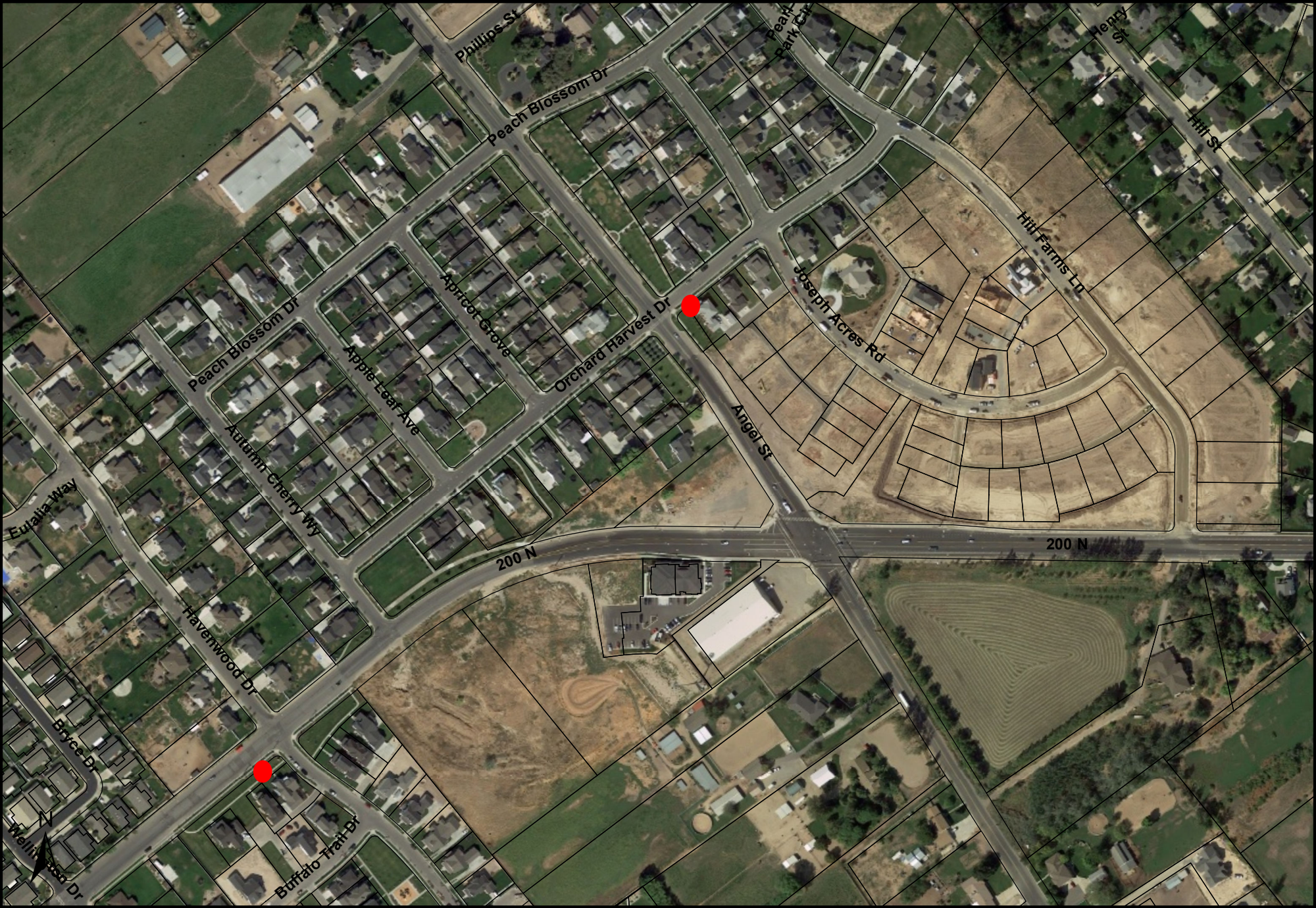
Reasoning:

The recommended conditions allow for the temporary advertising of the development and the proposed location will provide for safe circulation of vehicles and pedestrians as required per 17-30-8 "Standards for a Conditional Use Permit".

Attachment 1: Area map with approximate sign location

Attachment 2: Image of existing sign

HILL FARMS SUBDIVISION





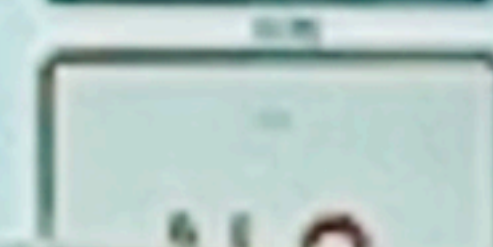
**FINAL PHASE
NOW SELLING**

**MODEL
HOME** | 
START YOUR VISIT



New Homes

AVAILABLE FROM THE \$400s





HILL FARMS

MODEL HOME >>



Planning Commission Staff Report

Conditional Use Permit for a Development Sign March 12, 2020

Applicant/Owner: Perry Homes
Location: Approx. 2300 W 200 N
Zone: R-1-LD (Single Family Residential)

Description:

Perry Homes is beginning the first phase of the West Gate Subdivision and anticipate having a development sign at the above noted address. The applicants are requesting a conditional use permit for this development sign. The subdivisions improvements are being installed and homes will be under construction this year.

17-12-4 Conditional Uses of Section 17-12, which regulates uses in the R-1 Single Family Residential District, allows development signs as a temporary use subject to the sign ordinance. Section 17-33-9 "Signs Permitted by Zone" allows Development signs as a conditional use for new development with at least 4 lots for sale. Signs are allowed up to 12 ft. in height and 96 sq. ft. in size based on frontage of the development.

The sign is a 4' x 8' sign or 32 square ft. which stands about 12 feet tall.

Recommendation:

Staff is recommending approval of the for the development sign with the following conditions:

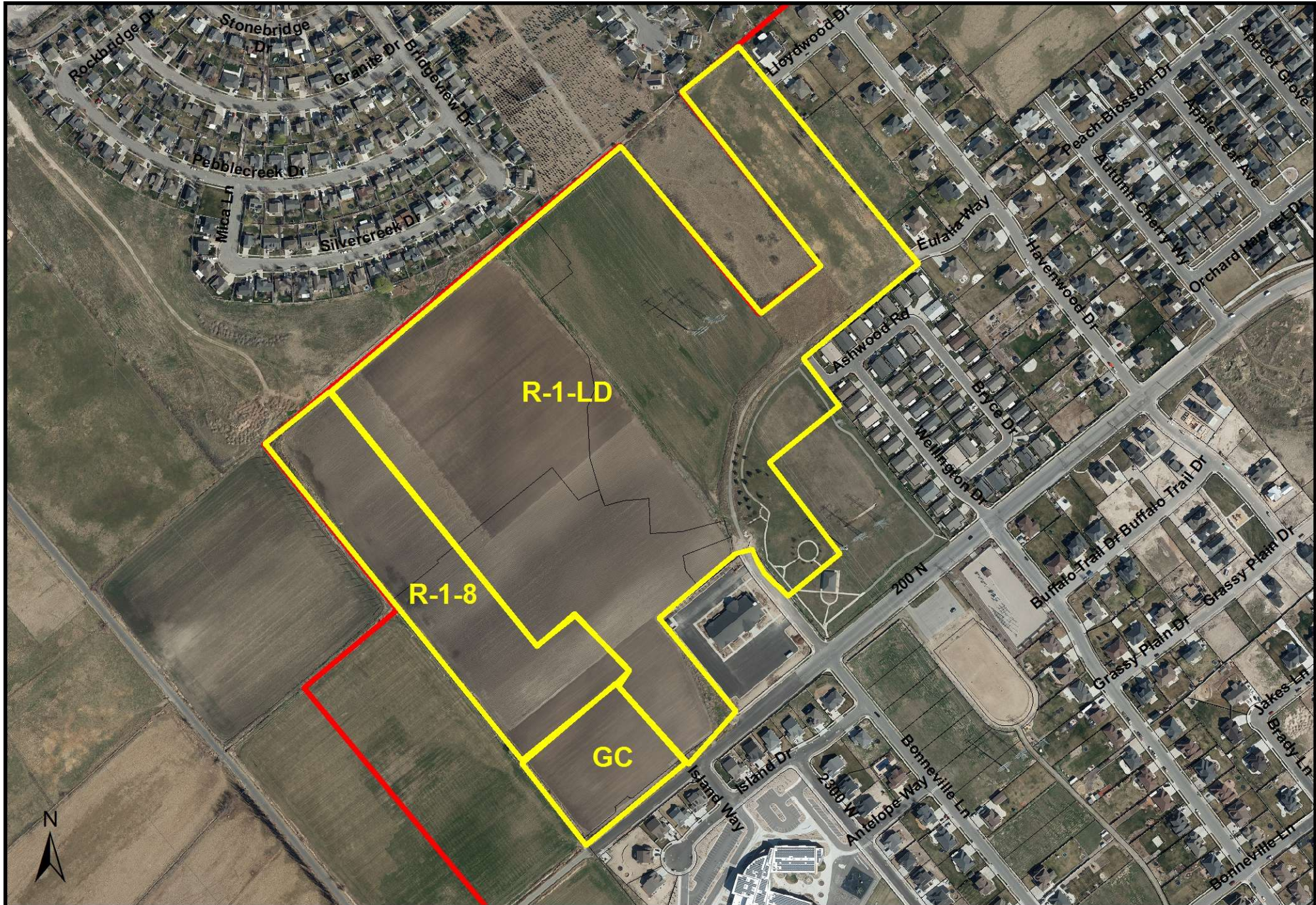
- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Reasoning:

The recommended conditions allow for the temporary advertising of the development and the proposed location will provide for safe circulation of vehicles and pedestrians as required per 17-30-8 "Standards for a Conditional Use Permit".

Attachment 1: Area map with approximate sign location
Attachment 2: Image of existing sign

WESTGATE SUBDIVISION



PERRY  HOMES

West Gate

COMING SOON

www.perryhomesutah.com



Planning Commission Staff Report

Conditional Use Permit for a Development Sign March 12, 2020

Applicant/Owner: 317 Kaysville OPS, LLC
Location: Approx. 1526 West 200 North
Zone: R-2 (Residential)

Description:

317 Kaysville OPS, LLC is starting work on the Villa's on Second (Green Manor) subdivision and has a development sign at the above address. The applicants are requesting a Conditional Use Permit for the sign. The subdivision improvements are being installed and homes will be under construction this year.

17-12-4 Conditional Uses of Section 17-12, which regulates uses in the R-1 Single Family Residential District, allows development signs as a temporary use subject to the sign ordinance. Section 17-33-9 "Signs Permitted by Zone" allows Development Signs as a Conditional Use for new developments with at least 4 lots for sale. Signs are allowed up to 12 ft. in height and 96 sq. ft. in size based on frontage of the development.

The development sign is a 4' x 6' sign which stands about 12 feet tall.

Recommendation:

Staff is recommending approval of the for the development sign with the following conditions:

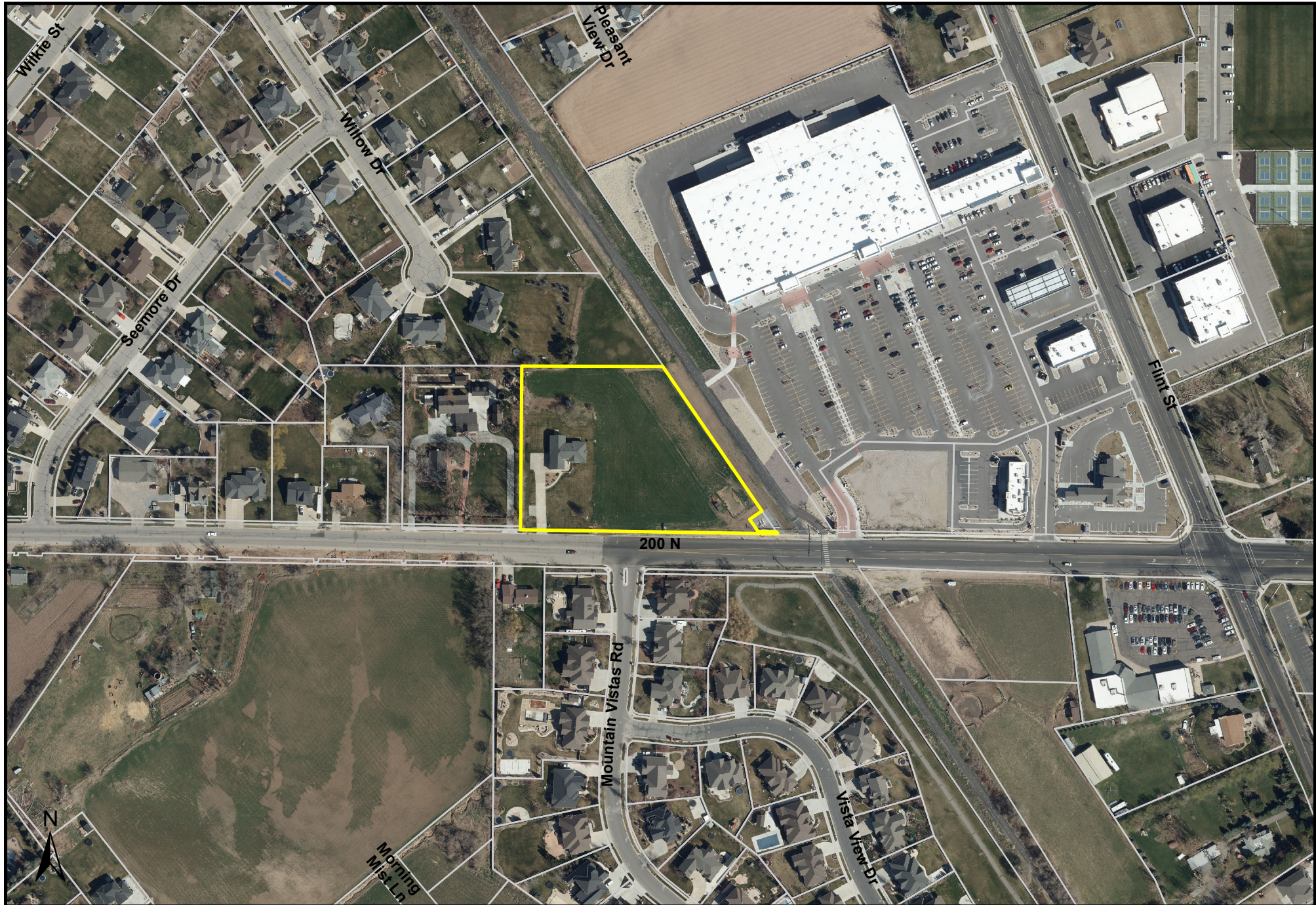
- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

Reasoning:

The recommended conditions allow for the temporary advertising of the development and the proposed location will provide for safe circulation of vehicles and pedestrians as required per 17-30-8 "Standards for a Conditional Use Permit".

Attachment 1: Area map with approximate sign location
Attachment 2: Image of existing sign

VILLAS ON SECOND (FORMERLY GREEN MANOR SUBDIVISION)



VILLAS
ON 2ND

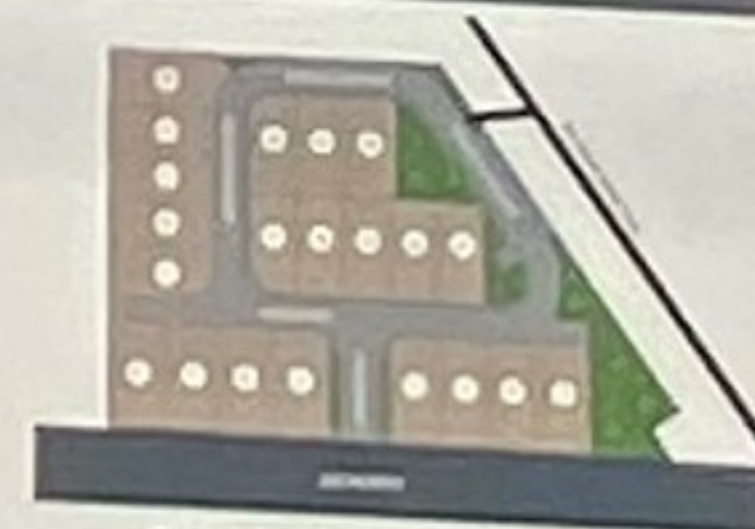
MAIN LEVEL LIVING
STARTING IN THE

\$400's

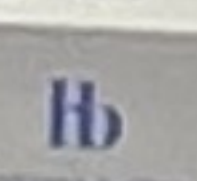
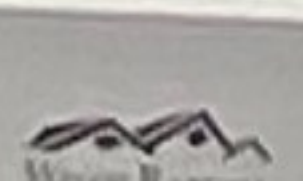
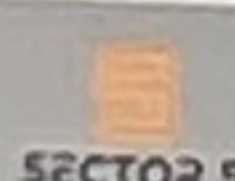


WELLSPRING
HOMES

COMMUNITY - CRAFTSMANSHIP - COMFORT



801-824-1562



WWW.WELLSPRING.HOMES



VILLAS ON 2ND

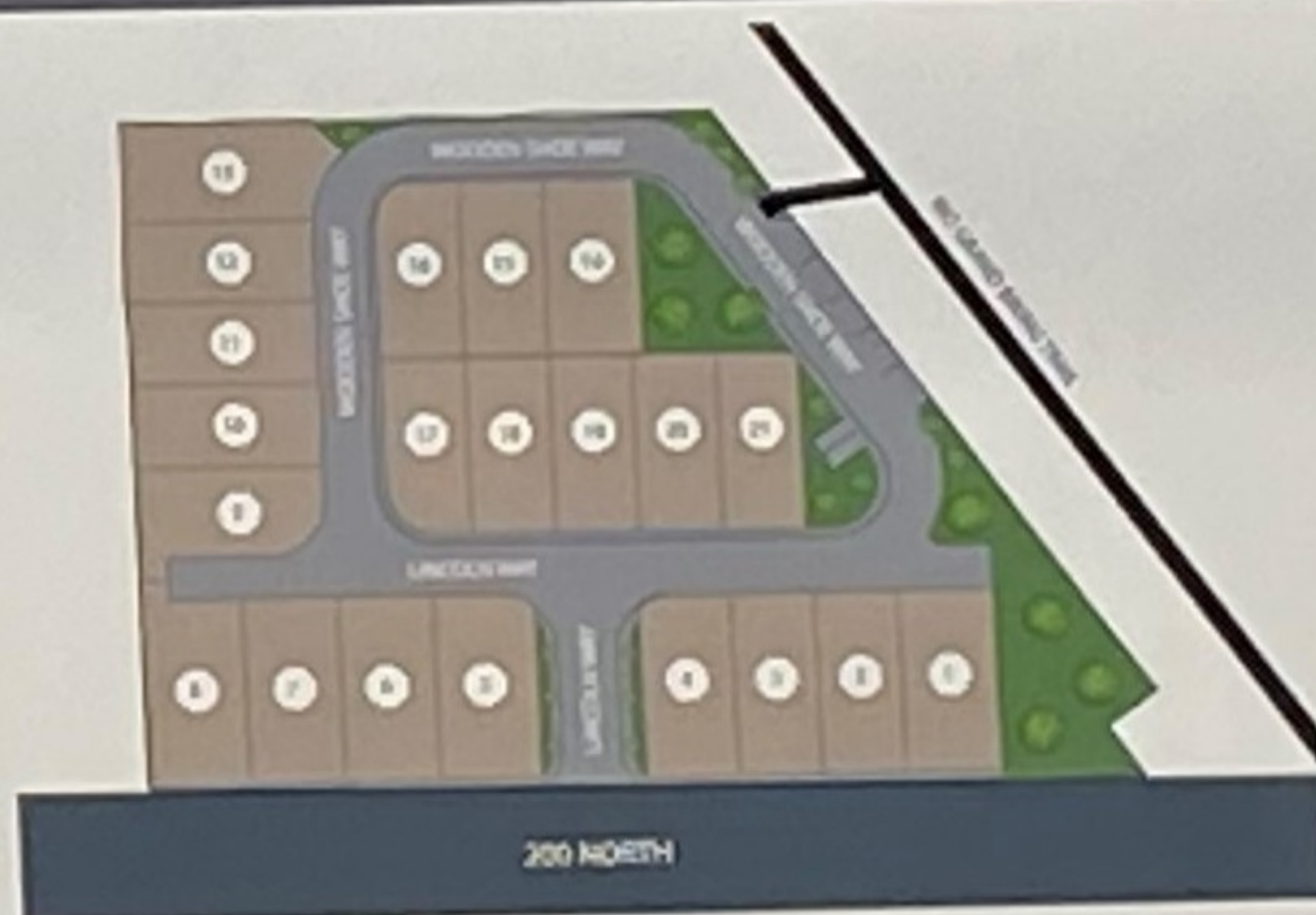
MAIN LEVEL LIVING
STARTING IN THE

\$400's



WELLSPRING HOMES

COMMUNITY - CRAFTSMANSHIP - COMFORT



801-824-1562



WWW.WELLSPRING.HOMES



SWPPP

NPDES Permit # 1000000000

SWPPP documents located at
www.cearlevinc.com



Planning Commission Staff Report

Conditional Use Permit for Low Profile Sign March 12, 2020

Applicant/Owner: JPLM Group – JPL Construction
Location: 295 N 200 W
Zone: R-M

Description:

JKLM Group is requesting a conditional use permit an illuminated Low Profile sign to identify a Town Home Development on the above mentioned address.

The proposal is to locate one illuminated low profile sign at the N/E end of the lot following the standard set back provisions listed in the sign ordinance. A low profile sign is permitted by conditional use if it is less than 4 feet in height, 6 feet from any property line, and sized as permitted by 17-33-9 up to 64 sq. ft. in size. The plans provided for the proposed sign indicate a brick sign that is 6 ft. tall with the sign text somewhat lower than 6 ft. It is the opinion of staff that the text may be allowed on a structure 6 ft. in height as that is the size of a typical fence which would otherwise be permitted, however the sign text or advertising space should be no higher than 4 ft. A low profile sign in a residential zone requires a conditional use, and the Planning Commission must approve lighting such a sign. The applicant desires to illuminate this sign. This sign is outside of the clear view triangle near an intersection as required by the city's ordinances.

As a fence or wall is permitted to be 6 ft. in height, the Planning Commission should state a clear decision for the total height of the structure and the height of the advertising space. Before construction, staff will verify compliance with these specific parameters.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a Low Profile sign at the location proposed with the following condition.

- Plantings other than grass/turf be installed around the sign so as to meet the definition of 17-33-4: Sign, Low Profile - On-premise, ground signs having a maximum height of four feet (4'), incorporated into some form of landscape design scheme or planter box., preferably water efficient landscaping to be verified by staff.

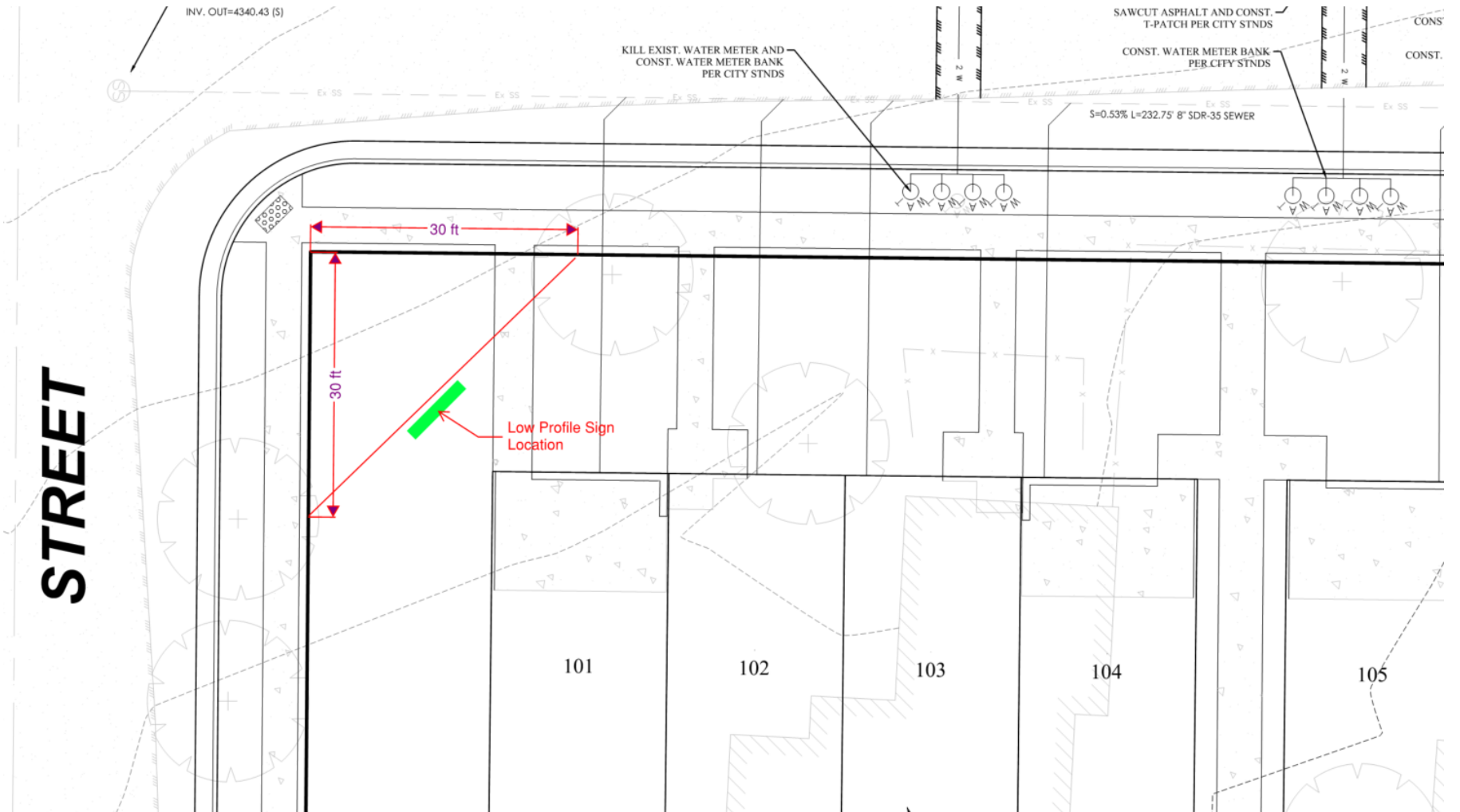
Reasoning:

The sign is consistent with other existing signs for this and other subdivisions in the area. The restrictions of the ordinance and recommended conditions appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachments: Area Map, site plans, site images

Cityside Townhomes Sign Location (approximate)





SAWCUT ASPHALT AND CONST.
T-PATCH PER CITY STDS

CONST. WATER METER BANK
PER CITY STDS

CONST. WATER METER BANK
PER CITY STDS

TRAFFIC
TRI-ANGLE

PROPOSED
MONUMENT

ACTUAL WALK

SSMH #104 4.0' Ø
RIM=4346.96
INV. OUT=4340.91 (S)
PER CDSO STDS.

101

102

103

104

REMOVE AND DISPOSE OF
EXIST. BUILDINGS (TYP. LATE)

CONCRETE DRIVEWAY

STREET



30' from
property line

30' from
property line



Now Pre-Leasing
For Fall 2019
CALL 801-928-1624

801-928-1624





Planning Commission Staff Report

Final Plat for the Orchard Ridge Phase 1B Subdivision March 12, 2020

Applicant/Owner: Compass Holdings / Ovation Homes
Zone: R-1-8 PRUD (Single Family Residential)

Description:

The developer has begun constructing homes on Phase 1 of the Orchard Ridge subdivision on the far north east end of Kaysville City. They are looking to continue working eastward up the hill to improve 9 more lots in phase 1B. Many of the utilities are in place already for these lots and much of the grading work has been completed as it was necessary to bring improvements this way for phase 1.

The remaining improvements have been reviewed and found to be compliant with applicable codes and ordinances. The lots in this phase range in size from 6,400 sq. ft. to 13,621 in size. This section of the development will be the last before crossing the Weber Basin culinary water aqueduct. All curb, gutter, and sidewalk improvements will be finished along all lots in this phase. Asphalt work on the far east edge of this phase will take place with future phases upon approval of work over and within the aqueduct easement. A temporary turn around has been provided until future phases are improved.

The plat is consistent with the approved preliminary plat for the Orchard Ridge Subdivision as well as the applicable development agreement approvals.

Recommendation:

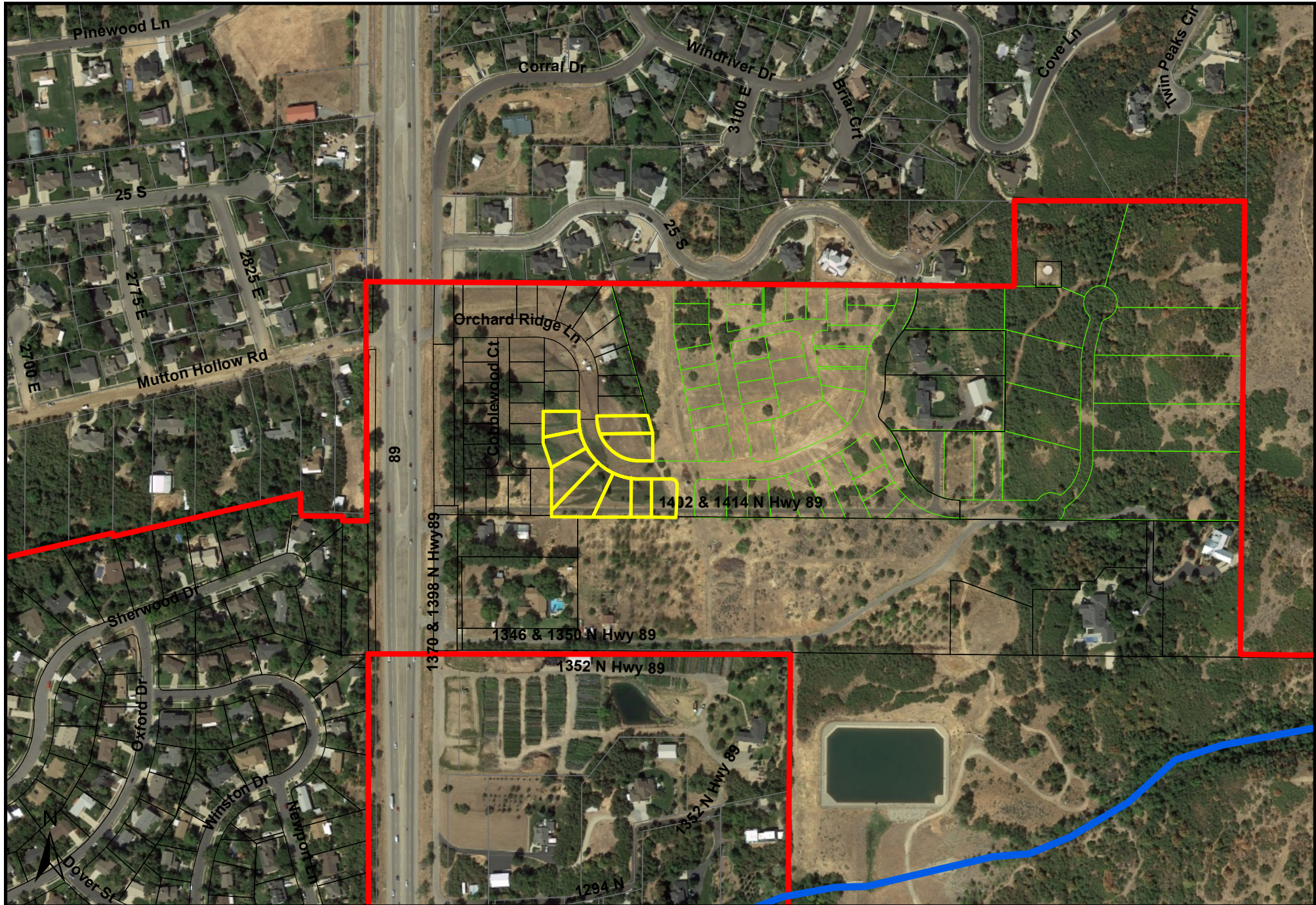
Staff recommends that the Planning Commission approve the final plat for the Orchard Ridge 1B Subvision.

Reasoning:

The final plat and related construction details have been reviewed by applicable agencies and found to meet the requirements of the Kaysville City Ordinance and applicable development standards.

Attachment 1: Area Map
Attachment 2: Preliminary Plat
Attachment 3: Orchard Ridge 1B Subdivision Plat

ORCHARD RIDGE 1B



811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

BENCHMARK IS THE NORTH QUARTER
CORNER SECTION 27, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
(FOUND)
ELEVATION = 4432.25

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 1 INSTALL 2.5" CURB AND GUTTER
- 2 INSTALL 4.0" SIDEWALK

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
COMPASS HOLDINGS DEVELOPMENT
554 N 250 E
KAYSVILLE, UT 84037
CONTACT:
CHALEH TRUJILLO AND MATT YEATES
PHONE: 801-626-5121

ORCHARD RIDGE ESTATES

125 SOUTH CORRAL DRIVE
KAYSVILLE, UTAH



PRELIMINARY
SITE PLAN

PROJECT NUMBER
L2343
PRINT DATE
9/12/18
DRAWN BY
J.MOSS
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON

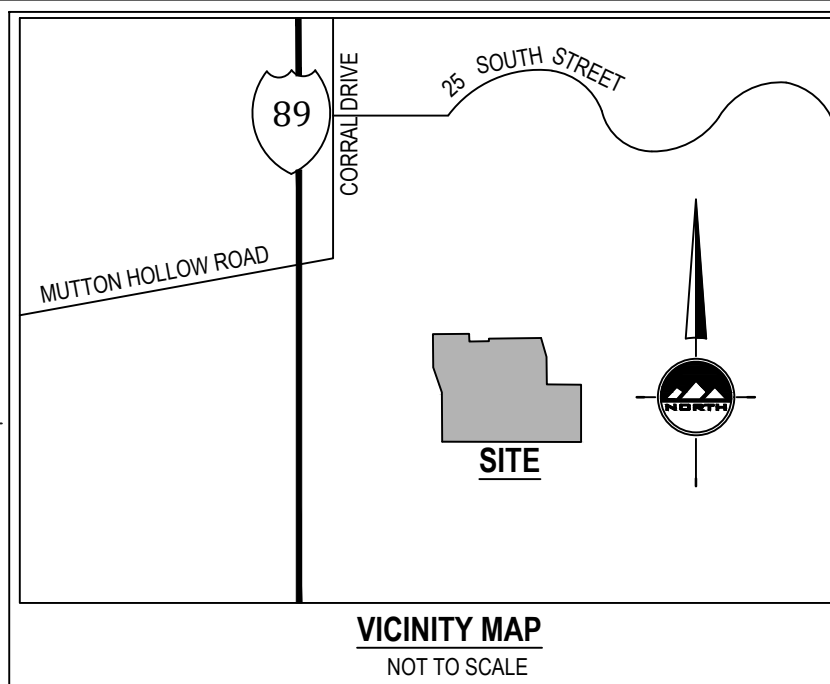


ORCHARD RIDGE ESTATES - PHASE 1B

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

NORTHWEST CORNER
SECTION 25
T4N, R1W
SLB&M
(FOUND)

NORTH QUARTER
CORNER
SECTION 25
T4N, R1W
SLB&M
(FOUND)



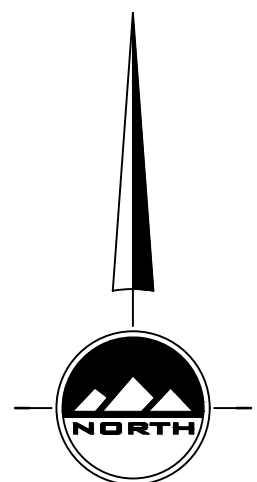
VICINITY MAP
NOT TO SCALE

LEGEND

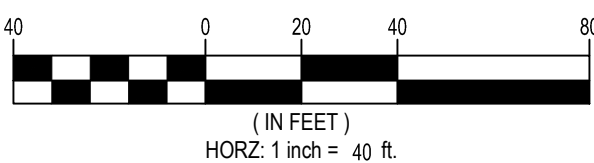
- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDING SETBACK LINE (SEE GENERAL NOTE 1, SHEET 1 OF 1)

GENERAL NOTES:

- PROPERTY IS ZONED R-1-8 PRUD.
 - A. FRONT YARD SETBACK IS 20'
 - B. REAR YARD SETBACK IS 15'
 - C. SIDE YARD SETBACK IS 5' & 8' (TOTAL OF 13')
 - D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- LOT 134 WILL HAVE AN ONSITE TURN-AROUND TO ALLOW ACCESS ONTO ORCHARD RIDGE LANE WITHOUT HAVING TO BACK OUT ON THE STREET.
- BASEMENTS ARE ALLOWED ON LOTS 127-133. LOWEST FINISH FLOOR FOR EACH LOT SHALL BE AT LEAST 2' HIGHER THAN TOP OF GRATE OF THE BOX THE LAND DRAIN TIES INTO.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U. & D.E.



HORIZONTAL GRAPHIC SCALE



DEVELOPER
CAPITAL REEF MANAGEMENT LLC
498 NORTH KAYS DRIVE, SUITE 210
KAYSVILLE, UT 84037
(801) 564-3898
BRAD FROST

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679**, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as, **ORCHARD RIDGE ESTATES - PHASE 1B**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville, Utah, more particularly described as follows:
Beginning at the Southeast Corner of Orchard Ridge Estates - Phase 1, said point being South 89°50'45" East 894.82 feet along the section line and South 00°09'15" West 637.86 feet from the Northwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running:
Thence South 15°54'02" East 54.95 feet;
thence South 0°35'45" East 77.64 feet;
thence South 89°50'45" East 97.01 feet;
thence South 00°09'15" West 70.00 feet;
thence North 89°50'45" West 27.50 feet;
thence South 00°09'15" West 91.50 feet;
thence North 89°50'45" West 362.57 feet to the Southeast Corner of Orchard Ridge Estates - Phase 1;
thence North 00°35'45" West 138.09 feet along the east line of Orchard Ridge Estates Phase 1;
thence North 18°32'43" West 74.63 feet along the east line of Orchard Ridge Estates Phase 1;
thence North 00°35'45" West 93.38 feet along the east line to an interior corner of Orchard Ridge Estates Phase 1;
thence North 89°24'15" East 102.00 feet along the south line to an interior corner of Orchard Ridge Estates Phase 1;
thence South 00°35'45" East 21.80 feet along the west line to a Southwest Corner of Orchard Ridge Estates Phase 1;
thence North 89°24'15" East 55.00 feet along the south line to an interior corner of Orchard Ridge Estates Phase 1;
thence North 00°35'45" West 7.62 feet along the east line to an interior corner of Orchard Ridge Estates Phase 1;
thence North 89°24'15" East 146.64 feet along the east line of Orchard Ridge Estates Phase 1 to the Point of Beginning.

Contains: 101,920 square feet, 2,340 acres, 9 lots.

3/4/2020

Date: _____
Trent R. Williams
License no. 8034679

OWNER'S DEDICATION

Known all men by these presents that I, the under signed owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

ORCHARD RIDGE ESTATES - PHASE 1B

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I have hereunto set my hand this _____ day of _____ A.D., 20 _____.

CAPITAL REEF MANAGEMENT L.L.C.
By: _____
Its: _____ MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the _____ day of _____ A.D., 20 _____, **BRAD FROST**, personally appeared before me, the undersigned Notary Public, in and for said County of **DAVIS**, in the State of Utah, who after being duly sworn, acknowledged to me that he is the **MANAGING MEMBER** of **CAPITAL REEF MANAGEMENT L.L.C.**, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

ORCHARD RIDGE ESTATES - PHASE 1B

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 1

PROJECT NUMBER: L2343
MANAGER: C.PRESTON
DRAWN BY: J.MOSS
CHECKED BY: M.HERBST
DATE: 3/4/20

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20 _____,
BY THE KAYSVILLE CITY COUNCIL

CITY RECORDER CITY MAYOR

CITY ENGINEER'S APPROVAL

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

KAYSVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20 _____,
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

CITY ATTORNEY'S APPROVAL

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

KAYSVILLE CITY ATTORNEY



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.943.3890
CEDAR CITY
Phone: 435.965.1453
RICHFIELD
Phone: 435.896.2983

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	233.66'	89°15'00"	S45°13'15"E	210.74'
C2	177.50'	276.49'	89°15'00"	S45°13'15"E	249.37'
C3	177.50'	34.13'	11°00'58"	S8°06'14"E	34.08'
C4	177.50'	54.40'	17°33'41"	S20°23'34"E	54.19'
C5	177.50'	55.22'	17°49'32"	S38°05'10"E	55.00'
C6	177.50'	55.22'	17°49'32"	S55°54'42"E	55.00'
C7	177.50'	55.22'	17°49'32"	S73°44'13"E	55.00'
C8	177.50'	22.29'	7°11'46"	S88°14'52"E	22.28'
C9	122.50'	190.82'	89°15'00"	S45°13'15"E	172.10'
C10	122.50'	46.48'	21°44'30"	S11°28'00"E	46.21'
C11	122.50'	144.33'	67°30'30"	S56°05'30"E	136.13'
C12	15.00'	23.56'	90°00'00"	N44°50'45"W	21.21'
C13	28.00'	43.98'	90°00'00"	S45°09'15"W	39.80'
C14	28.00'	0.50'	1°01'23"	N0°21'27"W	0.50'

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

February 27, 2020

Planning Commission Members Attended: Vice Chairperson Joshua Sundloff, Steve Lyon, Toby Barrus, Larry Page and Jared Doxey.

Absent: Chairperson Wilf Sommerkorn, Scott Hess, Quan Nguyen

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

Others Present: Max Richmond, Annette Solt.

OPENING

The Planning Commission meeting was held on Thursday, February 27, 2020 at 7:00 p.m. in the Kaysville Fire Station Building. Vice Chairperson Joshua Sundloff opened the meeting by welcoming those present.

The minutes of the February 13, 2020 meeting were presented for approval. Toby Barrus made a motion to approve the minutes. Larry Page seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B” FOR A PRESCHOOL LOCATED AT 338 SOUTH 300 WEST FOR ANNETTE SOLT.

Dan Jessop explained that the applicant is requesting a conditional use permit for Major Home Occupation “B” at the above listed address to run an in-home preschool. The applicant would like to teach classes Tuesday and Thursday mornings from 9:00 am to 11:15 am.

Mrs. Solt anticipates having 12 students in the class held twice a week. She has tried to coordinate the start time of her class so that it does not conflict with drop off and pick up times for kindergarten and elementary classes. She believes half of her students will be neighbor children that are within walking distance.

Because a preschool is an organized class, section 17-26-4 (12) d. it requires that ‘limits be placed on the number of students and/or the number of vehicles transporting students to prevent congestion. The applicant’s has expressed the intention to work with parents on a consistent drop off and pick up pattern to keep traffic flowing one way through the neighborhood to improve flow and minimize impact.

Vice Chairperson Joshua Sundloff invited the applicant Annette Solt to the stand. She said that the drop off for her preschool should only take five to ten minutes around 9:00 am. She also said that she talked with the neighbors and they are good with her running the preschool.

Steve Lyon made a motion to approve the conditional use permit for a Major Home Occupation “B” for a preschool at 338 South 300 West for Annette Solt with the limit of 15 students at a time as recommended by staff. Larry Page seconded the motion and it was approved unanimously.

CONTINUED DISCUSSION FOR THE CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17-31-2, ACCESSORY BUILDINGS, OF TITLE 17, PLANNING AND ZONING (TABLED ITEM).

Lyle Gibson said that at the last Planning Commission meeting held 2/13/20, the Planning Commission moved to recommend an ordinance dealing with exceptions to the main dwelling on corner lots. A brief introduction was given to the accessory structure issue from 17-31-2, but it was determined that more time was needed to understand the issues and the proposed ordinance so this section was tabled for additional discussion.

The Planning Commission discussed the placement of accessory dwelling units (sheds) on property.

Larry Page voiced his concern that some of the allowed options shown would block off sidewalk views from people exiting their driveway. He asked Lyle Gibson if there was a way to remove the option of placing them in the side yard.

Steve Lyon said we should not allow people to place two storage units next to each other in side yards because you lose the fire break between the houses.

Larry Page said in the past the ordinance on sheds and accessory dwellings was too strict. This new language is too loose. He would like to find a middle ground.

Vice Chairperson Joshua Sundloff said he would like Lyle Gibson to rework the ordinance. To remove the side yard option and to bring back more pictures.

Larry Page made a motion to table the item for the consideration of an ordinance amending section 17-31-2, Accessory Buildings, of Title 17, Planning and Zoning. Steve Lyon seconded the motion and it was approved unanimously.

PLANNING COMMISSION TRAINING BY KAYSVILLE CITY STAFF.

Lyle Gibson reviewed the process for conditional use permits, major home occupations and rezones with the Planning Commission.

DISCUSSION: FUTURE ORDINANCE CONSIDERATIONS.

Lyle Gibson asked the Planning Commission what ordinances they would like to work on for the

future.

Steve Lyon said he would like to change landscaping requirements for parking strips and commercial properties. He would like to see more areas Xeriscaped. Secondary water is now going to be metered for water usage and commercial properties are going to feel the increased cost. We need to allow them to adopt a Xeriscape landscape.

Jared Doxey and Steve Lyon said we need to create commercial and higher density zones along the new Shepard Lane corridor that will be coming soon.

Steve Lyon asked Lyle Gibson if the city is collecting TRT tax for people renting their homes for AirBnB or VBRO. Lyle Gibson said that the city is not currently regulating short term rentals. This is something that the city can look into doing.

Lyle Gibson asked about changing shed heights. Perhaps changing the restriction on roof angles near property lines. Vice Chairperson Joshua Sundloff said that he prefers the old ordinance regulating roofing because in the future these accessory dwelling units can accommodate extra housing space.

Steve Lyon said that accessory dwelling units are a good thing to look at. Steve Lyon said the city should look at Farmington city and see what they are doing with it.

Vice Chairperson Joshua Sundloff mentioned that a lot of ordinance changes will happen after the general plan is done for the city. He suggested that we wait on large ordinance changes until the plan is done.

CALL TO THE PUBLIC

Nothing was brought forward to the Planning Commission.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, March 12, 2020.

ADJOURNMENT

Vice Chairperson Joshua Sundloff made a motion to adjourn the meeting. Larry Page seconded the motion and it passed unanimously. The meeting adjourned at 8:55 p.m.