

KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, May 14, 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.kaysvillelive.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.kaysvillelive.com.**

The agenda shall be as follows:

1. Opening and approval of the minutes from the April 23, 2020 meeting.
2. Conditional Use Permit for a Major Home Occupation 'B', Landscaping Contractor, located at 112 North 850 West for HV Lawn Services-Hayden Vance.
3. Conditional Use Permit for a Major Home Occupation 'B', Lawn Care located at 212 East 2300 South for Kelle Page's Lawn Care-Kelle Page.
4. Conditional Use Permit for Farm Animals-Goats located at 42 South 100 West for Holly Fegruson.
5. Final Plat for Deseret Drive PUD Subdivision located at approximately 700 South Deseret Drive for Phil Holland.
6. Final Plat for the Old Mill Landing Subdivision located at approximately 700 South Deseret Drive for Phil Holland
7. Final Plat for Darling Place Phase 1 Subdivision located at 37 South Angel Street for Steven and Sherrilee Einfeldt.
8. Request for a Variance from front yard setback requirement located at 2120 West Bonneville Lane for Mike Bastian.
9. Call to the public.
10. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.

11. 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 May 8, 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 'B', HV Lawn Services: Lawn Care and Landscaping service. May 14, 2020

Applicant/Owner: Hayden Vance
Location: 112 N 850 W
Zoning: R-1-20

Description:

The applicant is requesting a conditional use permit for a Major Home Occupation B at 112 N. 850 W. Hayden is a 21 year old entrepreneur starting a Lawn Care business. He has a pickup where he will keep his lawn mower and trimmer in the back. His family has an existing shed in the back yard where he will keep his tools when not in use. He anticipates having no employees and no signs in the yard. A Home occupation B is subject to the provisions of [KCC 17-26-4](#).

Recommendation:

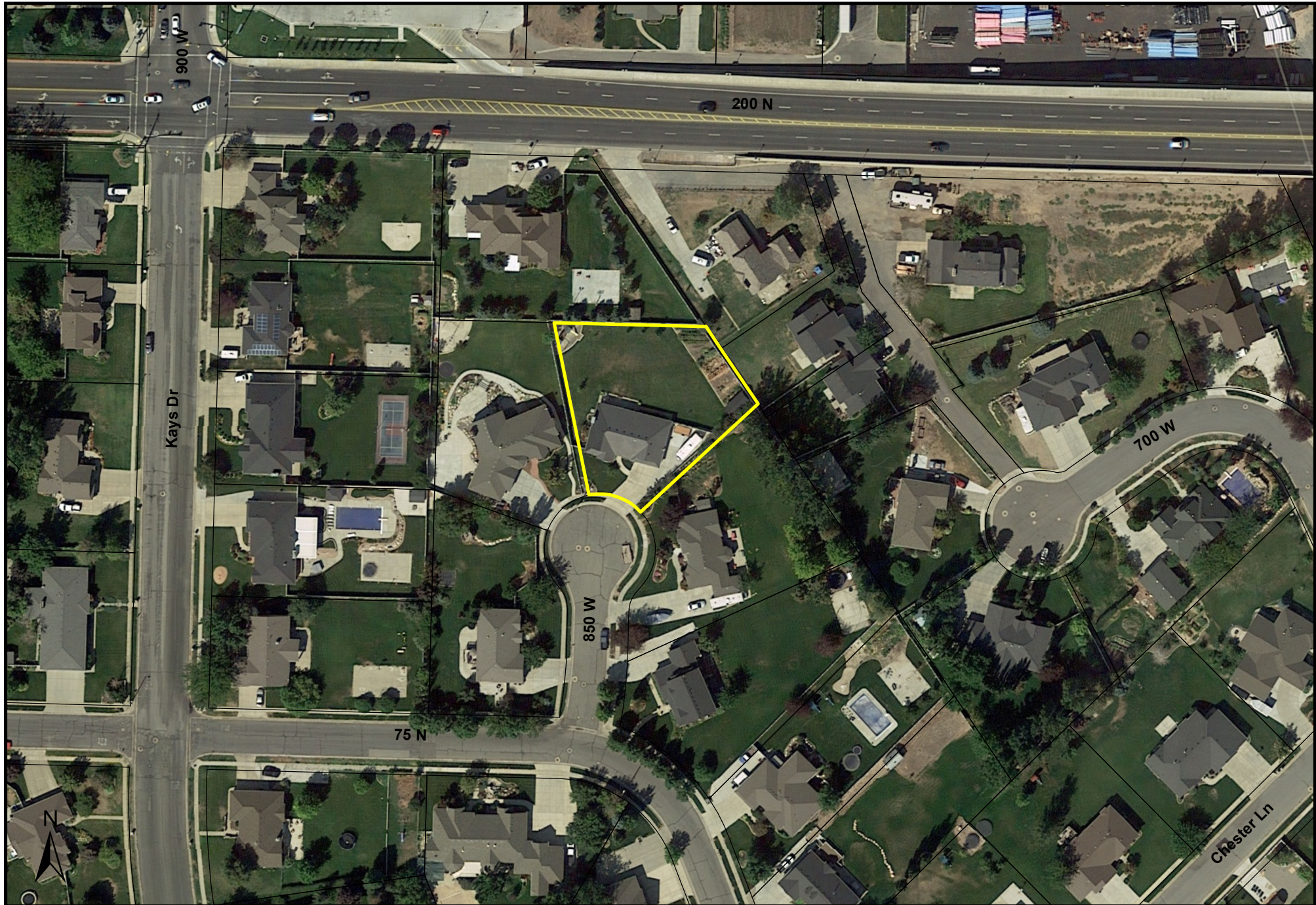
Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation B, Lawn care service without the need for additional conditions:

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

112 North 850 West





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Kelle Page's Lawn Care, Lawn Care and Landscaping service.

May 14, 2020

Applicant/Owner: Kelle Page
Location: 212 E 2300 S
Zoning: R-1-20

Description:

The applicant is requesting a conditional use permit for a Major Home Occupation B at 212 E. 2300 S. Kelle Page is a young entrepreneur starting a Lawn Care business. She has a pickup and a small utility 8'x10' trailer where she will keep her lawn mower and trimmer in the back. Her family has an existing attached garage where she will keep her tools when not in use. She anticipates having no employees and no signs in the yard.

A Home occupation B is subject to the provisions of [KCC 17-26-4](#).

Recommendation:

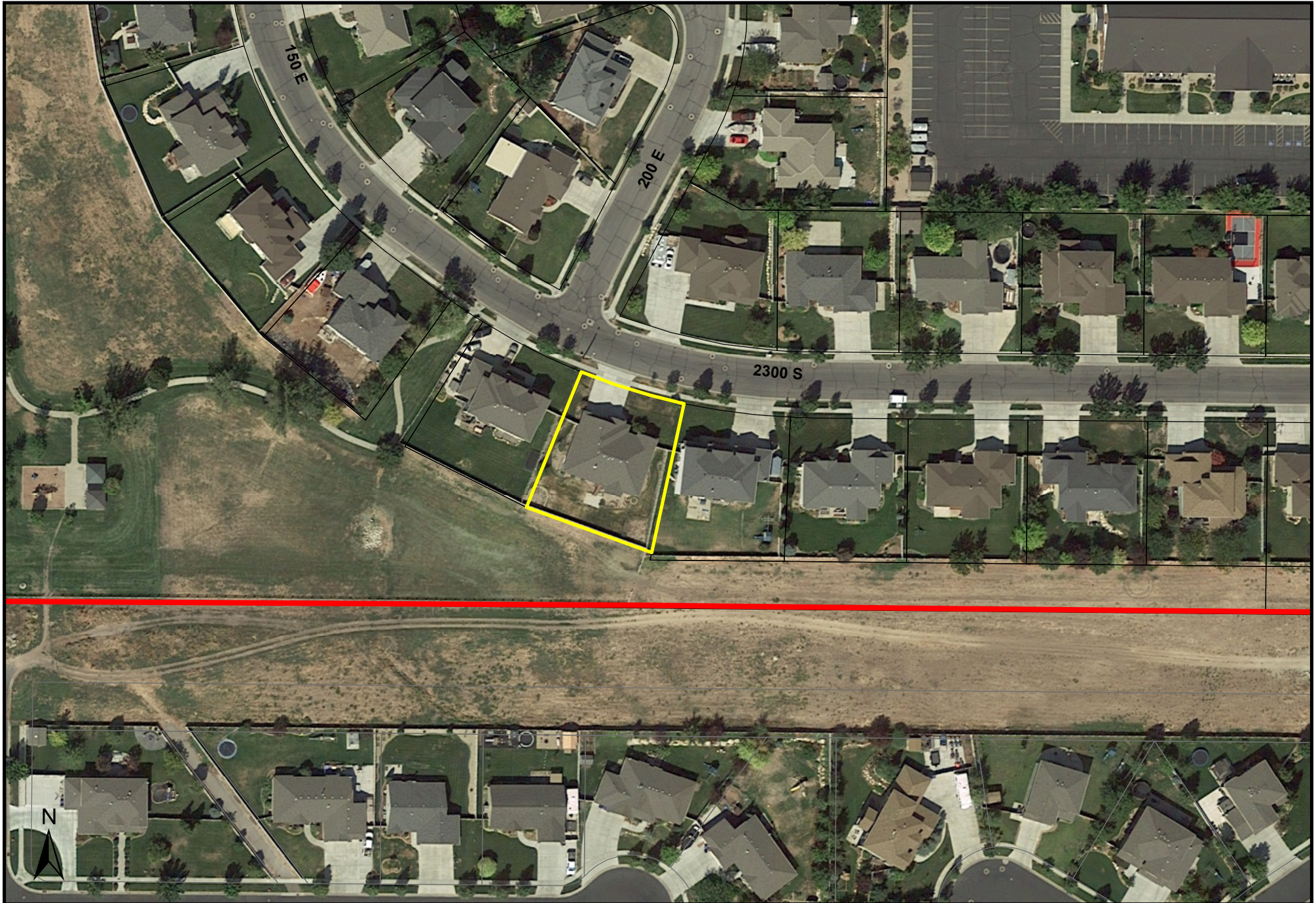
Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation B, Lawn care service with no following conditions:

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

212 E. 2300 S





Planning Commission Staff Report

Conditional Use Permit for Farm Animals May 14, 2020

Applicant/Owner: Holly and Lauryn Ferguson
Location: 42 South 100 West
Zone: R-1-20

Description:

Holly Ferguson and her 14 year old daughter Lauryn are requesting a conditional use permit for farm animals at the above listed address. Their property is approximately 0.7 acres or 30,492 sq. ft. The request for farm animals includes two goats. Lauryn loves animals her parents finally gave in and believe she would make a fantastic goat keeper.

Based on the size of the property, up to 5 sheep, goats, llamas or similar animals could be permitted. Currently she only wishes to have the two (2) goats.

The property currently has a fence that encloses the rear yard and she feels is capable of containing the goats. The property has an enclosure which meets all setback requirements from housing and other out buildings which will shelter the 2 goats.

Recommendation:

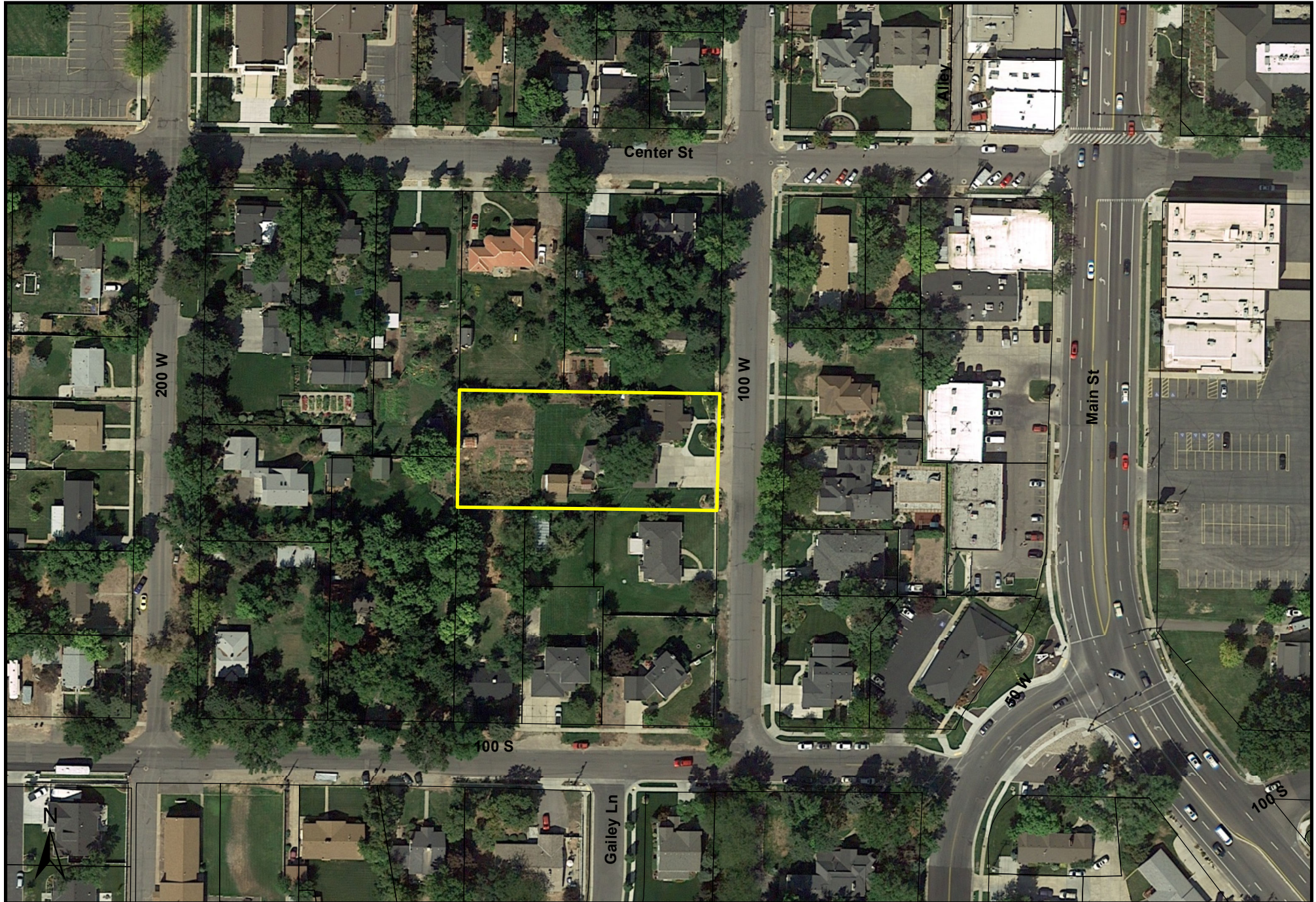
Staff is recommending approval of the proposed conditional use permit for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals.

Reasoning:

Based on restrictions of the ordinance, staff feels comfortable that the restrictions of the ordinance and the existing site conditions are sufficient to mitigate potentially anticipated detrimental impacts from the proposed use.

Attachment 1: Area Map

42 South 100 West





Planning Commission Staff Report

Deseret Drive PUD and Old Mill Landing PUD Subdivision Final Plat Approval May 14, 2020

Applicant/Owner: Phil Holland
Location: Approximately 700 South Deseret Drive
Zone: LI and R-2 / PRUD

Description:

The developer has been working with the city for several months on the rezone of the subject property. The proposed final plats are consistent with the development agreement that is in place with Kaysville City and the preliminary plat which has been previously approved.

The lots on the commercial property meet the requirements of the LI zone they are located in and are set up to accommodate users that the Planning Commission has seen for separate conditional use permits and architecture review.

The residential subdivision consists of 41 lots and open space parcels. They have provided larger lots to the south to transition to the existing neighborhood as requested in the development agreement and have provided a second access to Deseret Drive as requested during the preliminary plat process.

Recommendation:

Staff has reviewed the plat and construction details and is ready to recommend approval of the final plat for both the Deseret Drive PUD Subdivision and the Old Mill Landing PUD Subdivision.

Reasoning:

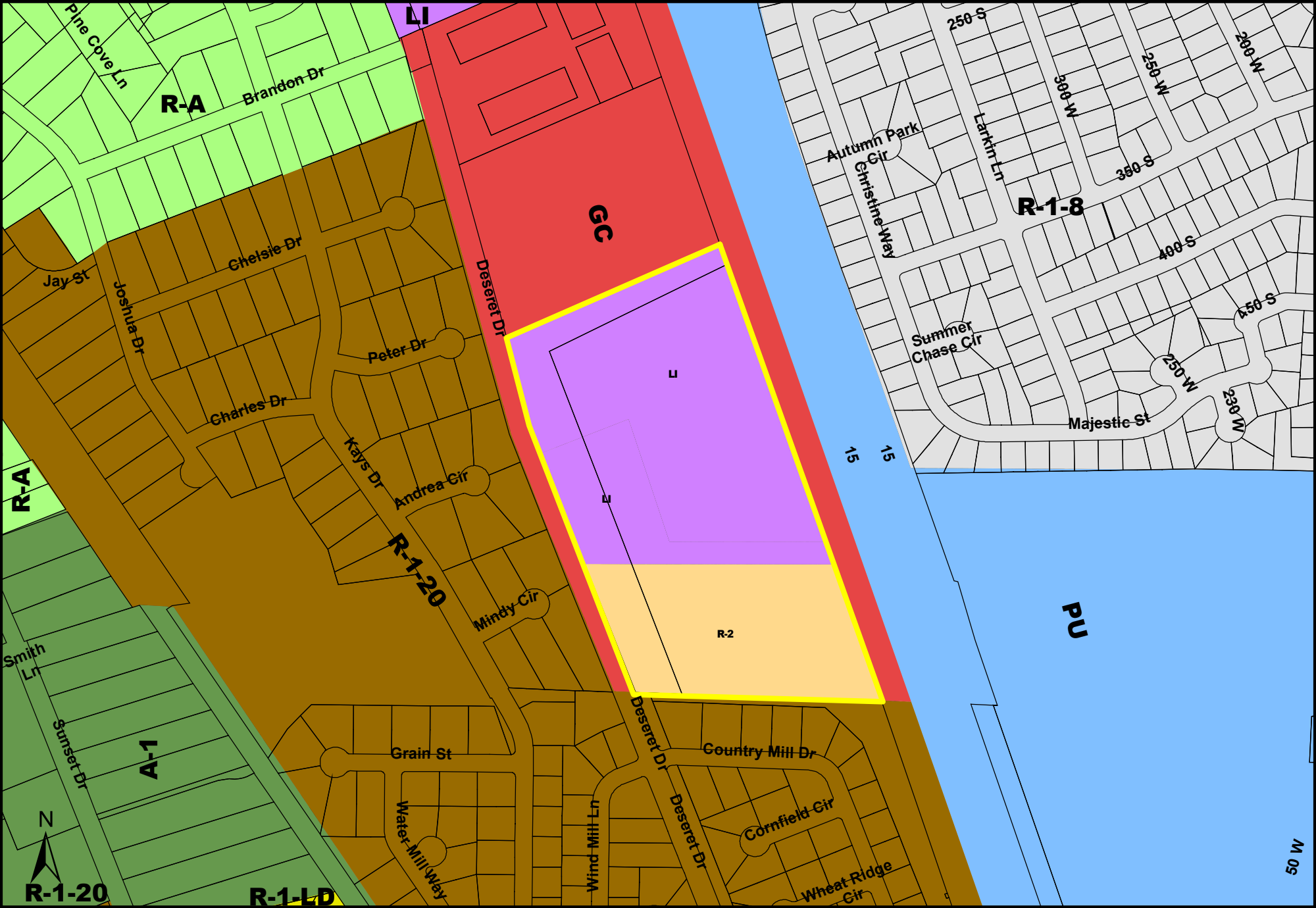
The proposed subdivision plats meet the requirements of the Kaysville City Ordinance, are consistent with the approved preliminary plat, and comply with the terms of the applicable development agreement for the subject property.

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

Approximately 700 South Deseret Drive



Approximately 700 South Deseret Drive



UNION PACIFIC RAILROAD

OPEN SPACE 3
\$2,747.50, FT.

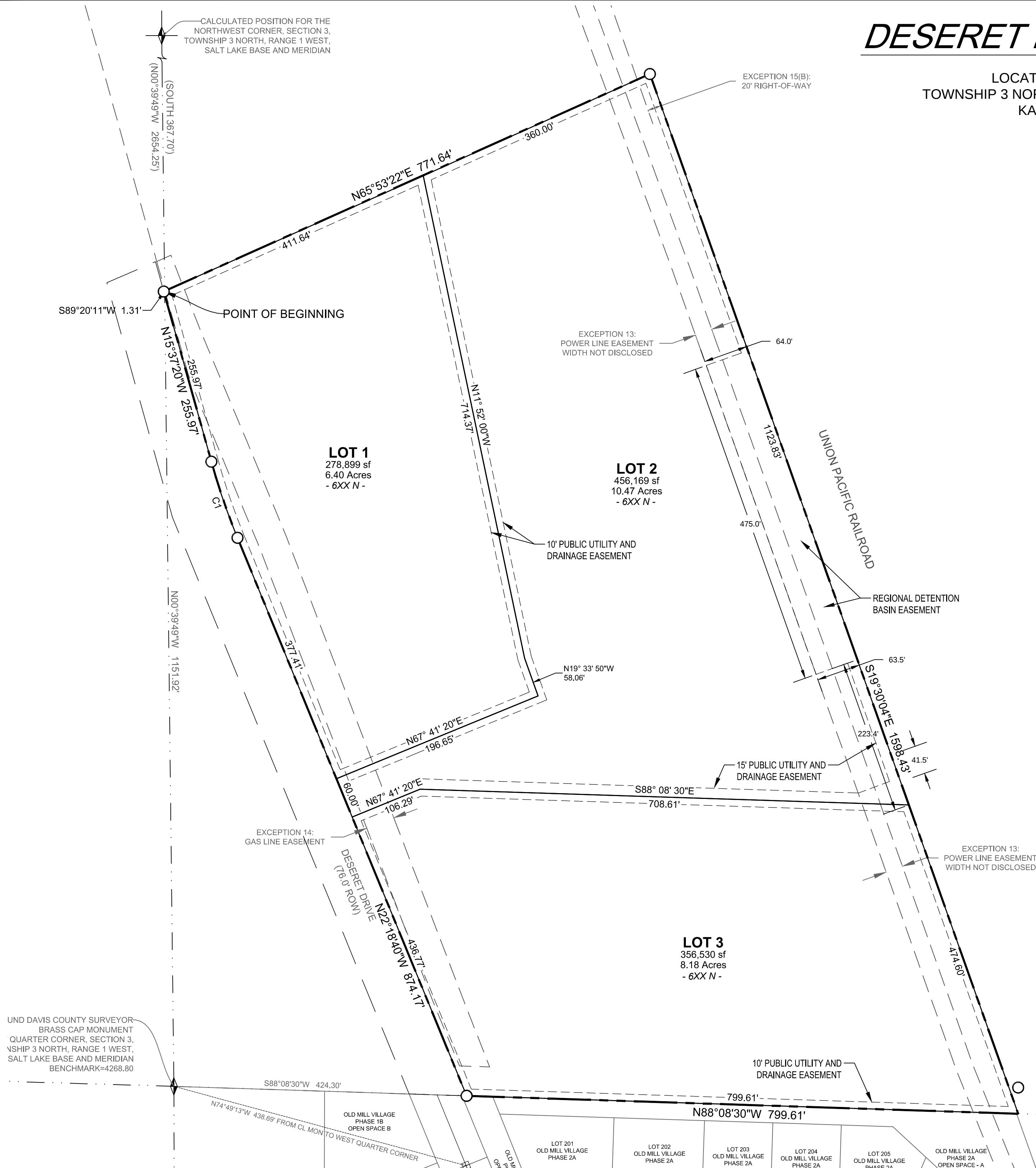
COMMERCIAL LOT 2
37th REG SQ FT

KAYSVILLE CITY, DAVIS COUNTY, UTAH

MEAN
1984 NATIONAL CENSUS REPORT

SHEET:
PRELIM

SHEET:



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	116.75'	1000.00'	6°41'21"	58.44'	116.68'	S18°58'00"E

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY ENGINEER.

CITY ENGINEER _____

CITY ATTORNEY APPROVAL
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY ATTORNEY.

CITY ATTORNEY _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

CITY COUNCIL ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY COUNCIL.

MAYOR _____
CITY RECORDER _____

SURVEYOR'S CERTIFICATE:

I, **MICHAEL L. WANGEMANN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. **6431156**, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: **DESERET DRIVE PUD SUBDIVISION** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE:

MICHAEL L. WANGEMANN
LICENSE NO. 6431156

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF DESERET DRIVE, SAID POINT BEING NORTH 00°39'49" WEST ALONG THE SECTION LINE 1151.92 FEET AND SOUTH 89°20'11" WEST 1.31 FEET FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 65°53'22" EAST ALONG THE SOUTH LINE OF BOONDOCKS FINAL PLAT, AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE AS ENTRY NO. 2446018 IN BOOK 4765 AT PAGE 2019, A DISTANCE OF 771.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 19°30'04" EAST ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE 1598.43 FEET TO THE NORTH LINE OLD MILL VILLAGE - PHASE 2A, AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE AS ENTRY NO. 2235505 IN BOOK 4198 AT PAGE 1195; THENCE NORTH 88°08'30" WEST ALONG SAID NORTH LINE AND THE EXTENSION THEREOF, 799.61 FEET TO SAID EAST RIGHT-OF-WAY LINE OF DESERET DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: NORTH 22°18'40" WEST 874.17 FEET TO A POINT ON A 1000.00 FOOT RADIUS CURVE; THENCE NORTHERLY 116.75 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°41'21" (WHICH LONG CHORD BEARS NORTH 18°58'00" WEST 116.68 FEET; THENCE NORTH 15°37'20" WEST 255.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,091,796 SQ/FT OR 25.06 ACRES

OWNERS DEDICATION:

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

DESERET DRIVE PUD SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS PUBLIC ROADS, THE SAME TO BE USED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, DETENTION BASIN, AND SLOPE EASEMENTS FOREVER AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SYRACUSE CITY AND WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS _____ DAY OF

_____, A.D. 20____.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED ALONG THE CENTERLINE OF DESERET DRIVE AND AT THE INTERSECTION OF DESERET DRIVE AND TREADING LANE AS SHOWN ON THIS PLAT.

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH) §
COUNTY OF DAVIS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID "CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID "CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2020

AT _____ IN BOOK _____ PAGE _____.

DAVIS COUNTY RECORDER

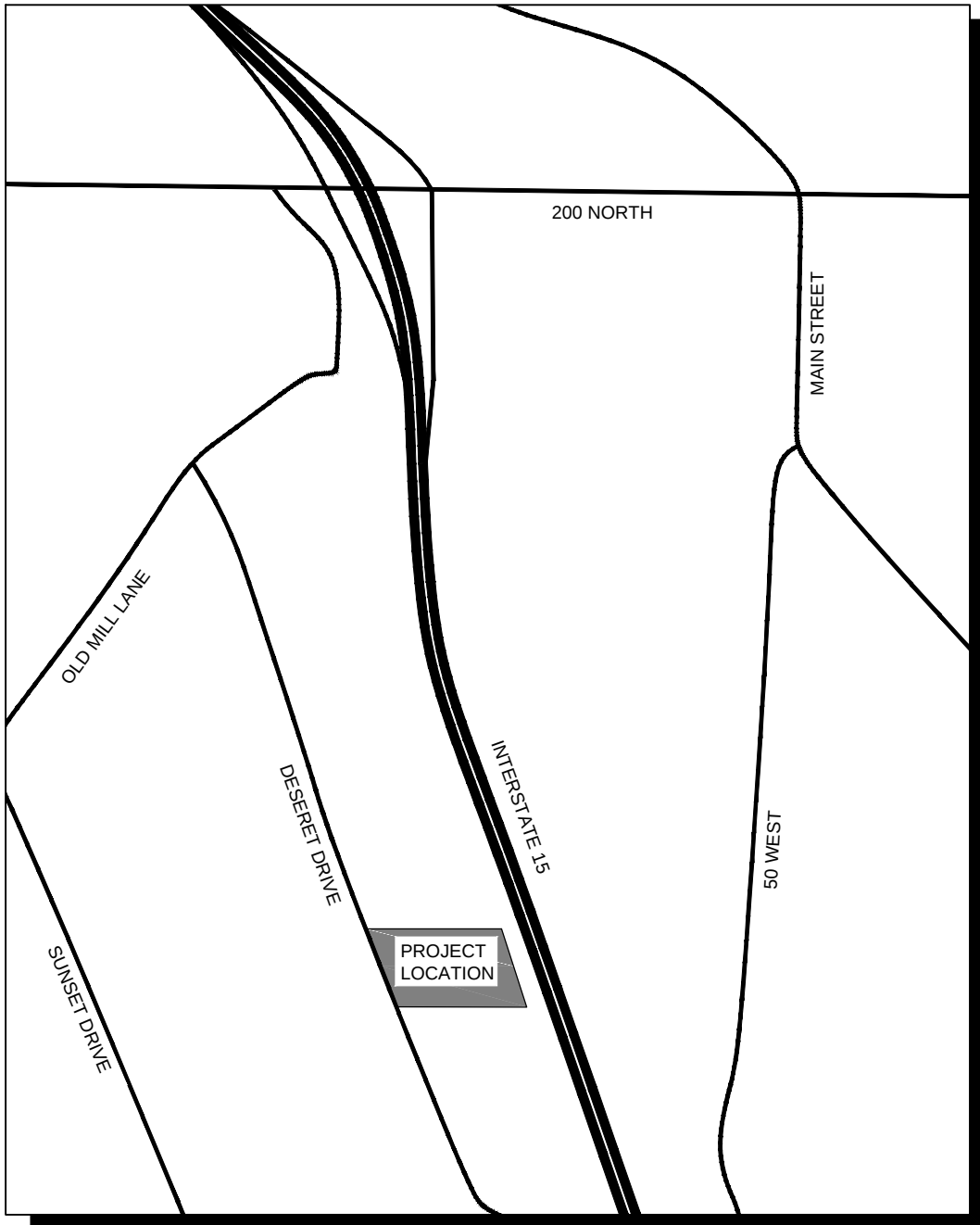
BY: _____ DEPUTY RECORDER

OLD MILL LANDING PUD SUBDIVISION

LOCATED IN THE SOUTH WEST QUARTER OF SECTION 3,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
ALSO BEING A PART THE DESERET DRIVE PUD SUBDIVISION, LOT 3
MAY 2020

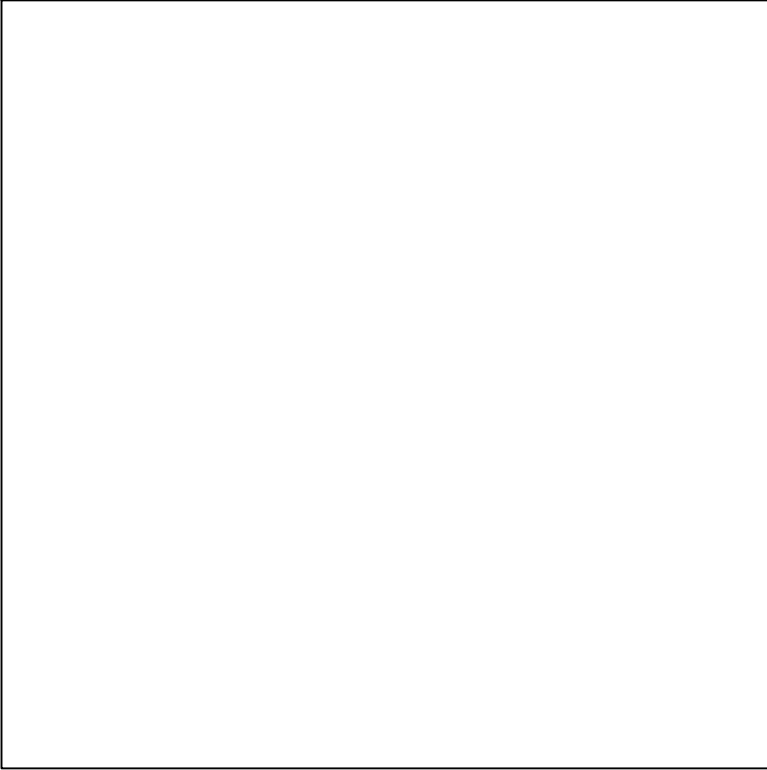
SHEET 1 OF 2

VICINITY MAP



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	19.23'	28.00'	39°21'21"	10.01'	18.86'	S48°00'40"W
C2	78.88'	187.00'	24°10'10"	40.04'	78.30'	S79°46'25"W
C3	33.54'	28.00'	68°38'26"	19.11'	31.57'	S53°49'17"E
C4	18.74'	63.00'	17°02'46"	9.44'	18.67'	S28°01'27"E
C5	37.03'	63.00'	33°40'28"	19.07'	36.50'	S53°23'04"E
C6	19.70'	63.00'	17°55'12"	9.93'	19.62'	S79°10'54"E
C7	2.46'	213.00'	0°39'38"	1.23'	2.46'	S88°28'19"E
C8	60.57'	213.00'	16°17'34"	30.49'	60.37'	N83°03'05"E
C9	26.83'	213.00'	7°12'58"	13.43'	26.81'	N71°17'49"E
C10	23.30'	28.00'	47°40'42"	12.37'	22.63'	S88°28'19"E
C11	23.13'	28.00'	47°19'36"	12.27'	22.48'	S44°01'32"W
C12	26.20'	187.00'	8°01'41"	13.12'	26.18'	S71°42'11"W
C13	21.28'	213.00'	5°43'31"	10.65'	21.27'	N70°33'05"E
C14	22.80'	28.00'	46°39'29"	12.08'	22.18'	S88°58'56"E
C15	52.68'	187.00'	16°08'29"	26.52'	52.51'	S83°47'16"W
C16	38.52'	28.00'	78°49'50"	23.01'	35.56'	N48°43'35"W
C17	0.84'	187.00'	0°15'26"	0.42'	0.84'	N9°10'57"W
C18	35.61'	187.00'	10°54'44"	17.86'	35.56'	N3°35'52"W
C19	41.70'	28.00'	85°20'16"	25.81'	37.95'	N44°31'38"E
C20	51.24'	213.00'	13°46'56"	25.74'	51.11'	N80°18'19"E
C21	43.98'	28.00'	90°00'00"	28.00'	39.60'	S43°08'30"E
C22	41.52'	213.00'	11°10'10"	20.83'	41.46'	S3°43'35"E
C23	49.44'	28.00'	101°10'10"	34.07'	43.26'	S41°16'25"W
C24	45.52'	38.00'	68°38'26"	25.94'	42.85'	N53°49'17"W
C25	54.42'	28.00'	111°21'34"	41.02'	46.25'	N36°10'43"E
C26	84.37'	200.00'	24°10'10"	42.82'	83.74'	N79°46'25"E
C27	59.90'	50.00'	68°38'26"	34.13'	56.38'	S53°49'17"E
C28	84.37'	200.00'	24°10'10"	42.82'	83.74'	N79°46'25"E
C29	38.99'	200.00'	11°10'10"	19.56'	38.93'	S3°43'35"E

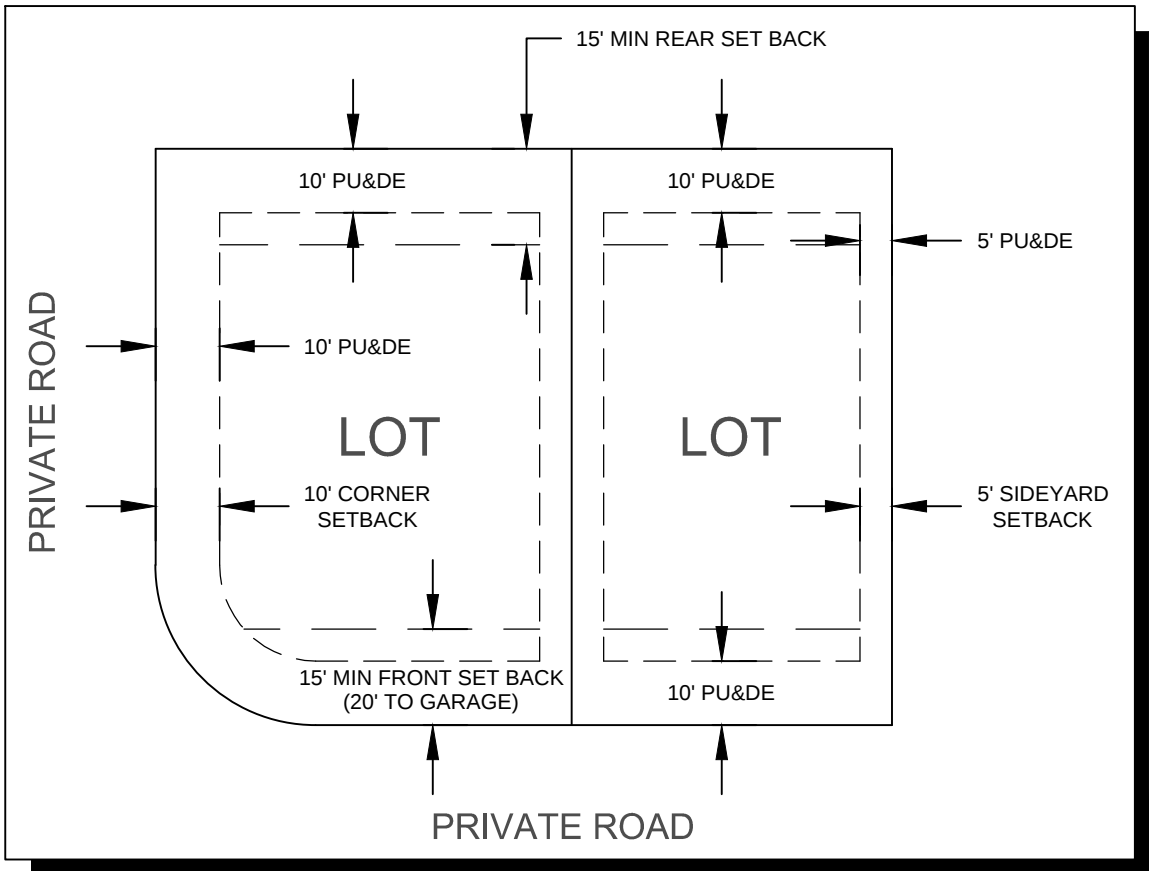
DOMINION ENERGY



NOTES

1. ALL PRIVATE RIGHT OF WAYS AND OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE OLD MILL LANDING HOME OWNERS ASSOCIATION.
2. ALL PRIVATE RIGHT OF WAYS ARE TO BE DEDICATED AS PUBLIC UTILITY, DRAINAGE, KAYSVILLE CITY, AND CENTRAL DAVIS SEWER UTILITY EASEMENTS.
3. #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. NAILS OR LEAD PLUGS TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES.
4. PER CMT ENGINEERING REPORT DATED 11/13/19, GROUND WATER IS PRESENT AT THIS SITE.

TYPICAL LOT EASEMENTS AND SETBACKS



CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY ENGINEER.

CITY ENGINEER _____

CITY ATTORNEY APPROVAL
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY ATTORNEY.

CITY ATTORNEY _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

CITY COUNCIL ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D., 2020
BY THE KAYSVILLE CITY COUNCIL.

MAYOR _____
CITY RECORDER _____

LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84301 □ TEL: (435) 753-6815 □ FAX: (435) 787-4983
SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 □ TEL: (801) 908-5954 □ FAX: (801) 972-9075
LONDON OFFICE: 900 WEST 160 NORTH, SUITE F, LONDON, UTAH 84042 □ TEL: (801) 492-4133
OGDEN OFFICE: 707 24TH STREET, SUITE 1A, OGDEN, UTAH 84401 □ TEL: (801) 870-6730
ATL/ARIZONA OFFICE: 3921 NORTH 30TH AVENUE, PHOENIX, ARIZONA 85017 □ TEL: (602) 241-1097 □ FAX: (602) 277-1306
PATTI BRIDGES/PROJECT MANAGER

SURVEYOR'S CERTIFICATE:

I, **MICHAEL L. WANGEMANN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. **6431156**, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: **OLD MILL LANDING PUD SUBDIVISION** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____

MICHAEL L. WANGEMANN
LICENSE NO. 6431156

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESESRET DRIVE, SAID POINT BEING SOUTH 88°08'30" EAST ALONG THE QUARTER SECTION LINE 424.30 FEET FROM THE WEST QUARTER CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 22°18'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 436.77 FEET; THENCE NORTH 67°41'20" EAST 106.29 FEET; THENCE SOUTH 88°08'30" EAST 708.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 19°30'04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 474.80 FEET TO THE NORTH LINE OF OLD MILL VILLAGE PHASE 2A AS ENTRY NO. 2235505 IN BOOK 4198 AT PAGE 1195 IN THE DAVIS COUNTY RECORDER'S OFFICE, THENCE NORTH 88°08'30" WEST 799.61 FEET TO THE POINT OF BEGINNING.
CONTAINS 356,530.04 SQ/FT OR 8.18 ACRES

OWNERS DEDICATION:

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

OLD MILL LANDING PUD SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS PUBLIC ROADS, THE SAME TO BE USED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, DETENTION BASIN, AND SLOPE EASEMENTS FOREVER AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SYRACUSE CITY, AND WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS .

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS _____ DAY OF _____

A.D. 20____.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED ALONG THE CENTERLINE OF DESERET DRIVE AND AT THE INTERSECTION OF DESERET DRIVE AND TREADING LANE AS SHOWN ON THIS SURVEY PLAT.

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH) §
COUNTY OF DAVIS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS _____ BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID *CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY SIGNATURE)

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2020

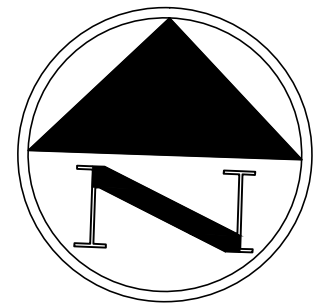
AT _____ IN BOOK _____ PAGE _____.

DAVIS COUNTY RECORDER

BY: _____ DEPUTY RECORDER

OLD MILL LANDING PUD SUBDIVISION

SHEET 2 OF 2



(IN FEET)
SCALE: 1"=40'





Planning Commission Staff Report

Darling Place Phase 1 Subdivision Final Plat May 14, 2020

Applicant/Owner: Steven and Sherrilee Einfeldt
Location: 37 South Angel Street
Existing Zone: R-14-14 PRUD

Description:

A couple of months ago this property was rezoned to the R-1-14 PRUD zone and received a preliminary plat approval. The final plat and improvement drawings have now been completed and are in good order.

The phase 1 plat contains 2 lots closest to Angel Street. The proposal is consistent with the concept and approved preliminary plan and all lots within the subdivision meet the minimum frontage and size requirements for the zone. They are completing phase 1 which will include the two lots at the west end of the subdivision closest to Angel Street then at a later date phase 2 will complete the other proposed future lots.

Recommendation:

Staff is recommending approval of the proposed final plat for Darling Place Subdivision as proposed.

Reasoning:

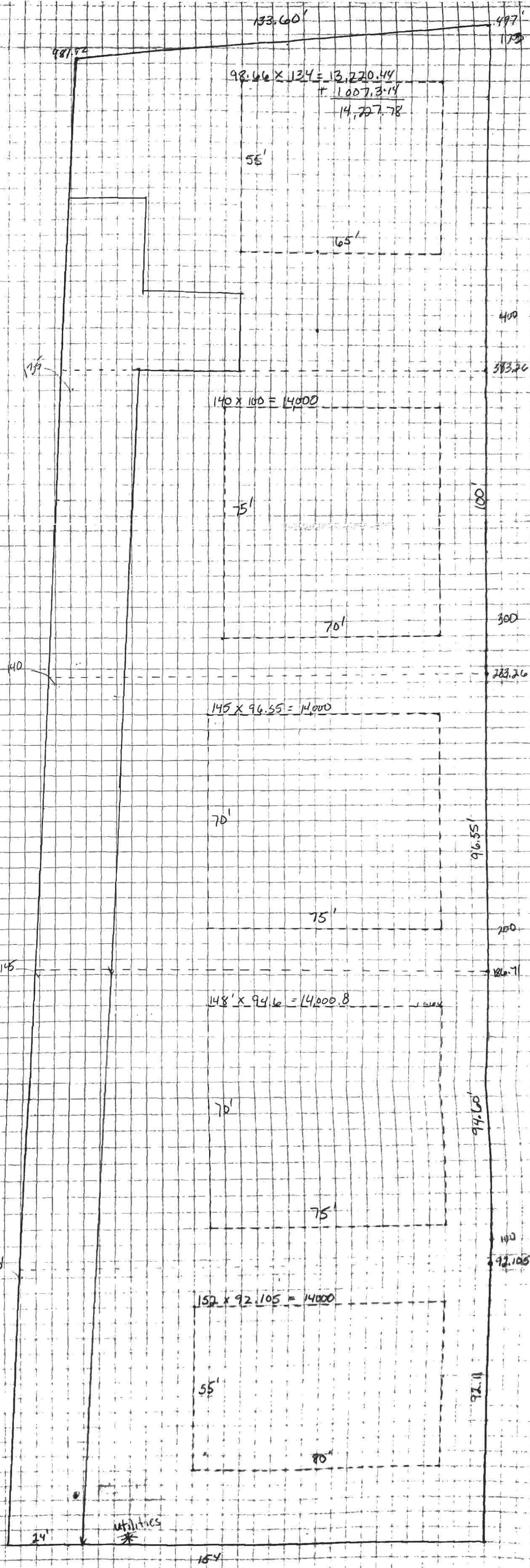
The plat is consistent with zoning requirements, preliminary plat and meets applicable ordinances and standard

Attachment 1: Location Map
Attachment 2: Concept Plan
Attachment 3: Preliminary Plat Map
Attachment 4: Final Plat for Ph. 1

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



PLAN B



Planning Commission Staff Report



Request for a Variance from front yard setback requirement (17-10-6).

May 14, 2020

Applicant/Owner: Mike Bastian
Location: 2120 West Bonneville Lane.
Zone: R-A (Residential Agriculture)

Description:

The applicant has provided a letter included with this report stating their reasons for seeking a variance. The applicable zoning on the subject property requires that the lot have a 30 ft. front yard setback per 17-10-6. As a corner lot the other side yard abutting a street must be at least 20 ft. per 17-12-6 (6).

Based on the shape of the lot there is only one yard against a street which would be considered a front yard the way city staff has interpreted the city's ordinance. Then there would be one side yard of 8' and one rear yard of 30'.

The applicant is asking to have the yard requirement against Bonneville Lane reduced to 20' due primarily to the impact of the power easement on the buildable area.

Applicable ordinances:

17-10-6 Area, Lot Width, And Yard Requirements

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

1. The lot area shall not be less than 21,780 square feet.
2. The lot width shall not be less than one hundred feet (100') at a distance fifty feet (50') back from the front lot line.
3. **The front yard for any building shall be at least thirty feet (30').**
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').
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') from the street for both main and accessory buildings.
7. The minimum rear yard for any main building shall be thirty feet (30').
8. Where approved by the Planning Commission, the street right-of-way may be increased twenty feet (20') and the area contained in the additional right-of-way abutting lots deducted from the lot size requirement. The additional right-of-way shall be used as parkways (area between right-of-way or private property line and curb line) abutting lots.

17-2-2 Definitions

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

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

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

17-4-6 Variances.

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

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

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

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

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

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

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

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

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

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

(i) Relate to the hardship complained of; and

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

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

(4) Variances run with the land.

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

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

- a. Mitigate any harmful effects of the variance; or
- b. Serve the purpose of the standard or requirement that is waived or modified.

Motion:

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

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

Attachment 1: Area Map

Attachment 2: Variance Request Letter and Details

Schick Farms Lot 224



Kaysville City Planning Commission,

....

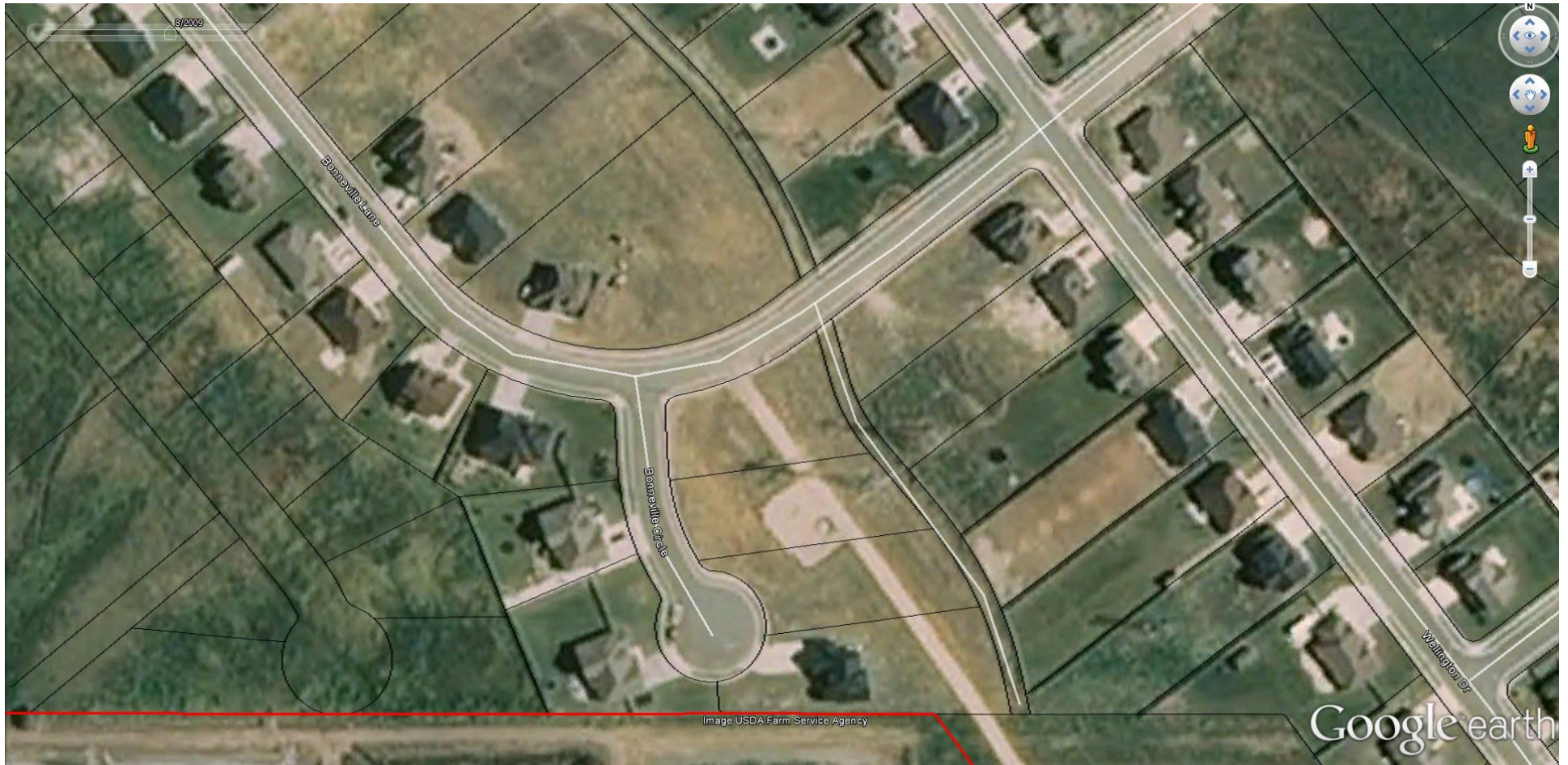
I would like to make a request for a variance on Front Set Back requirements on lot 221. This is a great lot but has a terrible building envelopes. The reason the lot has a terrible building envelope is because of the Power Line Easement that came in AFTER these lots were developed.

We would like to be able to put nice homes to fit the area on these lots, but with the current building envelopes with the front set backs at 30 feet, it makes it next to impossible to do so. We would like to request that the front yard set back on this lot be allowed to be moved to 20'. We have attached a diagram for the lot that show the set back at 20' and at 30'. The extra 10' feet makes all of the difference. Lot 224 originally had a brand new house built on it, and before it was able to be moved into, it had to be torn down because it fell in the new Rocky Mountain Power Easement. Please let us know if we can get any additional information to help in making this decision.

Thank you

Mike Bastian
Windermere Real Estate

August 2009 Aerial Imagery.



SCHICK FARM CLUSTER SUBDIVISION PHASE 2

KAYSVILLE CITY, DAVIS COUNTY, UTAH
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

Richmond American Homes of Utah Inc
Owns All Lots Not Marked

PREFIX
11-592

LAST #

0229

N

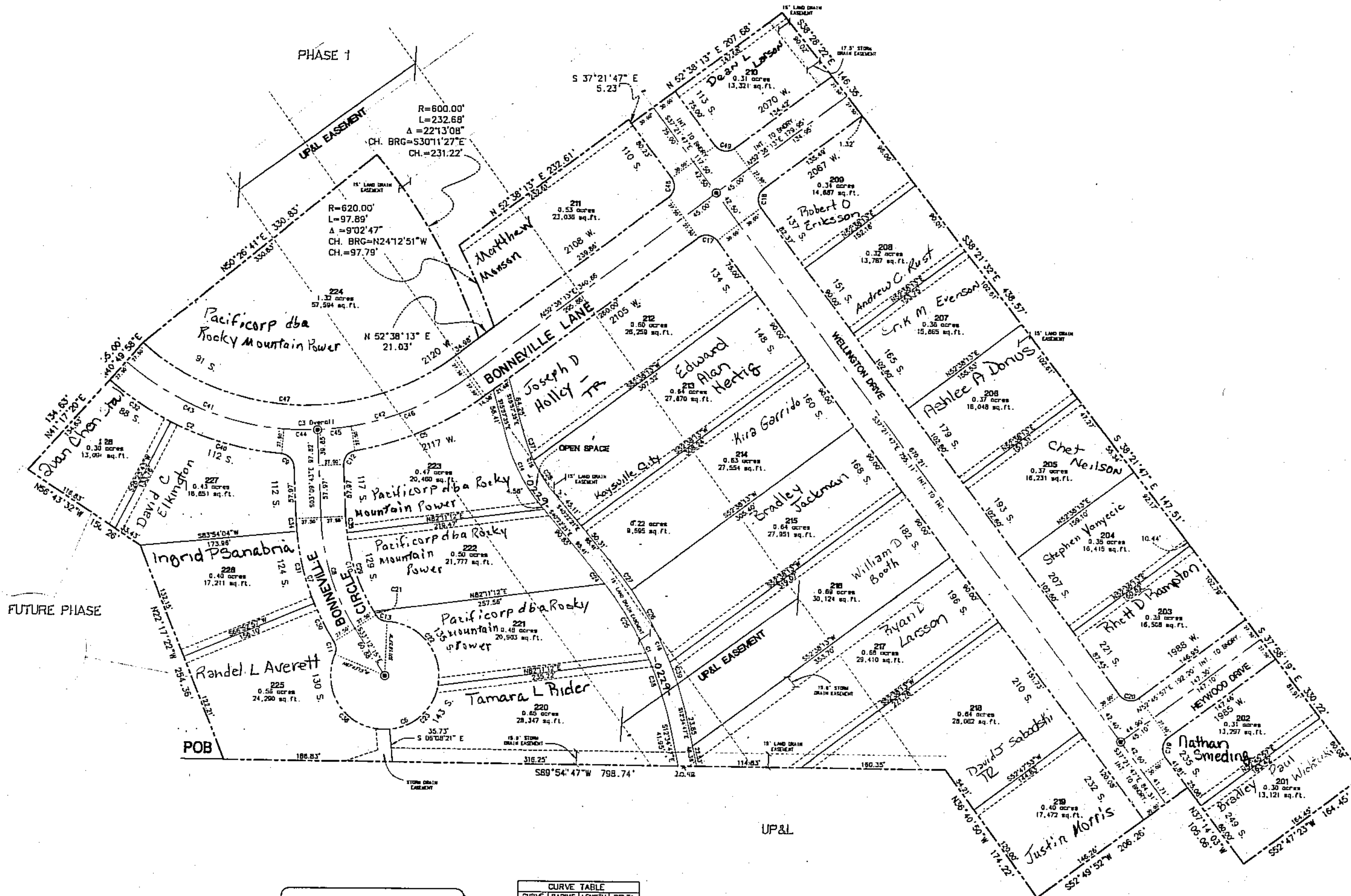


SCALE:
1" = 100'

DEVELOPMENT: SCHICK FARM CLUSTER SUBD. PH. 2
201 THRU 228
CITY: KAYSVILLE LOTS: & OPEN SPACE

SW 1/4 SEC. 32, T. 4N, R. 1W,
NW 1/4 SEC. 5, T. 3N, R. 1W,
S.L.M. DAVIS COUNTY, UTAH

FILE # 4328
R 09-30-05



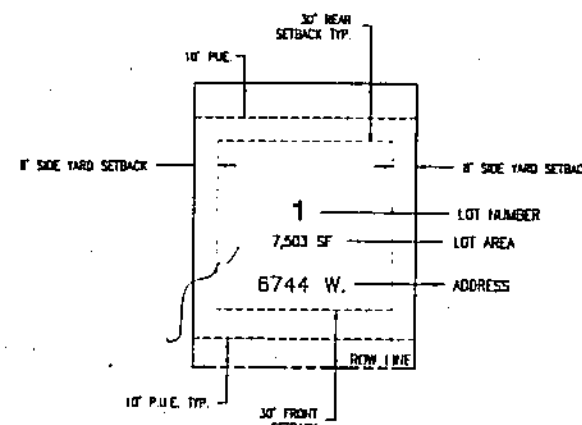
LEGEND

- FOUNDED DIVISION MONUMENT
- FOUNDED SECTION CORNER
- ADJOINING BOUNDARY LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- CENTER LINE ROAD
- PUBLIC UTILITY EASEMENT

NOTE: OPEN SPACE MANAGED
BY HOMEOWNERS ASSOCIATION

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	400.00	184.09	174.13°
C2	217.50	216.75	88.24°
C3	300.00	158.83	78.11°
C4	115.00	51.96	160.00°
C5	227.50	154.75	77.34°
C6	300.00	158.83	78.11°
C7	277.50	144.84	69.37°
C8	250.00	131.08	60.94°
C9	115.00	51.96	160.00°
C10	227.50	154.75	77.34°
C11	300.00	158.83	78.11°
C12	115.00	51.96	160.00°
C13	227.50	154.75	77.34°
C14	300.00	158.83	78.11°
C15	115.00	51.96	160.00°
C16	227.50	154.75	77.34°
C17	300.00	158.83	78.11°
C18	115.00	51.96	160.00°
C19	227.50	154.75	77.34°
C20	300.00	158.83	78.11°
C21	115.00	51.96	160.00°
C22	227.50	154.75	77.34°
C23	300.00	158.83	78.11°
C24	115.00	51.96	160.00°
C25	227.50	154.75	77.34°
C26	300.00	158.83	78.11°
C27	115.00	51.96	160.00°
C28	227.50	154.75	77.34°
C29	300.00	158.83	78.11°
C30	115.00	51.96	160.00°
C31	227.50	154.75	77.34°
C32	300.00	158.83	78.11°
C33	115.00	51.96	160.00°
C34	227.50	154.75	77.34°
C35	300.00	158.83	78.11°
C36	115.00	51.96	160.00°
C37	227.50	154.75	77.34°
C38	300.00	158.83	78.11°
C39	115.00	51.96	160.00°
C40	227.50	154.75	77.34°
C41	300.00	158.83	78.11°
C42	115.00	51.96	160.00°
C43	227.50	154.75	77.34°
C44	300.00	158.83	78.11°
C45	115.00	51.96	160.00°
C46	227.50	154.75	77.34°
C47	300.00	158.83	78.11°
C48	115.00	51.96	160.00°
C49	227.50	154.75	77.34°
C50	300.00	158.83	78.11°



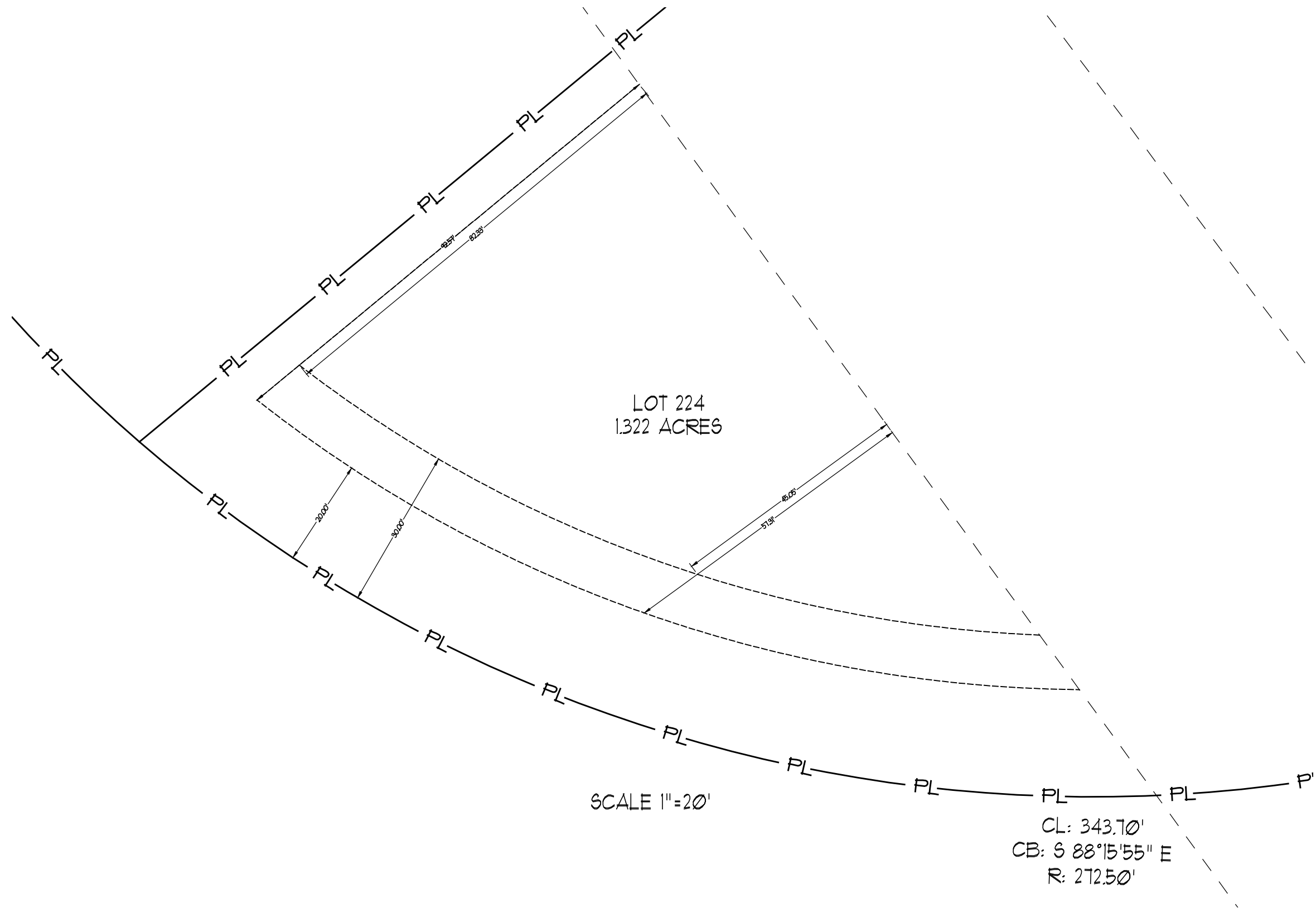
TYPICAL LOT
NTS

PSOMAS

2825 East Cottonwood Parkway, Suite 120
Salt Lake City, Utah 8412
(801) 270-5777 (801) 270-5782 (FAX)

592

11



KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

April 23, 2020

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

Alternates Present: Abbigayle Hunt

Absent: Scott Hess

Staff Present: Lyle Gibson, Dan Jessop, Heather Nielsen

Public Attendees: Craig Larsen, Dave Morton, Keaton Morton, Lincoln Talbot, Steven Talbot, Marylyn McAllister, Chase Freebairn, Brooke Anderson, City councilman Mike Blackham.

OPENING

The Planning Commission meeting was held on Thursday, April 23, 2020 at 7:00 p.m. via online Zoom Meeting. Chairperson Wilf Sommerkorn opened the meeting by welcoming those present.

The minutes of the April 9, 2020 meeting were presented for approval. Steve Lyon made a motion to approve the minutes. Jared Doxey seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR DEVELOPMENT SIGN FOR THE WHISPER HOLLOW SUBDIVISION AT APPROXIMATELY 650 EAST 100 NORTH – CRAIG LARSEN.

Dan Jessop explained that the Whisper Hollow subdivision was starting development work and anticipates having a development sign at the above noted address. The applicants are requesting a conditional use permit for this 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 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 being requested is a 4’ x 8’ sign or 32 square ft. which stands about 8 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 a development sign located at 650 East 100 North for Craig Larsen. Jared Doxey seconded the motion and it was unanimously approved.

PUBLIC HEARING TO CONSIDER THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE AND A DEVELOPMENT AGREEMENT FOR A COMMON OPEN SPACE SUBDIVISION WITH PRIVATE STREETS AT 1300 EAST 1084 NORTH CONSISTING OF APPROXIMATELY 23 ACRES FOR THE TALBOTS AND MORTON DEVELOPMENT GROUP.

Lyle Gibson explained that recently the Kaysville City Council approved the R-1-8 zoning district as the first step to considering development of the subject property. The applicant alluded at the time to their desire to do a common open space subdivision for multiple reasons including some flexibility in order to work around the existing conditions of the subject property including utility easements and faults. This PRUD would allow for the applicant to deviate from a typical 8,000 sq. ft. lot, while the development agreement holds them to a maximum number of 82 units previously agreed to with the City Council. They would also like to make this a private street subdivision, so they are requesting setbacks closer than the standard required in R-1-8 zone.

It's the opinion of staff, that the PRUD overlay zone be recommended for approval subject to approval of the attached development agreement if the Planning Commission finds the concept plan to create a development consistent with the purpose of the PRUD overlay zone. Staff recommends that the commission discuss the proposed setbacks from a street described by the development agreement.

Abigayle Hunt verified that each house would only be 10 feet apart and only 5 feet away from the street. She was concerned because this seems really close and perhaps creates a larger fire hazard. Lyle Gibson responded that they may need to build the houses to a higher fire standard to have them located so close together.

Steve Lyon asked if there were any problems being so close to the wilderness park and fire issues. Chairperson Wilf Sommerkorn also agreed with the question and advised the developer to look into the guidelines with the State of Utah for fire restrictions for wildland urban interface development.

Vice Chairperson Joshua Sundloff said that he was not comfortable with how narrow the private street would be. He stated that the HOA would need to restrict parking on both sides of the street or street parking all together.

Chairperson Wilf Sommerkorn opened the floor to the developer Dave Morton.

Dave Morton said that he would look into the fire concerns. He said that they are looking to

develop a nice open space mixed community. They plan on putting in a park area that is nicely landscaped so you can sit and enjoy the views. They will have trails that will connect to the nature park trail system. They would also like to put in a tot park on the west side of the development where the starter type homes would be located.

Chairperson Wilf Sommerkorn opened the public hearing.

No one came forward to speak.

Chairperson Wilf Sommerkon closed the public hearing.

Chairperson Wilf Sommerkorn asked Lyle Gibson if the development agreement could include the specific improvements needed to be added to the open space. He wanted the development agreement to explain why the council was agreeing to allow smaller streets and reduced setbacks. Chairperson Wilf Sommerkorn also asked if there can be a 10 foot easement given in the front so that more room can be given for utilities.

Quan Nguyen made a motion to forward a favorable recommendation to the Kaysville City Council the PRUD (Planned Residential Unit Development) overlay zone and development agreement for a common open space subdivision with private streets at 1300 East 1084 North consisting of approximately 23 acres for the Talbots and Morton Development Group with the following conditions:

- Specific improvements that will be added to the subdivision open space be listed in the development agreement such as the grass areas, trees, benches, tot lots and other landscaping.
- A 10 foot easement be placed in the front yard for public utilities.
- Lots located next to the nature wilderness area follow the State of Utah requirements for Urban Wild Fire regulations.

Steve Lyon seconded the motion and it was unanimously approved.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING CHAPTER 17-33, SIGN REGULATIONS, OF TITLE 17, PLANNING AND ZONING, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

Lyle Gibson said after reviewing several conditional use permits for development signs, the Planning Commission gave staff the direction to work on an ordinance that would allow these types of proposals to be reviewed and administered by city staff rather than going before the planning commission.

Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for approval of the proposed ordinance as written.

Chairperson Wilf Sommerkorn said that this was something that they had wanted done. He also

agreed with height change being capped at 12 feet.

Chairperson Wilf Sommerkorn opened the public hearing.

No one came forward to speak.

Chairperson Wilf Sommerkon closed the public hearing.

Steve Lyon made a motion to recommend approval to the Kaysville City Council an ordinance change amending Chapter 17-33, Sign Regulations, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City. Toby Barrus seconded the motion and it was approved unanimously.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING SECTION 17-34-7, COMMON OPEN SPACE SUBDIVISION, OF CHAPTER 17-34, PRUD PLANNED RESIDENTIAL UNIT DEVELOPMENT, OF TITLE 17, PLANNING AND ZONING, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

Lyle Gibson said an ordinance has been prepared to add the R-1-6 zoning district to a table in the PRUD common open space section of the city ordinances. City staff identified the zoning district which was recently created was not included in this table and felt it appropriate to suggest adding it as an additional option for types of development to be considered.

Staff is recommending that the Planning Commission forward a favorable recommendation for the proposed rezone ordinance as written.

The ordinance change does not automatically qualify any existing or future development for the flexibility of a common open space subdivision, but allows the city to consider it.

Chairperson Wilf Sommerkorn opened the public hearing.

No one came forward to speak.

Chairperson Wilf Sommerkon closed the public hearing.

Toby Barrus made a motion to recommend approval to the Kaysville City Council an ordinance change amending Section 17-34-7, Common Open Space Subdivision, of Chapter 17-34, PRUD Planned Residential Unit Development, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City. Quan Nugyen seconded the motion and it was unanimously approved.

CALL TO THE PUBLIC

Nothing was brought forward from the public to the Planning Commission.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, May 14, 2020 via Zoom Meeting.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. Jared Doxey seconded the motion and it passed unanimously. The meeting adjourned at 8:25pm.