KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, April 9, 2020 at 7:00 p.m.

In response to Utah Executive Order No. 2020-5, the *only way* to view or participate in this meeting will be through remote means**.**

- **The public is encouraged to contact the Planning Commission or Kaysville City Community Development Office prior to the meeting with any questions or comments regarding items on the agenda.**
- **To watch the proceeding in real-time, visit www.kaysvillecity.com where a link to view a live stream of the meeting via YouTube Live.**
- **If you wish to make comments during the meeting, a link to participate via Zoom will be available also on the home page of www.kaysvillecity.com.**

The agenda shall be as follows:

1. Opening and approval of the minutes from the March 12, 2020 meeting.
2. Conditional Use Permit for a Major Home Occupation 'B', Plumbing Contractor, located at 143 South Bonneville Circle for Daris Killian.
3. Conditional Use Permit for an Electronic Messaging Center located at McDonald's 320 West 200 North for Yesco-Justin Grubb.
4. Conditional Use Permit for a Development Sign for Tyler Meadows located at 831 Tyler Court for Blake Smithing.
5. Conditional Use Permit for a Two-Family Dwelling Unit at 932 Thornfield Road for Maciah Olson.
6. Public Hearing for the rezone of .39 acres of property located at 890-914 East 200 North from an R-2 (One to Two Family Residential District) to a RM (Residential Multi-Family) zoning district for Eric Orton.
7. Public Hearing for the rezone of 1.17 acres of property located at 650 North Main from a GC (General Commercial) to a RM (Residential Multi-Family) zoning district for Destination Homes.
8. Public Hearing for the rezone of 3.75 acres of property located at 706 South Angel Street from the R-A (Residential Agricultural to the R-1-LD (Single Family Low Density) zoning district for Vernon Smith.
9. Public Hearing and preliminary plat approval for the James Place Subdivision located at 706 South Angel Street for Vernon Smith.

10. Final Plat for Altair Townhomes (Formerly Island View Townhomes) located at 750 East 250 South for Advanced Solutions Group.

11. Call to the public.

12. Other matters that properly come before the Planning Commission:
    a. Reports.
    b. Correspondence.
    c. Calendar.

13. 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 April 3, 2020.

Lyle Gibson – Community Development Director

******To send comments to the Planning Commission please visit: https://www.kaysvillecity.com/435/Planning-Commission**

Comments received in writing will be referred to and read into the record of the public meeting.

To contact the Community Development Office please call 801-546-1241.

Planning Commission
Staff Report

Conditional Use Permit for a Major Home Occupation Contractor (Plumbing)
April 9, 2020

Applicant/Owner	Daris Kody - Pantry's Plumbing Services
Location:	143 South Bonneville Circle
Zone:	R-A (Residential Agriculture)

Description:

The applicant is requesting a conditional use permit for Major Home Occupation "B" at the above listed address. Kody Pantry is currently anticipating doing a plumbing service business from his home. He has a 10 foot trailer that will be stored on the property and will parked on a large drive at the end of a cul-de-sac. Mr. Pantry has informed staff that no employees will report to the home address; the materials needed to perform services will be picked up by Mr. Pantry on way to job site or delivered to the job site. The home occupation will not display any signs on the premises.

Recommendation:

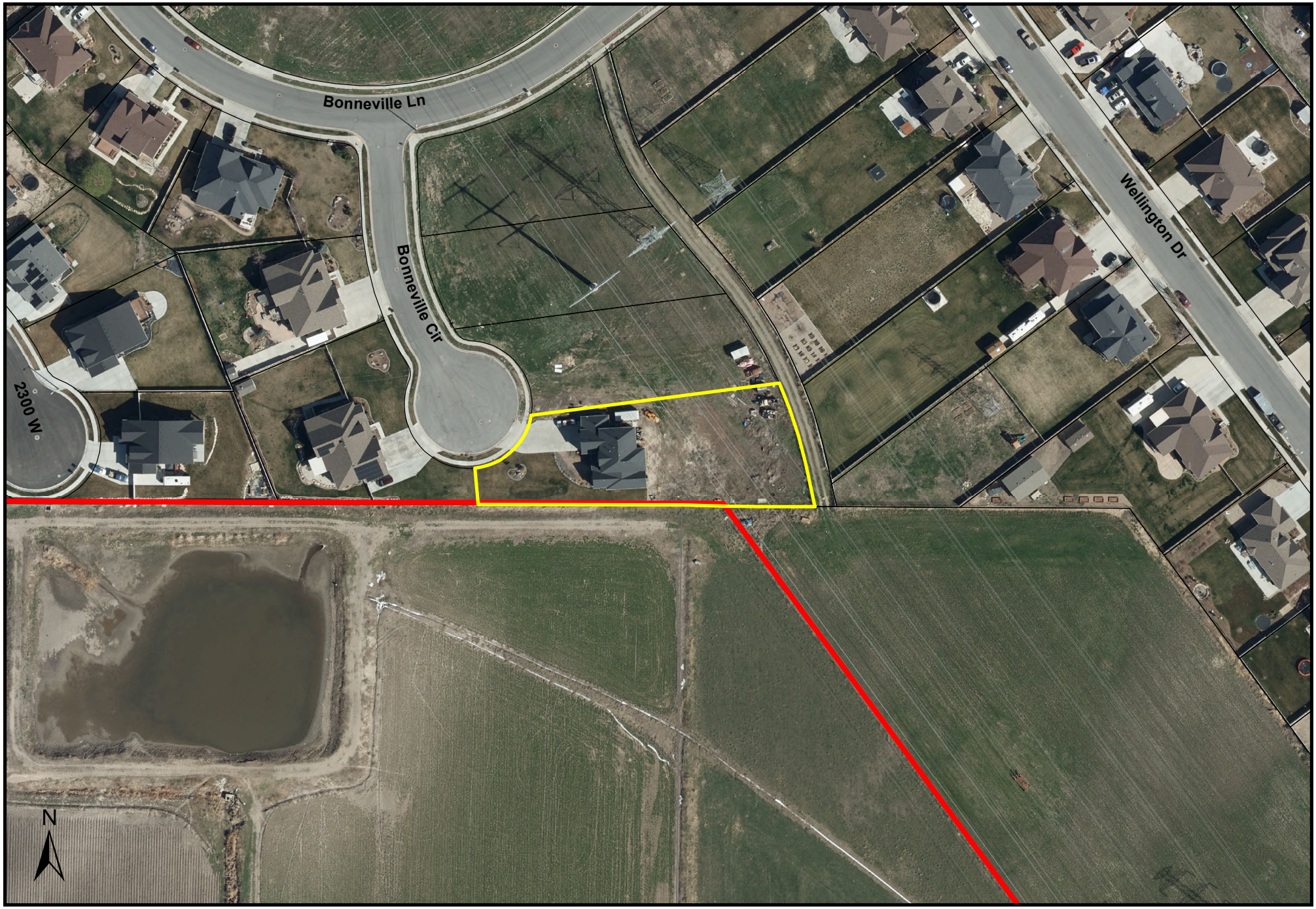
Staff recommends approval of the proposed Conditional Use Permit for Daris Kody Pantry's Pluming Services with no additional conditions.

Reasoning:

Having discussed the use with the applicant, staff feels that the restrictions already in place within the ordinance are sufficient for mitigating reasonably potentially detrimental impacts.

Attachment 1: Area Map

143 South Bonneville Circle



Planning Commission
Staff Report

Conditional Use Permit for an Electronic Message Center Sign.
April 9, 2020

Applicant/Owner: Yesco LLC. / Justin Grubb
Zone: GC (General Commercial)

Description:

The McDonald's located at 320 West 200 North is seeking a conditional use permit for a sign with an electronic message center component to replace the black letter marque portion of their existing ground sign. The proposed sign is considered an on -premise ground sign per city code which is allowed under 17-33-9 signs permitted by zone under the following restrictions:

<u>On-Premise Ground Sign:</u>

Size: 1.5 sq. ft. per foot of frontage, up to 300 sq. ft. maximum within 300 feet of I-15; 1.5 sq. ft. foot of frontage, up to 200 sq. ft. maximum within 3.000 feet of I-15 or within 1.320 feet of another Principal Arterial Street; 1.5 sq. ft. per foot of frontage, up to 120 sq. ft. maximum at other locations.

The property has 260 feet of frontage along 200 North and 380 feet along 300 west which allows up to 400 sq. ft. of signage. The proposed sign is 53 sq. ft.

Based on the proximity to principal arterial streets, a maximum height of 45 feet is allowed. The proposed sign is existing so it is within its allowed height.

1 Sign per Frontage

Other: Illumination may be built into or attached to signs. More than one sign on one parcel shall be separated by 100 ft. The base and structure of all on premise ground signs beyond 300 ft. of I-15 shall be the same method of construction, style and design of the materials used in the construction of the building(s). The sign element shall be an integral part of the architecture and design of the site. The colors shall be subdued and unobtrusive. Signs with exposed metal supports or metal masking shall not be permitted.

Electronic Message Center (EMC):

Size: Allowable EMC size shall not exceed 50% of total allowed sign size and not more than 75% of any sign cabinet.

The EMC component of the sign is less than 50% of total allowed sign size and less than 75% of the total sign cabinet.

EMC signs shall not cause glare or rapid blinking, nor be intensely lighted so as to create a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. EMC signs shall be capable of being programmed to automatically dim according to ambient light conditions. Conditional use in zones where permitted. Allowed only as part of monument and ground signs. As part of the conditional use review the Planning Commission may consider hours of operation, sign height, sign size, and/or setbacks from property lines.

As proposed the sign height, size, and percentage of EMC all appear to meet minimum requirements of the ordinance. The site plan indicates that the sign would sit perpendicular to 200 North Street 12 feet behind the sidewalk. The sign ordinance requires that the leading edge of all signs be set back at least 18" from any property line. Staff has verified with the applicant that the sign is capable of dimming according to ambient light conditions.

Conditional Use Considerations:
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:

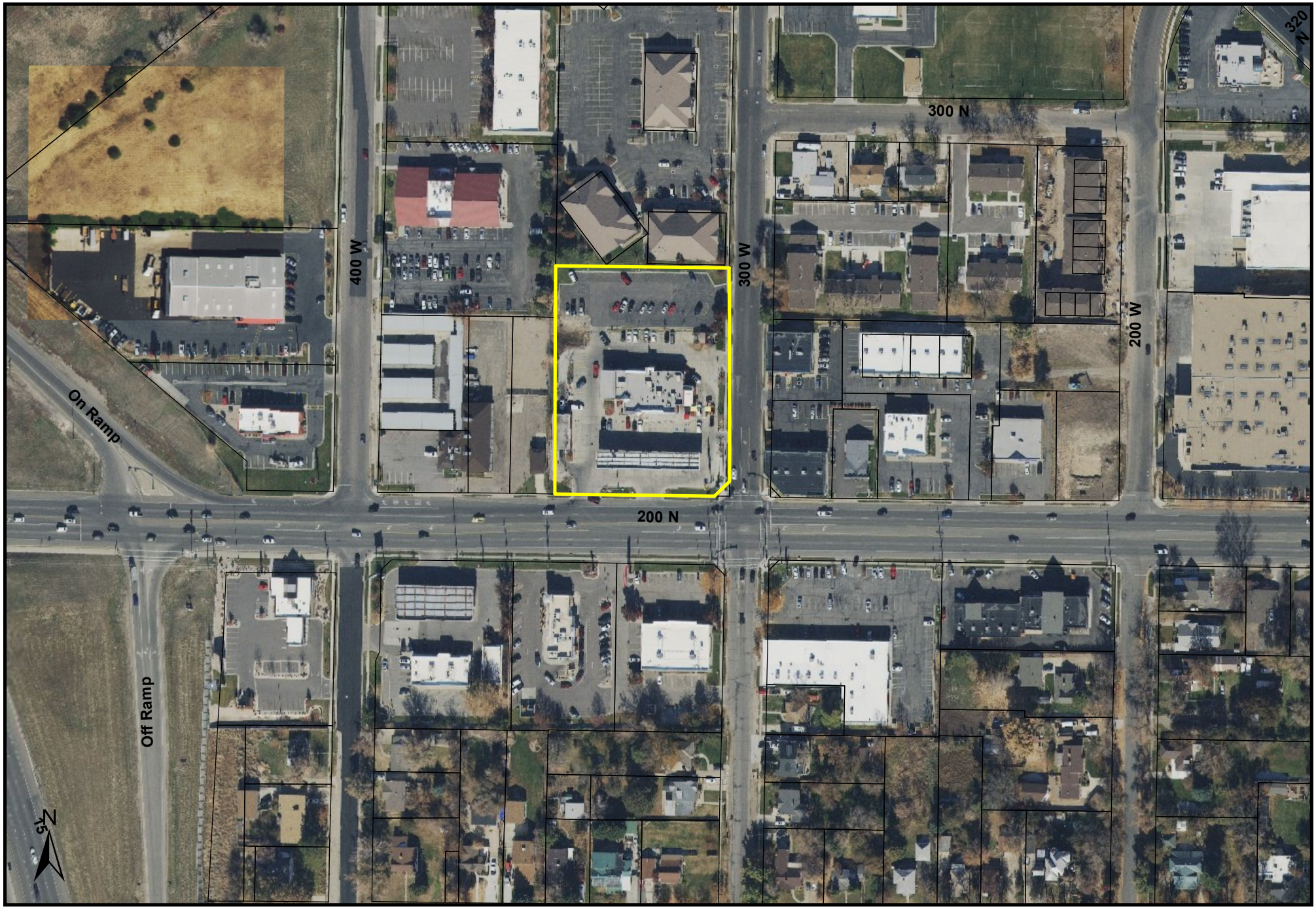
1. Provide a use at the particular location that is a necessary or desirable service or facility which will contribute to the general well-being of the community and the neighborhood without detrimental effects on the health, safety or general welfare of persons residing or working in the vicinity, or 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.

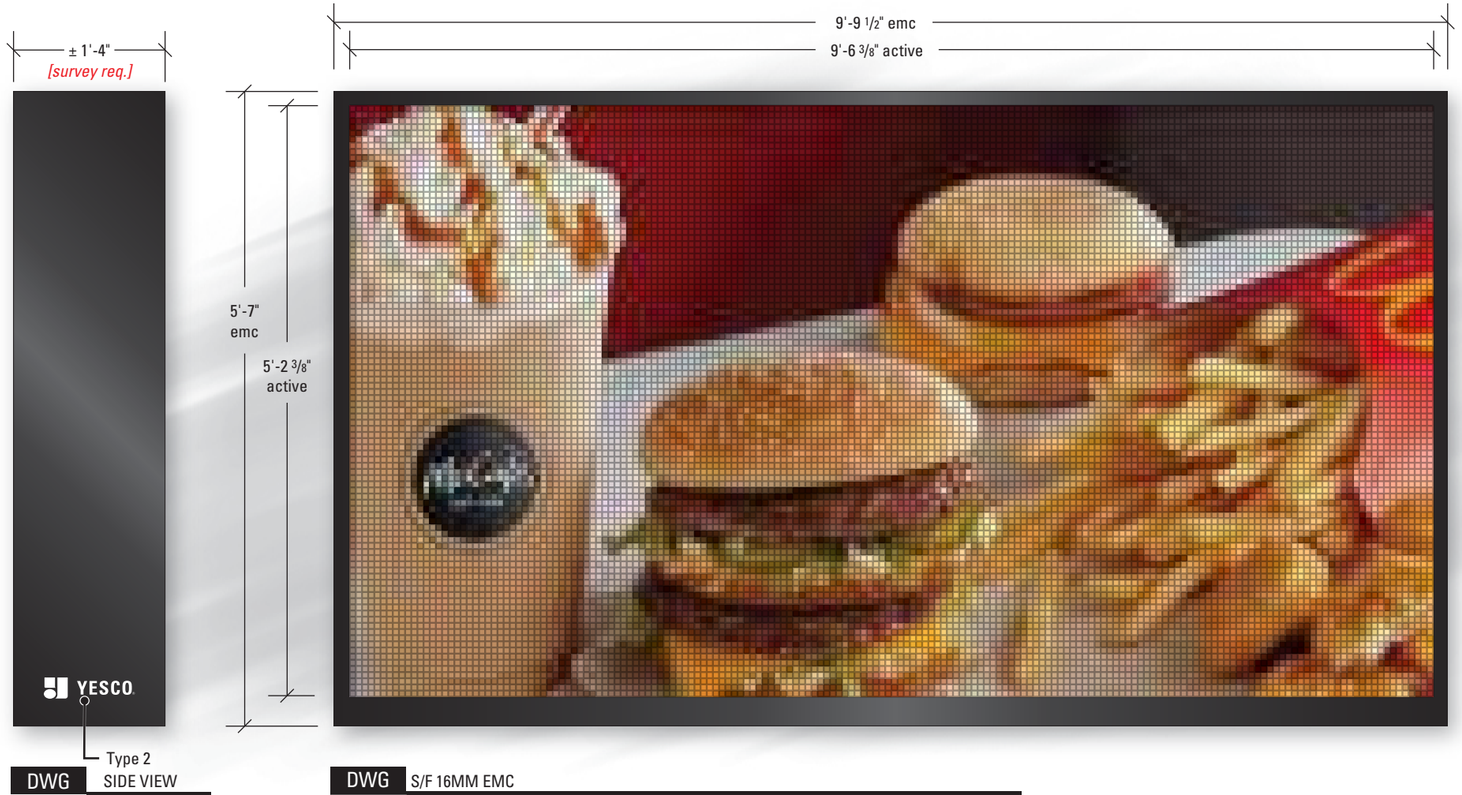
Recommendation:

Staff recommends that the Planning Commission approve the requested EMC sign as proposed.

Attachments: Location Map, Sign Details

320 West 200 North





DWG	SIDE VIEW
2	

DWG	S/F 16MM EMC
1	SCALE: ¾" = 1'-0"

SCOPE OF WORK:

MANUFACTURE & INSTALL *ONE [1]* D/F 16MM EMC.

- **REMOVE EXISTING CABINETS & DISCARD.**

ELECTRICAL

POWER TO DISPLAY LOCATION:	**BY OTHERS OR EXISTING**
HOOKUP AT DISPLAY:	BY YESCO

ART SUPERIMPOSED ON PHOTO

EXISTING CONDITION

EXISTING CONDITION

REMOVE EXISTING & REPLACE W/ EMC'S

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.

YESCO

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.
The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
orig.	02.07.2019 [LC]
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

Approval

A/E Sign / Date

SIGN HERE

Client Sign / Date

Landlord Sign / Date

Mcdonald's

320 W 200 N
Kaysville, UT 84037

Acct. Exec: Kevin Christensen
Designer: Larry Cohen

Orig: 02.07.2020

Electronic Message Ctr

#29925 **R0**

JO #00000

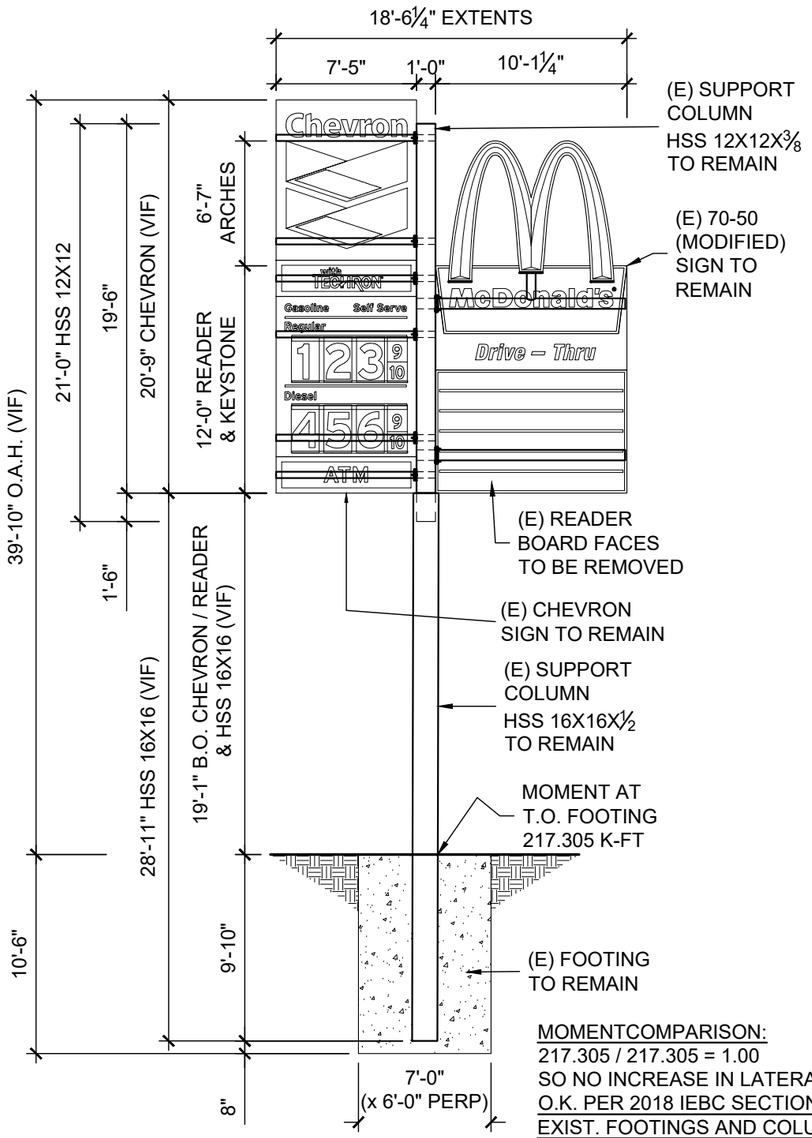
scale: as noted

ART 1.0

DESIGN CRITERIA:
Building Code: 2018 IBC
Dead Load: Sign Cabinets ≈ 15 psf (Sign Face Area)
Wind: V= 140 mph, (Cat II) Exposure B, urban suburban
Snow: N/A

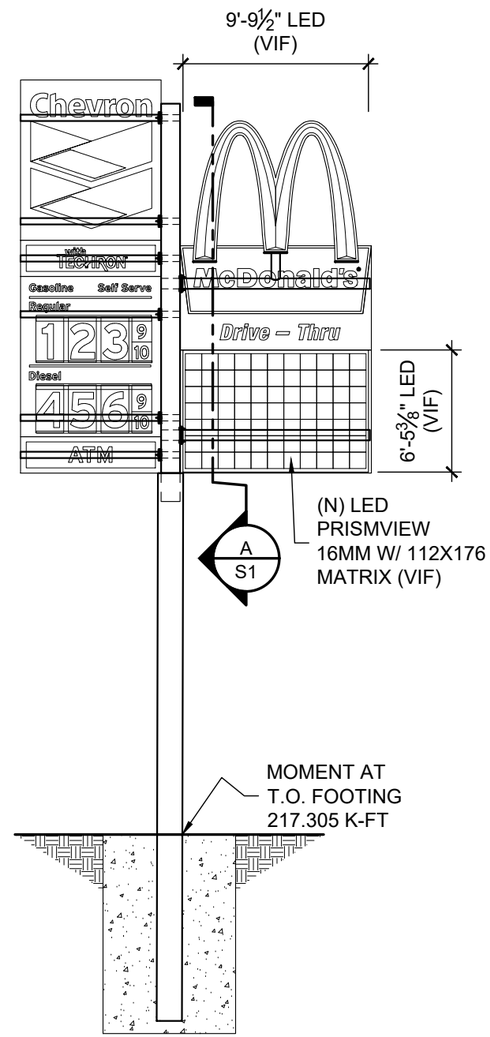
WELDING:
Design and fabrication according to AWS D1.1
Certification required of all structural welders.
E70XX electrodes for SMAW processes.
ER70S-6 electrodes for GMAW processes.
Aluminum weld filler wire 5356

STRUCTURAL STEEL:
Design and fabrication according to AISC-ASD, 15th ed.
Plate and angle: ASTM A36, Fy = 36ksi.
(Exist) Square and rect. HSS: ASTM A500 Grade B, Fy = 46ksi
(New) Square and rect. HSS: ASTM A500 Grade C, Fy = 50ksi.
(Exist) Pipe: ASTM A53 Grade B, Fy = 35ksi
(New) Pipe, Rnd HSS: ASTM A500 Grade C, Fy = 46ksi
Bolts up to and including ½"Ø: SAE Grade 5
Bolts > ½"Ø ASTM F3125 Gr. A325

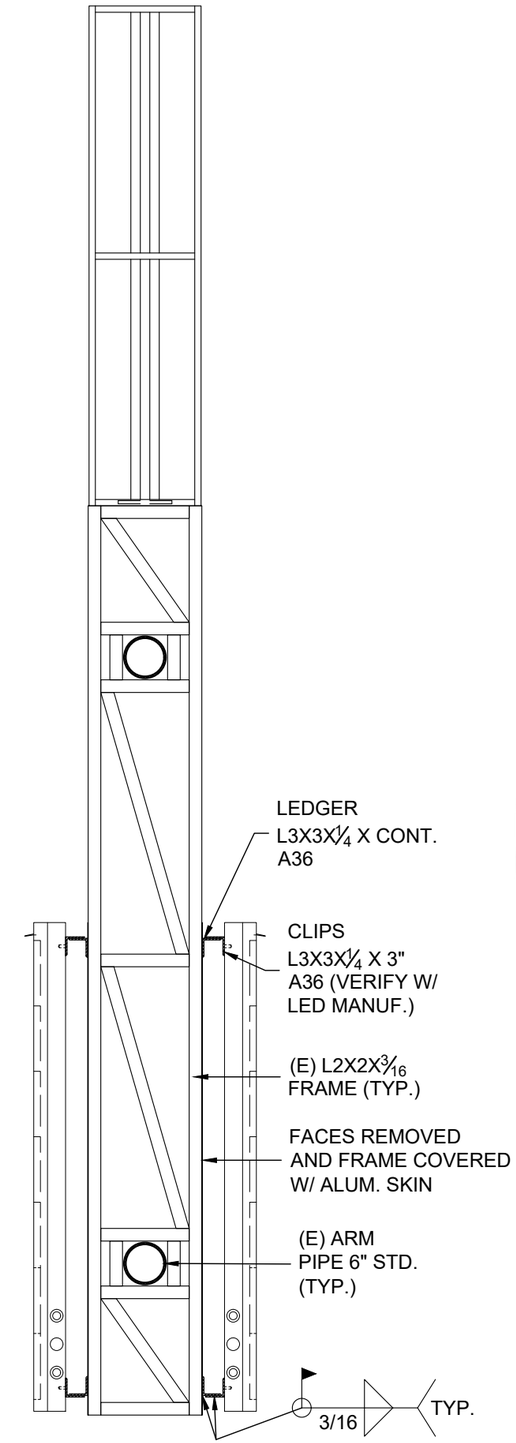


MOMENTCOMPARISON:
217.305 / 217.305 = 1.00
SO NO INCREASE IN LATERAL LOAD
O.K. PER 2018 IEBC SECTION 502.5
EXIST. FOOTINGS AND COLUMNS ADEQUATE

1 EXISTING SIGN
SCALE: 1/8" = 1'-0"



2 REMODELED SIGN
SCALE: 1/8" = 1'-0"



A SECTION
SCALE: 1/2" = 1'-0"

YESCO
ENGINEERING
1605 South Gramercy Rd.
Salt Lake City, UT 84104
(801) 487-8481
www.yesco.com

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Revisions

No.	Date
Orig.	3/3/2020
1	3/3/2020 (CHNG WIND SPEED)
2	
3	
4	
5	

PROFESSIONAL STRUCTURAL ENGINEER
BENJAMIN JONES
176324-2203
STATE OF UTAH

Drawn by.....DAVE KNIGHT
Checked by.....BEN JONES

MCDONALD'S
STORE #19334
320 W 200 N
KAYSVILLE, UT

Engineer.....BEN JONES
Account Exec.....KEVIN CHRISTNESEN
Designer.....LARRY COHEN

Date: 3/3/2020

Project No.
OPY-29925

S1

F:\Jobs 2020 Yesco\McDonald's LED Addition\McDonalds Utah Large LED\McDonald's, Kaysville, UT OPY-29925\McDonald's, Kaysville, UT OPY-29925 R1.1.dwg

Planning Commission
Staff Report

Conditional Use Permit for a Development Sign
April 9, 2020

Applicant/Owner:	Blake Smithing
Location:	831 S Tyler Court
Zone:	R-1-LD (Residential)

Description:

Tyler Meadows Phase 2 is starting development work and is looking for approval of a development sign at the above noted address, therefore the applicant is 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 or 32 square ft. which stands about 8 feet tall.

Recommendation:

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

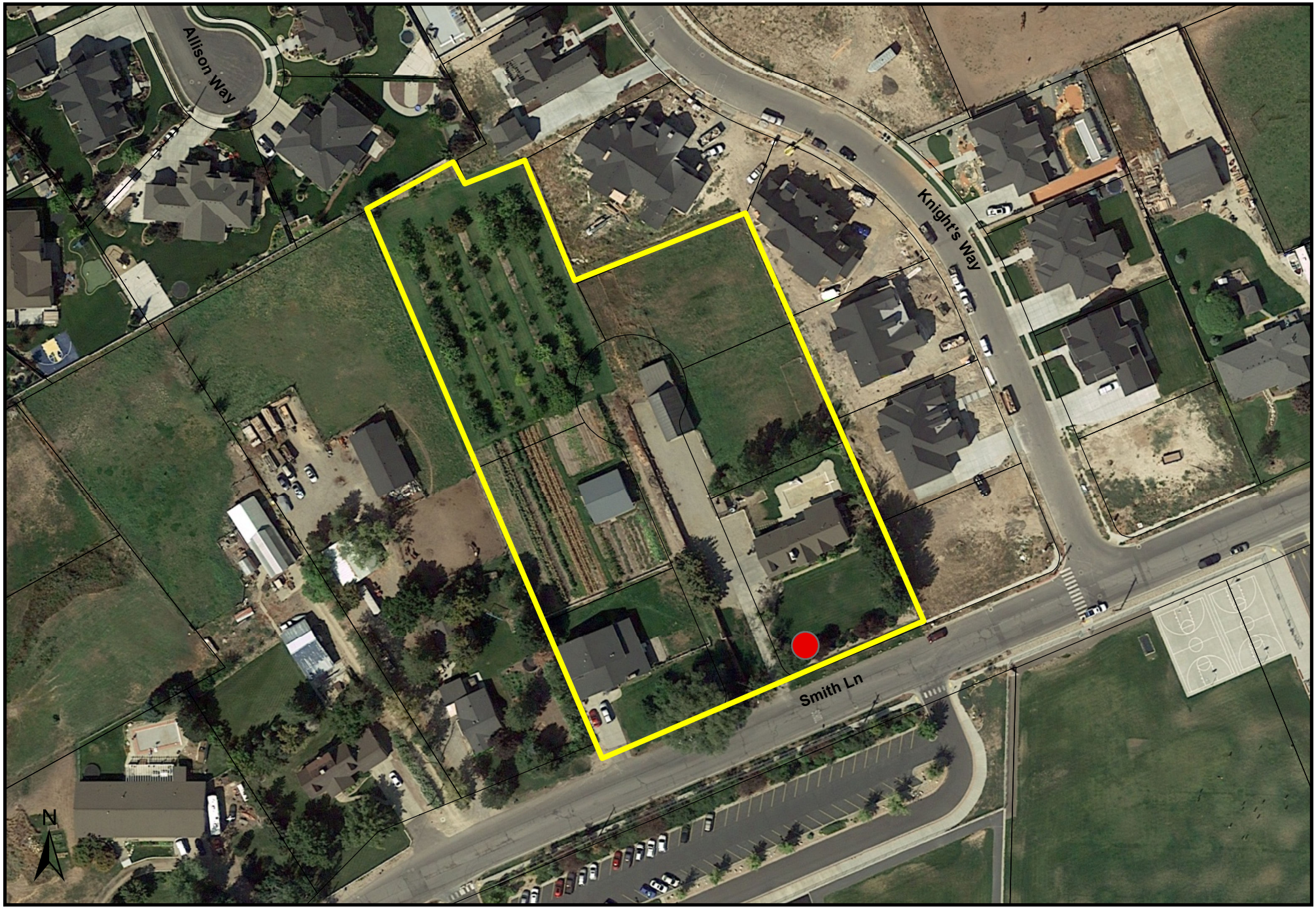
- The sign shall be allowed for a period of 1 year from the date of approval or until all lots within the subdivision or sold, whichever is less.

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 with sign details
Attachment 3: Photo of existing sign

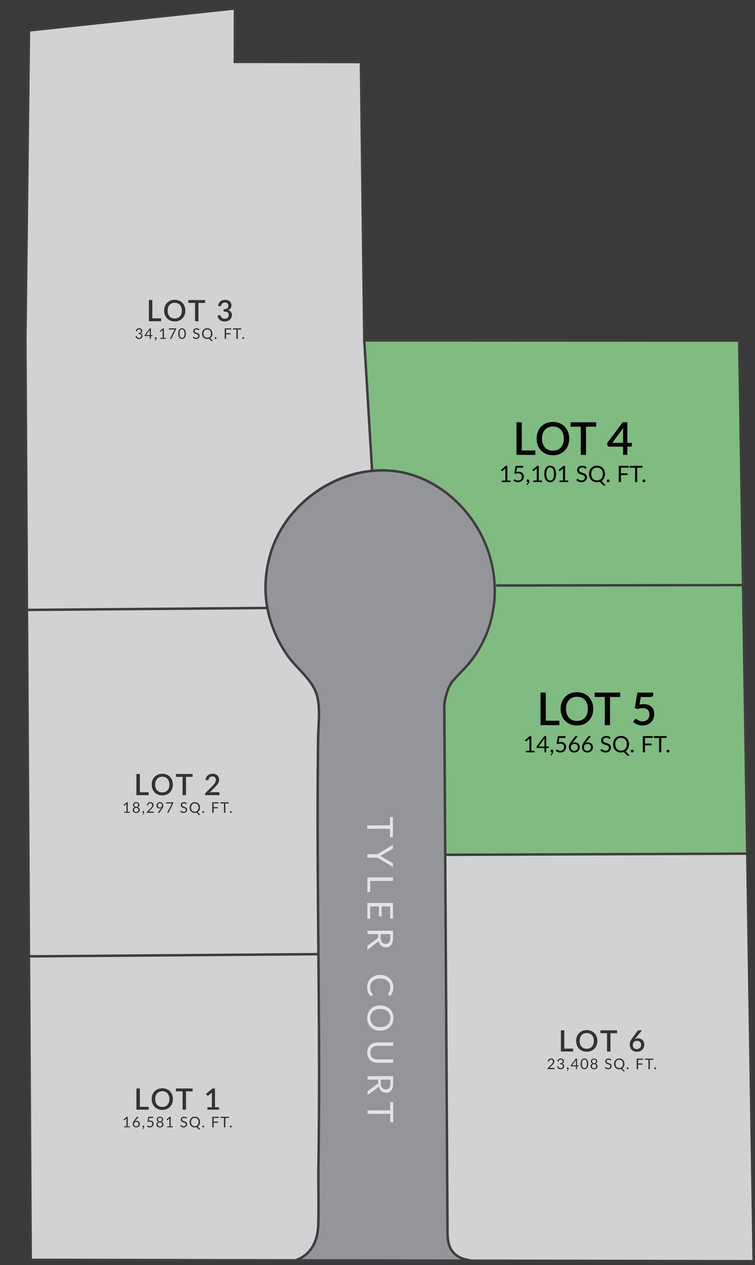
Tyler Meadows Phase 2 Subdivision



Tyler Meadows

Luxury Home Sites Available

Custom Home Builder



Smithing Group

RE/MAX ASSOCIATES

Blake Smithing

801.668.0859

PSION HOMES

www.PsionHomes.com

Tyler Meadows
Luxury Home Sites Available
Custom Home Builder
LOT 4
LOT 5
TYLER COURT
Blake Smithing
801.668.0859
RE/MAX ASSOCIATES
PSION
HOMES
www.PsionHomes.com
8'x4'

Planning Commission
Staff Report

Conditional Use Permit for a Two-Family Dwelling
April 9, 2020

Applicant/Owner:	Maciah Olson
Location:	932 Thornfield Road
Zone:	R-1-8

Description:

The applicant is requesting approval for an existing split entry house at the above listed address to be converted to two-family dwelling. The upper and lower level will have similar configurations each with two bedrooms and one bath. With the driveway and garage, the site meets the minimum parking requirements of the city ordinance at 2 spaces per unit. There is also a detached shed on site for storage.

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 not identified any city approved duplexes or two-family dwellings.

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. No more than no more than 2 of the required parking stalls may be in tandem.
- A building permit be pursued and inspections by the Kaysville building department be conducted to confirm the building is compliant with applicable building code for a duplex.
- Applicable impact fees for the new dwelling unit be paid with the building permit for the change of occupancy.

Should the planning commission determine that additional details are needed to verify whether a two-family dwelling would meet the other standards of the city's ordinances, additional information may be requested for further review before a decision is made.

Reasoning:

Providing additional parking above what is required of the single family home per ordinance in a manner that multiple families could access their vehicles will help mitigate impacts on traffic and parking.

Attachment 1:	Area Map
Attachment 2:	Area map with 500 foot radius.
Attachment 3:	Floor Plans.
Attachment 4:	Photos of existing home

932 Thornfield Road

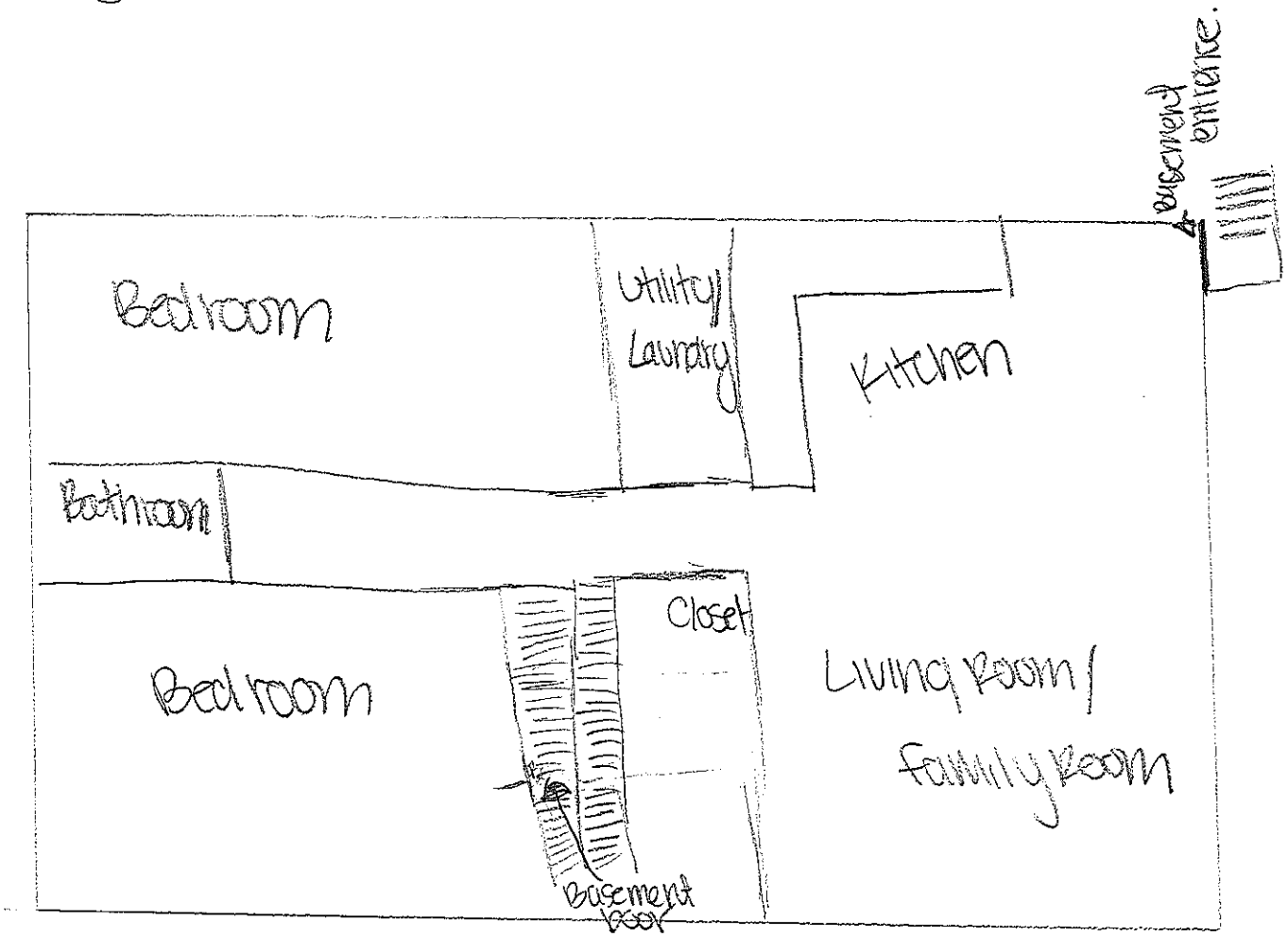
932 Thornfield Road with 500 foot radius.

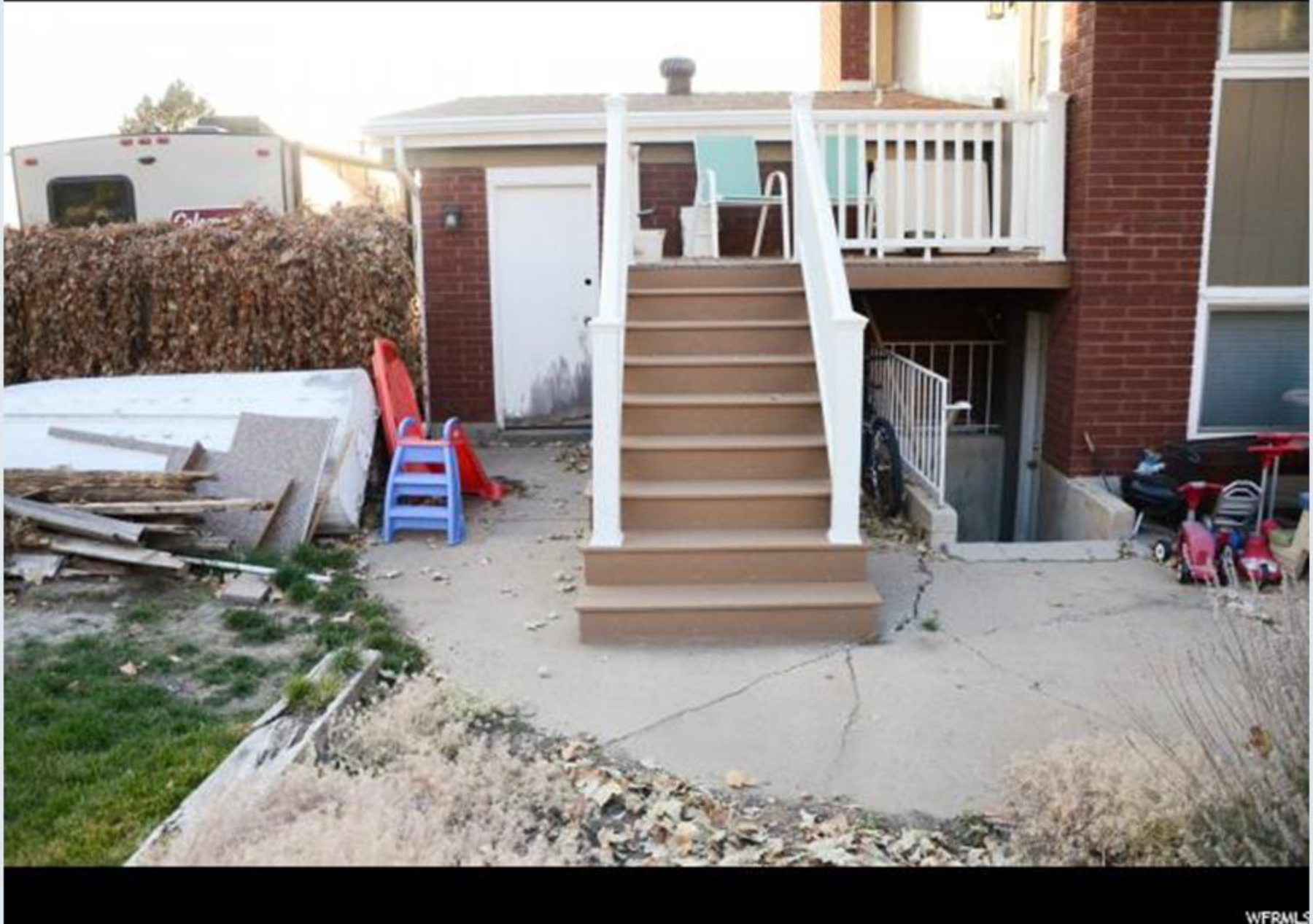
Upstairs/Level 1

Level 1 Parking = 1 in Garage
1 in Driveway

Level 2 Parking = 2 in Side Driveway

Downstairs


Basement entrance.
Bedroom
Utility/ Laundry
Kitchen
Bathroom
Closet
Bedroom
Living Room/ Family Room
Basement door


WFRMLS

WFRMLS

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WFRMLS

Planning Commission
Staff Report

Public Hearing and request to rezone .39 acres of property at 890 – 914 E 200 N from the R2 (One to Two Family Residential) zoning district to the RM (Multi Family Residential) zoning district.

April 9, 2020

Applicant/Owner: Eric Orton

Description:

Eric Orton is requesting a zone change at 890–914 East 200 North in order to accommodate a Multi Family Dwelling. The property is now zoned R-2 for the existing duplex dwellings now on each lot. The applicant wants to rezone and then combine the two existing .18 and .21 acre lots into one .39 acre large lot and do an addition to create a six unit dwelling.

The requested R-M district is primarily for Multi-Family homes, or single family dwellings are permitted.

The applicant has provided a site plan indicating how they currently anticipate how the site would be used.

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

17-16-3 Permitted Uses

1. Single-family dwellings.
2. Multiple dwellings.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
4. Minor home occupations subject to the provisions of KCC 17-26.
5. Major Home Occupation 'C' subject to the provisions of KCC 17-26.
6. Two household pets per dwelling unit.
7. Private swimming pools subject to the provisions of KCC 17-31-9.
8. Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of KCC 17-31-2.

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

Identity and Character: 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.

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

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.

9. Rezone for densities necessary to assure the production of moderate income housing.

Recommendation:

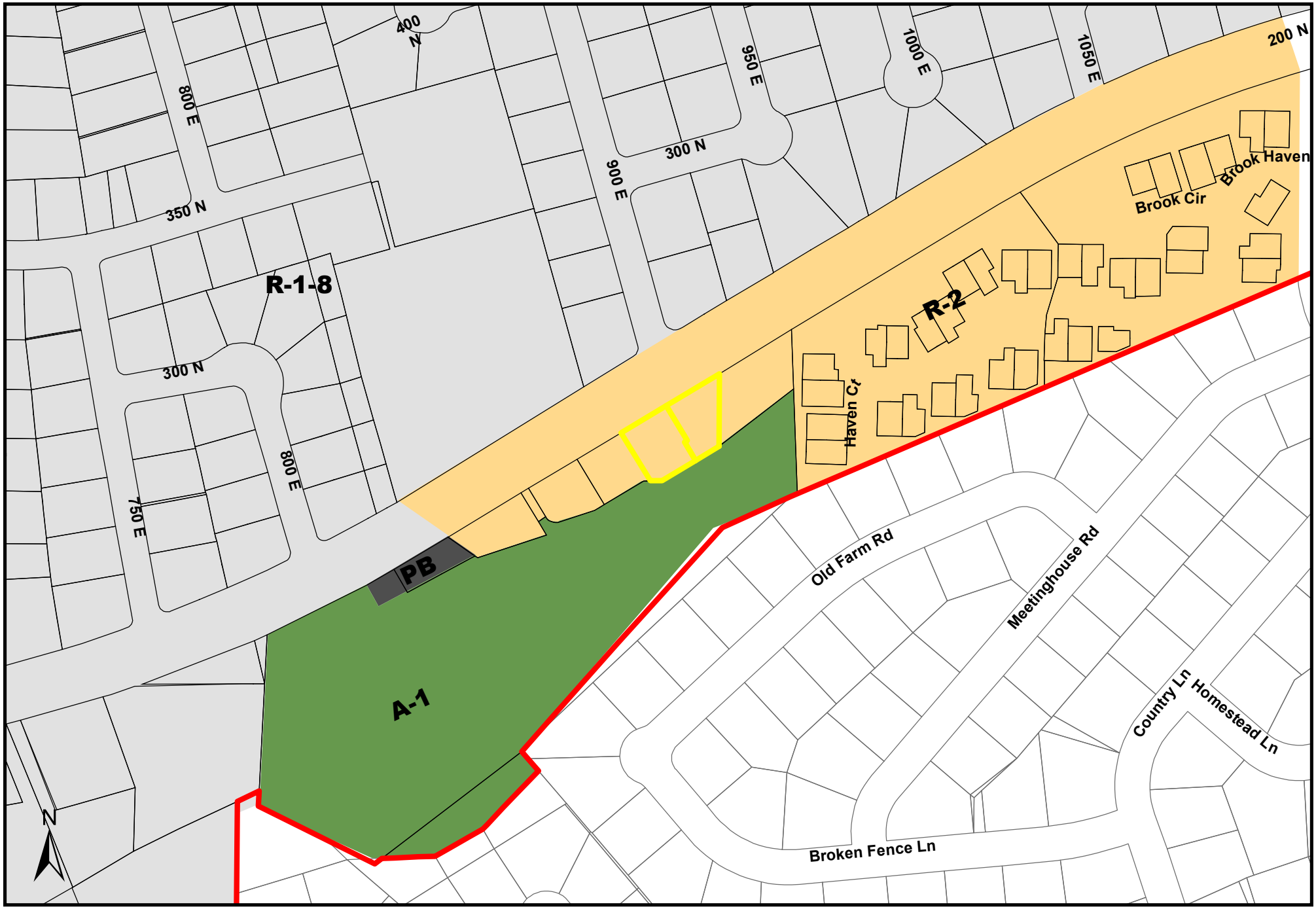
After holding a Public Hearing, the Planning Commission should make a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this

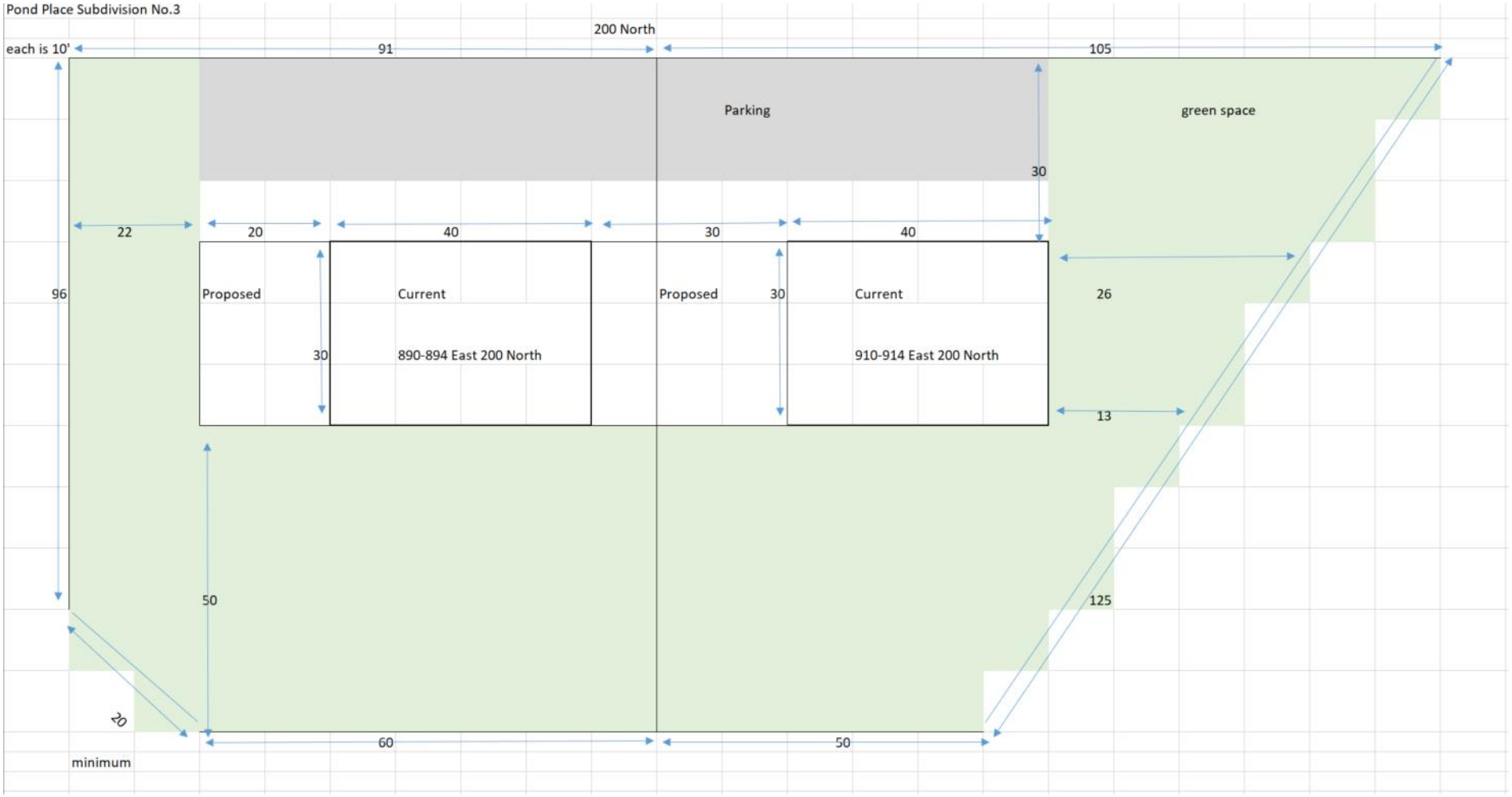
specific location. The Planning Commission may make recommendations to approve, approve with modifications or specific conditions that could be imposed by a development agreement, or deny the request. The Planning Commission may also table a decision pending additional information.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Concept Site Plan
Attachment 5: Photos of property
Attachment 6: Rezone Ordinance

890 - 914 E 200 North - Rezone from R-2 to R-M

890 - 914 E 200 North - Rezone from R-2 to R-M




Pond Place Subdivision No.3
200 North
each is 10'
91
105
Parking
green space
30
22
20
40
30
40
96
Proposed
Current
890-894 East 200 North
Proposed
30
Current
910-914 East 200 North
26
30
13
50
125
20
minimum
60
50

894
890

914
910
894

914
910

KATSVILLE
CITY PAL
2290

ORDINANCE NO. 20-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY R-2 ZONE TO THE KAYSVILLE CITY R-M ZONE, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone certain real property by removing it from Kaysville City R-2 and placing it in Kaysville City R-M zoning district; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the Kaysville City Planning Commission has made a recommendation to the City Council on said rezoning; and

WHEREAS, the City Council after due consideration of said rezoning has concluded that it is in the best interest of the City and the inhabitants thereof that said rezoning be accomplished;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II:

The real property as shown on the attached map, which is made a part hereof, containing approximately 0.39 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City R-2 zone and placing the same in Kaysville R-M zoning district.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI:

This Ordinance shall take effect 20 days after final passage by the Kaysville City Council.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2020

_____
Katie Witt
Mayor

ATTEST:

_____
Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

_____
Nicholas C. Mills, City Attorney

Planning Commission
Staff Report

Public Hearing for the Rezone of 1.17 acres of property at approximately 650 North Main Street from GC (General Commercial) to the R-M (Residential Multi-Family).

April 9, 2020

Applicant/Owner: Destination Homes

Description:

Destination Homes is seeking a rezone at the subject property to accommodate future residential development.

The existing zoning district permits office and retail sales and services, but does not allow for residential uses except for single family units needed to support a business function.

The property is abutting commercial property along Main Street to the north and south and residential development to the east. There are some R-M zoned properties in the vicinity across the street and near the corner of Mutton Hollow and Main Street.

The R-M zoning district regulated through Title 17-16 allows for multiple-dwelling structures by permitted use and the zone may have a density of 15.5 units per acre.

The applicant has provided a detailed concept of what they envision for the corner property. The concept includes 16 townhome units. The homes vary from 2 to 3 stories in height positioned around the perimeter of the property around a central parking area.

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 current rezone request would allow for anything permitted by the R-M zoning district. Should the Planning Commission wish to set more specific restrictions to ensure certain development such as the proposed concept, a development agreement may be considered.

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.

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

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.

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.

Chapter 16 R-M Multiple Family Residential District

17-16-1 Purpose
To provide for areas in appropriate locations where neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment suitable primarily for adult living. To this end, the regulations permit, in accordance with stated regulations, dwellings ranging from single-family to multiple and necessary public services and activities subject to proper controls.

17-16-2 Site Plan Review
All permitted and conditional uses in an R-M Zone District, except for single-family and two-family (duplex) dwellings, temporary buildings and temporary offices, and the keeping of farm animals, shall be subject to a site plan review as specified in KCC Chapter 18-4. On a case-by-case basis, the Planning Commission may also require temporary buildings and temporary offices to obtain site plan approval.

17-16-3 Permitted Uses

1. Single-family dwellings.
2. Multiple dwellings.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
4. Minor home occupations subject to the provisions of KCC Chapter 17-26.
5. Two household pets per dwelling unit.
6. Private swimming pools subject to the provisions of KCC 17-31-9.
7. Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of KCC 17-31-2.

17-16-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to KCC Chapter 17-30.

1. Public or quasi-public buildings of the educational, recreational, religious, cultural, or public service type; not including storage or repair yards, warehouses, and similar uses.
2. Major home occupations A and B subject to the provisions of KCC Chapter 17-26.
3. Residential child care subject to the provisions of KCC Chapter 17-26.
4. Temporary buildings for uses incidental to construction work subject to the provisions of KCC 17-30-7, which buildings must be removed upon the completion or abandonment of the construction.
5. Temporary tract offices and development signs subject to the provisions of KCC 17-30-7 and KCC Chapter 17-33.
6. Twin homes subject to the provisions of KCC Chapter 17-28.
7. Public utility substations subject to the provisions of KCC 17-31-15.
8. Farm animals subject to the provisions of KCC Chapter 17-24.
9. Business, professional, and government offices.
10. Swimming clubs subject to the provisions of KCC 17-3-10.

17-16-5 Height Regulations

1. No building shall exceed thirty feet (30') in height, except as provided in KCC 17-25-2.
2. No accessory building shall exceed fifteen feet (15') in height, except as provided in KCC 17-25-2 and KCC 17-31-2.
3. No main building shall be less than ten feet (10') in height, and no accessory building less than six feet (6') in height.

17-16-6 Required Conditions

1. Multiple dwellings shall provide usable functional open space, excluding planting strips, for outdoor leisure of at least: 800 square feet per unit per one (1) and two (2) family dwellings; 600 square feet per unit per three (3) and four (4) family dwellings, and 400 square feet per unit per each additional dwelling unit.
2. Multiple dwellings shall provide enclosed outside storage space of at least twenty (20) square feet for each dwelling unit.

17-16-7 Area, Lot Width, And Yard Requirements

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

1. The lot area shall be not less than eight thousand (8,000) square feet for a one or two-family dwelling, ten thousand (10,000) square feet for a three-family dwelling, twelve thousand (12,000) square feet for a four-family dwelling, fourteen thousand (14,000) square feet for a five-family dwelling, sixteen thousand, eight hundred (16,800) square feet for a six-family dwelling, and not less than two thousand, eight hundred (2,800) square feet per dwelling unit.
2. The minimum width of any lot for a main building shall be seventy feet (70') at a distance thirty feet (30') back from the front lot line.
3. The front yard for any building shall be at least twenty-five feet (25').
4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16'). For each additional dwelling unit above two (2) units in a building, each side yard shall be increased by two (2) additional feet.
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner lots, the yards which abut a street shall be not less than twenty feet (20') for both main and accessory buildings.
7. The minimum rear yard for any main building shall be fifteen feet (15').

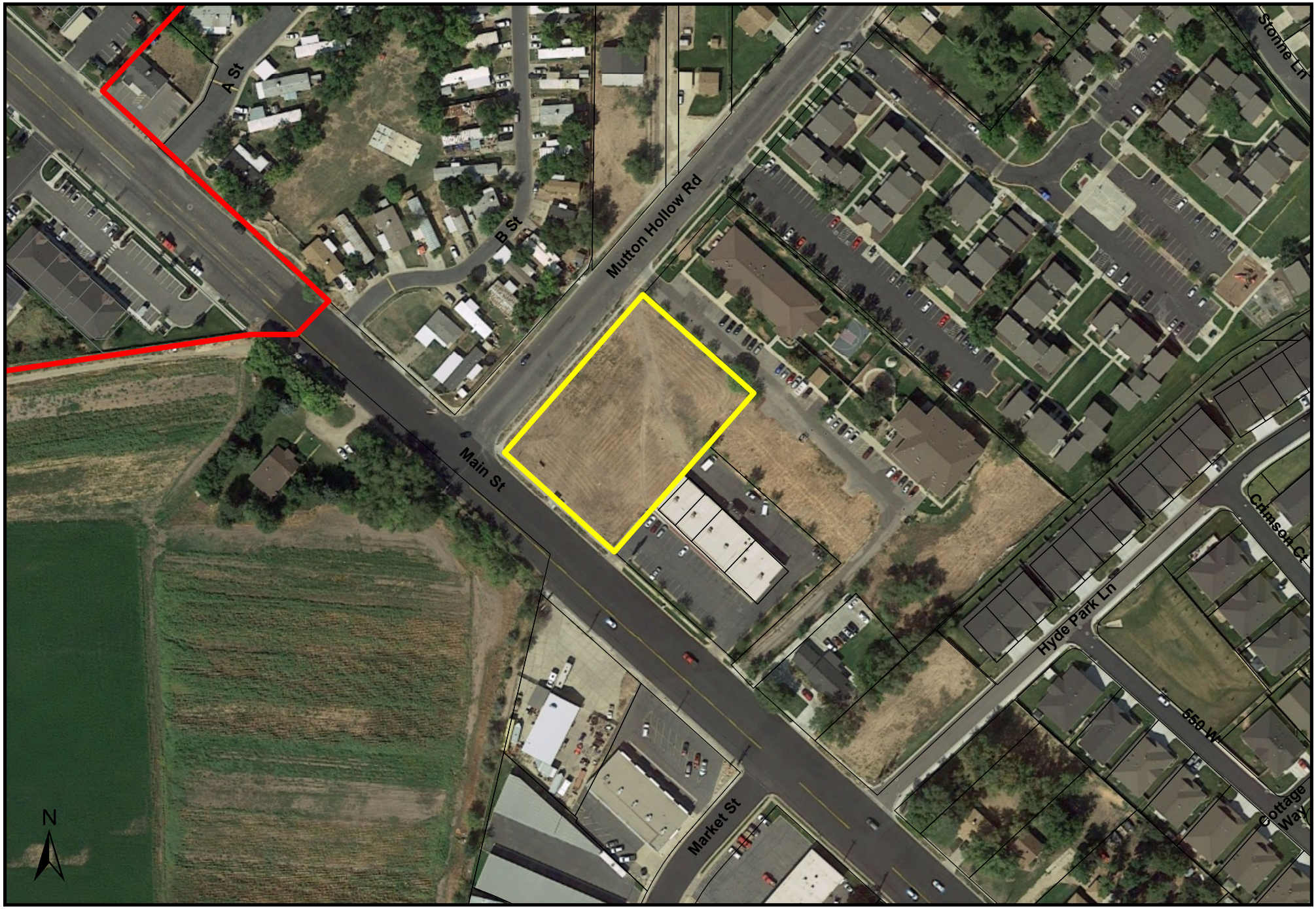
Recommendation:

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.

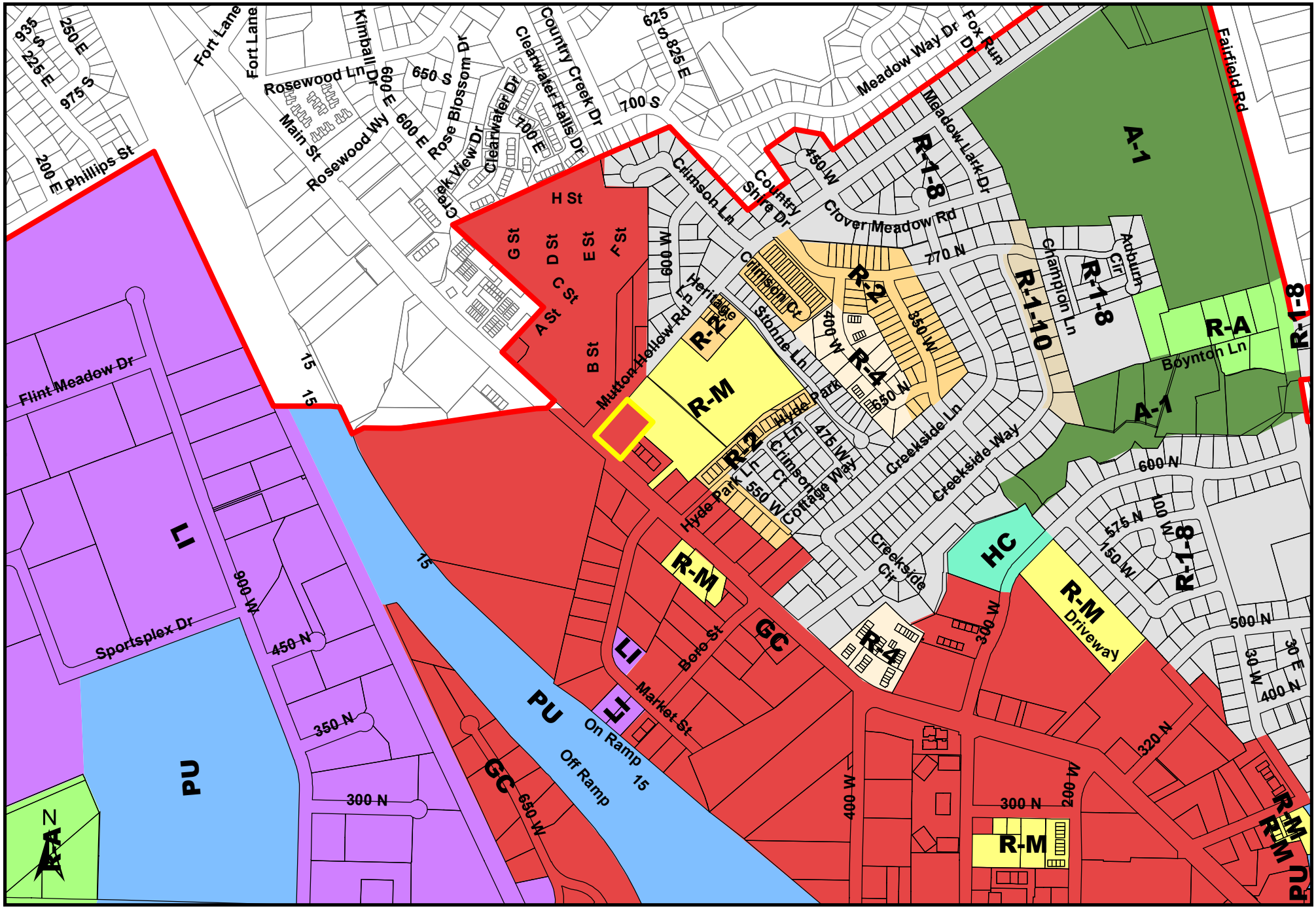
If residential development is desired and the Commission wishes to ensure a project similar to the included concept, a development agreement may be necessary. The Planning Commission may forward a recommendation to the council subject to an agreement to be reviewed by the council, or the item may be tabled to have an agreement brought back before the Planning Commission before a recommendation is made..

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Concept Plans
Attachment 4: Rezone Ordinance

Approximately 650 North Main Street - Rezone from GC to R-M



Approximately 650 North Main Street - Rezone from GC to R-M



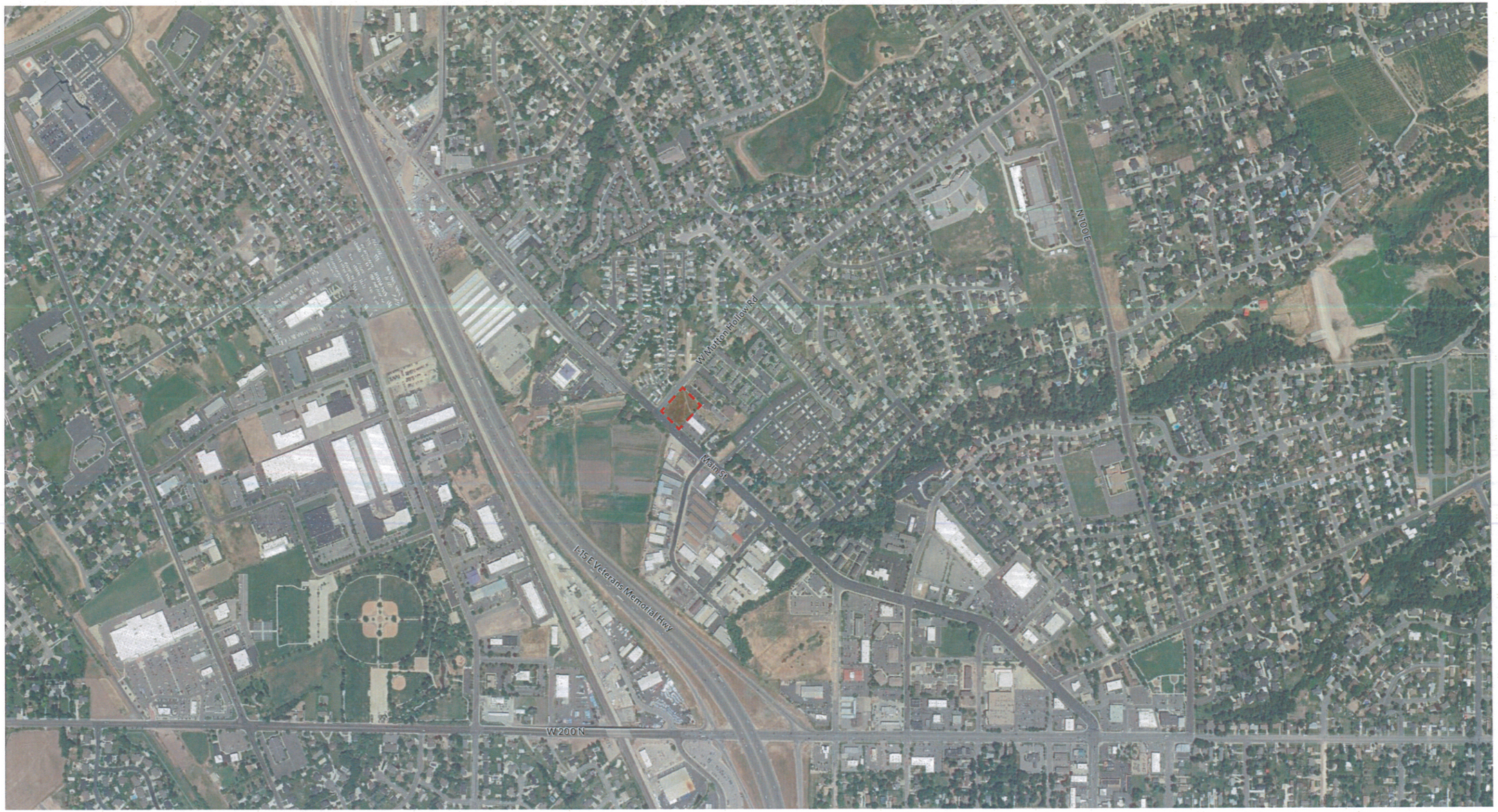
09 March 2020
Kaysville, Utah

UDA

MUTTON HOLLOW TOWNHOUSES

Conceptual Architecture

© 2020 URBAN DESIGN ASSOCIATES | UDA STUDIO



N

SITE LOCATION MAP

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 09 MARCH 2020

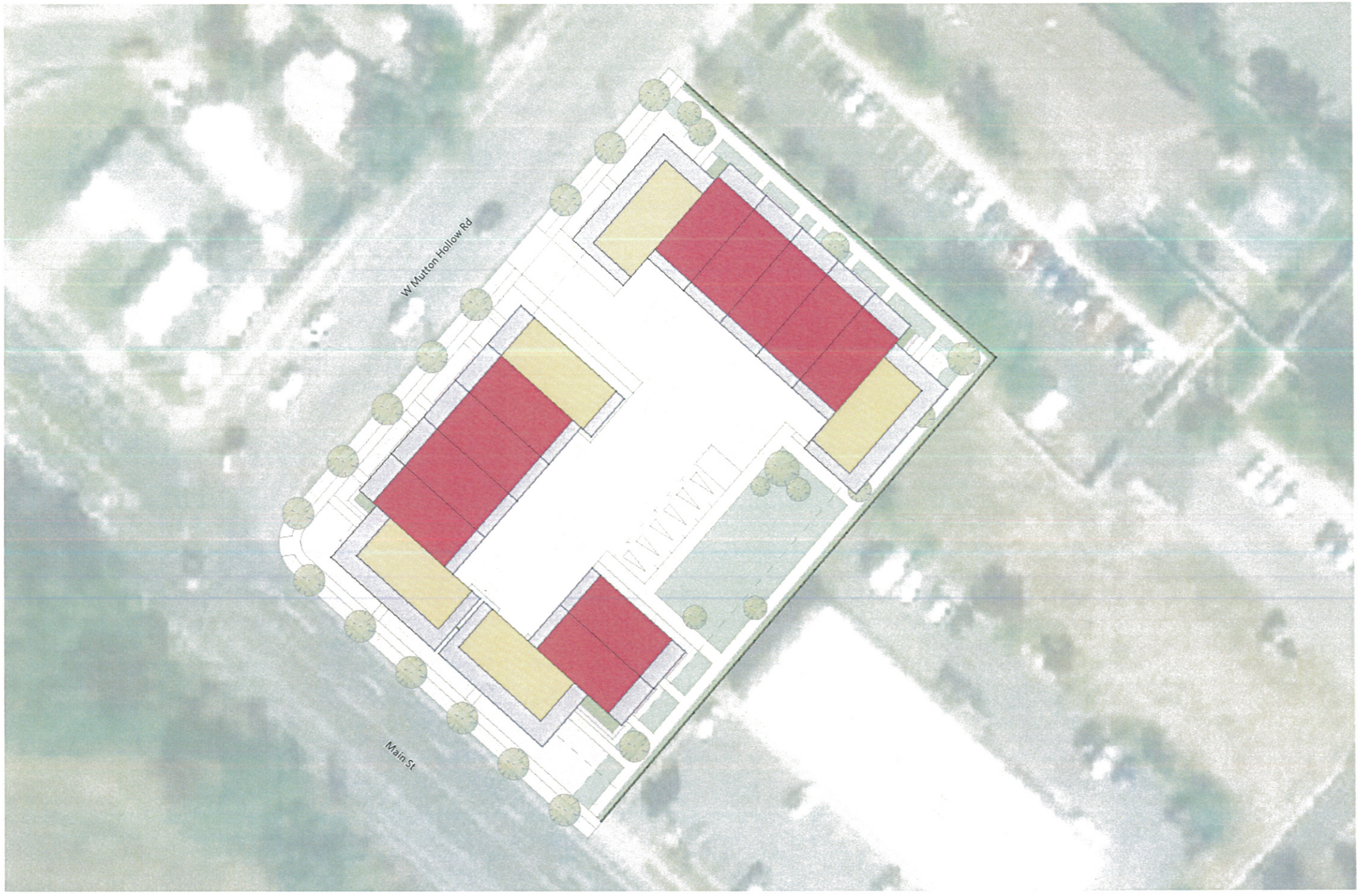
N

25 0 25 50 125 Feet

ILLUSTRATIVE PLAN

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 09 MARCH 2020

URBAN DESIGN ASSOCIATES



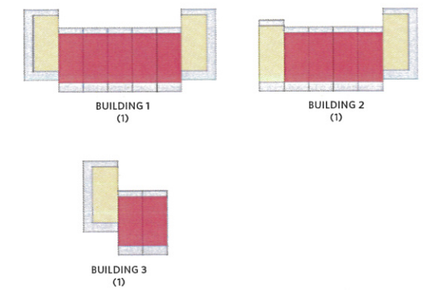
DESTINATION HOMES

	Count	Ratio
Arlington	5	31%
Oakland	11	69%
Total	16	-

SPACE NEEDED FOR 8' FRONT PORCH & 5' REAR SETBACK

Parking: 6 Spaces

BUILDINGS



URBAN DESIGN ASSOCIATES

N

25 0 25 50 125 Feet

SITE PLAN & DEVELOPMENT PROGRAM

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 09 MARCH 2020

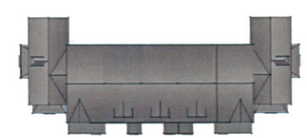
FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

Color Palette TBD



8 0 8 16 40 Feet

BUILDING 1

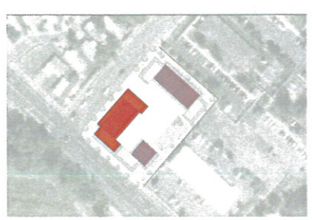
URBAN DESIGN ASSOCIATES

FRONT ELEVATION

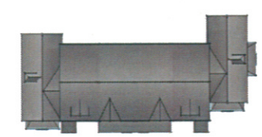
RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION



Color Palette TBD



8 0 8 16 40 Feet

BUILDING 2

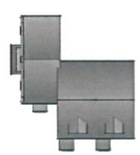
FRONT ELEVATION

RIGHT ELEVATION

Color Palette TBD

REAR ELEVATION

LEFT ELEVATION



8 0 8 16 40 Feet

BUILDING 3

AERIAL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 09 MARCH 2020

AERIAL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 09 MARCH 2020

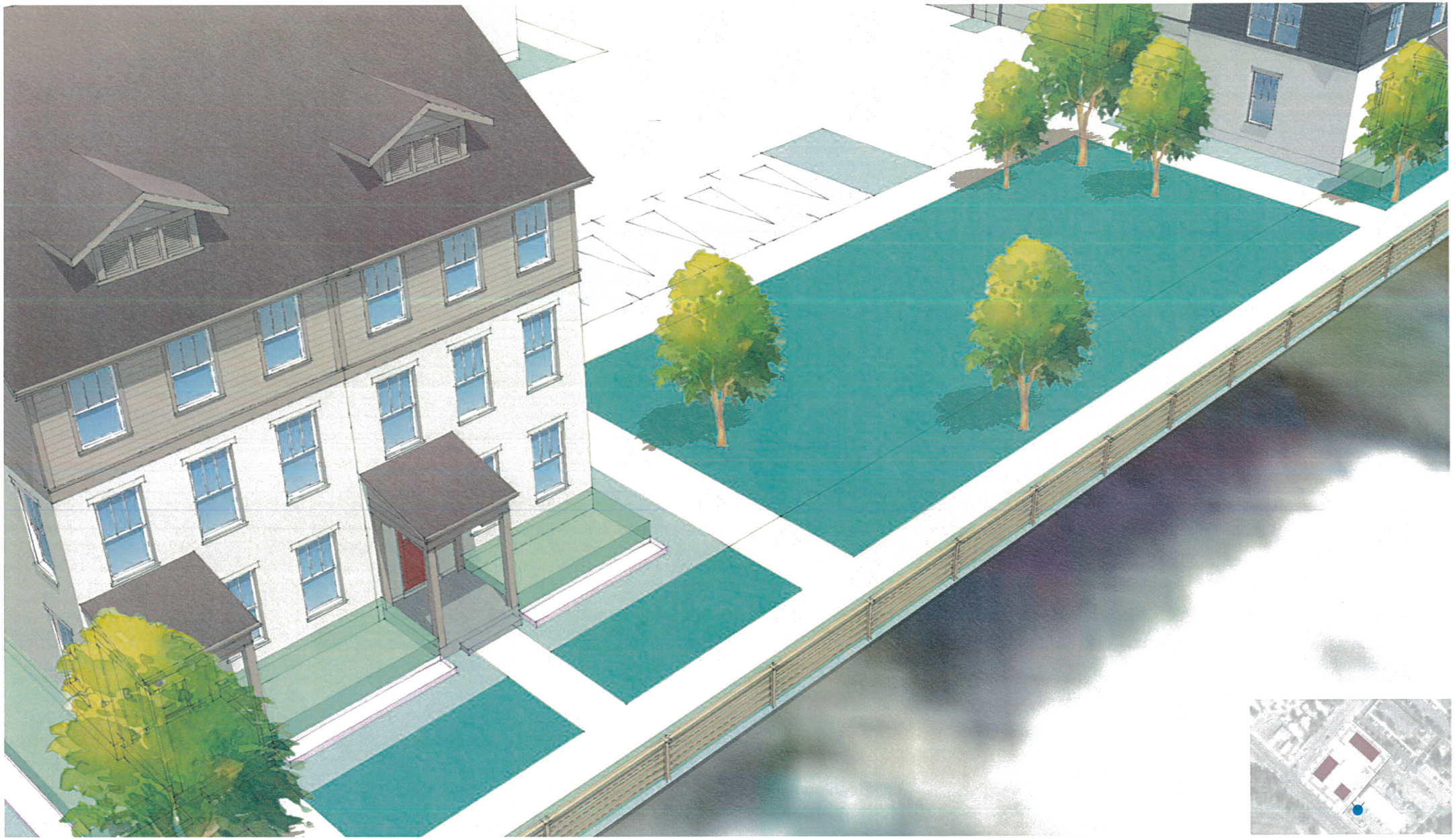
EYE-LEVEL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 09 MARCH 2020

URBAN DESIGN ASSOCIATES

URBAN DESIGN ASSOCIATES

EYE-LEVEL VIEW



LOW AERIAL VIEW

ORDINANCE NO. 20-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY GC ZONE TO THE KAYSVILLE CITY R-M ZONE, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone certain real property by removing it from Kaysville City GC and placing it in Kaysville City R-M zoning district; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the Kaysville City Planning Commission has made a recommendation to the City Council on said rezoning; and

WHEREAS, the City Council after due consideration of said rezoning has concluded that it is in the best interest of the City and the inhabitants thereof that said rezoning be accomplished;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II:

The real property as shown on the attached map, which is made a part hereof, containing approximately 1.17 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City GC zone and placing the same in Kaysville R-M zoning district.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI:

This Ordinance shall take effect 20 days after final passage by the Kaysville City Council.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2020

_____
Katie Witt
Mayor

ATTEST:

_____
Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

_____
Nicholas C. Mills, City Attorney

Planning Commission
Staff Report

Public Hearing and Rezone of 3.68 acres of property from A-1 (Light Agriculture) to the R-1-LD (Single Family Low Density) zoning district.
AND
Public Hearing and Preliminary Plat for the James Place Subdivision.

April 9, 2020

Applicant/Owner: Vernon Smith
Location: 706 South Angel Street

Description:

The applicants are requesting to rezone the subject property to divide the property into 6 residential lots.

The application of the R-1-LD zone would allow the developer some flexibility in the layout of lots without the need for common open space. The R-1-LD zone still limits the number of homes in a subdivision to two dwellings per acre while allowing lots to be as small as 12,000 sq. ft. in size.

The Smith Family hopes to keep their existing home and to create 1 new lot to the north and another 4 lots to the south all with frontage along Angel Street. The existing house will remain on a 46,354 square foot lot. The 5 other lots will range from 17,106 sq. ft. to 32,729 sq. ft. All 6 new proposed lots meet the frontage and square footage requirements for the R-1-LD zoning district. All right-of-way improvements are in place along frontage of this subdivision. The southernmost portion of the property will need to be further looked at to ensure the floodplain is appropriately handled before approval of final plat in accordance with KCC 19-5-5.

The R-1-LD zoning district regulations are found in Chapter 17-12 of the Kaysville City Ordinances. Lots must be at least 12,000 square feet in area with a minimum 90 ft. lot width.

In regards to housing, the General Plan states that '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).'

The surrounding zoning is R-A and R-1-20 to the west with some remaining agricultural properties across the street to the east and south. Angel Street is classified as a Collector Street in Kaysville City's Major Street Plan.

Recommendation:

After holding the public hearing and considering the application, the Planning Commission should forward a recommendation to the City Council for both the rezone and the preliminary plat.

The recommendation for the rezone should be based on the Commission's findings of how well the application complies with the language of the Kaysville City General Plan and how well it conforms to the surrounding area.

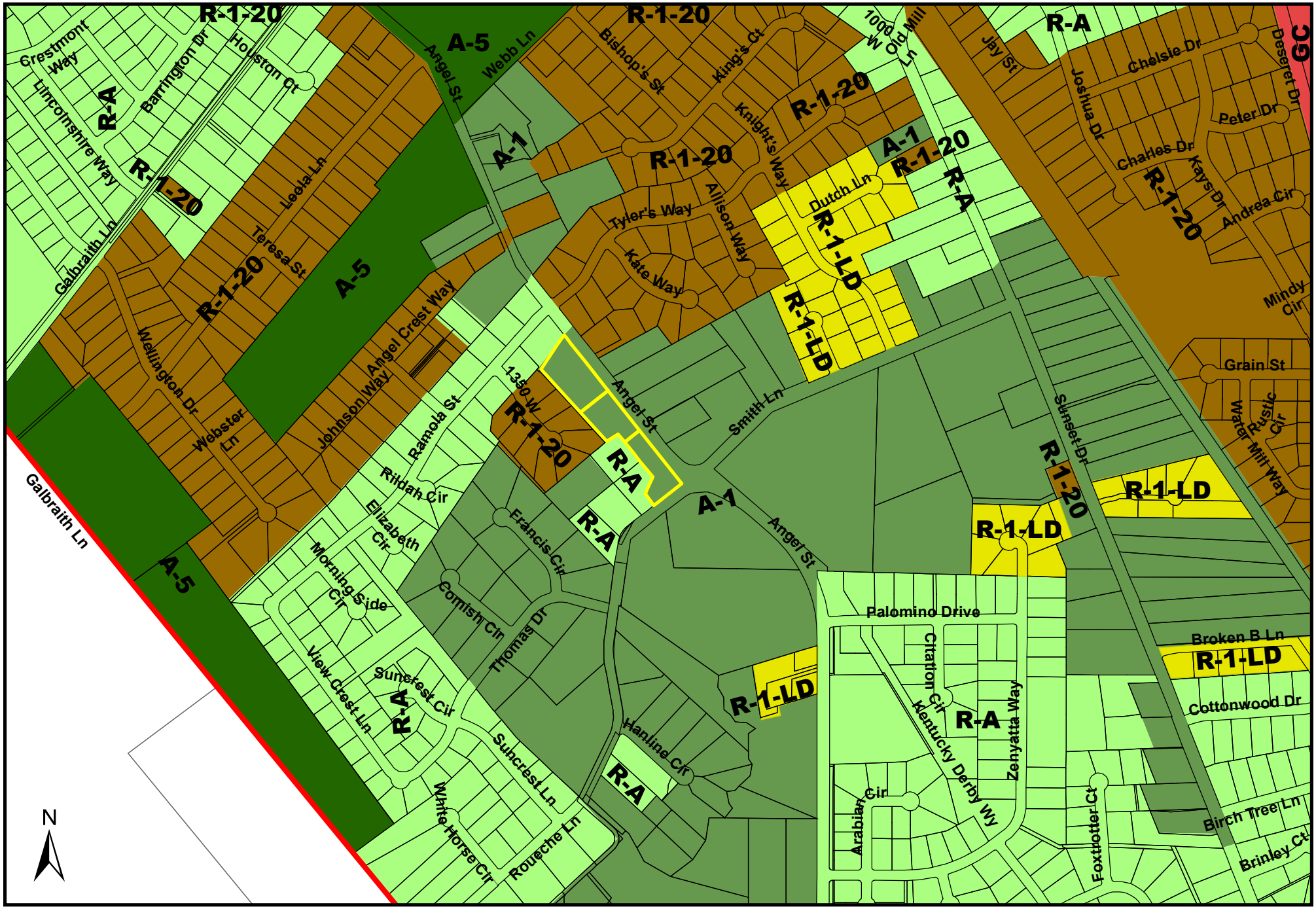
Staff recommends that the Preliminary Plat for the James Place Subdivision be recommended for approval subject to receiving the requesting zoning district as it complies with the requirements of the Kaysville City Ordinances for the R-1-LD zoning district.

Attachments:

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Concept Plan
Attachment 4: Preliminary Plat
Attachment 5: Rezone Ordinance

706 South Angel Street - Rezone from A-1 to R-1-LD

706 South Angel Street - Rezone from A-1 to R-1-LD



811 Know what's below. Call before you dig.

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

BENCHMARK

FOUND WITNESS CORNER IN TOP OF CURB SOUTH SIDE OF SMITH LANE

BM ELEV= 4249.29

Preliminary

NOT FOR CONSTRUCTION

LEGEND

SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
EXIST REBAR AND CAP	CENTERLINE
SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	DEED LINE
WATER VALVE	TANGENT LINE
FIRE HYDRANT	EXIST DITCH FLOW LINE
SECONDARY WATER VALVE	FENCE
IRRIGATION VALVE	EDGE OF ASPHALT
SANITARY SEWER MANHOLE	SANITARY SEWER LINE
STORM DRAIN CLEAN OUT	STORM DRAIN LINE
STORM DRAIN CATCH BASIN	LAND DRAIN LINE
STORM DRAIN COMBO BOX	CULINARY WATER LINE
STORM DRAIN CULVERT	SECONDARY WATER LINE
SIGN	IRRIGATION LINE
ELECTRICAL BOX	OVERHEAD POWER LINE
UTILITY MANHOLE	ELECTRICAL LINE
UTILITY POLE	GAS LINE
LIGHT	EXISTING CONTOURS
CABLE BOX	CONCRETE
TELEPHONE BOX	BUILDING
GAS METER	PUBLIC DRAINAGE EASEMENT
TREE	DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
SHRUB	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

LOCATED IN THE
OF SECTION
TOWNSHIP , RANGE
SALT LAKE BASE AND MERIDIAN

ENSIGN
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:
ALLEN AND VERNON SMITH
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

JAMES PLACE

ANGEL STREET
KAYSVILLE, UTAH

CONCEPT PLAN

PROJECT NUMBER	PRINT DATE
####	3/27/20
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-1

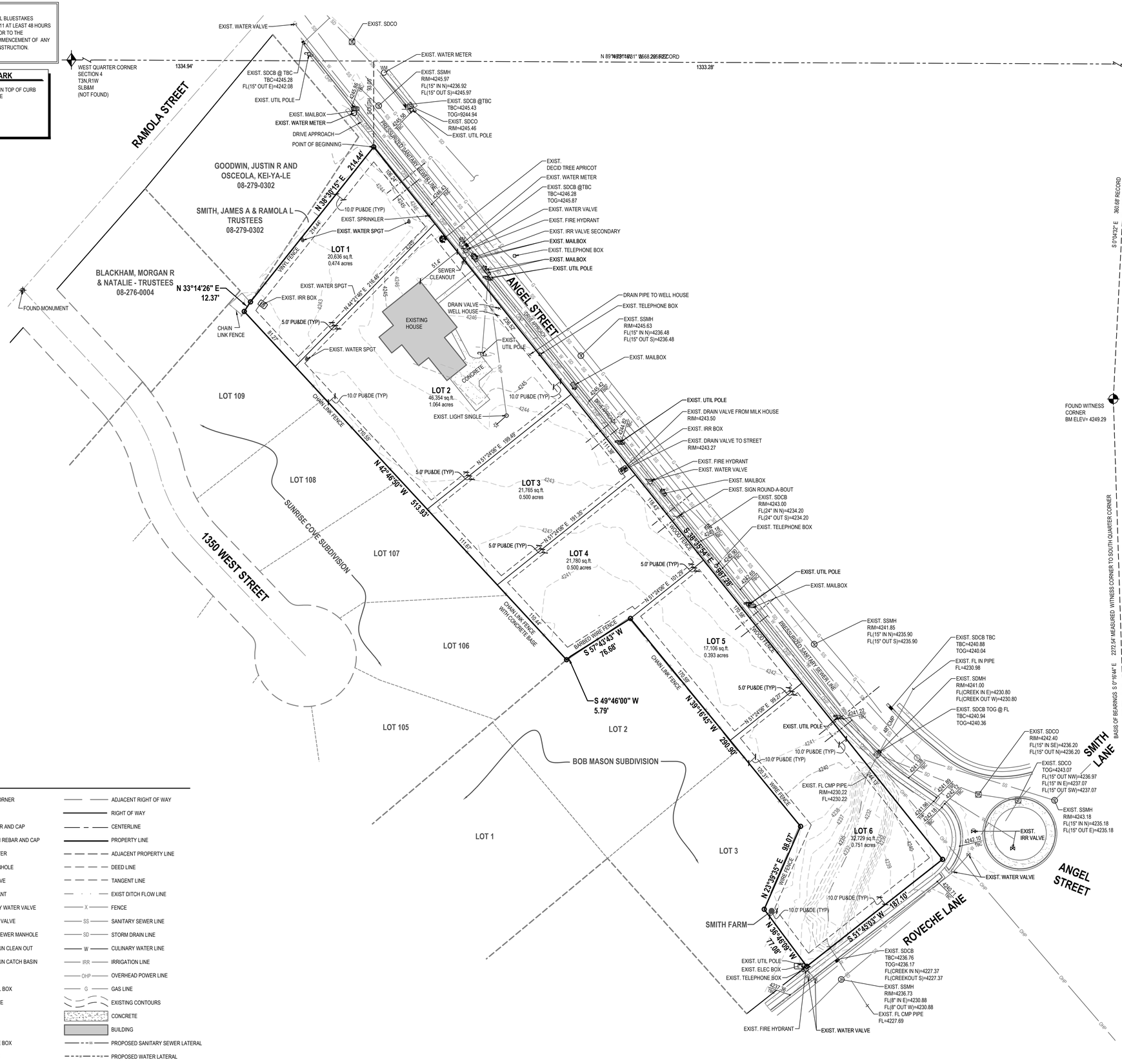
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

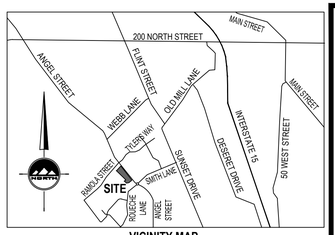
811 Know what's below. Call before you dig.

BENCHMARK

FOUND WITNESS CORNER IN TOP OF CURB SOUTH SIDE OF SMITH LANE

BM ELEV= 4249.29





VICINITY MAP

NO SCALE

KAYSVILLE, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 5046930 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 JAMES PLACE, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

AS-SURVEYED PROPERTY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 4, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville, Davis County, Utah, more particularly described as follows:

Beginning at a point on the West line of Angel Street, said point being North 89°46'31" West 1333.28 feet along the Quarter Section line, and South 93.05 feet from the Center of Section of Section 4, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running;

thence South 38°35'54" East 987.28 feet along the West line of Angel Street to a point on the North line of Roueche Lane;
thence South 51°45'03" West 187.10 feet along the North line of Roueche Lane to a point on the Southeast Corner of Bob Mason Subdivision;
thence along the Easterly and Northerly line of Bob Mason Subdivision the following five (5) courses and distances;
(1) North 36°46'09" West 77.08 feet;
(2) North 23°39'35" East 98.07 feet;
(3) North 39°16'45" West 290.90 feet;
(4) South 57°43'43" West 76.68 feet;
(5) South 49°46'00" West 5.79 feet to the Easterly line of Sunset Cove;
thence North 42°46'50" West 513.93 feet along the Easterly line of Sunset Cove;
thence North 33°14'26" East 12.37 feet;
thence North 38°30'15" East 214.44 feet, to the point of beginning.

Contains: 160,370 square feet or 3.682 acres and 6 Lots.

March 27, 2020
DATE

PROFESSIONAL LAND SURVEYOR Electronic Seal No. 5046930 MICHAEL B. HERBST 3/27/2020 STATE OF UTAH

MICHAEL B. HERBST
License No. 5046930

Preliminary
NOT FOR CONSTRUCTION

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN KAYSVILLE, DAVIS COUNTY, UTAH

LEGEND

SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
EXIST REBAR AND CAP	CENTERLINE
SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	DEED LINE
WATER VALVE	TANGENT LINE
FIRE HYDRANT	EXIST DITCH FLOW LINE
SECONDARY WATER VALVE	FENCE
IRRIGATION VALVE	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	STORM DRAIN LINE
STORM DRAIN CLEAN OUT	CULINARY WATER LINE
STORM DRAIN CATCH BASIN	IRRIGATION LINE
SIGN	OVERHEAD POWER LINE
ELECTRICAL BOX	GAS LINE
UTILITY POLE	EXISTING CONTOURS
LIGHT	CONCRETE
CABLE BOX	BUILDING
TELEPHONE BOX	PROPOSED SANITARY SEWER LATERAL
GAS METER	PROPOSED WATER LATERAL

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FOR:
ALLEN AND VERNON SMITH
706 SOUTH ANGEL STREET
KAYSVILLE, UTAH 84037

CONTACT:
ALLEN SMITH
PHONE: (801) 309-1014

JAMES PLACE

706 SOUTH ANGEL STREET
KAYSVILLE, UTAH

PRELIMINARY PLAT

PROJECT NUMBER 9743	PRINT DATE 3/27/20
DRAWN BY A.SHELBY	CHECKED BY M.HERBST
PROJECT MANAGER M.HERBST	

ORDINANCE NO. 20-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY A-1 ZONE TO THE KAYSVILLE CITY R-1-LD ZONE, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone certain real property by removing it from Kaysville City A-1 and placing it in Kaysville City R-1-LD zoning district; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the Kaysville City Planning Commission has made a recommendation to the City Council on said rezoning; and

WHEREAS, the City Council after due consideration of said rezoning has concluded that it is in the best interest of the City and the inhabitants thereof that said rezoning be accomplished;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II:

The real property as shown on the attached map, which is made a part hereof, containing approximately 3.68 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City A-1 zone and placing the same in Kaysville R-1-LD zoning district.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI:

This Ordinance shall take effect 20 days after final passage by the Kaysville City Council.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2020

_____
Katie Witt
Mayor

ATTEST:

_____
Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

_____
Nicholas C. Mills, City Attorney

Planning Commission
Staff Report

Final Plat for the Altair Townhomes. (Formerly Island View Subdivision).
April 9, 2020

Applicant/Owner:	Advanced Solutions Group, LLC.
Location:	750 East 250 South
Zone:	R-2

Description:

The City Council approved the Rezone from R-1-8 to R-2 in August 2019 and then preliminary plat for this subdivision in October of 2019. The subject 1.267 acre property is to be divided into 6 lots ranging from 5,750 sq. ft. to 7,506 sq. ft. These 6 lots were granted conditional use for twin homes instead of duplex dwellings. This type of development allows for individual ownership of dwellings.

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.

Recommendation:

Staff is recommending approval of the proposed final plat for the Altair Townhomes as proposed.

Reasoning:

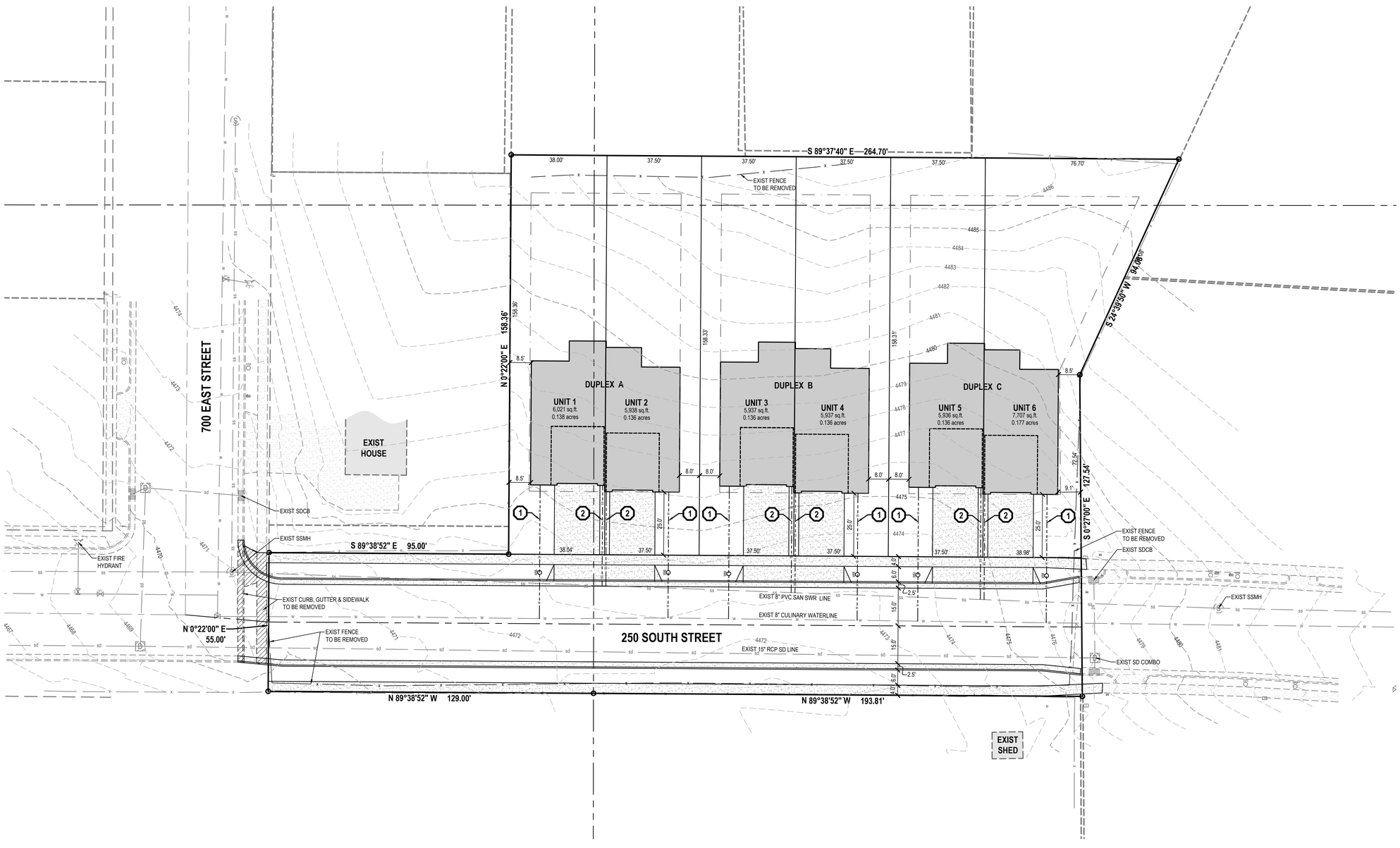
The plat is consistent with zoning requirements, preliminary plat and meets applicable ordinances and standards.

Attachments: Area Map, Preliminary Plat, Final Plat

Altair Townhomes Subdivision

811 Know what's below. Call before you dig.

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



KEY NOTES

1. INSTALL 3/4" PVC CULINARY WATER SERVICE LINE W/ 5/8" METER
2. INSTALL 4" PVC SAN SWR SERVICE LINE @ 2.0% MINIMUM SLOPE

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT BOX
- STORM DRAIN CATCH BASIN
- STORM DRAIN COMBO BOX
- ELECTRICAL MANHOLE
- ELECTRICAL BOX
- UTILITY POLE
- EXISTING LIGHT
- PROPOSED LIGHT
- GAS METER
- GAS MANHOLE
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- SIGN
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- BUILDABLE AREA WITHIN SETBACKS
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING
- DRAINAGE PATH

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
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:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

ISLAND VIEW TOWNHOMES

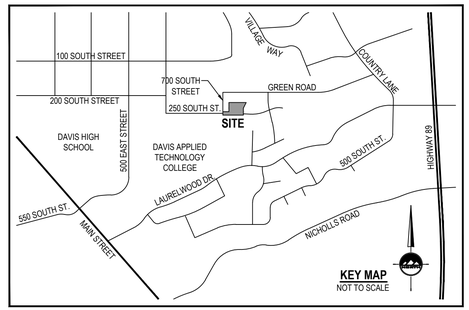
250 SOUTH 700 EAST
KAYSVILLE, UTAH

PRELIMINARY PLAT

PROJECT NUMBER 9414	PRINT DATE 10/17/19
DRAWN BY M.ELMER	CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON	

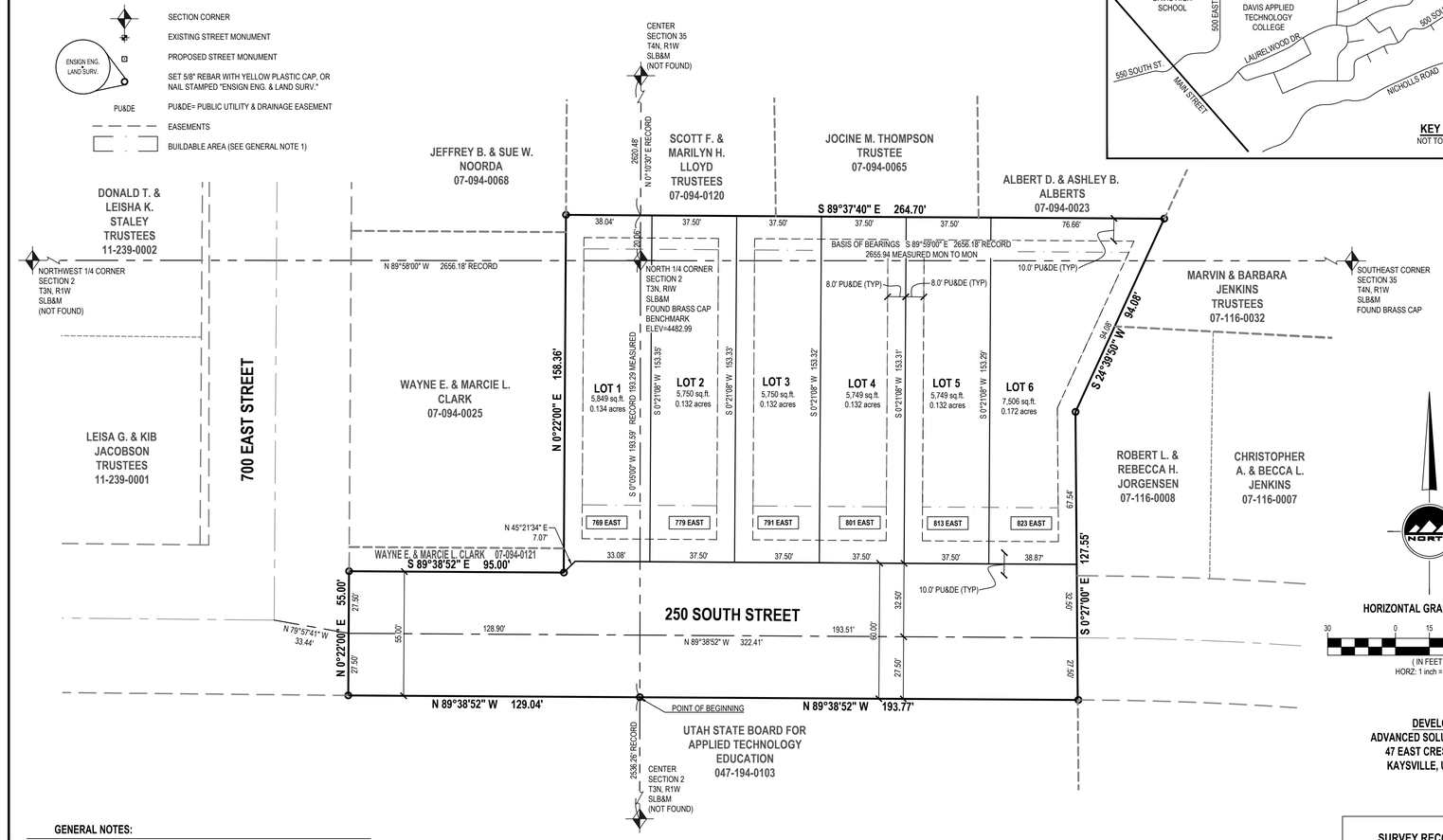
ALTAIR TOWNHOMES

LOCATED IN THE NORTH HALF OF SECTION 2 TOWNSHIP 3 NORTH RANGE 1 WEST AND SOUTH HALF OF SECTION 35 TOWNSHIP 4 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN KAYSVILLE, DAVIS COUNTY, UTAH



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- 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
- BUILDABLE AREA (SEE GENERAL NOTE 1)



DEVELOPER
ADVANCED SOLUTIONS GROUP
47 EAST CRESTWOOD #1
KAYSVILLE, UTAH 84037

GENERAL NOTES:

1. PROPERTY IS ZONED R-2.
   - A. FRONT YARD SETBACK IS 25'
   - B. REAR YARD SETBACK IS 15'
   - C. SIDE YARD SETBACK IS 8'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.

SURVEYOR'S CERTIFICATE

I, **MICHAEL B. HERBST** do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **5046930** 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 **ALTAIR TOWNHOMES**, 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

BEGINNING AT A POINT WHICH IS S 00°05'00" W 193.29 FEET ALONG THE 1/4 SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; & RUNNING;

THENCE NORTH 89°38'52" WEST 129.04 FEET;
THENCE NORTH 00°22'00" EAST 55.00 FEET ALONG THE EAST LINE OF 700 EAST STREET;
THENCE SOUTH 89°38'52" EAST 95.00 FEET;
THENCE NORTH 0°22'00" EAST 158.36 FEET;
THENCE SOUTH 89°37'40" EAST 264.70 FEET;
THENCE SOUTH 24°39'50" WEST 94.08 FEET;
THENCE SOUTH 00°27'00" EAST 127.55 FEET;
THENCE NORTH 89°38'52" WEST 193.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.267 ACRES

DATE

Michael B. Herbst
License No. 5046930

OWNER'S DEDICATION

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

ALTAIR TOWNHOMES

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 / we have hereunto set our hand (s) this _____day of _____A.D., 20_____.

By: By:

By: By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, of _____ a Limited Liability Company 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 and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20 _____, _____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication,_____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

SURVEY RECORDING DATA

DATE:
-
DRAWING No.
-

ALTAIR TOWNHOMES

LOCATED IN THE NORTH HALF OF SECTION 2 TOWNSHIP 3 NORTH RANGE 1 WEST AND NORTH HALF OF SECTION 35 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

ENSIGN
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: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

HAIGHTS CREEK WATER DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE HAIGHTS CREEK WATER DISTRICT REPRESENTATIVE

HAIGHTS CREEK WATER DISTRICT REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

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

KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : 9414
MANAGER : M.HERBST
DRAWN BY : J.MOSS
CHECKED BY : M.HERBST
DATE : 2/28/20

KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES

March 12, 2020

Planning Commission Members Attended: Chairperson Wilf Sommerkorn, Vice Chairperson Joshua Sundloff, Steve Lyon, Toby Barrus, Scott Hess, Quan Nguyen and Jared Doxey.

Alternates Present: Abbigayle Hunt

Staff Present: Dan Jessop, LeeAnn Mckinnon.

Attendees: Jared Larsen – JPL Construction

OPENING

The Planning Commission meeting was held on Thursday, March 12, 2020 at 7:00 p.m. in the Kaysville Fire Station Building. Chairperson Wilf Sommerkorn opened the meeting by welcoming those present.

The minutes of the February 27, 2020 meeting were presented for approval. Steve Lyon made a motion to approve the minutes. Jared Doxey seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR THREE DEVELOPMENT SIGNS IN THE ORCHARD RIDGE SUBDIVISON LOCATED AT 1450 NORTH CORAL DRIVE (HWY 89) FOR OVATION HOMES.

Dan Jessop explained that 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.

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.

Scott Hess made a motion to approve the conditional use permit for three development signs in the Orchard Ridge Subdivision located at 1450 North Coral Drive (Hwy 89) for Ovation Homes with the condition that they reapply for the permit if the signs are needed beyond 1 year from the date of approval. Steven Lyon seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN IN THE COTTAGES AT HARVEY ESTATE SUBDIVISION LOCATED AT 1955 WEST 200 NORTH FOR OVATION HOMES.

Dan Jessop explained that Ovation Homes is beginning construction on the first phase of The Cottages at Harvey Estate Subdivision and would like to have a development sign at the above noted address which requires a conditional use permit. The subdivision improvements are being installed and homes will be under construction this year.

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

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.

Quan Nguyen made a motion to approve the conditional use permit for one development sign in the Harvey Estates Subdivision located at 1955 West 200 North for Ovation Homes with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Jared Doxey seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN LOCATED AT 2095 WEST 200 NORTH FOR DESTINATION HOMES.

Dan Jessop said that 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.
The sign Destination Homes is using is 4' x 8'or 32 square ft. and stands about 12 feet tall.

Staff is recommending approval of the time extension for the development signs 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.

Scott Hess made a motion to approve the conditional use permit for one development sign in the Hill Farms Subdivision located at 2095 West 200 North for Destination Homes with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Steve Lyon seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN LOCATED AT 200 NORTH ANGEL STREET FOR DESTINATION HOMES.

Dan Jessop said that Destination Homes is finishing the last phase of the Hill Farms Subdivision and they have a development sign existing at 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.

The Destination Homes sign is 4' x 8' 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.

Staff is recommending approval of the time extension for the development signs 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.

Scott Hess made a motion to approve the conditional use permit for one development sign in the Hill Farms Subdivision located at 200 North Angel Street for Destination Homes with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Quan Nguyen seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN IN THE WEST GATE SUBDIVISION LOCATED AT 2300 WEST 200 NORTH FOR PERRY HOMES.

Dan Jessop explained that Perry Homes is beginning the first phase of the West Gate Subdivision and anticipates 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.

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

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.

Vice Chairperson Joshua Sundloff made a motion to approve the conditional use permit for one development sign in the West Gate Subdivision located at 2300 West 200 North for Perry Homes with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Jared Doxey seconded the motion and it was unanimously approved.

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.

Dan Jessop said that the company 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.

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

Tobby Barrus made a motion to approve the conditional use permit for one development sign in the Villas on Second (Green Manor) Subdivision located at 1526 West 200 North for 317 Kaysville OPS, LLC with the condition that they reapply for the permit if the sign is needed beyond 1 year from the date of approval. Scott Hess seconded the motion and it was unanimously approved

CONDITIONAL USE PERMIT FOR AN ILLUMINATED LOW PROFILE MONUMENT SIGN IN THE CITYSIDE TOWNHOME SUBDIVISION LOCATED AT 295 NORTH 200 WEST FOR JPL CONSTRUCTION.

Dan Jessop said that the JPL Construction Group is requesting a conditional use permit for an illuminated, low profile, monument sign to identify their CitySide Townhome development at 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 monument built 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.

Staff is recommending approval of the proposed conditional use permits for a low profile, illuminated monument sign at the location proposed with the following conditions:

- Plantings other than grass/turf be installed around the sign so as to meet the definition of 17-33-4: Sign, Monument, preferably water efficient landscaping to be verified by staff.

Jared Doxey made a motion to approve the conditional use permit for one low profile, illuminated, monument sign for the CitySide Townhome development located at 295 North 200 West for JPL Construction as recommended by staff. Quan Nugyen seconded the motion and it was unanimously approved

FINAL PLAT APPROVAL FOR THE ORCHARD RIDGE SUBDIVISION 1B LOCATED AT 1450 NORTH CORAL DRIVE (HWY 89) FOR OVATION HOMES.

Dan Jessop said that 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.

Scott Hess made a motion to approve the final plat for the Orchard Ridge Phase 1B Subdivision for Ovation Homes with the caveat that there may have to be an easement placed to protect the secondary water structures on the south side if needed. They would like staff to further investigate this issue. Steve Lyon seconded the motion and it was unanimously approved

CALL TO THE PUBLIC

Nothing was brought forward from the public to the Planning Commission.
Chairperson Wilf Sommerkorn directed staff that in the future they would like Conditional Use Permits for Development Signs to become a permitted use for new subdivisions. They would like staff to put something together showing a list of standards and requirements for such a use.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, April 9, 2020 via Zoom Meeting.

ADJOURNMENT

Scott Hess made a motion to adjourn the meeting. Chairperson Wilf Sommerkorn seconded the motion and it passed unanimously. The meeting adjourned at 7:45pm.