



KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, April 8, 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 March 25, 2021 meeting.
2. Final Plat for Orchard Ridge Estates Phases 2 & 3 Subdivision located at 1406 Hwy 89 for Capital Reef and Compass Holdings.
3. Conditional Use Permit for a Major Home Occupation 'B,' Flooring Install located at 736 North Creekside Way for Todd Williams.
4. Conditional Use Permit for a Major Home Occupation 'B,' Handyman Services located at 1862 Hill Street for Mark Blatter.
5. Conditional Use Permit for a Major Home Occupation 'B,' Lawn Care and Handyman Services located at 74 South 100 East for Michelle Powner.
6. Conditional Use Permit for a Two Family Dwelling Unit located at 919 South Kays Drive for Janelle Whipple.
7. Public Hearing for the Rezone to adjust 13.5 acres of A-5 (Heavy Agriculture) and R-1-20 (Single Family Dwelling) zoning boundaries located at 1387 South Sunset Drive for Brad Walters.
8. Report from Y2 Analytics with community survey results.
9. (Tabled Item) Consideration of an ordinance amending multiple sections of Title 17, Planning and Zoning, of the Kaysville City Ordinances to clarify what flexibility a planned unit development may be eligible for, the process for permitting flag lot subdivision, and amendments to what is required in common open space subdivisions for open space and amenities.
10. Call to the public.
11. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.

12. 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, April 5, 2021.

A handwritten signature in blue ink, appearing to read 'Lyle Gibson', with a long horizontal flourish extending to the right.

Lyle Gibson – Community Development Director



Planning Commission Staff Report

Orchard Ridge Phases 2 and 3 Final Plat April 8, 2021

Applicant/Owner: Capital Reef and Compass Holdings
Location: 1406 N. Highway 89 (approximate)
Existing Zone: R-1-8

Description:

The proposed final plats for the Orchard Ridge Subdivision has been reviewed for phases 2 and 3.

The plats are consistent with the approved development agreement and approved preliminary plat. These phases will be the first constructed east of the aqueduct and make connections to existing roads in Layton City which stub to this property and accounts for 2 future connections to potential development to the south.

Phase 2 includes 24 lots with 1.6 acres of open space. The original preliminary plat included 26 lots within this phase. The street configuration is the same, some lots have been removed and lines adjusted slightly to create larger lots.

Phase 3 includes 18 lots including 2 existing homes. The preliminary plat included 19 lots within this phase. In addition to reducing the total number of lots, a previously identified open space has been absorbed into lot 306. Staff has reviewed the required amount of open space and has verified that it still meets what is required as proposed.

Recommendation:

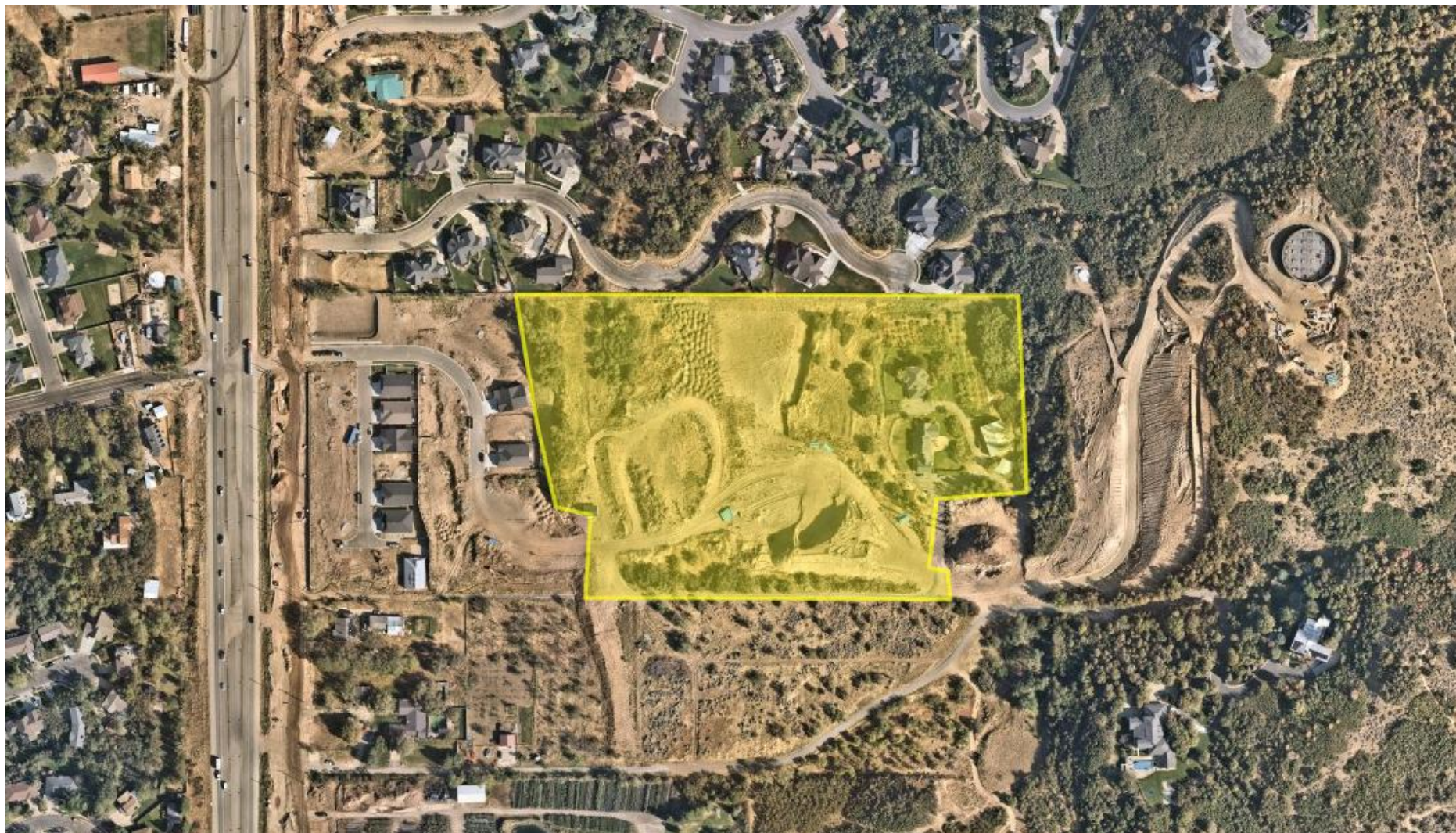
Staff recommends that the Planning Commission grant approval for the final plat of the Orchard Ridge Subdivision Phases 2 and 3.

Reasoning:

The plat is in compliance with the preliminary plat, annexation and development agreement, 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 Plats

Orchard Ridge Phases 2 and 3



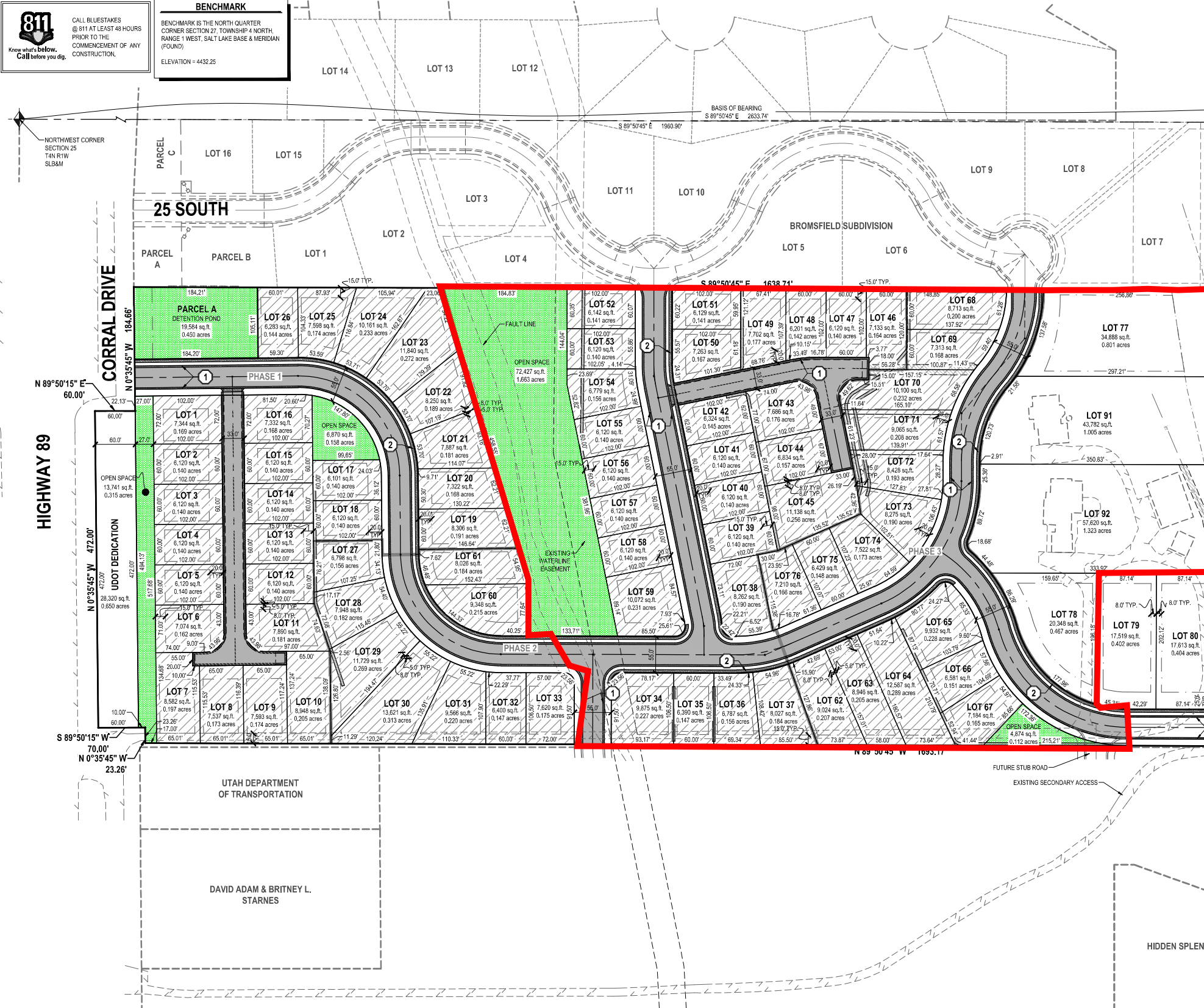
811

Know what's below.
Call before you dig.

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

BENCHMARK

BENCHMARK IS THE NORTH QUARTER
CORNER SECTION 27, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
(FOUND)
ELEVATION = 4432.25



LEGAL DESCRIPTION

Beginning at the Northwest Corner of Bromsfield Subdivision, said point being on the south line of Layton City, the south line of Twin Peaks Cove No. 3 Subdivision, and the section line at a point South 89°50'45" East 1960.90 feet along the section line from the Northwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running:

Thence South 89°50'45" East 672.84 feet along the south line to the Southeast Corner of Layton City, the south line to the Southeast Corner of Twin Peaks Cove No. 3 Subdivision, and along the quarter section line to the North Quarter Corner of said Section 25;

Thence South 0°15'44" West 929.80 feet along the quarter section line;

Thence North 89°50'40" West 1692.78 feet to the east line of the east Frontage Road of U.S. Highway 89, (Mountain Road);

Thence North 0°39'40" West 23.26 feet along the east line of the East Frontage Road of State Highway No. 89, (Mountain Road);

Thence South 89°50'45" West 70.00 feet along the north line of the East Frontage Road of State Highway No. 89, (Mountain Road) to the east line of State Highway No. 89, (Mountain Road);

Thence North 0°39'45" West 472.00 feet along the east line of State Highway No. 89, (Mountain Road) to the south line of the East Frontage Road of State Highway No. 89, (Mountain Road);

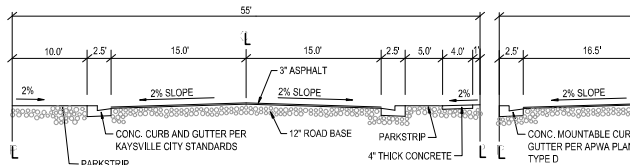
Thence North 89°50'15" East 60.00 feet along the south line to the Southeast Corner of the East Frontage Road of State Highway No. 89, (Mountain Road);

Thence North 0°39'45" West 184.66 feet along the east line of the East Frontage Road of State Highway No. 89, (Mountain Road) to the Southwest Corner of Bromsfield Subdivision;

Thence South 89°50'45" East 1638.71 feet along the south line to the Southeast Corner of Bromsfield Subdivision;

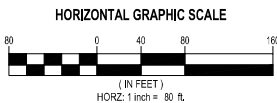
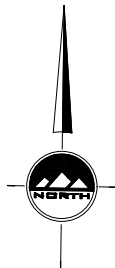
Thence North 0°11'10" East 250.00 feet along the east line of Bromsfield Subdivision to the point of beginning.

Contains 1,763,959 square feet, 40.495 acres.



TYPICAL 55 FOOT ROAD CROSS SECTION

TYPICAL 38 FOOT ROAD CROSS SECTION



ORCHARD RIDGE ESTATES - PHASE 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH
APRIL 2020

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the _____ day of _____, A.D., 20____,
BRAD FROST, personally appeared before me, the undersigned Notary Public, in and for said County of _____, DAVIS, in the State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGING MEMBER of CAPITAL REEF MANAGEMENT L.L.C., a Limited Liability Company and that He 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 Limited Liability Company executed the same.

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

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 ORCHARD RIDGE 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 requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian also being in Kaysville City, Davis County, Utah. Being more particularly described as follows:

Beginning at the northeast corner of Lot 123 Orchard Ridge Estates Phase 1 said point being on the South line of Bromsfield Subdivision, Amended, and being South 89°50'45" East 783.20 feet and South 0°09'15" West 250.00 feet from the Northwest Corner of said Section 25 and running thence:

South 89°50'45" East 691.56 feet along said South Line;
thence South 0°09'15" West 120.00 feet;
thence North 89°50'45" West 56.28 feet
thence South 0°09'15" West 15.00 feet;
thence North 89°50'45" West 15.51 feet;
thence southwesterly 49.62 feet along the arc of a 28.00-foot radius tangent curve to the left (center bears South 00°09'15" West and the long chord bears South 39°23'28" West 43.37 feet with a central angle of 101°31'34");
thence South 11°22'19" East 127.07 feet;
thence South 7°40'14" East 42.36 feet;
thence South 66°02'18" West 135.52 feet;
thence South 78°37'41" West 30.00 feet;
thence South 11°22'19" East 115.39 feet;
thence North 70°58'15" East 4.72 feet;
thence South 19°48'47" 182.86 feet;
thence North 89°50'45" West 363.01 feet to the easterly line of Orchard Ridge Estates Phase 1B;
thence along said easterly line and continuing along the easterly line of Orchard Ridge Estates Phase 1 the following six (6) calls:

- (1) North 0°09'15" East 91.50 feet;
- (2) thence South 89°50'45" East 27.50 feet;
- (3) thence North 0°09'15" East 70.00 feet;
- (4) thence North 89°50'45" West 97.01 feet;
- (5) thence North 0°35'45" West 77.64 feet;
- (6) thence North 15°54'02" West 458.55 feet to the POINT OF BEGINNING.

Contains: 320,980 square feet, 7.369 acres, 25 lots and 1 parcel.

DATE: _____
Trent Williams
8034679

OWNER'S DEDICATION

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

ORCHARD RIDGE ESTATES - PHASE 2

Convey to Kaysville City, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space.

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

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Kaysville City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

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

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.
do hereby
In witness whereof I have hereunto set my hand this _____ day of _____, A.D., 20____.

CAPITAL REEF MANAGEMENT L.L.C.
By: BRAD FROST
It's: MANAGING MEMBER

ORCHARD RIDGE ESTATES - PHASE 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER: 12343

MANAGER: C.PRESTON

DRAWN BY: J.MOSS

CHECKED BY: M.HERST

DATE: 3/18/21

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE KAYSVILLE CITY COUNCIL

CITY RECORDER CITY MAYOR

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY PLANNING COMMISSION APPROVAL

CHARMAN, KAYSVILLE CITY PLANNING COMMISSION

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE KAYSVILLE CITY ATTORNEY.

KAYSVILLE CITY ATTORNEY

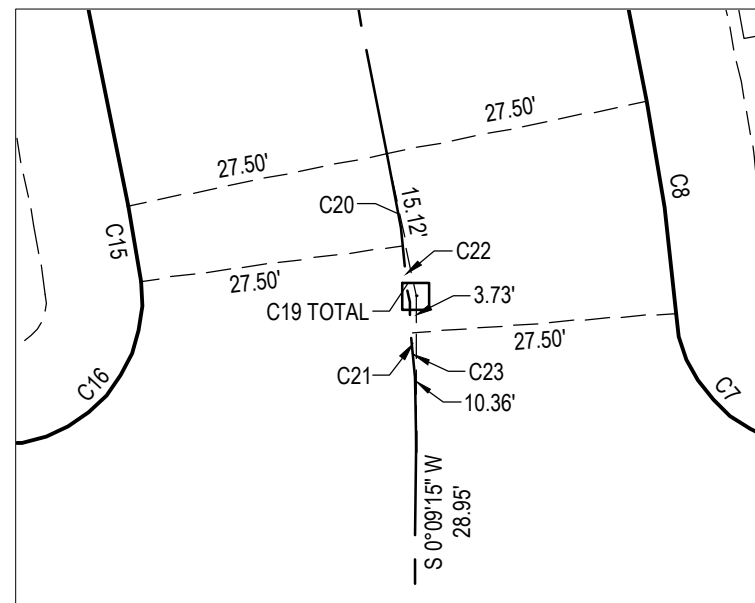
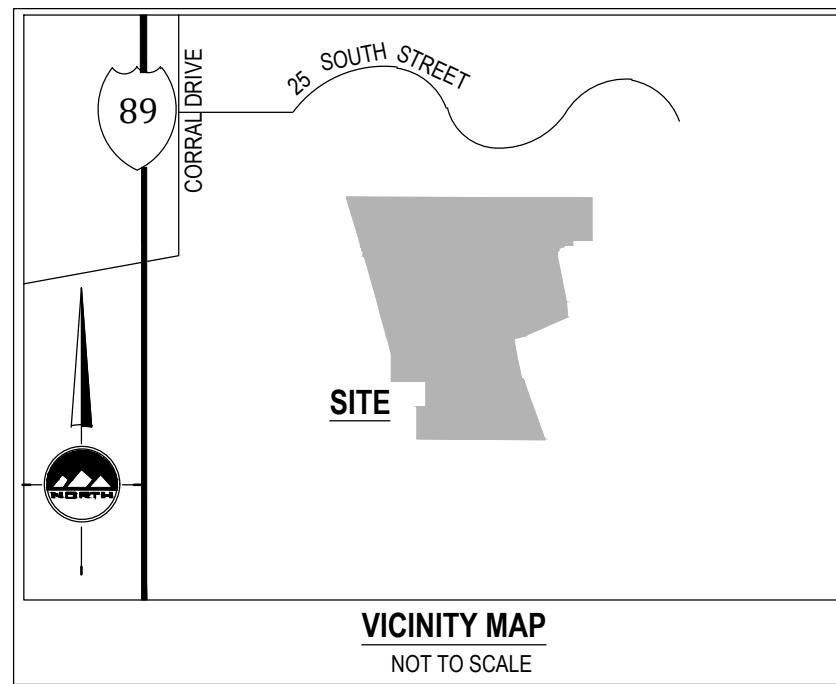


LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSGNENG.COM

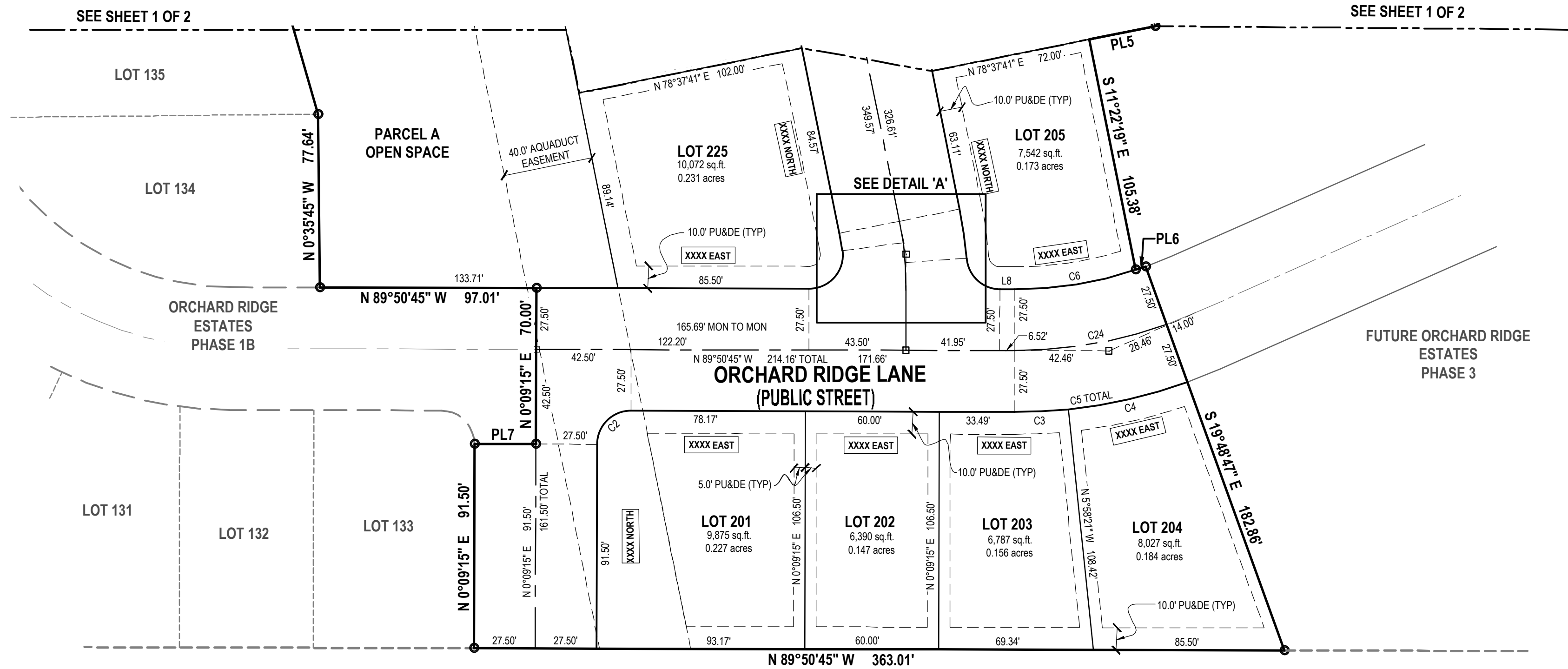
SALT LAKE CITY
Phone: 801.222.0029
TOOELE
Phone: 435.843.3090
CEGAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.865.2863

ORCHARD RIDGE ESTATES - PHASE 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH



DETAIL 'A'

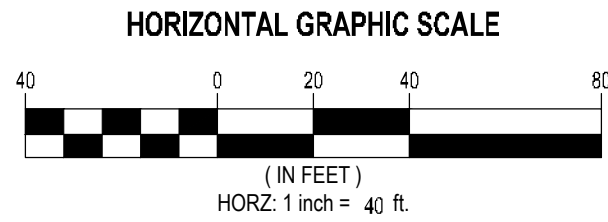
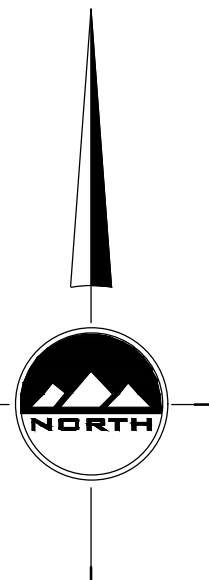


SEE SHEET 1 OF 2

FUTURE ORCHARD RIDGE
ESTATES
PHASE 3

LINE TABLE		
LINE	BEARING	LENGTH
PL1	S0°09'15"W	15.00'
PL2	N89°50'45"W	15.51'
PL3	S7°40'14"E	42.36'
PL4	S45°33'28"W	27.89'
PL5	S78°37'41"W	30.00'
PL6	N70°58'15"E	4.72'
PL7	S89°50'45"E	27.50'
L8	N89°50'45"W	6.52'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	28.00'	49.62'	101°31'34"	S39°23'28"W	43.37'
C2	15.00'	23.56'	90°00'00"	S45°09'15"W	21.21'
C3	227.50'	24.33'	6°07'36"	N87°05'27"E	24.32'
C4	227.50'	54.96'	13°50'26"	N77°06'26"E	54.82'
C5	227.50'	54.96'	13°50'26"	N77°06'26"E	54.82'
C6	172.50'	55.39'	18°23'57"	N80°57'16"E	55.16'
C7	15.00'	22.42'	85°38'38"	S47°01'26"E	20.39'
C8	177.50'	22.21'	7°10'12"	N7°47'13"W	22.20'
C9	28.00'	43.98'	90°00'00"	N56°22'19"W	39.60'
C10	166.50'	25.24'	8°41'14"	S82°58'18"W	25.22'
C11	122.50'	24.31'	11°22'19"	S5°41'10"E	24.27'
C12	177.50'	4.14'	1°20'09"	S0°40'04"E	4.14'
C13	177.50'	31.09'	10°02'10"	S6°21'14"E	31.05'
C14	177.50'	35.23'	11°22'19"	S5°41'10"E	35.17'
C15	122.50'	7.93'	3°42'32"	N9°31'03"W	7.93'
C16	15.00'	25.61'	97°49'02"	N41°14'44"E	22.61'
C17	150.00'	29.77'	11°22'19"	S5°41'10"E	29.72'
C18	166.50'	8.25'	2°50'20"	S88°44'05"W	8.25'
C19	150.00'	31.24'	11°56'01"	N5°24'18"W	31.19'
C20	150.00'	9.71'	3°42'32"	S9°31'03"E	9.71'
C21	150.00'	19.40'	7°24'35"	S3°57'30"E	19.39'
C22	150.00'	18.77'	7°10'12"	S7°47'13"E	18.76'
C23	150.00'	10.34'	3°56'55"	S2°13'40"E	10.34'
C24	200.00'	69.70'	19°58'02"	N80°10'14"E	69.35'
C25	166.50'	33.49'	11°31'34"	S84°23'28"W	33.44'
C26	150.00'	15.81'	6°02'24"	N81°38'53"E	15.81'
C27	150.00'	14.36'	5°29'10"	N87°24'40"E	14.36'
C28	150.00'	30.18'	11°31'34"	N84°23'28"E	30.12'



GENERAL NOTES:

- PROPERTY IS ZONED R-1-8 PRUD.
A. FRONT YARD SETBACK IS 20'
B. REAR YARD SETBACK IS 15'
C. SIDE YARD SETBACK IS 5' & 5'
D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- ALL PRIVATE STREETS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) AND SEWER EASEMENT IN FAVOR OF CENTRAL DAVIS SEWER DISTRICT. ALL PRIVATE STREETS ARE PRIVATE UTILITY EASEMENT AND ACCESS EASEMENTS.
- 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. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.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. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U. & D.E.
- PARCELS A IS OPEN SPACE AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- BASEMENTS ARE ALLOWED ON ALL LOTS THAT PROVIDE AN ONSITE STORM DRAIN OR YARD BOX ON THE LOW SIDE OF THE LOT THAT IS LOWER THAN THE PROPOSED BASEMENT ELEVATION.
- 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 AN EXISTING MONUMENTS.
- REBAR AND CAPS WILL BE PLACED AT ALL REAR LOT CORNERS AND A NAIL OR RIVET IN THE CURB AT THE EXTENSION OF THE FRONT CORNERS.

LEGEND

- | | |
|--|--------------------------|
| | SECTION CORNER |
| | PROPOSED STREET MONUMENT |
| | |

DEVELOPER
CAPITAL REEF MANAGEMENT LLC
498 NORTH KAYS DRIVE, SUITE 210
KAYSVILLE, UT 84037
(801) 564-3898
BRAD FROST

ORCHARD RIDGE ESTATES - PHASE 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 2 OF 2

PROJECT NUMBER : L2343

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

CHECKED BY : MHERBST

DATE : 3/18/21



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: 801.593.0535

TOOELE

Phone: 435.843.3590

CEGAR CITY

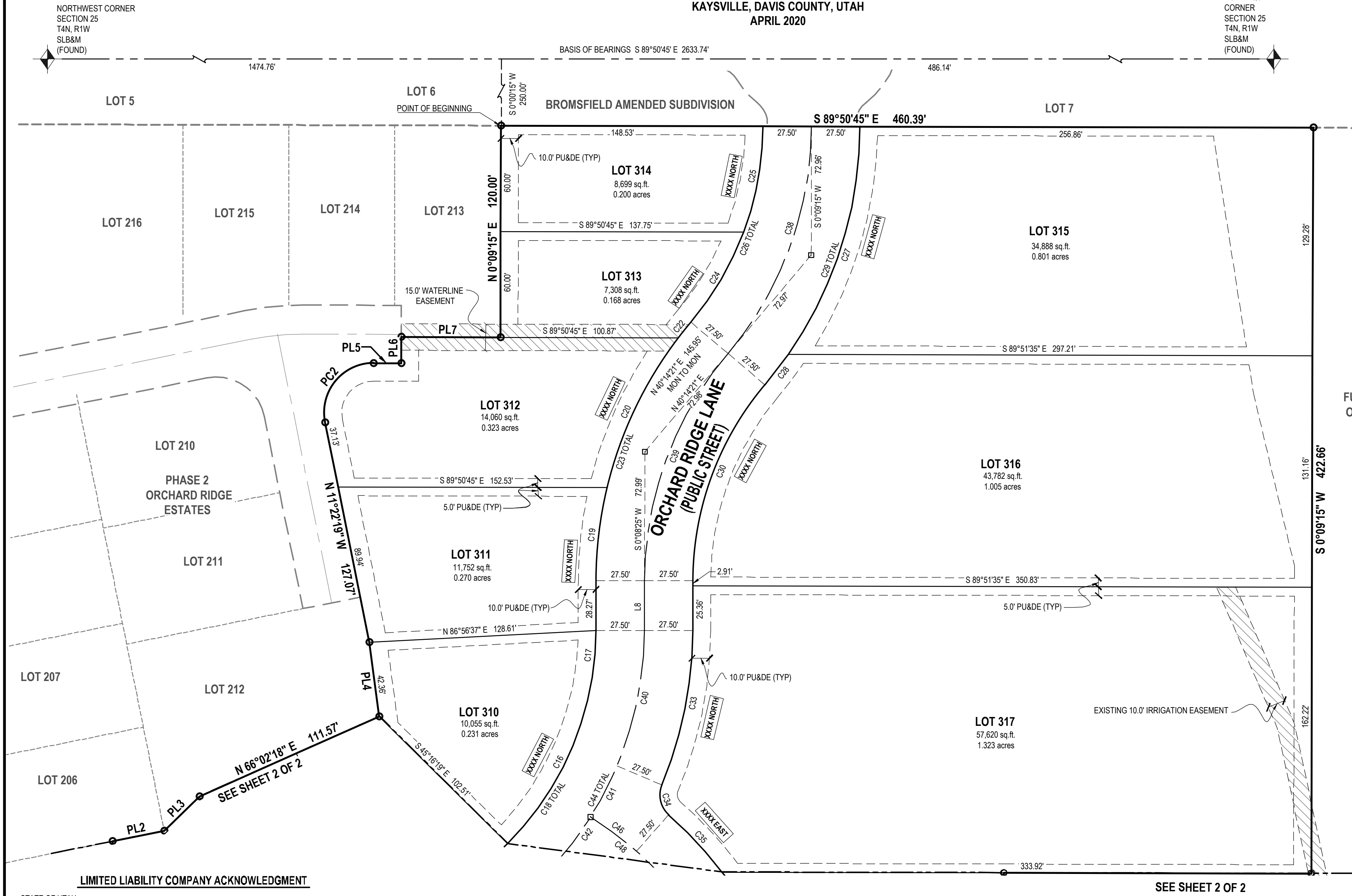
Phone: 435.865.1453

RICHFIELD

Phone: 435.698.3963

ORCHARD RIDGE ESTATES - PHASE 3

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH
APRIL 2020



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH) s.s.
County of Davis
On the _____ day of _____, A.D. 20____, BRAD FROST
personally appeared before me, the undersigned Notary Public, in and for said County of _____, DAVIS, in the
State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGING MEMBER
of _____, CAPITAL REEF MANAGEMENT L.L.C., a Limited Liability Company and that He 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 Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____
COUNTY, _____
NOTARY PUBLIC



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: 801.255.0029
TOOELE
Phone: 435.843.3590
CEAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.865.2863

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

CHARMAN, 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

ORCHARD RIDGE ESTATES - PHASE 3

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

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 _____ ORCHARD RIDGE ESTATES - PHASE 3, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian also being in Kaysville City, Davis County, Utah. Being more particularly described as follows:
Beginning at the northeast corner of Lot 213 Orchard Ridge Estates Phase 2 said point being on the South line of Bromsfield Subdivision, Amended, and being South 89°50'45" East 1474.76 feet and South 0°09'15" West 250.00 feet from the Northwest Corner of said Section 25 and running thence:

South 89°50'45" East 460.39 feet along said South Line;
thence South 0°09'15" West 422.66 feet;
thence North 89°51'35" West 174.24 feet;
thence South 0°08'25" West 196.18 feet;
thence easterly 45.31 feet along the arc of a 172.50-foot radius non-tangent curve to the left (center bears North 15°12'19" East and the long chord bears South 82°19'13" East 45.18 feet with a central angle of 15°03'04");
thence South 0°09'15" West 55.00 feet;
thence North 89°50'45" West 462.16 feet to the easterly line of Orchard Ridge Estates Phase 2;
thence along said easterly line the following twelve (12) calls:
(1) North 19°48'47" West 182.86 feet;
(2) thence South 70°58'15" West 4.72 feet;
(3) thence North 11°22'19" West 115.38 feet;
(4) thence North 78°37'41" East 30.00 feet;
(5) thence North 66°02'18" East 135.52 feet;
(6) thence North 7°40'14" West 42.36 feet;
(7) thence North 11°22'19" West 127.07 feet;
(8) thence northeasterly 49.62 feet along the arc of a 28.00-foot radius tangent curve to the left (center bears North 78°37'41" East and the long chord bears North 39°23'28" East 43.37 feet with a central angle of 101°31'34");
(9) thence South 89°50'45" East 15.51 feet;
(10) thence North 0°09'15" East 15.00 feet;
(11) thence South 89°50'45" East 56.28 feet;
(12) thence North 0°09'15" East 120 to the Point of Beginning.

Contains: 348,246 square feet, 7.995 acres, and 18 lots.

DATE: _____ Trent Williams
8034679

OWNER'S DEDICATION

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

ORCHARD RIDGE ESTATES - PHASE 3

Convey to Kaysville City, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space.

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

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Kaysville City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

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

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

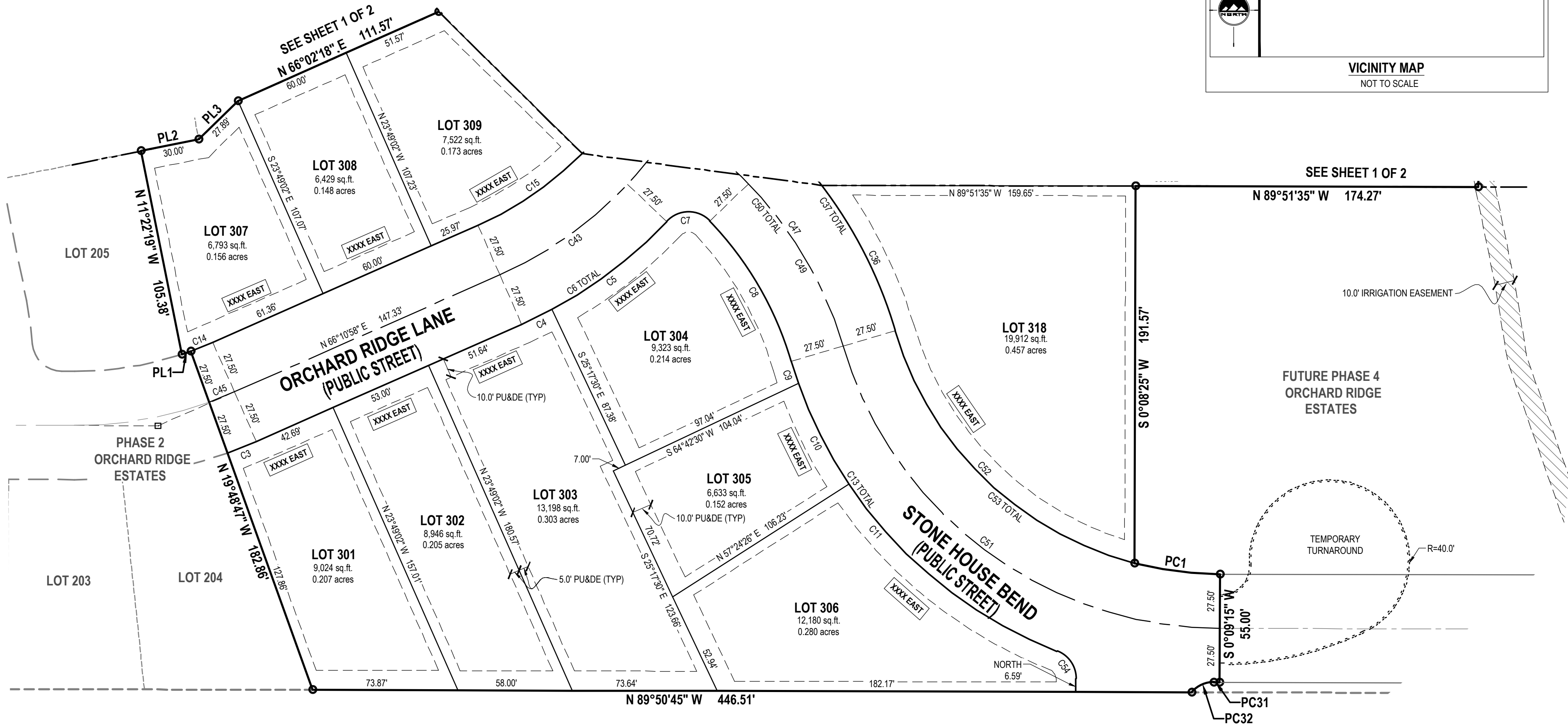
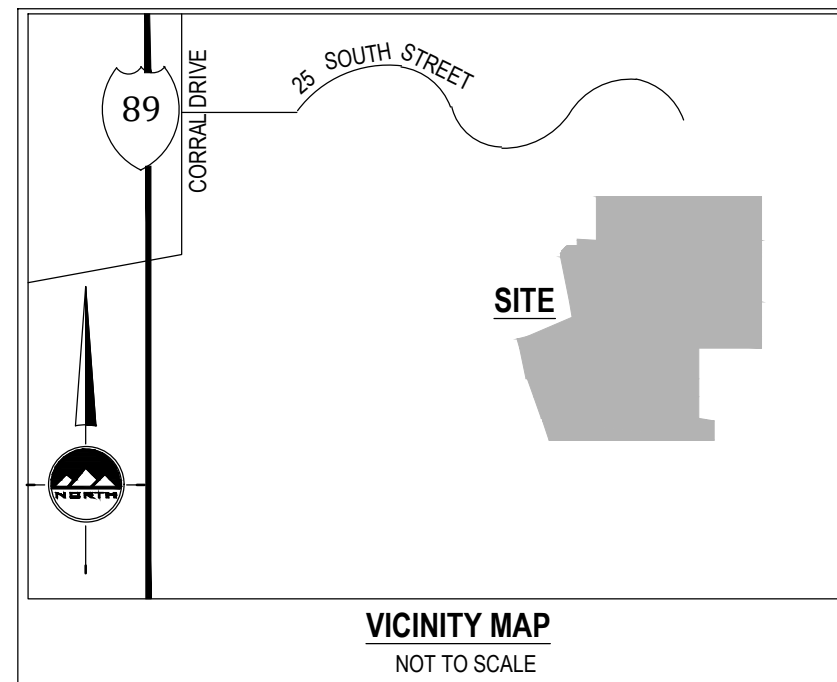
In witness whereof I have hereunto set my hand this _____ day of _____, A.D., 20____.

CAPITAL REEF MANAGEMENT L.L.C.

By: BRAD FROST
Its: MANAGING MEMBER

ORCHARD RIDGE ESTATES - PHASE 3

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

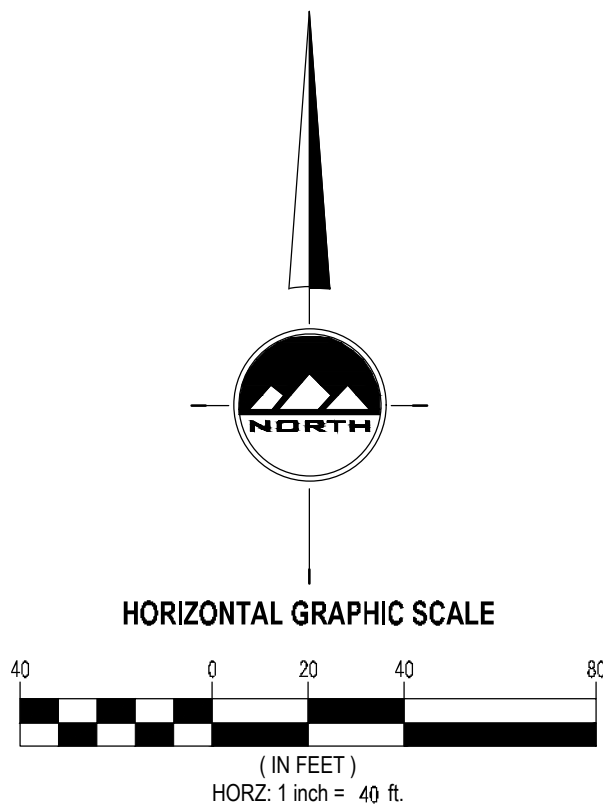


GENERAL NOTES:

- PROPERTY IS ZONED R-1-8 PRUD.
 - FRONT YARD SETBACK IS 20'
 - REAR YARD SETBACK IS 15'
 - SIDE YARD SETBACK IS 5' & 5'
 - CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' 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 P.U. & D.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. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U. & D.E.
- BASEMENTS ARE ALLOWED ON ALL LOTS THAT PROVIDE AN ONSITE STORM DRAIN OR YARD BOX ON THE LOW SIDE OF THE LOT THAT IS LOWER THAN THE PROPOSED BASEMENT ELEVATION.
- PARCEL A IS OPEN SPACE AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- 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.
- REBAR AND CAPS WILL BE PLACED AT ALL REAR LOT CORNERS AND A NAIL OR RIVET IN THE CURB AT THE EXTENSION OF THE FRONT CORNERS.

LEGEND

- | | |
|--|--------------------------|
| | SECTION CORNER |
| | PROPOSED STREET MONUMENT |
| | |



DEVELOPER
COMPASS HOLDINGS DEVELOPMENT
854 N 250 E
KAYSVILLE, UT 84037
801-628-5121

DEVELOPER
CAPITAL REEF MANAGEMENT LLC
498 NORTH KAYS DRIVE, SUITE 210
KAYSVILLE, UT 84037
(801) 564-3898
BRAD FROST



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
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SALT LAKE CITY
Phone: 801.555.0525
TOOELE
Phone: 435.843.3590
CEGAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.698.2983

ORCHARD RIDGE ESTATES - PHASE 3

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
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

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 2 OF 2

PROJECT NUMBER : L2343
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : M.HERST
DATE : 3/18/21

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	172.50'	43.81'	14°33'08"	S82°34'11"E	43.69'
PC2	28.00'	49.62'	101°31'34"	N39°23'28"E	43.37'
C3	227.50'	15.90'	4°00'15"	N68°11'05"E	15.90'
C4	227.50'	10.22'	2°34'28"	N64°53'44"E	10.22'
C5	227.50'	80.77'	20°20'27"	N53°26'17"E	80.34'
C6	227.50'	90.99'	22°54'54"	N54°43'31"E	90.38'
C7	15.00'	24.27'	92°42'38"	S89°37'23"W	21.71'
C8	172.50'	83.09'	27°35'50"	N30°13'23"W	82.29'
C9	227.50'	11.81'	2°58'25"	S17°54'41"E	11.81'
C10	227.50'	57.38'	14°27'06"	S26°37'27"E	57.23'
C11	227.50'	137.81'	34°42'23"	S51°12'12"E	135.71'
C12	227.50'	167.87'	42°16'43"	S68°42'24"E	164.09'
C13	227.50'	291.53'	73°25'16"	S53°08'07"E	271.99'
C14	172.50'	12.06'	4°00'15"	N68°11'05"E	12.05'
C15	172.50'	64.59'	21°27'17"	N55°27'19"E	64.22'
C16	172.50'	134.24'	44°35'16"	N22°26'03"E	130.88'
C18	172.50'	198.83'	66°02'33"	N33°09'41"E	188.01'
C19	227.50'	53.13'	13°22'51"	S6°49'50"W	53.01'
C20	227.50'	94.66'	23°50'28"	S25°26'28"W	93.98'
C22	227.50'	11.43'	2°52'40"	S38°48'01"W	11.43'
C23	227.50'	159.22'	40°05'56"	S20°11'23"W	155.99'
C24	172.50'	59.40'	19°43'50"	N30°22'26"E	59.11'
C25	172.50'	61.28'	20°21'16"	N10°19'53"E	60.96'
C26	172.50'	120.68'	40°05'06"	N20°11'48"E	118.24'
C27	227.50'	137.58'	34°39'02"	N17°28'46"E	135.50'
C28	227.50'	21.58'	5°26'04"	N37°31'19"E	21.57'
C29	227.50'	159.16'	40°05'06"	N20°11'48"E	155.94'
C30	172.50'	120.73'	40°05'56"	N20°11'23"E	118.28'
PC31	227.50'	2.82'	0°42'33"	S89°29'28"E	2.82'
PC32	15.00'	12.83'	48°59'39"	S66°21'59"W	12.44'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C33	227.50'	89.72'	22°35'49"	N11°28'19"E	88.14'
C34	15.00'	18.68'	71°20'57"	N12°56'14"W	17.50'
C35	227.50'	44.48'	11°12'07"	N43°00'39"W	44.41'
C36	227.50'	83.32'	20°59'07"	N26°55'02"W	82.86'
C37	227.50'	127.80'	32°11'14"	N32°31'06"W	126.13'
C38	200.00'	139.93'	40°05'16"	N20°11'53"E	137.10'
C39	200.00'	139.96'	40°05'46"	S20°11'18"W	137.12'
C40	200.00'	78.88'	22°35'49"	S11°26'19"W	78.37'
C41	200.00'	32.55'	9°19'32"	S27°24'00"W	32.52'
C42	200.00'	39.11'	11°12'18"	S37°39'55"W	39.05'
C43	200.00'	79.99'	22°54'54"	S54°43'31"W	79.46'
C44	200.00'	230.53'	66°02'33"	N33°09'41"E	217.98'
C45	200.00'	13.98'	4°00'15"	N68°11'05"E	13.97'
C46	200.00'	32.55'	9°19'32"	S53°16'29"E	32.52'
C47	200.00'	114.96'	32°55'59"	S32°08'43"E	113.38'
C48	200.00'	48.57'	13°54'56"	S50°58'46"E	48.46'
C49	200.00'	98.94'	28°20'35"	S29°51'01"E	97.93'
C50	200.00'	147.51'	41°30'46"	N37°10'52"W	141.76'
C51	200.00'	256.29'	73°25'16"	S53°08'07"E	239.11'
C52	172.50'	177.24'	58°52'08"	S45°51'33"E	169.54'
C53	172.50'	221.05'	73°25'16"	S53°08'07"E	206.23'
C54	15.00'	17.95'	68°33'23"	N34°16'42"W	16.90'

LINE TABLE

LINE	BEARING	LENGTH
PL1	S70°58'15"W	4.72'
PL2	N78°37'41"E	30.00'
PL3	N45°33'28"E	27.89'
PL4	N7°40'14"W	42.36'
PL5	S89°50'45"E	15.51'
PL6	N0°09'15"E	15.00'
PL7	S89°50'45"E	56.28'
L8	S0°08'25"W	30.52'



Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Flooring Installation. April 8, 2021

Applicant/Owner:	Todd Williams
Location:	736 North CreekSide Way
Zone:	R-1-10 (Single Family Residential)

Description:

Mr. Todd Williams is requesting a Conditional Use Permit for a Major Home Occupation "B" flooring installation at the address listed above. Mr. Williams will not have any employees. He will not have materials delivered to the residence nor will he display any company signage outside his home.

Mr. Williams has a truck which will be used to pick up materials on his way to job sites. His truck will be stored nightly in his driveway.

Staff has visited with the applicant and reviewed the restrictions of Title 17-26-4 Major Home Occupations B.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation "B", Flooring installation, at the above listed address.

Reasoning:

The restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

736 North Creekside Way





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation "B" Handyman. April 8, 2021

Applicant/Owner	Mark Blatter/Big Sky Handyman
Location:	1862 Hill Street
Zone:	R-1-20

Description:

The applicant is requesting a Conditional Use Permit for a Major Home Occupation "B" for handyman services to be offered from the address listed above.

Mr. Mark Blatter would like to run his business, Big Sky Handyman from his home. He has a trailer for his business that will be stored nightly on his property behind a fence.

Mr. Blatter has informed staff that no employees will report to the home address. He will also not display any advertising signs on the home's premises. Materials needed to perform his services will be picked up by Mr. Blatter on the way to jobs or delivered to the job site.

Recommendation:

Staff recommends approval of the proposed conditional use permit for a major home occupation "B" for handyman services with no additional conditions for Mr. Mark Blatter.

Reasoning:

Having discussed the use with the applicant, staff feels that the restrictions already in place within the ordinance are sufficient for mitigating reasonably potentially detrimental impacts.

Attachment 1: Area Map

1862 Hill Street





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', for POW Property Services Lawn Care and Handyman Services.

April 8, 2021

Applicant/Owner: Michelle Powner
Location: 74 South 100 East
Zoning: R-D (Single Family Dwelling)

Description:

The applicant is requesting a conditional use permit for a major home occupation 'B' for lawn care and handyman services at 74 South 100 East for POW Property Services-Michelle Powner.

The Powner's have a truck that they will use to transport lawnmowers and other equipment to job sites. When they are not using the equipment, it will be stored behind the home.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation "B", lawn care and handyman services with no additional conditions.

Reasoning:

Having discussed the use with the applicant, staff feels that the restrictions already in place within the ordinance are sufficient for mitigating reasonably potentially detrimental impacts.

Attachment 1: Area Map

74 South 100 East





Planning Commission Staff Report

Conditional Use Permit for a Two-Family Dwelling April 8, 2021

Applicant/Owner: Janelle Whipple
Location: 919 S Kays Drive
Zone: R-1-20

Description:

The applicant is requesting approval for an existing house at the above listed address to be converted to two-family dwelling. The house is currently a two story with 3 bedrooms 2 baths upper levels as one unit. The basement is a 2 bedroom single bath with walkout for second unit. There is a 3 car garage and wide drive for required parking.

A two-family dwelling is allowed only by conditional use according to KCC 17-12-4 (9). Specifically this section allows two-family dwellings by conditional use as follows: 'Not more than two duplexes (4 units) may be allowed within 500 feet of any duplex (2 units). The 500 feet shall be measured in a straight line from the center of a duplex site to the boundary of any other duplex or twin home property.'

Staff has reviewed the 500 foot radius from the center of the duplex site and has not identified any city approved duplexes or two-family dwellings. Similarly staff has checked for any conflicts with the allowed number of units and density for the Old Mill Village Subdivision and has not found any information to prohibit the proposal.

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 is recommending approval of the proposed two-family dwelling with the following conditions.

- Parking be provided at a minimum of 2 parking stalls per unit in accordance with KCC 17-32-5, Number Of Parking Spaces Required. No more than no more than 2 of the required parking stalls may be in tandem.
- A building permit be pursued and inspections by the Kaysville building department be conducted to confirm the building is compliant with applicable building code for a duplex.
- Applicable impact fees for the new dwelling unit be paid with the building permit for the change of occupancy.

Should the planning commission determine that additional details are needed to verify whether a two-family dwelling would meet the other standards of the city's ordinances, additional information may be requested for further review before a decision is made.

Reasoning:

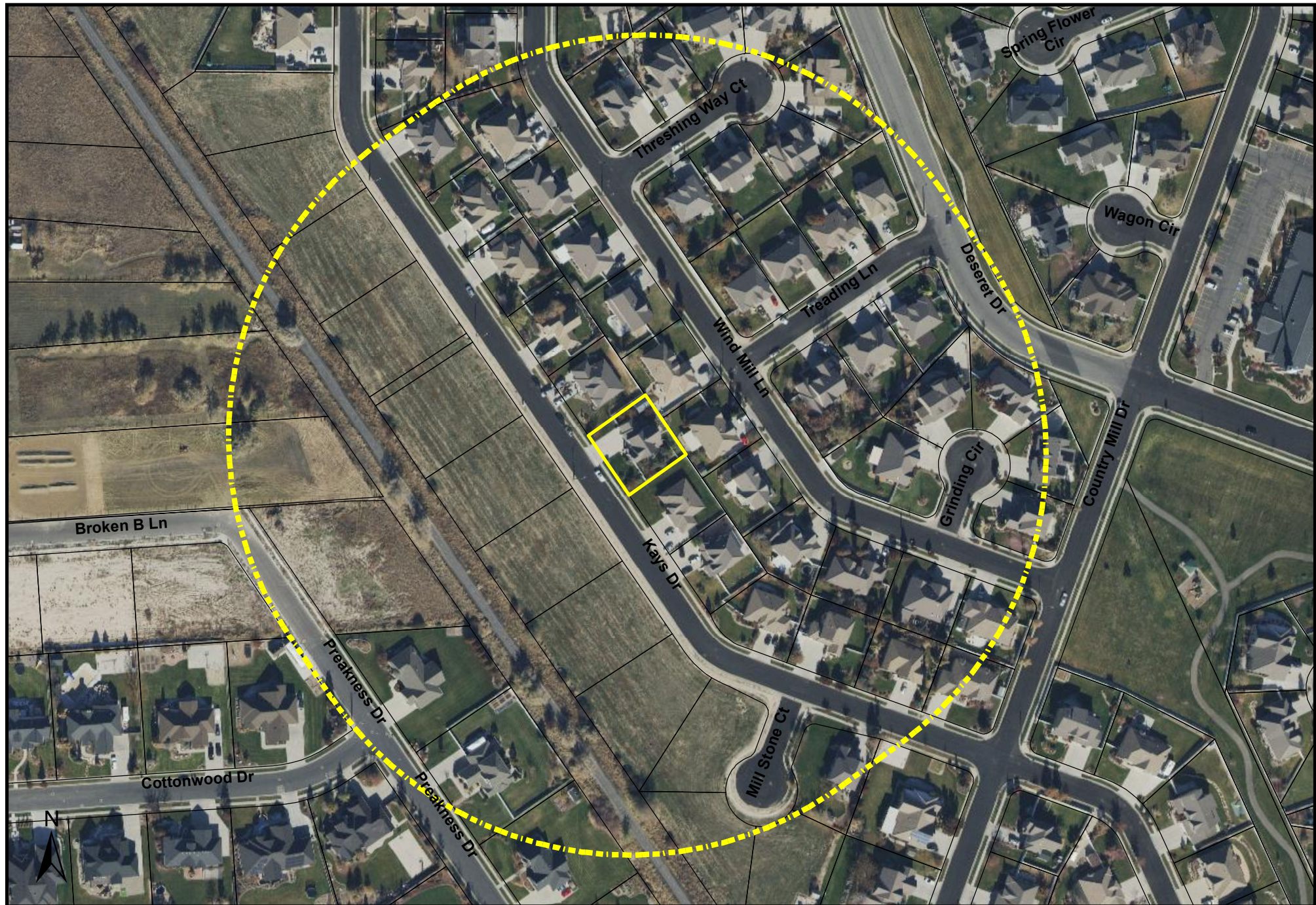
Providing additional parking above what is required of the single family home per ordinance in a manner that multiple families could access their vehicles will help mitigate impacts on traffic and parking.

Attachment 1: Area Map
Attachment 2: Area map with 500 foot radius.

919 South Kays Drive



919 South Kays Drive - 500 ft. radius





Planning Commission Staff Report

Public Hearing and request to rezone 13.5 acres of property at 1387 South Sunset Drive from the R-1-20 and A-5 (Light agricultural) zoning district to the R-1-LD (Residential Single Family Low Density) zoning district.

April 8, 2021

Applicant/Owner: Brad Walters

Description:

A zone change is being requested at the subject address in order to accommodate a proposed single family dwelling subdivision. The property, is currently zoned to accommodate Single Family and Light Agricultural.

The requested R-1-LD zoning district is primarily for flexibility in lot size but maintaining the low density zone requirements. The requested rezone also reconfigures the boundaries of the A-5 zoning district.

The applicant has provided a site plan indicating how they currently anticipate the site would be used. The proposal accounts for the future connection of Spur Lane to the south.

As a rezone action the Planning Commission has broad discretion as to whether or not to pass along a favorable recommendation to the City Council.

The existing A-5 district that would be reconfigured is governed by [KCC 17-8](#).

[KCC 17-12](#) regulates both the R-1-20 and R-1-LD

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.

The proposed rezone would keep 5 acres of property in the A-5 zoning district while the remaining 8.5 acres would be rezoned to the R-1-LD zone.

The City's **General Plan states**, among other things:

LAND USE

Background Land use in Kaysville is mostly low density residential with agriculture and open space, businesses and industries. Housing will be the greatest use of land with business, industry, recreation, education, and other uses to support that housing.

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).
 - 2. East of I-15, allow for housing compatible with and complimentary to existing neighborhoods while considering medium densities along major streets and higher densities near transit stops and arterial streets (200 North, Main Street, Interstate 15, and U.S. 89).
- B. The majority of the housing should be single unit attached or detached. The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes. Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

Recommendation:

Rezone:

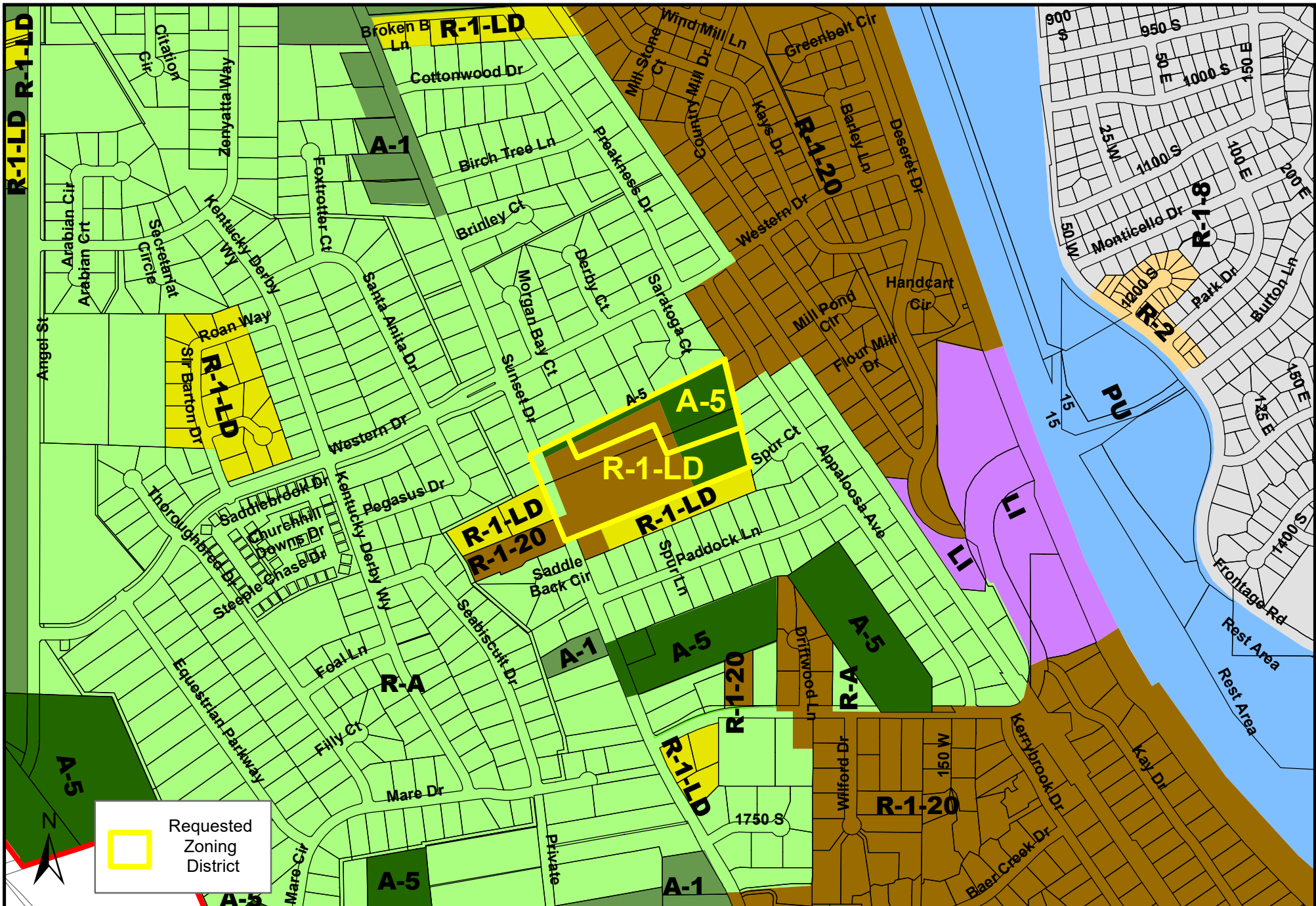
After holding a Public Hearing, the Planning Commission should make a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location. The Planning Commission may make recommendations to approve, approve with modifications or specific conditions that could be imposed by a development agreement, or deny the request. The Planning Commission may also table a decision pending additional information.

- Attachment 1: Area Map
- Attachment 2: Zoning Map
- Attachment 3: Rezone Ordinance

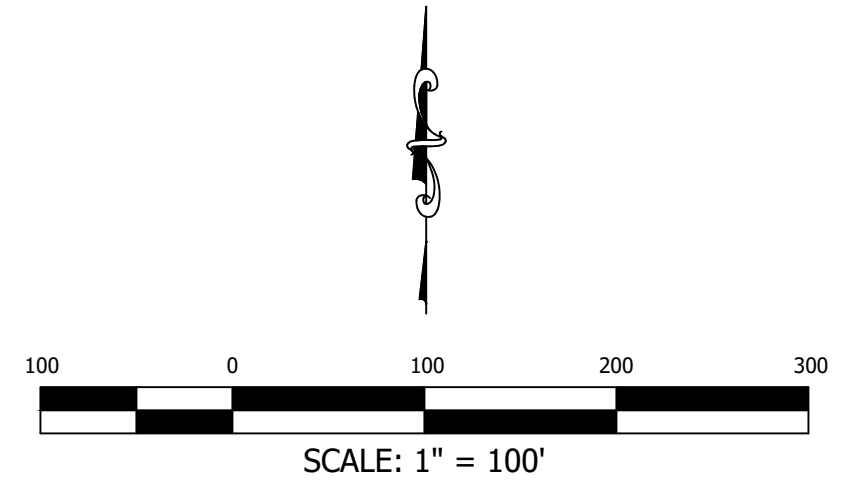
1387 South Sunset Drive



Proposed vs Current Zoning at 1387 South Sunset Drive.



CRESTED PEAKS SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
PRELIMINARY PLAT



DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

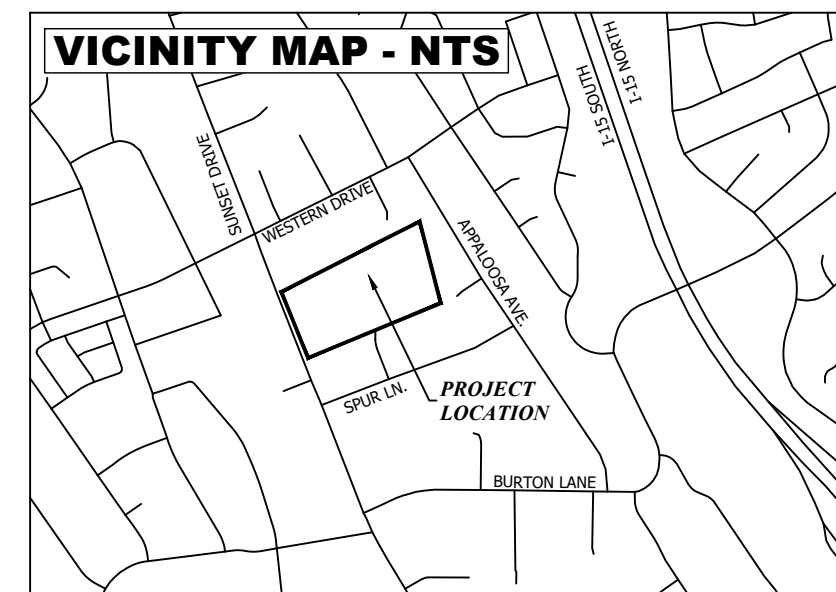
BEGINNING AT A POINT ON THE SOUTHERLY LOT LINE OF LOT 226, KAYSVILLE SUNSET FARMS PHASE 2, RECORDED AS ENTRY 2122408 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT IS A SOUTHWEST CORNER OF LOT 222 OF SAID SUBDIVISION, SAID CORNER BEING SOUTH 89°49'36" WEST 1,611.89 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°10'24" WEST FROM THE CENTER QUARTER CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 14°21'48" EAST 585.36 FEET ALONG THE WESTERLY LINE OF SAID SUBDIVISION AND THE WESTERLY LINE OF KAYSVILLE SUNSET FARMS PHASE 3, RECORDED AS ENTRY 2128851 (D.C.R.); THENCE SOUTH 67°33'43" WEST 996.11 FEET TO THE EASTERLY LINE OF SUNSET DRIVE; THENCE NORTH 22°01'10" WEST 495.07 FEET; THENCE NORTH 63°03'15" EAST 675.76 FEET; THENCE NORTH 26°56'45" WEST 1.83 FEET TO THE SOUTHWEST CORNER OF SAID KAYSVILLE SUNSET FARMS PHASE 2 SUBDIVISION; THENCE NORTH 63°20'49" EAST 402.28 FEET ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 12.740 ACRES.



LINE TABLE				
LINE	BEARING	LENGTH		
L1	N 26°56'45" W	1.83'		
L2	N 66°00'31" E	39.72'		
L3	S 67°33'43" W	28.08'		
L4	S 67°33'43" W	28.36'		
L5	N 22°01'10" W	46.78'		
L6	N 22°01'10" W	48.29'		
L7	S 65°49'04" W	44.75'		

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	6.55'	200.00'	001°52'38"	S 66°45'23" W	6.55'
C2	3.28'	200.00'	000°56'18"	S 66°17'13" W	3.28'
C3	3.28'	200.00'	000°56'20"	S 67°13'32" W	3.28'
C4	32.62'	150.00'	012°27'41"	N 15°55'40" W	32.56'
C5	32.17'	20.00'	092°09'46"	S 68°06'03" E	28.81'
C6	5.82'	177.50'	001°52'38"	N 66°45'23" E	5.82'
C7	26.02'	20.00'	074°32'02"	N 30°25'41" E	24.22'
C8	244.34'	55.00'	254°32'02"	S 59°34'19" E	87.54'
C9	4.01'	122.50'	001°52'38"	S 66°45'23" W	4.01'
C10	30.71'	20.00'	087°58'37"	S 21°49'45" W	27.78'
C11	32.41'	177.50'	010°27'45"	S 16°55'41" E	32.37'
C12	32.90'	122.50'	015°23'19"	N 14°27'54" W	32.80'
C13	32.12'	20.00'	092°01'23"	N 68°10'15" W	28.78'
C14	30.66'	20.00'	087°50'14"	N 21°53'57" E	27.75'



LEGEND

PROPERTY LINE —————

ADJACENT PROPERTY - - - - -

ROAD CENTERLINE ————

SECTION LINE ————

TIE TO MONUMENT ————

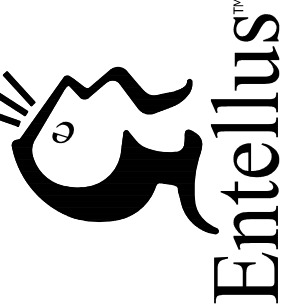
EASEMENT LINE ————

RECORD CALLS ()

SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER (AS NOTED)

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



PRELIMINARY
NOT FOR
CONSTRUCTION

BRAD WALTERS

(STREET ADDRESS)
[PARCEL OR LOT #]
LOCATED IN THE NW 1/4 OF SECTION 10, T. 3 N., R. 1 W., S.L.B.&M.
KAYSVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: XXX
APPROVED: JRC
PROJECT #: 1781001
PLAT-1781001.dwg

PRELIM
PRELIMINARY PLAT

ORDINANCE NO. 20-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY TO THE R-1-LD (RESIDENTIAL SINGLE FAMILY LOW DENSITY) DISTRICT AND THE A-5 (HEAVY AGRICULTURE) ZONING DISTRICT, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone the subject property from the R-1-20 and A-5 districts to the R-1-LD and A-5 districts for the purpose of creating an additional single family subdivision; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, the Kaysville City Planning Commission has made a recommendation to the City Council on said zoning action; and

WHEREAS, the City Council after due consideration of said district overlay zone has concluded that it is in the best interest of the City and the inhabitants thereof that said zone be implemented;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II:

The real property as shown on the attached map, which is made a part hereof, containing approximately 13.5 acres, shall be and the same is hereby rezoned and the Zoning Map amended by removing it from the Kaysville City R-1-20 and A-5 districts as currently delineated and rezoning it to the R-1-LD and A-5 zoning districts.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI:

This Ordinance shall take effect upon approval of a final subdivision plat found to be consistent with the provisions of the approved development agreement for the subject property.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2020

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney



Planning Commission Staff Report

Community Survey Results Presentation April 8, 2021

Description:

With the ongoing process to update the city's general plan, public input is being collected to inform the process. An initial attempt to collect information from the public regarding potential development scenarios fell short of what the Planning Commission and city hoped to receive as far as the amount of input.

The presentation this evening will go over the data collected during a 2nd effort to supplement the information previously received. The new data collected by Y2 Analytics used surveying methodology to assure a statically valid results.



Planning Commission Staff Report

CONSIDERATION OF AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 17, PLANNING AND ZONING, OF THE KAYSVILLE CITY ORDINANCES TO CLARIFY WHAT FLEXIBILITY A PLANNED UNIT DEVELOPMENT MAY BE ELIGIBLE FOR, THE PROCESS FOR PERMITTING FLAG LOT SUBDIVISION, AND AMENDMENTS TO WHAT IS REQUIRED IN COMMON OPEN SPACE SUBDIVISIONS FOR OPEN SPACE AND AMENITIES.

April 8, 2021

Update:

After the previous meeting where the Planning Commission discussed this item, staff was asked to verify how the proposed changes work in light of recent and anticipated legislation. Staff will be prepared to discuss this question in further detail, but in short having discussed this with the city attorney it appears that the requirements as outlined are appropriate as they are not the only means of developing.

In addition to clarification on the legality of the proposal. Bullet points have been prepared and input from the public has been solicited in hopes of receiving more input before the Planning Commission meets to discuss this item.

Original Report:

This proposed ordinance amendment is the result of differing interpretation of the city's existing ordinance regarding the amount of flexibility the Commission and City Council have when considering a PRUD type subdivision. To better clarify what items may have unique standards and to what extent the proposed amendment is being proposed.

Also of note, the proposed ordinance removes flag lot subdivisions from the PRUD overlay zone and makes them a use by right in certain residential zoning districts.

The Planning Commission has had some limited discussion regarding this section of the ordinance within the past year but this is the first introduction to the ideas in the ordinance after having been considered by staff.

The Planning Commission is tasked with providing a recommendation to the City Council regarding the proposed ordinance.

Recommendation:

The Planning Commission should make a recommendation to the city council if it feels the ordinance is ready or ready with little change or additional direction should be given to staff regarding specific items to research or change before bringing this item back before the Planning Commission.

Proposed PRUD Ordinance Changes

Key Points

The proposed ordinance:

- Limits the amount of flexibility that may be considered when reviewing a Planned Residential Unit Development by:
 - Putting a clear cap on the potential number of homes in common open space subdivision not to exceed the density allowed by the underlying zoning district.
 - Identifying items that may be altered only by a limited amount such as cul-de-sac length, block size, and yard requirements in relation to a street.
- Requires that common open space be improved open space allowing only 30% to include natural areas.
- Clarifies the standards of a private street subdivision and clarifies that the minimum front yard permitted is 20 feet.
- Allows flag lot development as a use by right as long as existing criteria such as lot size and frontage requirements are met rather than continuing to consider them on a case by case basis as a legislative decision.

**KAYSVILLE CITY
ORDINANCE 21-3-1**

AN ORDINANCE AMENDING THE AMOUNT OF FLEXIBILITY ALLOWED BY THE PRUD OVERLAY ZONE AND AMENDING THE PROCESS BY WHICH FLAG LOTS ARE CONSIDERED.

WHEREAS, Clarification in the meaning of the city's ordinances particular to what a developer may request when proposing a Planned Residential Unit Development is desirable; and

WHEREAS, the Kaysville City Planning Commission has provided a recommendation regarding the proposed ordinances; and

WHEREAS, the Kaysville City Council has determined in an open and public meeting that the proposed ordinance changes will enhance the manner in which the city develops;

NOW THEREFORE, be it ordained by the Council of Kaysville City, in the State of Utah, as follows:

SECTION 1: AMENDMENT “17-34-4 Zone Flexibility” of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-34-4 Zone Flexibility

The Planned Residential Unit Development overlay zone shall be used in combination with existing conventional zones. The Planning Commission and City Council may, in the process of approving conceptual, preliminary, or final Planned Residential Unit Development plans, approve variations from applicable development standards in the underlying zone.

AFTER AMENDMENT

17-34-4 Zone Flexibility

The Planned Residential Unit Development overlay zone shall be used in combination with existing conventional zones. The Planning Commission and City Council may, in the process of approving conceptual, preliminary, or final Planned Residential Unit Development plans, approve variations from applicable development standards in the underlying zone within limits as outlined by this chapter.

SECTION 2: AMENDMENT “17-34-5 Additional Criteria” of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-34-5 Additional Criteria

1. In considering the application for Planned Residential Unit Development overlay zone, the following shall be evaluated:
 - a. A comprehensive and harmonious arrangement of buildings, circulation ways, parking and development amenities.
 - b. The relationship to existing and proposed land uses and circulation plans of the community, and avoidance of any disrupting element in the neighborhood.
 - c. Housing Types.
 - d. Impacts of the roads, lanes or driveways on adjacent properties.
 - e. Impacts on the privacy of adjacent properties.
2. These may be mitigated by imposing conditions such as:
 - a. Fencing.
 - b. Landscaping for screening and/or aesthetics.
 - c. Building placement, height and mass.
 - d. Building design, such as number of stories, exterior building materials and placement of windows on corner lots and second levels.
 - e. Reduction in density.
 - f. Grading.

AFTER AMENDMENT

17-34-5 Additional Criteria

1. In considering the application for Planned Residential Unit Development overlay zone, the following shall be evaluated:
 - a. A comprehensive and harmonious arrangement of buildings, circulation ways, parking and development amenities.
 - b. The relationship to existing and proposed land uses and circulation plans of the community, and avoidance of any disrupting element in the neighborhood.
 - c. Housing Types.
 - d. Impacts of the roads, lanes or driveways on adjacent properties.
 - e. Impacts on the privacy of adjacent properties.
 - f. Buildings shall reflect similar exterior quality to surrounding properties, in terms of exterior materials and design, or be set back and buffered from adjacent uses as approved.
 - g. Every effort shall be made, by creative site planning, to preserve substantial trees and shrubs on the development site.
2. These may be mitigated by imposing conditions such as:
 - a. Fencing.
 - b. Landscaping for screening and/or aesthetics.
 - c. Building placement, height and mass.
 - d. Building design, such as number of stories, exterior building materials and placement of windows on corner lots and second levels.
 - e. Reduction in density.
 - f. Grading.

SECTION 3: AMENDMENT “17-34-7 Common Open Space Subdivision” of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-34-7 Common Open Space Subdivision

1. **Development requirements.** The following development standards shall apply unless variations are approved in a Development Agreement.
 - a. The number of dwelling units allowed in a common open space subdivision is determined by dividing the total area of all the land within the common open space subdivision by the minimum land area required for one dwelling unit in the underlying zone:

Underlying Zone	Land Area Per Dwelling Unit (in square feet)
A-5	210,000
A-1	40,000
R-A	21,780
R-T	8,000
R-1-20	20,000
R-1-14	14,000
R-1-LD	21,780
R-1-10	10,000
R-1-8	8,000
R-1-6	6,000
R-D	2,800
R-2	4,000
R-4	3,000
R-M	2,800

- b. Buildings shall reflect similar exterior quality to surrounding properties, in terms of exterior materials and design, or be set back and buffered from adjacent uses as approved.
- c. The open space and amenities should be located adjacent to all dwelling units or easily accessible therefrom.
- d. Block, lot, lot area, lot width, setbacks, building height, and lot coverage regulation shall be determined by approval of the development plan. No building shall be closer than twenty feet (20') to any street improvement. All dwellings shall have a minimum rear yard of fifteen feet (15') and a minimum of ten feet (10') between buildings.
- e. Every effort shall be made, by creative site planning, to preserve substantial trees and shrubs on the development site.
- f. If any lot in the Common Open Space Subdivision is smaller than the minimum lot size allowed in the underlying zoning district, common open space, usable and accessible by all owners of the lots or units shall be provided and designated on the plat. The minimum common open space required shall be determined by dividing the minimum lot size allowed in the underlying zoning district by the average lot size in the plat and then multiplying the result (quotient) by ten percent (10%), then multiplying the product by the total area of the subdivision. No streets, driveways, or residential parking areas may be included as part of the required common open space. The required common open space may include natural areas. and/or areas totally designed and landscaped. Any open space that is not common open space cannot be used to fulfill the open space requirements.
- g. A Neighborhood Open Space Easement on and over the common open space shall be granted to Kaysville City, concurrent with recording of the final plat. The easement will provide that the common open space remains open. The easement shall allow for landscape maintenance and construction of recreational structures as long as not more than thirty percent (30%) of the open space is covered by such structures.
- h. An easement on and over the common facilities shall be platted and granted to every owner of property in the subdivision.
- i. All common facilities shall be improved as set forth in **KCC 19-2-1** of the Subdivision Ordinance.
- j. To assure maintenance of the common facilities, a Homeowners Association shall be created concurrent with the recording of the final plat. By proper covenants running with the land and through the declaration, and bylaws of said Association, which declaration and bylaws shall be recorded in the office of the Davis County Recorder, it shall, among other things be provided that:
 - i. Membership in the Association shall be mandatory for each lot purchaser, their guarantees, successors and assigns.
 - ii. The common facilities restrictions shall be permanent and not just for a period of years.
 - iii. The Association shall be responsible for maintaining liability insurance, paying general property taxes, and maintaining all common facilities.
 - iv. All lot owners shall pay their prorated share of the costs of upkeep, maintenance, and operation.
 - v. Any assessment levied by the Association may become a lien on the real property of any lot owner.
 - vi. In the event the Homeowners Association does not maintain the common facilities and improvements as proposed and indicated at the time of subdivision, the City may, at its option after appropriate notice given to the Homeowners Association and property owners, do or contract to have done the required maintenance, maintain liability insurance and pay general property taxes, and recover the costs incident thereto by means of a lien against the involved properties of the members of the Homeowners Association.
- k. General public open space may be required by the City, where the benefit of the open space to the community at large is such that general public access is desirable. In such open space, the developer will provide any necessary improvements and convey the property to the City. The City will agree to maintain the conveyed open space as well as keep it perpetually open. Conveyed open space shall be exempt from the easement requirements of items (g) (h) and (j) above. The general public open space is part of the development for the purposes of density and open space calculations.

Acceptable Uses. Subject to the review and approval of the Planning Commission, uses acceptable in a common open space subdivision shall be those uses which are permitted in the zoning district in which the common open space subdivision is located; provided that for the purpose of this section, single family attached dwellings such as townhouses and row houses or zero lot line homes, shall be considered single family dwellings and may be acceptable in a common open space subdivision approved in a single family zoning district.

Conceptual Plans. The application shall be accompanied by conceptual plans and documents showing:

1. Development density, coverage, and open space characteristics.
2. Vehicular and pedestrian circulation including trail systems, parking, and public uses.
3. A description of architectural elevations and floor plans demonstrating the general design, character, and exterior building materials of the proposed structures.
4. Conceptual landscape plan, fencing and screening.
5. Conceptual grading and drainage.
6. Streets and lots.
7. Identification signs or entrance features.
8. Area lighting.
9. Such other pertinent information as may be required by the Planning Commission.

Preliminary Subdivision Plat. The preliminary subdivision plat shall be accompanied by supplementary information including:

1. Topographic maps of the entire site, including contour intervals no greater than two feet (2').
2. A tabulation of the total acreage of the site and the percentages thereof to be designated for various uses, i.e., parking, residential units, open space, streets, etc.
3. Proposed circulation pattern including private driveways, public and private streets, pedestrian and bicycle paths and trail systems.
4. Parks, common open spaces, playgrounds, school sites, churches, and other public or private recreation facilities and improvements proposed within the common open space subdivision.
5. General location of all dwellings and other structures.
6. Proposed location of parking, ingress and egress.
7. A landscaping plan prepared by a licensed landscape architect may be required to ensure that the quality of open space justifies the Planned Residential Unit Development overlay zoning designation. The landscaping plan shall include, at a minimum, the following information:
 - a. The locations and dimensions of all existing and proposed structures (when feasible), property lines, easements, right-of-ways and/or driveways.
 - b. The plant names, locations, qualities and sizes of all existing and proposed plants. Drought tolerant designs are encouraged.
 - c. Existing and proposed grading of the site indicating contours at two feet (2') intervals.
 - d. Existing and proposed fencing or screening and identification of the fencing material.
 - e. Any proposed tot lots, pavilions, picnic areas, benches and other site furniture, club houses or other amenities.
 - f. An inventory of landscaped areas, turf grass areas and plant species along with the estimated cost of all the improvements.
8. Preliminary elevations or perspectives for building types proposed within the development, except in the case of custom homes.
9. A preliminary utility plan showing the manner in which adequate sewage disposal, storm drainage, and water services are to be provided, including the point from which said services are to be extended or connected.
10. The size, location, design, and nature of signs, if any, and the intensity and direction or area of flood lighting.
11. A copy of the proposed restrictive covenants.
12. Such other pertinent information as may be required by the Planning Commission.

Final Subdivision Plat. The final subdivision plat may be accompanied by a development agreement incorporating the commitments and conditions defined for this development agreement through the review process. The development agreement may incorporate exhibits showing the general site plan and any architectural drawings provided within the review process. Upon approval of the City, the development agreement shall be recorded at the office of the Davis County Recorder and shall run with the land.

AFTER AMENDMENT

1. Development requirements. ~~The following development standards shall apply unless variations are approved in a Development Agreement.~~

- a. The number of dwelling units allowed in a common open space subdivision is determined by dividing the total area of all the land within the common open space subdivision by the minimum land area required for one dwelling unit in the underlying zone ~~as indicated in the following table. The number of units determined by this calculation cannot be exceeded.~~

Underlying Zone	Land Area Per Dwelling Unit (in square feet)
A-5	210,000
A-1	40,000
R-A	21,780
R-T	8,000
R-1-20	20,000
R-1-14	14,000
R-1-LD	21,780
R-1-10	10,000
R-1-8	8,000
R-1-6	6,000
R-D	2,800
R-2	4,000
R-4	3,000
R-M	2,800

2. ~~The following development standards indicate the maximum extent to which variation from the normal development standards of the underlying zone may be altered.~~

- a. ~~The open space and amenities should be located adjacent to all dwelling units or easily accessible therefrom.~~
b. ~~Block size, lot, lot area, lot width, setbacks,~~ building height, and lot coverage regulations shall be determined by approval of the development plan ~~and shall not vary from the normal standard of the underlying zone by more than 20%.~~
c. No building shall be closer than twenty feet (20') to any street improvement. All dwellings shall have a minimum rear yard of fifteen feet (15') and a minimum of ten feet (10') between buildings.
d. ~~Every effort shall be made, by creative site planning, to preserve substantial trees and shrubs on the development site.~~

3. Common Open Space Requirements

- a. If any lot in the Common Open Space Subdivision is smaller than the minimum lot size allowed in the underlying zoning district, common open space, usable and accessible by all owners of the lots or units shall be provided and designated on the plat. ~~Usable open space shall be considered improved space such as a garden, park, clubhouse, pool, trail, playground, or similar improvement determined acceptable by the City Council based on the size of the development.~~
b. The minimum common open space required shall be determined by dividing the minimum lot size allowed in the underlying zoning district by the average lot size in the plat and then multiplying the result (quotient) by ten percent (10%), then multiplying the product by the total area of the subdivision. No streets, driveways, or residential parking areas may be included as part of the required common open space. ~~A maximum of 30% of~~ the required common open space may include natural areas. ~~The remaining common open space must be designed, improved or landscaped to quality as usable open space.~~ Any open space that is not common open space cannot be used to fulfill the open space requirements.
c. A Neighborhood Open Space Easement on and over the common open space shall be granted to Kaysville City, concurrent with recording of the final plat. The easement will provide that the common open space remains open. The easement shall allow for landscape maintenance and construction of recreational structures as long as not more than thirty percent (30%) of the open space is covered by such structures.
d. An easement on and over the common facilities shall be platted and granted to every owner of property in the subdivision.
e. All common facilities shall be improved as set forth in KCC 19-2-1 of the Subdivision Ordinance.
f. To assure maintenance of the common facilities, a Homeowners Association shall be created concurrent with the recording of the final plat. By proper covenants running with the land and through the declaration, and bylaws of said Association, which declaration and bylaws shall be recorded in the office of the Davis County Recorder, it shall, among other things be provided that:
i. Membership in the Association shall be mandatory for each lot purchaser, their guaranties, successors and assigns.
ii. The common facilities restrictions shall be permanent and not just for a period of years.
iii. The Association shall be responsible for maintaining liability insurance, paying general property taxes, and maintaining all common facilities.
iv. All lot owners shall pay their prorated share of the costs of upkeep, maintenance, and operation.
v. Any assessment levied by the Association may become a lien on the real property of any lot owner.
vi. In the event the Homeowners Association does not maintain the common facilities and improvements as proposed and indicated at the time of subdivision, the City may, at its option after appropriate notice given to the Homeowners Association and property owners, do or contract to have done the required maintenance, maintain liability insurance and pay general property taxes, and recover the costs incident thereto by means of a lien against the involved properties of the members of the Homeowners Association.
g. General public open space may be required by the City, where the benefit of the open space to the community at large is such that general public access is desirable. In such open space, the developer will provide any necessary improvements and convey the property to the City. The City will agree to maintain the conveyed open space as well as keep it perpetually open. Conveyed open space shall be exempt from the easement requirements of items (g) (h) and (j) above. The general public open space is part of the development for the purposes of density and open space calculations.

Acceptable Uses. Subject to the review and approval of the Planning Commission, uses acceptable in a common open space subdivision shall be those uses which are permitted in the zoning district in which the common open space subdivision is located; provided that for the purpose of this section, single family attached dwellings such as townhouses and row houses or zero lot line homes, shall be considered single family dwellings and may be acceptable in a common open space subdivision approved in a single family zoning district.

Conceptual Plans. The application shall be accompanied by conceptual plans and documents showing:

1. Development density, coverage, and open space characteristics.
2. Vehicular and pedestrian circulation including trail systems, parking, and public uses.
3. A description of architectural elevations and floor plans demonstrating the general design, character, and exterior building materials of the proposed structures.
4. Conceptual landscape plan, fencing and screening.
5. Conceptual grading and drainage.
6. Streets and lots.
7. Identification signs or entrance features.
8. Area lighting.
9. Such other pertinent information as may be required by the Planning Commission.

Preliminary Subdivision Plat. The preliminary subdivision plat shall be accompanied by supplementary information including:

1. Topographic maps of the entire site, including contour intervals no greater than two feet (2').
2. A tabulation of the total acreage of the site and the percentages thereof to be designated for various uses, i.e., parking, residential units, open space, streets, etc.
3. Proposed circulation pattern including private driveways, public and private streets, pedestrian and bicycle paths and trail systems.
4. Parks, common open spaces, playgrounds, school sites, churches, and other public or private recreation facilities and improvements proposed within the common open space subdivision.
5. General location of all dwellings and other structures.
6. Proposed location of parking, ingress and egress.
7. A landscaping plan prepared by a licensed landscape architect may be required to ensure that the quality of open space justifies the Planned Residential Unit Development overlay zoning designation. The landscaping plan shall include, at a minimum, the following information:
 - a. The locations and dimensions of all existing and proposed structures (when feasible), property lines, easements, right-of-ways and/or driveways.
 - b. The plant names, locations, quantities and sizes of all existing and proposed plants. Drought tolerant designs are encouraged.
 - c. Existing and proposed grading of the site indicating contours at two feet (2') intervals.
 - d. Existing and proposed fencing or screening and identification of the fencing material.
 - e. Any proposed lot lots, pavilions, picnic areas, benches and other site furniture, club houses or other amenities.
 - f. An inventory of landscaped areas, turf grass areas and plant species along with the estimated cost of all the improvements.
8. Preliminary elevations or perspectives for building types proposed within the development, except in the case of custom homes.
9. A preliminary utility plan showing the manner in which adequate sewage disposal, storm drainage, and water services are to be provided, including the point from which said services are to be extended or connected.

10. The size, location, design, and nature of signs, if any, and the intensity and direction or area of flood lighting.
11. A copy of the proposed restrictive covenants.
12. Such other pertinent information as may be required by the Planning Commission.

Final Subdivision Plat. The final subdivision plat may be accompanied by a development agreement incorporating the commitments and conditions defined for this development agreement through the review process. The development agreement may incorporate exhibits showing the general site plan and any architectural drawings provided within the review process. Upon approval of the City, the development agreement shall be recorded at the office of the Davis County Recorder and shall run with the land.

SECTION 4: AMENDMENT “17-34-8 Private Street Subdivision” of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-34-8 Private Street Subdivision

1. **Development requirements.** The following development standards shall apply unless variations are approved in a Development Agreement.
 - a. All lots within private street subdivisions shall comply with all requirements of the zone district. Yards abutting private streets shall be measured from the nearest private street easement line.
 - b. Private street improvements shall include curb. Requirements shall be determined by approval of the development plan. Private streets are defined as that area within the private street easement.
 - c. An easement on and over all private street improvements shall be platted and granted to every owner of property in the subdivision.
 - d. No building shall be closer than twenty feet (20') to any street improvement.
 - e. All private streets shall be improved as set forth in KCC 19-2-1 of the Subdivision Ordinance.
 - f. To assure maintenance of the private streets, a Homeowners Association shall be created concurrent with the recording of the final plat. By proper covenants running with the land and through the declaration and bylaws of said Association, which declaration and bylaws shall be recorded in the office of the Davis County Recorder, it shall, among other things, be provided that:
 - i. Membership in the Association shall be mandatory for each lot purchaser, their guaranties, successors and assigns.
 - ii. The private street restrictions shall be permanent and not just for a period of years.
 - iii. The association shall be responsible for maintaining liability insurance, paying general property taxes, and maintaining all private streets.
 - iv. All lot owners shall pay their prorated share of the costs of upkeep, maintenance, and operation.
 - v. Any assessment levied by the Association may become a lien on the real property of any lot owner.
 - vi. In the event the Homeowners Association does not maintain the private streets and improvements as proposed and indicated at the time of subdivision, the City may, at its option after appropriate notice given to the Homeowners Association and property owners, do or contract to have done the required maintenance, maintain liability insurance and pay general property taxes, and recover the costs incident thereto by means of a lien against the involved properties of the members of the Homeowners Association.
2. **Acceptable Uses.** Subject to the review and approval of the Planning Commission, uses acceptable in a private street subdivision shall be those uses which are permitted in the zoning district in which the private street subdivision is located.

AFTER AMENDMENT

17-34-8 Private Street Subdivision

1. **Development requirements.** ~~The following development standards shall apply unless variations are approved in a Development Agreement.~~
 - a. All lots within private street subdivisions shall comply with all requirements of the zone district. Yards abutting private streets shall be measured from the nearest private street easement line.
 - b. Private street improvements shall include curb. ~~Requirements shall be determined by approval of the development plan.~~ Private streets are defined as that area within the private street easement.
 - c. An easement on and over all private street improvements shall be platted and granted to every owner of property in the subdivision.
 - d. ~~No building shall be closer than twenty feet (20') to any street improvement.~~
 - e. All private streets shall be improved as set forth in KCC 19-2-1 of the Subdivision Ordinance.
 - f. To assure maintenance of the private streets, a Homeowners Association shall be created concurrent with the recording of the final plat. By proper covenants running with the land and through the declaration and bylaws of said Association, which declaration and bylaws shall be recorded in the office of the Davis County Recorder, it shall, among other things, be provided that:
 - i. Membership in the Association shall be mandatory for each lot purchaser, their guaranties, successors and assigns.
 - ii. The private street restrictions shall be permanent and not just for a period of years.
 - iii. The association shall be responsible for maintaining liability insurance, paying general property taxes, and maintaining all private streets.
 - iv. All lot owners shall pay their prorated share of the costs of upkeep, maintenance, and operation.
 - v. Any assessment levied by the Association may become a lien on the real property of any lot owner.
 - vi. In the event the Homeowners Association does not maintain the private streets and improvements as proposed and indicated at the time of subdivision, the City may, at its option after appropriate notice given to the Homeowners Association and property owners, do or contract to have done the required maintenance, maintain liability insurance and pay general property taxes, and recover the costs incident thereto by means of a lien against the involved properties of the members of the Homeowners Association.
2. ~~The following development standards indicate the maximum extent to which variation from the development standards of the underlying zone may be altered upon specific approval of the City Council.~~
 - a. ~~No building shall be closer than twenty feet (20') to any street improvement.~~
3. **Acceptable Uses.** Subject to the review and approval of the Planning Commission, uses acceptable in a private street subdivision shall be those uses which are permitted in the zoning district in which the private street subdivision is located.

SECTION 5: AMENDMENT “17-34-9 Flag Lot Subdivision” of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-34-9 Flag Lot Subdivision

1. **Development requirements:**
 - a. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.
 - b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.
 - c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
 - d. Accessory buildings shall comply with KCC 17-31-2.
2. **Acceptable Uses.** Subject to the review and approval of the Planning Commission, uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots as conditional uses are prohibited.
3. **Applicability:**
 - a. Flag lot subdivisions shall be considered only in R-A, R-1, R-D, R-2, R-4 and R-M zones.

AFTER AMENDMENT

17-34-9 Flag Lot Subdivision

1. **Development requirements:**
 - a. ~~The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.~~
 - b. ~~Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.~~
 - c. ~~Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.~~
 - d. ~~Accessory buildings shall comply with KCC 17-31-2.~~
2. ~~Acceptable Uses. Subject to the review and approval of the Planning Commission, uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots as conditional uses are prohibited.~~
3. ~~Applicability:~~
 - a. ~~Flag lot subdivisions shall be considered only in R-A, R-1, R-D, R-2, R-4 and R-M zones.~~

SECTION 6: AMENDMENT “17-10-6 Area, Lot Width, And Yard Requirements” of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-10-6 Area, Lot Width, And Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses.

1. The lot area shall not be less than 21,780 square feet.
2. The lot width shall not be less than one hundred feet (100') at a distance fifty feet (50') back from the front lot line.
3. The front yard for any building shall be at least thirty feet (30').
4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner and multiple frontage lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings. *see exception: 17-31-2
7. The minimum rear yard for any main building shall be thirty feet (30').
8. Where approved by the Planning Commission, the street right-of-way may be increased twenty feet (20') and the area contained in the additional right-of-way abutting lots deducted from the lot size requirement. The additional right-of-way shall be used as parkways (area between right-of-way or private property line and curb line) abutting lots.

AFTER AMENDMENT

17-10-6 Area, Lot Width, And Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses.

1. The lot area shall not be less than 21,780 square feet.
 2. The lot width shall not be less than one hundred feet (100') at a distance fifty feet (50') back from the front lot line.
 3. The front yard for any building shall be at least thirty feet (30').
 4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16').
 5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
 6. On corner and multiple frontage lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings. *see exception: 17-31-2
 7. The minimum rear yard for any main building shall be thirty feet (30').
 8. Where approved by the Planning Commission, the street right-of-way may be increased twenty feet (20') and the area contained in the additional right-of-way abutting lots deducted from the lot size requirement. The additional right-of-way shall be used as parkways (area between right-of-way or private property line and curb line) abutting lots.
- 1. Flag lot development requirements:**
- a. The area of each flag lot shall be at least 21,780 square feet.
 - b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.
 - c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
 - d. Accessory buildings shall comply with [KCC 17-31-2](#).
- 2. Uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located.**
- 2.** a.

SECTION 7: AMENDMENT “17-12-6 Area, Lot Width, And Yard Requirements” of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-12-6 Area, Lot Width, And Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses.

1. The lot area shall not be less than that indicated below for the sub-zone district in which the lot is situated:

R-1-20	20,000 square feet
R-1-14	14,000 square feet
R-1-LD	12,000 square feet
R-1-10	10,000 square feet
R-1-8	8,000 square feet
R-1-6	6,000 square feet

2. The minimum width of any lot for a main building, measured at a distance thirty feet (30') back from the front lot line, shall be that indicated below for the sub-zone district in which the lot is situated:

R-1-20	90 feet
R-1-14	90 feet
R-1-LD	90 feet
R-1-10	80 feet
R-1-8	60 feet
R-1-6	55 feet

3. The front yard for any building shall be at least that indicated below for the sub-zone district in which the lot is situated:

R-1-20	30 feet
R-1-14	30 feet
R-1-LD	30 feet
R-1-10	30 feet
R-1-8	25 feet
R-1-6	25 feet

4. The side yard for any dwelling in the R-1-20, R-1-14, R-1-LD, R-1-10, R-1-8 districts shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16'). The side yard for any dwelling in the R-1-6 district shall be not less than five feet (5') and the total width of the two (2) required side yards shall be not less than ten feet (10').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner and multiple frontage lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings *see exception: 17-31-2.
7. The minimum rear yard for any main building shall be fifteen feet (15').
8. 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.

AFTER AMENDMENT

17-12-6 Area, Lot Width, And Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses.

1. The lot area shall not be less than that indicated below for the sub-zone district in which the lot is situated:

R-1-20	20,000 square feet
R-1-14	14,000 square feet
R-1-LD	12,000 square feet
R-1-10	10,000 square feet
R-1-8	8,000 square feet
R-1-6	6,000 square feet

2. The minimum width of any lot for a main building, measured at a distance thirty feet (30') back from the front lot line, shall be that indicated below for the sub-zone district in which the lot is situated:

R-1-20	90 feet
R-1-14	90 feet
R-1-LD	90 feet
R-1-10	80 feet
R-1-8	60 feet
R-1-6	55 feet

3. The front yard for any building shall be at least that indicated below for the sub-zone district in which the lot is situated:

R-1-20	30 feet
R-1-14	30 feet
R-1-LD	30 feet
R-1-10	30 feet
R-1-8	25 feet
R-1-6	25 feet

4. The side yard for any dwelling in the R-1-20, R-1-14, R-1-LD, R-1-10, R-1-8 districts shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16'). The side yard for any dwelling in the R-1-6 district shall be not less than five feet (5') and the total width of the two (2) required side yards shall be not less than ten feet (10').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner and multiple frontage lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings *see exception: 17-31-2.
7. The minimum rear yard for any main building shall be fifteen feet (15').
8. 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.
9. Flag lot development requirements:
 - a. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.
 - b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.
 - c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
 - d. Accessory buildings shall comply with KCC 17-31-2.
 - e. Uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots as conditional uses are prohibited.

SECTION 8: AMENDMENT "17-13-6 Area, Lot Width, And Yard Requirements" of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-13-6 Area, Lot Width, And Yard Requirements

The following minimum requirement shall be observed except where increased for conditional uses.

1. The lot area shall be not less than eight thousand (8,000) square feet.
2. The minimum width of any lot for a main building shall be sixty-four feet (64') measured at a distance thirty feet (30') back from the front lot line.
3. The front yard for any building shall be at least twenty-five feet (25').
4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner and multiple frontage lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings.
7. The *see exception: 17-31-2 minimum rear yard for any main building shall be fifteen feet (15').

AFTER AMENDMENT

17-13-6 Area, Lot Width, And Yard Requirements

The following minimum requirement shall be observed except where increased for conditional uses.

1. The lot area shall be not less than eight thousand (8,000) square feet.
2. The minimum width of any lot for a main building shall be sixty-four feet (64') measured at a distance thirty feet (30') back from the front lot line.
3. The front yard for any building shall be at least twenty-five feet (25').
4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner and multiple frontage lots, the yards which abut a street shall be not less than twenty feet (20') from the street for both main and accessory buildings.
7. The *see exception: 17-31-2 minimum rear yard for any main building shall be fifteen feet (15').
8. Flag lot requirements:
 - a. The area of each flag lot shall be at least 10,000 square feet.
 - b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.
 - c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.

d. Accessory buildings shall comply with KCC 17-31-2.

e. Uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots as conditional uses are prohibited.

SECTION 9: AMENDMENT “17-14-6 Area, Lot Width, And Yard Requirements” of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-14-6 Area, Lot Width, And Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses.

1. The lot area shall be not less than eight thousand (8,000) square feet.
2. The minimum width of any lot for a main building shall be seventy feet (70') at a distance thirty feet (30') back from the front lot line.
3. The front yard for any building shall be at least twenty-five feet (25').
4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner and multiple frontage lots, the yards which about a street shall be not less than twenty feet (20') from the street for both main and accessory buildings.
7. The *see exception: 17-31-2 minimum rear yard for any main building shall be fifteen feet (15').

AFTER AMENDMENT

17-14-6 Area, Lot Width, And Yard Requirements

The following minimum requirements shall be observed except where increased for conditional uses.

1. The lot area shall be not less than eight thousand (8,000) square feet.
2. The minimum width of any lot for a main building shall be seventy feet (70') at a distance thirty feet (30') back from the front lot line.
3. The front yard for any building shall be at least twenty-five feet (25').
4. The side yard for any dwelling shall be not less than eight feet (8') and the total width of the two (2) required side yards shall be not less than sixteen feet (16').
5. Other main buildings shall have a side yard of not less than twenty feet (20') and the total width of the two (2) required side yards shall be not less than forty feet (40').
6. On corner and multiple frontage lots, the yards which about a street shall be not less than twenty feet (20') from the street for both main and accessory buildings.
7. The *see exception: 17-31-2 minimum rear yard for any main building shall be fifteen feet (15').
8. Flag lot development requirements:
 - a. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.
 - b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved driveway twenty feet (20') or more in width covered by an easement so that the driveway cannot be divided.
 - c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line.
 - d. Accessory buildings shall comply with KCC 17-31-2. Uses acceptable in a flag lot subdivision shall be those uses which are permitted in the zoning district in which the flag lot subdivision is located. Two family dwellings on flag lots are prohibited.

SECTION 10: AMENDMENT “17-31-2 Accessory Buildings” of the Kaysville City Code is hereby *amended* as follows:

BEFORE AMENDMENT

17-31-2 Accessory Buildings

1. All accessory buildings shall comply with the provisions of this Title. No accessory building shall be located in any front yard, required side yard, or yard abutting a street.
 - a. Exceptions:
 - i. On multiple frontage lots, the rear yard abutting a street may allow accessory buildings such as a garden or tool shed which is under 200 sq. ft. and less than 10 feet in height.
 - ii. On a corner lot, an accessory structure buildings such as a garden or tool shed under 200 sq. ft. and less than exceed 10 feet in height may be located in a corner side yard abutting a street so long as the side yard does not abut the front yard of an existing dwelling.
 - iii. An accessory building may be located in a side yard between the side property line and a portion of the main building where the footprint of a dwelling narrows by at least 20 feet a minimum of 30 feet from the front of the dwelling.
2. A property owner must obtain written permission from an easement holder in order to locate an accessory structure on any recorded easement. Structures located in an easement such as a Public Utility Easement (P.U.E.) are placed at the property owner's risk and the structure may be required to be removed at the property owner's personal expense should an entity with rights to the easement require access to that easement at any time.
3. Any accessory building attached to the main building shall be made structurally a part of the main building and shall comply in all respects with the requirements of this Title applicable to the main building.
4. One story detached accessory buildings smaller than 200 square feet shall not be located so that they cause storm water runoff onto the adjacent property. Accessory buildings 200 square feet or larger shall have the required permits and be located not closer than one foot (1') to the adjacent property line and so that storm water does not run off onto the adjacent property.
5. Accessory buildings in any zone shall occupy no more than twenty percent (20%) of the lot area less the footprint area of the main building. An accessory building shall not exceed ten percent (10%) of the lot area.
6. Accessory building shall not exceed in height the line created by a point twelve feet (12') above ground at the property line and extending upwards from that point at a 45 degree angle towards the interior of the property, up to the maximum building height allowed in the zone.
7. Buildings housing farm animals shall comply with [KCC 17-24-3](#).

AFTER AMENDMENT

17-31-2 Accessory Buildings

1. All accessory buildings shall comply with the provisions of this Title. No accessory building shall be located in any front yard, required side yard, or yard abutting a street.
 - a. Exceptions:
 - i. On multiple frontage lots, the rear yard abutting a street may allow accessory buildings such as a garden or tool shed which is under 200 sq. ft. and less than 10 feet in height.
 - ii. On a corner lot, an ~~accessory~~ Accessory structure buildings such as a garden or tool shed under 200 sq. ft. and less than ~~exceed~~ 10 feet in height may be located in a corner side yard abutting a street so long as the side yard does not abut the front yard of an existing dwelling.
 - iii. An accessory building may be located in a side yard between the side property line and a portion of the main building where the footprint of a dwelling narrows by at least 20 feet a minimum of 30 feet from the front of the dwelling.
 - b. Flag Lots:
 - i. As all yards surrounding a dwelling on a flag lot are at least 20', all yards may be treated as a rear yard.
 - ii. Accessory buildings are not permitted in a required flag lot projection.
2. A property owner must obtain written permission from an easement holder in order to locate an accessory structure on any recorded easement. Structures located in an easement such as a Public Utility Easement (P.U.E.) are placed at the property owner's risk and the structure may be required to be removed at the property owner's personal expense should an entity with rights to the easement require access to that easement at any time.
3. Any accessory building attached to the main building shall be made structurally a part of the main building and shall comply in all respects with the requirements of this Title applicable to the main building.
4. One story detached accessory buildings smaller than 200 square feet shall not be located so that they cause storm water runoff onto the adjacent property. Accessory buildings 200 square feet or larger shall have the required permits and be located not closer than one foot (1') to the adjacent property line and so that storm water does not run off onto the adjacent property.
5. Accessory buildings in any zone shall occupy no more than twenty percent (20%) of the lot area less the footprint area of the main building. An accessory building shall not exceed ten percent (10%) of the lot area.
6. Accessory building shall not exceed in height the line created by a point twelve feet (12') above ground at the property line and extending upwards from that point at a 45 degree angle towards the interior of the property, up to the maximum building height allowed in the zone.
7. Buildings housing farm animals shall comply with [KCC 17-24-3](#).

PASSED AND ADOPTED BY THE KAYSVILLE CITY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Council Member Adams	_____	_____	_____	_____
Council Member Barber	_____	_____	_____	_____
Council Member Blackham	_____	_____	_____	_____
Council Member Lortz	_____	_____	_____	_____
Council Member Tran	_____	_____	_____	_____

Presiding Officer

Attest

Katie Witt, Mayor, Kaysville City

Annemarie Plaizier, City Recorder Kaysville City

KAYSVILLE CITY PLANNING COMMISSION

MEETING MINUTES

MARCH 25, 2021

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

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

Public Attendees: Laurissa Neuenschwander, Kaysville City Councilman Mike Blackman.

OPENING

The Planning Commission meeting was held on Thursday, March 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 March 11, 2021 meeting. Jared Doxey seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION 'B', GROUP MUSIC LESSONS.

Heather Nielsen explained that Laurissa Neuenschwander is looking to offer group music lessons from her home at the above listed address. She has taught one --on --one piano and voice lessons from her home for the past year but would now like to offer group classes.

She would like to hold three group classes a day Monday through Thursday from: 4:00pm to 5:00pm, 5:05pm to 6:05pm, and 6:10pm to 7:10pm. Then on Friday she would like to offer three classes from 1:45pm to 2:45pm, 2:50pm to 3:50pm, and 3:55pm to 4:55pm. She would have no more than 12 students per class.

She also anticipates holding four summer piano camp classes Monday through Friday from 10am to 12pm and 1pm to 3pm with no more than 12 students per class.

Parents will only be able to drop off and pick up students for these classes. The five minute buffer in-between classes helps control traffic for the scheduled pick-up and drop-off.

KCC 17-26-4 (12) d. states 'Organized classes (limits shall be placed on the number of students and/or the number of vehicles transporting students to prevent congestion.' Staff has visited with the applicant and reviewed the restrictions of Title 17-26-4 Major Home Occupations "B".

Jared Doxey made a motion to approve a Conditional Use Permit for a Major Home Occupation 'B', group music lessons for Laurissa Neuenschwander with the limitation on students as

recommended by staff. Toby Barrus seconded the motion and it was unanimously approved.

PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17-18-7 AREA, LOT COVERAGE, AND YARD REQUIREMENTS, OF CHAPTER 17-18, PROFESSIONAL BUSINESS DISTRICT, OF TITLE 17 PLANNING AND ZONING, OF THE KAYSVILLE CITY ORDINANCES.

Lyle Gibson explained at the last Planning Commission meeting, staff was given direction to make a small text change to the PB Zoning District in order to provide more flexibility in placement of buildings in the PB zoning district.

An ordinance has been prepared based on this direction and notice has been published so that the change may be considered.

The Planning Commission is tasked with making a recommendation to the City Council on the proposed ordinance.

Staff is recommending approval of the proposed ordinance amendment as it will better accommodate potential business development while still providing appropriate buffering to residential zones.

Chairperson Joshua Sundloff opened the public hearing.

Nothing was brought forward.

Chairperson Joshua Sundloff closed the public hearing.

Vice Chairperson Quan Nguyen made a motion to recommend approval of the ordinance change to the Kaysville City Council for the consideration of an ordinance amending section 17-18-7 area, lot coverage, and yard requirements, of chapter 17-18, Professional Business District, of Title 17 Planning and Zoning, of the Kaysville City Ordinances. Steve Lyon seconded the motion and it was unanimously approved

PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 17, PLANNING AND ZONING, OF THE KAYSVILLE CITY ORDINANCES TO CLARIFY WHAT FLEXIBILITY A PLANNED UNIT DEVELOPMENT MAY BE ELIGIBLE FOR, THE PROCESS FOR PERMITTING FLAG LOT SUBDIVISIONS, AND AMENDMENTS TO WHAT IS REQUIRED IN COMMON OPEN SPACE SUBDIVISIONS FOR OPEN SPACE AND AMENITIES.

Lyle Gibson explained that this proposed ordinance amendment is the result of differing interpretation of the city's existing ordinance regarding the amount of flexibility the Commission and City Council have when considering a PRUD type subdivision. To better clarify what items may have unique standards and to what extent the proposed amendment is being proposed.

Also of note, the proposed ordinance removes flag lot subdivisions from the PRUD overlay zone and makes them a use by right in certain residential zoning districts.

The Planning Commission has had some limited discussion regarding this section of the ordinance within the past year but this is the first introduction to the ideas in the ordinance after

having been considered by staff.

After holding the public hearing, staff recommends that the Commission forward a recommendation to the council if the current text is very close or fully acceptable to the Commission. The Planning Commission may also motion to table the item giving specific direction to staff for changes to come back before the Commission at a future meeting if it desires changes before making a recommendation.

Chairperson Joshua Sundloff opened the public hearing.

Nothing was brought forward.

Chairperson Joshua Sundloff closed the public hearing.

Wilf Sommerkorn said that this change makes sense; he likes the flag lot requirements laid out more.

Vice Chairperson Quan Nguyen asked Lyle Gibson if this ordinance language was still applicable with the new state legislation that just passed. Lyle Gibson said that since this has to be done through a development agreement then it is okay to move forward with the change.

Vice Chairperson Quan Nguyen suggested that they take time on approving this to obtain more public comments. He would like staff to post bullet points on the Kaysville City website and social media sites detailing these changes. Other Planning Commission members agreed with Quan Nguyen and Lyle Gibson said that staff would post these points to provide more public awareness.

Wilf Sommerkorn said that he likes the open space change where developers are required to develop open space into something useful not just a piece of land. He said too often developers designate open space with the left over land that can't be used for anything else.

Chairperson Joshua Sundloff asked Wilf Sommerkorn if this ordinance change would fit within the new Utah bill requirements. Wilf Sommerkorn said he was unsure. He said that the bill talks about front and backyard requirements but not general open space. Wilf Sommerkorn suggested that Lyle Gibson talk with the Kaysville City Attorney to figure out if this ordinance change complies with the new Utah bill.

Chairperson Joshua Sundloff asked Lyle Gibson about flag lots being taken out of the PRUD. Lyle Gibson said that the decision would become administrative but the Planning Commission and Kaysville City Council would still have final review. The only difference would be that public comment would not hold as much weight as it did before.

The Planning Commission discussed flag lot setbacks and fencing requirements.

Chairperson Joshua Sundloff summarized the discussion saying that they wanted a bullet point summary list of changes and could dive into the specific language at another meeting.

Wilf Sommerkorn made motion to table the consideration of an ordinance amending multiple sections of Title 17, Planning and Zoning, of the Kaysville City Ordinances. 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, April 8, 2021.

ADJOURNMENT

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