

## KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, November 12, 2020 at 7:00 p.m.

In response to the increase in COVID-19 cases 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](http://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](http://www.kaysvillelive.com).**

The agenda shall be as follows:

1. Opening and approval of the minutes from the October 22, 2020 meeting.
2. Conditional Use Permit for a Major Home Occupation 'B', Contractor, located at 2164 South 100 East for Chantelle Allen.
3. Preliminary Plat for Sanders Subdivision located at 315 East 200 North for Darrell and John Sanders.
4. Final Plat for the Parkway Subdivision Phase 2 at approximately 600 South Deseret Drive for Privet Barrow LLC.
5. Preliminary Plat and Final Plat for the Talbot Estates Subdivision at approximately 1300 E. 1084 N. for Morton Development.
6. Final Plat for the James Place Subdivision located at 706 S Angel Street for Vernon Smith.
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 November 6,

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**

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### **Conditional Use Permit for a Major Home Occupation 'B' (General Contractor) November 12, 2020**

|                 |                                    |
|-----------------|------------------------------------|
| Applicant/Owner | Kim Allen                          |
| Location:       | 2164 South 100 East                |
| Zone:           | R-1-20 (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 and trailer which will be parked in the driveway. All materials for the jobs will be 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:**

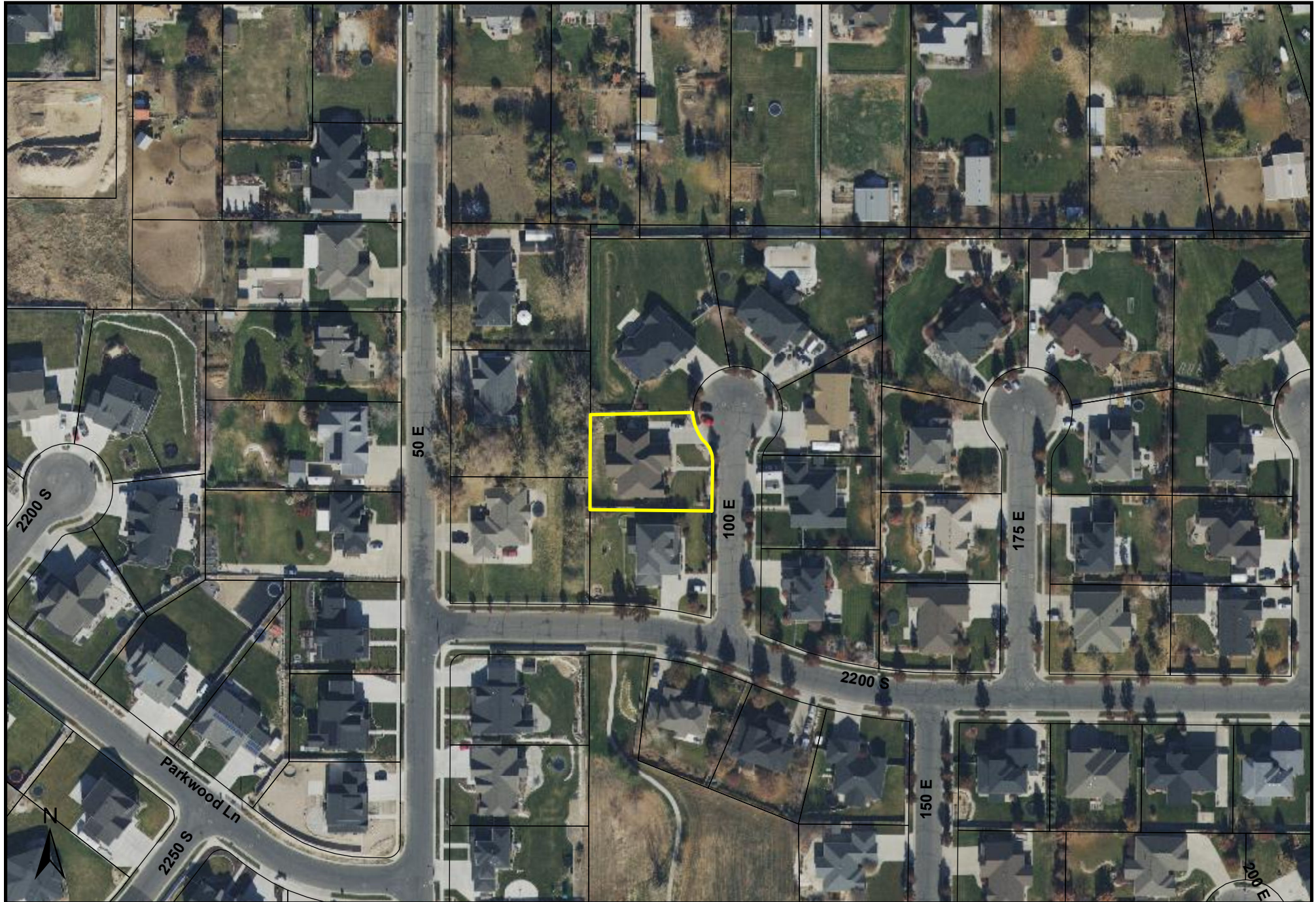
Staff recommends approval of the proposed Conditional Use Permit for Kim Allen without the need for additional conditions.

#### **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

2164 S 100 E





## **Planning Commission Staff Report**

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### **Preliminary Plat for the Sanders Subdivision containing 3 lots on .57 acres at 315 E 200 N.**

**November 12, 2020**

Applicant/Owner: John Sanders  
Existing Zoning: R-1-8

#### **Description:**

Mr. Sanders is requesting Preliminary Plat Approval for a three lot subdivision on 26,355 square feet of ground on the north east corner of 200 North and 300 East. Currently this is one lot with 2 homes on the same property.

The Preliminary Plat will contain two lots facing 200 North Street and a third lot facing 300 East street. Lot 1 containing 9,589 square feet and 70 foot of frontage will be available for new construction of a single family dwelling. Lots 2 and 3 will contain 8,000 square feet with an existing house on each of them. All of the lots meet standard frontage and square footage requirements for the R-1-8 zone.

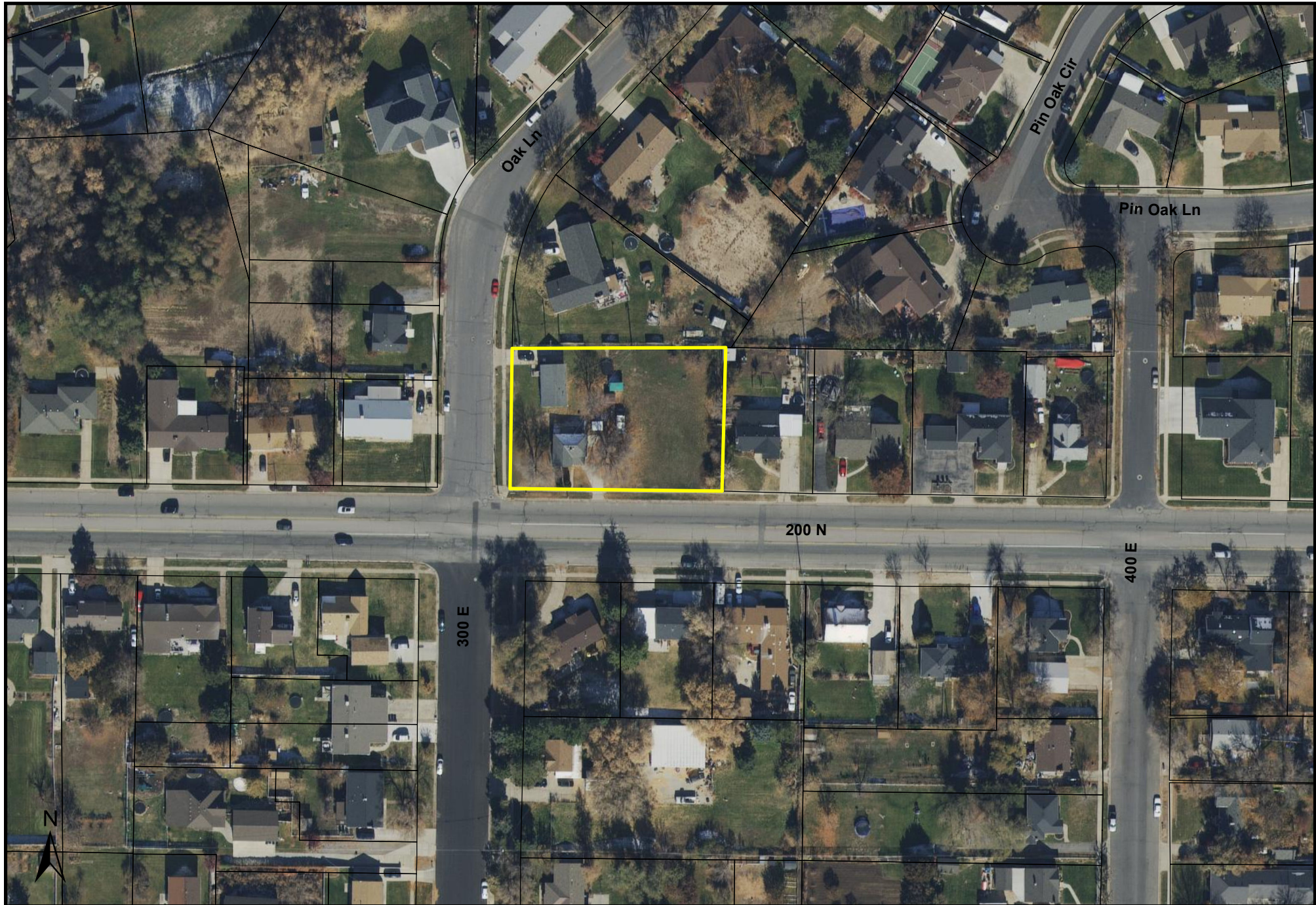
#### **Recommendation:**

Staff recommends that the Planning Commission forward a favorable recommendation to the city council for approval of the Preliminary Plat as proposed.

Attachment 1: Area Map  
Attachment 2: Preliminary Plat



# Sanders Subdivision - 315 E. 200 N.





# SANDERS SUBDIVISION

BEING A PART OF BLOCK 8, PLAT D, KAYVILLE TOWNSITE SURVEY  
IN THE SOUTHEAST QUARTER OF SECTION 34, T.4N., R.1W., S.L.B.8M.  
KAYVILLE CITY, DAVIS COUNTY, UTAH

CLOVER ESTATES SUBDIVISION  
LOT 27

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF A 90.75 FT. WIDE ROAD (200 NORTH STREET) WHICH POINT IS N 89°29'20" W 82.00 FT. FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 8, PLAT D, KAYVILLE TOWNSITE SURVEY, AND RUNNING THENCE N 89°29'20" W 194.89 FT. ALONG SAID NORTH LINE OF 200 NORTH STREET; THENCE N 0°31'30" E 129.68 FT. ALONG THE EAST LINE OF A 73 FT. WIDE ROAD (300 EAST STREET); THENCE N 89°33'00" E 194.88 FT. ALONG THE SOUTH BOUNDARY OF LOT 27 OF CLOVER ESTATES SUBDIVISION TO A POINT 82.00 FT. WEST OF THE EAST BOUNDARY OF SAID LOT 2, BLOCK 8, PLAT D, KAYVILLE TOWNSITE SURVEY; THENCE S 0°30'40" W 132.95 FT. TO THE POINT OF BEGINNING, CONTAINING 0.5875 ACRES.

## NARRATIVE

### PURPOSE OF SURVEY

TO LOCATE THE PROPERTY AND PREPARE FOR DIVISION INTO LOTS.

### BASIS OF ESTABLISHMENT

OUR INSTRUMENT WAS SET ON THE CENTERLINE INTERSECTION MONUMENT AT 300 EAST AND 200 NORTH AND THE MONUMENT AT THE CENTERLINE OF 500 EAST AND 200 NORTH WAS SITED AS OUR BASIS OF BEARING. FROM THIS POINT THE PROPERTY WAS SURVEYED. WE LOCATED THE NAIL AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 8, PLAT D, KAYVILLE TOWNSITE SURVEY, AND THE NAIL AT THE SOUTHWEST CORNER OF LOT 27.

### FOUND MONUMENTS:

FOUND MONUMENTS INCLUDE THE TWO CENTERLINE MONUMENTS ON 200 NORTH STREET AT 300 EAST AND 500 EAST; ALSO THE TWO NAILS IN THE SIDEWALK AS STATED ABOVE, ALSO THE CHAIN LINK FENCE ON THE EAST BOUNDARY.

## SURVEYOR'S CERTIFICATE

I, DAVID K. BALLING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 175114, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE 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 HEREAFTER TO BE KNOWN AS SANDERS SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

DATE

UTAH SURVEYOR NO. 175114

## OWNER'S DEDICATION

I KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS SANDERS SUBDIVISION AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT FOR PUBLIC USE AND DO 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 ON THE STREETS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_ DAY OF \_\_\_\_, 1996.

ELTHEA L. SANDERS

## ACKNOWLEDGEMENT

ON THE \_\_\_\_ DAY OF \_\_\_\_, 1996, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ELTHEA L. SANDERS WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC:

RESIDENCE:

MY COMMISSION EXPIRES:

## CITY COUNCIL APPROVAL

PRESENTED TO THE CITY COUNCIL OF KAYVILLE CITY, UTAH THIS \_\_\_\_ DAY OF \_\_\_\_, 1996 AT WHICH TIME THIS SUBDIVISION WAS APPROVED.

CITY RECORDER ATTEST:

MAYOR:

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 1996 BY THE PLANNING COMMISSION OF KAYVILLE CITY.

CHAIRMAN:

## CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 1996.

KAYVILLE CITY ENGINEER:

## CITY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 1996.

KAYVILLE CITY ATTORNEY:

## IRRIGATION COMPANY APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 1996.

WATER MASTER:

## DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_ FEE PAID \_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_, 1996.

AT \_\_\_\_ IN BOOK \_\_\_\_ OF \_\_\_\_

DAVIS COUNTY RECORDER:

DEPUTY:

300 EAST (OAK LANE)

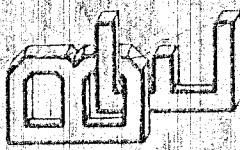
200 NORTH STREET

SOUTHEAST CORNER  
SECTION 34, T. 4 N.,  
R. 1 W., S.L.B.8M.

S 89°53'50" W 360.53'

(SECTION LINE)

BALLING ENGINEERING



DEVELOPER: JOHN SANDERS  
SANDERS GLASS  
544-4247

SANDERS SUBDIVISION  
FINAL PLAT

REVISIONS  
DESCRIPTION

SURVEYOR: D. BALLING  
ENGINEER: D. BALLING  
DRAFTING: D. BALLING  
CHECKED BY: D. BALLING  
DATE APPROVED: \_\_\_\_  
FILE NUMBER: \_\_\_\_

SHEET

OF

2





## **Planning Commission Staff Report**

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### **Final Plat for the Parkway Subdivision Phase 2 at approximately 650 S. Deseret Drive.**

**November 12, 2020**

Applicant/Owner: Privet Barrow LLC  
Existing Zoning: R-2 PRUD

#### **Description:**

The Planning Commission and City Council recently approved the Preliminary Plat for the proposed subdivision finding it in accordance with the existing development agreement for the property. The preliminary plat contained 22 lots on a private street cul-de-sac under the name Old Mill Landing Subdivision.

The final plat includes only 19 lots in a similar private street configuration with an additional open space parcel designated for a tot-lot (playground). The lots are 5,377 sq. ft. or larger with a minimum lot width of 49 ft.

#### **Recommendation:**

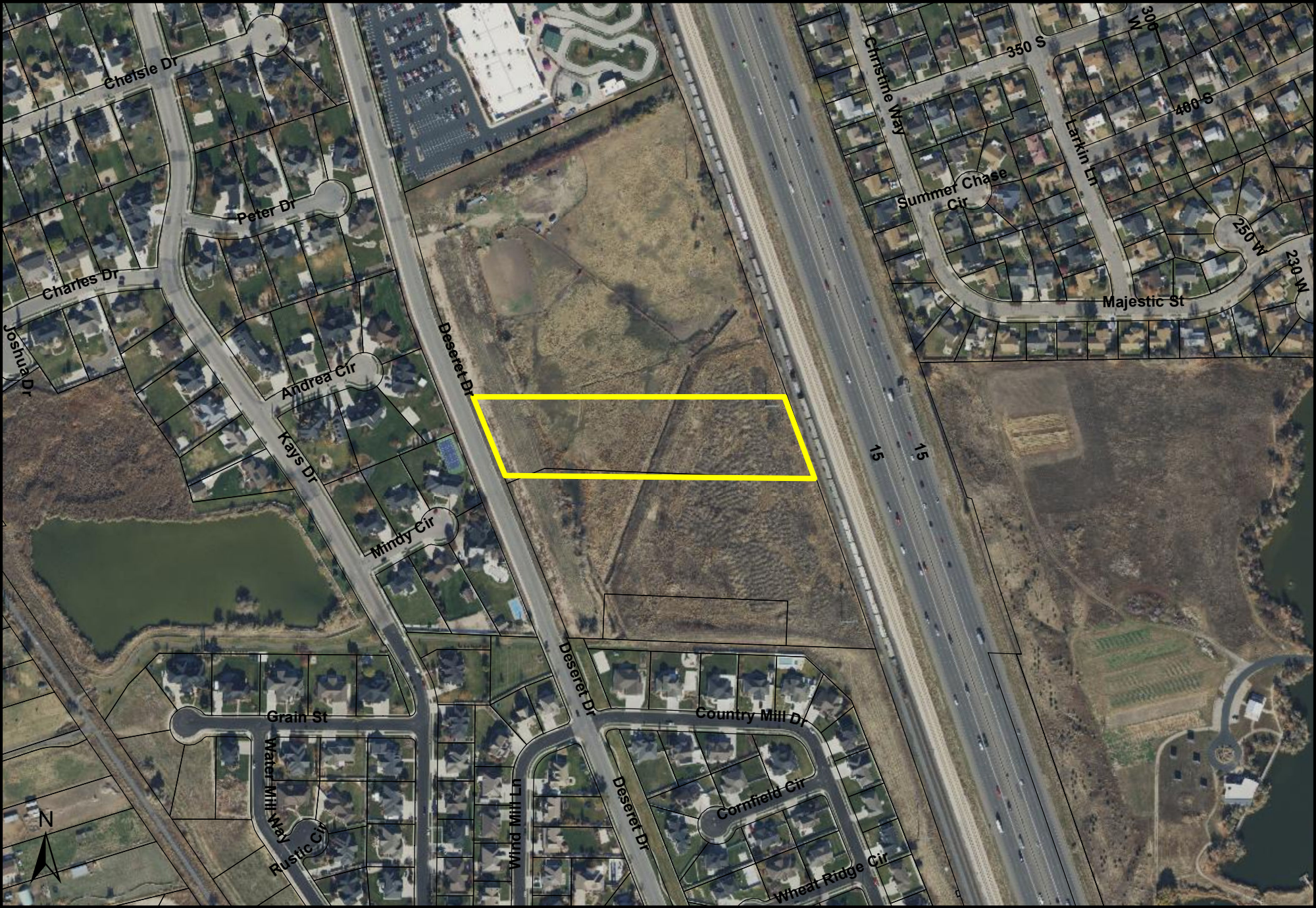
Staff recommends that the Planning Commission approve the final subdivision plat with the following conditions to be verified by staff prior to approving the project for construction:

- The sidewalk be extended along Deseret Drive north of the private lane.
- Sidewalk continue along lot 209 to the tot lot.

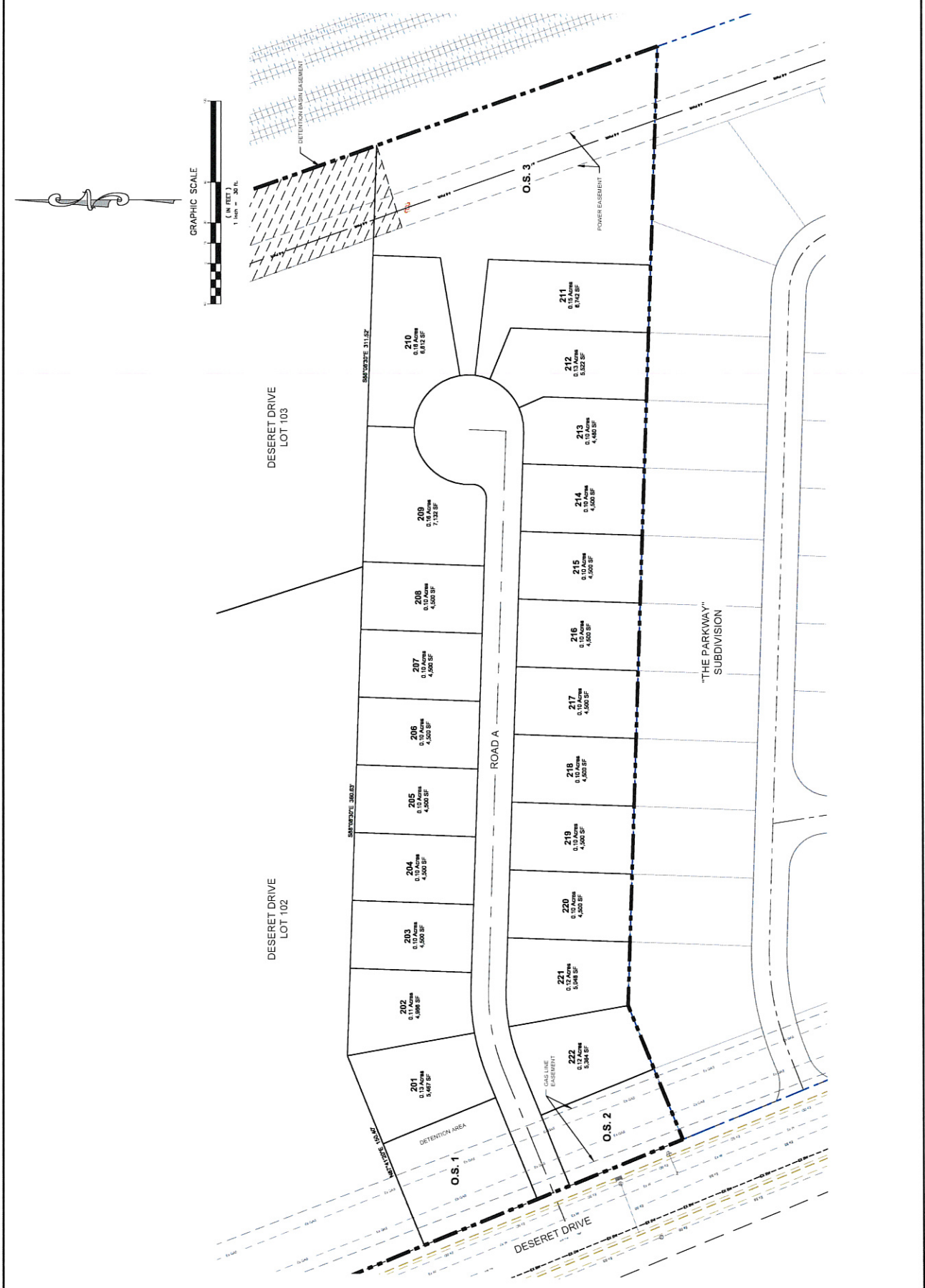
|               |                  |
|---------------|------------------|
| Attachment 1: | Area Map         |
| Attachment 2: | Preliminary Plat |
| Attachment 3: | Final Plat       |
| Attachment 4: | Landscape PlanP  |



Parkway Phase 2







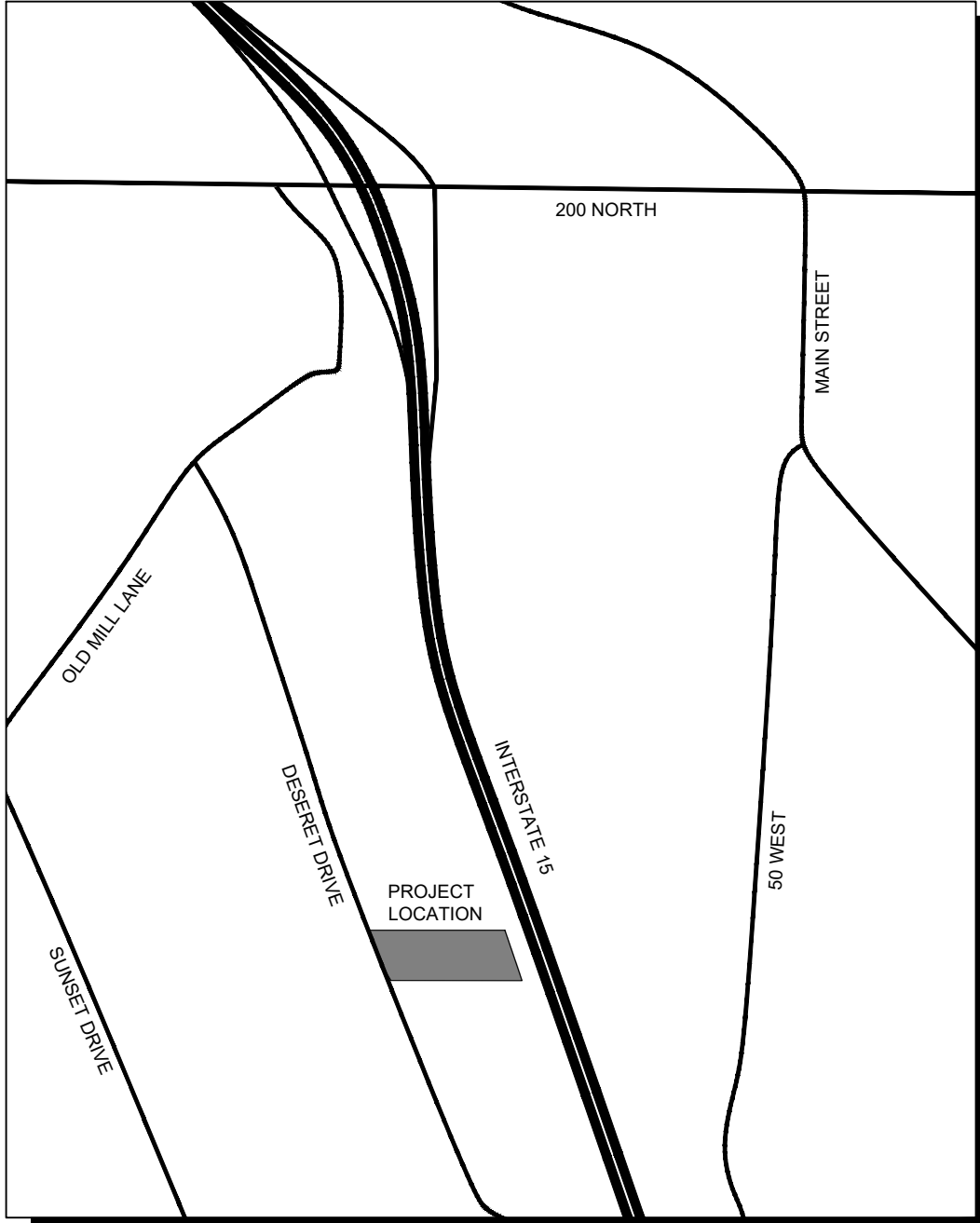


# THE PARKWAY PHASE 2- PUD SUBDIVISION

LOCATED IN THE SOUTH WEST QUARTER OF SECTION 3,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH  
OCTOBER 2020

SHEET 1 OF 2

VICINITY MAP



| CURVE TABLE |        |         |            |        |        |             |
|-------------|--------|---------|------------|--------|--------|-------------|
| CURVE       | LENGTH | RADIUS  | DELTA      | TAN    | CHORD  | CHORD BRG   |
| C1          | 63.28' | 150.00' | 24°10'10"  | 32.12' | 62.81' | N79°46'25"E |
| C2          | 23.44' | 28.00'  | 47°57'27"  | 12.45' | 22.76' | S43°42'36"W |
| C3          | 47.72' | 137.00' | 19°57'26"  | 24.10' | 47.48' | S77°40'03"W |
| C4          | 10.07' | 137.00' | 4°12'44"   | 5.04'  | 10.07' | S89°45'08"W |
| C5          | 37.72' | 40.50'  | 53°21'53"  | 20.35' | 36.37' | S65°10'33"W |
| C6          | 20.21' | 40.50'  | 28°35'29"  | 10.32' | 20.00' | S24°11'52"W |
| C7          | 10.63' | 40.50'  | 15°02'34"  | 5.35'  | 10.60' | S2°22'50"W  |
| C8          | 38.70' | 40.50'  | 54°44'32"  | 20.97' | 37.24' | S32°30'43"E |
| C9          | 87.21' | 40.50'  | 123°22'15" | 75.17' | 71.31' | N58°25'53"E |
| C10         | 13.76' | 10.00'  | 78°50'47"  | 8.22'  | 12.70' | N36°10'09"E |
| C11         | 2.84'  | 10.00'  | 16°15'58"  | 1.43'  | 2.83'  | N83°43'31"E |
| C12         | 51.39' | 163.00' | 18°03'56"  | 25.91' | 51.18' | N82°49'32"E |
| C13         | 17.37' | 163.00' | 6°06'14"   | 8.69'  | 17.36' | N70°44'27"E |
| C14         | 23.88' | 28.00'  | 48°51'52"  | 12.72' | 23.19' | S87°52'44"E |

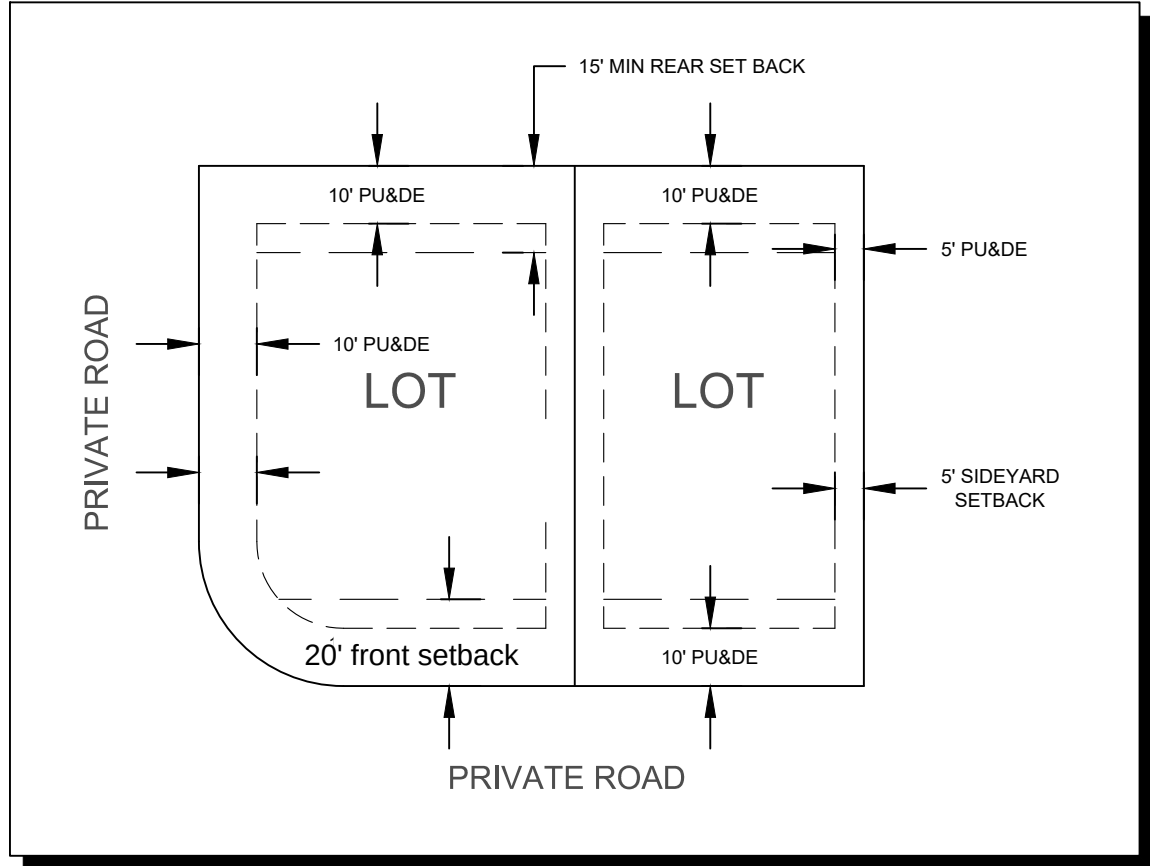
SEWER EASEMENT

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE       | LENGTH  | BEARING       |
| L1         | 105.66' | N67° 13' 21"E |
| L2         | 41.82'  | N79° 38' 20"E |
| L3         | 432.17' | S88° 08' 30"E |
| L4         | 16.39'  | S22° 18' 40"E |

## NOTES

- ALL PRIVATE RIGHT OF WAYS AND OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE OLD MILL LANDING HOME OWNERS ASSOCIATION.
- ALL PRIVATE RIGHT OF WAYS ARE TO BE DEDICATED AS PUBLIC UTILITY, DRAINAGE, KAYSVILLE CITY UTILITY EASEMENTS.
- #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.
- PER CMT ENGINEERING REPORT DATED 11/13/19, GROUND WATER IS PRESENT AT THIS SITE.

TYPICAL LOT EASEMENTS AND SETBACKS



## 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: **THE PARKWAY PHASE 2- 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 DESERET DRIVE, SAID POINT BEING SOUTH 88°08'30" EAST ALONG THE QUARTER SECTION LINE 424.30 FEET AND NORTH 22°18'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 436.77 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 206.00 FEET; THENCE NORTH 67°41'20" EAST 150.40 FEET; THENCE SOUTH 88°08'30" EAST 672.15 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 221.19 FEET; THENCE NORTH 88°08'30" WEST 708.61 FEET; THENCE SOUTH 67°41'20" WEST 106.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 168,657.52 SQ/FT OR 3.87 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:

## THE PARKWAY PHASE 2 - PUD SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED 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 KAYSVILLE 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. THE PARKWAY PHASE 2 HOME OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AND PRIVATE ROADWAYS.

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

## DOMINION ENERGY UTAH

- NOTE WITH AN EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY  
DBA DOMINION ENERGY UTAH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

## 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.

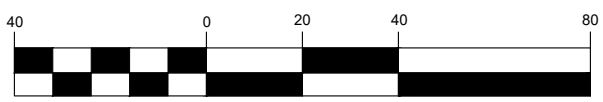
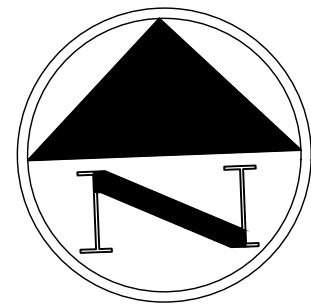
MAYOR \_\_\_\_\_

CITY RECORDER \_\_\_\_\_

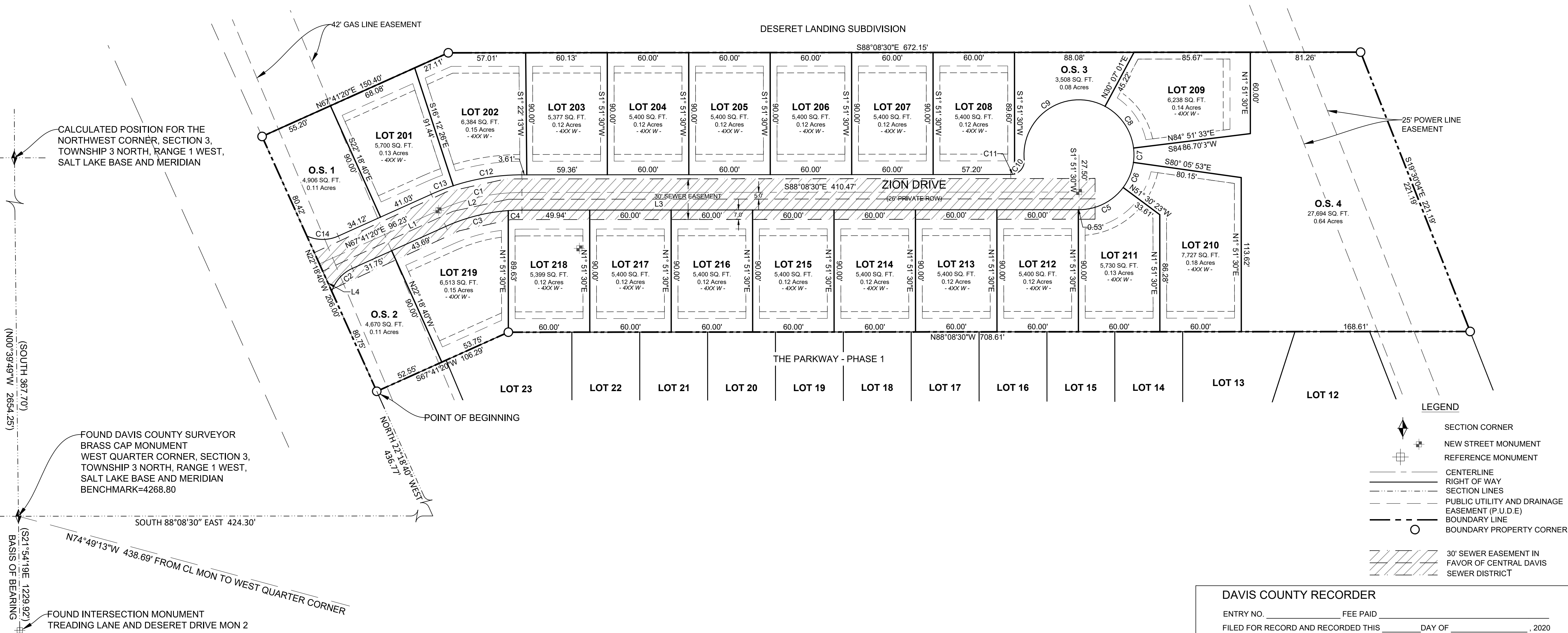


THE PARKWAY PHASE 2- PUD SUBDIVISION

SHEET 2 OF 2



( IN FEET )  
SCALE: 1"=40'



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.

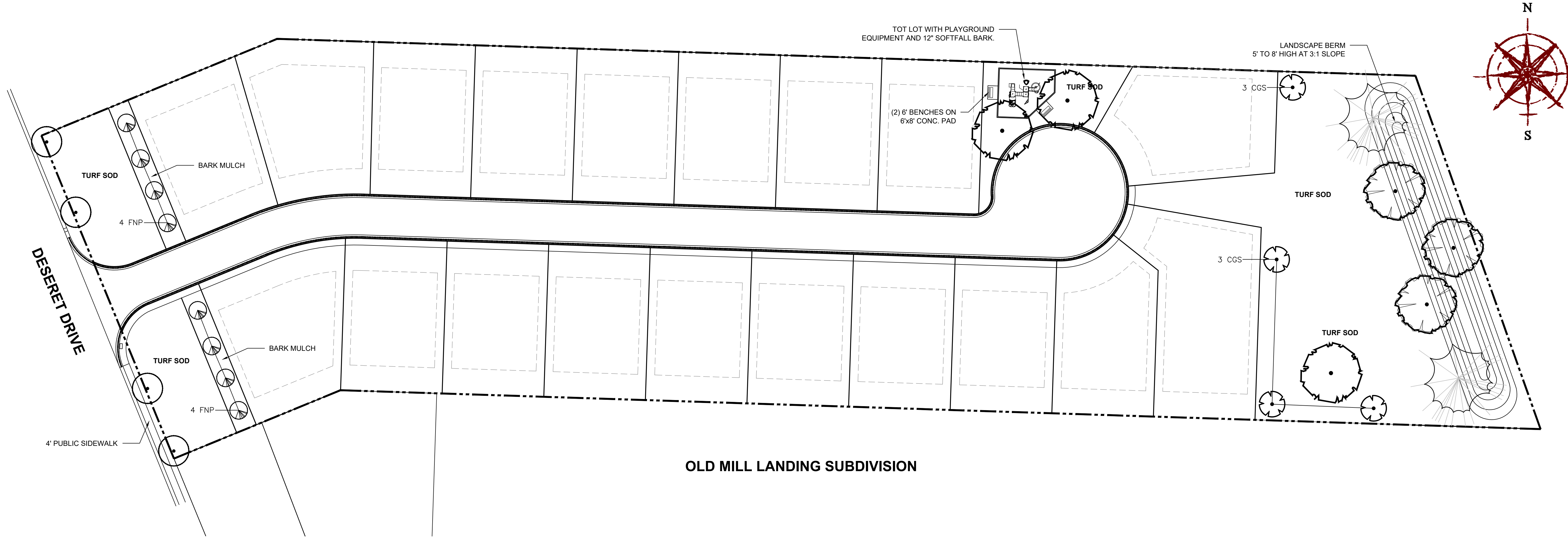
MAYOR \_\_\_\_\_  
CITY RECORDER \_\_\_\_\_

DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

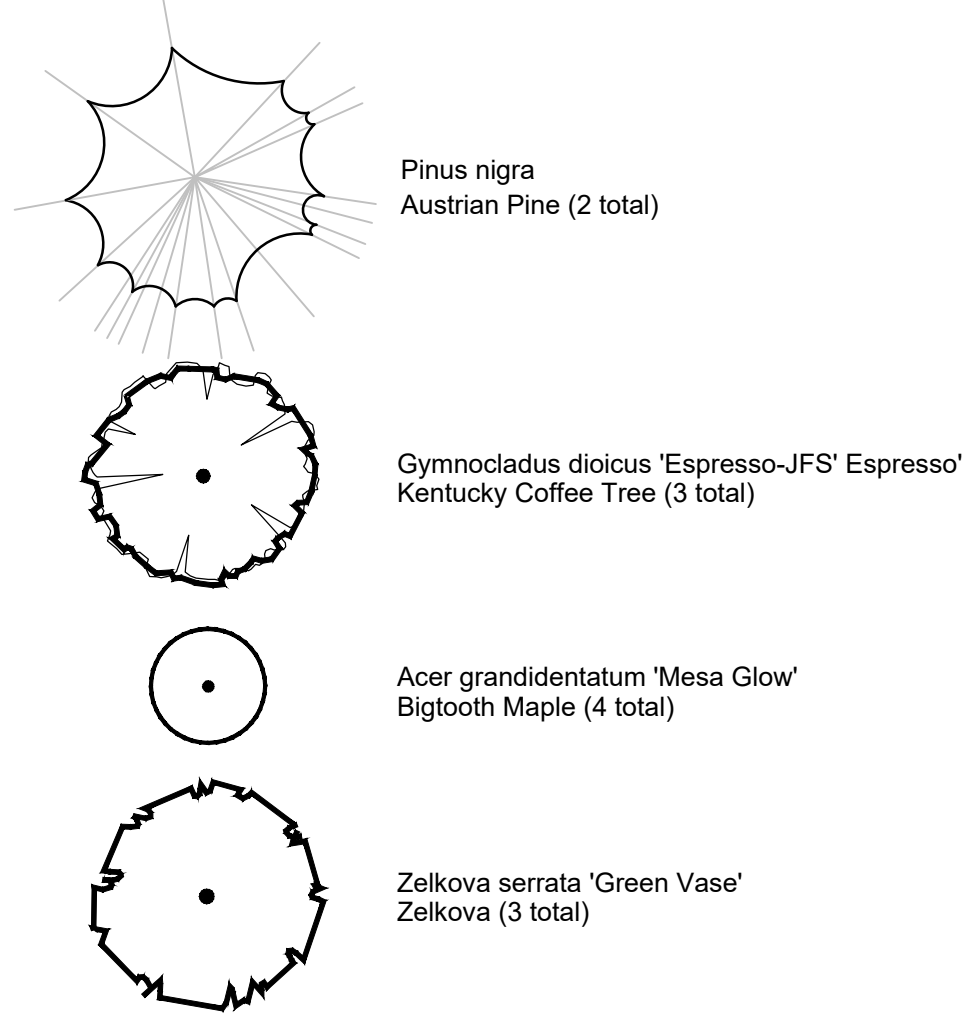
\_\_\_\_\_  
DAVIS COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY RECORDER





OLD MILL LANDING SUBDIVISION

TREE LEGEND

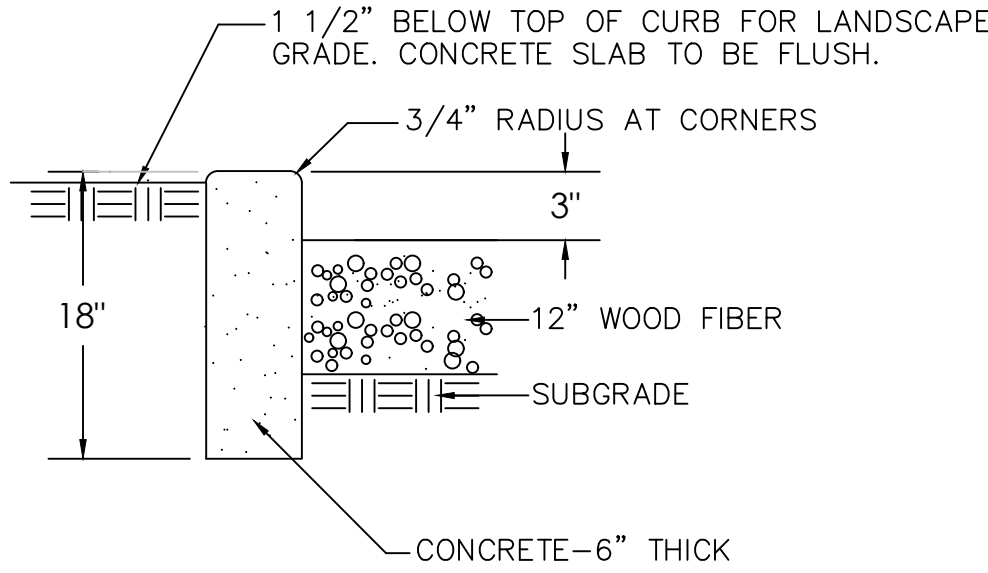


PLANT SCHEDULE

| Symbol | Scientific Name        | Common Name        | Size  | Quantity | Waterwise |
|--------|------------------------|--------------------|-------|----------|-----------|
| SHRUBS |                        |                    |       |          |           |
| CGS    | Cotinus 'Grace'        | Smoke Tree         | 5 Gal | 4        | No        |
| FNP    | Forestiera neomexicana | New Mexican Privet | 5 Gal | 8        | Yes       |

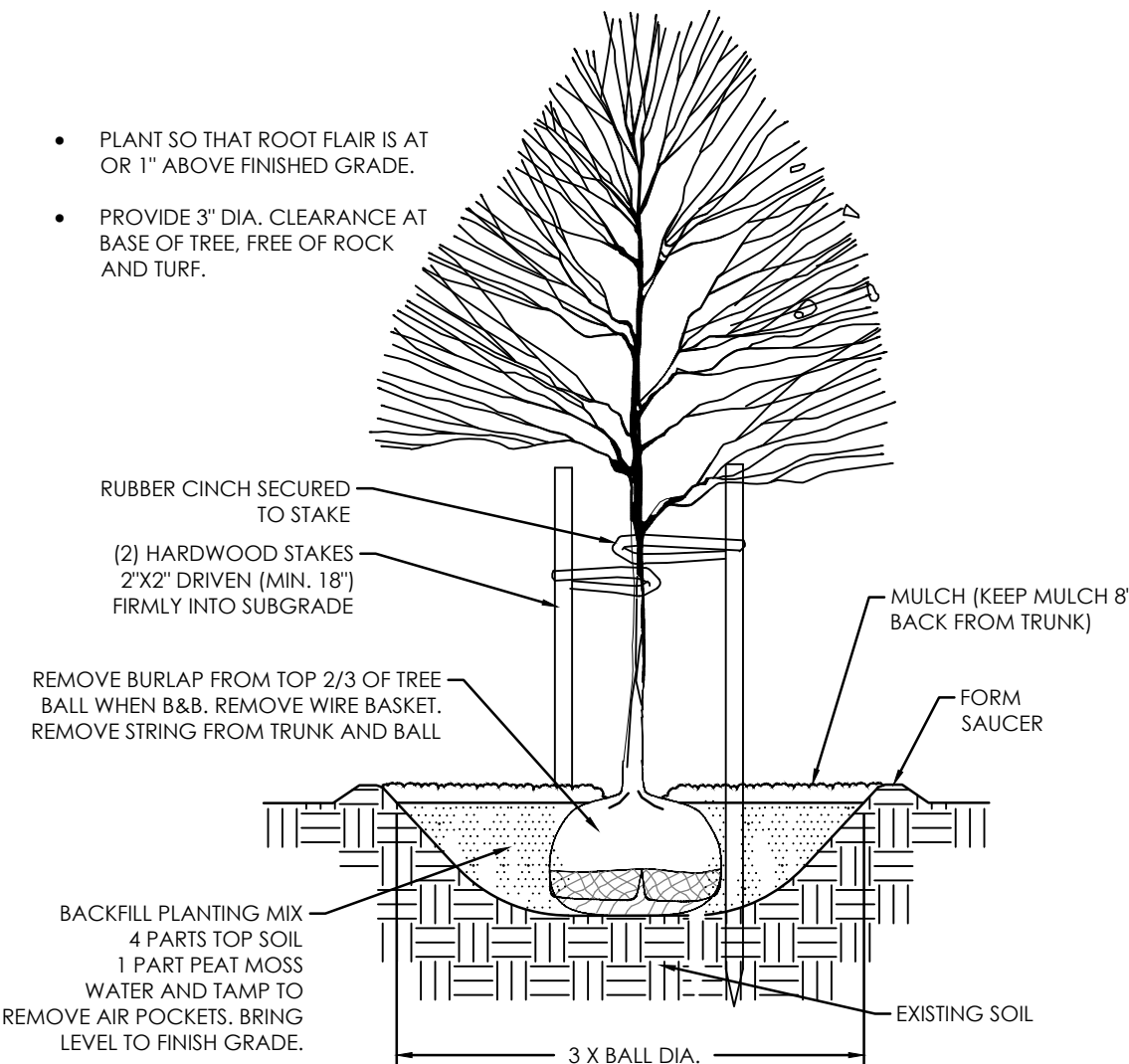
LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

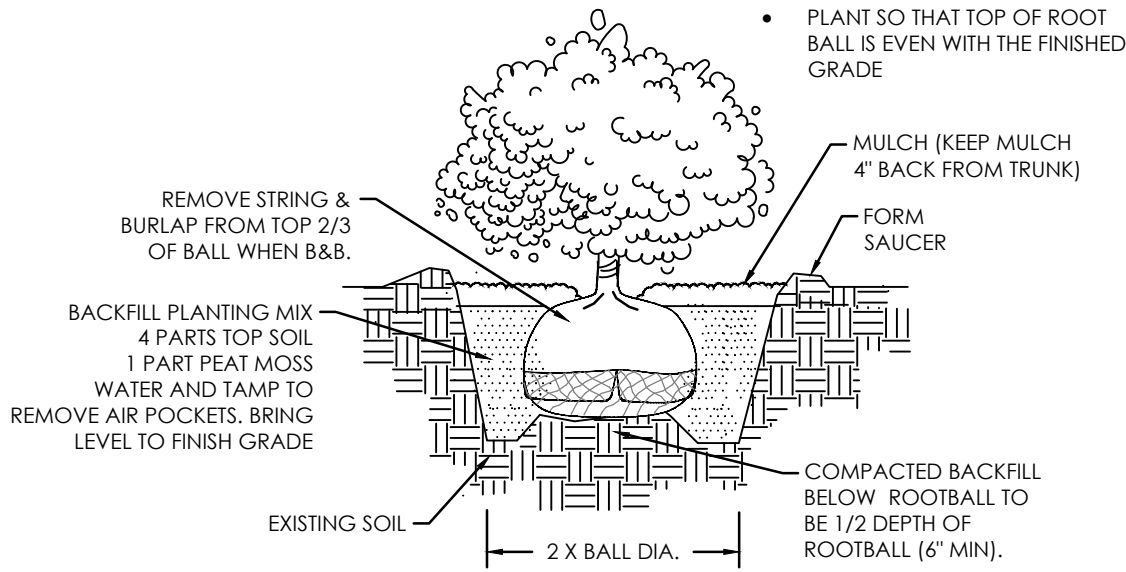


A PLAYGROUND CONCRETE EDGING  
NTS

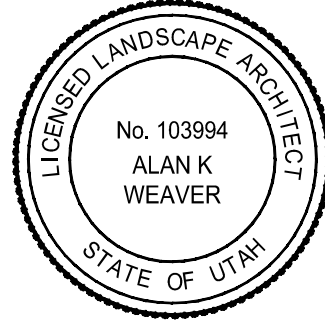
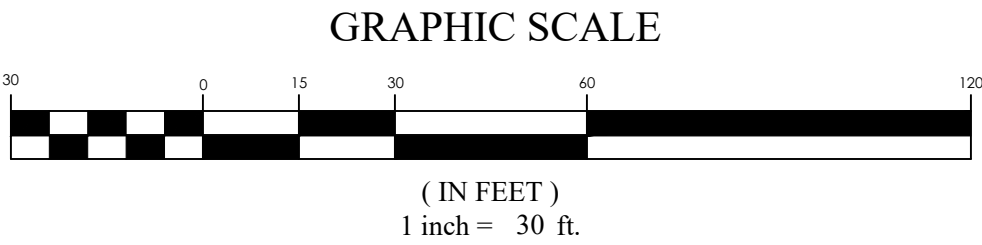
- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE FINISHED GRADE.
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.



B TREE PLANTING & STAKING  
NOT TO SCALE



C SHRUB PLANTING  
NOT TO SCALE



**PARKWAY PHASE 2**  
DESERET DRIVE, KAYSVILLE, UTAH  
**LANDSCAPE PLAN**

| REVISION BLOCK |      | DESCRIPTION |
|----------------|------|-------------|
| #              | DATE |             |
| 1              | ###  | ###         |
| 2              | ###  | ###         |
| 3              | ###  | ###         |
| 4              | ###  | ###         |
| 5              | ###  | ###         |
| 6              | ###  | ###         |

**LANDSCAPE PLAN**

|                |                |
|----------------|----------------|
| Scale: 1"=30'  | Drawn: AW      |
| Date: 10/26/20 | Job #: 20-0512 |
| Sheet:         |                |



## Planning Commission Staff Report



### **Preliminary and Final Plat for the Talbot Estates Subdivision.**

**November 12, 2020**

Applicant/Owner: Morton Development  
Location: Approximately 1300 E. 1084 N.  
Zone: R-1-8 PRUD

#### **Description:**

In June of this year the City Council voted to approve the rezone and development agreement for the subject property. Based on the amount of detail provided with the development agreement, the preliminary plat approval and final plat approval are being considered together.

The subdivision consists of 82 lots on approximately 23 acres of property east of Highway 89. The Common Open Space subdivision consists of private streets with 2 access points off of the frontage road, with open space along the bottom section along the frontage road which includes a covered pavilion and playground as well as entry features and manicured landscaping. There is additional open space to the east including a paved trail connection to the wilderness park.

There are no dead end streets and the development is arranged to deal with the slopes in the area and to work with the fault lines identified by the geotechnical studies on site and the aqueduct towards the east edge of the property. The lots all meet the minimum lot size allowed by the development agreement, parking has been provided near the main open space to the west.

The Planning Commission should review the proposal and make a recommendation on the preliminary plat based on its findings of compliance with the city's ordinances and the development agreement (primarily to section 2 (A)). The Final plat consideration is in regards to the technical specifications. To which staff has reviewed the civil drawings and is prepared to recommend the plat for approval.

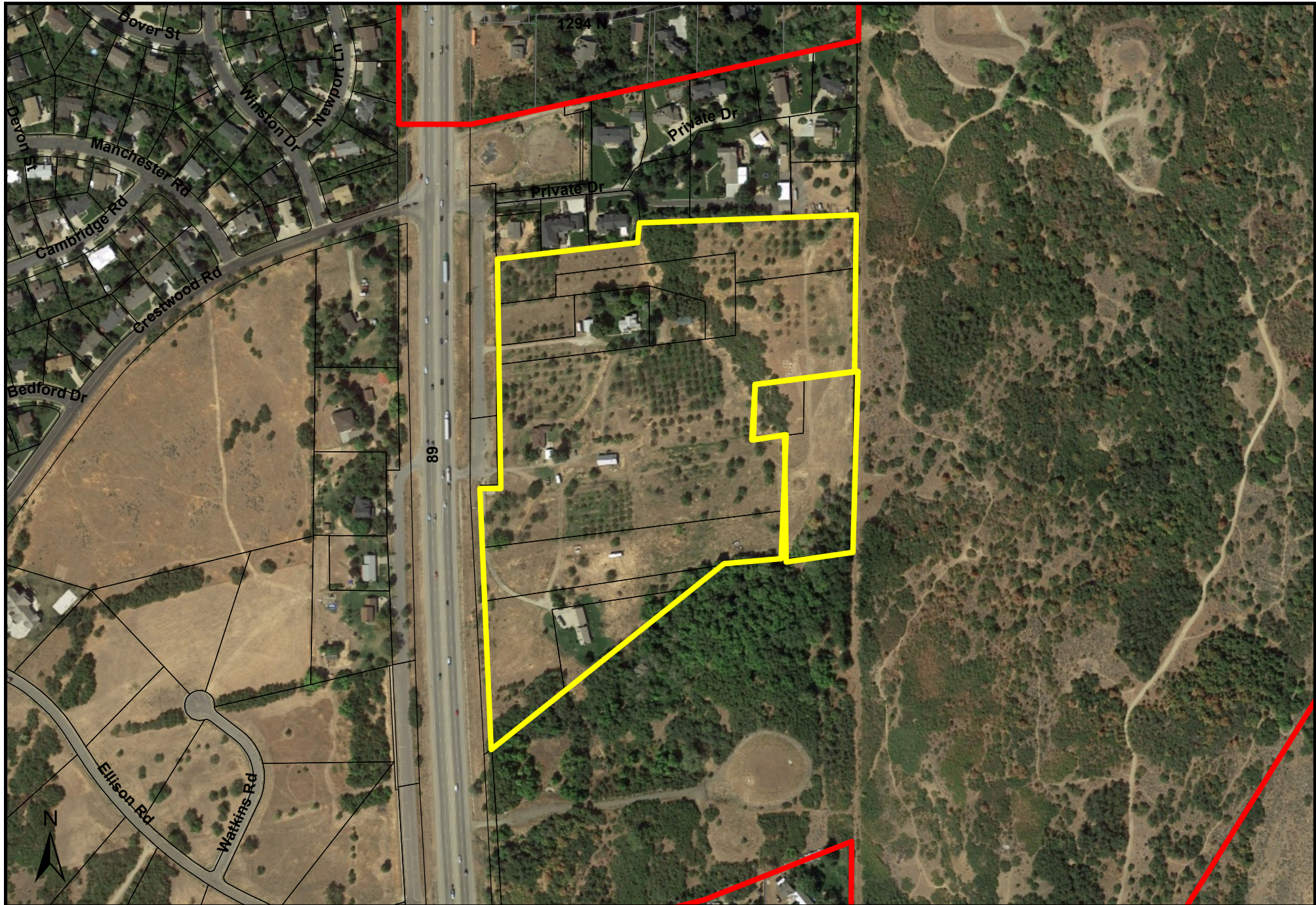
#### **Recommendation:**

Staff recommends the approval of the proposed Preliminary and Final Plat based on its findings of compatibility with the applicable zoning and development agreement.

|               |                            |
|---------------|----------------------------|
| Attachment 1: | Area Map                   |
| Attachment 2: | Development Agreement      |
| Attachment 3: | Subdivision Plat (2 pages) |
| Attachment 4: | Site Plan                  |
| Attachment 5: | Landscape Plan (3 pages)   |

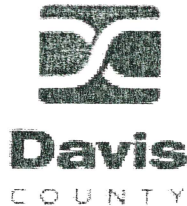


# Talbot Estates Subdivision - Approximately 1300 E. 1084 N.





Office of the Davis County Recorder



UNOFFICIAL COPY

Recorder  
Richard T. Maughan  
Chief Deputy  
Laile H. Lomax

11/16  
E 3281530 B 7574 P 719-734  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/13/2020 12:21 PM  
FEE \$0.00 Pgs: 16  
DEP RTT REC'D FOR KAYSVILLE CITY C  
ORP

THE UNDERLYING DOCUMENT ATTACHED HERETO IS AN ORIGINAL DOCUMENT SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH. THE DOCUMENT HAS INSUFFICIENT MARGIN SPACE FOR THE REQUIRED RECORDING ENDORSMENT STAMP. THIS PAGE BECOMES THE FRONT PAGE OF THE DOCUMENT FOR RECORDING PURPOSES.

THE DOCUMENT HEREIN RECORDED IS A DEVELOPMENT AGREEMENT

(Document Type)

11-037-0044, 11-037-0032, 11-037-0048, 11-037-0027, 11-037-0046, 11-037-0050  
11-037-0042, 11-037-0041, 11-037-0009, 11-037-0023, 11-037-0022

Tax Serial Number(s)



**When Recorded, Return to:**

Kaysville City  
Community Development Office  
23 East Center Street  
Kaysville, UT 84037

Affecting Tax Parcel No.: See Exhibit A

**DEVELOPMENT AGREEMENT  
FOR A COMMON OPEN SPACE SUBDIVISION**

THIS AGREEMENT is made and entered into this 6<sup>th</sup> day of August, 2020  
by and between Kaysville City, a municipal corporation organized and existing under the laws of  
the State of Utah (hereinafter the "City"), and Morton Development Group (hereinafter the  
"Developer;") ("Developer" includes successors and/or assigns of Developer), as follows:

**RECITALS**

WHEREAS, Developer is desirous of developing a single family subdivision (Talbot  
Estates) on certain real property located in the City of Kaysville, County of Davis, State of Utah  
and more particularly described on the Property Location Map attached hereto as Exhibit A .

WHEREAS, the purpose of this Agreement is to define the development standards,  
conditions and improvements, schedule for development of the Subdivision and other terms and  
conditions pursuant to which the Subdivision proposed by Developer is to be developed within  
the City; and

WHEREAS, the City is willing to grant the PRUD (Planned Residential Unit  
Development) overlay upon approval of a final plat and to authorize the development of the  
subdivision proposed by Developer in conformance with this Agreement, City Ordinances, and  
applicable Utah law;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth  
herein, and other good and valuable consideration, the sufficiency of which is hereby  
acknowledged, the parties agree as follows:



## **AGREEMENT**

### **1. GENERAL DESCRIPTION.**

A. Area Description. The property upon which the Facility shall be developed (the “Property”) is located as shown on the Property Location Map, a copy of which is attached as Exhibit A hereto and incorporated by reference herein. The property is further described as parcels # 110370044, 110370032, 110370048, 110370050, 110370027, 110370046, 110370042, 110370041, 110370009, 110370023, 110370022

B. Project Description. The project proposed by Developer is a common open space subdivision, which will consist of up to 82 residential lots.

### **2. DEVELOPMENT STANDARDS AND GUIDELINES**

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Facility (the “Development Standards”), the following in addition to all other applicable City Ordinances, standards and guidelines:

- (1) Concept Plan. Plan shown in Exhibit B  
The following requirements shall apply.
  - a. Minimum Open Space – 2.2 Acres
  - b. Minimum Lot Size - 5,000 SF
  - c. Final plat shall resemble the lot sizes and overall subdivision layout of the concept plan shown in Exhibit B

(2) Roads and Parking. All roads within development shall be private and maintained by community HOA. Road Cross Section shown in Exhibit C.

- a. Parking shall only be allowed on one side of the road
- b. Additional parking shall be incorporated in the western open space

(3) Yards. The following minimum requirements shall apply in lieu of standard requirements of the R-1-8 zoning district:

- a. Yards abutting a Public Street: 20 feet



- b. Front Yards abutting the private drive: 20 feet to garage, 15 feet to building
  - c. Side Yards: 5 feet – 10 feet between homes within this subdivision.
  - d. Rear Yards: 15 feet.
- (4) Amenities. A playground or tot lot shall be part of the common open space
- (5) Fire Break.
- a. A minimum of 50' clearing from homes and vegetation is required on the south boundary of project.
    - i. City consents to grant permission for developer to utilize 30 feet of city property as shown in exhibit D for the purpose of creating a fire break. This property shall be cleared and revegetated by developer in accordance with plans and details to be approved by Kaysville City. City to maintain clearing.
    - ii. Rear yard setback shall be a minimum of 20'.
  - b. A minimum of 30' clearing from homes and vegetation is required on the east boundary of project
    - i. Powerline easement will provide 10' of clearing.
    - ii. Rear yard setback shall be a minimum of 20'.

Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, promotes the creation of a desirable residential development in an appropriate location. The City further finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, will not violate the general purpose, goals and objectives of the City Ordinances and any plans adopted by the Planning Commission and City Council of the City.

Subject to the Developer's performance and compliance with the terms of this Agreement and City Ordinances in effect on the date of this Agreement, Developer's rights to develop the Facility in accordance with the approved site plan, construction drawings and building plans is vested.



### **3. ON-SITE PROJECT IMPROVEMENTS**

Developer shall construct and install all site improvements, including utilities, required for the Subdivision, at Developer's sole cost and expense, in compliance with approvals, and all applicable ordinances, regulations, standards and status of the City, The Central Davis Sewer District, other providers and the State of Utah.

### **4. OFF-SITE PROJECT IMPROVEMENTS**

In accordance with applicable standards and subject to the design approval of the City Engineer, Developer shall construct and install improvement tie-ins needed for two access points to development which requires stubbing improvements, sidewalks, utilities, and drainage improvements to the outside of ROW on highway 89 east frontage road as shown in Exhibit E. Work to be completed prior to UDOT finishing road improvements.

### **5. REPRESENTATIONS OF DEVELOPER**

A. Authority. Developer hereby represents that is has authority to proceed with the Subdivision.

B. Ability. Developer represents that it has the ability to timely proceed with the development and construction of the Subdivision.

### **6. ASSIGNMENT**

Developer may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld, upon a showing to the satisfaction of the City that such third party has the financial ability to perform Developer's obligations hereunder.

The City may withhold approval of assignment, without consequence, if the city reasonably believes that the anticipated assignee will be unable to meet the requirements of this agreement or any City ordinances.

## **7. BINDING EFFECT**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

## **8. ATTORNEY'S FEES**

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

## **9. SEVERABILITY**

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

## **10. CAPTIONS**

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.



## 11. GOVERNING LAW

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

## 12. ENTIRE AGREEMENT

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the parties hereto, and supersedes all prior agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

## 13. CONSTRUCTION

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

## 14. AUTHORIZATION OF EXECUTION

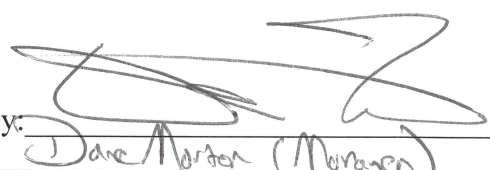
A. City. The execution of this Agreement by the City has been authorized by the City Council of Kaysville City at a regularly scheduled meeting of that body, pursuant to the notice.

B. Developer. The execution of this Agreement has been duly authorized by the Developer.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

ATTEST:

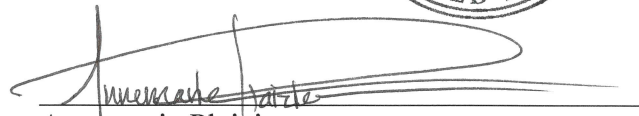
DEVELOPER

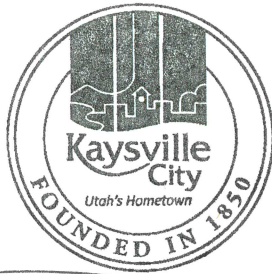
By: 

Dana Morton (Manager)  
TITLE

TITLE

ATTEST:

  
Annemarie Plaizier  
City Recorder

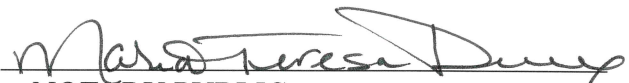


KAYSVILLE CITY

By:   
Katie Witt  
Mayor

On the 17<sup>th</sup> day of August, 2020, personally appeared before me KATIE WITT, and ANNEMARIE PLAIZIER, who being by me duly sworn did say, each for himself and herself that he, the said KATIE WITT, is the Mayor of Kaysville City, Davis County, State of Utah and that she, the said ANNEMARIE PLAIZIER, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the City Council of Kaysville City and said KATIE WITT and ANNEMARIE PLAIZIER, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

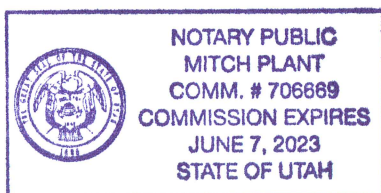


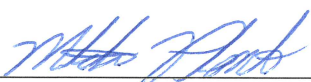
  
NOTARY PUBLIC

STATE OF UTAH )  
: ss.  
COUNTY OF DAVIS )

On the 6<sup>th</sup> day of August, 2020, personally appeared before me, David Porter, the signer of the foregoing Development Agreement for DEVELOPER, who duly acknowledged to me that he executed the same for and on behalf of DEVELOPER.

(SEAL)



  
NOTARY PUBLIC



STATE OF UTAH

)

: ss.

COUNTY OF DAVIS

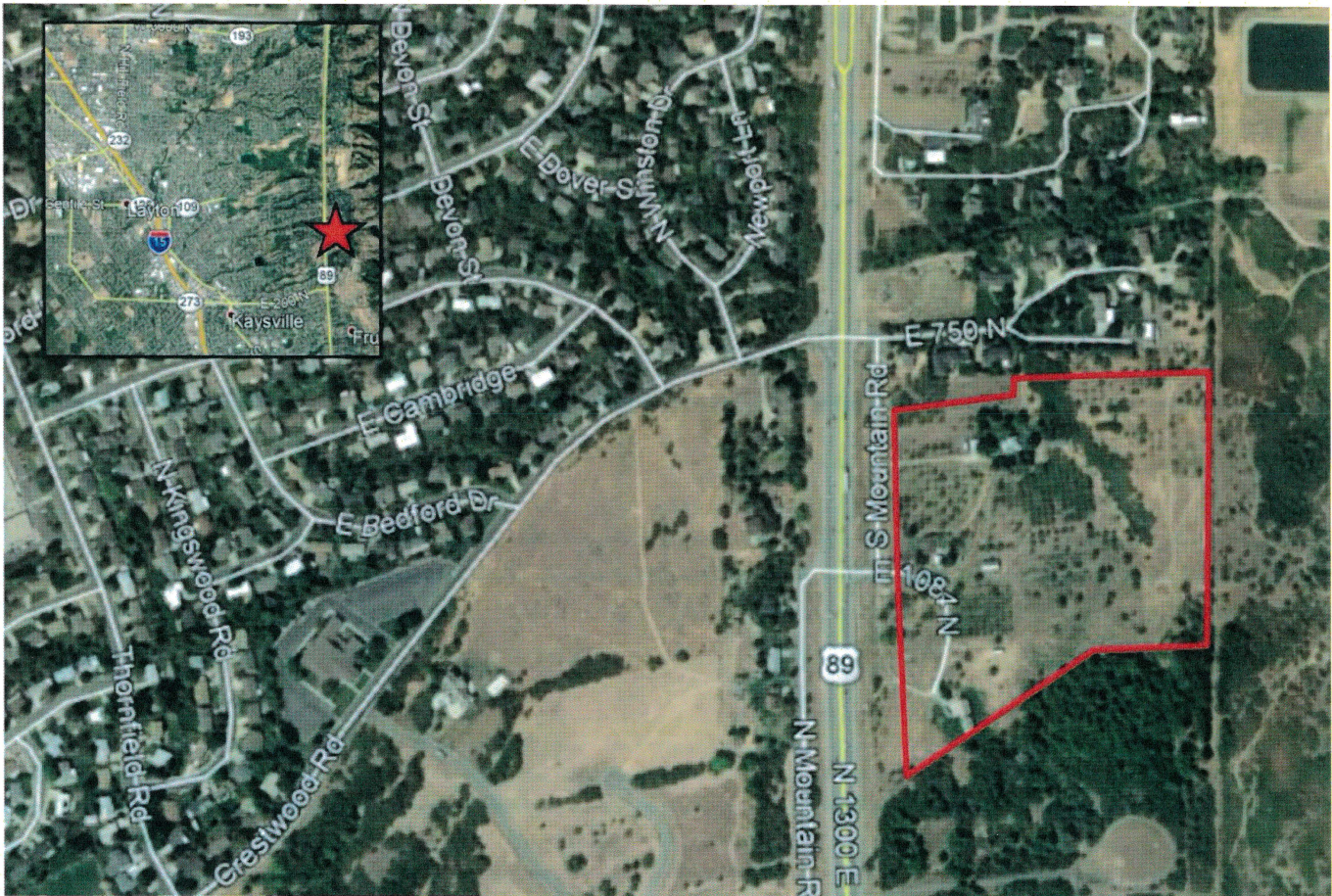
)

## Exhibit A

ADDRESS - 1300 East 1084 North Kaysville, Utah

Parcel ID's – 110370044, 110370032, 110370048, 110370050, 110370027, 110370046, 110370042, 110370041, 110370009, 110370023, 110370022

Location Map





## Legal Descriptions:

110370044 - BEG AT A PT ON THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184721 BK 7340 PG 754 AT A PT N 143.29 FT & E 612.32 FT & S 84°00' W 256.21 FT & S 00°26' E 171.66 FT & N 84°01'36" E 16.61 FT FR THE W 1/4 COR OF SEC 25-T4N-R1W, SLB&M; & RUN TH N 84°01'36" E 362.89 FT ALG AN EXTENSION OF & ALG THE S'LY BNDRY OF OTT ESTATES (AMD); TH ALG THE E & S'LY BNDRY OF SD OTT ESTATES (AMD) THE FOLLOWING TWO (2) COURSES: (1) N 00°26' W 59.20 FT, (2) N 88°13'04" E 579.84 FT TO THE 40 ACRE LINE; TH S 00°18' W 140.06 FT; TH S 82°40' W 321.04 FT; TH N 00°26' W 80.40 FT; TH S 82°40' W 481.80 FT; TH S 00°26' E 60.00 FT; TH S 82°40' W 142.79 FT TO THE E LINE OF SD WARRANTY DEED; TH N 00°26'00" W 125.80 FT ALG SD E LINE TO THE POB. CONT 2.457 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370032 - BEG AT A PT S 89°46' E 259.6 FT & S 0°26' E 2512.0 FT & N 83°35' E 70.3 FT & S 0°26' E 483.57 FT & N 82°40' E 561.00 FT FR THE NW COR OF SEC 25-T4N-R1W, SLM; RUN TH N 0°26' W 100.00 FT; TH N 74°41'24" W 154.71 FT; TH S 82°40' W 251.00 FT; TH N 0°26' W 60.00 FT, M/L, TO A PT S 0°26' E 60.00 FT FR THE S LINE OF OTT ESTATES AMD; TH N 82°40' E 481.80 FT; TH S 0°26' E 220.00 FT TO A PT N 82°40' E OF THE POB; TH S 82°40' W 80.80 FT TO THE POB. CONT. 1.056 ACRES

110370048 - A PART OF SW 1/4 OF SEC 25-T4N-R1W, SLB&M; BEG AT A PT ON E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184720 BK 7340 PG 751 AT A PT 223.91 FT (RECORD 161.60 FT) S 89°46'00" E ALG THE SEC LINE & 2950.77 FT (RECORD 2959.70 FT) S 00°26'00" E & 117.40 FT N 82°40'00" E FR NW COR OF SD SEC 25; TH ALG SD E LINE OF PPTY CONV IN SD WARRANTY DEED THE FOLLOWING COURSE: N 00°26'48" E 110.00 FT; TH N 82°40' E 181.98 FT, M/L; TH S 0°26' E 110 FT; TH S 82°40' W 181.95 FT TO THE POB. CONT. 0.456 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370027 - BEG AT A PT ON THE E LINE OF THE FRONTAGE RD, WH IS S 89°46' E 259.6 FT, S 0°26' E 2512 FT, N 83°35' E 70.3 FT (72.52 FT) & S 0°26' E 433.57 FT & S 0°26' E 50 FT ALG THE FRONTAGE RD; TH N 82°40' E 411 FT FR THE NW COR OF SEC 25-T4N-R1W, SLM; & RUN TH N 82°40' E 150 FT; TH N 0°26'00" W 100 FT; TH N 74°41'24" W 154.718 FT, M/L, TO A PT S 0°26'00" E OF POB; TH S 0°26'00" E 160 FT TO THE POB. CONT. 0.444 ACRES.

110370046 - BEG ON THE E LINE OF HWY 89, AT A PT S 00°11'30" W 971.02 FT ALG THE SEC LINE & S 89°48'30" E 338.34 FT & N'LY ALG THE ARC OF A 22,833.31 FT RADIUS CURVE TO THE RIGHT 144.38 FT ALG SD E LINE OF HWY 89 (LC BEARS N 03°05'34" W 144.38 FT) & N'LY 144.38 FT ALG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 22833.31 FT, CHORD BEARS N 03°05'34" W 144.38 FT & N'LY 166.73 FT ALG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 22833.31 FT, CHORD BEARS N 01°48'27" W 166.73 FT & N 88°28'00" E 45.00 FT TO A PT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 22763.31 FT & N'LY ALG THE ARC OF SD CURVE 319.23 FT, CHORD BEARS N 01°08'10" W 319.23 FT & N 82°40'00" E 37.65 FT FR THE W 1/4 COR OF SEC 25-T4N-R1W, SLB&M; & RUN TH N 82°40' E 603.842 FT; TH N 00°26' W 139.63 FT; TH N 82°40' E 321.04 FT; TH S 00°18' W 275.07 FT; TH S 82°40' W 269.97 FT; TH S 00°18' W 147.60 FT; TH N 82°40' E 82.69 FT; TH S 00°18' W 200.23 FT; TH S 82°40' W 748.71 FT TO A PT ON THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184681 BK 7340 PG 475; TH ALG SD LINE THE FOLLOWING COURSE: N 00°33'09" W 482.14 FT TO THE POB. CONT. 9.585 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)



110370050 - A PART OF THE SW 1/4 OF SEC 25-T4N-R1W, SLB&M; BEG AT A PT ON THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184719 BK 7340 PG 748 AT A PT WH IS S 89°46' E 259.6 FT, S 0°26' E 2512 FT, N 83°35' E 70.3 FT (72.52 FT) & S 0°26' E 433.57 FT & N 82°40'00" E 17.50 FT FR THE NW COR OF SD SEC 25; & RUN TH ALG SD E LINE S 0°26'48" E 50.00 FT; TH N 82°40' E 393.49 FT; TH N 0°26' W 160 FT; TH S 82°40' W 211.55 FT; TH S 0°26' E 110 FT; TH S 82°40' W 181.95 FT TO THE POB. CONT. 0.98 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370042 - BEG ON THE E'LY LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184727 BK 7340 PG 780 AT A PT S 00°11'30" W 971.02 FT ALG THE SEC LINE & S 89°48'30" E 338.34 FT & N'LY 144.38 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 22833.31 FT (LC BEARS N 03°05'34" W 144.38 FT & N 82°40'00" E 55.86 FT) FR THE W 1/4 COR OF SEC 25-T4N-R1W, SLB&M, & RUN TH N 82°40' E 748.71 FT; TH S 00°18' W 133.94 FT; TH S 83°40' W 142.49 FT; TH S 81°28' W 603.82 FT TO SD E'LY LINE; TH ALG SD PPTY THE FOLLOWING TWO COURSES: N'LY ALG THE ARC OF A 4960.00 FT RADIUS CURVE TO THE RIGHT 131.17 FT (LC BEARS N 1°17'23" W 131.07 FT); TH N 00°33'09" W 12.57 FT TO THE POB. CONT 2.322 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370041 - A PART OF THE SW 1/4 OF SEC 25-T4N-R1W, SLB&M; BEG AT A PT ON THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184727 BK 7340 PG 780, WH PT IS S 0°11'30" W 971.02 FT ALG THE SEC LINE & S 89°48'30" E 338.34 FT & N 81°28' E 51.31 FT, M/L, FR THE W 1/4 COR OF SD SEC 25; & RUN TH N 81°28' E 603.82 FT; TH S 51°31' W 100.99 FT; TH S 81°28' W 389.00 FT; TH S 8°32' E 224.14 FT; TH S 51°31' W 179.31 FT TO E'LY LINE SD WARRANTY DEED; TH ALG SD LINE THE FOLLOWING TWO COURSES: N'LY ALG THE ARC OF A 5270.00 FT RADIUS CURVE TO THE LEFT 39.85 FT (LC BEARS N 05°36'34" W 39.85 FT) TO A PT ON A 4960.00 FT RADIUS CURVE TO RIGHT; TH ALG THE ARC OF SD CURVE 325.37 FT (LC BEARS N 03°56'48" W 325.31 FT) TO THE POB. CONT. 1.53 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370009 - BEG AT A PT S 0°11'30" W 993.75 FT ALG THE SEC LINE & S 89°48'30" E 522.55 FT FR THE W 1/4 COR OF SEC 25-T4N-R1W, SLM; TH N 81°28' E 389 FT; TH S 51°31' W 448.95 FT; TH N 8°32' W 224.14 FT TO POB. CONT. 1.00 ACRES TOGETHER WITH A DESC R/W ANNEXED 949-693

110370023 - BEG AT A PT WH IS S 89°46' E 161.1 FT & S 0°26' E 3144.70 FT; TH N 82°46' E 99.9 FT TO E LINE OF FRONTAGE RD; TH N 82°40' E 699.96 FT FR NW COR OF SEC 25-T4N-R1W, SLM; & RUN TH N 82°40' E 136.67 FT; TH S 0°18' W 147.60 FT; TH S 82°40' W 136.67 FT; TH N 0°18' E 147.60 FT TO THE POB. CONT. 0.46 ACRES.

110370022 - A PART OF THE SW 1/4 OF SEC 25-T4N-R1W, SLBM; BEG AT A PT ON THE 1/4 SEC LINE, WH IS S 89°46' E 161.6 FT, S 0°26' E 3144.70 FT & N 82°40' E 1132.40 FT FR THE NW COR OF SD SEC 25; & RUN TH S 0°18' W 478.2 FT ALG THE 1/4-1/4 SEC LINE; TH S 83°40' W 191.16 FT; TH N 0°18' E 327.23 FT; TH N 82°40' E 53.98 FT; TH N 0°18' E 147.60 FT; TH N 82°40' E 137.6 FT TO THE POB. CONT. 1.90 ACRES.



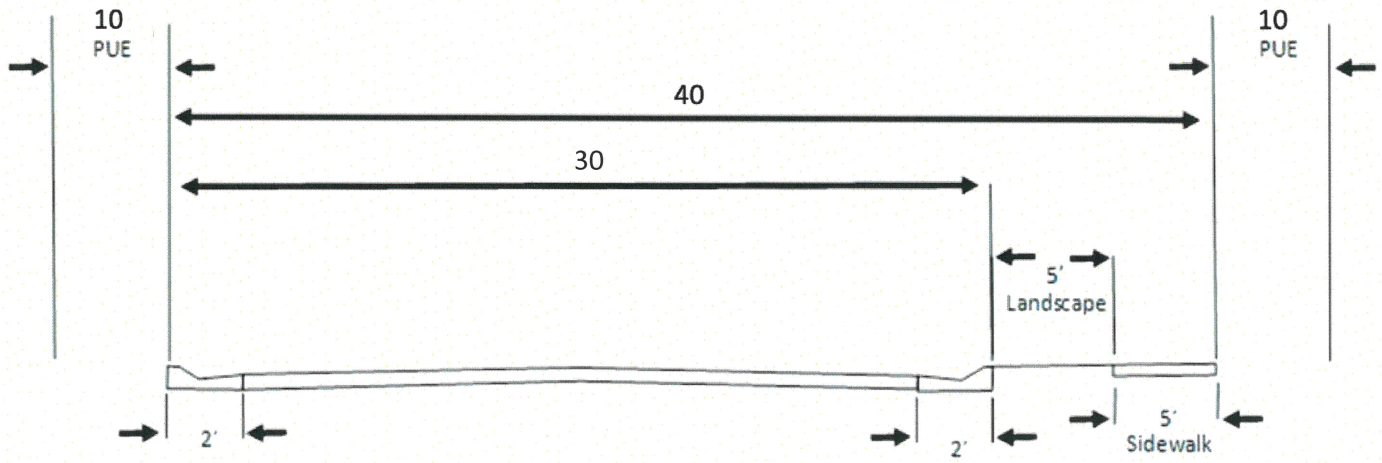
## Exhibit B

### CONCEPT PLAN



## Exhibit C

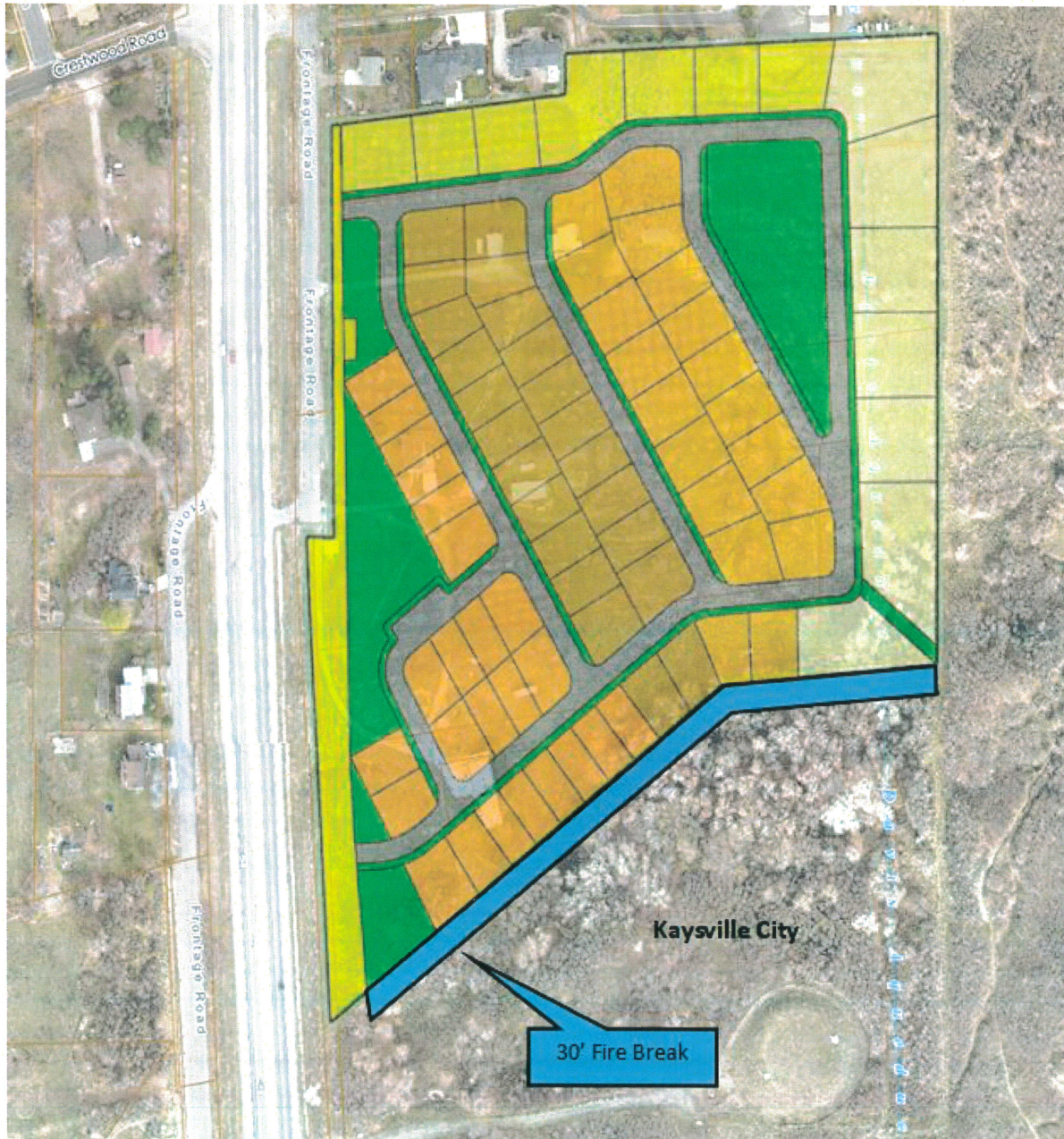
### ROAD CROSS SECTION





## Exhibit D

### Fire Break





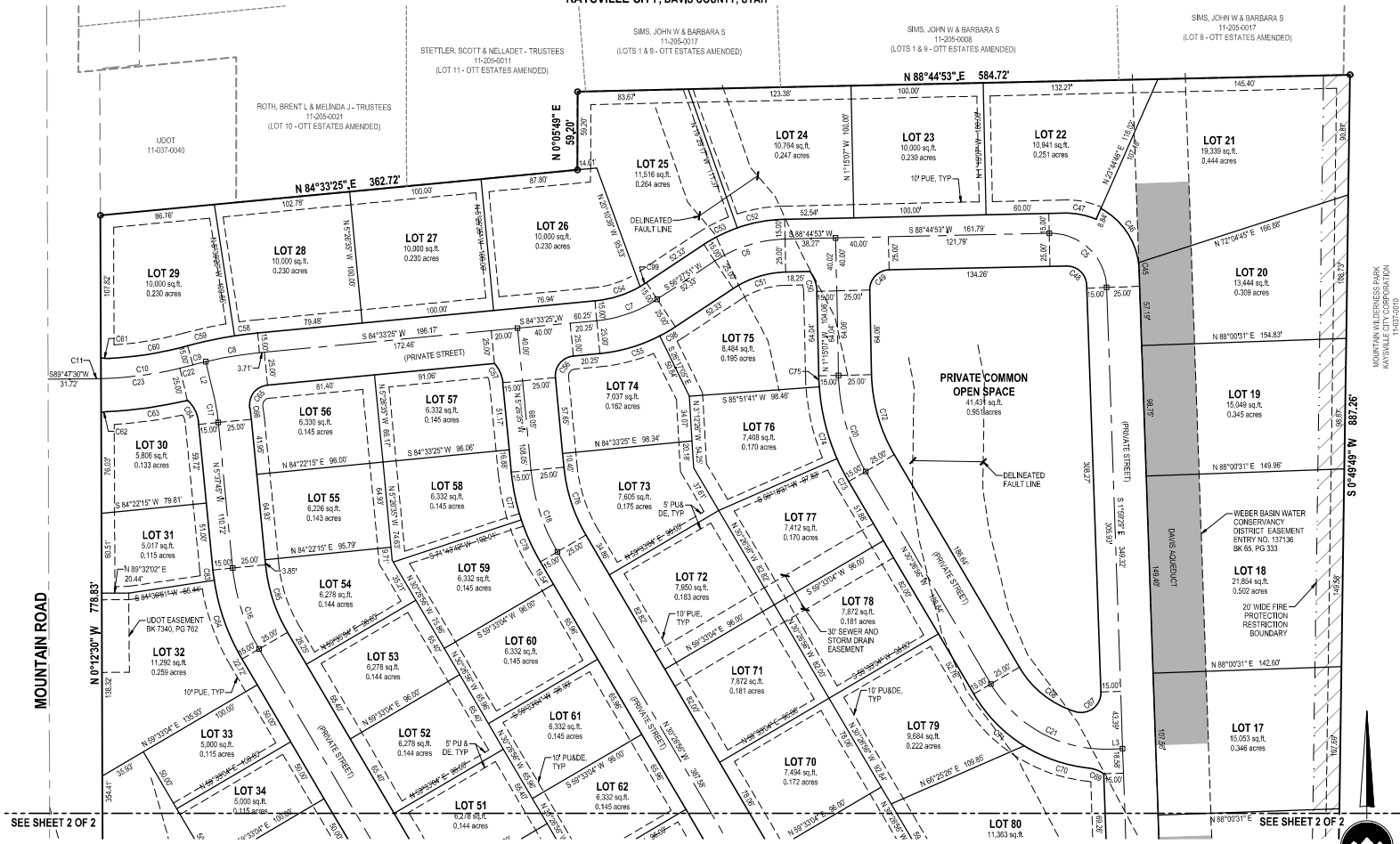
## Exhibit E

### Highway 89 Tie-In's





TALBOT ESTATES PRUD  
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 8034679, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as, TALBOT ESTATES PRUD, 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.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest and Southwest Quarters of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Eastern Right-of-Way Line of a frontage road of UDOT Project No. S-008914061308, said point being North 00°32'09" East 1,316.48 feet and East 416.58 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running

thence along said Eastern Right-of-Way Line of a frontage road the following three (3) courses:  
(1) Northwesteary 39.85 feet along the arc of a 560.20 foot radius curve to the left (center bears South 86°46'08" West and the chord bears North 05°16'11" West 39.85 feet with a central angle of 04°04'34")

(2) Northwesteary 455.54 feet along the arc of a 4,880.00 foot radius curve to the right (center bears North 84°31'04" East and the chord bears North 92°50'43" West 455.38 feet with a central angle of 05°16'28")

(3) North 00°12'30" West 778.83 feet to the extension of Southerly Boundary Line of Ott Estates Amended Subdivision;

thence along said extension and the Southerly Boundary Line the following three (3) courses:

(1) North 84°33'25" East 362.72 feet;

(2) North 00°05'49" East 58.20 feet;

(3) North 88°44'53" East 584.72 feet;

thence South 00°05'49" West 807.26 feet;

thence South 83°42'41" West 322.36 feet;

thence South 51°19'11" West 741.79 feet to the point of beginning.

Contains 964,648 Square Feet or 22.145 Acres

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Kaysville City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "PRIVATE COMMON OPEN SPACE" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "PRIVATE COMMON OPEN SPACE" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

TALBOT ESTATES PRUD

do hereby dedicate for perpetual use of the public all parcels of land, including streets, and utility easements as shown on this plat as intended for public use under the authority and auspices of the KAYSVILLE CITY and other applicable state and federal laws and regulations. Pursuant to Code 10-6a-6040 the owner hereby conveys the Common Area and Private Streets as indicated hereon to

In witness whereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

LLC: \_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ personally appeared before me

the signer (s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of \_\_\_\_\_ an \_\_\_\_\_ of said LLC, and that she, they, duly acknowledged to me that the Owners Dedication was executed by (he, she, they) having authority from said LLC for the purposes described herein.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

TALBOT ESTATES PRUD

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY \_\_\_\_\_ DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER : 94730  
MANAGER : BAM  
DRAWN BY : KFW  
CHECKED BY : RMH  
DATE : 11/05/2020

**ENSIGN**  
SALT LAKE CITY  
45 W. 1000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.8529  
Fax: 801.255.4449  
WWW.ENSIGNCON.COM

**DEVELOPER**  
**ANDERSON DEVELOPMENT**  
**9537 S 700 E**  
**SANDY, UTAH 84070**  
**PHONE: 801.990.4995**

**CENTRAL DAVIS SEWER DISTRICT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE CENTRAL DAVIS SEWER DISTRICT.  
CENTRAL DAVIS SEWER DISTRICT

**DAVIS AND WEBER CANAL COMPANY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE DAVIS AND WEBER CANAL COMPANY.  
DAVIS AND WEBER CANAL COMPANY

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE KAYSVILLE CITY ATTORNEY.  
KAYSVILLE CITY ATTORNEY

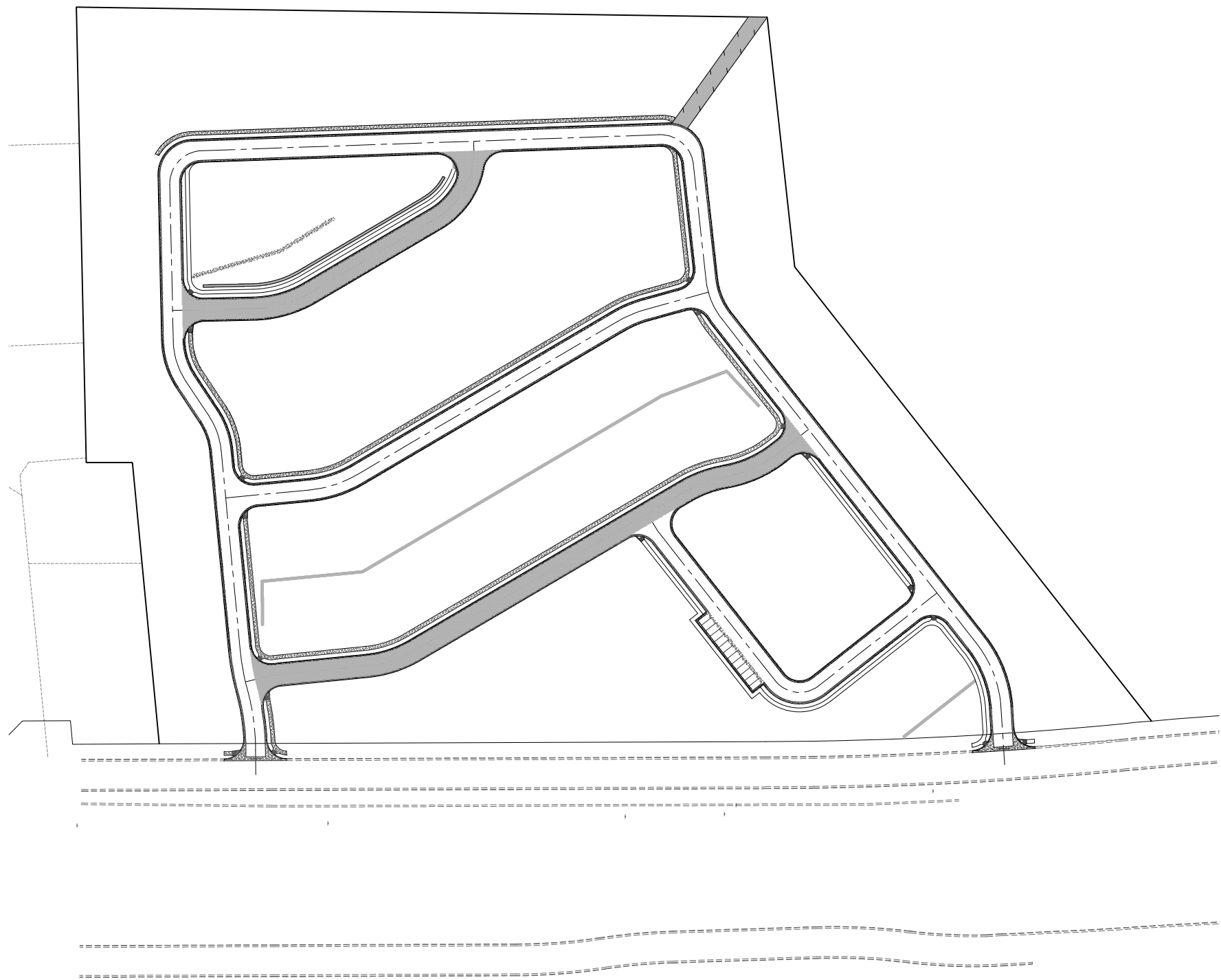
**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE CITY PLANNING COMMISSION APPROVAL  
CHAIRPERSON, KAYSVILLE CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE KAYSVILLE CITY ENGINEER  
KAYSVILLE CITY ENGINEER

**CITY COUNCIL APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE KAYSVILLE CITY COUNCIL  
CITY RECORDER CITY MAYOR











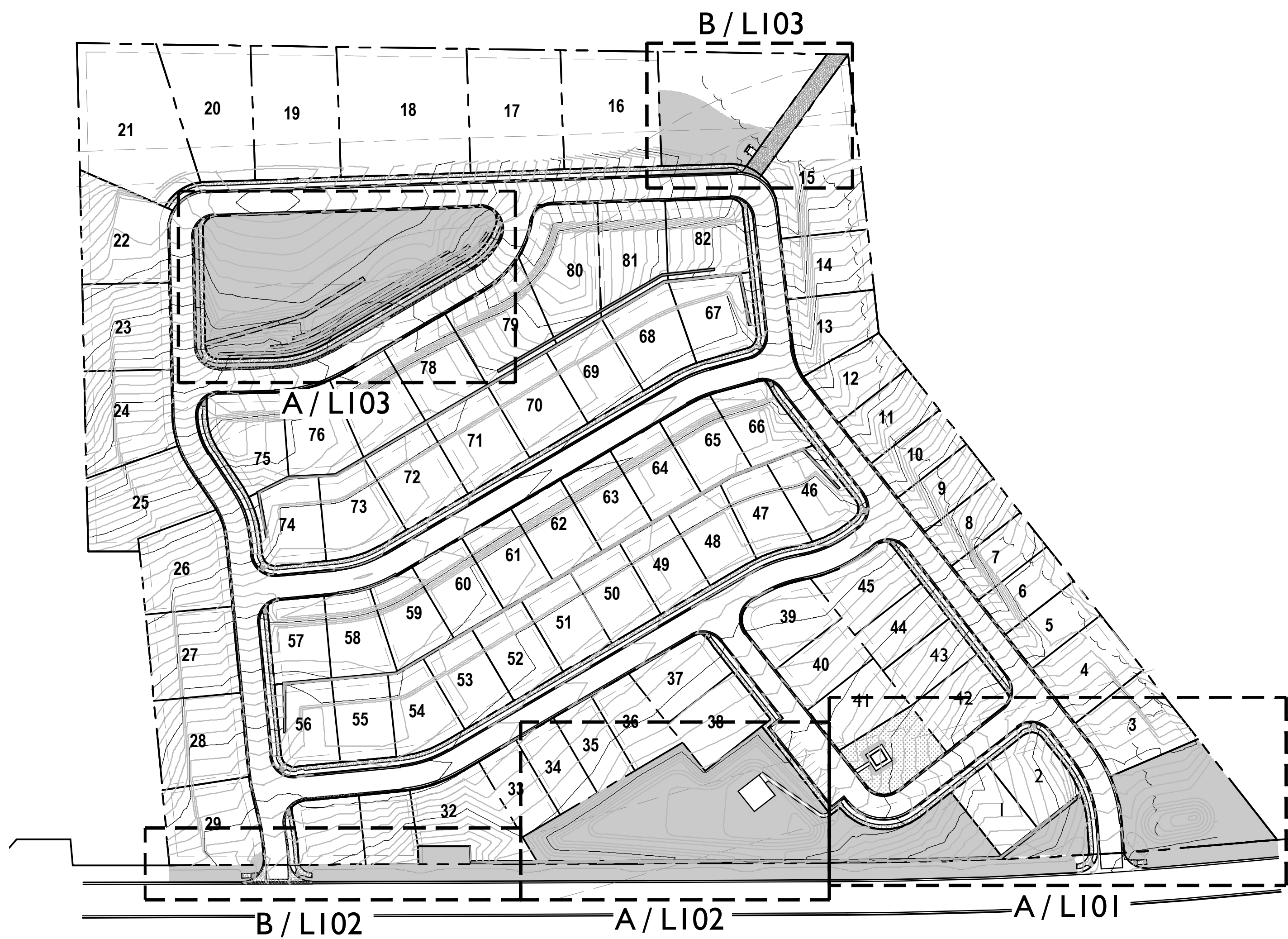
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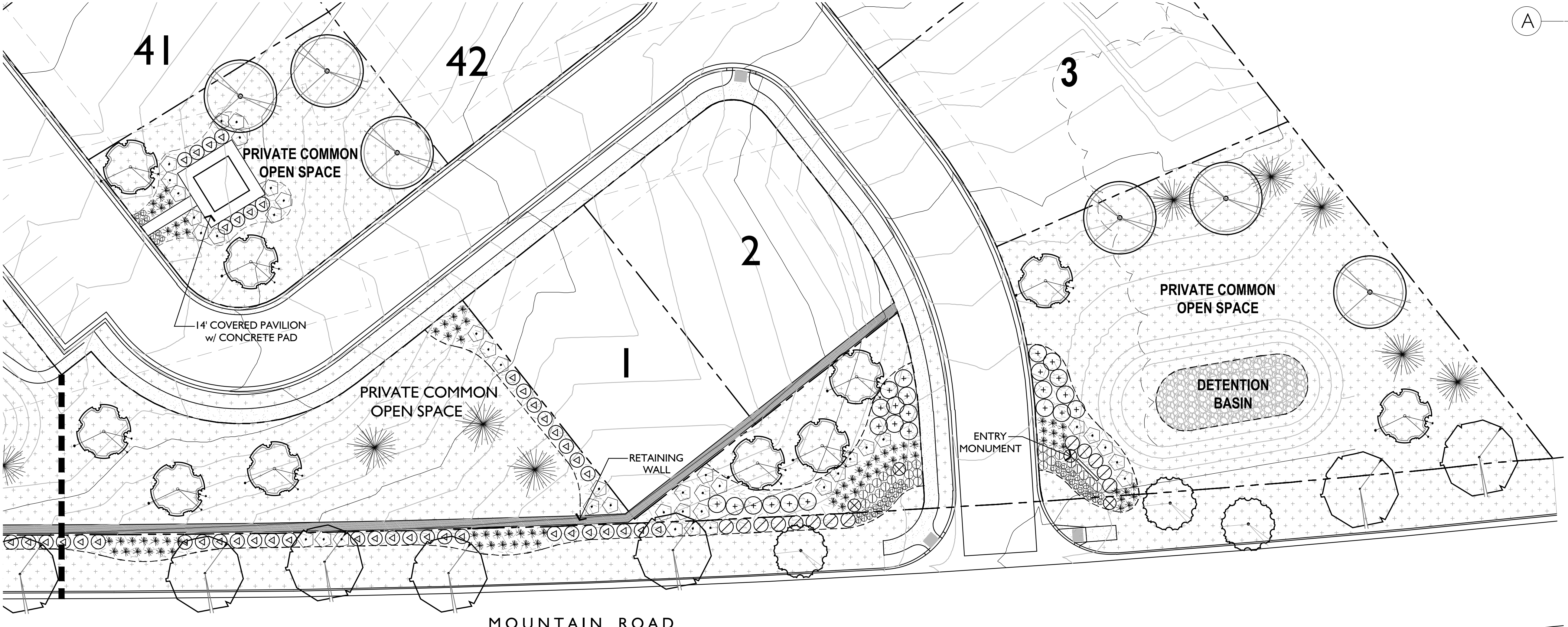
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## LANDSCAPE SCHEDULE

| QNTY                                                   | SCIENTIFIC NAME                                                      | COMMON NAME                     | SIZE    |
|--------------------------------------------------------|----------------------------------------------------------------------|---------------------------------|---------|
| TREES                                                  |                                                                      |                                 |         |
| 30                                                     | Acer truncatum x A. platanoides 'Keithsform'                         | Norwegian Sunset Maple          | 2" Cal. |
| 23                                                     | Malus 'Spring Snow'                                                  | Spring Snow Crabapple           | 20 Gal. |
| 18                                                     | Prunus virginiana 'Canada Red'                                       | Canada Red Chokecherry          | 20 Gal. |
| 24                                                     | Picea omorika 'Gotelli Weeping'                                      | Serbian Spruce                  | 7' - 8' |
| 26                                                     | Zelkova serrata 'Village Green'                                      | Village Green Zelkova           | 2" Cal. |
| SHRUBS                                                 |                                                                      |                                 |         |
| 42                                                     | Buddleia davidii 'Black Knight'                                      | Butterfly Bush                  | 5 Gal.  |
| 44                                                     | Cornus alba 'Bailhalo'                                               | Ivory Halo Dogwood              | 5 Gal.  |
| 49                                                     | Hibiscus syriacus 'Notwoodtwo' White Chiffon                         | Rose of Sharon                  | 5 Gal.  |
| 272                                                    | Rhus aromatica 'Grow Low'                                            | Grow Low Sumac                  | 2 Gal.  |
| 91                                                     | Viburnum opulus 'Compactum'                                          | Compact European Cranberry Bush | 2 Gal.  |
| ORNAMENTAL GRASSES                                     |                                                                      |                                 |         |
| 329                                                    | Calamagrostis x acutifolia 'Karl Foerster'                           | Karl Foerster Feather Grass     | 1 Gal.  |
| 204                                                    | Miscanthus sinensis 'Sinensis'                                       | Slender Maiden Grass            | 1 Gal.  |
| PERENNIALS                                             |                                                                      |                                 |         |
| 39                                                     | Gaura lindheimeri 'Crimson Butterflies'                              | Crimson Butterflies Wandflower  | 1 Gal.  |
| 76                                                     | Hemerocallis Stella d' Oro                                           | Stella d' Oro Daylily           | 1 Gal.  |
| 31                                                     | Lavandula intermedia 'Gros Bleu'                                     | French Lavender                 | 1 Gal.  |
| TURF                                                   |                                                                      |                                 |         |
| 116,050 S.F.                                           | Chanshare Imperial Blue                                              | Sod                             |         |
| MULCH                                                  |                                                                      |                                 |         |
| 23,636 S.F.                                            | Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise |                                 | 3"      |
| 1,030 S.F.                                             | Cobble, 2" - 3", Detention Basin                                     |                                 | 3"      |
| MOWSTRIP                                               |                                                                      |                                 |         |
| Metal, 3/16" x 4", 3' Diameter for Trees in Turf Areas |                                                                      |                                 |         |



A OVERALL LANDSCAPE PLAN  
SCALE: 1"=50'-0" NORTH



B LANDSCAPE PLAN  
SCALE: 1"=20'-0" NORTH

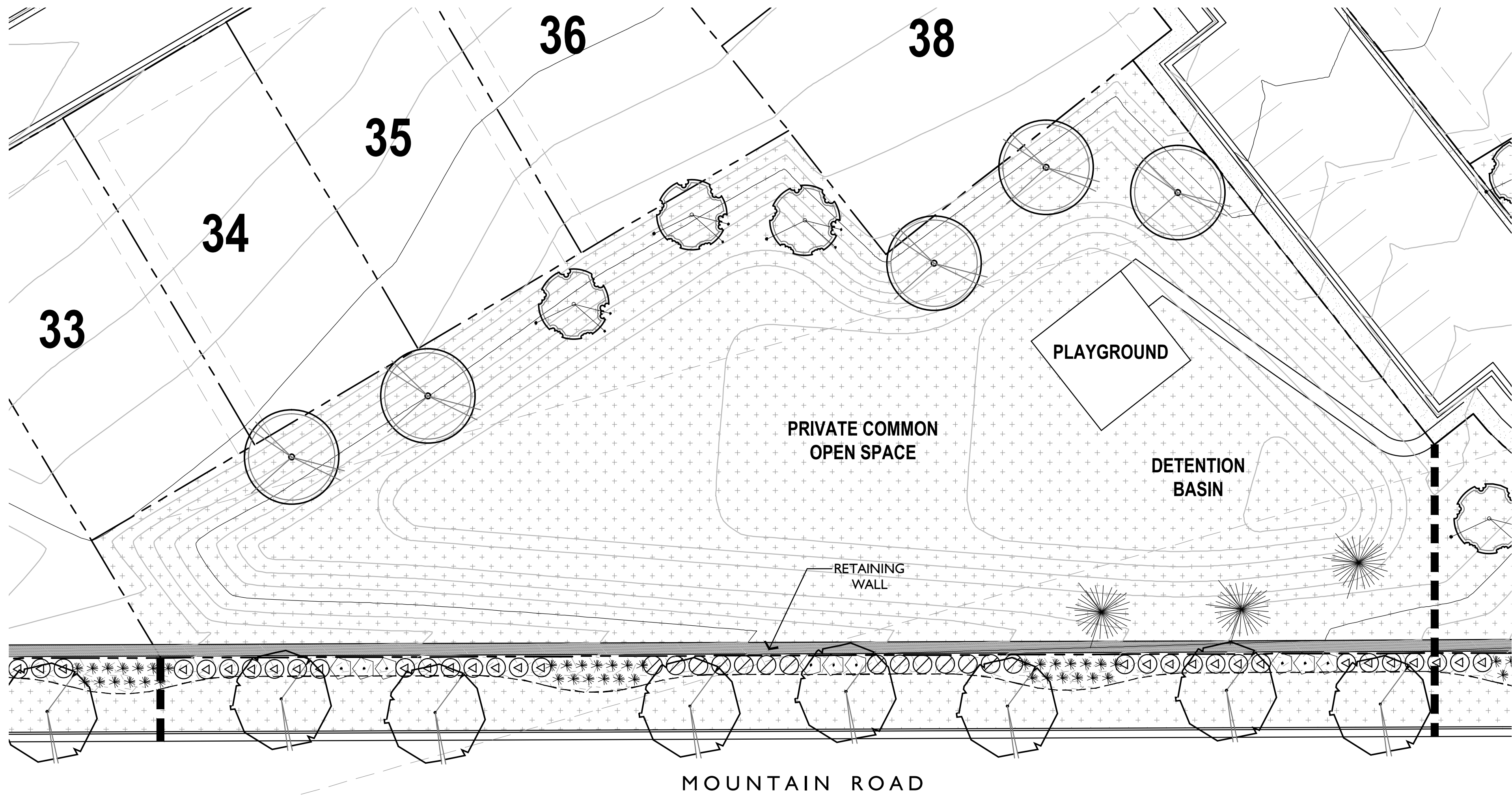
TALBOT ESTATES SUBDIVISION  
KAYSVILLE, UTAH

PRIVATE  
COMMON OPEN  
SPACE AREAS

LANDSCAPE  
PLAN

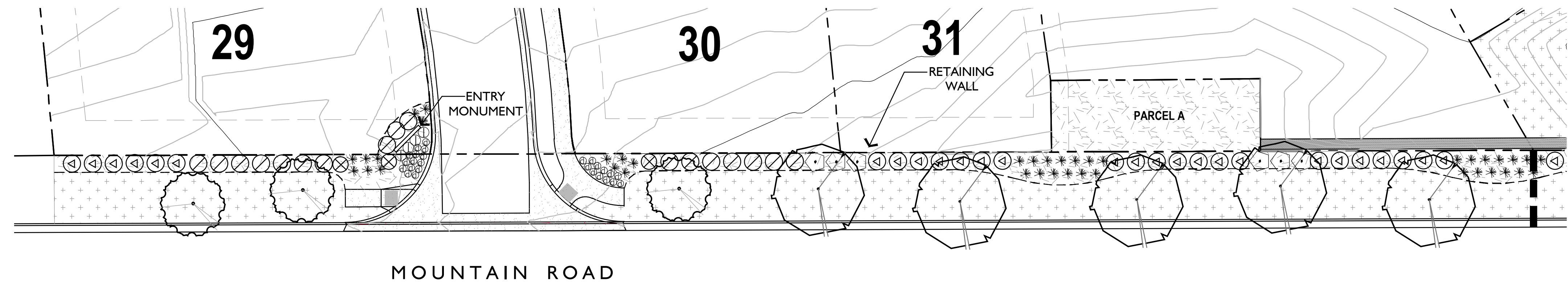
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A

LANDSCAPE PLAN  
SCALE: 1"=20'-0" NORTH



B

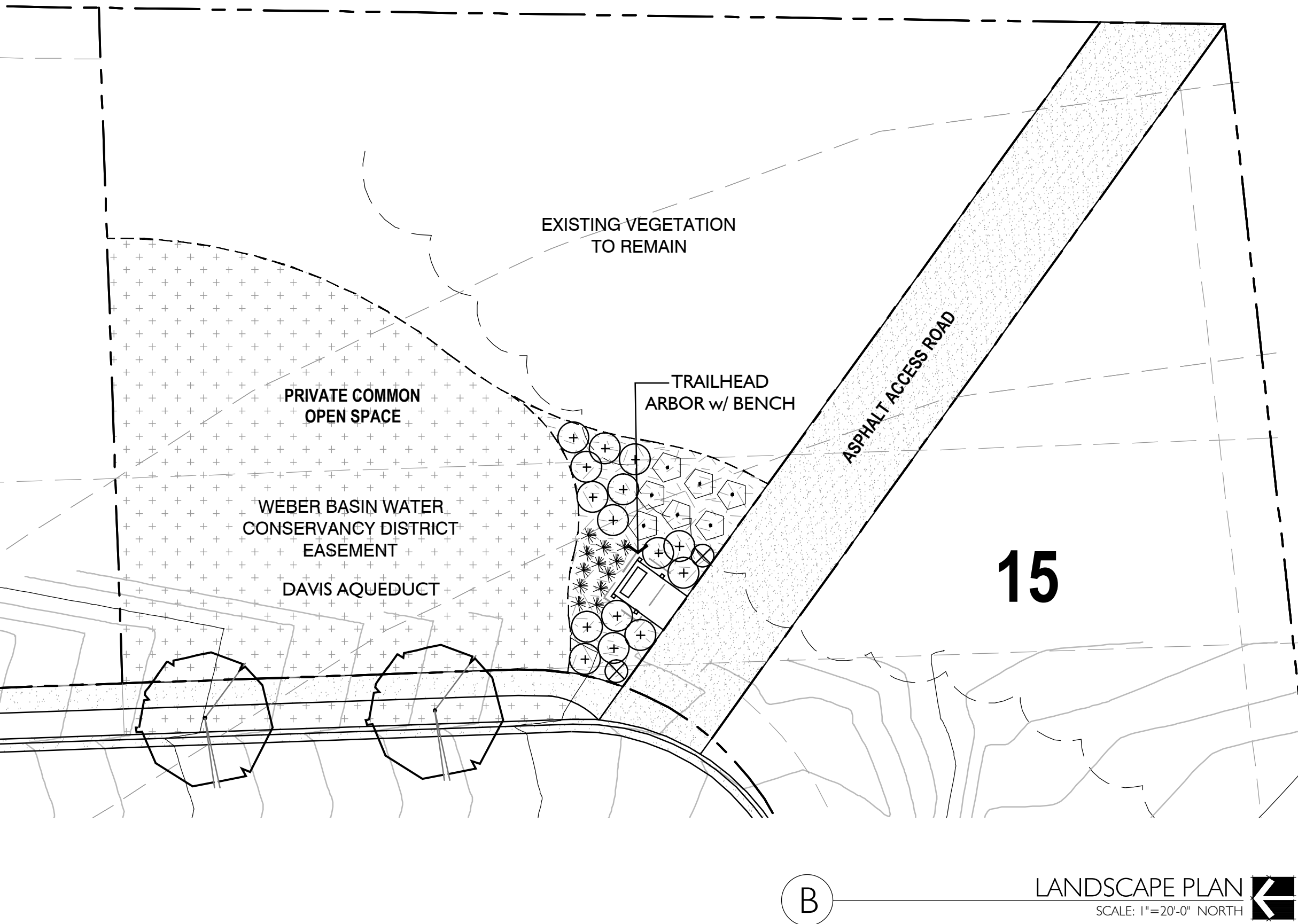
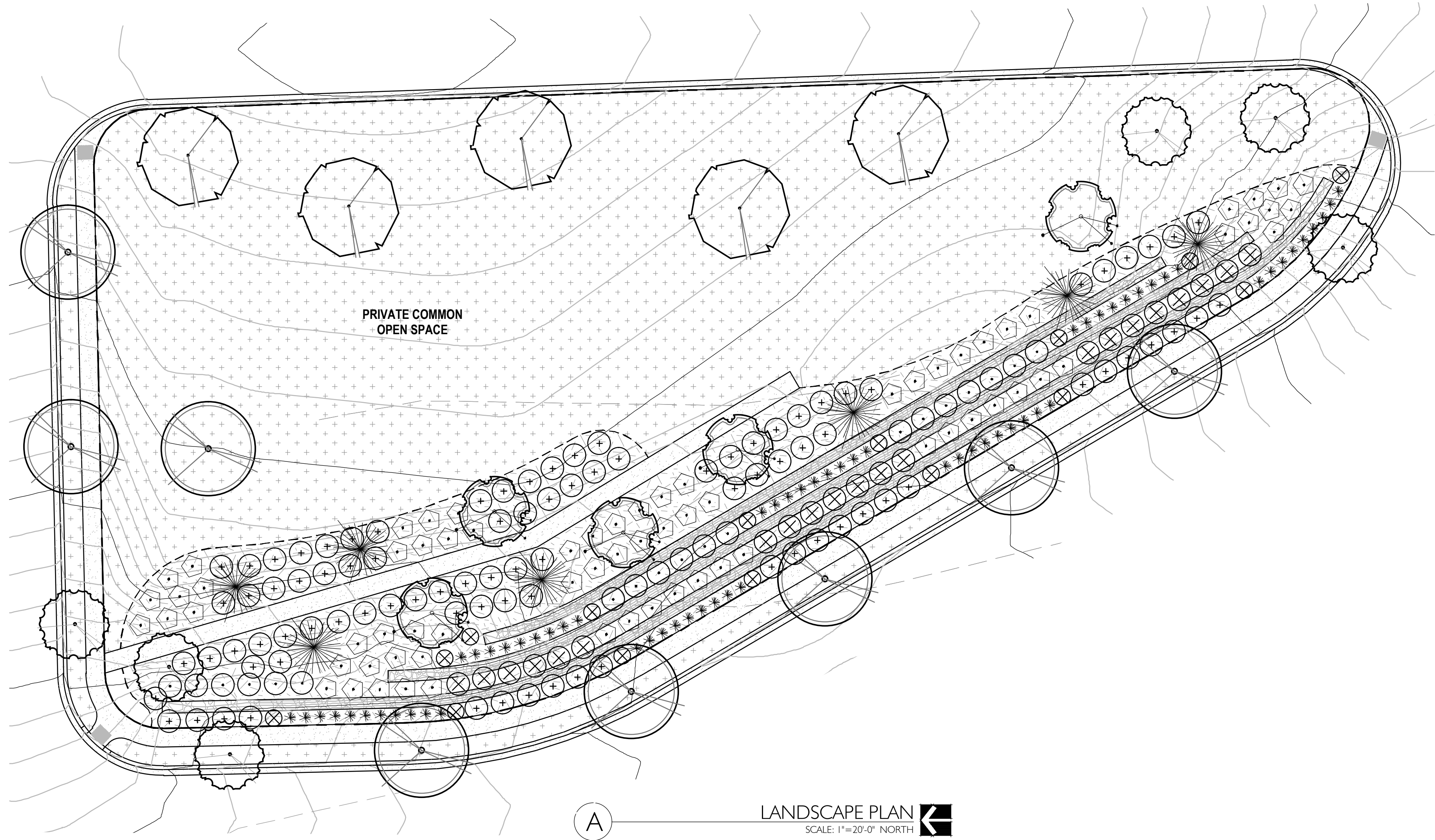
LANDSCAPE PLAN  
SCALE: 1"=20'-0" NORTH

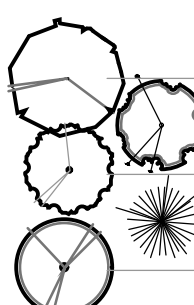
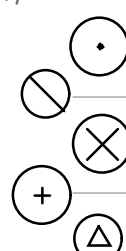
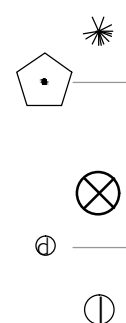
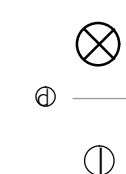
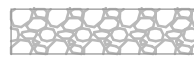
| LANDSCAPE SCHEDULE |                                                                      |                                 |         |
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| MULCH              |                                                                      |                                 |         |
| 23,636 S.F.        | Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise |                                 | 3"      |
| 1,030 S.F.         | Cobble, 2" - 3", Detention Basin                                     |                                 | 3"      |
| MOWSTRIP           |                                                                      |                                 |         |
|                    | Metal, 3/16" x 4", 3' Diameter for Trees in Turf Areas               |                                 |         |

LANDSCAPE GENERAL NOTES

- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:  
Sand (0.05 - 2.0 mm Dia.) 20 - 70%  
Clay (0.002 - 0.05 mm Dia.) 20 - 70%  
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:  
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones ¾" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
- Prune trees in accordance with current horticultural practices.
- All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. Pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
- All shrubs, groundcover and perennial plants to be watered on zones separate from turf.





| LANDSCAPE SCHEDULE                                                                  |                    |                                                                      |                                 |         |
|-------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------|---------------------------------|---------|
|                                                                                     | QNTY               | SCIENTIFIC NAME                                                      | COMMON NAME                     | SIZE    |
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|  | PERENNIALS         |                                                                      |                                 |         |
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|  | 116,050 S.F.       | Chanshare Imperial Blue                                              |                                 | Sod     |
| MULCH                                                                               |                    |                                                                      |                                 |         |
|  | 23,636 S.F.        | Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise |                                 | 3"      |
|  | 1,030 S.F.         | Cobble, 2" - 3", Detention Basin                                     |                                 | 3"      |
| MOWSTRIP                                                                            |                    |                                                                      |                                 |         |
|  |                    | Metal, 3/16" x 4", 3' Diameter for Trees in Turf Areas               |                                 |         |



| ISSUE | DESCRIP. | DATE       |
|-------|----------|------------|
| 1     |          | 11.05.2020 |

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## **Planning Commission Staff Report**

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### **Final Plat for the James Place Subdivision. November 12, 2020**

Applicant/Owner: Vernon Smith  
Location: 706 S Angel Street  
Zone: R-1-LD

#### **Description:**

The property is located at 706 S Angel Street was rezoned to the R-1 LD district and approved for a preliminary plat in April of 2020. The existing lot is 160,370 square feet or 3.682 Acres in size. The applicant Vernon Flint is anticipating creating a new 6 lot subdivision ranging from 17,106 to 46,354 square feet with the minimum of 100 feet of frontage. This will leave the existing home on a 46,354 square foot lot. The 5 new proposed lots surrounding it will face Angel Street at approximately 706 South Angel. The proposal is consistent with what was approved in the preliminary plat. All 6 new proposed lots meet the frontage and square footage requirements for the R-1-LD zoning district. The new lots are deep enough to provide a building pad that meets the minimum dwelling size requirements of [17-31-16, Dwellings](#).

#### **Recommendation:**

Staff is recommending approval of the proposed Final plat for the James Place Subdivision with the requirement that homes be built with a driveway such as a circular drive to provide for forward car access onto Angel Street when existing the lots.

#### **Reasoning:**

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

Attachments: Area Map, Preliminary Plat. Final Plat



## 706 South Angel Street - JAMES PLACE SUBDIVISION





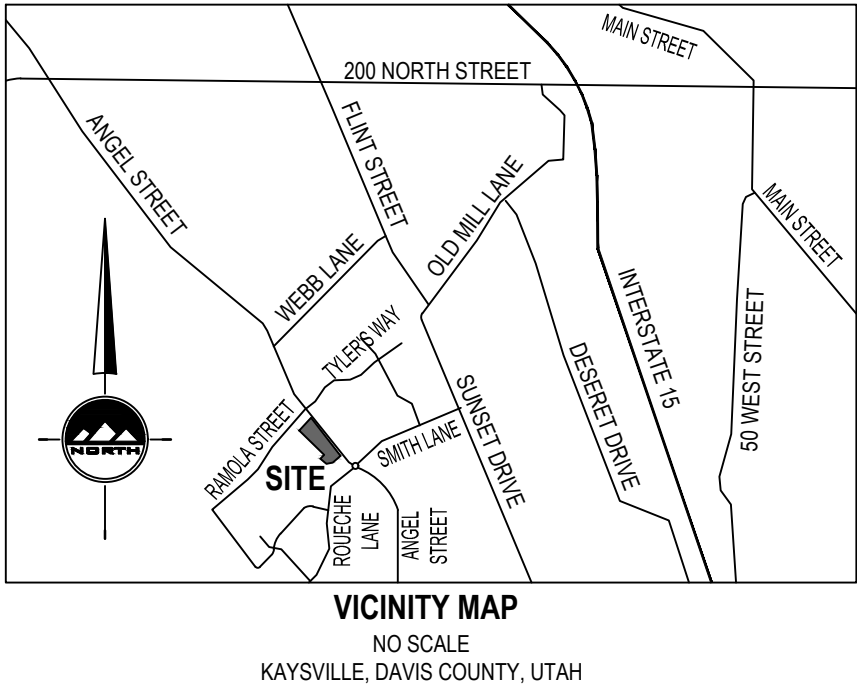
811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

BENCHMARK

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

BM ELEV= 4249.29



ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

1485 W. Hill Field Rd., Ste. 204

Layton, UT 84041

Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

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

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 5046930 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **JAMES PLACE**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

AS-SURVEYED PROPERTY DESCRIPTION

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

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

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

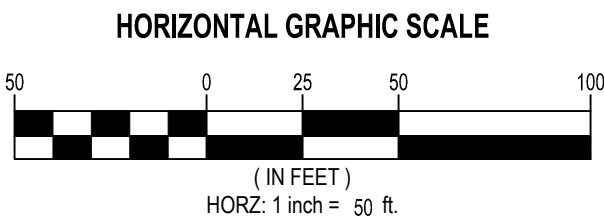
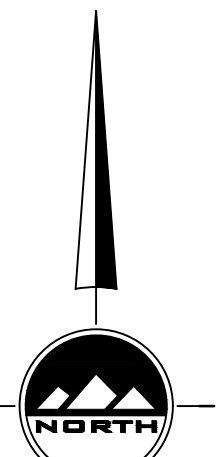
Contains: 160,370 square feet or 3.682 acres and 6 Lots.



March 27, 2020  
DATE

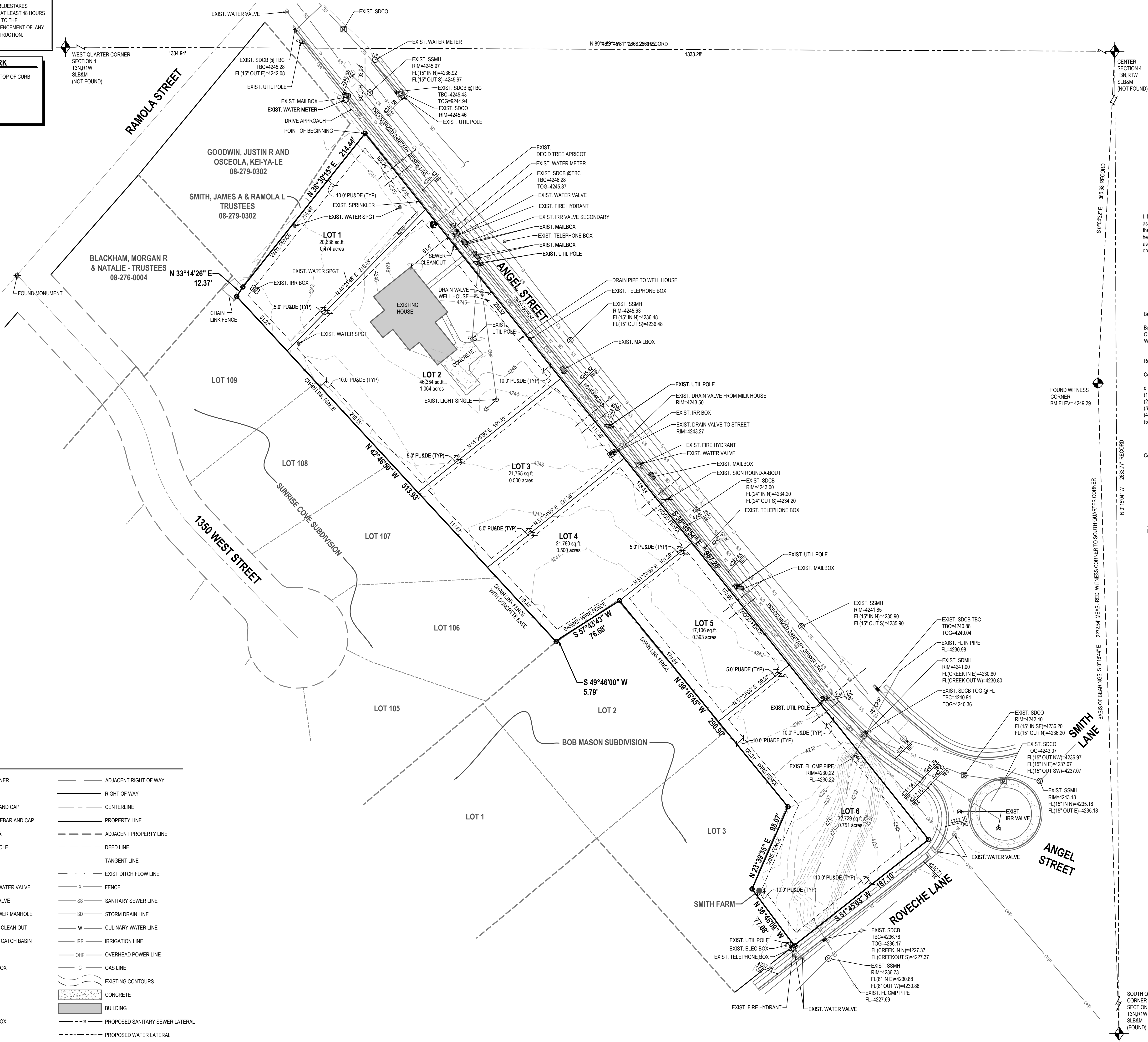
MICHAEL B. HERBST  
License No. 5046930

**Preliminary**  
NOT FOR CONSTRUCTION



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

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





# JAMES PLACE SUBDIVISION

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

**SURVEYOR'S CERTIFICATE**  
I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as JAMES PLACE 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 re-quirements of the applicable zoning ordinances.

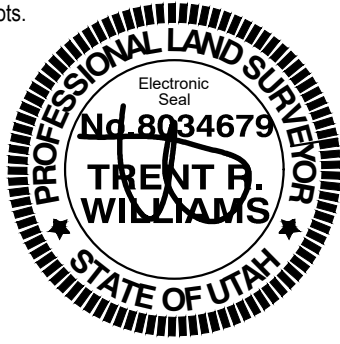
## BOUNDARY DESCRIPTION

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

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

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

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



November 5, 2020

DATE

TRENT R. WILLIAMS, PLS  
License No. 8034679

## OWNER'S DEDICATION

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

## JAMES PLACE SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Davis

J.S.S.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC

## JAMES PLACE SUBDIVISION

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

## DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY \_\_\_\_\_ DEPUTY RECORDER

## SHEET 1 OF 1

PROJECT NUMBER : 9743

MANAGER : T. WILLIAMS

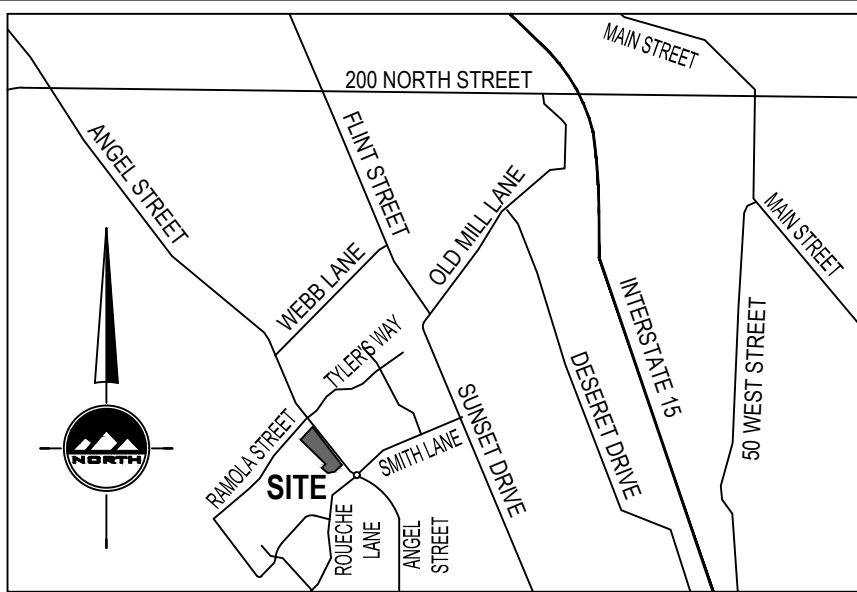
DRAWN BY : J. MOSS

CHECKED BY : T. WILLIAMS

DATE : 11/5/20

## VICINITY MAP

NO SCALE  
KAYSVILLE, DAVIS COUNTY, UTAH



## LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- P.U.D.E. P.U.D.E.= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1)
- FLOOD PLAIN BOUNDARY (NON BUILDABLE AREA)

NOTE:  
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT'S IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

## NOTES

- PROPERTY IS TO BE ZONED R-1-LD.  
A. FRONT YARD SETBACK IS 30'  
B. SIDE YARD SETBACK IS 8'  
C. REAR SETBACK IS 15'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- IT WILL BE THE RESPONSIBILITY FOR EVERY LOT OWNER TO RETAIN ALL STORM DRAIN RUNOFF ENTIRELY ON THEIR OWN PROPERTY.

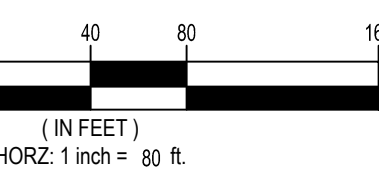
DEVELOPER  
ALLEN AND VERNON SMITH  
706 SOUTH ANGEL STREET  
KAYSVILLE, UTAH 84037  
801-309-1014  
ALLEN SMITH

## SURVEY RECORDING DATA

DATE: \_\_\_\_\_

DRAWING No. \_\_\_\_\_

## HORIZONTAL GRAPHIC SCALE



HORZ: 1 inch = 80 ft.

## CITY ATTORNEY'S APPROVAL

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

KAYSVILLE CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

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

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

## CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

## CITY COUNCIL APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE KAYSVILLE CITY COUNCIL

CITY RECORDER CITY MAYOR



LAYTON  
919 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY  
Phone: 801.255.0529  
TODDLE  
Phone: 435.843.3580  
CEDAR CITY  
Phone: 435.885.1453  
RICHFIELD  
Phone: 435.896.2953



# **KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES**

**October 22, 2020**

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

Staff Present: Lyle Gibson, , Heather Nielsen.

Public Attendees: Josh Griffin, Dana Griffin, Paul Burger.

## **OPENING**

The Planning Commission meeting was held on Thursday, October 22, 2020 at 7:00 p.m. at the Kaysville City Municipal Building. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Toby Barrus made a motion to approve the minutes from the September 10, 2020 meeting. Quan Nguyen seconded the motion and they were unanimously approved.

## **CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B’ GENERAL CONTRACTOR LOCATED AT 731 SOUTH MAIN STREET FOR DAVID PLESSINGER.**

Lyle Gibson explained that the applicant was 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.

Quan Nguyen made a motion to approve the conditional use permit for a Major Home Occupation ‘B’ general contractor located at 731 South Main Street for David Plessinger. Steve Lyon seconded the motion and it was unanimously approved.

## **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.**

Lyle Gibson said Paul Burger was requesting a Conditional Use permit for a sales trailer on lot 41 at the Parkway Subdivision located on Desert Drive which they are developing. 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.

Quan Nguyen made a motion to approve the Conditional Use permit for a sales trailer on lot 41 at the Parkway Subdivision located on Desert Drive for the duration of one year. Steve Lyon seconded the motion and it was unanimously approved.

**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.**

Lyle Gibson explained that the 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 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.

Chairperson Joshua Sundloff opened the public hearing.

No one came forward.

Chairperson Joshua Sundloff closed the public hearing.

Steve Lyon asked why they were doing a cul-de-sac. Why couldn't the road go through for more street connectivity? Lyle Gibson said that on the other side of property there is a creek and fence making a road more costly to build. The property owner, IHC, is not interested in taking the road through based on the impact they believe that will have on potential users as connecting the road would take away a large chunk out of the property and limit those who may be interested. Steve Lyon asked Lyle Gibson if there was a flood control easement on the side by the stream. Lyle Gibson stated that there is an easement provided and would check with Davis County Flood Control to ensure it is sufficient.

Wilf Sommerkorn said that the road on the other side was stubbed so that a road connection could go through so why not connect the road. Lyle Gibson said that IHC did not want to make the connection of the roads and after debating it internally city staff felt it appropriate to recommend as proposed.

Chairperson Joshua Sundloff said he would like to see the road go through. Wilf Sommerkorn



also agreed that this was a good idea, however he can see pros and cons for it being done.

Wilf Sommerkorn made a motion to recommend approval to the Kaysville City council the approval of the Preliminary plat for the Kaysville Creekside Subdivision located between 200 North and North Main Street for IHC Health Services Inc.-Andy Hubbard. Abigayle Hunt seconded the motion and it was unanimously approved.

Steve Lyon made a motion to approve the Final plat for the Kaysville Creekside Subdivision located between 200 North and North Main Street for IHC Health Services Inc.-Andy Hubbard. Quan Nguyen seconded the motion and it was unanimously approved.

**PUBLIC HEARING FOR THE PRELIMINARY AND FINAL PLAT OF THE  
FLOWERING GROVE SUBDIVISION LOCATED AT 292 W BLOOMING GROVE  
CIRCLE FOR DANA GRIFFIN.**

Lyle Gibson said that 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.

Chairperson Joshua Sundloff opened the public hearing.

No one came forward.

Chairperson Joshua Sundloff closed the public hearing.

Wilf Sommerkorn asked Lyle Gibson what the problem was with the Sewer District? Lyle Gibson said that there is an existing sewer line on the property and the sewer district needs access to the pipes through manholes. That is why Mr. Griffin has added the lollipop shaped road to the west. It gives the Sewer District access to manholes to better maintain their system.

Quan Nguyen made a motion to recommend approval to the Kaysville City council the Preliminary Plat for the Flowering Grove Subdivision located at 292 W Blooming Grove Circle for Dana Griffin. Steve Lyon seconded the motion and it was unanimously approved.

Abigayle Hunt made a motion to approve the Final Plat for the Flowering Grove Subdivision located at 292 W Blooming Grove Circle for Dana Griffin. Wilf Sommerkorn 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 is anticipated to be held on Thursday, November 12, 2020.

**ADJOURNMENT**

Quan Nguyen made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:15pm.