



KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, February 11, 2021 starting at 7:00 p.m. at the Kaysville City Municipal Building located at 23 East Center Street.

Individual participation will be available in person or online via www.Kaysvillelive.com.

The agenda shall be as follows:

1. Opening and approval of the minutes from the January 28, 2021 meeting.
2. Conditional Use Permit for a Major Home Occupation 'B' electrical contractor located at 1585 Equestrian Park Way for R & N Electric.
3. Preliminary Plat for the Edge End Hollow Phase 3 Amended Subdivision located at 1175 South Haight Creek Drive for Loren Clark.
4. Call to the public.
5. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
6. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Monday February 8, 2021.

Lyle Gibson – Community Development Director



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B' Electrical Contractor February 11, 2021

Applicant/Owner: Rodney Randall with R&N Electric
Location: 1585 Equestrian Park Way
Zone: R-A

Description:

The applicant is requesting a conditional use permit for a major home occupation 'B' to license a contractor office from their home. Per [KCC 17-26-4 \(12\)](#) – A major home occupation includes 'Contractors'.

In speaking with the applicant, staff has learned that this is a side gig so the amount of work will be limited. The business will have no employees, work takes place off site other than typical office work of making calls or putting together bids which will occur at home. The owner will use personal truck for jobs and any material or tools can be stored in the vehicle or garage.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance without the need for additional conditions.

Reasoning:

The existing conditions on site and the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

1585 Equestrian Parkway





Planning Commission Staff Report

Preliminary Plat for the Edge End Hollow Subdivision on .409 acres at 1175 S Haight Creek Drive.

February 11, 2021

Applicant/Owner: Loren Clark
Zone: R-1-8 (Single Family Residential)

Description:

Loren is requesting Preliminary Plat Approval for a two lot subdivision of .409 acres and 17,812 square feet. The Preliminary Plat will contain two lots, facing Haight Creek Drive. Lot 1 containing 9,785 square feet and 89 foot of frontage will containing the existing house. Lot 2 containing 8,027 square feet with 78 feet of frontage along Haight Creek Drive will be available for new construction of a single family dwelling. All lots meet frontage and square footage requirements for existing R-1-8 zone.

Recommendation:

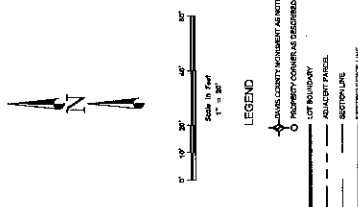
Staff recommends the approval of the proposed Preliminary plat.

Attachment 1: Area Map
Attachment 2: Preliminary Plat

1175 South Haight Creek Drive



1175 BLAUGHT
CREEK DRIVE



TESTING BOUNDARY DESCRIPTION

[illegible]

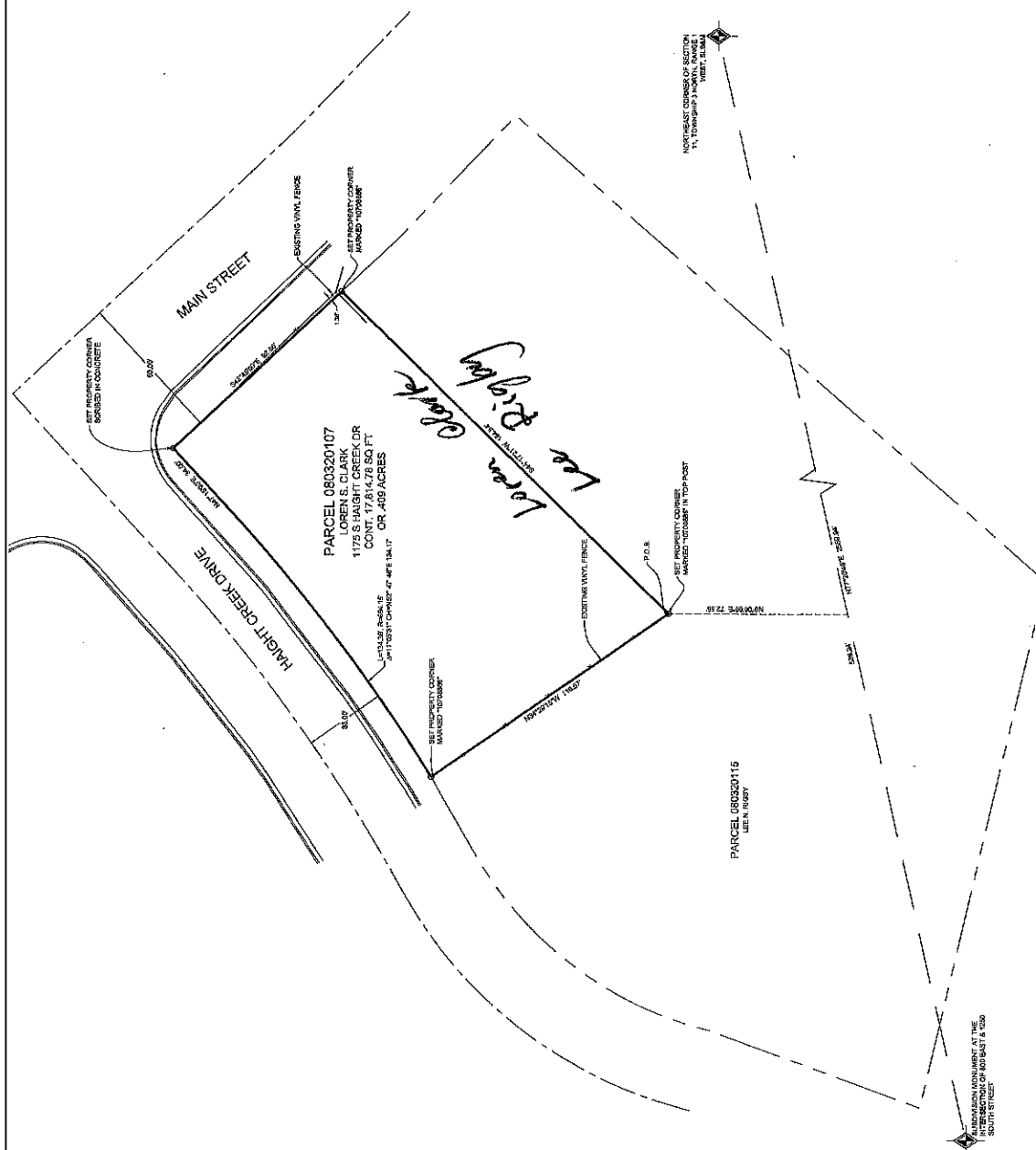
AS-SURVEYED BOUNDARY DESCRIPTION

THE EAST OF THE MONTH-WATER QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE 10TH RANGE, TOWNSHIP 2 NORTH, RANGE 1 WEST.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DETERMINE THE BOUNDARY OF THE LAND SHOWN HEREON. THE BASES OF BUILDING IS THE MONUMENTED LINE BETWEEN THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MORGAN AND THE SOUTH BENCH ESTATES PHASE 1 SUBDIVISION MONUMENT AT THE INTERSECTION OF 800 EAST AND 1260 SOUTH STREET WHICH BEARS NORTH 77°00'00" EAST.

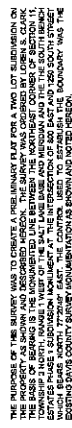
SURVEYOR'S CERTIFICATE

[illegible]

DECEMBER 6TH 2020

CONTAINS 17.514 TB SOLUBLE FEAT.

WILLIAM D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 12260, AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE INSTRUMENT. I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 7-20-2 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED; AND ARE SUFFICIENT TO REPELANCE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS TRUE AND ACCURATE TO ACCOMPANY A FINAL PLAT OF THE CANCEL BOUNDARIES OF THE ABOVE DESCRIBED TRACTS OF REAL PROPERTY. SIGNED _____ DAY OF _____ 2006.



LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN,
KAYSVILLE CITY, DAVIS COUNTY, UTAH
DECEMBER 6TH 2020

[illegible][illegible][illegible]

On this _____ day of _____, 2003, personally appeared before me LOUISIANA B. CLARKE, whose identity is properly known to me (or persons on the basis of satisfactory evidence) and who by the duly authenticated, did say that _____, the OWNER of _____, PEOPLE'S NEW LOANS IS UNLAWFUL, FALSE, and that _____ was not involved in the same.

STATE OF LOUISIANA)
COUNTY OF DAVIS)
) §
)

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREIN. THE SURVEY WAS ORDERED BY LOREN S. CLARK, THE BASIS OF BEARING IN THE UNDOCUMENTED LINE BETWEEN THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AND THE SOUTH STREET ESTABLISHED PHASE 1 SUBDIVISION AT THE INTERSECTION OF 800 EAST AND 1250 SOUTH STREET BEARS NORTH 77°26'49" EAST. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREIN.

DEVELOPER: LOWEN CLARK	S1	1	COUNTY RECORDER	ENTRY NO. _____	FEE PAID _____
			AT _____ IN BOOK _____ OF ORIGINAL RECORDS, PAGE _____ RECORDED FOR _____	COUNTY RECORDER	BY _____

KANSASVILLE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THE SUBSIGNATURE, DATE, AND
PHYSICAL GUARANTEE OF PUBLIC IMPROVEMENTS
WAS ASSIGNED TO THE CITY OF KANSASVILLE, MISSOURI
AND ACCEPTED BY THE BOARD OF PUBLIC WORKS OF THE
CITY OF KANSASVILLE, MISSOURI, ON THE _____ DAY OF _____, 2000.

SIGNED THE _____ MAYOR, KANSASVILLE
ATTEST _____ CITY CLERK

**KANSASVILLE CITY PLANNING
COMMISSION**

THIS IS TO CERTIFY THAT THE
SUBSIGNATURE, DATE, AND
PHYSICAL GUARANTEE OF PUBLIC IMPROVEMENTS
WAS ASSIGNED TO THE CITY OF KANSASVILLE, MISSOURI, ON THE _____ DAY OF _____, 2000.

SIGNED THE _____ MAYOR, KANSASVILLE
ATTEST _____ CITY CLERK

KAYSVILLE CITY ENGINEER
 HEREBY CERTIFY THAT I HAVE EXAMINED
 THIS PLAN AND FIND IT TO BE CORRECT
 AND IN ACCORDANCE WITH THE
 INFORMATION ON FILE IN THIS OFFICE.
 SIGNED THIS _____ DAY OF _____ 2009

 CITY ENGINEER

I HAVE EXAMINED THE FINANCIAL
 GUARANTEES AND OTHER COOBERATED
 DOCUMENTS WITH THIS SUPERVISOR PUT
 AND WITH THE CITY OF KANSAS CITY
 KANSAS CITY ATTORNEY

200-25

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SUBDIVISION MONUMENT AT THE INTERSECTION OF 400 EAST & 1250 SOUTH STREET

DEVELOPER: LOREN CLARK	S1 1	COUNTY RECORDER			
		ENTRY NO. _____ FILED FOR AND IN BOOK _____ AT _____	_____ OF OFFICIAL _____ _____	RECORDS, PAGE _____ FOR _____	COUNTY RECORDS: _____

BOUNDARY DESCRIPTION

VICINITY MAP
NOT TO SCALE

This is a black and white aerial photograph showing a dense forest. A road or path runs diagonally from the upper left towards the center. A stream or small river flows through the lower right portion of the image. The forest canopy is highly textured with varying shades of gray, indicating different tree species or densities.

I, LUTHER D. LOH, DO HEREBY CERTIFY THAT I AM A QUALIFIED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 0789688 IN ACCORDANCE WITH TITLE 86, CHAPTER 2 OF THE UTAH CODE ANNOTATED, WHICH RELATES TO THE REGULATION OF THE PRACTICE OF THE PROFESSION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; FURTHER CERTIFY THAT BY AUTHORITY OF THE DANGEROUSLY DEFICIENT EVIDENCE ACT, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PART IN ACCORDANCE WITH SECTION 7-202(2) AND HAVE VERIFIED ALL MEASUREMENTS THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY ARE TRUE AND CORRECT. I HAVE ALSO REVIEWED THE RECORD OF SURVEY FOR ANY OTHER INFORMATION AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HOMER DESCRIBED TRACTS OF REAL PROPERTY. SIGNED THIS _____ DAY OF _____, 2023.



LUTHER D. LOH



PROJECT LOCATION

[illegible]

STATE OF UTAH)
)
COUNTY OF DAVIS)
)

On this _____ day of _____, 2000, personally appeared before me, _____, _____, known to me (or on the basis of satisfactory evidence) and who by his duly powerfully, did say that he is the OWNER of EDGE END HOLLOW SUBDIVISION PHASE 3, and that said document was signed by him/her.

LEGEND

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SURVEYSON ON THE PROPERTY AS SHOWN AND DISCLOSED HEREIN. THE SURVEY WAS OBTAINED BY LOREN S. CLARK, THE BASIS OF BEARING IS A MONUMENTED LINE BETWEEN THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AND THE SOUTHY BRANCH ESTATES PHASE 1 SUBDIVISION MONUMENT AT THE INTERSECTION OF 660 EAST AND 1250 SOUTH STREET WHICH BEARS NORTH 77°25'49" EAST. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.

DEVELOPER LAMSON SURVEYS 1801-951-054 - 4th Avenue East Seattle, WA 98101	\$1 1	COUNTY RECORDER			
		ENTRY NO. _____	FEE PAID _____	FILED FOR AND RECORDED _____	
		AT _____	IN BOOK _____	OF OFFICIAL _____	RECORDS, PAGE _____
		FOR _____		COUNTY RECORDER _____	
				BY _____	

KAYSVILLE CITY PLANNING
COMMISSION

THIS IS TO CERTIFY THAT THE
SECOND-ANNUAL MEETING OF THE
KAYSVILLE CITY PLANNING COMMISSION,
Held on _____ DAY OF _____, 2000,
at _____, KAYSVILLE CITY PLANNING
COMMISSION

KAYSVILLE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION HAS THE
DEDICATION OF STREETS AND OTHER PUBLIC UTILITIES
AND/OR CHANGES OF PUBLIC IMPROVEMENTS
RECORDED WITH THIS SUBDIVISION THEREON ARE HEREBY
APPROVED AND ACCEPTED BY THE CITY COUNCIL OF
KAYSVILLE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2020

NANCY KAYSVILLE

CITY RECORDER

_____ CITY ENGINEER

KANSVILLE CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING,
SUBSTANCE AND OTHER DOCUMENTS
HEREIN, AND I HEREBY CERTIFY
AND IN WITNESS THEREOF, I HAVE
THE KANSVILLE CITY CLERK,
APPROPRIATE TESTED AND NOW IN POSSESSION
AND SUBMIT.

SIGNED THIS _____ DAY OF _____, 2005.

CITY ATTORNEY

$\frac{1}{2} \times 20 \times 20 = 200$

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SUBDIVISION NICHUMENT AT THE
INTERSECTION OF 600 EAST & 12
SOUTH STREET

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

January 28, 2021

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

Absent: Vice Chairperson Quan Nguyen, Lyle Gibson

Staff Present: Dan Jessop, Heather Nielsen.

Public Attendees: Reed Ferrin, Steven Laumbourne, City Council Member Mike Blackham, City Council Member Tami Tran, Ryan Judd.

OPENING

The Planning Commission meeting was held on Thursday, January 28, 2021 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Steve Lyon made a motion to approve the minutes from the January 14, 2021 meeting. Jared Doxey seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B” SWIM LOCATED AT 610 ALLISON WAY FOR ABIGAIL ORISON.

Heather Nielsen explained that the applicant is requesting a conditional use permit for a major home occupation ‘B’ to offer private swimming lessons from their home. Lessons will be one on one with the teacher. There will be up to three students and three teachers in the pool at a time.

Typical lesson structure will be 20 minute lessons with 5 minutes between each lesson for drop off and pick up congestion.

The pool on site is an outdoor swimming pool and there is a large amount of parking on site. Lessons are Monday through Friday starting at 8 am going until 4 pm through the month of June only.

The request being an organized class per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order to prevent congestion.

Wilf Sommerkorn made a motion to approve the Conditional Use Permit for a Major Home Occupation “B” swim lessons with no more than six people in the pool at a time located at 610

Allison way for Abigail Orison. Steve Lyon seconded the motion and it was unanimously approved.

PUBLIC HEARING FOR THE REZONE OF 2.16 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 990 SOUTH ANGEL STREET FROM THE A-1 (LIGHT AGRICULTURAL) ZONING DISTRICT TO THE R-1-LD (RESIDENTIAL SINGLE FAMILY LOW DENSITY) ZONING DISTRICT TO INCLUDE THE PRUD OVERLAY ZONE FOR PHIL HOLLAND.

Dan Jessop said that a zone change is being requested at the subject address in order to accommodate a proposed single family dwelling 4 Lot Private Lane subdivision. The property, is currently zoned to accommodate Light Agricultural.

The requested R-1-LD zoning district is primarily for flexibility in lot size but maintaining the low density zone requirments.

Phil Holland stood and said that they are excited to be building this project. They are looking for the highest and best use for these lots. They expect them to be higher end lots.

Chairperson Joshua Sundloff opened the public hearing.

Reed Farrin lives on the back end of these lots. His concern is about the three ponds that have contracts with Kaysville City to dredge the ponds before 2022. He feels that it might be best to have the ponds dredged before they start building for easier access. Other than that he is in support of the development.

Chairperson Joshua Sundloff closed the public hearing.

Wilf Sommerkorn asked about those ponds. Where does the water go and who shares that water.

Reed Farrin came back up to the stand to offer his perspective as an adjacent land owner and said that this water is the original homes creek and so in the Spring they have access to the water. Several people have water shares for this water to irrigate with. Mr. Farrin has water shares as well for recreation purposes during the summer. It also has about 1/3 of the city's storm drain water that goes into these ponds. That is why the city has an obligation to dredge these ponds due to silt that the storm water brings into the ponds.

Jared Doxey asked Phil Holland if the new land owners coming in would respect the ponds and share in the up keep of the ponds with the CCR's rules.

Phil Holland said that lots number two and three would be responsible to maintain that themselves since they are the only lots that backs the ponds. He also said that he would add an easement on lots two and three for the city to get access to the ponds.

Steve Lyon asked Phil Holland about the FEMA firmmap showing a Zone A that covers most of the building area. Phil Holland agreed that it does cover the pond area. The building envelopes

on lots two and three will be outside of that FEMA flood plain. Steve Lyon asked if they are looking at mitigation. Phil Holland said yes. They want to have this area looked at to see if the FEMA map can be changed.

Chairperson Joshua Sundloff said he liked that it fit the general plan and the area. Jared Doxey also agreed that the idea fit the neighborhood very well.

Jared Doxey made a motion to recommend approval to the Kaysville City Council the Rezone of 2.16 acres of property located at approximately 990 South Angel Street from the A-1 (Light Agricultural) zoning district to the R-1-LD (Residential Single Family Low Density) zoning district to include the PRUD overlay zone for Phil Holland. Abigayle Hunt seconded the motion and it was unanimously approved.

PRELIMINARY PLAT FOR THE WATERFRONT ESTATES PRUD SUBDIVISION LOCATED AT APPROXIMATELY 990 SOUTH ANGEL STREET FOR PHIL HOLLAND.

Dan Jessop said that the applicant has provided a site plan and preliminary plat indicating how they currently anticipate the site would be used.

In the R-1-LD sub-zone district, the total number of residential units within the subdivision shall not exceed two (2) per acre within the subdivision. The number of units allowed is determined by multiplying the area in acres of all the land within the subdivision by two (2). The resulting whole number is the number of units allowed.

Wilf Sommerkorn said that he would like easements added for the city to access the ponds to and for issues with the ponds looked at very carefully.

Steve Lyon made a motion to recommend approval with easements for the city being added to the Kaysville City Council the preliminary plat for the Waterfront Estates PRUD Subdivision located at approximately 990 South Angel Street to include the PRUD overlay zone for Phil Holland. Wilf Sommerkorn seconded the motion and it was unanimously approved.

FINAL PLAT APPROVAL FOR THE PRESERVE PHASE 3 SUBDIVISION LOCATED AT 101 SOUTH ANGEL STREET FOR SYMPHONY HOMES.

Dan Jessop said that the applicant has completed the engineering and is requesting final plat approval. The plat is consistent with the approved preliminary plat with 30 lots for new homes and Parcel A which will be used for detention. All of the lots comply with minimum lot size, frontage requirements, and the subdivision has maintained the same design and configuration as the preliminary approval.

Russ Wilson with Symphony Homes came to the stand and said that this is the final phase of their subdivision. This will be a nice development with a nice entrance and are excited for the development.

Wilf Sommerkon made a motion to approve the final plat for The Preserve Phase 3 Subdivision located at 101 South Angel Street for Symphony Homes. Toby Barrus seconded the motion and it was it was unanimously approved.

CALL TO THE PUBLIC

Nothing was brought forward.

CORRESPONDANCE AND CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, February 11, 2021.

Wilf Sommerkon asked that an update be provided on the general plan. They want a report on the status of the additional public feedback and to see what is happening with that.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:00 pm.