

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 28, 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 May 14, 2020 meeting.
2. Public Hearing for the rezone of 1.47 acres of property located at 1413 Webb Lane from the R-1-20 (Single Family Residential) to the R-1-14 (Single Family Residential) zoning district to include the PRUD overlay zone for Mike and Keesha Hardin.
3. Public Hearing for the rezone of approximately 10 acres of property located at approximately 1700 South 550 West, from the R-A (Residential Agriculture) and A-5 (Heavy Agriculture) zones to the R-1-6 (Single Family Residential) zoning district for Ivory Homes.
4. Public Hearing for the rezone of 2 acres of property located at 711 East Crestwood Road from the R-1-8 (Single Family Residential) to the A-1 (Light Agriculture) zoning district for Rustin Jessen.
5. Final Plat for Phase 1B of the Orchard Ridge Subdivision located at 1406 HWY 89 for Ovation Homes and Compass Development.
6. Final Plat for Phases 2-4 of the Orchard Ridge Subdivision located at 1406 HWY 89 for Ovation Homes and Compass Development.
7. Call to the public.
8. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.

9. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday May 22, 2020.

A handwritten signature in blue ink, appearing to read 'Lyle Gibson', with a long horizontal flourish extending to the right.

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

Public Hearing and consideration of a rezone of approximately 1.47 acres of property at 1413 West Webb Lane from the R-1-20 (Single Family Residential) to the R-1-14 (Light Agricultural) zoning district to include the PRUD overlay zone.

May 28, 2020

Applicant/Owner: Mike Hardin
Location: 1413 West Webb Lane

Description:

The subject property exists as a single flag lot currently with one home on nearly 1.5 acres of ground. The applicant is requesting a rezone to the property to give more flexibility with possible future development.

The difference between the R-1-20 and requested R-1-14 is the minimum lot size allowed where the R-1-20 requires lots of at least 20,000 sq. ft. in size and the R-1-14 allows lots to be 14,000 sq. ft. in size or larger. Both the R-1-20 and R-1-14 have the same allowed uses, same height, and same setbacks.

R-1 Zoning: ([KCC Chapter 17-12](#))

The PRUD overlay zone is being requested in connection with the R-1-14 to allow for flexibility in developing the property. The concept provided by the applicant indicates a lot on the far south end of the property which would most likely be accommodated as a flag lot subdivision. This would make the existing single flag lot into a double flag lot where the access driveway would be encompassed by two 18 foot wide flag stems to access the lots. If the zoning moves forward and the type of development is desirable the final details of this would be confirmed through the subdivision process. Final application of the PRUD overlay zone would take effect only after approval of an acceptable final plat.

As a rezone, this decision should be looked at based on its compatibility with the City's **General Plan** and how well the proposed development allowed by the zoning district fits at the specific location.

Recommendation:

As a legislative item the Planning Commission has broad discretion in the recommendation that is forwarded to the City Council. The Commission may request additional information if desired prior to forwarding a recommendation to the city council.

Attachment 1: Area Map

Attachment 2: Zoning Map

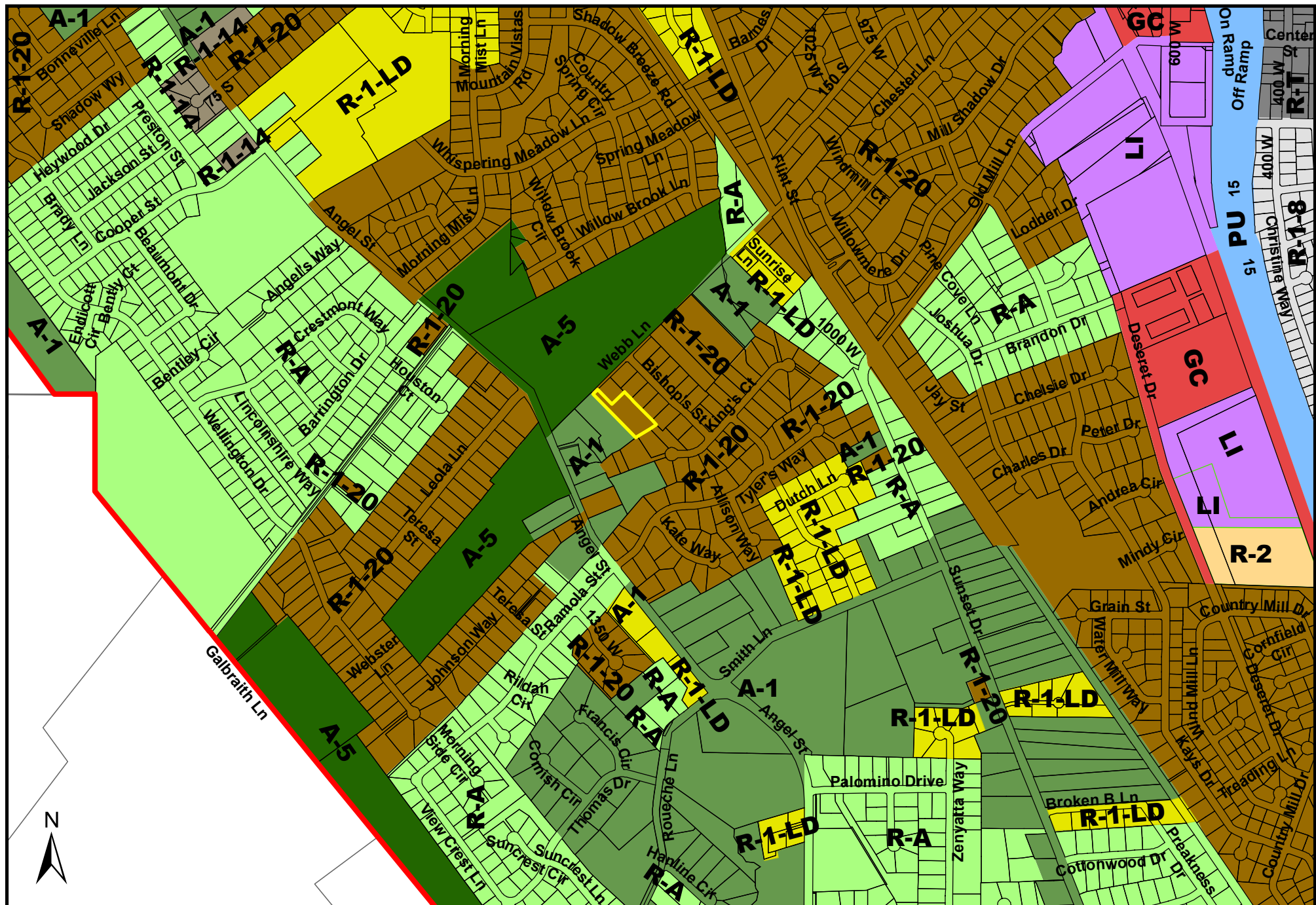
Attachment 3: New lot concept

Attachment 4: Rezone Ordinance

1413 West Webb Lane



1413 West Webb Lane - Rezone from R-1-20 to R-1-14 PRUD





554 ft

Area

0.4 ac

ORDINANCE NO. 20-____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY R-1-20 ZONE TO THE KAYSVILLE CITY R-1-14 TO INCLUDE THE PRUD OVERLAY 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-1-20 and placing it in Kaysville City R-1-14 zoning district to include the PRUD (Planned Residential Unit Development) overlay zone; 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 1.47 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City R-1-20 zone and placing the same in Kaysville R-1-14 zoning district to include the PRUD overlay zone.

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 30 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 consideration of a rezone of approximately 10 acres of property at approximately 1700 South 550 West from the R-A and A-5 (Residential and Agricultural) to the R-1-6 (Single Family Residential) zoning.

May 28, 2020

Applicant/Owner: Ivory Homes / Chase Freebairn
Location: Approximately 1700 South 550 West

Description:

Ivory Homes is interested in a rezone at the subject property to establish a level of confidence for future development such as the concept included with this report.

Roughly 3 acres of the subject property is currently zoned A-5, where the remainder is located in the R-A zoning district. The existing zoning would allow for development of 2 units per acre with some agricultural rights in the R-A zone while the property zoned A-5 could not be further subdivided.

The requested zoning would allow for single family development with lots as small as 6,000 sq. ft. in size. The concept provided by the applicant would ultimately require the approval of the PRUD overlay zone as well in order to create a common open space subdivision on private streets that would also allow for some flexibility in the final lot size.

Kaysville City has for several years indicated to those interested in developing this area that additional access would be needed into and out of the area before development occurs. The applicant is aware of this concern, but with the anticipation of the West Davis Corridor and the extension of Angel Street in the near future, they hoped to establish the base zone now and expect to come back at a later date once the access is resolved to work through the specific details of the development through the subdivision process and PRUD overlay zone if they receive the green light with the current request.

For now the Planning Commission is considering only the R-1-6 zoning district which is regulated through the following ordinance: ([KCC Chapter 17-12](#)).

As a rezone, this decision should be looked at based on its compatibility with the City's [General Plan](#) and how well the proposed development allowed by the zoning district fits at the specific location.

One excerpt from the city's General Plan regarding housing is below:

I. Housing

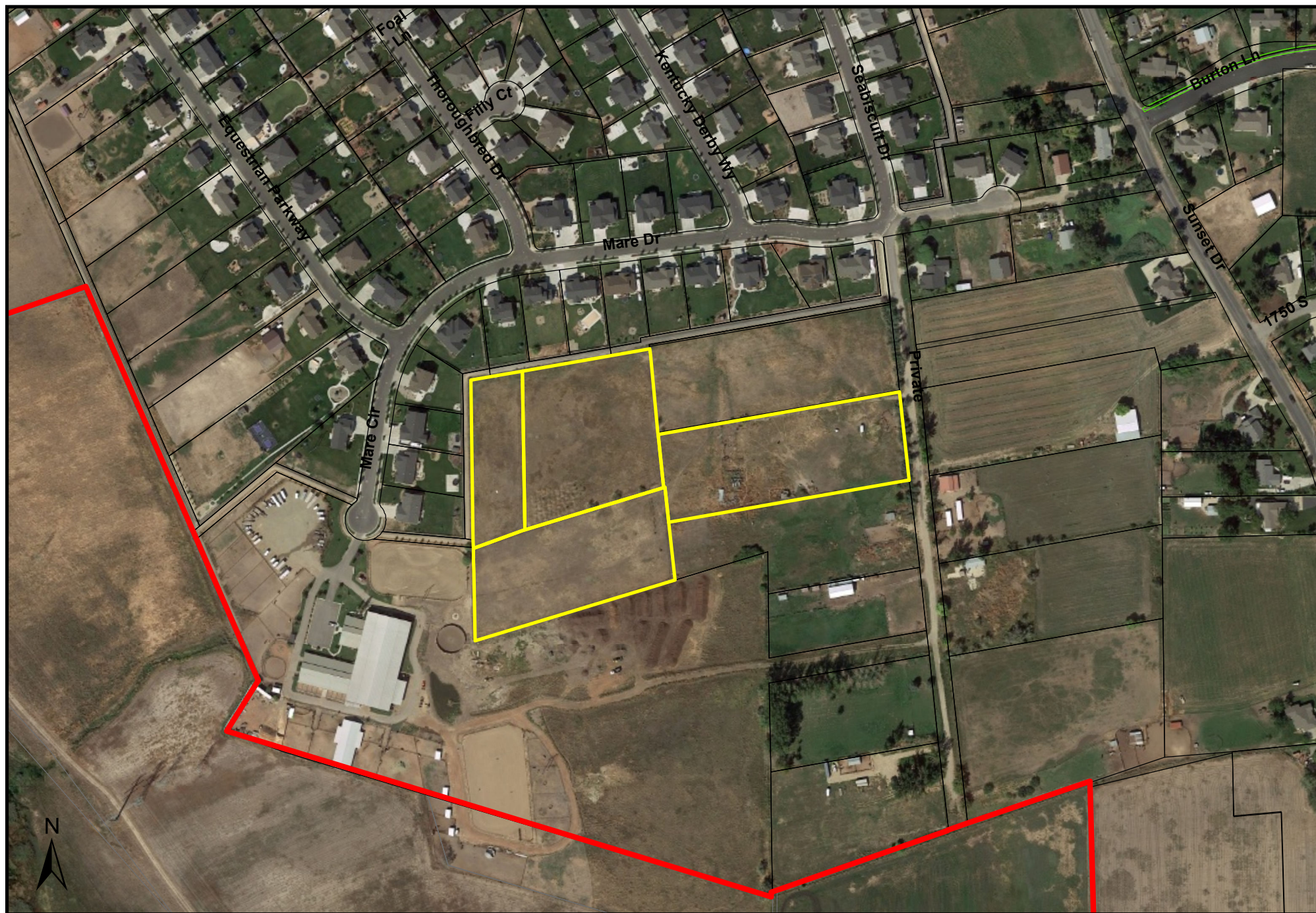
- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).
 - 2. East of I-15, allow for housing compatible with and complimentary to existing neighborhoods while considering medium densities along major streets and higher densities near transit stops and arterial streets (200 North, Main Street, Interstate 15, and U.S. 89).
- B. The majority of the housing should be single unit attached or detached. The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes. Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

Recommendation:

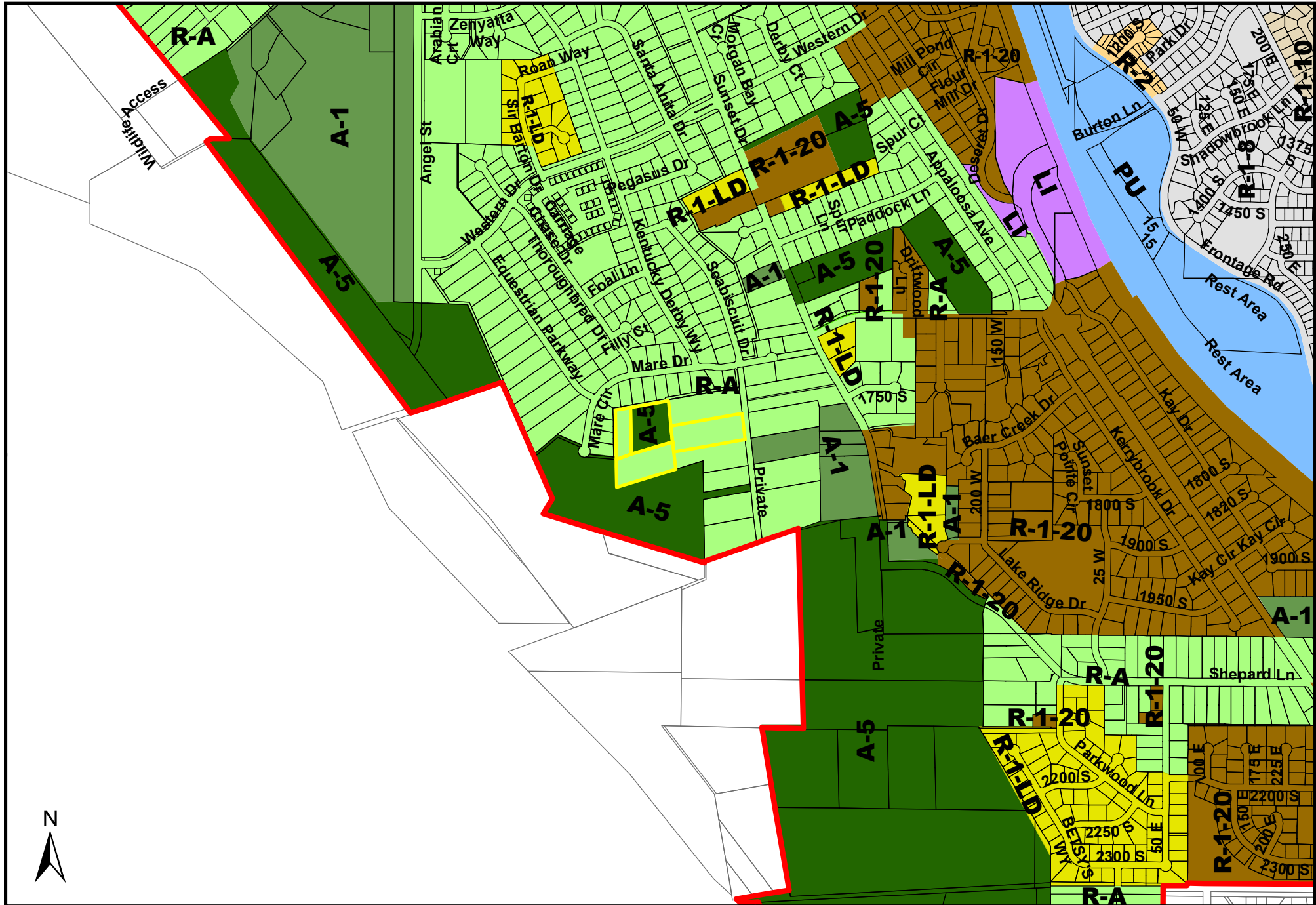
As a legislative item the Planning Commission has broad discretion in the recommendation that is forwarded to the City Council. The Commission may request additional information if desired prior to forwarding a recommendation to the city council.

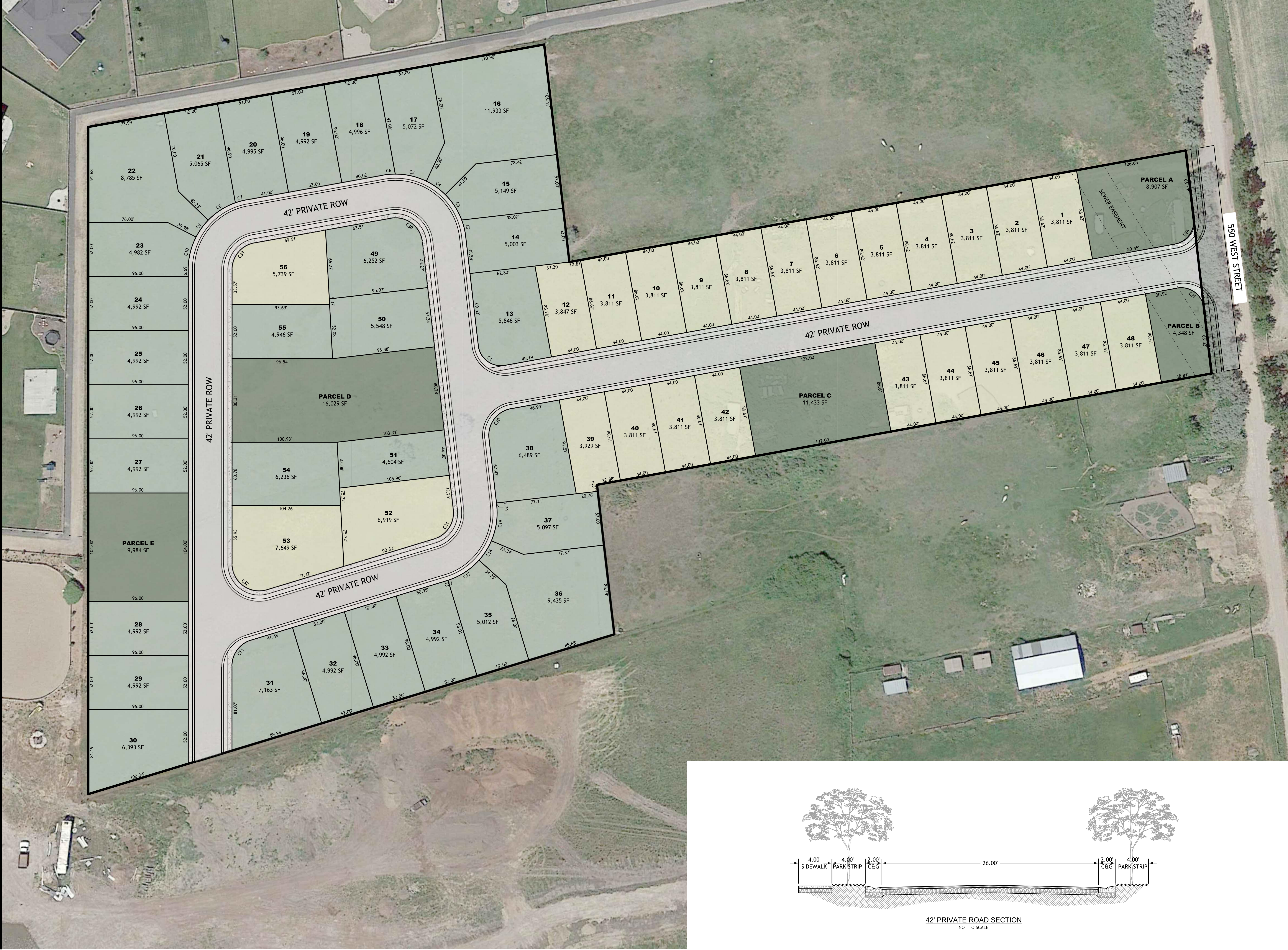
Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Development Concept
Attachment 4: Rezone Ordinance

Approximately 1700 South 550 West

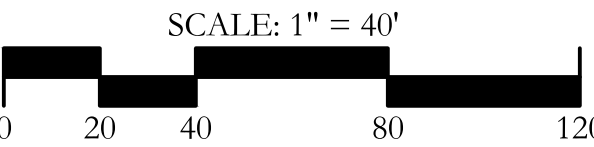


Approximately 1700 South 550 West - Rezone from A-5 and R-A to R-1-6





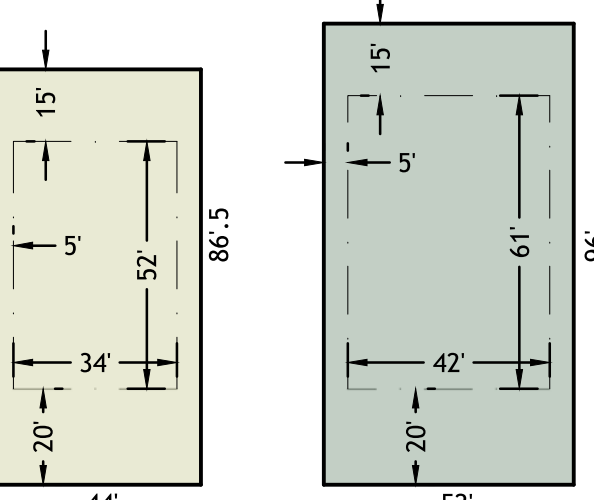
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:



TYPICAL LOT DIMENSIONS
SCALE: 1" = 40'

PROJECT STATISTICS:

TOTAL PROJECT AREA =	9.59 ACRES
TOTAL UNITS =	56
DENSITY =	5.84 UNITS/ACRE
OPEN SPACE =	1.16 ACRES
AVERAGE LOT SIZE =	5,057 SF
FRONT SETBACK=	20"
REAR SETBACK=	15'
SIDE=	5' MIN. 10' TOTAL
SIDE CORNER SETBACK=	20'

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, AMENDED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

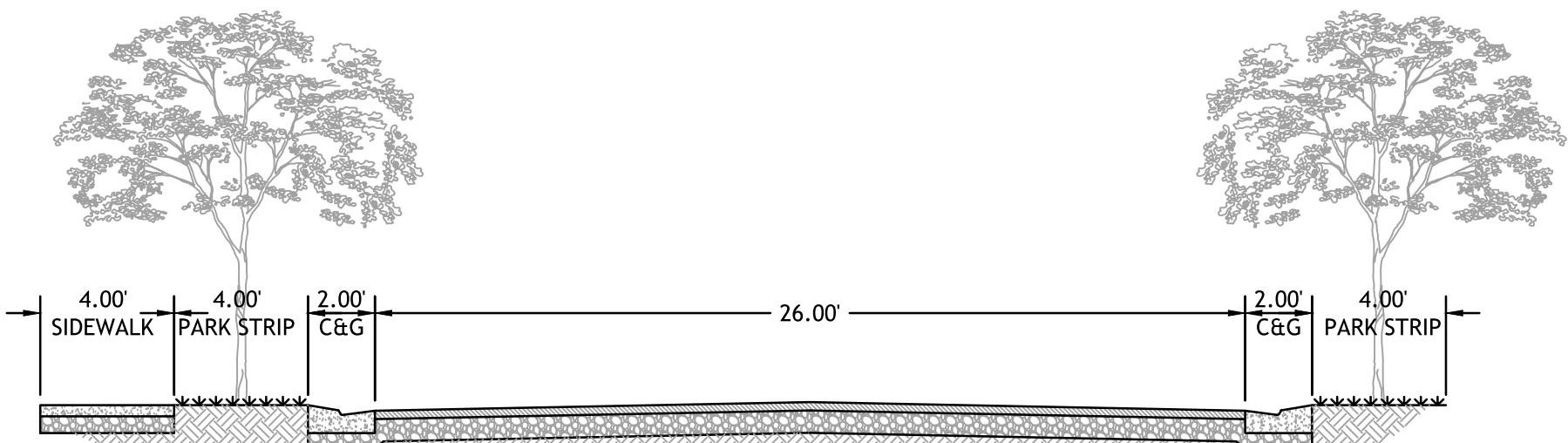
Kaysville - Andersen

Conceptual Site Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: May 1, 2020

SHEET NUMBER:
O-1



42' PRIVATE ROAD SECTION
NOT TO SCALE



ORDINANCE NO. 20-____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY A-5 AND R-A ZONES TO THE KAYSVILLE CITY R-1-6 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-5 and R-A zones and placing it in Kaysville City R-1-6 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 9.59 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City A-5 and R-1-6 zones and placing the same in Kaysville R-1-6 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 30 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 consideration of a rezone of approximately 2.04 acres of property at 711 East Crestwood Road from the R-1-8 (Single Family Residential) to the A-1 (Light Agricultural) zoning district

May 28, 2020

Applicant/Owner: Rustin Jessen
Location: 711 East Crestwood Road

Description:

The subject property is approximately 2.04 acres and Justin has requested to rezone from R-1-8 to A-1. The rezone is to allow the owner more ability to use the property for agricultural purposes.

The existing R-1-8 zone is primarily for single family residential lots on 8,000 sq. ft. of property or larger. The requested zone still allows for single family residential use, but has more agricultural allowances and requires a lot of at least 40,000 sq. ft. in size.

Proposed Zoning: A-1 ([KCC Chapter 17-9](#))

Existing Zoning: R-1-8 ([KCC Chapter 17-12](#))

As a rezone, this decision should be looked at based on its compatibility with the City's **General Plan** and how well the proposed development allowed by the zoning district fits at the specific location.

Recommendation:

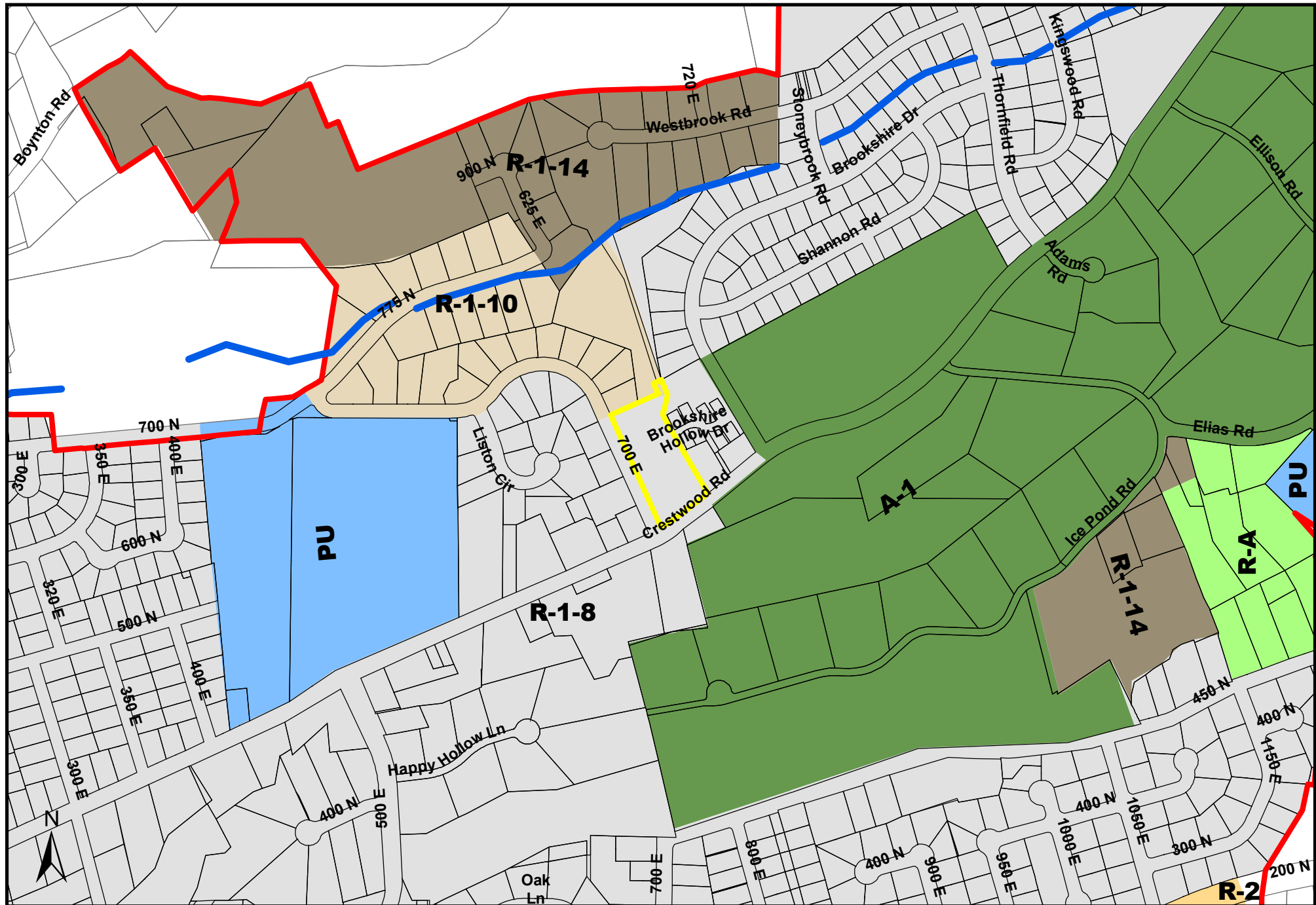
As a legislative item the Planning Commission has broad discretion in its ability to make a recommendation to the City Council. The property meets the minimum size requirements for the requested zone so may be considered.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Rezone Ordinance

711 East Crestwood



711 East Crestwood - Rezone from R-1-8 to A-1



ORDINANCE NO. 20-____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE KAYSVILLE CITY R-1-8 ZONE TO THE KAYSVILLE CITY A-1 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-1-8 and placing it in Kaysville City A-1 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 2.04 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing the same from Kaysville City R-1-8 zone and placing the same in Kaysville A-1 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 30 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 approval for the Orchard Ridge Subdivision Phases 1B, 2, 3, and 4 Subdivision.

May 28, 2020

Applicant/Owner: Ovation Homes and Compass Development
Location: Approximately 1402 North Highway 89

Description:

This property which is located at the far north east corner of Kaysville City was annexed into Kaysville and received preliminary plat approvals in early 2019. Phase 1 of the development has been under construction and the development team is preparing to start development of phase 1B in addition to seeking approvals for phases 2-4 for the remainder of the development.

Phase 1B contains 9 lots which all front Orchard Ridge Lane which is to be extended eastward until reaching the Weber Basin aqueduct. All curb, gutter, and sidewalk improvements around each lot will be completed with this phase and utilities will be stubbed to the south, some of the asphalt improvements will come with phase 2 based on coordinating work around the aqueduct easement.

After phase 1B, full completion of the Orchard Ridge project hinges on final approvals from the Bureau of Reclamation. Initial review and approval has been given by the Weber Basin Water Conservancy District and full approval is anticipated but has been in process for a few months already and make take several more months to complete.

Phases 2, and 3 complete the development of the patio home lots and open space near the aqueduct and also complete the street connectivity to Layton City to the north with 2 points of access as well as improvements for 2 stubs to the south for access and utilities for future development potential. Phase 2 includes an additional 26 lots, some of which are located on a private street. There are a total of 19 lots in phase 3. 2 of the lots identified in phase 3 include existing homes.

Phase 4 includes an additional 13 new building lots with access to all but 2 lots off of a private street. As the development is on the east bench it contains steep slopes. All of the streets within the development have a slope of 10% or less. This phase includes a section of private street at roughly 14% that ends on a cul-de-sac. While this is allowed because of the PRUD and private street, the Fire Chief has required that additional measures be implemented in this phase to mitigate concerns for fire hazard and emergency services which are noted in the recommendations of this report.

All together, the additional phases add another 65 new homes to this area for a total of 93 homes within the Orchard Ridge Subdivision. This is within the maximum number of homes allowed per the annexation agreement with Kaysville City and consistent with the approved preliminary plat.

Phases 2 – 4 are not anticipated to be developed soon, however the applicant is seeking approval as the nature of this development is requiring that multiple improvements be made well before full development and the ability to build on and sell lots. In order to provide culinary water to serve this development and access to that source (a new water tank), a temporary road has already been approved by the city council and is under construction. Water lines to and from the tank are also being installed well ahead of the full development of these phases. With such an investment the developer is seeking assurance that the city will not require an alteration of the design or improvements at a future date. For this, an extended period for the final plat approval is being requested as permitted by KCC 19-4-5 (5) which states:

5. Approval of the final plat shall be effective until the later of:

- 1. One (1) year after the date of approval by the Planning Commission; or*
- 2. Thirty (30) days after the last date on which construction of improvements was done; or*
- 3. The last day of the extension period approved by the Planning Commission.*

Recommendation:

The plats and construction details of phases 1B, 2, 3, and 4 of the Orchard Ridge Subdivision have been reviewed and found to be acceptable by staff and applicable agencies and it is recommended that the planning commission approve final plat for these phases as follows:

Phase 1B: Approve without additional conditions/criteria.

Phase 2: Approve with the stipulation that recordation of subdivision is subject to full approval of work within aqueduct easement and completion of that infrastructure. Also grant an extension period beyond the typical 1 year for the final plat for 10 years.

Phase 3: Approve with the stipulation that recordation of subdivision is subject to full approval of work within aqueduct easement and completion of that infrastructure. Also grant an extension period beyond the typical 1 year for the final plat for 10 years.

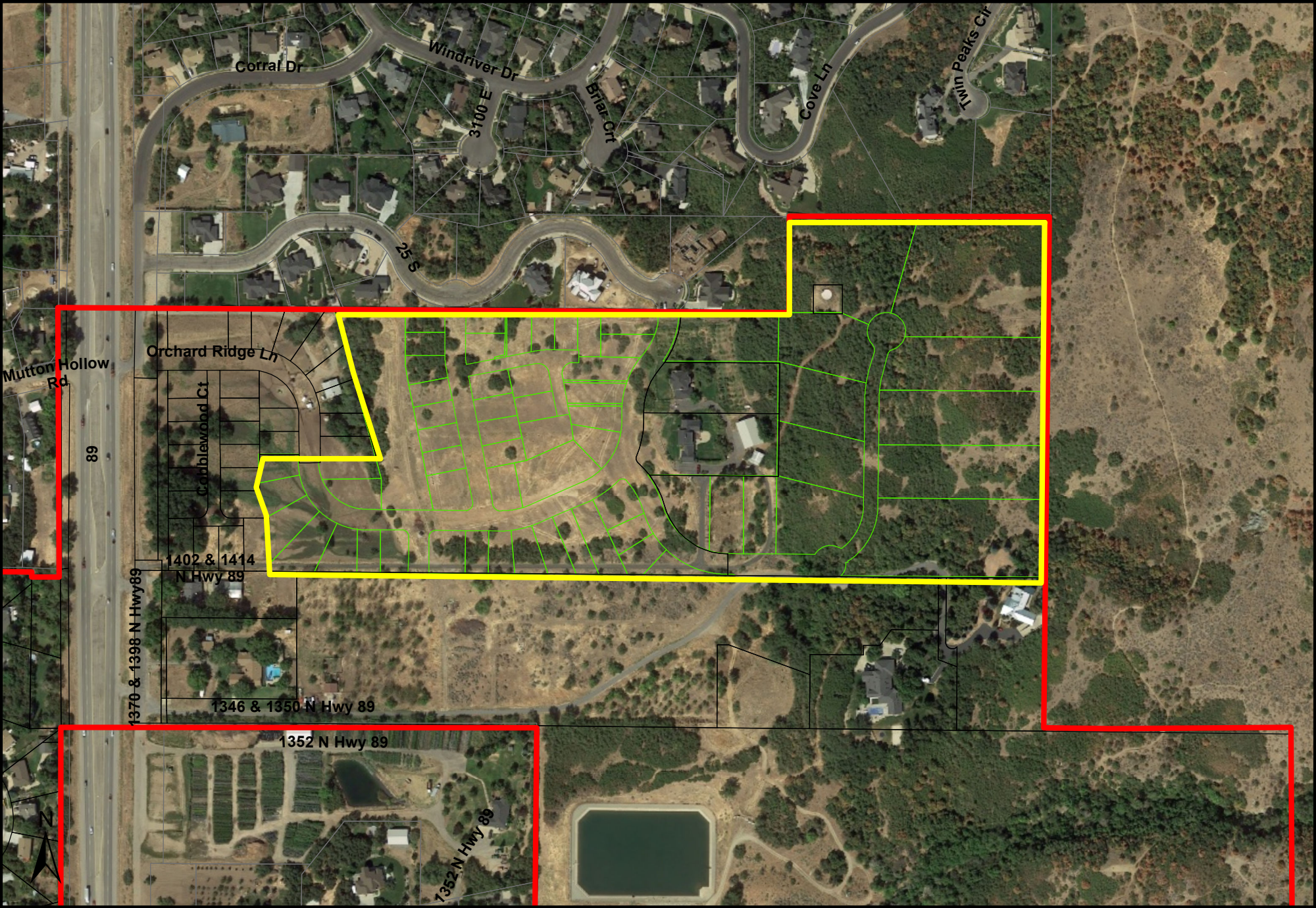
Phase 4 : Approve with the stipulation that recordation of subdivision is subject to full approval of work within aqueduct easement and completion of that infrastructure. Grant an extension period beyond the typical 1 year for the final plat for 10 years. A note must be placed on the plat referring to a risk assessment completed by the Kaysville City Fire Department for those lots accessed by streets with slopes greater than 10%. Lots 408, 409, 410, 411, and 413 shall be required to maintain a 30 foot defensible space around the home. Prior to construction of remaining phase 4 improvements and recording, developer must demonstrate the ability to provide 40 psi of water pressure to all homes. (Currently we anticipate a small booster pump in a vault in the private street, but other options may be viable as well by the time this phase is developed).

While the items are included in one staff report, they have been identified on the agenda according to how applications were received. Staff recommends that the Planning Commission make separate motions for each subdivision phase. Motions may be 'as recommended by staff' or with modifications as the Commission deems appropriate.

Attachments:

- Attachment 1: Area Map
- Attachment 2: Preliminary Plat
- Attachment 3: Phase 1B Final Plat
- Attachment 4: Phase 2 Final Plat
- Attachment 5: Phase 3 Final Plat
- Attachment 6: Phase 4 Final Plat

Orchard Ridge Subdivision



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

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

BENCHMARK

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

ELEVATION = 4432.25

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

1. INSTALL 2.5' CURB AND GUTTER
2. INSTALL 4.0' SIDEWALK

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

ORCHARD RIDGE ESTATES

125 SOUTH CORRAL DRIVE
KAYSVILLE, UTAH



PRELIMINARY SITE PLAN

PROJECT NUMBER
L2343

PRINT DATE
9/12/18

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

1 OF 2



LEGAL DESCRIPTION

Beginning at the Northeast Corner of Bromsfield Subdivision, said point being on the south line of Layton City, the south line of Twin Peaks Cove No. 3 Subdivision, and the section line at a point South 89°50'45" East 1960.90 feet along the section line from the Northwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;

Thence South 89°50'45" East 672.84 feet along the south line to the Southeast Corner of Layton City, the south line to the Southeast Corner of Twin Peaks Cove No. 3 Subdivision, and along the quarter section line to the North Quarter Corner of said Section 25;

Thence South 0°15'44" West 929.80 feet along the quarter section line;

Thence North 89°50'40" West 1692.78 feet to the east line of the east Frontage Road of U.S. Highway 89 (Mountain Road);

Thence North 0°35'40" West 23.26 feet along the east line of the East Frontage Road of State Highway No. 89, (Mountain Road);

Thence South 89°50'15" West 70.00 feet along the north line of the East Frontage Road of State Highway No. 89, (Mountain Road) to the east line of State Highway No. 89, (Mountain Road);

Thence North 0°35'45" West 472.00 feet along the east line of State Highway No. 89, (Mountain Road) to the south line of the East Frontage Road of State Highway No. 89, (Mountain Road);

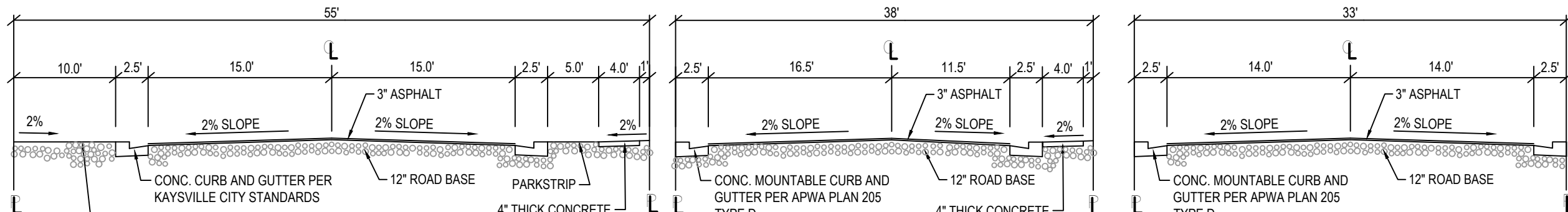
Thence North 89°50'15" East 60.00 feet along the south line to the Southeast Corner of the East Frontage Road of State Highway No. 89, (Mountain Road);

Thence North 0°35'45" West 184.66 feet along the east line of the East Frontage Road of State Highway No. 89, (Mountain Road) to the Southwest Corner of Bromsfield Subdivision;

Thence South 89°50'45" East 1638.71 feet along the south line to the Southeast Corner of Bromsfield Subdivision;

Thence North 0°11'10" East 250.00 feet along the east line of Bromsfield Subdivision to the point of beginning.

Contains 1,763,959 square feet, 0.405 acres.



TYPICAL 55 FOOT ROAD CROSS SECTION

TYPICAL 38 FOOT ROAD CROSS SECTION

TYPICAL 33 FOOT ROAD CROSS SECTION

NOTES

1. LOTS 1-76 ARE ZONED R-1-10.
A. FRONT YARD SETBACK IS 20'
B. SIDE YARD SETBACK IS 8' AND 5' WITH 10' MINIMUM BETWEEN STRUCTURES
C. REAR SETBACK IS 15'
2. LOTS 77-80 AND 91-92 ARE ZONED R-1-14.
A. FRONT YARD SETBACK IS 20'
B. SIDE YARD SETBACK IS 8'
C. REAR SETBACK IS 15'
3. LOTS 81-90 ARE ZONED R-1-20.
A. FRONT YARD SETBACK IS 20'
B. SIDE YARD SETBACK IS 8'
C. REAR SETBACK IS 15'

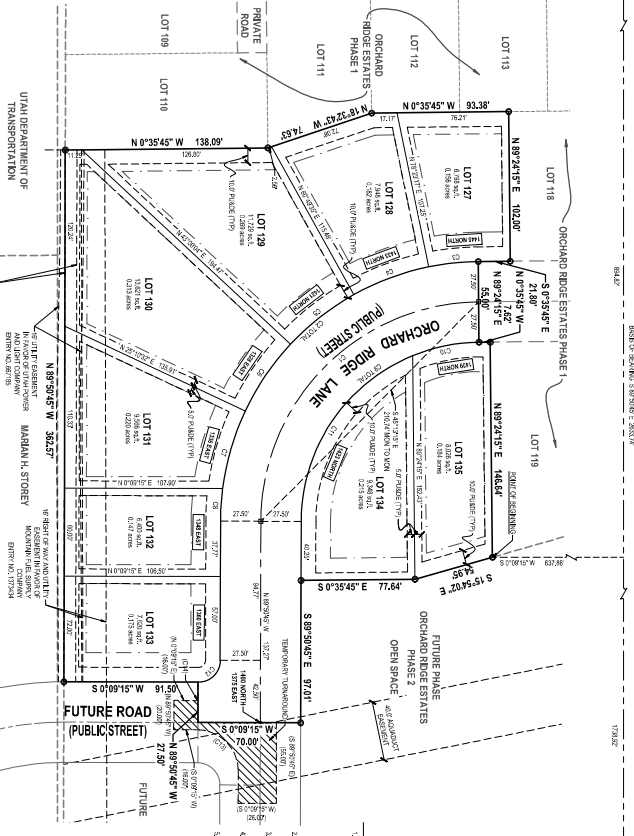
OVERALL DEVELOPMENT LAND USE TABLE	
OVERALL AREA	1,763,959 sq. ft.
TOTAL LOTS	92
DENSITY	2.27 UNITS/ACRE

PHASE 1,2,3 LAND USE TABLE	
OVERALL AREA	922,772 sq. ft.
TOTAL LOTS	76
OPEN SPACE PROVIDED	117,496 sq. ft.
OPEN SPACE REQUIRED	92,348 sq. ft.

PHASE 4 LAND USE TABLE	
OVERALL AREA	841,187 sq. ft.
TOTAL LOTS	16

ORCHARD RIDGE ESTATES - PHASE 1B

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 12
TOWNSHIP 40 NORTH
SALT LAKE BASE & MERIDIAN
KANEVILLE, DAVIS COUNTY, UTAH



NORTHWEST CORNER
SECTION 12
TOWNSHIP 40 NORTH
SALT LAKE BASE & MERIDIAN
KANEVILLE, DAVIS COUNTY, UTAH

BOUNDARY BETWEEN SECTION 12 AND SECTION 13

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LOCATED IN THE NORTHWEST QUARTER

OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH



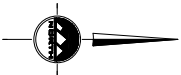
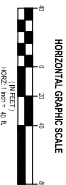
LINE TABLE		CURE TABLE			
LINE	ADDRESS	LENGTH	CORRE	ADDRESS	LENGTH
P-1	50017916	16347	C-1	24017	64347
P-2	50017917	16347	C-2	5007	75347
P-3	50017918	16347	C-3	22255	75347
P-4	50017919	27347	C-4	22255	84347
P-5	50017920	16347	C-5	22255	84347
P-6	50017921	16347	C-6	17250	84347
P-7	50017922	16347	C-7	16347	84347
P-8	50017923	16347	C-8	16347	84347
P-9	50017924	16347	C-9	16347	84347
P-10	50017925	16347	C-10	16347	84347
P-11	50017926	16347	C-11	16347	84347
P-12	50017927	16347	C-12	16347	84347
P-13	50017928	16347	C-13	16347	84347
P-14	50017929	16347	C-14	16347	84347
P-15	50017930	16347	C-15	16347	84347
P-16	50017931	16347	C-16	16347	84347
P-17	50017932	16347	C-17	16347	84347
P-18	50017933	16347	C-18	16347	84347
P-19	50017934	16347	C-19	16347	84347
P-20	50017935	16347	C-20	16347	84347
P-21	50017936	16347	C-21	16347	84347
P-22	50017937	16347	C-22	16347	84347
P-23	50017938	16347	C-23	16347	84347
P-24	50017939	16347	C-24	16347	84347
P-25	50017940	16347	C-25	16347	84347
P-26	50017941	16347	C-26	16347	84347
P-27	50017942	16347	C-27	16347	84347
P-28	50017943	16347	C-28	16347	84347
P-29	50017944	16347	C-29	16347	84347
P-30	50017945	16347	C-30	16347	84347
P-31	50017946	16347	C-31	16347	84347
P-32	50017947	16347	C-32	16347	84347
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P-42	50017957	16347	C-42	16347	84347
P-43	50017958	16347	C-43	16347	84347
P-44	50017959	16347	C-44	16347	84347
P-45	50017960	16347	C-45	16347	84347
P-46	50017961	16347	C-46	16347	84347
P-47	50017962	16347	C-47	16347	84347
P-48	50017963	16347	C-48	16347	84347
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P-52	50017967	16347	C-52	16347	84347
P-53	50017968	16347	C-53	16347	84347
P-54	50017969	16347	C-54	16347	84347
P-55	50017970	16347	C-55	16347	84347
P-56	50017971	16347	C-56	16347	

[illegible]

1. PROPERTY IS ZONED R-1.8 PRUD.

1. A. TALKING TO AND SHAKING DANCERS' PAILS ON THE FLOOR, TALKING TO OTHER DANCERS, CHANGING THE BEAT.
B. CHANGING THE BEAT.
C. TALKING TO OTHER DANCERS.
D. TALKING TO OTHER DANCERS AND CHANGING THE BEAT.
2. A. TALKING TO AND SHAKING DANCERS' PAILS ON THE FLOOR, TALKING TO OTHER DANCERS, CHANGING THE BEAT.
B. CHANGING THE BEAT.
C. TALKING TO OTHER DANCERS.
D. TALKING TO OTHER DANCERS AND CHANGING THE BEAT.
3. A. TALKING TO AND SHAKING DANCERS' PAILS ON THE FLOOR, TALKING TO OTHER DANCERS, CHANGING THE BEAT.
B. CHANGING THE BEAT.
C. TALKING TO OTHER DANCERS.
D. TALKING TO OTHER DANCERS AND CHANGING THE BEAT.
4. A. TALKING TO AND SHAKING DANCERS' PAILS ON THE FLOOR, TALKING TO OTHER DANCERS, CHANGING THE BEAT.
B. CHANGING THE BEAT.
C. TALKING TO OTHER DANCERS.
D. TALKING TO OTHER DANCERS AND CHANGING THE BEAT.
5. A. TALKING TO AND SHAKING DANCERS' PAILS ON THE FLOOR, TALKING TO OTHER DANCERS, CHANGING THE BEAT.
B. CHANGING THE BEAT.
C. TALKING TO OTHER DANCERS.
D. TALKING TO OTHER DANCERS AND CHANGING THE BEAT.

- [illegible]



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

ORCHARD RIDGE ESTATES - PHASE 2

SALT LAKE BASE & MIDDLEMAN
KAYSVILLE, DAVIS COUNTY, UTAH

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD

RECORDED THIS _____ DAY OF _____
AT _____ IN BOOK _____ OF OFF _____
PAGE _____

PROJECT NUMBER: 12543

MANAGER: C. PRESTON
PRESTON, DR. C. L. M.D.

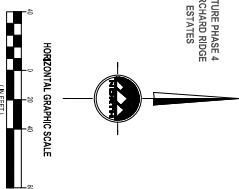
DAVIS COUNTY RECORDER

DATE : 5/6/20

BY _____
DEPUTY RECORDER

[illegible]

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH
APRIL 2020



DEVELOPER
COMPASS HOLDINGS DEVELOPMENT
854 N 250 E
KAYSVILLE, UT 84037
801-628-5121

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

*Real Dollars

NAME TITLE

COMPANY

ADDRESS

CITY STATE ZIP

TELEPHONE

FAX

E-MAIL

DATE

MY COMMISSION EXPIRES _____ REGISTRATION NO.

COUNTRY

NOTARY PUBLIC



ENSIGN

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____
BY THE VANDERBILT CITY ATTORNEY, _____

VANDERBILT CITY ATTORNEY _____

PLANNING COMMISSION APPROVAL

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

CHAIRMAN MAYOR/LEADER OF THE PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____
BY THE MAYNILE CITY ENGINEER

MAYNILE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____
BY THE KANSAS CITY COUNCIL

CITY RECORDER CITY CLERK

PROJECT NUMBER: 1234
MANAGER: C. PRESTON
PROJ BY: JACOB
CHECKED BY: MARGRET
DATE: 5/6/20

Of written records

CONFER

CONFER

TESTING ANSWERS

QUESTION Do honey, candy and beer, a Lammie, two Surveys, and football continue the "prohibited" order from the State of Utah? (either entry has a history of the Queen.)

ANSWER No, honey, candy and beer, a Lammie, two Surveys, and football are not prohibited. The only prohibited items are alcohol, tobacco, and gambling. The only prohibited items are alcohol, tobacco, and gambling.

QUESTION Do honey, candy and beer, a Lammie, two Surveys, and football continue the "prohibited" order from the State of Utah? (either entry has a history of the Queen.)

ANSWER No, honey, candy and beer, a Lammie, two Surveys, and football are not prohibited. The only prohibited items are alcohol, tobacco, and gambling. The only prohibited items are alcohol, tobacco, and gambling.

[illegible]

ORCHARD RIDGE ESTATES - PHASE 3

[illegible]

LOCATED IN THE NORTHWEST QUARTERS
OF SECTION 35
TOWNSHIP 4 NORTH RANGE 1 WEST
S. 1/4 L. 1/4 E. 1/4 NE 1/4 NW 1/4
KAY COUNTY, OMAHA COUNTY, IOWA

DAMS COUNTY RECORDER

ENTRY NO. _____ FILE _____
RECORDED THIS _____ DAY OF _____
AT _____ MIDDLETOWN, IOWA
BY _____ CLERK OF COURTS, REC'D

SHEET 1 OF 2

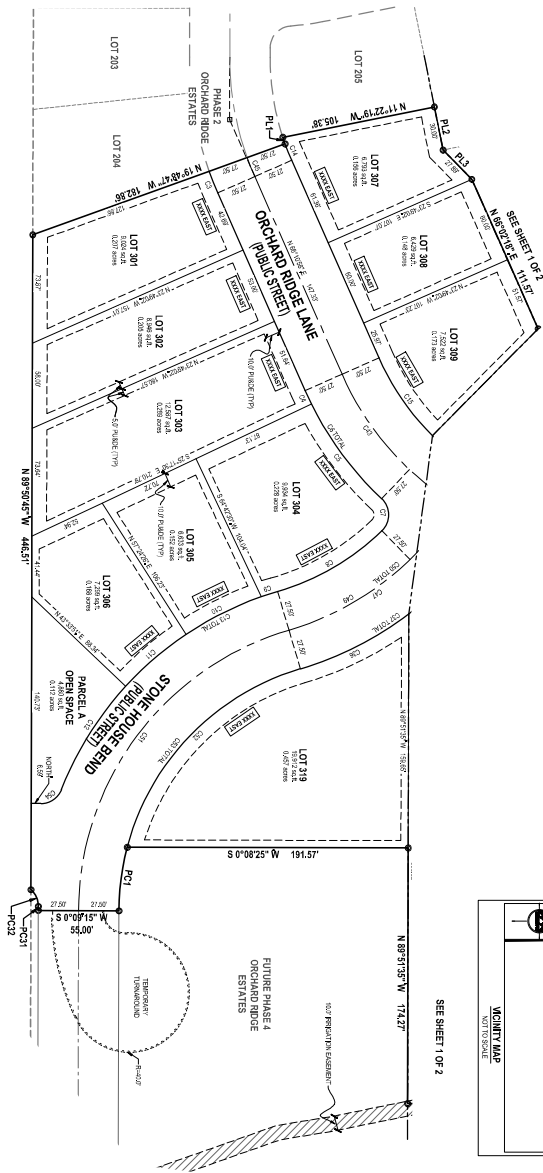
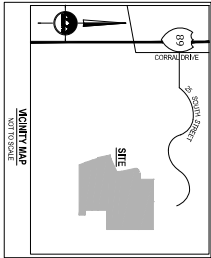
PROJECT NUMBER 12345
MANAGER: C. BERTSON
GRANT BY: JACOB
CLOCKED BY: J. BERTSON
DATE: 5/6/20

DATE: 5/6/20

BY: DEPUTY RECORDER

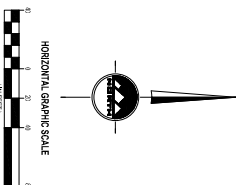
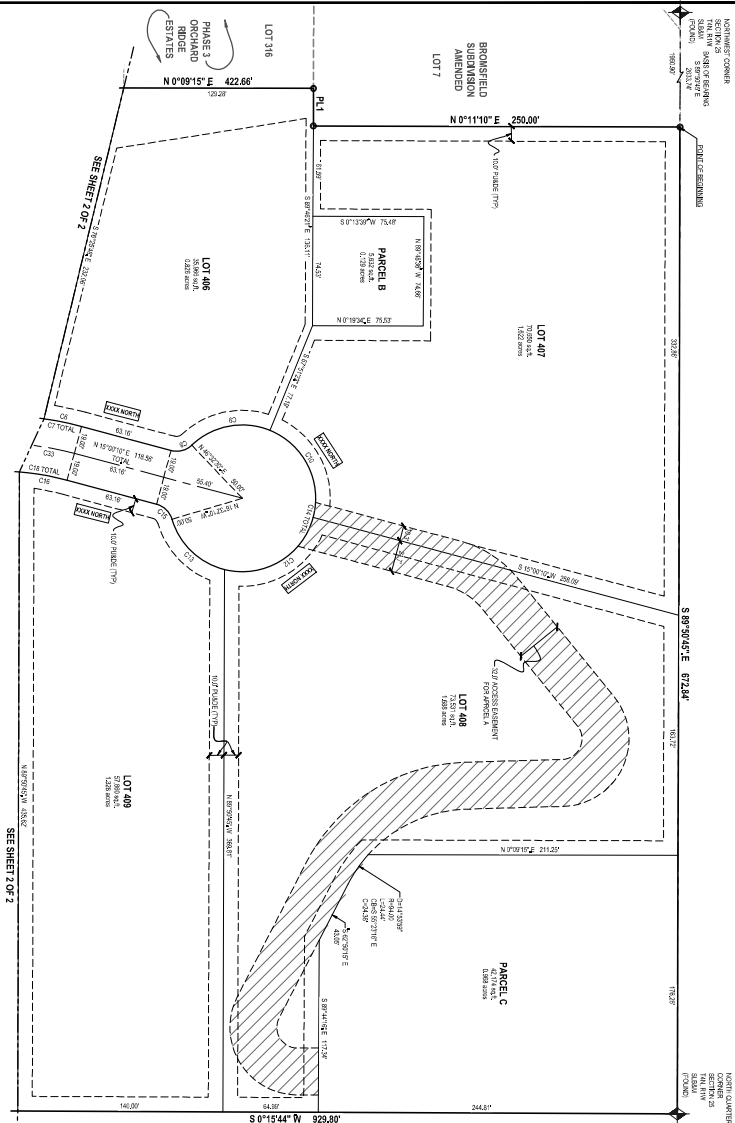
ORCHARD RIDGE ESTATES - PHASE 3

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE WEST
KANE COUNTY, KANSAS



ORCHARD RIDGE ESTATES - PHASE 4

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH
SALT LAKE BASE & MERIDIAN
KANEVILLE, DAVIS COUNTY, UTAH
APRIL 2020



PROJECT
COMPASS HOLDINGS REDEVELOPMENT
844 N 200 E
KANEVILLE, UT 84037
8140438121

SURVEY RECORDING DATA

DATE: _____
DRAWING NO.: _____
BY: _____

ORCHARD RIDGE ESTATES - PHASE 4

LOCATED IN THE NORTHWEST QUARTER
TOWNSHIP 4 NORTH
SALT LAKE BASE & MERIDIAN
KANEVILLE, DAVIS COUNTY, UTAH

SHEET 1 OF 2

PROJECT NUMBER: 12345
DATE: 1/1/2020
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
DATE: 1/1/2020

OWNER'S DECLARATION

I, COMPASS HOLDINGS, as owner of the above described property, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

1. I have read the plat and the accompanying information and I have approved the same.
2. I have read the plat and the accompanying information and I have approved the same.
3. I have read the plat and the accompanying information and I have approved the same.
4. I have read the plat and the accompanying information and I have approved the same.
5. I have read the plat and the accompanying information and I have approved the same.
6. I have read the plat and the accompanying information and I have approved the same.
7. I have read the plat and the accompanying information and I have approved the same.
8. I have read the plat and the accompanying information and I have approved the same.
9. I have read the plat and the accompanying information and I have approved the same.
10. I have read the plat and the accompanying information and I have approved the same.

ORCHARD RIDGE ESTATES - PHASE 4

OWNER'S DECLARATION

I, COMPASS HOLDINGS, as owner of the above described property, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

1. I have read the plat and the accompanying information and I have approved the same.

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3. I have read the plat and the accompanying information and I have approved the same.

4. I have read the plat and the accompanying information and I have approved the same.

5. I have read the plat and the accompanying information and I have approved the same.

6. I have read the plat and the accompanying information and I have approved the same.

7. I have read the plat and the accompanying information and I have approved the same.

8. I have read the plat and the accompanying information and I have approved the same.

9. I have read the plat and the accompanying information and I have approved the same.

10. I have read the plat and the accompanying information and I have approved the same.

UNITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF DAVIS
I, COMPASS HOLDINGS, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

ORCHARD RIDGE ESTATES - PHASE 4

LOCATED IN THE NORTHWEST QUARTER
TOWNSHIP 4 NORTH
SALT LAKE BASE & MERIDIAN
KANEVILLE, DAVIS COUNTY, UTAH

SHEET 1 OF 2

PROJECT NUMBER: 12345
DATE: 1/1/2020
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
DATE: 1/1/2020

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



- [illegible]

LEGEND



SECTION CORNER
PROPOSED STREET MONUMENT
SET BACK BEHIND WITH YELLOW PLASTIC CURB OR WAL STAMPED
TERRAZZO AND A LAND STREET
PAVEMENT PUBLIC UTILITY & DRAINAGE EASEMENT
EASEMENTS
BUILDING SETBACK LINE (SEE GENERAL NOTE 1, SHEET 2 OF 2)

DEVELOPER
COMPASS HOLDINGS DEVELOPMENT



LAYTON
1685 W. H. Webb Rd.
Layton UT 84041
Phone: 801.547.1191
Fax: 801.588.6315
www.2ndstage.com

ORCHARD RIDGE ESTATES - PHASE 4

DAVIS COUNTY REC'D
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSHALE DAVIS COUNTY, UTAH

RECORDED THIS _____ DAY OF _____
AT _____ N. BLOCK _____ OF OFFICE _____
PAGE _____

PROJECT NUMBER: 12543
MANAGER: C. PRESTON
DRAFTER: J. MOSS

DAVIS COUNTY RECORDER
CHECKED BY: MJ-EST
DATE: 6/6/20
BY: _____

[illegible]

COURSE TABLE									
DATE	PERIOD	LECTURE	LAB	REMARKS	CRSE	CRSE	CRSE	CRSE	CRSE
C1	13:07	18:00	17:24:01	SEM-2020	17:28				
C2	13:07	18:00	18:24:01	SEM-2020	18:28				
C3	13:07	18:00	19:24:01	SEM-2020	19:28				
C4	13:07	18:00	20:24:01	SEM-2020	20:28				
C5	13:07	18:00	21:24:01	SEM-2020	21:28				
C6	13:07	18:00	22:24:01	SEM-2020	22:28				
C7	13:07	18:00	23:24:01	SEM-2020	23:28				
C8	13:07	18:00	24:24:01	SEM-2020	24:28				
C9	13:07	18:00	25:24:01	SEM-2020	25:28				
C10	13:07	18:00	26:24:01	SEM-2020	26:28				
C11	13:07	18:00	27:24:01	SEM-2020	27:28				
C12	13:07	18:00	28:24:01	SEM-2020	28:28				
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C16	13:07	18:00	32:24:01	SEM-2020	32:28				
C17	13:07	18:00	33:24:01	SEM-2020	33:28				
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C29	13:07	18:00	45:24:01	SEM-2020	45:28				
C30	13:07	18:00	46:24:01	SEM-2020	46:28				
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C32	13:07	18:00	48:24:01	SEM-2020	48:28				
C33	13:07	18:00	49:24:01	SEM-2020	49:28				
C34	13:07	18:00	50:24:01	SEM-2020	50:28				
C35	13:07	18:00	51:24:01	SEM-2020	51:28				
C36	13:07	18:00	52:24:01	SEM-2020	52:28				
C37	13:07	18:00	53:24:01	SEM-2020	53:28				
C38	13:07	18:00	54:24:01	SEM-2020	54:28				
C39	13:07	18:00	55:24:01	SEM-2020	55:28				
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C41	13:07	18:00	57:24:01	SEM-2020	57:28				
C42	13:07	18:00	58:24:01	SEM-2020	58:28				
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C59	13:07	18:00	75:24:01	SEM-2020	75:28				
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C148	13:07	18:00	164:24:01	SEM-2020	164:28				
C149	13:07	18:00	165:24:01	SEM-2020	165:28				
C150	13:07	18:00	166:24:01	SEM-202					

LINE TABLE		
LINE	BEARING	LENGTH
PC1	S89°57'45"E	25.41'



KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

May 14, 2020

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

Staff Present: Lyle Gibson, Dan Jessop, Heather Nielsen

Public Attendees: Mike Bastian, Paul Burger, Steve Einfeldt, Phil Holland, Kelle Page, Vance Hayden, Holly Ferguson.

OPENING

The Planning Commission meeting was held on Thursday, May 14, 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 23, 2020 meeting were presented for approval. Steve Lyon made a motion to approve the minutes. Quan Nguyen seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION 'B', LANDSCAPING CONTRACTOR, LOCATED AT 112 NORTH 850 WEST FOR HV LAWN SERVICES-HAYDEN VANCE.

Dan Jessop explained the applicant is requesting a conditional use permit for a Major Home Occupation "B" at 112 North 850 West. 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 Major Home Occupation "B" is subject to the provisions of KCC 17-26-4.

Vice Chairperson Joshua Sundloff made a motion to approve the conditional use permit for a Major Home Occupation "B" for landscaping located at 112 North 850 West for HV Lawn Services-Hayden Vance. Steven Lyon seconded the motion and it was unanimously approved.

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.

Dan Jessop said that the applicant is requesting a conditional use permit for a Major Home Occupation "B" at 212 East 2300 South. 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.

Scott Hess made a motion to approve the conditional use permit for a Major Home Occupation "B" for landscaping located at 212 East 2300 South for Kelle Page's Lawn Care. Jared Doxey seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR FARM ANIMALS-GOATS LOCATED AT 42 SOUTH 100 WEST FOR HOLLY FERGUSON.

Dan Jessop said that 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.

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.

Scott Hess asked if this permit only allowed for the two goats requested or does it extend up to five goats allowed for the property size. Lyle Gibson said that the permit would allow for the five goats and that they don't need to return for another permit to increase from two to five goats.

Steve Lyon made a motion to approve the conditional use permit for farm animals-goats located at 42 South 100 West for Holly Ferguson. Scott Hess seconded the motion and it was unanimously approved.

FINAL PLAT FOR DESERET DRIVE PUD SUBDIVISION LOCATED AT APPROXIMATELY 700 SOUTH DESERET DRIVE FOR PHIL HOLLAND.

Lyle Gibson introduced both the Deseret Drive PUD Subdivision and the Old Mill Landing Subdivision. He said 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.

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.

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.

Scott Hess made a motion to approve the Final Plat for Deseret Drive PUD Subdivision located at approximately 700 South Deseret Drive for Phil Holland. Steve Lyon seconded the motion and it was unanimously approved.

FINAL PLAT FOR THE OLD MILL LANDING SUBDIVISION LOCATED AT APPROXIMATELY 700 SOUTH DESERET DRIVE FOR PHIL HOLLAND.

Scott Hess made a motion to approve the final plat for Deseret Drive PUD Subdivision located at approximately 700 South Deseret Drive for Phil Holland. Quan Nguyen seconded the motion and it was unanimously approved.

FINAL PLAT FOR DARLING PLACE PHASE 1 SUBDIVISION LOCATED AT 37 SOUTH ANGEL STREET FOR STEVEN AND SHERRILEE EINFELDT.

Lyle Gibson said 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 for phase 1.

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.

Quan Nyguen made a motion to approve the Final Plat for Darling Place Subdivision located at 37 South Angel Street for Steven and Sherrilee Einfeldt. Toby Barrus seconded the motion and it was unanimously approved.

**REQUEST FOR A VARIANCE FROM FRONT YARD SETBACK REQUIREMENT
LOCATED AT 2120 WEST BONNEVILLE LANE FOR MIKE BASTIAN.**

Lyle Gibson said that the applicant is seeking a variance for some property that they recently purchased. 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.

Mike Bastian said that they purchased the lots from Rocky Mountain Power and they want to make this lot buildable so they are requesting a variance.

Chairperson Wilf Sommerkon said one of the rules of a variance is that it not be a self-created hardship. The previous owner of the property increased the size of the easement impacting the buildable area and Mr. Bastian purchased the property knowing that there was a power easement on it. Therefore, it does not meet the variance requirements. Vice Chairperson Joshua Sundloff seconded this statement.

Vice Chairperson Joshua Sundloff said he would like to see examples of what type of house could be built on the property without the variance.

Scott Hess asked if they could combine this lot with the others they purchased to make a subdivision with a PRUD overlay. Lyle Gibson said that they could, however they would need to create an HOA and common space areas. This was something Mr. Bastian did not want to pursue.

Chairperson Wilf Sommerkorn suggested that Mr. Bastian work with Kaysville City staff to think of alternative options because the variance does not fit. Mr. Bastian said they would look into that. They would also like the opportunity to present examples of houses that they would like to build there.

Steve Lyon made a motion to table the Request for a Variance from front yard setback requirement located at 2120 West Bonneville Lane for Mike Bastian. Toby Barrus seconded the motion and it passed unanimously.

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 28, 2020 via Zoom Meeting.

ADJOURNMENT

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