

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 25, 2021 at 7:00 p.m.

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. Opening and approval of the minutes from the February 11, 2021 meeting.
2. Final Plat approval for Edge End Hollow Subdivision Phase 3 amended located at 1175 South Haight Creek Drive for Loren Clark.
3. Final Plat approval for the Cottages at Harvey Estate Phase 2 located at approximately 1700 West 200 North for Ovation Homes.
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 22, 2021.



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

Final Plat for .409 acres at 1175 S Haight Creek Drive for the R-1-8 (Single Family Residential) zoning.

February 25, 2021

Applicant/Owner: Loren Clark

Description:

Mr. Clark is requesting Final Plat Approval for a two lot subdivision of .409 acres and 17,812 square feet. The Plat contains two lots, facing Haight Creek Drive. Lot 1 which includes the existing house, contains 9,785 square feet and 89 foot of frontage. Lot 2 is 8,027 square feet in size with 78 feet of frontage along Haight Creek Drive as well as frontage along Main Street. Lot 2 will be available for construction of a new dwelling. All lots meet frontage and square footage requirements for standard R-1-8 zone.

All curb, gutter, sidewalk, and street improvements are in place already for this subdivision.

Recommendation:

Staff recommends the approval of the proposed Final plat.

Attachment 1:	Area Map
Attachment 2:	Zoning Map
Attachments 3-4:	Buildable Area and Plat

1175 South Haight Creek Drive



EDGE END HOLLOW SUBDIVISION PHASE 3
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

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE SALE LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT BEING LOCATED NORTH 77°20'49" EAST 536.24 FEET AND NORTH 00°00'00" EAST 72.56 FEET FROM THE SOUTH BENCH ESTATE PHASE 1 SUBDIVISION MONUMENT AT THE INTERSECTION OF 800 EAST AND 1250 SOUTH STREET; RUNNING THENCE NORTH 34°29'33" WEST 116.57 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HAIGHT CREEK DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 694.15 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD WHICH BEARS NORTH 52°47'46" EAST 134.17 FEET; (2) NORTH 47°15'00" EAST 34.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 42°45'00" EAST 92.66 FEET; THENCE SOUTH 44°17'21" WEST 184.54 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,814.78 SQUARE FEET.

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

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: **EDGE END HOLLOW SUBDIVISION PHASE 3** 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 ERECTED 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 LOREN S. CLARK, 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 **EDGE END HOLLOW SUBDIVISION PHASE 3**, and that said document was signed by him/her.

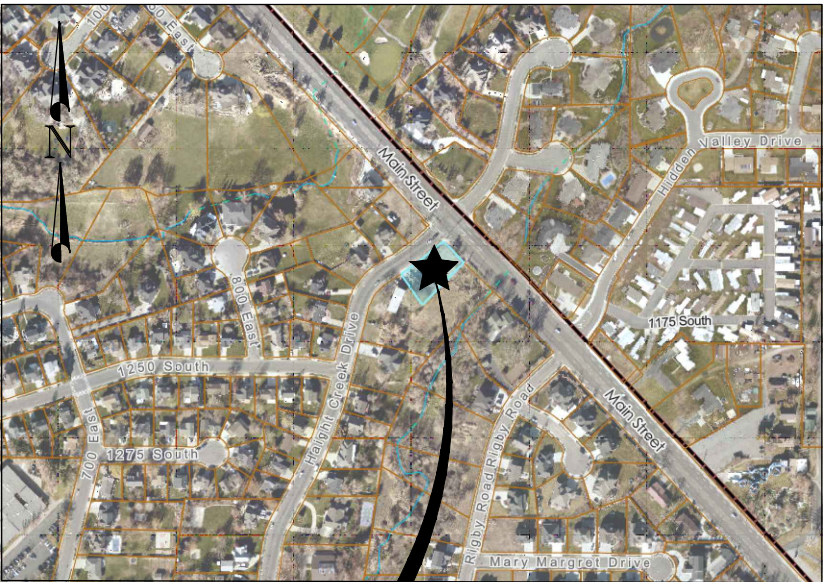
STAMP

NOTARY PUBLIC

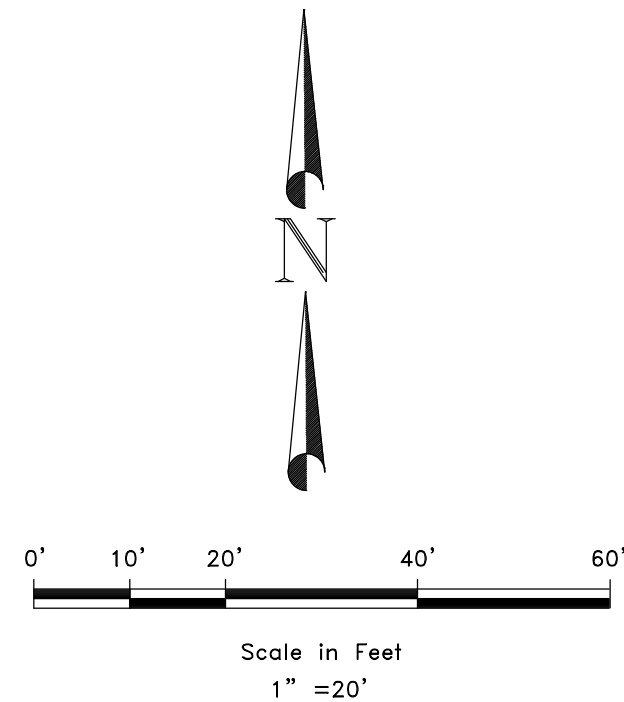
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LOREN S. CLARK, THE BASIS OF BEARING IS THE MONUMENTED LINE BETWEEN THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AND THE SOUTH BENCH ESTATES PHASE 1 SUBDIVISION MONUMENT AT THE INTERSECTION OF 800 EAST AND 1250 SOUTH STREET WHICH BEARS NORTH 77°20'49" EAST. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.

VICINITY MAP
NOT TO SCALE



PROJECT
LOCATION



LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE LINE

SUBDIVISION MONUMENT AT THE
INTERSECTION OF 800 EAST & 1250
SOUTH STREET



PARCEL 080320115
LEE N. RIGBY

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:
LOREN CLARK

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

8334 W WILSON CREST WAY
WEST JORDAN, UTAH 84081

EDGE END HOLLOW SUBDIVISION PHASE 3
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN,
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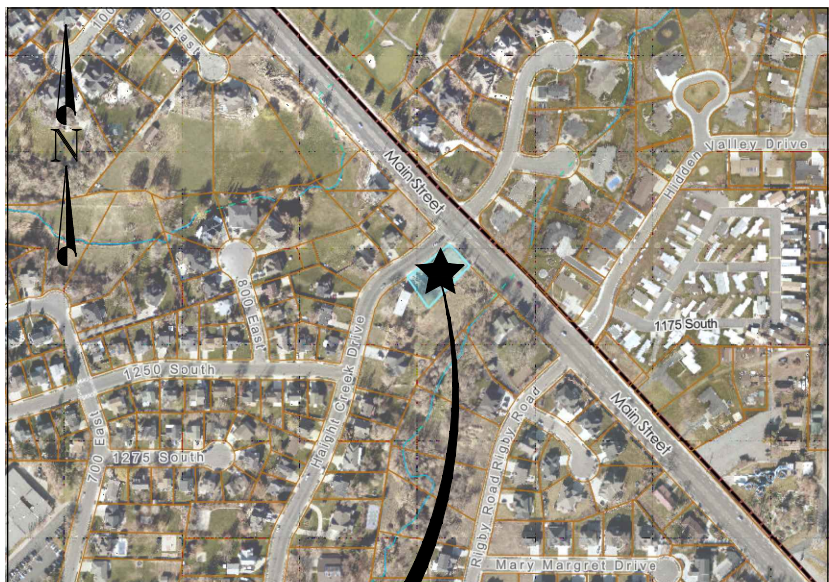
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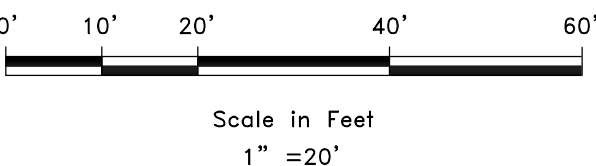
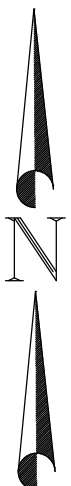
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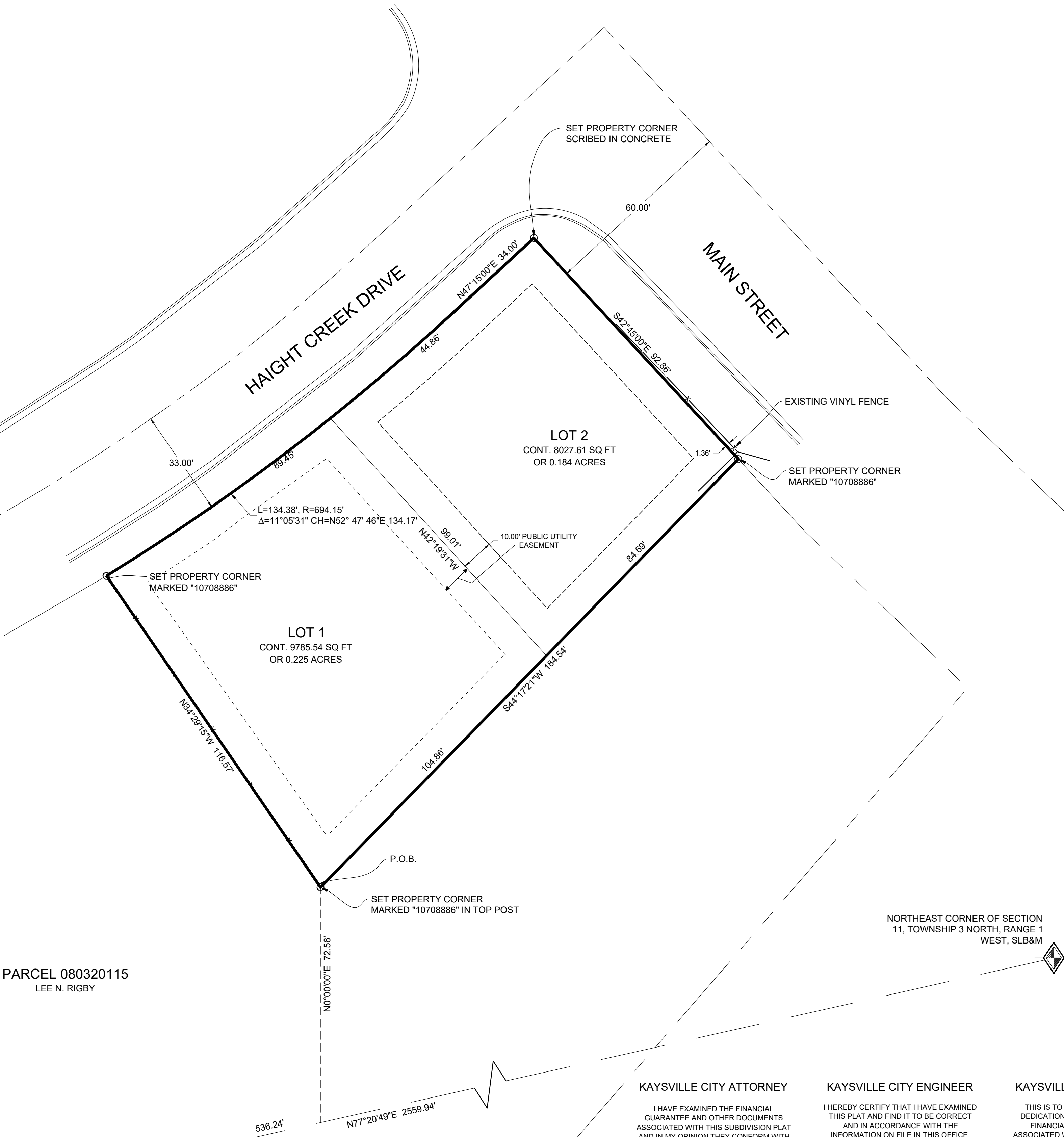


PROJECT
LOCATION

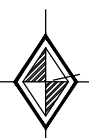


LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
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- SUBDIVISION BOUNDARY
- LOT LINE
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SIGNED THIS _____ DAY OF _____, 2020

MAYOR, KAYSVILLE

ATTEST: _____
CITY RECORDER

KAYSVILLE CITY PLANNING
COMMISSION

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SIGNED THIS _____ DAY OF _____, 2020.

CHAIRMAN, KAYSVILLE CITY PLANNING
COMMISSION

DEVELOPER:
LOREN CLARK

S1
1

COUNTY RECORDER

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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

8334 W WILSON CREST WAY
WEST JORDAN, UTAH 84081



Planning Commission Staff Report

The Cottages at Harvey Estates – Phase 2 Final Plat February 25, 2021

Applicant/Owner: Ovation Homes
Location: Approximately 1700 W 200 N
Existing Zone: R-1-8/PRUD

Description:

The proposed final plat for the Cottages at Harvey Estates Ph. 2 is before the Planning Commission for approval. The plat is consistent with the approved preliminary plat with 3 lots all of which comply with minimum lot size and frontage requirements and has maintained the same design and configuration as the preliminary approval. Only 1 of the lots is for a new dwelling while the other lots are open space parcels against 200 North Street.

The applicant has now completed the engineering and is requesting final plat approval.

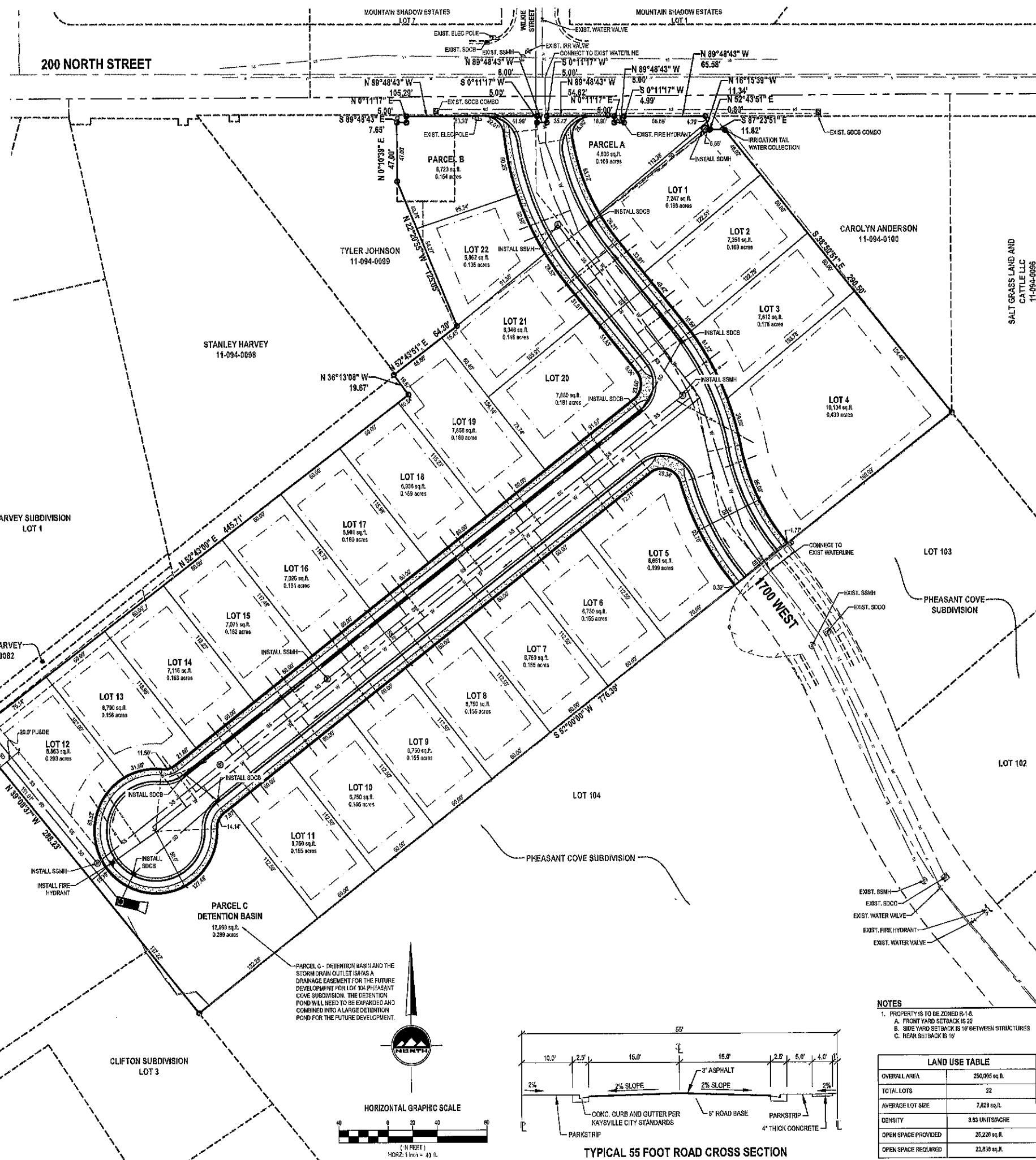
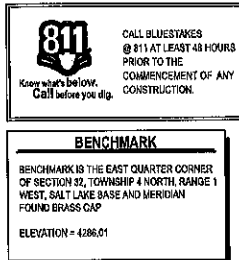
Recommendation:

Staff recommends that the Planning Commission grant approval for the final plat of the Cottages at Harvey Estates Phase 2.

Reasoning:

The plat is in compliance with the preliminary plat, the existing R-1-8 zone, 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



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

TOWEE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.965.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
OVATION HOMES
408 NORTH KAYS DRIVE
KAYSVILLE, UT 84037

CONTACT:
BRAID FROST
PHONE: 801-564-3698

LONGAKER PROPERTY
PRELIMINARY PLAT - NOT TO BE RECORDED
1773 WEST 200 NORTH
KAYSVILLE, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY PLAT

OVERALL AREA	250,065 sq.ft.
TOTAL LOTS	22
AVERAGE LOT SIZE	7,629 sq.ft.
DENSITY	3.83 UNITS/ACRE
OPEN SPACE PROVIDED	25,226 sq.ft.
OPEN SPACE REQUIRED	23,838 sq.ft.

PROJECT NUMBER B510	PRINT DATE 5/17/19
DRAWN BY MELMER	CHECKED BY C.PRESTON

1 OF 1

Cottages at Harvey Estates Phase 2



COTTAGES AT HARVEY ESTATES PHASE 2

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

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis)S.S.
On the _____ day of _____, A.D., 20____,
I, _____,
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: _____,
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

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 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.

DEVELOPER
OVATION HOMES
498 NORTH KAYS DRIVE
KAYSVILLE, UTAH 84037
801-564-3898
BRAD FROST

SURVEY RECORDING DATA

DATE: _____
-
DRAWING No. _____
-

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 COTTAGES AT HARVEY ESTATES PHASE 2, 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

Beginning at a point on the South Line of 200 North Street, said point being South 89°54'00" West 1384.55 feet along the Quarter-Section Line and South 16.86 feet from the East Quarter Corner of Section 32, Township 4 North, Range 1 West Salt Lake Meridian, and running;
thence South 16°15'39" East 9.38 feet along the South Line of 200 North Street to a Northeasterly Corner of Lot 1, Cottages at Harvey Estates;
thence North 89°48'43" West 1.91 feet along the Northerly Line of Lot 1, Cottages at Harvey Estates;
thence South 50°29'31" West 110.56 feet along said Northerly Line of Lot 1, Cottages at Harvey Estates to the intersection of said Northerly Line of Lot 1, and the East Line 1700 West Street;
thence South 57°23'22" West 55.01 feet to the intersection of the West Line of 1700 West Street and the Northerly Line of Lot 21, Cottages at Harvey Estates;
thence South 51°09'09" West 91.25 feet along the Northerly line of Lot 21, Cottages at Harvey Estates;
thence North 22°20'53" West 124.40 feet;
thence North 0°10'39" East 47.00 feet to the south line of 200 North Street;
thence along the south line of 200 North Street the following eleven (11) courses and distances;
(1) South 89°48'43" East 7.55 feet;
(2) North 0°11'17" East 5.00 feet;
(3) South 89°48'43" East 105.29 feet;
(4) South 0°11'17" West 5.00 feet;
(5) South 89°48'43" East 8.00 feet;
(6) North 0°11'17" East 5.00 feet;
(7) South 89°48'43" East 54.62 feet;
(8) South 0°11'17" West 5.00 feet;
(9) South 89°48'43" East 8.00 feet;
(10) North 0°11'17" East 5.00 feet;
(11) South 89°48'43" East 65.58 feet, to the point of beginning.
Contains 23,040 square feet, 0.529 acres, 1 lot and 2 Open Space Parcels.



10/14/2019
Date Michael B. Herbst
License no. 5046930

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

COTTAGES AT HARVEY ESTATES PHASE 2

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: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis)S.S.
On the _____ day of _____, A.D., 20____,
I, _____, 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 _____ of _____ 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: _____,
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

COTTAGES AT HARVEY ESTATES PHASE 2

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 1 OF 2

PROJECT NUMBER : 8510
MANAGER : C.PRESTON
DRAWN BY : A.SHELBY
CHECKED BY : C.PRESTON
DATE : 10/14/19



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
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TOOELE
Phone: 435.863.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2953

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 _____

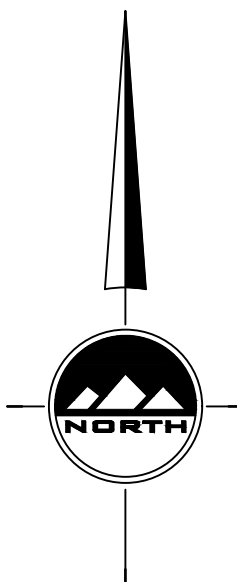
CITY RECORDER CITY MAYOR

COTTAGES AT HARVEY ESTATES PHASE 2

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

LINE TABLE		
LINE	BEARING	LENGTH
PL1	S16°15'39"E	9.38'
PL2	N89°48'43"W	1.91'
PL3	S89°48'43"E	7.65'
PL4	N0°11'17"E	5.00'
PL5	S0°11'17"W	5.00'
PL6	S89°48'43"E	8.00'
PL7	N0°11'17"E	5.00'
PL8	S0°11'17"W	5.00'
PL9	S89°48'43"E	8.00'
PL10	N0°11'17"E	5.00'
L11	N0°10'39"E	4.01'
L12	N0°11'17"E	5.87'
L13	N0°11'17"E	17.53'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	21.45'	81°55'11"	N48°51'11"W	19.67'
C2	227.50'	41.74'	10°30'41"	S13°09'00"E	41.68'
C3	227.50'	52.00'	13°05'49"	S24°57'15"E	51.89'
C4	227.50'	93.74'	23°36'29"	S19°41'55"E	93.08'
C5	15.00'	26.84'	102°30'08"	S38°56'13"W	23.40'
C6	172.50'	56.71'	18°50'06"	N21°43'54"W	56.45'
C7	200.00'	28.21'	8°04'49"	S3°51'08"E	28.18'
C8	200.00'	81.88'	23°27'29"	S19°37'16"E	81.31'
C9	200.00'	43.63'	12°29'56"	S6°03'41"E	43.54'
C10	200.00'	66.46'	19°02'22"	S21°49'50"E	66.15'
C11	200.00'	26.17'	7°29'50"	S35°05'56"E	26.15'
C12	200.00'	136.26'	39°02'06"	S19°19'47"E	133.64'



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 20 ft.

COTTAGES AT HARVEY ESTATES PHASE 2

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 : 8510
MANAGER : C.PRESTON
DRAWN BY : A.SHELBY
CHECKED BY : C.PRESTON
DATE : 10/14/19



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DEVELOPER
OVATION HOMES
498 NORTH KAYS DRIVE
KAYSVILLE, UTAH 84037
801-564-3898
BRAD FROST

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUBLIC UTILITY & DRAINAGE EASEMENT (PU&DE)
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1)
- SANITARY SEWER EASEMENT

NOTES

- PROPERTY IS TO BE ZONED R-1-B.
A. FRONT YARD SETBACK IS 20'
B. SIDE YARD SETBACK IS 13' BETWEEN STRUCTURES (8' & 5')
C. REAR SETBACK IS 15'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- PARCELS A, B AND C (OPEN SPACE) ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENT.
- MINIMUM FINISH FLOOR FOR EACH LOT IS 1" ABOVE THE CURB AND GUTTER UNLESS A LAND DRAIN SYSTEM IS INSTALLED.
- A PRIVATE IRRIGATION DITCH TO THE WEST IS TO REMAIN ACTIVE.

**KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 11, 2021**

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

Absent: Vice Chairperson Quan Nguyen

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

Public Attendees: City Council Member Mike Blackham, Rob Randall, Loren Clark.

OPENING

The Planning Commission meeting was held on Thursday, February 11, 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 28, 2021 meeting. Toby Barrus seconded the motion and they were unanimously approved.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”
ELECTRICAL CONTRACTOR LOCATED AT 1585 EQUESTRIAN PARK WAY FOR
R & N ELECTRIC.**

Lyle Gibson explained that the applicant is requesting a conditional use permit for a major home occupation ‘B’ to have an electric contractor office from their home.

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.

Jared Doxey made a motion to approve the Conditional Use Permit for a Major Home Occupation “B” Conditional Use Permit for a major home occupation “B” Electrical Contractor located at 1585 Equestrian Park Way for R & N Electric. Abigayle Hunt seconded the motion and it was unanimously approved.

PRELIMINARY PLAT FOR THE EDGE END HOLLOW PHASE 3 AMENDED SUBDIVISION LOCATED AT 1175 SOUTH HAIGHT CREEK DRIVE FOR LOREN CLARK.

Lyle Gibson said that the applicant Loren Clark 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 contain 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.

Wilf Sommerkorn made a motion to recommend approval to the City Council the Preliminary Plat for the Edge End Hollow Phase 3 Amended Subdivision located at 1175 South Haight Creek Drive for Loren Clark. Steve Lyon seconded it and it was unanimously approved.

UPDATE ON GENERAL PLAN

Lyle Gibson said thanked the members of the Planning Commission for providing input on the questionnaire to soon be sent out to the public. The consultants will be conducting the survey to ensure they are able to obtain the proper amount of responses from a representative sample of Kaysville's population. This process should be done in about two weeks' time and we should be given results in about three weeks.

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 25, 2021.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 7:30 pm.