



KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, October 22, 2020 starting at 7:00 p.m. in the Kaysville City Municipal Building at 23 East Center Street.

In consideration of the COVID-19 safety, attendance may be limited. Because of the room occupancy limitation, it is encouraged that those wishing to direct comments to the Planning Commission regarding items on the agenda do so through the Planning Commission Form Center at:

kaysvillecity.com/FormCenter/Planning-Commission-17/Contact-the-Planning-Commission-71

The agenda shall be as follows:

1. Opening and approval of the minutes from the September 10, 2020 meeting.
2. Conditional Use Permit for a Major Home Occupation 'B' General Contractor located at 731 South Main Street for David Plessinger.
3. Conditional Use Permit for a temporary sales trailer on lot 41 of the Parkway Subdivision located at approximately 700 S. Desert Drive for CW Homes.
4. Public Hearing for the Preliminary and Final plat for the Kaysville Creekside Subdivision located between 200 North and North Main Street for IHC Health Services Inc.-Andy Hubbard.
5. Public Hearing for the Preliminary and Final plat of the Flowering Grove Subdivision located at 292 W Blooming Grove Circle for Dana Griffin.
6. Call to the public.
7. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
8. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Monday October 19, 2020.

Lyle Gibson – Community Development Director

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



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B' (General Contractor) October 22, 2020

Applicant/Owner	Plessinger Enterprises LLC – David Plessinger
Location:	731 South Main Street
Zone:	R-1-8 (Single Family Residential)

Description:

The applicant is requesting a conditional use permit for Major Home Occupation "B" at the above listed address as a location to license their general contractor business. There will be no employees or customers who come to this location. The only equipment related to the business is a pickup truck. All materials for jobs are delivered to the construction site. Primarily the home will act as an office space where the applicant can make calls and do paperwork if not working at a job site.

Recommendation:

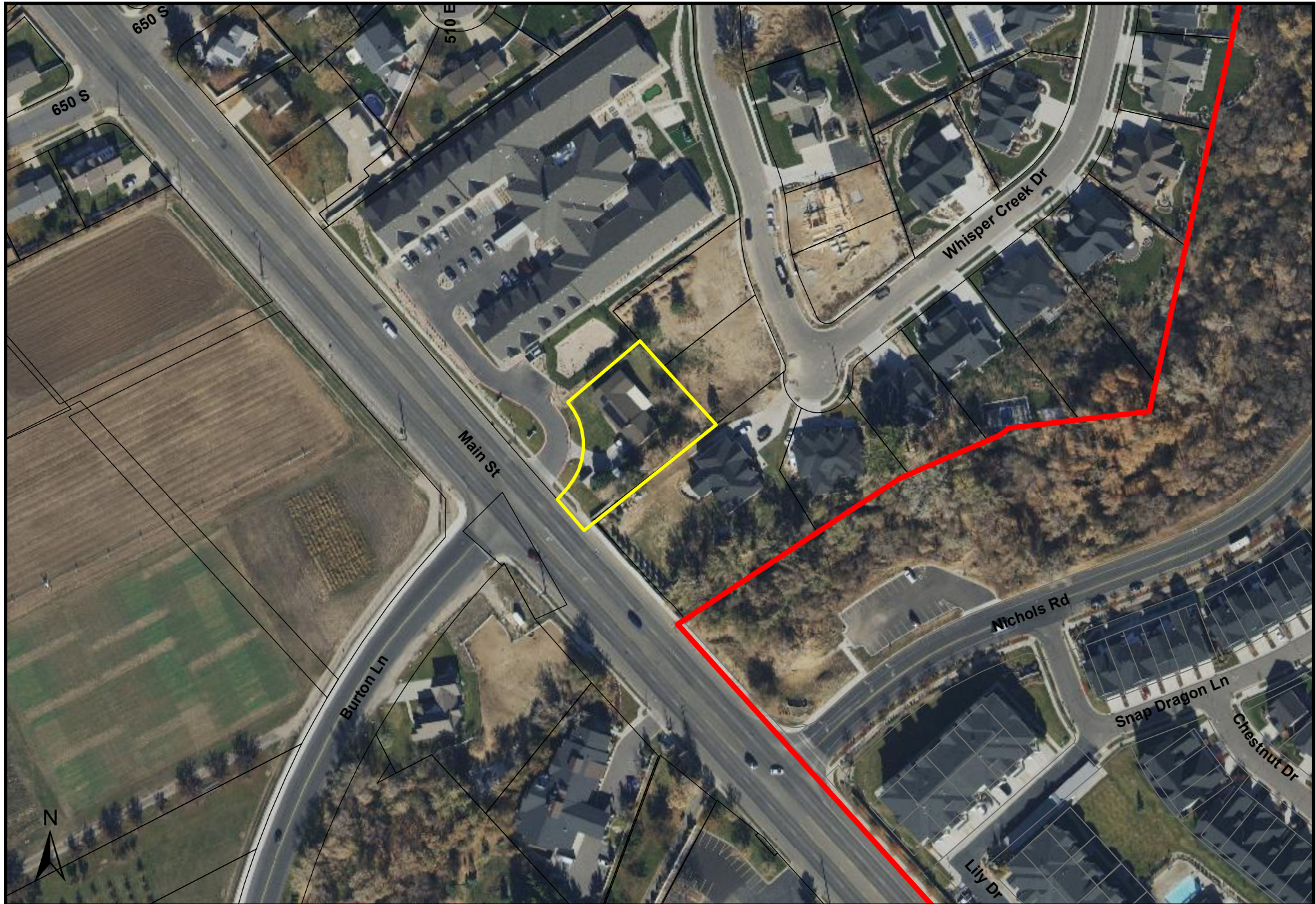
Staff recommends approval of the proposed Conditional Use Permit for Daris Kody Pantry's Plumbing Services without the need for additional conditions.

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

731 South Main Street





Planning Commission Staff Report

Conditional Use Permit for sales trailer for the Parkway Subdivision. October 22, 2020

Applicant/Owner: Paul Burger
Location: Wooden Mill Lane and Millstone Drive

Description:

Paul is requesting a conditional use permit for a sales trailer on lot 41 at the Parkway Subdivision located on Desert Drive which they are developing.

The Subdivision is located in the R-2 zone which allows for model homes or sales trailers under the following provision:

17-14-4 Conditional Uses

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

- 5. Temporary tract offices and development signs subject to the provisions of KCC 17-30-7 and KCC 17-33.*

They are requesting the hours of operation will be 6am to 7pm Monday through Saturday. They will provide at least two non-trackable parking stalls.

Recommendation:

Staff recommends approval with the condition that the sales trailer, low profile sign, and flags be approved from December 1st 2020 to July 31st 2021.

Reasoning:

The request is consistent with the city ordinance.

- Attachment 1: Property Location Map
- Attachment 2: Description of request
- Attachment 3: Lot location
- Attachment 4: Image of example sales trailer.

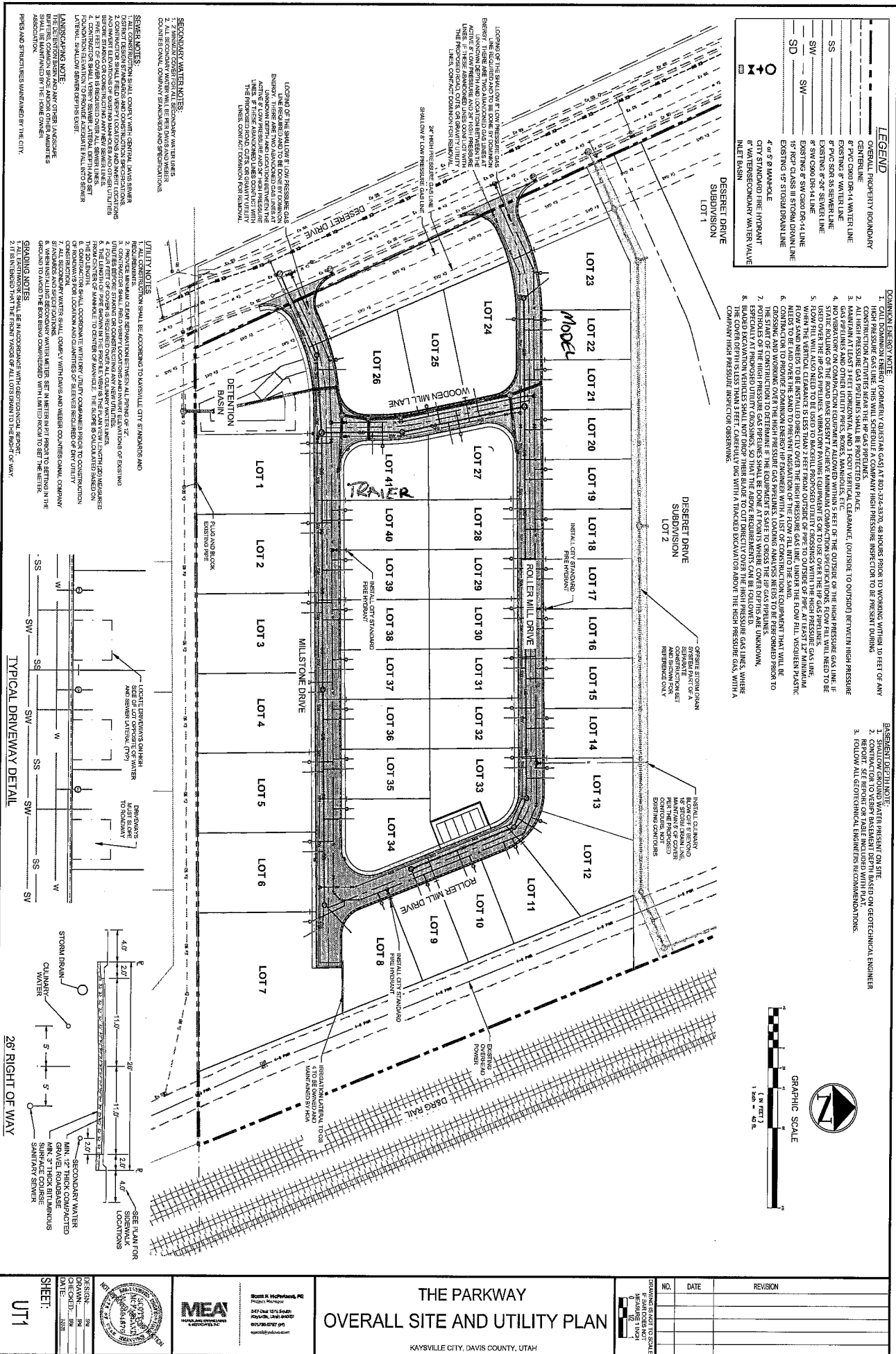
Parkway Subdivision

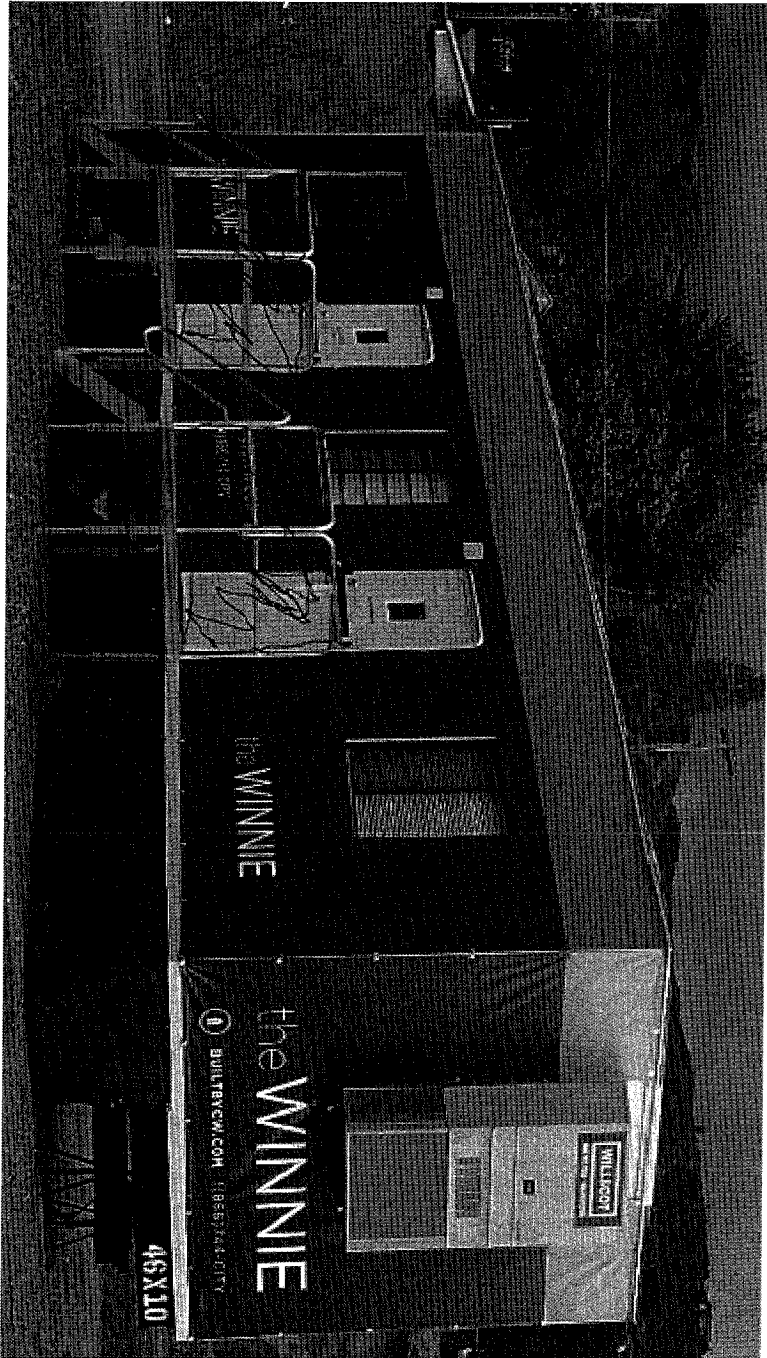


The Parkway

Conditional Use Permit - Sales Trailer

- Hours: 7am to 6pm. (Monday – Saturday)
- In operation December 1st to June 31st, 2021
- Location: Lot 41 (Plan Attached)
- Parking on Wooden Mill Lane and Millstone Drive







Planning Commission Staff Report

Kaysville Creekside Subdivision Preliminary and Final Plat Approval October 22, 2020

Applicant/Owner: IHC Health Services, Inc. – Andy Hubbard
Location: Approximately 350 North 400 West
Zone: [GC \(General Commercial\)](#)

Description:

This subject property is located between 200 North and North Main Street on the west side of 400 West Street. It consists of a total of 12.72 acres. The existing IHC Medical Facility is located on the North end in what is identified as lot 1, there is room for potential expansion of the facility on the property in the future. In addition to refining the property that Intermountain Healthcare intends to keep for its purposes, this proposed subdivision will add adding two acre plus building pads for commercial use along 400 West with the remaining area in lot 4 providing large space for future development near the freeway.

The two smaller lots will accommodate a building area of just over 53,000 square feet, and 43,000 on the other. The remainder larger lot is approximately 5.6 acres. There are no minimum lot sizes or yard requirements for the General Commercial zone.

This plat will complete the access into the site with a standard cul-de-sac to be dedicated as 350 South Street and provide an additional private drive access over Parcels A and B.

The preliminary and Final Plat will contain the following:

Parcel A: 22.50' x 231' street easement
Parcel B: 22.50' x 231' street easement
Parcel C: 5.6 acres of engineered detention

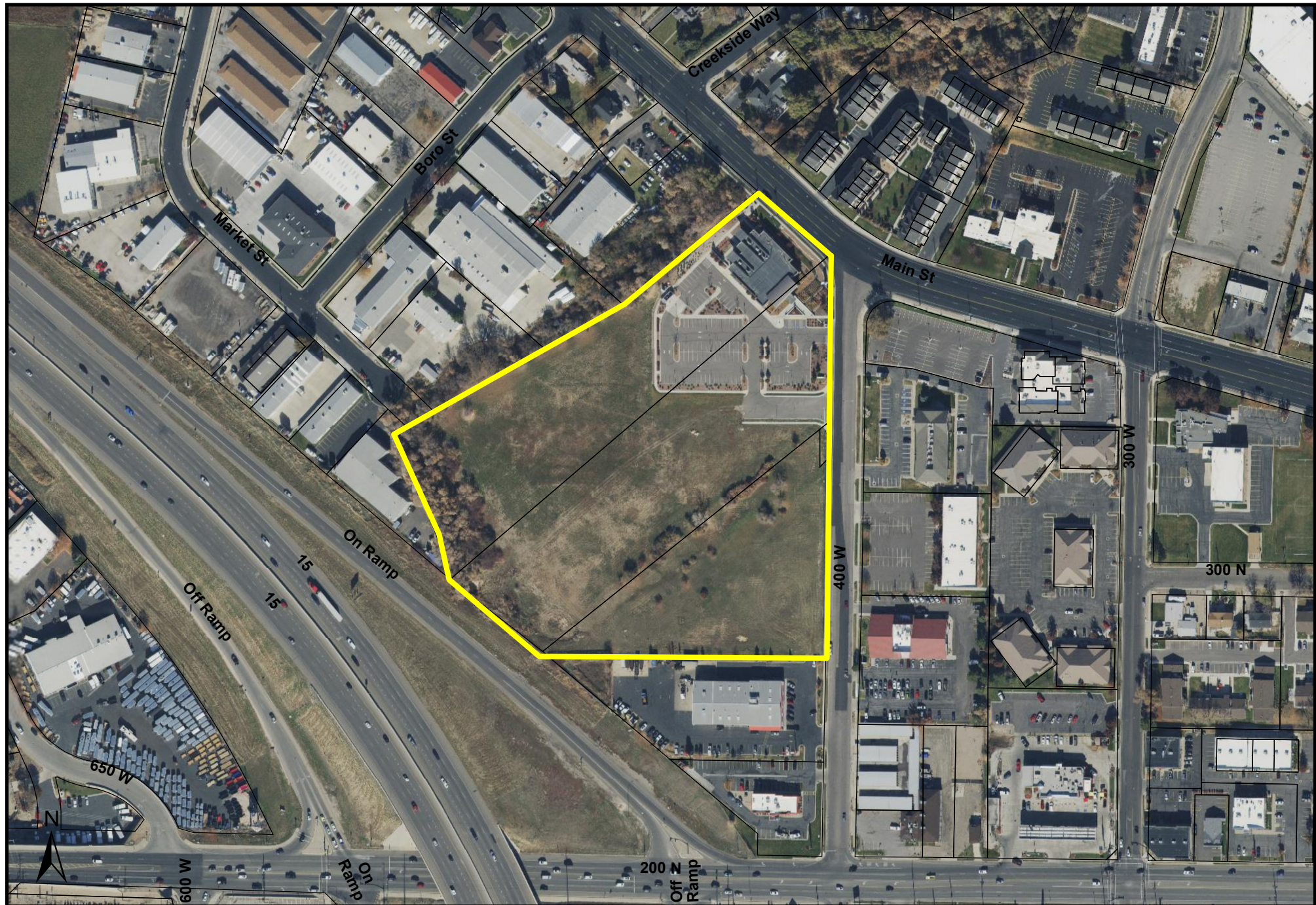
Lot 1 containing Existing IHC Medical Facility - 140,522 square feet.
Lot 2 containing 5.6 acres for future development.
Lot 3 containing 53,194 square feet - commercial pad.
Lot 4 containing 43,718 square feet – commercial pad.

Recommendation:

Staff suggests that the Planning Commission recommend Preliminary and Final Plat approval for the Kaysville Creekside Subdivision since this project meets all of the zoning requirements and the engineering meets the City Standards.

Attachment 1: Area Map
Attachment 2: Plat Map
Attachment 3: Site Plan

Kaysville Creekside Subdivision



Kaysville Creekside
A part of the Northwest 1/4 of Section 34, T4N, R1W, SLB&M, U.S. Survey
Kaysville City, Davis County, Utah
April 2020

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Kaysville Creekside in Davis County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Davis County Zoning Ordinance.

Signed this _____ day of _____, 2020.
6242920
License No. Andy Hubbard

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point (given as being South 53°51'00" West 2325 feet to the West side of State Highway) being the Southeast corner of Marketboro, a subdivision in Kaysville City, Davis County, Utah; said point is South 53°51'08" West 2309.52 feet from the Northeast corner of said Quarter Section; and running thence South 48°17'00" East 201.43 feet along the Southwesterly right-of-way line of Main Street to the intersection of the West right-of-way of 400 West Street; thence South 0°39'48" West 799.38 feet along said West right-of-way line to the North boundary line of Stewart Subdivision in Kaysville City, Davis County, Utah; thence North 89°27'47" West 554.71 feet along said North boundary line to the Northeastly right-of-way line of Interstate 15; thence two (2) courses along said Northeastly right-of-way line as follows: North 50°14'09" West 20.73 feet and North 50°13'19" West 236.43 feet to the Easterly line of Lot 19 of said Marketboro; thence four (4) courses along the boundary line of said Marketboro as follows: North 16°50'00" West 72.43 feet; North 22°50'00" West 227.00 feet; North 60°11'00" East 533.00 feet and North 49°31'00" East 339.00 feet to the point of beginning.

Contains 12.721 Acres

OWNER'S DEDICATION

The undersigned owner of the hereon-described tracts of land hereby sets apart and subdivides the same into lots, parcels, public utility and drainage easements, public streets, sewer and drainage easements, and creek access easements as shown on this Plat, and names said subdivision Kaysville Creekside, and hereby dedicates, grants and conveys to Kaysville City, Utah those parcels specifically designated as public streets on the Plat, and those certain strips of land specifically designated on the Plat as public utility and drainage easements, which are to be used for public utility lines, sewer lines and drainage purposes and the installation, maintenance and operation of said lines, as may be authorized by Kaysville City. We also dedicate, grant and convey to Kaysville City all those parts or portions of said tract designated as creek access easements, the same to be used for vehicular and pedestrian access and egress for as may be authorized Kaysville City

~IHC Health Services, Inc.~

Signed this _____ day of _____, 2020.
By: _____
Print Name: Clay Ashdown
Its: Vice President

ACKNOWLEDGMENT

State of Utah
County of Davis } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by Clay Ashdown— Vice President.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name _____

CENTRAL DAVIS SEWER DISTRICT APPROVAL

Approved by the Central Davis Sewer District on this _____ day of _____, 2020.

Signature

KAYSVILLE CITY

PLANNING COMMISSION APPROVAL

Reviewed by the Kaysville City Planning and Zoning Commission on the _____ day of _____, 2020.

Chairperson

**KAYSVILLE CITY
ENGINEER'S APPROVAL**

Approved by the Kaysville City Engineer on this _____ day of _____, 2020.

Signature

**DAVIS COUNTY PUBLIC WORKS
DIRECTOR APPROVAL**

Approved by the Davis County Public Works Department on this _____ day of _____, 2020.

Signature

KAYSVILLE CITY COUNCIL APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Kaysville City, Utah this day of _____, 2020.

Attest _____
Title _____ Mayor

**KAYSVILLE CITY
ATTORNEY'S APPROVAL**

Approved by the Kaysville City Attorney on this _____ day of _____, 2020.

Signature

NARRATIVE:

This Survey and Subdivision plat was requested by IHC Health Services Inc. for the purpose of subdividing the hereon described property into lots.

Brass Cap Monuments were found at the North Quarter corner, West Quarter corner, and Center of Section 34, T4N, R1W, SLB&M, U.S. Survey. The Northwest corner was established using Centerline Monuments in Creekside Subdivision surveyed by Great Basin and tied to this corner before it was removed. Centerline Monuments were found at the intersections of 400 West Street & 200 North Street and 300 West Street and 200 North Street.

A line bearing North 89°27'47" West between the two centerline monuments was used as the basis of bearings.

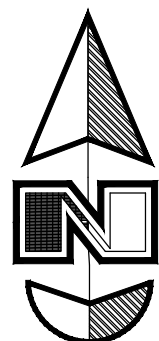
DAVIS COUNTY RECORDER

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

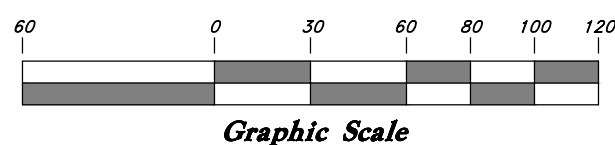
WEBER COUNTY RECORDER

BY: _____ DEPUTY

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Bearing
(C1)	47°52'20"	90.00'	75.20'	73.03'	N 23°16'22" W
(C2)	89°20'12"	25.00'	38.98'	35.15'	S 45°19'54" W
(C3)	90°00'00"	60.50'	95.03'	85.56'	S 45°00'00" W
(C4)	167°17'57"	60.50'	176.66'	120.26'	S 83°38'59" E
(C5)	77°17'57"	10.00'	13.49'	12.49'	N 51°21'01" E
(C6)	90°39'48"	25.00'	39.56'	35.56'	S 44°40'06" E



Scale: 1" = 60'



Graphic Scale

NOTES:

1. 10' wide Public Utility and Drainage Easements as indicated by dashed lines.
2. This plat vacates a portion of Lots 5, 6, 7 and 8, Block 5 and Lot 9 of Block 7, Plat 'B', Kaysville Townsite Survey.

Legend

- Found Nail & Washer
- Set Rebar & Cap
- Set Hub & Tack
- Found Rebar & Cap
- D.C.S. Davis County Surveyor
- Found/Set Centerline Monument
- Found Brass Cap Monument
- Brass Cap Monument Not Found



Planning Commission Staff Report

Flowering Grove Subdivision Preliminary and Final Plat October 22, 2020

Applicant/Owner: Dana Griffin
Location: 292 W Blooming Grove Circle
Existing Zone: R-1-20 PRUD

Description:

In May of 2018 this property was rezoned to the R-1-20 PRUD zone and received a preliminary plat approval for 4 lots based on the attached 'concept plat'. Working through the technical details of the original version, the sewer district could not work with the design. The applicant has since been working with the district in negotiating an acceptable design that still creates desirable lots while providing acceptable access to the sewer system. With this detail worked out, the final plat and improvement drawings have now been completed and are in good order. Because of the amount of lapsed time since the original Preliminary Plat approval and with the adjustments, it is necessary to consider the Preliminary Plat again.

The Final plat contains 4 lots on a Private Lane Subdivision with a hammerhead turnaround opposed to the original bulb. The proposal is consistent with the originally approved 'concept' plan and all lots within the subdivision meet the minimum frontage and size requirements for the zone.

Recommendation:

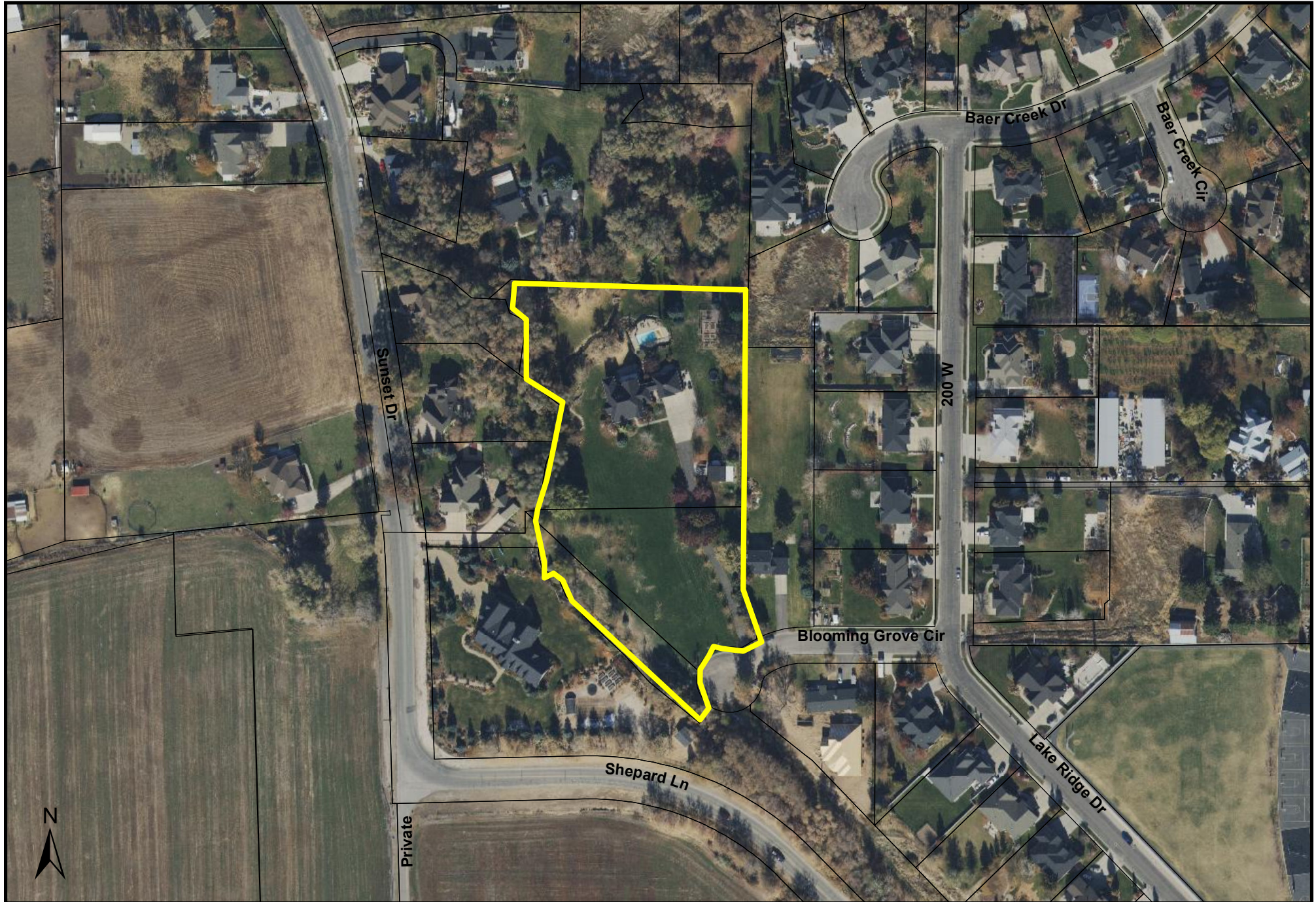
Staff is recommending approval of the proposed final plat for Flowering Grove Subdivision as proposed.

Reasoning:

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

Attachment 1: Location Map
Attachment 2: Concept Plan
Attachment 3: Existing Site Survey
Attachment 4: Final Plat
Attachment 5: Utility and Site Plan

Flowering Grove Subdivision



DEED DESCRIPTION 08-027-0105

THE BOUNDARIES WERE RETRACED BY DEED FROM FOUND SECTION CORNER MONUMENTS. THE DEEDS HAVE BEEN ROTATE TO MEASURED SECTION LINE.

CONTAINING 2.42 ACRES

CONTAINING 1.206 ACRES

CONTAINING 1.206 ACRES

[illegible]

CONTAINING: 177,534 SQ. FT. (4.08 ACRES) (4 LOTS)



NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- [illegible]

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT HEREBY DEPOSE THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343599-2201 AS PRESCRIBED BY 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 PLAN AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE.

STEPHEN P. BOTT
CERTIFICATE NO. 343593-2201

FLOWERING GROVE SUBDIVISION
BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY
FOR: DANA GRIFFIN
292 W BLOOMING GROVE CIRCLE
KAYSVILLE, UTAH
PROJECT #18-038

[illegible]

SURVEYED BY	BQ/CT/RH0-201
DESIGNED BY	
DRAWN BY	IN/SB 10/01/20
APPROVED BY	
DATE	

CALL BLUESTAKE
1.888.668.1111

1-800-662-4111

 AT LEAST
48 HOURS

NO OPEN FLAMES
BEFORE
DIGGING


DIGGINS

SHEET

2

2

[illegible]

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
KAYSVILLE CITY, DAVIS COUNTY, UTAH

I, STEPHEN R. BOTT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343592-2201 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 1-2-21-17 OF THE UTAH STATE CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS: FLOWERING GROVE SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE _____

BEGINNING AT THE NORTH-EAST CORNER OF BLOOMING GROVE IS SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3, RECREATION GARDENS, SAID POINT ALSO BEING LOCATED ON THE WEST LINE OF LOT 14, GARDENS PHASE 4 OF THE CITY OF CHICAGO, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 14, GARDENS PHASE 4 OF THE CITY OF CHICAGO, THENCE WEST ALONG SAID WEST LINE 1370.30 FEET AND WEST 80.40 FEET TO THE WEST 22ND STREET, N. TOWNSHIP 37 NORTH, RANGE 14E, T37N, R14E, CHICAGO & COOK COUNTY, ILLINOIS, THENCE SOUTH ALONG SAID WEST LINE 1370.30 FEET AND SOUTH 07°23'27" WEST 63.76 FEET BY RECORD ALONG SAID WEST LINE OF SAID GARDENS PHASE 4, TO S 20.00°10'00" W 243.88 FEET, TO (1) NORTH BOUNDARY EAST 0.56 FEET TO THE WEST LINE OF SAID 22ND STREET, N. TOWNSHIP 37 NORTH, RANGE 14E, CHICAGO & COOK COUNTY, ILLINOIS, THENCE NORTH ALONG SAID WEST LINE OF BLOOMING GROVE TO CORNER; THENCE SOUTHERLY THE FOLLOWING COURSES ALONG THE WEST LINE OF SAID BLOOMING GROVE TO THE NORTH-EAST CORNER OF SAID BLOOMING GROVE, TO-WIT: (2) SOUTH 89°00'00" W 100.00 FEET, (3) SOUTH 89°00'00" W 100.00 FEET, (4) SOUTH 89°00'00" W 100.00 FEET, (5) SOUTH 89°00'00" W 100.00 FEET, (6) SOUTH 89°00'00" W 100.00 FEET, (7) SOUTH 89°00'00" W 100.00 FEET, (8) SOUTH 89°00'00" W 100.00 FEET, (9) SOUTH 89°00'00" W 100.00 FEET, (10) SOUTH 89°00'00" W 100.00 FEET, (11) SOUTH 89°00'00" W 100.00 FEET, (12) SOUTH 89°00'00" W 100.00 FEET, (13) SOUTH 89°00'00" W 100.00 FEET, (14) SOUTH 89°00'00" W 100.00 FEET, (15) SOUTH 89°00'00" W 100.00 FEET, (16) SOUTH 89°00'00" W 100.00 FEET, (17) SOUTH 89°00'00" W 100.00 FEET, (18) SOUTH 89°00'00" W 100.00 FEET, (19) SOUTH 89°00'00" W 100.00 FEET, (20) SOUTH 89°00'00" W 100.00 FEET, (21) SOUTH 89°00'00" W 100.00 FEET, (22) SOUTH 89°00'00" W 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OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ (UNDERSIGNED OWNER) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS FLOWERING GROVE SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY THOSE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, AND DO HEREBY DEDICATE, GRANT & CONVEY TO FLOWERING GROVE SUBDIVISION HOMEOWNERS ASSOCIATION (HOA) THE PRIVATE STREET & UTILITY CORRIDOR SHOWN HEREON. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREET AND UTILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20_____

STATE OF UTAH)
COUNTY OF DAVIS)
ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNERS
DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY
AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: _____ COMMISSION EXPIRES: _____

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH



Phone: (801) 773-1971
Fax: (801) 773-1973

[illegible][illegible]

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD

PAID _____ FEES FOR RECORD
AND RECORDED THIS _____

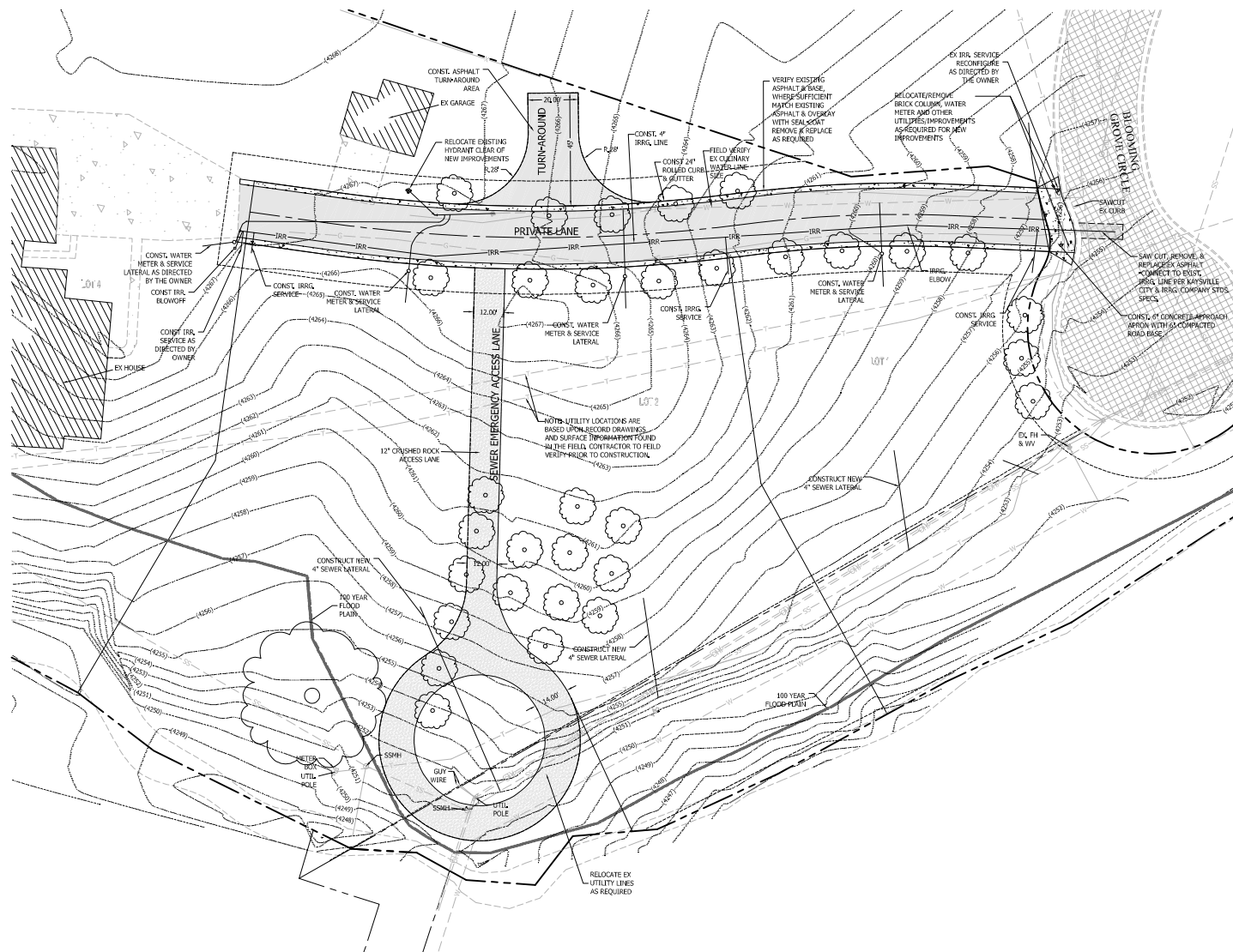
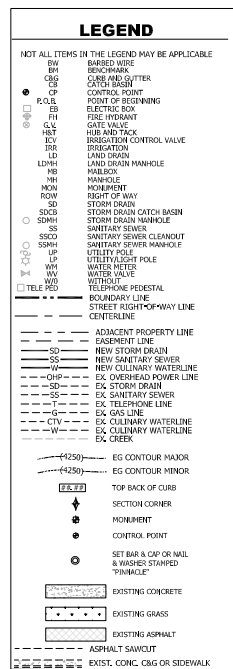
DAY OF _____, 20____AT
IN BOOK

OF OFFICIAL RECORDS PAGE

DAVIS COUNTY RECORDER

BY _____

DEPUTY RECORDER



KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

September 10, 2020

Planning Commission Members Attended: Chairperson Joshua Sundloff, Toby Barrus, Quan Nguyen, Jared Doxey and Abigayle Hunt.

Absent: Vice Chairperson Scott Hess, Steve Lyon, Wilf Sommerkorn.

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

Public Attendees: Shane Arbon, Angie Arbon, Jennifer Romney, Keith Potter, Phil Holland, Carol Walker, Carla Anderson, Michael Sorenson, Brittany, Flint, Leisa Jacobson, Eva Michael, Gill Miller, Alaide Parkin, David Booth, Nelly Goldman, Brandon Wright, Justin Atwater, Phil Holland.

OPENING

The Planning Commission meeting was held on Thursday, September 10, 2020 at 7:00 p.m. at the Business Resource Center for the Davis Technical College. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Quan Nguyen made a motion to approve the minutes from the August 27, 2020 meeting. Toby Barrus seconded the motion and they were unanimously approved.

PUBLIC HEARING FOR THE REZONE OF 0.65 ACRES OF PROPERTY AT 686 SOUTH WELLINGTON DRIVE FROM THE R-1-20 (SINGLE FAMILY RESIDENTIAL) TO THE R-1-14 (SINGLE FAMILY RESIDENTIAL) TO ALLOW FOR AN ADDITIONAL SINGLE FAMILY LOT FOR SHANE AND ANGIE ARBON.

Lyle Gibson explained that the subject property is currently a lot zoned R-1-20 approximately .65 acres. Mr. Arbon has requested to rezone his property from R-1-20 to R-1-14 in order to utilize the western portion of the lot to create a second single family building lot. This new single family home lot would front the stub road west of Wellington Drive (Leola Drive). The existing lot has a total of 28,126 square feet allowing for two lots that would meet frontage, square footage, and buildable set back requirement under the requested R-1-14 zoning district.

Both the existing and requested zone are regulated by chapter 17-12 and are identical in uses allowed and required setbacks, the difference between the zoning districts is the minimum lot size.

Chairperson Joshua Sundloff invited Mr. Arbon to the stand. Mr Arbon stood and said that he would like to build a home on the lot behind their current home. He stated that he had talked with

his neighbors about this purposed idea and that they had no issue with the rezone to build a home on that lot.

Chairperson Joshua Sundloff opened the public hearing.

No one approached the stand.

Chairperson Joshua Sundloff closed the public hearing.

Jared Doxey made a motion to recommend approval to the Kaysville City council the rezone of 0.65 acres of property at 686 South Wellington Drive from the R-1-20 (Single Family Residential) to the R-1-14 (Single Family Residential) to allow for an additional single family lot for Shane and Angie Arbon. Quan Nguyen seconded the motion and it was unanimously approved.

PUBLIC HEARING FOR THE REZONE OF 0.78 ACRES OF PROPERTY AT 717 EAST 100 SOUTH TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE TO ALLOW FOR FLAG LOT DEVELOPMENT FOR JENNIFER ROMNEY.

PUBLIC HEARING FOR THE CONSIDERATION OF A PRELIMINARY PLAT FOR THE ROMNEY DOUBLE FLAG LOT SUBDIVISION LOCATED AT 717 EAST 100 SOUTH FOR JENNIFER ROMNEY.

Lyle Gibson said that the .78 acre property which is located at the above listed address is zoned R-1-8 (Residential single family - 8,000). The applicant desires to create 2 new lots in a double flag lot configuration while keeping the existing home on the lot fronting 100 South. The existing home and two flag lots behind would create three lots on this parcel. The underlying zone remains the same, but the PRUD overlay would allow her to do to develop in this manner. The front lot will contain an existing single family home on an 8,048 square foot lot. The flag lots created would include a 36 ft. projection for access onto 100 South. One flag lot will contain 10,267 sq. ft. and the second will contain 11,116 sq. ft.

Chairperson Joshua Sundloff opened the public hearing.

Gill Miller stood and said that the rear entrance to Burton Elementary is right there and he is worried that adding more density to the area will increase traffic. He is also worried that this will set precedence and feels that it does not improve the sense of community.

Mr. Gill Miller had Lyle Gibson show a power point that he and the neighbors who opposed this development put together. He also presented the Planning Commission with a petition of property owners that did not support this development.

Mr. Miller's presentation showed situations that would diminish privacy, cause safety issues and result in diminished property values.

Alaide Parkin stood and said that this development will add more traffic and she is nervous for the children walking to Burton Elementary.

David Booth said that he was drawn to the area because there was open space and now everyone around him started developing flag lots. He would like to keep more open space. He asked them to dismiss the rezone.

Nelly Goldman said that the street is so narrow that adding another two houses to the area will make it really tight.

Brandon Wright stated that he is a Police Officer and said that the street is too narrow to add more development. He is worried that this would set precedence for the area. He asked the Planning Commission to vote no for the rezone.

Chairperson Joshua Sundloff closed the public hearing.

Tobby Barrus asked Jennifer Romney where people would enter and exit the property. Mrs. Romney said it would be from the west side.

Quan Nguyen asked Lyle Gibson if the rezone was approved could another developer come in and do whatever they wanted with the property. Lyle said yes, any property owner could develop what they wanted within that zone. Lyle Gibson said if there were concerns the Planning Commission could add specific requirements to the rezone.

Quan Nguyen asked Jennifer Romney why she didn't reach out to neighbors beforehand. He also asked her why she was making three lots if she did not intend to build on the second lot. Lyle Gibson said that she had to design it that way to keep the garage on the second lot.

Jared Doxey said that he sympathizes with neighbors and that new development is hard however, we need to add more affordable housing to Kaysville City. We need to add smaller lots for people to build on.

Chairperson Joshua Sundloff said that there needs to be a discussion between Mrs. Romney and the neighbors.

Tobby Barrus made a motion to recommend approval to the Kaysville City Council for the rezone of 0.78 acres of property at 717 East 100 South to include the PRUD (Planned Residential Unit Development) overlay zone to allow for flag lot development for Jennifer Romney. Jared Doxey seconded the motion. Voting was as follows:

Jared Doxey: Aye

Chairperson Joshua Sundloff: Aye

Quan Nguyen: Nay

Abigayle Hunt: Aye

Tobby Barrus: Aye

The motion passed four to one.

Jared Doxey made a motion to approve the preliminary plat located at 717 East 100 South to include the PRUD (Planned Residential Unit Development) overlay zone to allow for flag lot development for Jennifer Romney. Abigayle Hunt seconded the motion and it was unanimously approved.

PUBLIC HEARING FOR THE REZONE OF 0.47 ACRES OF PROPERTY AT 293 EAST 500 NORTH FROM THE R-1-8 (SINGLE FAMILY RESIDENTIAL) TO THE R-1-6 (SINGLE FAMILY RESIDENTIAL) ZONE TO ALLOW THE CREATION OF A NEW SINGLE FAMILY LOT FOR KEITH POTTER.

Lyle Gibson said that the subject property is currently a lot zoned R-1-8 approximately .466 acres. This property was platted as 2 lots years ago and Keith has requested to rezone from R-1-8 to R-1-6 in order to re-establish the building lot that was approved about 40 years ago. His father in law previously owned both lots at 285 East as well as their home at 293 East 500 North, and completed a garage addition some 30 years ago that encroached the required side yard at 293 East. This home addition required the use of both lots in order for the home to meet yard requirements and so the properties were combined.

Keith now anticipates using the lot at 285 now for another single family home, however the existing home still requires a width that makes an additional R-1-8 (60 foot wide lot) infeasible. Staff has worked with the applicant to explore different routes for splitting the property again, including potential purchase of neighboring ground. In the end the solution is to consider a rezone of the property to the R-1-6 district which requires less lot frontage that needed to make 2 lots work. Both lots will maintain the 8,000 square foot size as per the R-1-8 zoning. Keith is just looking for the reduced frontage from 60 to 55 feet that R-1-6 would provide. Also of note, the amount of street frontage of the subject property will limit the amount of homes to 2 even under the R-1-6 zone.

Chairperson Joshua Sundloff opened the public hearing.

No one approached the stand.

Chairperson Joshua Sundloff closed the public hearing.

Quan Nguyen made a motion to recommend approval to the Kaysville City Council for the rezone of 0.47 acres of property at 293 East 500 North from the R-1-8 (Single Family Residential) to the R-1-6 (Single Family Residential) zone to allow the creation of a new single family lot for Keith Potter. Jared Doxey seconded that motion and it was unanimously approved.

PUBLIC HEARING FOR THE REZONE OF 3.87 ACRES OF PROPERTY AT APPROXIMATELY 600 SOUTH DESERET DRIVE FROM THE LI (LIGHT INDUSTRIAL) TO THE R-2 (RESIDENTIAL) ZONE TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE TO ACCOMMODATE A PRIVATE STREET SUBDIVISION WITH COMMON OPEN SPACE.

Lyle Gibson told the Planning Commission that several items are being addressed under the same staff report as they relate to the same development agreement and property. Consideration in the order listed will help procedurally to deal with the bigger picture considerations and then hone in on the more specific development proposals.

The subject property which is located between Deseret Drive and I-15 just south of Boondocks has an applicable development agreement that was approved by the Kaysville City Council Nearly a year ago. In the agreement, which is included with this report, the developer was allowed to develop as many as 66 detached single-family residential homes. The zoning was originally put in place to match the anticipated configuration of this development, but was modified shortly thereafter in order to reduce the amount of residential development and accommodate 2 specific commercial users that were considering the property. These specific commercial uses are no longer at the table and the developer is interested in putting the residential units allowed by the development agreement back into consideration.

Originally the residential development that was removed fronted along Deseret Drive putting the commercial property between it and the freeway. The current request is to put the single family homes abutting the residential project currently under construction along the south side of the property providing more Deseret Drive frontage for commercial users.

The agreement requires that at least 13.0 acres of the subject property remain available for commercial/light industrial development. This request leaves the 13 acres required.

The existing development agreement already place restricts the type of residential development that can be done. In addition, the developer has provided subdivision plats, including the preliminary plat for the residential component to show how these homes would be developed.

PUBLIC HEARING FOR THE PRELIMINARY AND FINAL PLAT OF THE DESERET LANDING SUBDIVISION AT APPROXIMATELY 600 SOUTH DESERET DRIVE FOR PRIVET BARROW.

Lyle Gibson said as the developer moves forward finding users for both the commercial property and a builder for the residential component, it is necessary to divide the property through a subdivision process. The Deseret Landing Subdivision creates a lot 3.87 acres in size (the area being considered for a rezone) that will later be further divided into a residential development (the Old Mill Landing Subdivision). It also creates 3 commercial lots ranging from 3 acres to 6 acres in size. This commercial portion will also go through a separate and more detailed subdivision process (the Deseret Landing Business Park Subdivision) where further review of the engineering and technical details can be conducted.

PUBLIC HEARING FOR THE PRELIMINARY PLAT OF THE DESERET LANDING BUSINESS PARK SUBDIVISION AT APPROXIMATELY 600 SOUTH DESERET DRIVE FOR PRIVET BARROW.

Lyle Gibson explained that this subdivision plat includes 3 lots accessed via a cul-de-sac road off of Deseret Drive. While the development agreement applicable to this property requires that at least 13 acres be developed as commercial/light industrial use, The LI zoning district does not have minimum lot size or width requirements. The 3.08 acre, 3.93 acre, and 6 acre lots combine

to the minimum 13 acre requirement. The Cul-de-sac as currently indicated is part of lot 102 so would function as a private street. The lots have been designed to accommodate the new anticipated uses that are permitted within the existing zone. The plat also accounts for known gas line, power, and detention basin easements that will be needed. Additional public utility easement will be considered with the final plat process.

PUBLIC HEARING FOR THE PRELIMINARY PLAT OF THE OLD MILL LANDING SUBDIVISION AT APPROXIMATELY 600 SOUTH DESERET DRIVE FOR PRIVET BARROW.

Lyle Gibson said this is return of 22 units of single family detached residential to this site that is the purpose of the rezone request. The subdivision consists of 22 lots on a cul-de-sac street with open spaces along the rail line to the east and Deseret Drive to the West. Each lot is 4,500 sq. ft. in size with those near the cul-de-sac bulb and street approach increasing in size. All homes would front the new cul-de-sac street which is designed as a private road.

The subdivision abuts 41 single family home lots currently under development to the south and would bring the total number of residential units to 63 which is under the maximum limit of the approved development agreement.

The private road is a 26 ft. wide facility with a standard cul-de-sac for use as a turn-around at the east end. This road is about 570 feet in length with the city's maximum allowed dead end street being 600 feet.

Chairperson Joshua Sundloff opened the public hearing for all items.

No one approached the stand.

Chairperson Joshua Sundloff closed the public hearing for all items.

Jared Doxey made a motion to recommend approval to the Kaysville City Council for the rezone of 3.87 acres of property at approximately 600 South Deseret Drive from the LI (Light Industrial) to the R-2 (Residential) zone to include the PRUD (Planned Residential Unit Development) overlay zone to accommodate a private street subdivision with common open space. Quan Nguyen seconded that motion and it was unanimously approved.

Quan Nguyen made a motion to approve the preliminary plats and final plat located at approximately 600 South Deseret Drive for Privet Barrow. Jared Doxey seconded the motion and it was unanimously approved.

CALL TO THE PUBLIC

Nothing was brought to the Planning Commission.

CALENDAR

Nothing was brought to the Planning Commission.

ADJOURNMENT

Toby Barrus made a motion to adjourn the meeting. Jared Doxey seconded the motion and it was approved unanimously.