



KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, March 11, 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, however the public can view the meeting online via www.Kaysvillelive.com.

The agenda shall be as follows:

1. Opening and approval of the minutes from the February 25, 2021 meeting.
2. Preliminary Plat approval for the Webster Farms lot 84 amended Subdivision located at 686 South Wellington Drive for Steve Bingham.
3. Final Plat approval for the Webster Farms lot 84 Amended Subdivision located at 686 South Wellington Drive for Steve Bingham.
4. Final Plat approval for the Sanders Subdivision located at 315 East 200 North for Darren and John Sanders.
5. Work Item: Consideration of an update to the PB (Professional Business) zoning district.
6. Call to the public.
7. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
8. 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 March 5, 2021.

Lyle Gibson – Community Development Director



Planning Commission Staff Report

Webster Farms No. 4 Amended Preliminary Plat and Final Plat March 11, 2021

Applicant/Owner: Steve Bingham / C. Shane and Angie L. Arbon
Location: 707 South Wellington Drive
Existing Zone: R-1-14

Description:

The subject property is located in the recently rezoned R-1-14 zoning district which allows for development at a density of 3 units per acre. The applicant at the time submitted a concept plan showing a lot split subdivision including 2 lots on with one facing Wellington Drive, the second lot facing Leola Street.

The total property includes .65 acres of land with lots ranging from .32 acres 14,065 sq. ft. to .32 acres 14,061 sq. ft. in size.

The R-1-14 zone accommodates these lot sizes allowing a minimum lots size of 14,000 square feet with a frontage of over the 90 ft. required by the R-1-14 zone. The density, lot size, frontage, and public street improvements shown on the plat are all in compliance with applicable ordinances. All street, curb, gutter, and sidewalk improvements are in place so service to this lot is a matter of running utility laterals for which an easement has been provided on the plat.

Recommendation:

Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for approval of the preliminary plat.

Also, it is recommended that the Commission approve the final plat for Webster Farms No. 4 Amended subject to the City Council's approval of the preliminary.

Recommendation:

The preliminary plat complies with applicable zoning regulations and other applicable requirements.

Attachment 1: Location Map
Attachment 2: Subdivision Plat

686 S. Wellington Dr. - Rezone to R-1-14



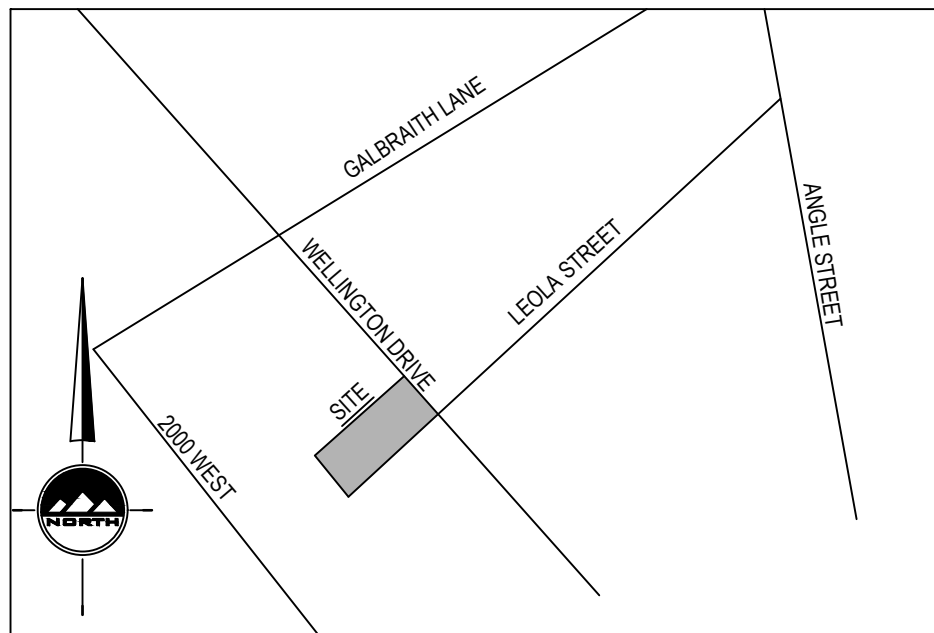
WEBSTER FARMS NO. 4 AMENDED PLAT

AMENDING LOT 84 WEBSTER FARMS NO. 4 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 5
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH
FEBRUARY 2021

CENTER QUARTER CORNER
SECTION 5
T3N, R1W
SLB&M
(NOT FOUND)

CITY MONUMENT
GALBRAITH LANE AND WELLINGTON DRIVE
GREAT BASIN ENGINEERING
(FOUND)

EAST QUARTER CORNER
SECTION 5
T3N, R1W
SLB&M
(NOT FOUND)



VICINITY MAP
NO SCALE
KAYSVILLE, DAVIS COUNTY, UTAH

LEGEND

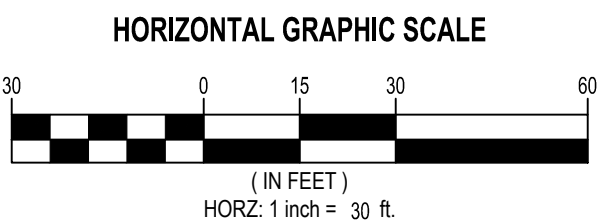
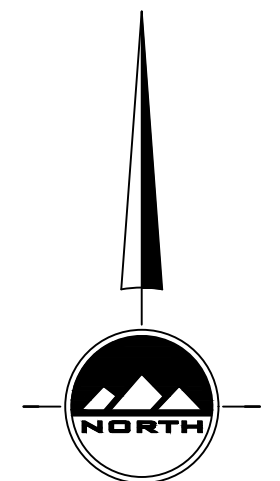
	SECTION CORNER
	EXISTING STREET MONUMENT
	PROPOSED STREET MONUMENT
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "UTILITY ENG. & LAND SURV."

PU&DE

PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	247.78'	78.09'	18°03'24"	S30°38'18"E	77.76'
PC2	15.00'	20.41'	77°56'45"	S0°41'38"E	16.87'
PC3	677.34'	142.50'	12°03'15"	S44°18'22"W	142.24'



DEVELOPER
STEVE BINGHAM
707 SOUTH WELLINGTON DR.
KAYSVILLE, UTAH 84037
801-721-5460

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **WEBSTER FARMS NO. 4 AMENDED PLAT**, 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-requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of ground located in the southeast quarter of Section 5, Township 3 North, Range 1 West of the Salt Lake Base and Meridian Described as Follows:

Beginning at the East corner of Lot 83, Webster Farms No. 4 Subdivision said point being also along the southwesterly line of Wellington Drive, said point being North 88°44'01" West 928.06 feet along the section line and South 0°15'59" West 243.46 feet from the East Quarter Corner, Section 5, Township 3 North, Range 1 West Salt Lake Base and Meridian, and running:

Thence South 21°36'36" East 0.79 Feet along the Southeasterly right of way line of Wellington drive;

Thence southeasterly 78.08 feet along the arc of a 247.78 foot radius curve to the left, (center bears North 68°23'22" East and long chord bears South 30°38'18" East 77.76 feet, with a central angle of 18°03'20") along the south line of Wellington Drive;

Thence South 39°40'00" East 10.00 feet along the south line of Wellington Drive;

Thence southeasterly 20.41 feet along the arc of a 15.00 foot radius curve to the right, (center bears South 50°19'47" West and long chord bears South 0°41'38" East 18.87 feet, with a central angle of 77°57'10") along the south line of Wellington Drive to the north side of Leola Street;

Thence South 38°16'42" West 57.20 feet along the North line of Leola Street; thence southwesterly 142.50 feet along the arc of a 677.34 foot radius curve to the left, (center bears North 51°43'16" West and long chord bears South 44°18'22" West 142.24 feet, with a central angle of 12°03'15") along the north line of Leola Street to the southwest corner of Webster Farms No. 4 subdivision;

thence South 50°20'00" West 23.44 feet to the west line of Webster Farms No. 4 subdivision;

thence North 39°40'00" West 123.10' along the west line of Webster Farms No. 4 subdivision to the south west corner of lot 83 Webster Farms No. 4 subdivision;

thence North 50°20'00" East 245.15' along the south line of lot 83 Webster Farms No. 4 subdivision to the point of beginning, contains 28,126 square Feet, 0.646 acres 2 lots.

Trent R. Williams
License No. 8034679

Date

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

WEBSTER FARMS NO. 4 AMENDED PLAT

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

By: _____

By: _____

By: _____

By: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

J.S.S.

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of 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.

WEBSTER FARMS NO. 4 AMENDED PLAT

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 5
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

GENERAL NOTES:

- PROPERTY IS ZONED R-1-14
A. FRONT YARD SETBACK IS 30'
B. REAR YARD SETBACK IS 15'
C. SIDE YARD SETBACK IS 8'
D. SIDE YARD CORNER SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- 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.
- 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.
- 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 SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS



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

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.643.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

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



Planning Commission Staff Report

Sanders Subdivision Final Plat March 11 2021

Applicant/Owner: John Sanders
Location: 315 East 200 North
Existing Zone: R-1-8

Description:

The proposed final plat for the Sanders Subdivision 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 with only minor adjustments.

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

Recommendation:

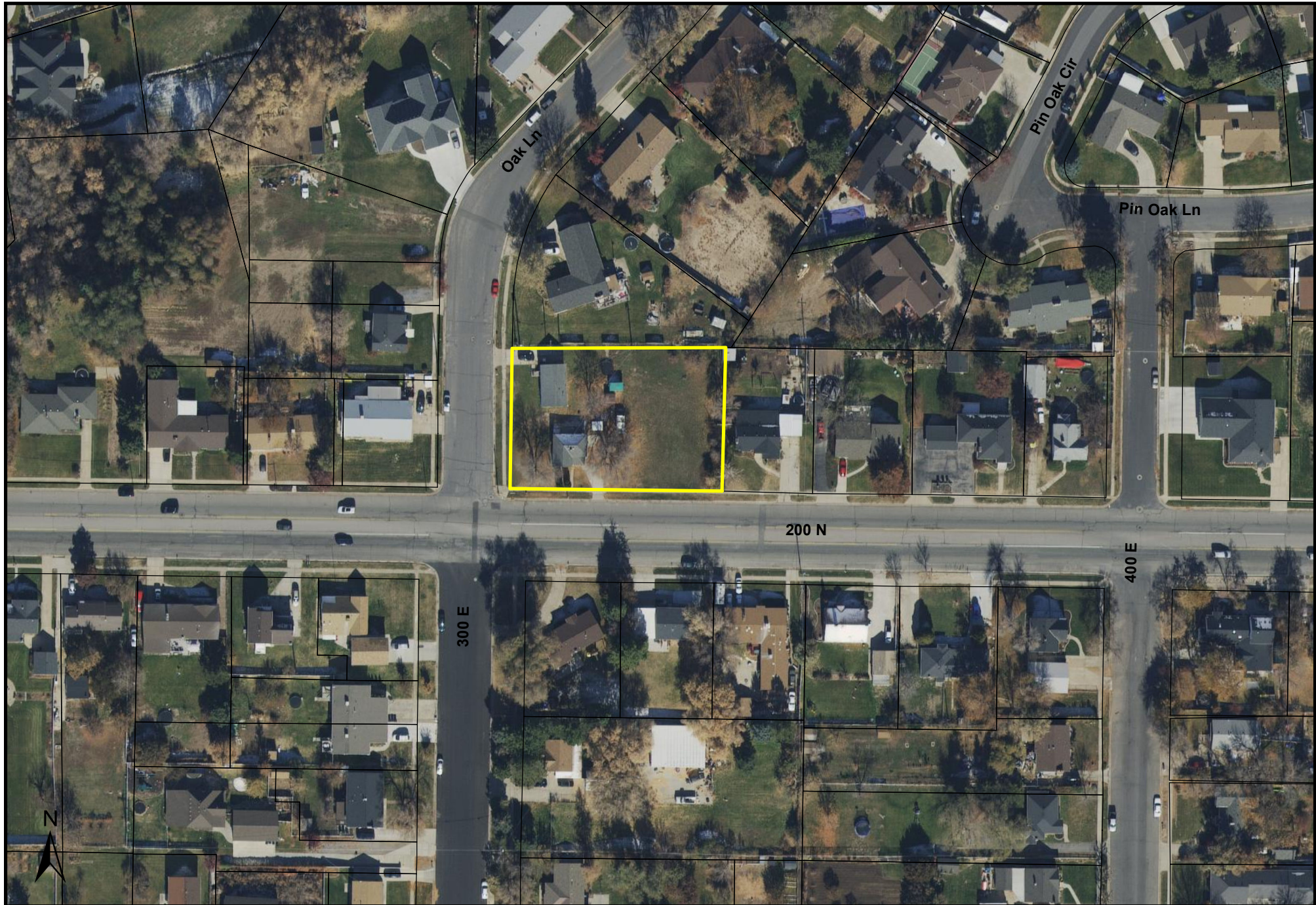
Staff recommends that the Planning Commission grant approval for the final plat of the Sanders Subdivision.

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

Sanders Subdivision - 315 E. 200 N.



SANDERS SUBDIVISION

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

CLOVER ESTATES SUBDIVISION
LOT 27

BOUNDARY DESCRIPTION

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

NARRATIVE

PURPOSE OF SURVEY

TO LOCATE THE PROPERTY AND PREPARE FOR DIVISION INTO LOTS.

BASIS OF ESTABLISHMENT

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

FOUND MONUMENTS:

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

SURVEYOR'S CERTIFICATE

I, DAVID K. BALLING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 175114, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SANDERS SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

DATE

UTAH SURVEYOR NO. 175114

OWNER'S DEDICATION

I KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS SANDERS SUBDIVISION AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT FOR PUBLIC USE AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION ON THE STREETS.

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

ELTHEA L. SANDERS

ACKNOWLEDGEMENT

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

NOTARY PUBLIC:

RESIDENCE:

MY COMMISSION EXPIRES:

CITY COUNCIL APPROVAL

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

CITY RECORDER ATTEST:

MAYOR:

PLANNING COMMISSION APPROVAL

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

CHAIRMAN:

CITY ENGINEER'S APPROVAL

APPROVED THIS ____ DAY OF ____, 1996.

KAYVILLE CITY ENGINEER:

CITY ATTORNEY'S APPROVAL

APPROVED THIS ____ DAY OF ____, 1996.

KAYVILLE CITY ATTORNEY:

IRRIGATION COMPANY APPROVAL

APPROVED THIS ____ DAY OF ____, 1996.

WATER MASTER:

DAVIS COUNTY RECORDER

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

AT ____ IN BOOK ____ OF ____

DAVIS COUNTY RECORDER:

DEPUTY:

300 EAST (OAK LANE)

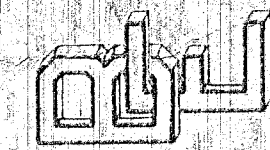
200 NORTH STREET

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

S 89°53'50" W 360.53'

(SECTION LINE)

BALLING ENGINEERING
CIVIL ENGINEERING & SURVEYING & PLANNING
PHONE: (801) 295-7237



SANDERS SUBDIVISION
FINAL PLAT

DEVELOPER: JOHN SANDERS
SANDERS GLASS
544-4247

75 NORTH MAIN STREET
KAYVILLE, UTAH

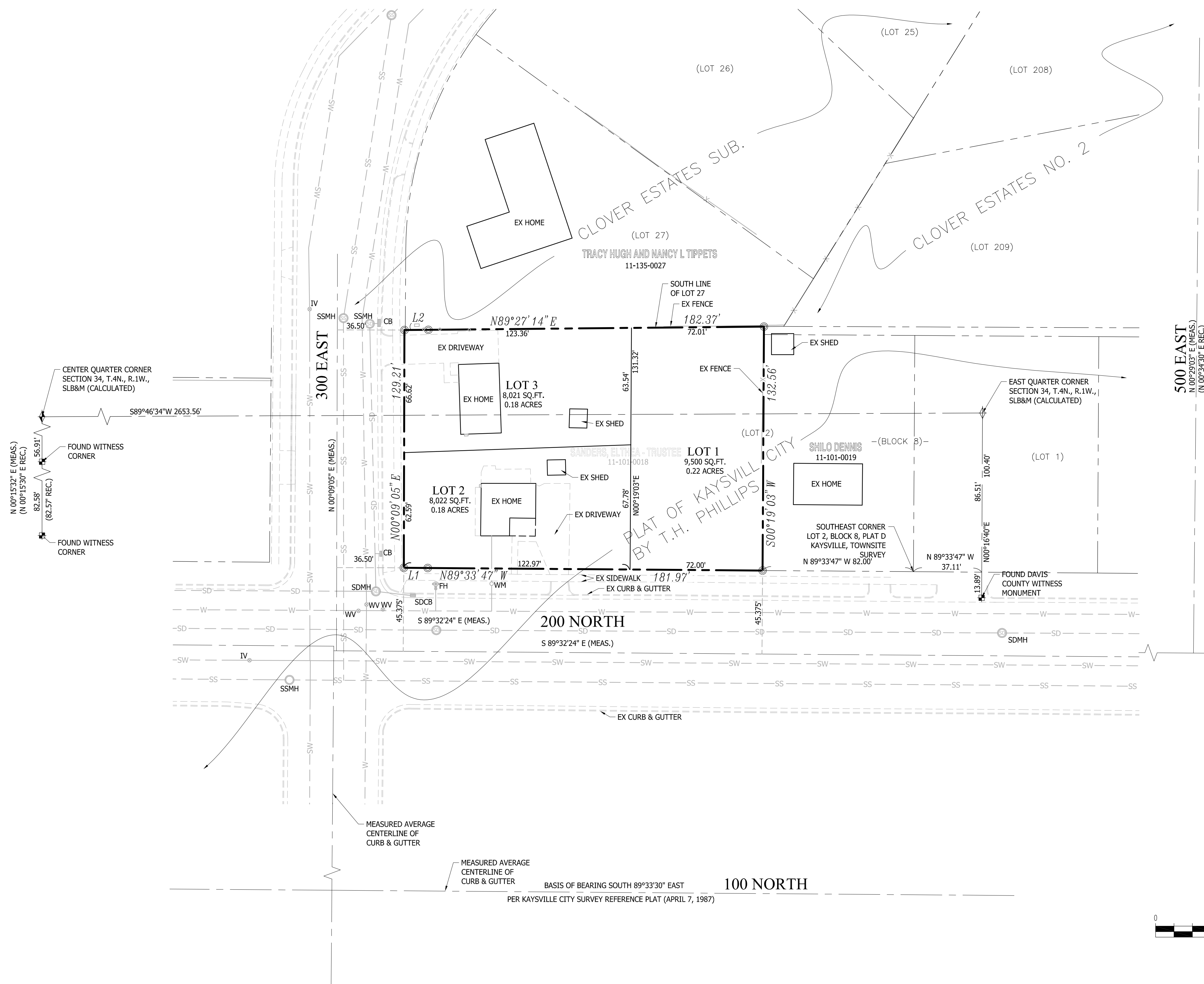
REVISIONS
DATE DESCRIPTION BY

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

SHEET
OF 2

SANDERS SUBDIVISION

PART OF BLOCK 8, PLAT D, KAYSVILLE TOWNSITE SURVEY
IN THE SOUTHEAST QUARTER OF SECTION 34, T.4N., R.1W., SLB&M
KAYSVILLE CITY, DAVIS COUNTY



SURVEY DESCRIPTION

BEGINNING 82.00 FEET NORTH 89°33'47" WEST ALONG THE NORTH LINE OF 200 NORTH FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 8, PLAT D, KAYSVILLE TOWNSHIP SURVEY (THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°33'30" EAST 1400 FEET MEASURED ALONG THE CENTER OF THE EXISTING CURB & GUTTER LOCATED ON 100 NORTH STREET BETWEEN APPROXIMATELY 270 EAST AND 500 EAST), AND RUNNING THENCE NORTH 89°33'47" WEST ALONG THE NORTH LINE OF SAID STREET 181.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 89°33'47" WEST ALONG THE PROLONGATION OF SAID STREET LINE 13.00 FEET TO THE EAST LINE OF 300 EAST STREET; THENCE NORTH 00°09'05" EAST 129.21 FEET PARALLEL WITH AND OFFSET 36.50 FEET EASTERLY FROM THE CENTERLINE OF THE EXISTING CURB & GUTTER ON SAID STREET TO THE SOUTHERLY LINE OF CLOVER ESTATES SUBDIVISION, A PLAT RECORDED AT THE DAVIDS COUNTY RECORDERS OFFICE AND POSITIONED ON THE GROUND RELATIVE TO THE PROPOSED IMPROVEMENTS CONTAINED HEREIN; THENCE NORTH 89°27'14" EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 13.00 FEET TO THE PROLONGATION OF THE WEST LINE OF SAID LOT 2; THENCE NORTH 89°27'14" EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION AS WITNESSED BY AN EXISTING FENCE LINE 182.37 FEET; AND THENCE SOUTH 00°19'03" WEST 132.65 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25,543 SQ.FT. (0.59 ACRES)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°33'47" W	13.00
L2	N 89°27'14" E	13.00

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- | | |
|---------|-------------------------|
| ---- | BOUNDARY LINE |
| ---- | CENTERLINE |
| ---- | SETBACK LINE |
| ---- | EASEMENT LINE |
| ----- | EX. IRRIGATION LINE |
| ----- | EX. LAND DRAIN |
| ----- | EX. OVERHEAD POWER LINE |
| ----- | EX. STORM DRAIN |
| ----- | EX. SANITARY SEWER |
| ----- | EX. SECONDARY WATERLINE |
| ----- | EX. TELEPHONE LINE |
| ----- | EX. GAS LINE |
| ----- | EX. CULINARY WATERLINE |
| ----- | EX. FENCE |
| P.O.B. | POINT OF BEGINNING |
| EX. | EXISTING |
| W | WATER VALVE |
| SSMH | SANITARY SEWER MANHOLE |
| FH | FIRE HYDRANT |
| SDCB | STORM DRAIN CATCH BASIN |
| SD BOX | STORM DRAIN BOX |
| UP | UTILITY POLE |
| X | SECTION CORNER |
| + | MONUMENT |
| 4246.11 | CONTROL POINT |
| | EX. SPOT ELEVATION |
| 4250 | EG CONTOUR LINE |
| | BAR & CAP OR NAIL |
| | & WASHER TO BE SET |
| | EXISTING ASPHALT |



PINNACLE
Engineering & Land Surveying, Inc.

SANDERS SUBDIVISION
PRELIMINARY PLAN
FOR: JOHN SANDERS
315 E 200 N
KAYSVILLE, UTAH
PROJECT #20-097

[illegible]

SURVEYED BY	CL/GG	12-2020
DESIGNED BY	-	-
DRAWN BY	GG/SPB	02/26/21
APPROVED BY	SPB	02/26/21

CALL BLUESTAKES
1-800-662-4111



SHEET
1
OF 1



Planning Commission Staff Report

PB (Professional Business) Zone Discussion 3/11/2021

Description:

One of the least used zones in Kaysville City is the PB zoning district. Staff has encountered an instance where an existing property along Main Street which is regulated by this zone has struggled to develop because of the restrictions in relation to residential zoning districts.

As a work item, staff is hoping to discuss the issue with the Planning Commission in search of direction for potential solutions and a likely modification to the ordinance that may be more accommodating to potential development while still respecting the transition to residential properties.

[Zoning Map](#)

Chapter 17-18 – Professional Business District

17-18-1 Purpose

To provide sites for offices in which the intensity of use, in terms of hours of operation and number of customers, is less than that of a commercial zone. The Professional Business District may be applied to properties that front on Main Street or front on 200 North Street.

17-18-2 Site Plan Review

A site plan review is required and a site plan shall be submitted for all permitted and conditional uses. (Consult [KCC 18-4](#).)

17-18-3 Permitted Uses

1. Business and professional offices.
2. Accessory uses and structures considered incidental and customary to a permitted use subject to the provisions of [KCC 17-31-2](#).

17-18-4 Conditional Uses

There are no conditional uses.

17-18-5 Special Provisions

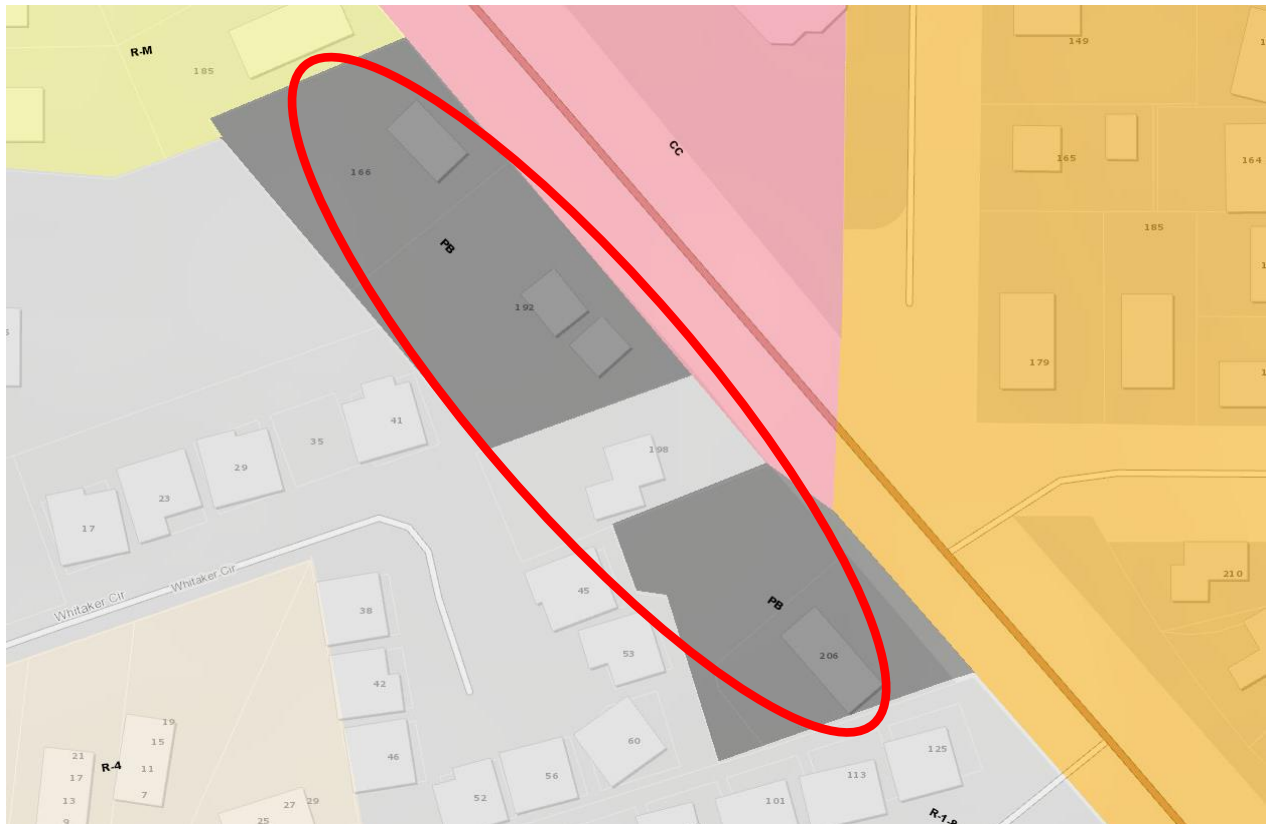
The design of off-street parking facilities shall assure compatibility of vehicular and pedestrian circulation. Site plan drawings prepared for site plan review shall illustrate clearly all existing and proposed vehicular and pedestrian paths. (See [KCC 18-4](#).)

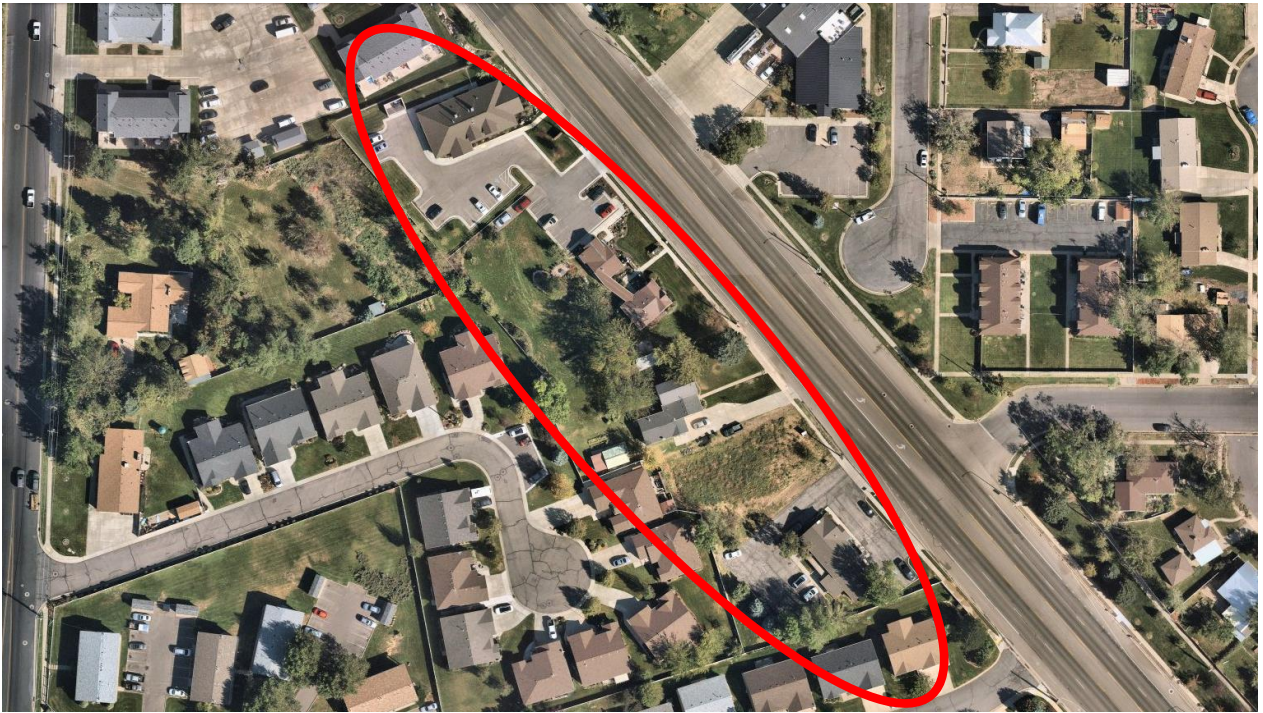
17-18-6 Height Regulations

1. No building shall exceed thirty feet (30') in height.
2. No building shall be less than ten feet (10') in height.

17-18-7 Area, Lot Coverage And Yard Requirements

There are no lot size or yard requirements **except that where a lot in the Professional Business District abuts a residential district, the yard abutting the residential district shall be at least twenty feet (20')**. An existing building may have the twenty feet (20') yard requirement reduced to the yard requirement of the abutting residential zone if the reduced yard contains only landscaping.





**KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 25, 2021**

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

Absent: Abigayle Hunt

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

Public Attendees: Brad Frost, Andrew, Loren Clark.

OPENING

The Planning Commission meeting was held via Zoom meeting on Thursday, February 25, 2021 at 7:00 p.m. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Steve Lyon made a motion to approve the minutes from the February 11, 2021 meeting. Quan Nguyen seconded the motion and they were unanimously approved.

**FINAL PLAT APPROVAL FOR EDGE END HOLLOW SUBDIVISION PHASE 3
AMENDED LOCATED AT 1175 SOUTH HAIGHT CREEK DRIVE FOR LOREN
CLARK.**

Lyle Gibson said that 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.

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

**FINAL PLAT APPROVAL FOR THE COTTAGES AT HARVEY ESTATE PHASE 2
LOCATED AT APPROXIMATELY 1700 WEST 200 NORTH FOR OVATION HOMES.**

Lyle Gibson explained that the proposed final plat for the Cottages at Harvey Estates Ph. 2 is consistent with the approved preliminary plat. The plat has 3 lots which comply with the

minimum lot size and frontage requirements. It has also maintained the same design and configuration as the preliminary plat approval. Only 1 of the lots is for a new dwelling while the other lots are open space parcels against 200 North Street.

Chairperson Joshua Sundloff invited the developer Brad Frost to the stand. Steve Lyon asked Mr. Frost what they were going to do with the old school on the property. Mr. Frost said that the previous owners did not want to move the house nor did Kaysville City due to the cost. They have been working with Kaysville City Council member Michelle Barber and the Kaysville City Historical committee on documenting and saving bricks they want to preserve. Once they historical committee has gathered what they need then they will tear the structure down.

Quan Nguyen made a motion to approve the Final Plat for the Cottages at Harvey Estate Phase 2 located at approximately 1700 West 200 North for Ovation Homes. Steve Lyon seconded the motion and 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, March 11, 2021.

ADJOURNMENT

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