



KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, January 14, 2021 starting at 7:00 p.m. at the Kaysville City Municipal Building located at 23 East Center Street.

No participation using Zoom will be available. The audio from the meeting will be posted on kaysvillecity.com/AgendaCenter/Planning-Commission-4 by the end of the business day on Friday January 15, 2021.

The agenda shall be as follows:

1. Opening and approval of the minutes from the December 10, 2020 meeting.
2. Conditional Use Permit for an Electronic Message Center (sign) located at 324 North Main Street for Subway.
3. Final Plat approval for Phase 2 of the Westgate Estates Subdivision for Perry Homes Utah located at approximately 200 North and Bonneville Lane.
4. Final Plat approval for Phase 3 of the Westgate Estates Subdivision for Perry Homes Utah located at approximately 200 North and Bonneville Lane.
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 January 8, 2021.

Lyle Gibson – Community Development Director

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



Planning Commission Staff Report

Conditional Use Permit for an Electronic Message Center Sign.

January 14, 2021

Applicant/Owner: ST. Clair Signs / Jesse Knight
Zone: GC (General Commercial)

Description:

The Subway located at 324 North Main is seeking a conditional use permit for a sign with an electronic message center component to replace the black letter marque portion of their existing ground sign. The proposed sign is considered an on-premise ground sign per city code which is allowed under 17-33-9 signs permitted by zone under the following restrictions:

On-Premise Ground Sign:

Size: 1.5 sq. ft. per foot of frontage, up to 300 sq. ft. maximum within 300 feet of I-15; 1.5 sq. ft. foot of frontage, up to 200 sq. ft. maximum within 3.000 feet of I-15 or within 1.320 feet of another Principal Arterial Street; 1.5 sq. ft. per foot of frontage, up to 120 sq. ft. maximum at other locations.

The property has 90 feet of frontage along Main west which allows up to 135 sq. ft. of signage. The proposed sign is 40 sq. ft.

Based on the proximity to principal arterial streets, a maximum height of 45 feet is allowed. The proposed sign is existing so it is within its allowed height.

1 Sign per Frontage

Other: Illumination may be built into or attached to signs. More than one sign on one parcel shall be separated by 100 ft. The base and structure of all on premise ground signs beyond 300 ft. of I-15 shall be the same method of construction, style and design of the materials used in the construction of the building(s). The sign element shall be an integral part of the architecture and design of the site. The colors shall be subdued and unobtrusive. Signs with exposed metal supports or metal masking shall not be permitted.

Electronic Message Center (EMC):

Size: Allowable EMC size shall not exceed 50% of total allowed sign size and not more than 75% of any sign cabinet.

The EMC component of the sign is less than 50% of total allowed sign size and less than 75% of the total sign cabinet.

EMC signs shall not cause glare or rapid blinking, nor be intensely lighted so as to create a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. EMC signs shall be capable of being programmed to automatically dim according to ambient light conditions. Conditional use in zones where permitted. Allowed only as part of monument and ground signs. As part of the conditional use review the Planning Commission may consider hours of operation, sign height, sign size, and/or setbacks from property lines.

As proposed the sign height, size, and percentage of EMC all appear to meet minimum requirements of the ordinance. The site plan indicates that the sign would sit perpendicular to 200 North Street 12 feet behind the sidewalk. The sign ordinance requires that the leading edge of all signs be set back at least 18" from any property line. Staff has verified with the applicant that the sign is capable of dimming according to ambient light conditions.

Conditional Use Considerations:

17-30-8 Standards

Conditional uses shall comply with the standards in this Title applicable to the particular conditional use. In addition, all conditional uses shall comply with the following standards:

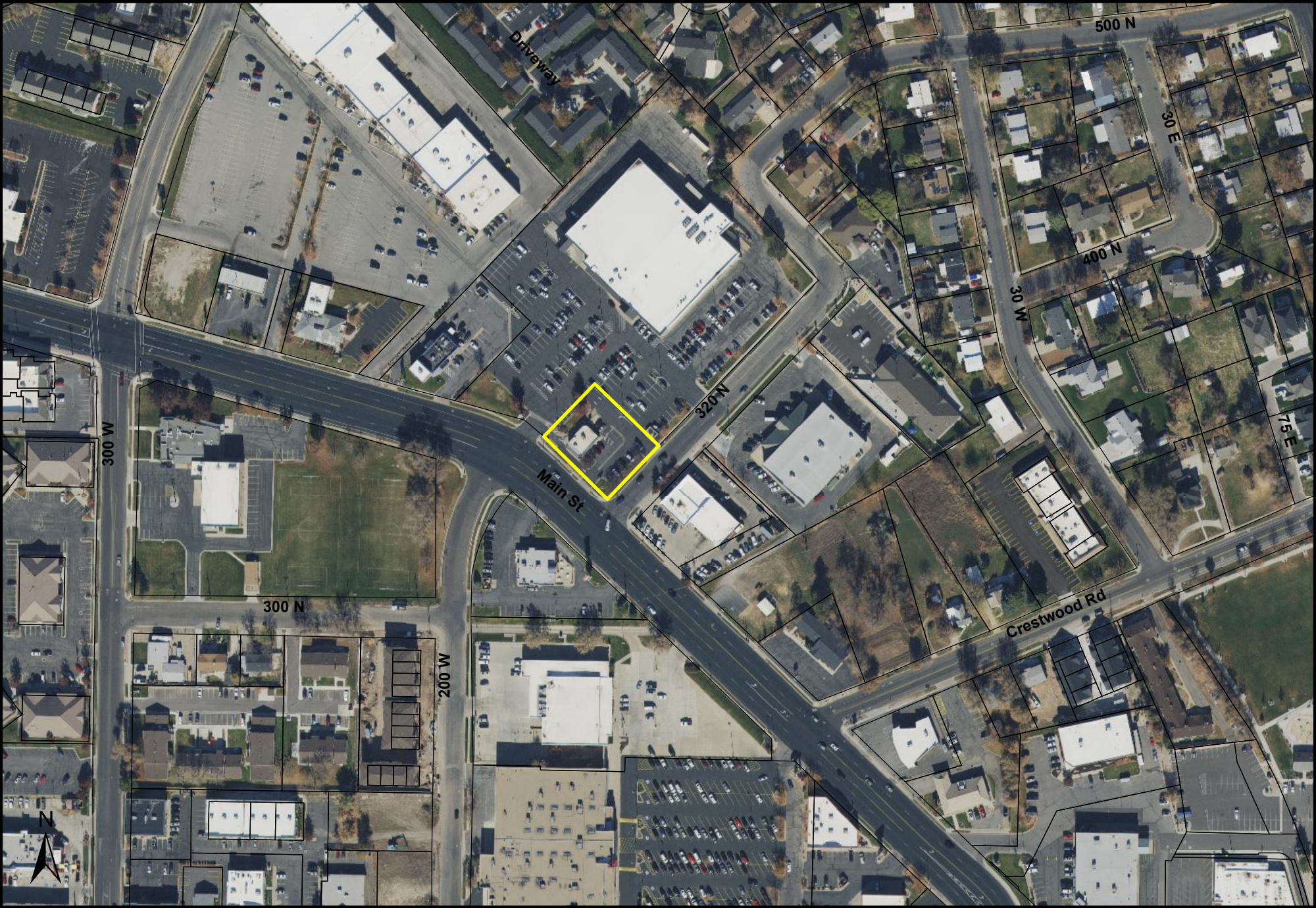
1. Provide a use at the particular location that is a necessary or desirable service or facility which will contribute to the general well-being of the community and the neighborhood without detrimental effects on the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. Provide adequate access to the use without detrimental effects on streets.
3. Provide for safe circulation of vehicles and pedestrians.
4. Provide adequate access for public safety services and water volume and pressure for fire fighting.
5. Provide adequate off-street parking on the site.
6. Provide architectural design and exterior finishes that are compatible with the surrounding environment.
7. Provide landscaping that is compatible with the surrounding environment.
8. Provide adequate site lighting without detrimental effects on other properties.
9. Provide adequate utilities for the use without detrimental effects on utility systems.
10. Provide for water runoff without detrimental effects on other properties.
11. Provide adequate waste disposal without detrimental effects on other properties.
12. Accommodate special site conditions without creating any attractive nuisances.

Recommendation:

Staff recommends that the Planning Commission approve the requested EMC sign as proposed. The Commission may consider additional conditions if it determines they are necessary to comply with the standards stated above.

Attachments: Location Map, Sign Details

Subway - 324 N. Main St.



C

SCALE: NTS



MEASUREMENTS

9MM DIGITAL RGB
SIGN

ALUMINUM FABRICATED
POST PAINTED GREEN.



- Remove existing pole sign, with removal of concrete.
- Dig hole, pour concrete, set new pole.
- Install existing cabinet sign on new pole.
- Install new Cirrus system digital display.
- New sign will tie into existing power source from pole sign.
- Fabricate new pole cover.

SCALE: 1/2"=1'-0"



ignite
signs
Electrical Sign Company

THIS IS AN ORIGINAL UNPUBLISHED DRAFTING CREATED BY IGNITE SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU BY IGNITE SIGNS. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT TRADEMARKS) REMAIN THE PROPERTY OF IGNITE SIGNS. *NOTE: COLORS AND SIZES DO NOT ALWAYS DEPICT ACTUAL ON COMPLETED PROJECT.

DATE:





Planning Commission Staff Report

Westgate Estates Phases 2 and 3 Final Plat January 14, 2021

Applicant/Owner: Perry Homes - Dan Reeve
Location: 2300 West 200 North
Existing Zone: R-1-LD, R-1-8

Description:

The proposed final plats for the Westgate Subdivision Phases 2 and 3 is before the Planning Commission for approval. While consistent with the overall development plan approved with the preliminary plat, the phasing has been adjusted to allow additional consideration for including ground currently in Layton City surrounded by the development.

Both phases are developed on standard public streets in a block like configuration with short stub roads to connect into future phases.

Each phase contains 24 lots all of which comply with minimum lot size, and frontage requirements and has maintained the same design and configuration as the preliminary approval. The developer may develop them together or stagger the timing of the phases some. When developed in order each phase works as a stand along component of the development.

The has reviewed the plat and engineering and is requesting final plat approval.

Recommendation:

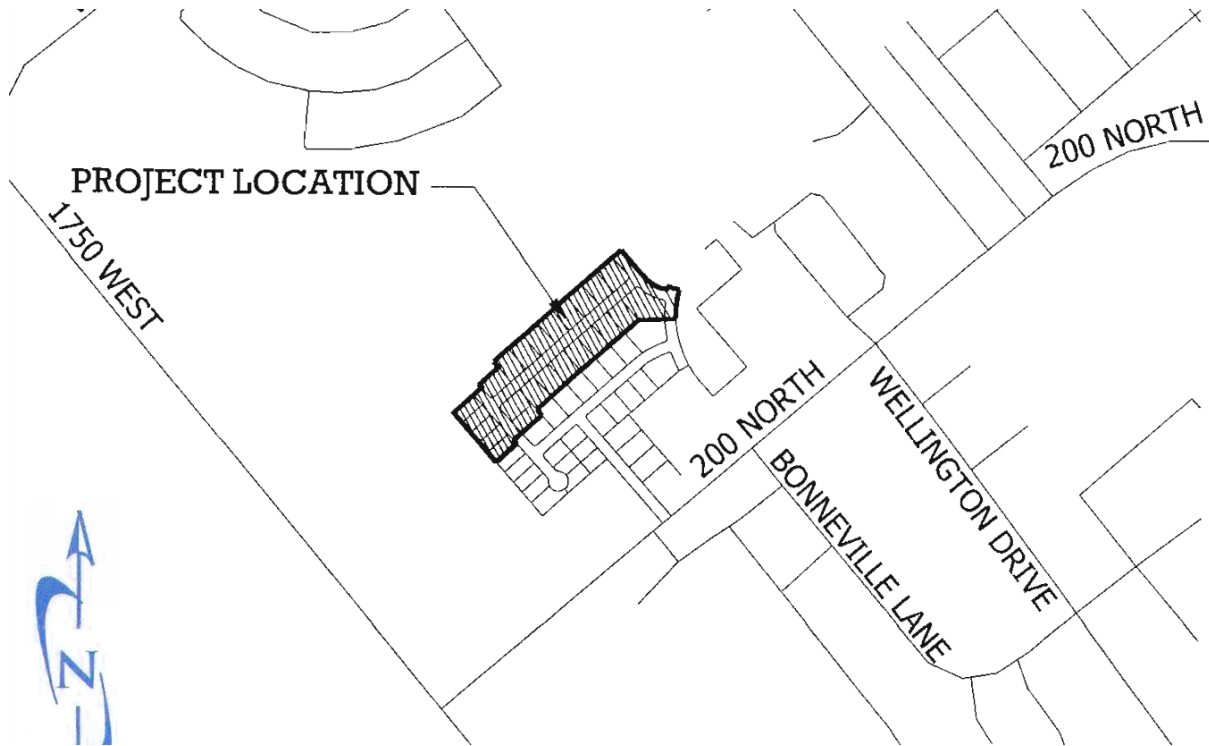
Staff has reviewed the plat and engineering for each phase and recommends that the Planning Commission grant approval for the final plat of the Westgate Estates Phases 2 and 3.

Reasoning:

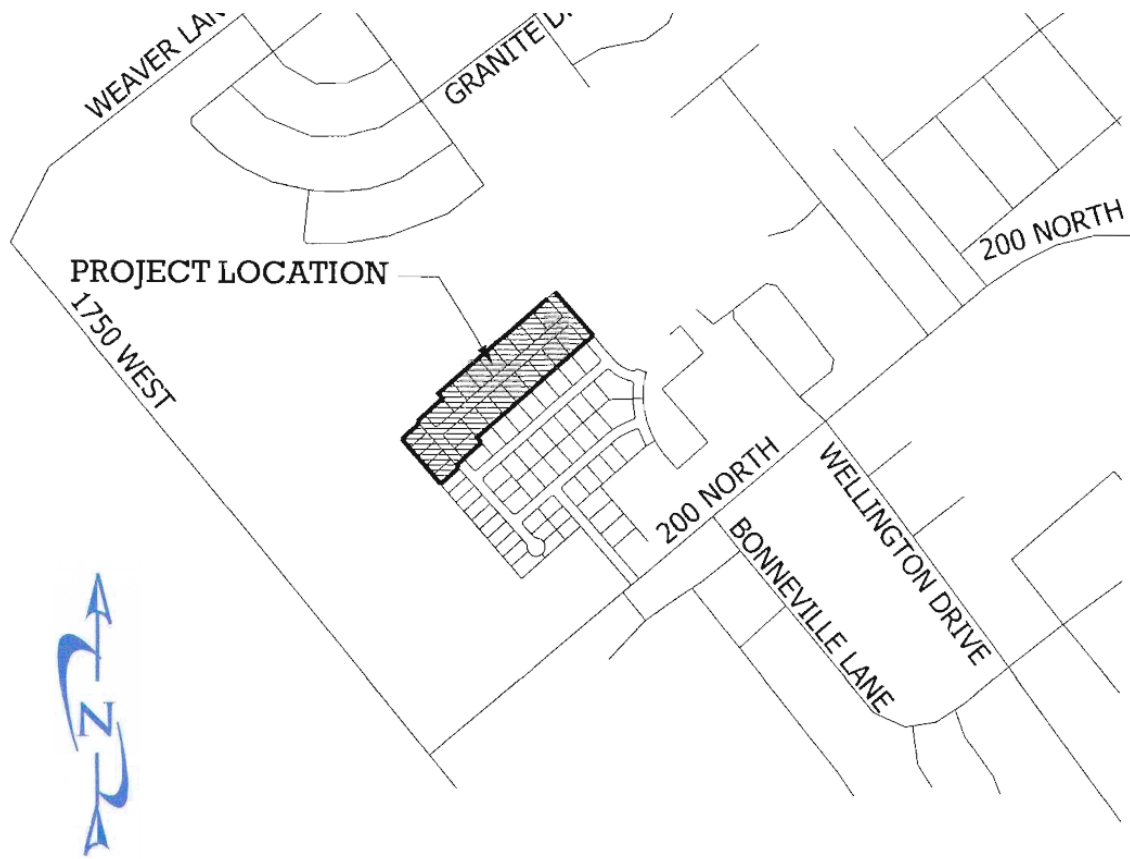
The plat is in compliance with the preliminary plat, the existing zoning, and the engineering and design has been reviewed by all applicable agencies and found to be in compliance with applicable ordinances and standards.

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

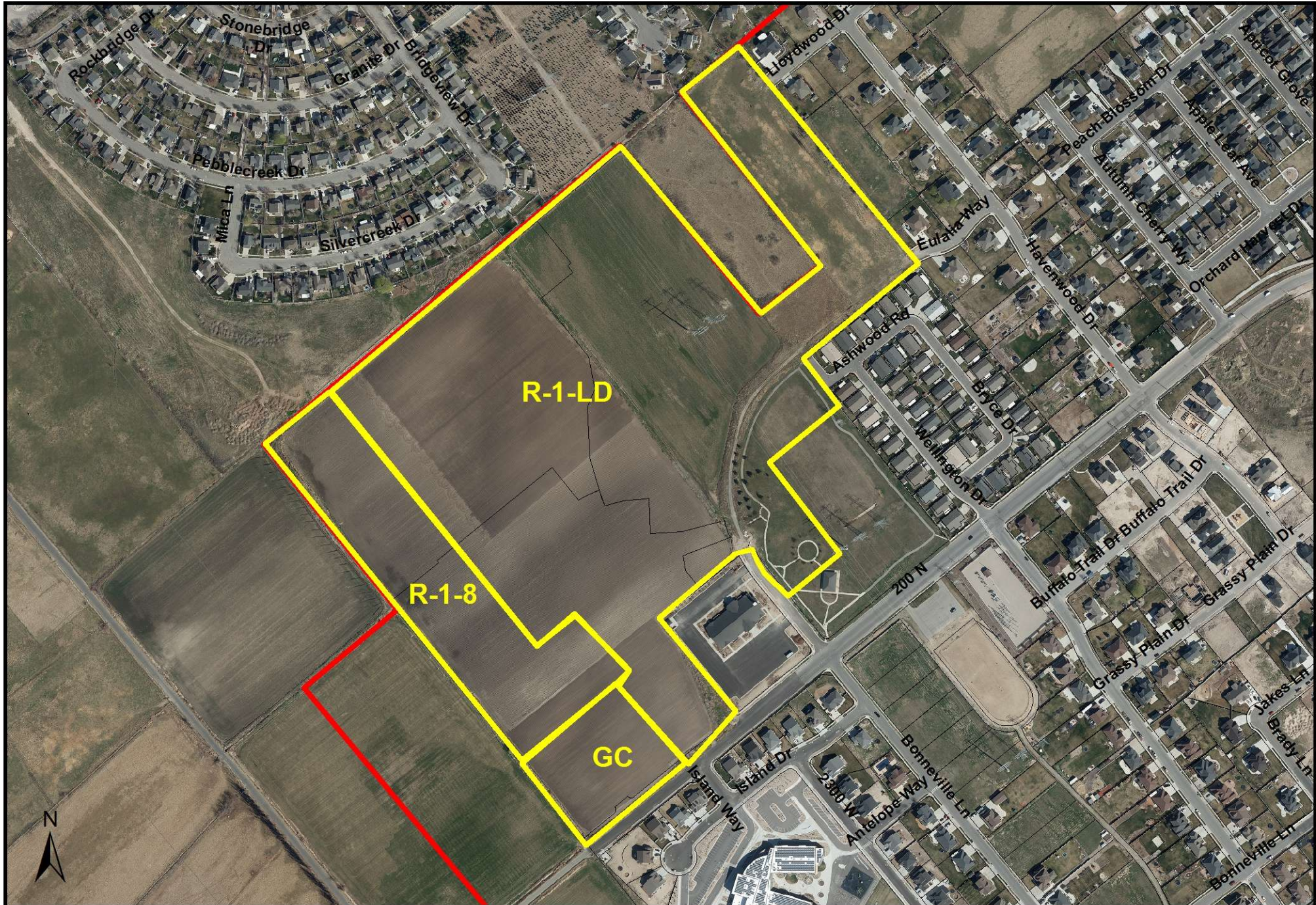
Phase 2

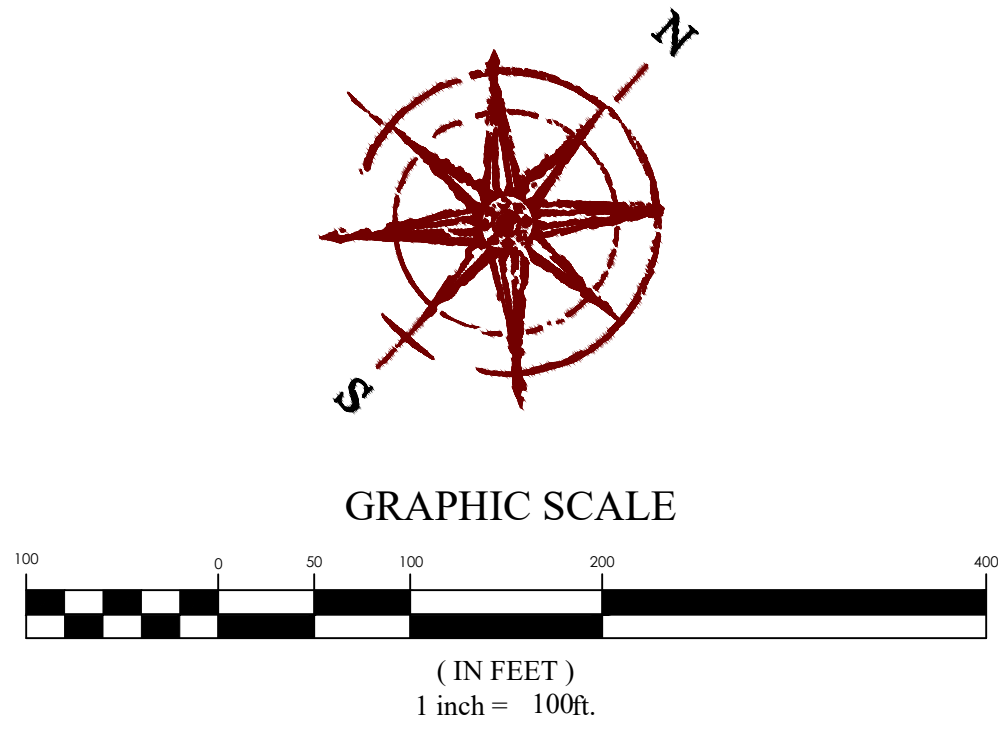
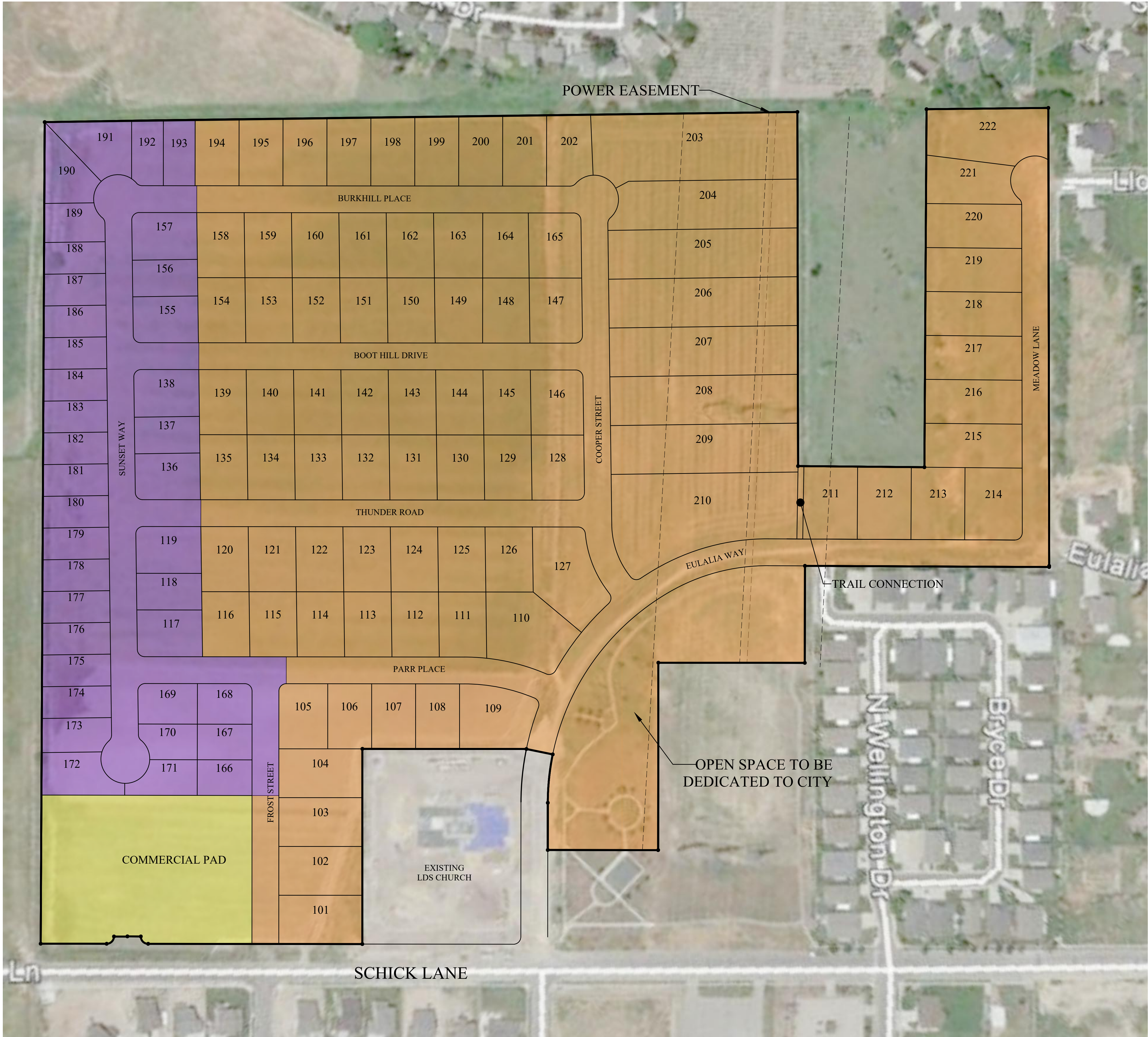


Phase 3

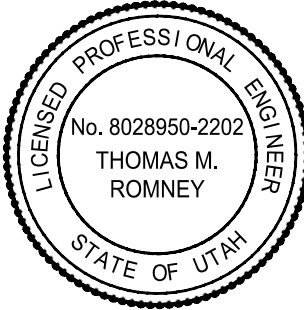


Westgate Estates Subdivision





	GENERAL COMMERCIAL ZONE	
	TOTAL AREA BEING REZONED:	3.00 ACRES
	NUMBER OF LOTS:	1 LOTS
	DENSITY:	0.33 LOTS/ACRE
	R-1-LD ZONE	
	LOT SIZE:	12,000 SF
	FRONT SETBACK:	30'
	LOT WIDTH:	90'
	TOTAL AREA BEING REZONED:	44.39 ACRES
	NUMBER OF LOTS:	85 LOTS
	R-1-8 ZONE	
	LOT SIZE:	8,000 SF
	FRONT SETBACK:	25'
	LOT WIDTH:	60'
	TOTAL AREA BEING REZONED:	11.21 ACRES
	NUMBER OF LOTS:	37 LOTS
	DENSITY:	3.30 LOTS/ACRE



WESTGATE

KAYSVILLE, UTAH

ZONE EXHIBIT

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

ZONE EXHIBIT

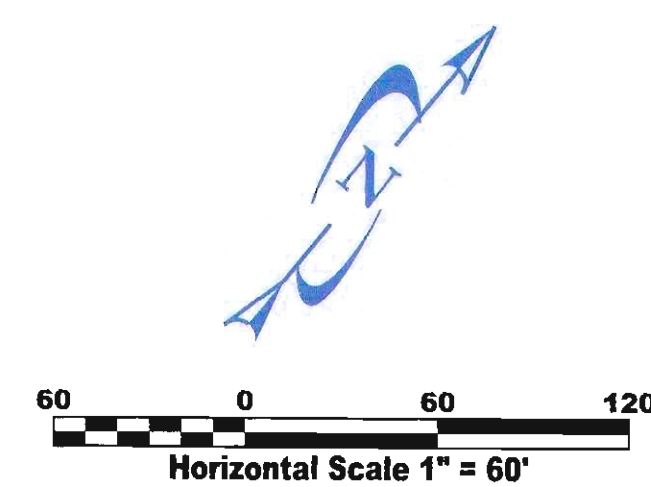
Scale:	1"=100'	Drawn:	JRB
Date:	01/10/19	Job #:	17-319
Sheet:			

The map shows a grid of streets. 125th Street runs diagonally from the bottom left towards the top right. Granite Drive runs horizontally across the middle. Weather Lane is a curved street to the left of Granite Drive. 200 North and 200 West streets run horizontally above and below Granite Drive. 200 North and 200 West streets run vertically to the right of Granite Drive. A blue arrow points north towards the top left. A label 'PROJECT LOCATION' with an arrow points to a shaded rectangular area at the intersection of 125th Street and Granite Drive.

VICINITY MAP N.T.S.

FUTURE DEVELOPMENT

UTAH DEPARTMENT
OF TRANSPORTATION
PARCEL #110900052



LEGEND:

- | | |
|---|---|
|  | SECTION CORNER |
|  | STREET MONUMENT (TO BE SET) |
|  | STREET MONUMENT - NOT FOUND |
|  | 1/2" x24" REBAR AND CAP TO BE SET AT ALL BOUNDARY CORNERS IF NOT EXISTING |
|  | FOUND REBAR & CAP |
|  | SECTION LINE |
|  | RIGHT OF WAY |
|  | ROAD CENTERLINE |
|  | BOUNDARY LINE |
|  | PUBLIC UTILITY/DRAINAGE EASEMENT (PUE)
(10' FRONT & REAR-10' SIDEYARD) |
|  | MEASURED BEARING AND DISTANCE |

Curve Table					
Name	Radius	Arc Length	Chord Length	Delta	Chord Direction
C1	15.00	23.35	21.06	89°11'36"	S 84°57'40" E
C2	15.00	23.77	21.36	90°48'24"	S 5°02'20" W
C3	15.00	23.77	21.36	90°48'24"	E 5°02'20" E
C4	200.00	123.36	121.41	35°20'23"	S 58°02'04" E
C5	15.00	22.21	20.23	84°49'04"	N 87°08'56" W
C6	227.50	122.95	121.46	30°5'51"	S 60°13'19" E
C7	15.00	21.86	19.98	83°30'56"	N 33°56'47" W
C8	555.01	79.59	79.52	8°13'00"	S 3°42'11" W
C9	527.51	154.43	153.88	16°46'26"	S 7°58'58" W
C10	527.51	113.47	113.25	12°19'29"	S 5°45'30" W
C11	527.51	40.97	40.96	4°27'01"	S 14°08'41" W

NOTES:

1. OFFSET PINS TO BE PLACED IN TOP BACK OF CURB.
5/8" 3/4" REBAR AND CAP MARKED "PROTERA" TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.
2. LOT OWNERS ARE RESPONSIBLE TO GRADE LOTS ACCORDING TO THE OVERALL GRADING & DRAINAGE PLANS FOUND IN THE CONSTRUCTION DRAWINGS
3. LOT OWNERS ARE RESPONSIBLE FOR COMPACTION AND STABILIZATION OF SUBGRADE BELOW ALL STRUCTURES & DRIVEWAYS.
4. FRONT AND REAR P.U.E.'S & D.E.'S = 10'
SIDEYARD P.U.E.'S & D.E.'S = 8'

SOUTHEAST CORNER OF SECTION 31
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND DAVIS COUNTY MONUMENT)

PERRY DEVELOPMENT, L.L.C.

17 EAST WINCHESTER STREET
SUITE 200
MURRAY, UT 84107
(801) 264-8800



www.proterragroup.com

SURVEYOR'S CERTIFICATE:

I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 4854555 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS AND STREETS HEREAFTER KNOWN AS:

WESTGATE ESTATES SUBDIVISION PHASE 2

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED
AND MONUMENTED ON THE GROUND AS SHOWN ON THE PLAT

LEIF E. ANDERSON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854555

OVERALL BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°05'30" WEST 71.67 FEET AND WEST 226.69 FEET FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN; THENCE ALONG THE NORTHERLY BOUNDARY OF WESTGATE SUBDIVISION PHASE 1 ON RECORD WITH THE DAVIS COUNTY RECORDERS OFFICE AS ENTRY #3266532, BOOK 7546, PAGE 383, THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 42°02'42" EAST 37.50 FEET; (2) SOUTH 42°02'42" EAST 18.81 FEET; (3) SOUTH 40°21'52" EAST 37.50 FEET; (4) SOUTH 50°26'32" WEST 133.35 FEET; (5) SOUTH 49°38'08" WEST 55.00 FEET; (6) SOUTH 40°21'52" EAST 24.87 FEET; (7) SOUTH 49°38'08" WEST 138.85 FEET; THENCE NORTH 39°20'06" WEST 325.05 FEET; THENCE NORTH 49°38'08" EAST 133.01 FEET; THENCE NORTH 40°21'52" WEST 19.69 FEET; THENCE NORTH 49°38'08" EAST 187.81 FEET; THENCE NORTH 49°38'08" EAST 17.28 FEET; THENCE NORTH 50°26'32" EAST 148.84 FEET; THENCE NORTH 49°38'08" EAST 55.00 FEET; THENCE SOUTH 40°21'52" EAST 18.81 FEET; THENCE ALONG AN ARC 106.40 FEET TO THE LEFT, HAVING A RADIUS OF 172.50 FEET, THE CHORD OF WHICH IS SOUTH 58°02'04" EAST 104.72 FEET; THENCE SOUTH 75°42'15" EAST 8.82 FEET; THENCE ALONG AN ARC 23.02 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS NORTH 60°19'58" EAST 20.83 FEET; THENCE SOUTH 49°51'50" EAST 50.00 FEET; THENCE ALONG AN ARC 149.84 FEET TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, THE CHORD OF WHICH IS SOUTH 07°59'00" WEST 175.00 FEET AND THE POINT OF BEGINNING.

393,424 SQ. FT. OR 9.032 ACRES MORE OR LESS, 24 LOTS.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS:

WESTGATE ESTATES SUBDIVISION PHASE 2

THE UNDERSIGNED OWNER(S) HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND ON SAID PLAT DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES PROVIDING SERVICE TO THE HEREON DESCRIBED TRACT A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HANDS THIS _____ DAY OF
A.D. 2020.

PERRY DEVELOPMENT, L.L.C.

NAME: _____ DATE _____
TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 2020, _____ PERSONALLY
APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF
_____ IN THE STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION
IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT
FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
DATE NOTARY PUBLIC

RESIDING IN _____

WESTGATE ESTATES SUBDIVISION PHASE 2
FINAL PLAT

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
KAYSVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER	SHEET 1 OF 1
RECORDED NO. _____	
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF: _____	
DATE _____	TIME _____
FEE \$ _____	DAVIS COUNTY RECORDER

PLANNING COMMISSION
APPROVED THIS _____ DAY
OF _____, 20____ A.D.

CHAIRMAN, PLANNING COMMISSION

KAYSVILLE CITY ENGINEER
APPROVED THIS _____ DAY
OF _____, 20____ A.D.

KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ATTORNEY
APPROVED THIS _____ DAY
OF _____, 20____ A.D.

KAYSVILLE CITY ATTORNEY

KAYSVILLE CITY COUNCIL

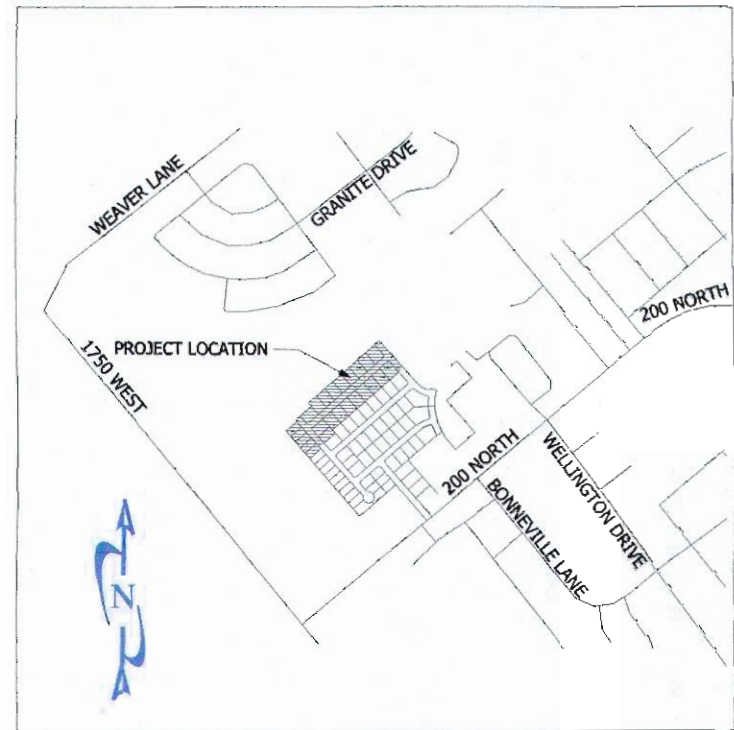
PRESENTED TO THE KAYSVILLE CITY COUNCIL THIS _____ DAY OF
OF _____, 20____A.D. AT WHICH TIME THIS SUBDIVISION
WAS APPROVED AND ACCEPTED

MAYOR

ATTEST: CITY RECORDER

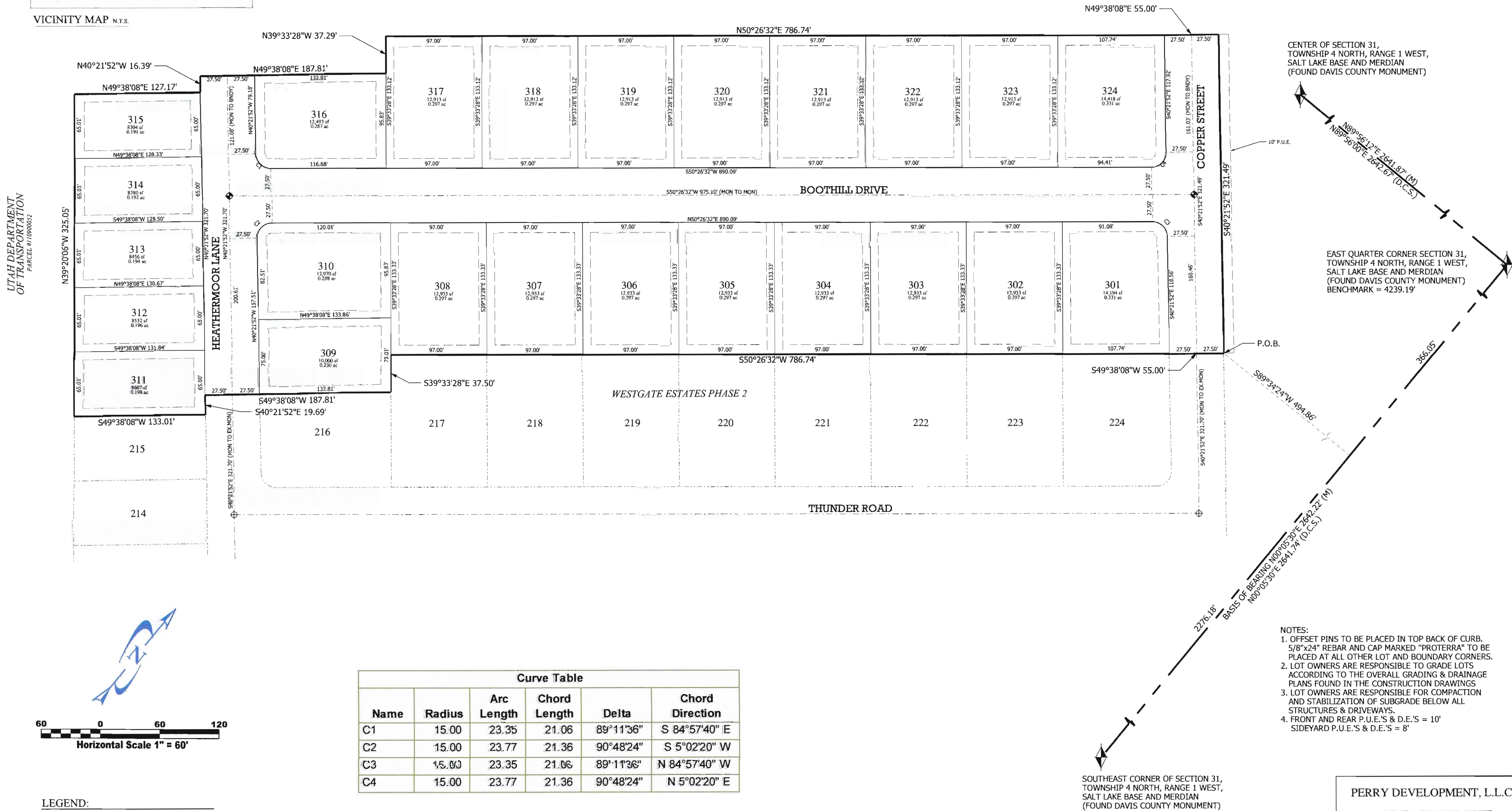
WESTGATE ESTATES SUBDIVISION PHASE 3 FINAL PLAT

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
KAYSVILLE CITY, DAVIS COUNTY, UTAH



VICINITY MAP N.T.S.

FUTURE DEVELOPMENT



Curve Table					
Name	Radius	Arc Length	Chord Length	Delta	Chord Direction
C1	15.00	23.35	21.06	89°11'36"	S 84°57'40" E
C2	15.00	23.77	21.36	90°48'24"	S 5°02'20" W
C3	15.00	23.35	21.06	89°11'36"	N 84°57'40" W
C4	15.00	23.77	21.36	90°48'24"	N 5°02'20" E

LEGEND:

- SECTION CORNER
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT - NOT FOUND
- 1/2" x 24" REBAR AND CAP TO BE SET AT ALL BOUNDARY CORNERS IF NOT EXISTING
- FOUND REBAR & CAP
- SECTION LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- BOUNDARY LINE
- PUBLIC UTILITY/DRAINAGE EASEMENT (PUE) (10' FRONT & REAR-10' SIDEYARD)
- (M) MEASURED BEARING AND DISTANCE

SURVEYOR'S CERTIFICATE:

I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 4854555 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS AND STREETS HEREAFTER KNOWN AS:

WESTGATE ESTATES SUBDIVISION PHASE 3

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED
AND MONUMENTED ON THE GROUND AS SHOWN ON THE PLAT

LEIF E. ANDERSON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854555

OVERALL BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°05'30" WEST 366.05 FEET AND NORTH 89°34'24" WEST 494.86 FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 49°38'08" WEST 55.00 FEET; THENCE SOUTH 50°26'32" WEST 786.74 FEET; THENCE SOUTH 39°33'28" EAST 37.50 FEET; THENCE SOUTH 49°38'08" WEST 187.81 FEET; THENCE SOUTH 40°21'52" EAST 19.69 FEET; THENCE SOUTH 49°38'08" WEST 133.01 FEET; THENCE NORTH 39°20'06" WEST 325.05 FEET; THENCE NORTH 49°38'08" EAST 127.17 FEET; THENCE NORTH 40°21'52" WEST 16.39 FEET; THENCE NORTH 49°38'08" EAST 187.81 FEET; THENCE NORTH 39°33'28" WEST 37.29 FEET; THENCE NORTH 50°26'32" EAST 786.74 FEET; THENCE NORTH 49°38'08" EAST 55.00 FEET; THENCE SOUTH 40°21'52" EAST 321.49 FEET TO THE POINT OF BEGINNING.

373,450 SQ. FT. OR 8.573 ACRES MORE OR LESS, 24 LOTS.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS:

WESTGATE ESTATES SUBDIVISION PHASE 3

THE UNDERSIGNED OWNER(S) HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND ON SAID PLAT DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES PROVIDING SERVICE TO THE HEREON DESCRIBED TRACT A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HANDS THIS _____ DAY OF A.D. 2020.

PERRY DEVELOPMENT, L.L.C.

NAME: _____ DATE _____
TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 2020, _____ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ DATE _____ NOTARY PUBLIC
RESIDING IN _____

WESTGATE ESTATES SUBDIVISION PHASE 3 FINAL PLAT

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

PLANNING COMMISSION	KAYSVILLE CITY ENGINEER	KAYSVILLE CITY ATTORNEY	KAYSVILLE CITY COUNCIL	DAVIS COUNTY RECORDER	SHEET 1 OF 1
APPROVED THIS _____ DAY OF _____, 20____ A.D.	APPROVED THIS _____ DAY OF _____, 20____ A.D.	APPROVED THIS _____ DAY OF _____, 20____ A.D.	PRESENTED TO THE KAYSVILLE CITY COUNCIL THIS _____ DAY OF OF _____, 20____ A.D. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED	RECORDED NO. _____ STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF: _____ DATE _____ TIME _____ FEE \$ _____ DAVIS COUNTY RECORDER	
CHAIRMAN, PLANNING COMMISSION	KAYSVILLE CITY ENGINEER	KAYSVILLE CITY ATTORNEY	MAYOR	ATTEST: CITY RECORDER	

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

December 10, 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, Dan Jessop, Heather Nielsen.

Public Attendees: Ian Harvey, Malcom Harvey, Shayne Scott, Sam Landmark

OPENING

The Planning Commission meeting was held on Thursday, December 10, 2020 at 7:00 p.m. via Zoom online. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Chairperson Joshua Sundloff opened the floor to nominations for the Vice Chairperson position. Quan Nguyen and Abigayle Hunt both nominated themselves for the position and were seconded by Wilf Sommerkorn and Jared Doxey. A vote was held via an email the Planning Commission Committee members sent to Lyle Gibson with their selection. Quan Nguyen received the most votes and was elected to the Vice Chairperson position.

Abbigayle Hunt made a motion to approve the minutes from the November 12, 2020 meeting. Toby Barrus seconded the motion and they were unanimously approved.

FINAL PLAT APPROVAL FOR THE ROMNEY FLAG LOTS SUBDIVISION AT 717 EAST 100 SOUTH FOR JENNY ROMNEY.

Lyle Gibson explained that 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.

Jared Doxey made a motion to approve the Final Plat for the Romney Flag Lots Subdivision as recommended by staff at 717 East 100 South. Steve Lyon seconded the motion and it was unanimously approved.

**FINAL PLAT APPROVAL FOR THE POTAWATAMI ESTATES SUBDIVISION PH. 1
AT APPROXIMATELY 1773 W 200 N FOR SALT GRASS LAND AND CATTLE, LLC.**

Lyle Gibson said that 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.

Lyle Gibson told the Planning Commission that the City Council signed off on the development without the street pushing through right now but will eventually need to be done, therefore, the applicant dedicated the area for the road. Currently the asphalt will stop at the end of the cul-de-sac but utilities will be stubbed all the way to the Anderson property.

Steve Lyon made a motion to approve the Final Plat for the Potawatami Estates Subdivision Ph. 1 at approximately 1773 W 200 N for Salt Grass Land and Cattle, LLC. Abigayle Hunt seconded the motion and it was unanimously approved.

CALL TO THE PUBLIC

A status of the Kaysville City General Plan was provided to the Commissioners by Sam Taylor a consultant with Landmark Design. The Commission asked that additional outreach done to boost the number of responses and confidence in the public's preferences before moving forward with next steps in the General Plan process.

CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, January 14, 2021.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:55 pm.