

KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, December 10, 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 where a link to view a live stream of the meeting via YouTube Live.**
- **If you wish to make comments during the meeting, a link to participate via Zoom will be available also on the home page of www.kaysvillelive.com.**

The agenda shall be as follows:

1. Election of Vice Chair.
2. Opening and approval of the minutes from the November 12, 2020 meeting.
3. Final Plat approval for the Romney Flat Lots Subdivision at 717 E 100 S for Jenny Romney.
4. Final Plat approval for the Potawatami Estates Subdivision Ph. 1 at approximately 1773 W 200 N for Salt Grass Land and Cattle, LLC.
5. Call to the public.
6. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
7. 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 December 4, 2020.



Lyle Gibson – Community Development Director

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

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

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

Kaysville Planning Commission Bylaws
October 2019

ARTICLE III - OFFICERS, COMMITTEES, STAFF, DUTIES

3.1 Regular Election of Chair, Vice Chair

Annually, as the first item of business at the first regular meeting of the Commission in the month of July, the Commission shall elect a Chair and Vice Chair. If a quorum is lacking, the Commission will hold an election at the next regularly scheduled meeting at which a quorum is available.

3.2 Succession of Vice Chair to Office of Chair

If the Chair becomes no longer a member of the Commission, the Vice Chair shall succeed to the office for the remainder of the term. If the Vice Chair becomes no longer a member of the Commission or succeeds to the office of Chair, a special vote shall be held to fill the vacancy of the Vice Chair. Said vote shall occur at the next regularly scheduled meeting of the Commission at which a quorum is available.

3.3 Duties of the Chair and Vice Chair; Appointment of Temporary Chair to Preside at Meetings

If present and able, the Chair shall preside at all meetings and hearings. If the Chair is absent or unable to preside, the Vice Chair shall preside. If both are absent or unable to preside, the members present shall appoint a Temporary Chair to preside for that meeting. The Temporary Chair shall abide by all rules and policies set forth herein.

3.4 Delegation to Vice Chair

The Chair may delegate duties generally to the Vice Chair, or may authorize the Vice Chair to perform specific duties during his/her absence or in the case of his/her disability to perform necessary Commission functions in a timely manner.

3.5 Managerial Responsibilities

The Chair shall conduct all meetings of the Commission, interface with the Mayor in the conduct and affairs of the Commission, and exercise management of the affairs of the Commission consistent with these rules, the ordinances of Kaysville City and State Law.

3.6 Appointment of Committees

The Chair may designate members of the Commission to make personal inspections when necessary for proper consideration of agenda items. The Chair may appoint standing or ad hoc committees as may be found necessary to successfully and efficiently carry out the function of the Committee.



Planning Commission Staff Report

Final Plat for the Potawatami Estates Phase 1 subdivision consisting of 4.78 acres of property at approximately 1773 West 200 North.

December 10, 2020

Applicant/Owner: Nephi and Malcolm Harvey for Salt Grass Land & Cattle LLC
Zone: R-1-10

Description:

The applicants are requesting Final Plat approval for 4.78 acres which they Rezoned a while back from A-5 to R-1-10. When the preliminary plat was reviewed by the Planning Commission it was considered together with the masterplan for the entire property controlled by the applicant. The City Council ended up approving only what was identified as Phase 1 which included 10 lots in the R-1-10 zoning district. This subdivision is a standard 10 lot subdivision which includes a standard street with a temporary cul de sac. A condition of the rezone with the council was that the street identified on the Plat known as Harv's Lane be dedicated all the way to the Anderson property line to ensure future connectivity to 200 North Street even though a future phase would develop the road.

The final plat is consistent with the preliminary plat in that it includes 10 lots in the same configuration with lot 108 being enlarged to nearly $\frac{3}{4}$ an acre. The right of way dedicates has been provided as required by the city council and all lots meet or exceed the frontage and lot size requirements for the R-1-10 zoning district.

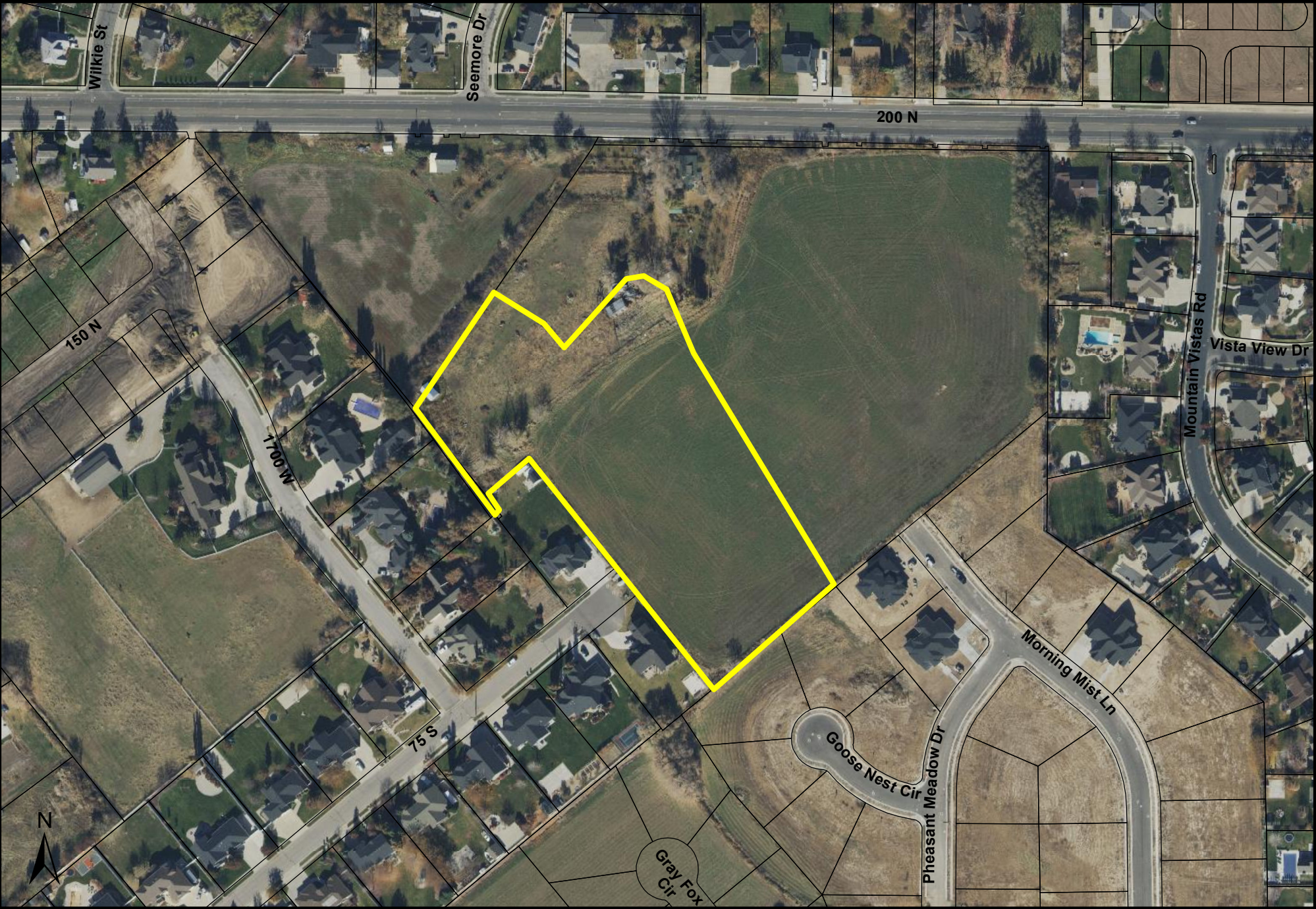
Utilities will be stubbed to what is now the Anderson property to the north along with the right of way dedication. The right-of-way will be fully improved according to ordinance until north of the temporary turn-around where the owner will be able to maintain agricultural access from their property to the east and lot 108 until additional development occurs.

Recommendation:

It is recommended that the Planning Commission approve Final Plat as presented.

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

Potawatami Estates



811

Know what's below.
Call before you dig.

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

BENCHMARK

EAST CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4286.01'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
PL1	N39°27'33"W	30.54'	PL21	S89°34'26"E	8.00'
PL2	S49°59'55"W	16.85'	PL22	N0°25'34"E	5.00'
PL3	N36°29'56"W	226.90'	PL23	S1°59'58"E	5.00'
PL4	N34°29'23"E	11.81'	PL24	S89°34'26"E	8.00'
PL5	S0°25'34"W	5.00'	PL25	N0°25'34"E	5.00'
PL6	S89°34'26"E	8.00'	PL26	S89°34'26"E	72.02'
PL7	N0°25'34"E	5.00'	PL27	S0°25'34"W	5.00'
PL8	S89°34'26"E	38.76'	PL28	S89°34'26"E	8.00'
PL9	S0°25'34"W	5.00'	PL29	N0°25'34"E	5.00'
PL10	S89°34'26"E	8.00'	PL30	S0°25'34"W	2.50'
PL11	N0°25'34"E	5.00'	PL31	S89°34'26"E	8.00'
PL12	S89°34'26"E	28.42'	PL32	N0°25'34"E	2.50'
PL13	S0°25'34"W	5.00'	PL33	S89°34'26"E	5.51'
PL14	S89°34'26"E	25.13'			
PL15	N0°25'34"E	5.00'			
PL16	S0°25'34"W	7.00'			
PL17	S89°34'26"E	10.00'			
PL18	N0°25'34"E	7.00'			
PL19	S89°34'26"E	45.99'			
PL20	S0°25'34"W	5.00'			

SURVEY NARRATIVE

The purpose of this survey is to define the perimeter boundary of the parcel in preparation for possible development. The parcel is bounded on the North by 200 North Street and one the East, South and West by recorded subdivisions. These subdivisions were recreated based in found street monuments in each. Additionally, there were found boundary line agreements and deeds that establish the lines common to The Preserve Phase 1, Bingham Subdivision, Waldron Farms, Pleasant Cove Subdivision, the frontage along 200 North and that parcel currently owned by Carolyn M. Andersen (11-094-0100). See documents:

- Boundary Line Agreement – Entry No. 2823497, Book 6102, Page 144-148 (also being the North line of The Preserve Phase 1)
- Quit Claim Deed – Entry No. 3002352, Book 6703, Page 77-78
- Quit Claim Deed – Entry No. 3042807, Book 6841, Page 906-909
- Boundary Line Agreement – TO BE RECORDED

PROPERTY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of 200 North Street and East line of said Section 32, said point being South 00°03'30" West 30.83 feet along the section line from the East Quarter Corner of said Section 32 and running thence:

South 00°03'30" West 429.76 feet along the East line of said Section 32 to the northerly line of The Preserve Phase 1;

thence South 50°00'00" West 695.90 feet along said northerly line of The Preserve Phase 1 to the easterly line of Lot 1, Bingham Subdivision;

thence North 39°49'25" West 194.69 feet along said easterly line of Lot 1, Bingham Subdivision to the northerly corner of Lot 1, point also being on the southerly line of 75 South Street;

thence North 38°11'06" West 55.03 feet to the northerly line of 75 South Street and the westerly corner of Lot 1, Bingham Subdivision;

thence along the boundary of said Lot 1, Bingham Subdivision the following (3) courses and distances:

- North 38°10'09" West 218.70 feet;
- South 51°47'49" West 91.12 feet;
- South 39°27'33" East 30.54 feet;

thence South 49°59'55" West 16.85 feet to the Southeast corner of Lot 101, Pleasant Cove Subdivision;

thence North 36°29'56" West 227.76 feet along the northerly lines of said Lot 101 and Lot 102, Pleasant Cove Subdivision to that BOUNDARY LINE AGREEMENT TO BE RECORDED;

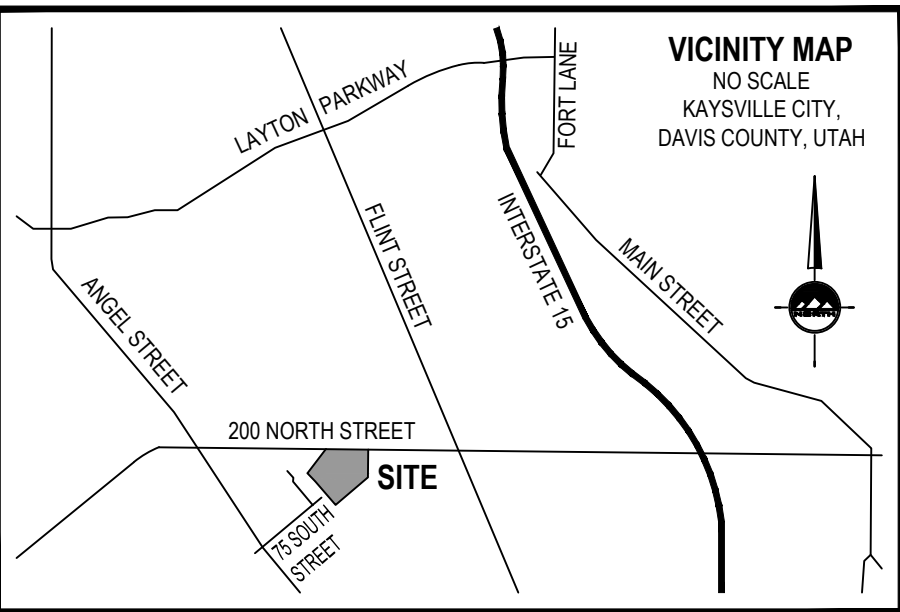
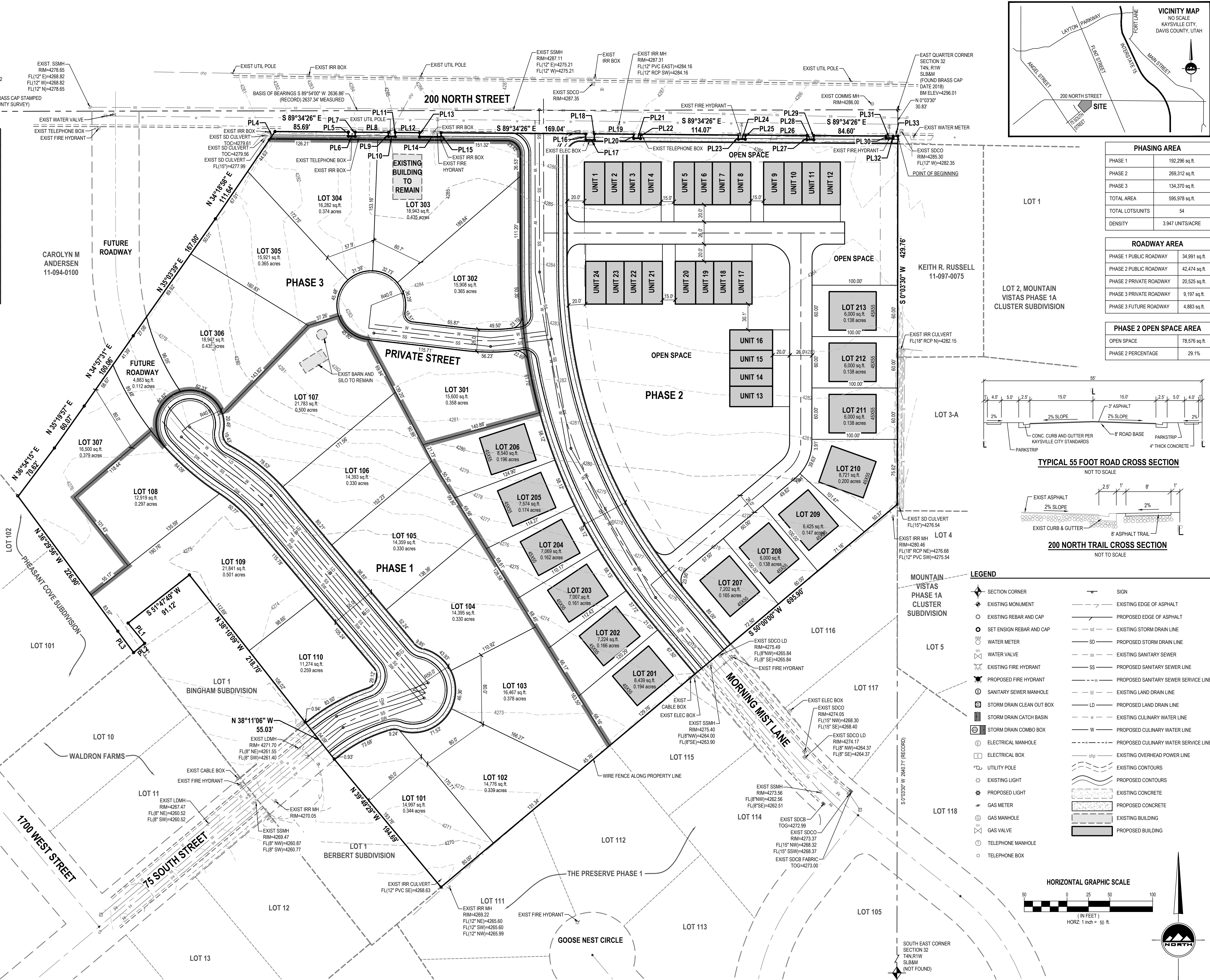
thence along said BOUNDARY LINE TO BE RECORDED the following six (6) courses and distances:

- North 36°54'15" East 71.75 feet;
- North 35°19'57" East 60.07 feet;
- North 34°57'31" East 100.06 feet;
- North 35°03'39" East 167.00 feet;
- North 34°18'58" East 111.64 feet;
- North 34°29'23" East 14.80 feet to the southerly line of 200 North Street and that property conveyed in Entry No. 3042807, Book 6841, Page 906-909;

thence along the northerly line that property conveyed in Entry No. 3042807 the following:

- South 89°34'26" East 85.69 feet;
- South 00°25'34" West 5.00 feet;
- South 89°34'26" East 8.00 feet;
- North 00°25'34" East 5.00 feet;
- South 89°34'26" East 38.76 feet;
- South 00°25'34" West 5.00 feet;
- South 89°34'26" East 5.00 feet;
- North 00°25'34" East 5.00 feet;
- South 89°34'26" East 28.42 feet;
- South 00°25'34" West 5.00 feet;
- South 89°34'26" East 25.13 feet;
- North 00°25'34" East 5.00 feet;
- South 89°34'26" East 10.00 feet;
- North 00°25'34" West 7.00 feet;
- South 89°34'26" East 45.99 feet;
- South 00°25'34" West 5.00 feet;
- North 00°25'34" East 5.00 feet;
- South 89°34'26" East 8.00 feet;
- North 00°25'34" East 5.00 feet;
- South 89°34'26" East 72.02 feet;
- South 00°25'34" West 5.00 feet;
- South 89°34'26" East 8.00 feet;
- North 00°25'34" East 5.00 feet;
- South 89°34'26" East 84.60 feet;
- South 00°25'34" West 2.50 feet;
- South 89°34'26" East 8.00 feet;
- North 00°25'34" East 2.50 feet;
- South 89°34'26" East 5.51 feet to the point of beginning.

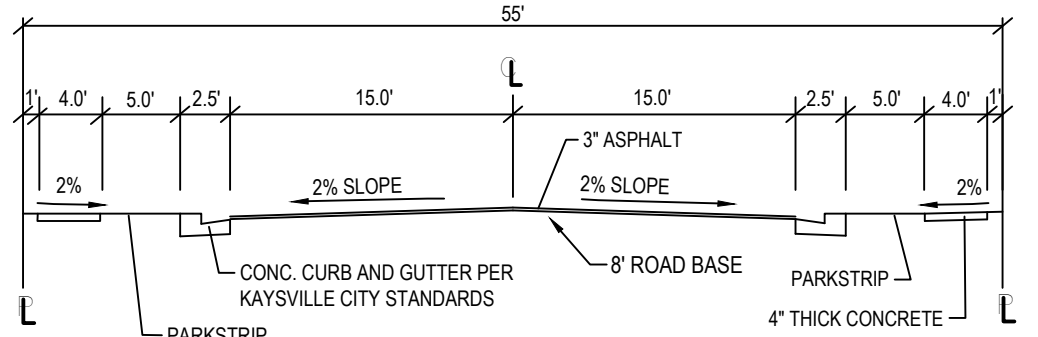
Contains: 596054 square feet or 13.684 acres.



PHASING AREA	
PHASE 1	192,296 sq.ft.
PHASE 2	269,312 sq.ft.
PHASE 3	134,370 sq.ft.
TOTAL AREA	596,978 sq.ft.
TOTAL LOTS/UNITS	54
DENSITY	3.947 UNITS/ACRE

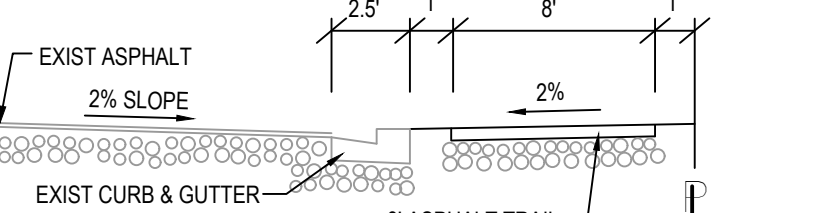
ROADWAY AREA	
PHASE 1 PUBLIC ROADWAY	34,991 sq.ft.
PHASE 2 PUBLIC ROADWAY	42,474 sq.ft.
PHASE 2 PRIVATE ROADWAY	20,525 sq.ft.
PHASE 3 PRIVATE ROADWAY	9,197 sq.ft.
PHASE 3 FUTURE ROADWAY	4,883 sq.ft.

PHASE 2 OPEN SPACE AREA	
OPEN SPACE	78,576 sq.ft.
PHASE 2 PERCENTAGE	29.1%



TYPICAL 55 FOOT ROAD CROSS SECTION

NOT TO SCALE



200 NORTH TRAIL CROSS SECTION

NOT TO SCALE

SECTION CORNER

EXISTING MONUMENT

EXISTING REBAR AND CAP

SET ENSIGN REBAR AND CAP

WATER METER

WATER VALVE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT BOX

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

ELECTRICAL MANHOLE

ELECTRICAL BOX

UTILITY POLE

EXISTING LIGHT

PROPOSED LIGHT

GAS METER

GAS MANHOLE

GAS VALVE

TELEPHONE MANHOLE

TELEPHONE BOX

SIGN

EXISTING EDGE OF ASPHALT

PROPOSED EDGE OF ASPHALT

EXISTING STORM DRAIN LINE

PROPOSED STORM DRAIN LINE

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

PROPOSED SANITARY SEWER SERVICE LINE

EXISTING LAND DRAIN LINE

PROPOSED LAND DRAIN LINE

EXISTING CULINARY WATER LINE

PROPOSED CULINARY WATER LINE

PROPOSED CULINARY WATER SERVICE LINE

EXISTING OVERHEAD POWER LINE

EXISTING CONTOURS

PROPOSED CONTOURS

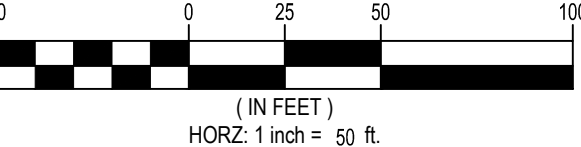
EXISTING CONCRETE

PROPOSED CONCRETE

EXISTING BUILDING

PROPOSED BUILDING

HORIZONTAL GRAPHIC SCALE



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
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:
SALT GRASS & CATTLE LLC
1773 WEST 200 NORTH
KAYSVILLE, UTAH 84037
CONTACT:
Nephi Harvey
PHONE: 801-726-1540

SALT GRASS SUBDIVISION

PRELIMINARY PLAT - NOT TO BE RECORDED

1773 WEST 200 NORTH

KAYSVILLE, UTAH

PROJECT NUMBER
9794

PRINT DATE
6/25/20

DRAWN BY
JMOSS

CHECKED BY
T.WILLIAMS

PROJECT MANAGER
T.WILLIAMS

1 OF 1

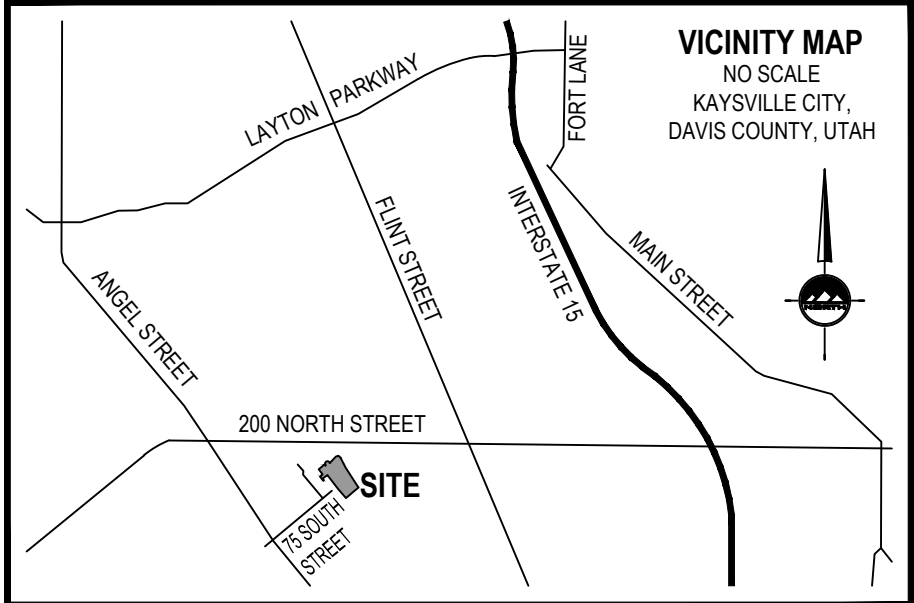
POTAWATAMI ESTATES - PHASE 1

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 32
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH
NOVEMBER 2020

CENTER
SECTION 32
T4N, R1W
SLB&M
(FOUND BRASS CAP STAMPED
DAVIS COUNTY SURVEY)

BASIS OF BEARINGS S 89°54'00" W 2636.86' (RECORD) 2637.34' (MEASURED)

EAST QUARTER CORNER
SECTION 32
T4N, R1W
SLB&M
(FOUND BRASS CAP
DATE 2018)



SURVEYOR'S CERTIFICATE

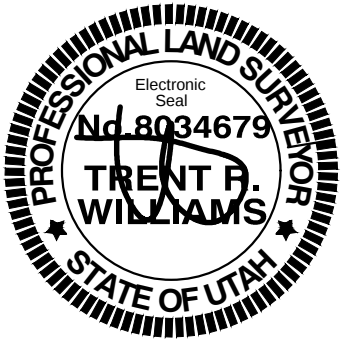
I, TRENT WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as POTAWATAMI ESTATES - PHASE 1, 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 Southeast Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville City, Davis County, Utah. Being more particularly described as follows:

Beginning at the northerly corner of Lot 112, The Preserve Phase 1 said point being South 00°03'30" East 742.99 feet along the section line and North 89°56'30" West 335.85 feet from the East Quarter Corner of said Section 32 and running thence:

South 50°00'00" West 257.10 feet along the northerly line of The Preserve Phase 1 to the West corner of Lot 1, Berbert Subdivision; thence North 38°49'29" West 194.68 feet along the northerly line of Berbert Subdivision to the North corner of said Lot 1; thence North 38°11'52" West 55.03 feet to the West corner of Lot 1, Bingham Subdivision; thence along Lot 1 Bingham Subdivision the following four (4) courses and distances:
1) North 38°12'11" West 219.64 feet along the northerly line of Lot 1, Bingham Subdivision to the North Corner of said Lot 2;
2) South 51°47'49" West 92.30 feet along the easterly line of said Lot 1;
3) South 39°30'00" East 31.56 feet;
4) South 50°10'52" West 15.57 feet to the West corner of Lot 101, Pheasant Cove Subdivision; thence North 36°29'56" West 226.90 feet along the easterly line of said Lot 101, Pheasant Cove Subdivision; thence North 36°54'15" East 70.62 feet;
thence North 33°14'49" West 92.30 feet along the easterly line of said Lot 101, Pheasant Cove Subdivision;
thence North 33°19'57" East 60.07 feet;
thence North 34°57'31" East 127.18 feet;
thence northeasterly 150.52 feet along the arc of a 272.50-foot radius non-tangent curve to the left (center bears North 75°38'24" East and the long chord bears South 30°11'02" East 43.34 feet with a central angle of 31°36'51"); thence North 43°59'33" East 164.49 feet;
thence North 72°07'59" East 37.26 feet;
thence southeasterly 45.80 feet along the arc of a 40.00-foot radius non-tangent curve to the left (center bears North 72°07'59" East and the long chord bears South 50°40'02" East 43.34 feet with a central angle of 65°36'01"); thence South 27°50'26" East 160.93 feet;
thence South 32°00'47" East 391.88 feet to the Point of Beginning.
Contains: 213,653.46 square feet or 4.905 acres.



December 3, 2020

DATE

TRENT R. WILLIAMS, PLS
LICENSE NO. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

POTAWATAMI ESTATES - PHASE 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof We(I) have hereto set our hands(s) this _____ day of _____ A.D., 20____.

By: _____

By: _____

By: _____

By: _____

LIMITED LIABILITY COMPANY 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 the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

POTAWATAMI ESTATES - PHASE 1

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 32
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER : 9794

MANAGER : T.WILLIAMS

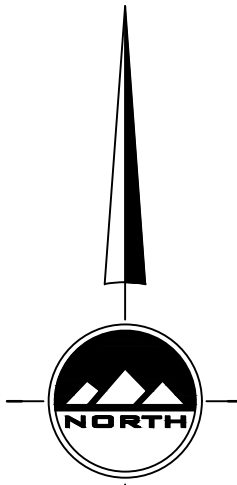
DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

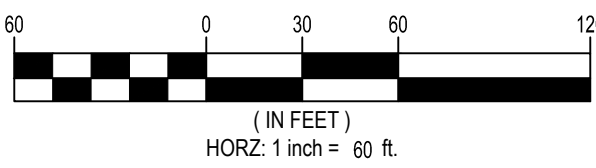
DATE : 12/3/20

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS



HORIZONTAL GRAPHIC SCALE



DEVELOPER
SALT GRASS & CATTLE LLC
1773 WEST 200 NORTH
KAYSVILLE, UTAH 84037
801-726-1540
NEPHI HARVEY

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

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: 801.225.0209
TOOELE
Phone: 435.863.3990
CEDAR CITY
Phone: 435.863.1453
RICHFIELD
Phone: 435.898.2983

POTAWATAMI ESTATES - PHASE 1

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 32
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

GENERAL NOTES:

1. PROPERTY IS ZONED X-X.
A. FRONT YARD SETBACK IS XX'
B. REAR YARD SETBACK IS XX'
C. SIDE YARD SETBACK IS X'
D. CORNER LOT SIDE YARD SETBACK IS X' ARTERIAL STREET
MINIMUM SIDE YARD AND (STREET) XX'.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT,
X' SIDE AND X' REAR UNLESS OTHERWISE NOTED HEREON.
3. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS.
COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE
ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY
CURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
4. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS
AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT
THE EXTENSION IN THE CURB.
5. NON-OBSTRUCTIVE EASEMENT. LAND OWNER TO ENSURE THAT FENCES,
LANDSCAPING, ETC., DOES NOT OBSTRUCT THE LINE OF SIGHT BETWEEN
750 SOUTH AND HARVS LANE.

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 EASEMENTS
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 PU&DE THE UTILITY MAY REQUIRE THE LOT
OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE 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 PU&DE OR ANY OTHER OBSTRUCTION WHICH
INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES
WITH FACILITIES IN THE PU&DE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	272.50'	150.52	31°38'51"	S30°11'02"E	148.61'
PC2	40.00'	45.80'	65°36'01"	S°40'02"E	43.34'
C3	327.50'	198.22'	34°40'39"	S39°31'28"E	195.20'
C4	172.50'	50.77'	16°51'47"	S48°25'54"E	50.59'
C5	15.00'	29.12'	111°14'57"	N15°37'28"E	24.76'
C6	227.53'	83.51'	21°01'47"	S60°44'02"W	83.05'
C7	172.50'	73.68'	24°28'24"	S62°14'12"W	73.12'
C8	15.00'	9.24'	35°17'15"	N87°52'58"W	9.09'
C9	50.00'	1.70'	1°56'35"	S71°12'37"E	1.70'
C10	50.00'	71.53'	81°58'19"	N66°49'55"E	65.59'
C11	50.00'	46.36'	53°07'45"	N0°43'06"W	44.72'
C12	50.00'	43.93'	50°20'12"	N52°27'04"W	42.53'
C13	50.00'	163.52'	187°22'50"	N16°04'15"E	99.79'
C14	15.00'	9.85'	37°37'10"	S58°48'35"E	9.67'
C15	227.50'	8.74'	2°12'06"	N41°06'03"W	8.74'
C16	227.50'	58.22'	14°39'41"	N49°31'56"W	58.06'
C17	227.50'	66.96'	16°51'47"	N48°25'54"W	66.72'
C18	272.50'	51.63'	10°51'20"	S51°26'07"E	51.55'
C19	300.00'	56.84'	10°51'20"	S51°26'07"E	56.79'
C20	300.00'	199.70'	38°08'21"	S37°47'37"E	196.03'
C21	200.00'	58.86'	16°51'47"	N48°25'54"W	58.65'
C22	200.00'	19.92'	5°42'21"	N66°29'43"E	19.91'
C23	200.00'	24.45'	7°00'18"	N72°51'02"E	24.44'
C24	200.00'	44.37'	12°42'38"	N69°59'52"E	44.28'
C25	200.00'	6.56'	1°52'47"	S75°24'48"W	6.56'
C26	200.00'	85.43'	24°28'24"	S62°14'12"W	84.78'
C27	200.00'	74.17'	21°14'58"	N60°37'29"E	73.75'
C28	200.00'	17.82'	5°06'14"	N73°48'04"E	17.81'
C29	200.00'	91.99'	26°21'11"	S63°10'36"W	91.18'

LINE TABLE

LINE	BEARING	LENGTH
PL1	N38°11'52"W	55.03'
PL2	S51°47'49"W	92.30'
PL3	S39°30'00"E	31.56'
PL4	S60°10'52"W	15.57'
PL5	N72°07'59"E	37.26'
L6	S76°47'59"E	15.00'
L7	S12°22'50"W	50.00'
L8	N17°49'05"E	50.00'

POTAWATAMI ESTATES - PHASE 1

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 32
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 2 OF 2

PROJECT NUMBER : 9794

MANAGER : T.WILLIAMS

DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

DATE : 12/3/20



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

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0239
TOOELE
Phone: 435.943.3299
CEDAR CITY
Phone: 435.955.1453
RICHFIELD
Phone: 435.895.2863



Planning Commission Staff Report

Final Plat for the Romney Double Flag Lot Subdivision located at 717 East 100 South.

Applicant/Owner: Jennifer Romney
Zone: R-1-8 PRUD

Description:

The applicant recently received approval for the preliminary plat and PRUD overlay for the Romney Flag Lot Subdivision consisting of 3 lots. The concept originally shown to the Planning Commission was revised to address concerns from neighbors before being accepted by the City Council as included with this report.

The final plat includes the existing home on a standard 8,102 square foot lot fronting 100 South. The Double Flag Lots behind would be approximately 10,000 square feet, and a second lot containing 11,356 square feet including a 36 foot projection onto 100 South Street. An easement is in place along the west side of the property for access.

The existing home will have to be modified and utilities stubbed in from the street before recording.

Recommendation: Approval for final Plat

As the proposed preliminary plat meets the applicable requirements and standards for a flag lot subdivision, staff recommends that the Planning Commission approve the final plat as proposed.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Preliminary Plat

717 East 100 South

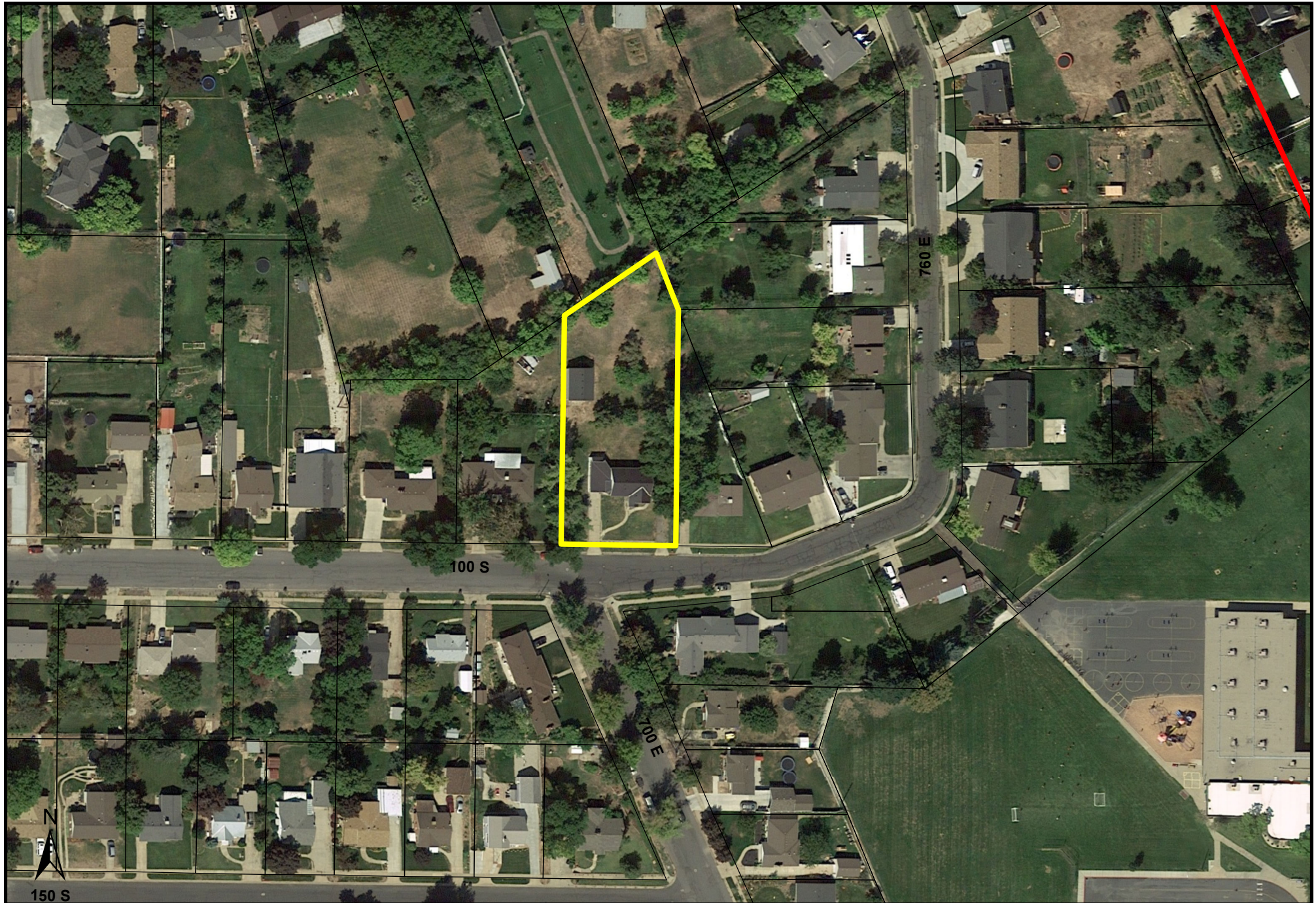
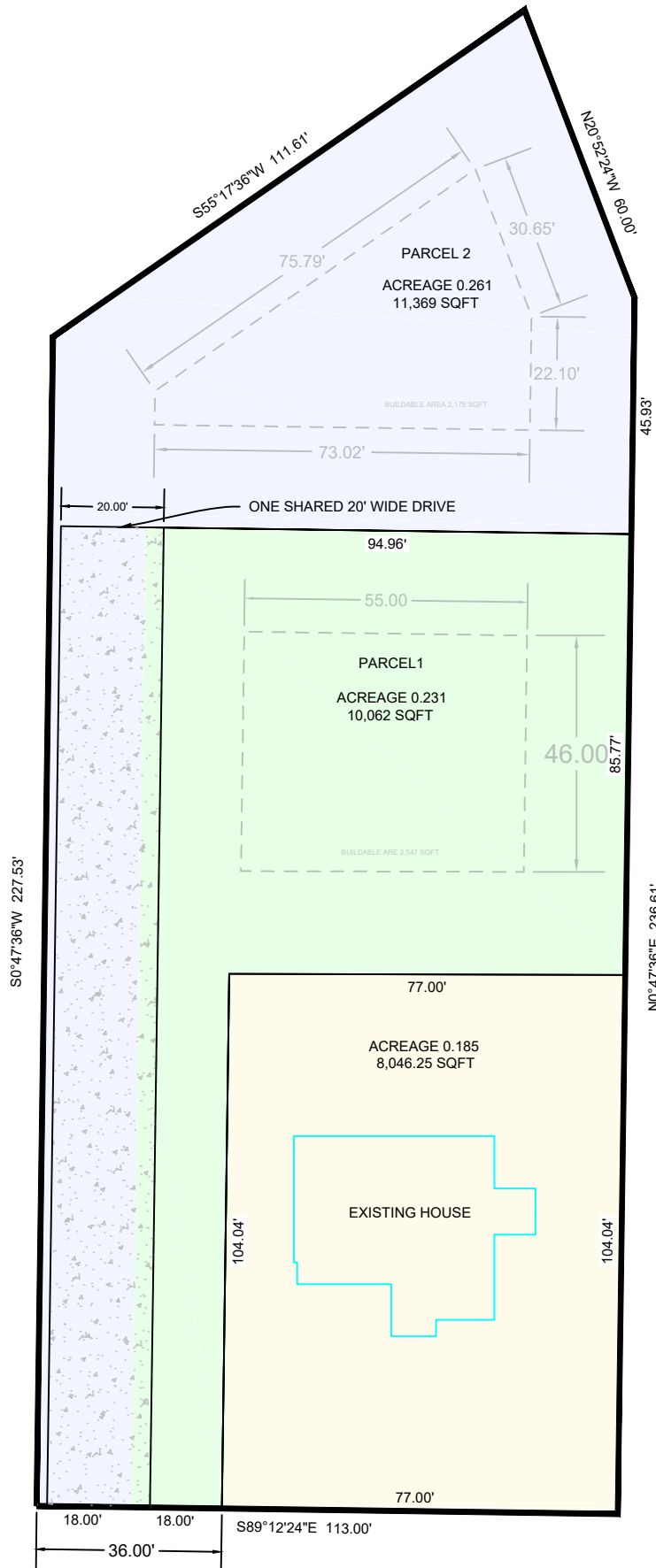


EXHIBIT A
717 S 100 S CONCEPT PLAT



LAYTON SURVEYS

Professional Land Surveying
801-663-1641 willis.long@laytonsurveys.com
1812 West 2575 South
Syracuse, UT 84075

PROSPECTOR LANE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN,
KAYSVILLE CITY, DAVIS COUNTY, UTAH
NOVEMBER 16TH 2020

BOUNDARY DESCRIPTION

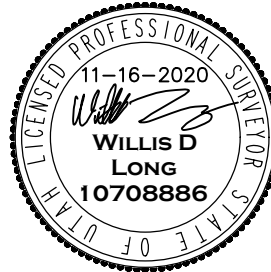
BEGINNING AT A POINT WHICH IS S07°45'22"W 2034.08 FEET FROM THE REFERENCE MONUMENT OF THE CENTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°12'24"113.00W ALONG THE NORTH RIGHT OF WAY OF 100 SOUTH STREET; N00°47'36"E 227.53 FEET; THENCE N55°17'36"E 111.61 FEET; THENCE S20°52'24"E 60.00 FEET TO A FOUND REBAR AND CAP MARKED "REDCON"; THENCE S00°47'36"E 236.61 FEET TO THE POINT OF BEGINNING.

GENERAL USE EASEMENT

AN EASEMENT FOR GENERAL USE IN FAVOR OF LOT 1 OF THE PROSPECTOR LANE SUBDIVISION PLAT - SEE RECORDED EASEMENT ENTRY NUMBER _____ BOOK _____ PAGE _____, DAVIS COUNTY RECORDER'S OFFICE, DAVIS COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACTS OF REAL PROPERTY. SIGNED THIS _____ DAY OF _____, 2020.



OWNER'S DEDICATION Willis D. Long, PLS NO. 10708886

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: **PROSPECTOR LANE SUBDIVISION** AND HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY KAYSVILLE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. SIGNED THIS _____ DAY OF _____, 2020. BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this _____ day of _____, 2020, personally appeared before me JENNIFER ROMNEY, 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 **OWNER OF PROSPECTOR LANE SUBDIVISION**, and that said document was signed by him/her.

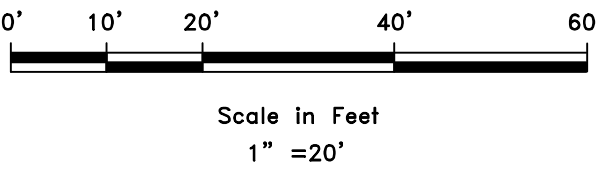
STAMP NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JENNIFER ROMNEY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE DAVIS COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

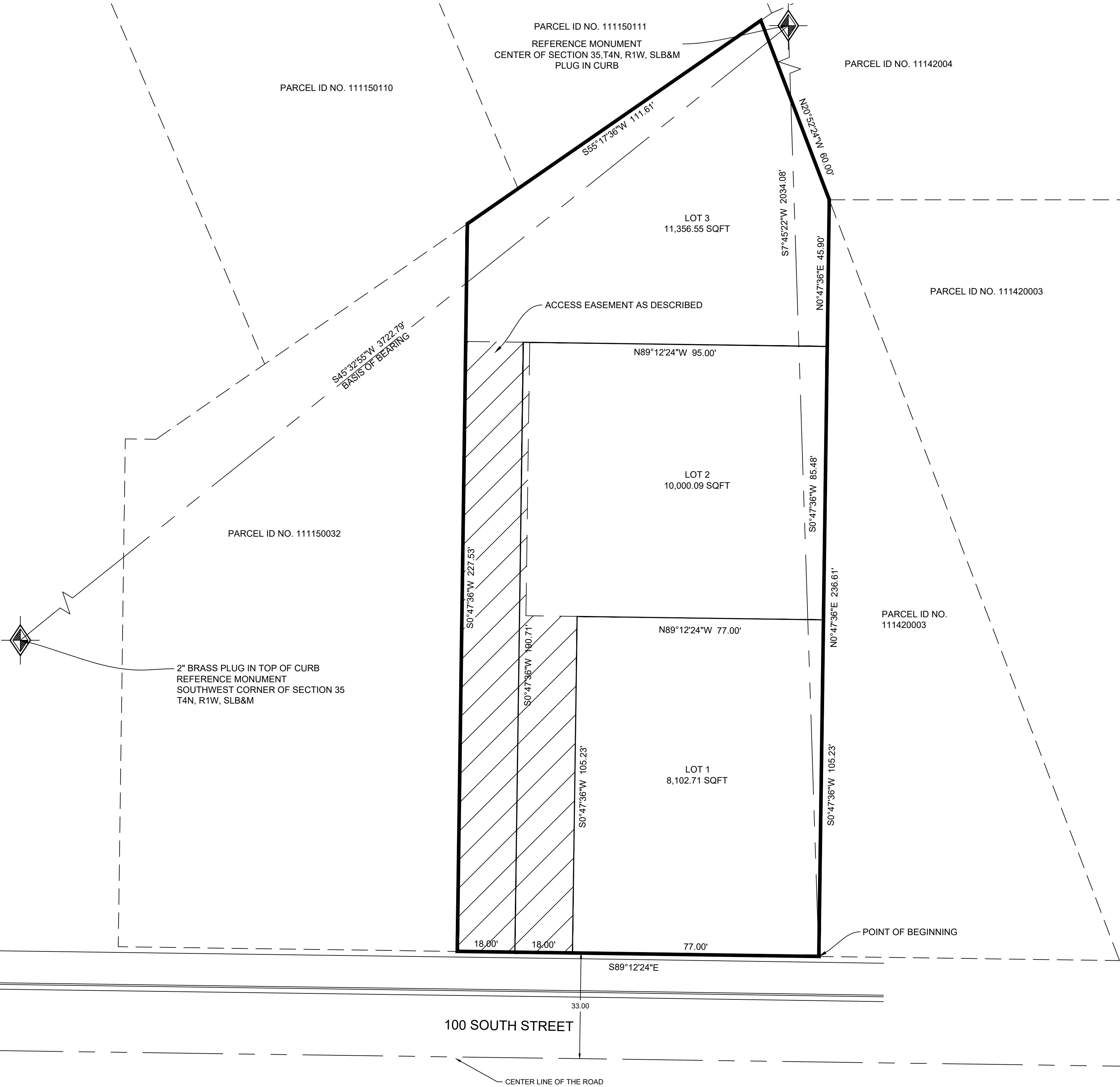


PROJECT LOCATION



LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- EASEMENT



KAYSVILLE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE KAYSVILLE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2020.

CITY ATTORNEY

KAYSVILLE CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____, 2020.

CITY ENGINEER

KAYSVILLE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2020

MAYOR, KAYSVILLE

ATTEST: _____
CITY RECORDER

KAYSVILLE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE KAYSVILLE CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2020.

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

DEVELOPER:
JENNIFER ROMNEY

S1
1

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____.

AT _____, IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED

FOR _____

COUNTY RECORDER

BY: _____

LAYTON SURVEYS

Professional Land Surveying
801-663-1641 willis.long@laytonsurveys.com

1812 West 2575 South
Syracuse, UT 84075

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

November 12, 2020

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

Absent: Chairperson Joshua Sundloff

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

Public Attendees: Chantelle Allen, Darel Sanders, John Sanders, Chantelle Austin, Barbara Duncan, Brent Morgan, Dave Morton, Heather Winkler, Justin Atwater, Lynne Stites, Preston, Shawn Walpole, Taylor Spedlove.

OPENING

The Planning Commission meeting was held on Thursday, November 12, 2020 at 7:00 p.m. via Zoom online. Wilf Sommerkon was voted by the Planning Commission members to serve as temporary chair for this meeting.

Steve Lyon made a motion to approve the minutes from the October 22, 2020 meeting. Abbigayle Hunt seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B’ GENERAL CONTRACTOR LOCATED AT 2164 SOUTH 100 EAST FOR CHANTELLE ALLEN.

Heather Nielsen 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 and small trailer. 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. Occasionally they will park their truck and trailer in the driveway which has ample room for parking.

Steve Lyon made a motion to approve the conditional use permit for a Major Home Occupation ‘B’ general contractor located at 2164 South 100 East for Chantelle Allen. Abigayle Hunt seconded the motion and it was unanimously approved.

PRELIMINARY PLAT FOR SANDERS SUBDIVISION LOCATED AT 315 EAST 200 NORTH FOR DARRELL AND JOHN SANDERS.

Lyle Gibson said that 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 contains 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.

Steve Lyon asked if we could require them to put in a half circle driveway for turn around on 200 North. Lyle Gibson said that this was something they could request. We could place a note on the plat stating that the home must have a pull through turn around driveway before it can be recorded.

Steve Lyon made a motion to recommend approval to the Kaysville City council the approval of the Preliminary plat for 315 East 200 North for Darrell and John Sanders with the requirement that a note be placed on the recorded plat that any home built there must have a driveway such that vehicles won't back into 200 North Street. Abigail Hunt seconded the motion and it was unanimously approved.

FINAL PLAT FOR THE PARKWAY SUBDIVISION PHASE 2 AT APPROXIMATELY 600 SOUTH DESERET DRIVE FOR PRIVET BARROW LLC.

Lyle Gibson said 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.

Lyle Gibson said that the Kaysville City Council required them to extend the sidewalks on the north and south sides to meet up with the current sidewalks that tie into Boondocks.

Justin Atwater spoke and said that they are adding a tot-lot to create more meaningful green space areas. They are really excited about their product.

Quan Nguyen made a motion to approve the Final Plat for the Parkway Subdivision Phase 2 as recommended by staff at approximately 600 South Deseret Drive for Privet Barrow LLC. Jared Doxey seconded the motion and it was unanimously approved.

**PRELIMINARY PLAT AND FINAL PLAT FOR THE TALBOT ESTATES
SUBDIVISION AT APPROXIMATELY 1300 E. 1084 N. FOR MORTON
DEVELOPMENT.**

Lyle Gibson stated that 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.

Dave Morton said they have worked hard on this development and added many extra features. They added further fire protection for the homes that will be built on the hill. They added larger areas of green space especially over that aqueduct area. They will add trees throughout the neighborhood, with a park and pavilion. They will also add access to the Bonneville shoreline trail.

Quan Nguyen said that he likes the project but he would like to see an easement added for Kaysville City or emergency users to get back to the nature park behind the development. Lyle Gibson said that he would have that added.

Quan Nguyen made a motion to recommend approval to the Kaysville City council the approval of the Preliminary plat with the addition of a public safety easement to use as on the access road into the wilderness park on case by case basis for the Talbot Estates Subdivision at approximately 1300 E. 1084 N. for Morton Development. Abigayle Hunt seconded the motion and it was unanimously approved.

Abigayle Hunt made a motion to approve the Final plat for Talbot Estates Subdivision located at approximately 1300 E. 1084 N. for Morton Development. Steve Lyon seconded the motion and it was unanimously approved.

**FINAL PLAT FOR THE JAMES PLACE SUBDIVISION LOCATED AT 706 S ANGEL
STREET FOR ALLEN SMITH.**

Lyle Gibson explained that 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.

Steve Lyon asked Lyle Gibson if the one section of the property is still on the adjusted flood plane. Lyle Gibson said yes. There is a no build area on the south end of the property. The buildable area is a quarter lot.

Toby Barrus made a motion to approve the Final plat located at 706 S Angel Street for Allen Smith. Steve Lyon seconded the motion and it was unanimously approved.

CALL TO THE PUBLIC

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

CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, December 10, 2020.

ADJOURNMENT

Quan Nguyen made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:30pm.