



KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA--AMENDED

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, April 22, 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 April 8, 2021 meeting.
2. Final Plat for Orchard Ridge Estates Phases 2 and 3 Subdivision located at 1406 Hwy 89 for Capital Reef and Compass Holdings (Tabled item from 4-8-21).
3. Conditional Use Permit for farm animals located at 617 Farmland Drive for Justin and Krista Hanks.
4. Preliminary Plat approval for the Crested Peak Subdivision located at 1387 South Sunset Drive for Brad Walters.
5. Preliminary Plat approval for the Hardin Subdivision located at 1413 West Web Lane for Mike Hardin.
6. Final plat approval for the Hardin Subdivision located at 1413 West Web Lane for Mike Hardin.
7. Preliminary Plat approval for the Heritage Square Subdivision Amended located at approximately 575 West Mutton Hollow Road for Justin Bennett.
8. Final plat approval for the Waterfront Estates Subdivision located at approximately 990 South Angel Street for Phil Holland.
9. Discussion Item: Mixed Use Zoning
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 Friday April 16, 2021.

Lyle Gibson – Community Development Director



Planning Commission Staff Report

Orchard Ridge Phases 2 and 3 Final Plat April 22, 2021 - Tabled from April

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:

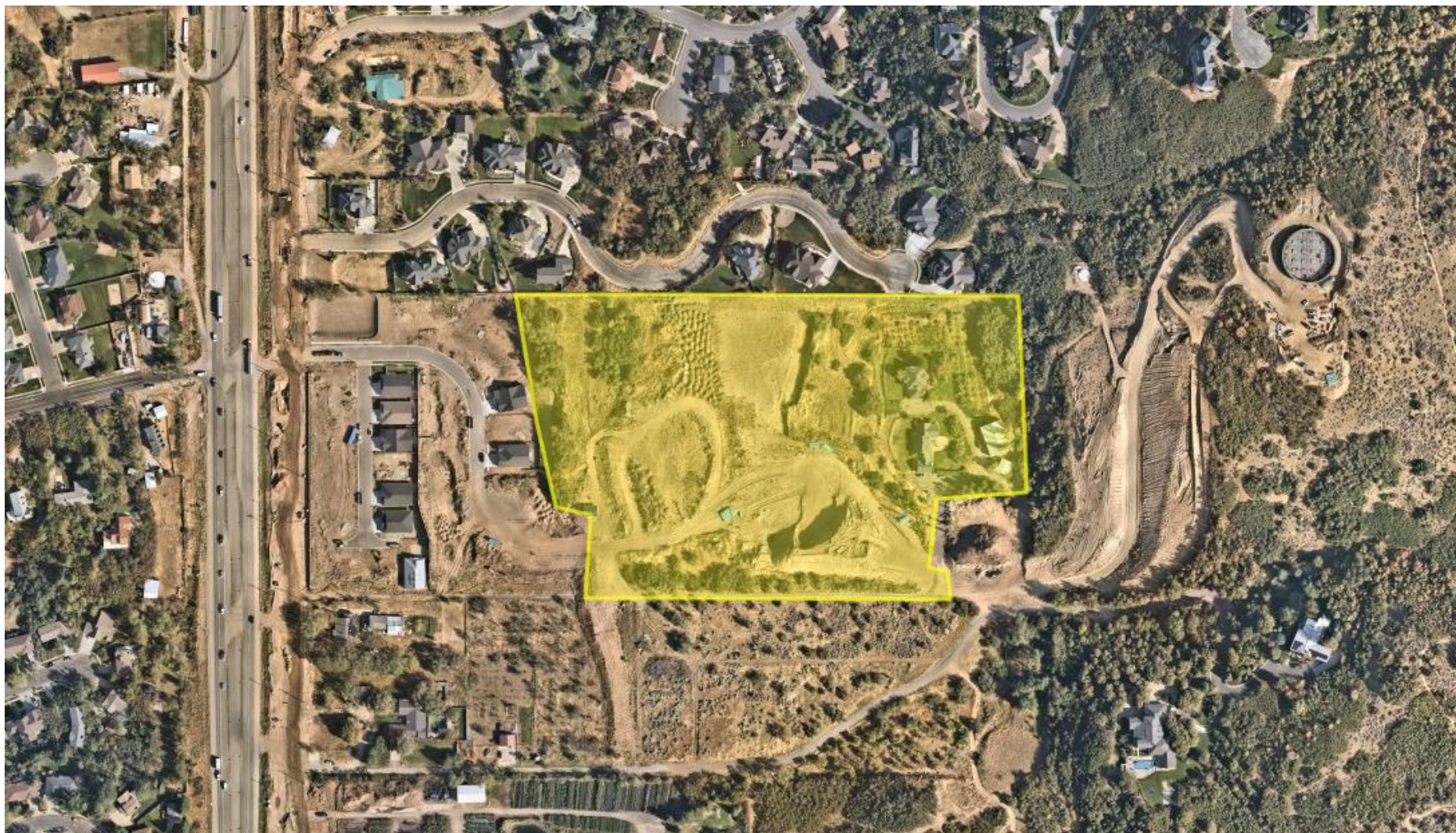
Staff recommends that the Planning Commission grant approval for the final plat of the Orchard Ridge Subdivision Phases 2 and 3.

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



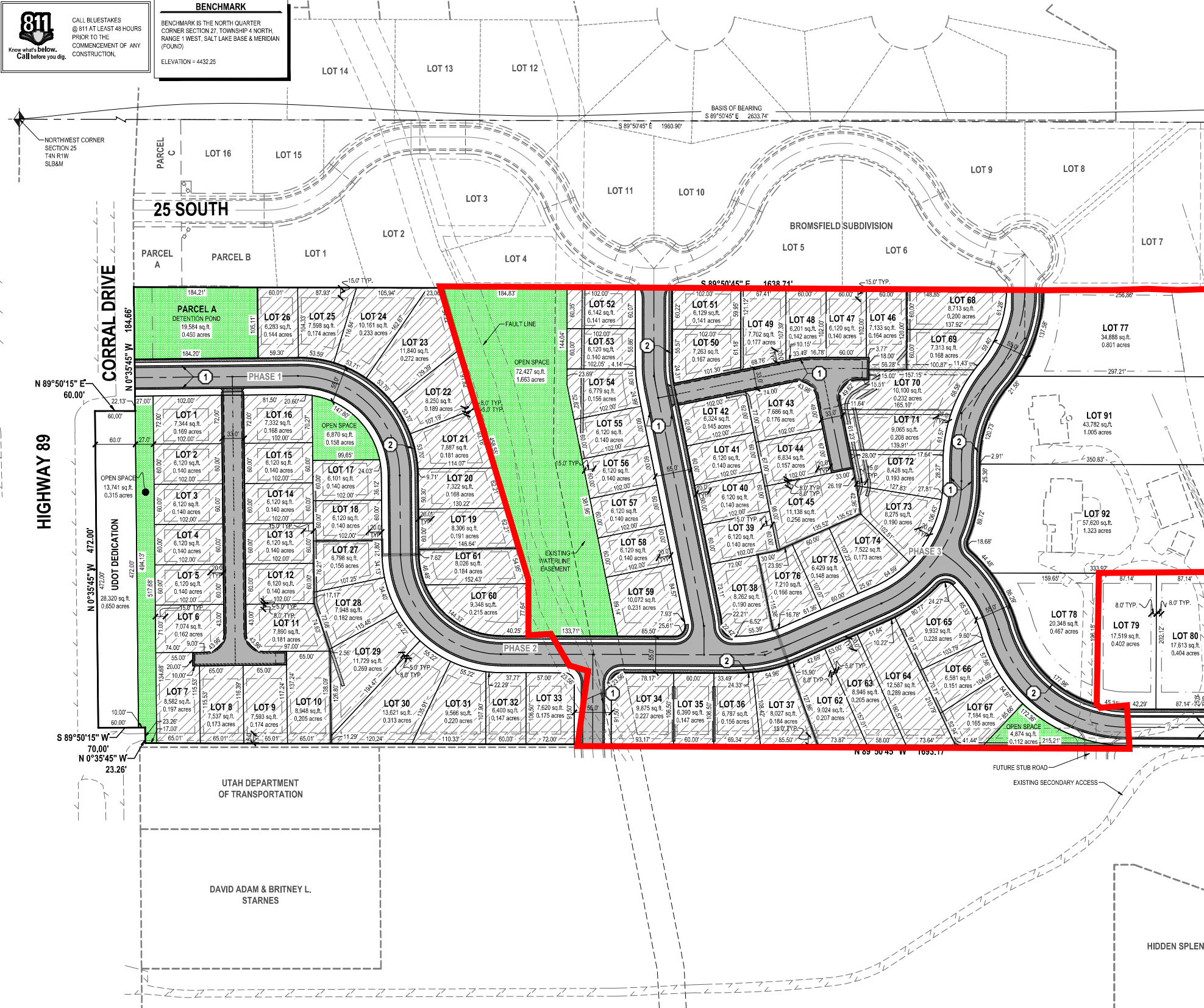
811

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 & 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);

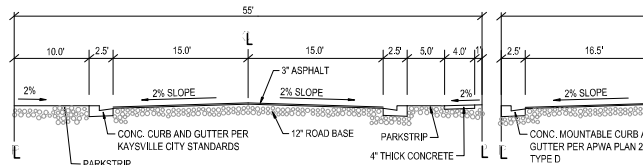
Thence North 89°50'15" East 60.00 feet along the south line to the Southeast Corner of the East Frontage Road of State Highway No. 89, (Mountain Road);

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.
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

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

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

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

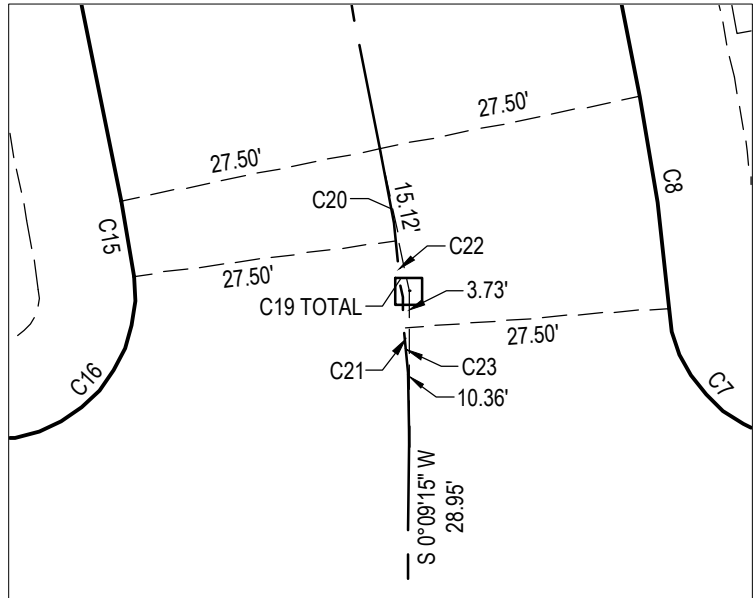
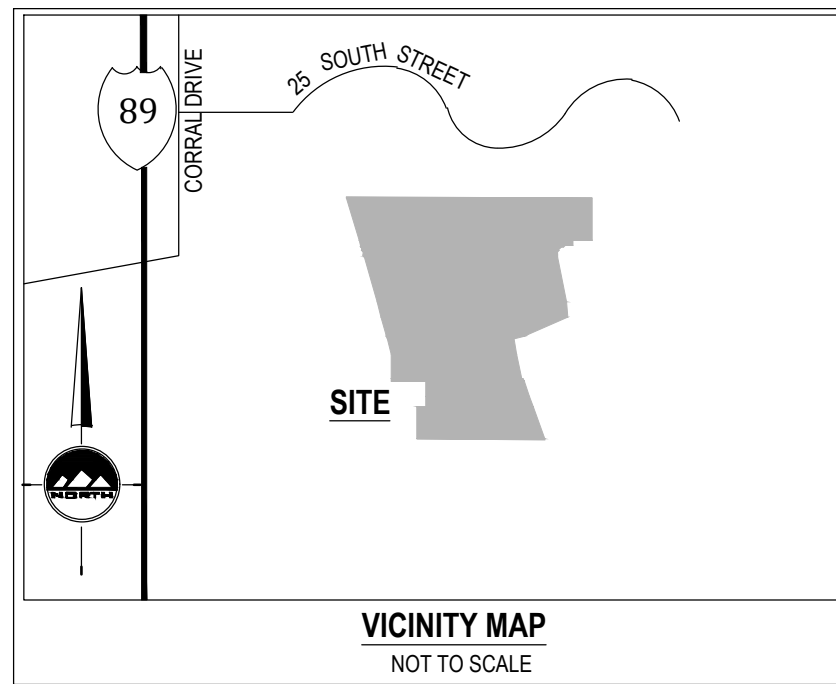


LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

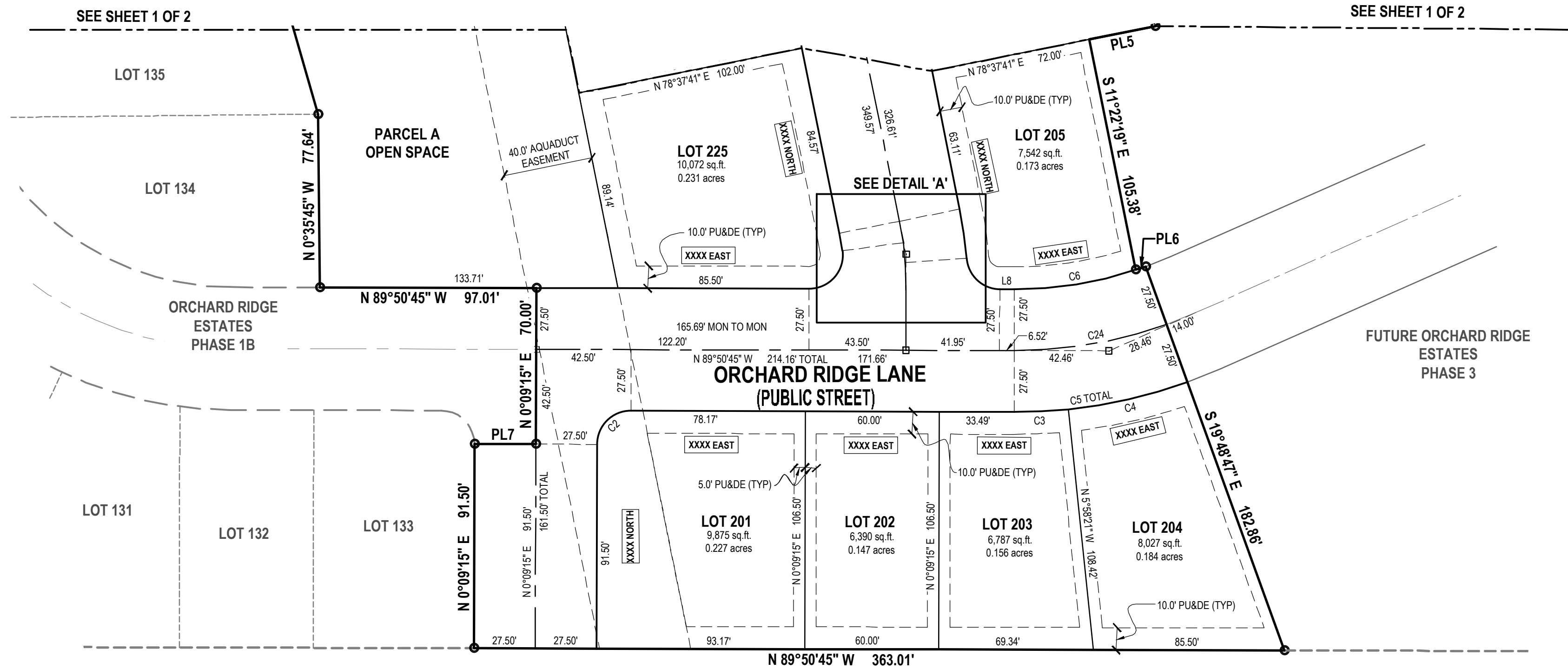
SALT LAKE CITY
Phone: 801.225.0029
TOOELE
Phone: 435.843.3090
CEDAR CITY
Phone: 435.865.1483
RICHFIELD
Phone: 435.865.2863

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'



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'

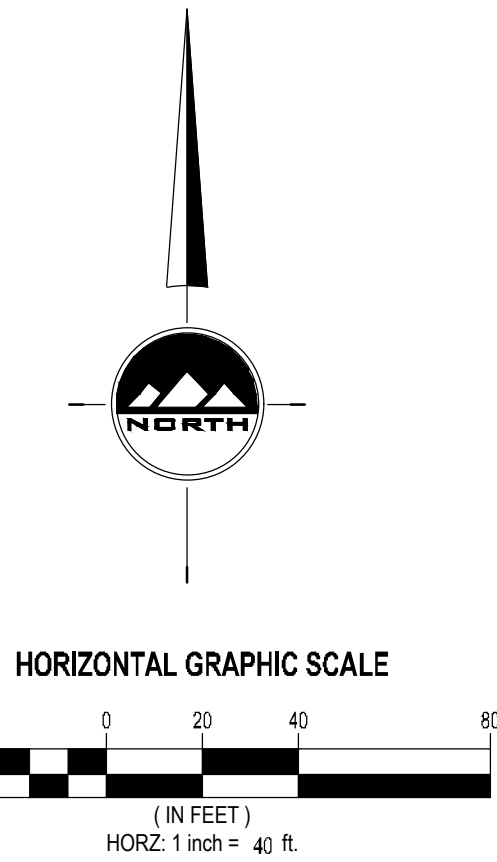
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	28.00'	49.62'	101°31'34"	S39°23'28"W	43.37'
C2	15.00'	23.56'	90°00'00"	S45°09'15"W	21.21'
C3	227.50'	24.33'	6°07'36"	N87°05'27"E	24.32'
C4	227.50'	54.96'	13°50'26"	N77°06'26"E	54.82'
C5	227.50'	54.96'	13°50'26"	N77°06'26"E	54.82'
C6	172.50'	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



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

SALT LAKE CITY
Phone: 801.520.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.698.2983

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
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 2 OF 2

PROJECT NUMBER : L2343

MANAGER : C.PRESTON

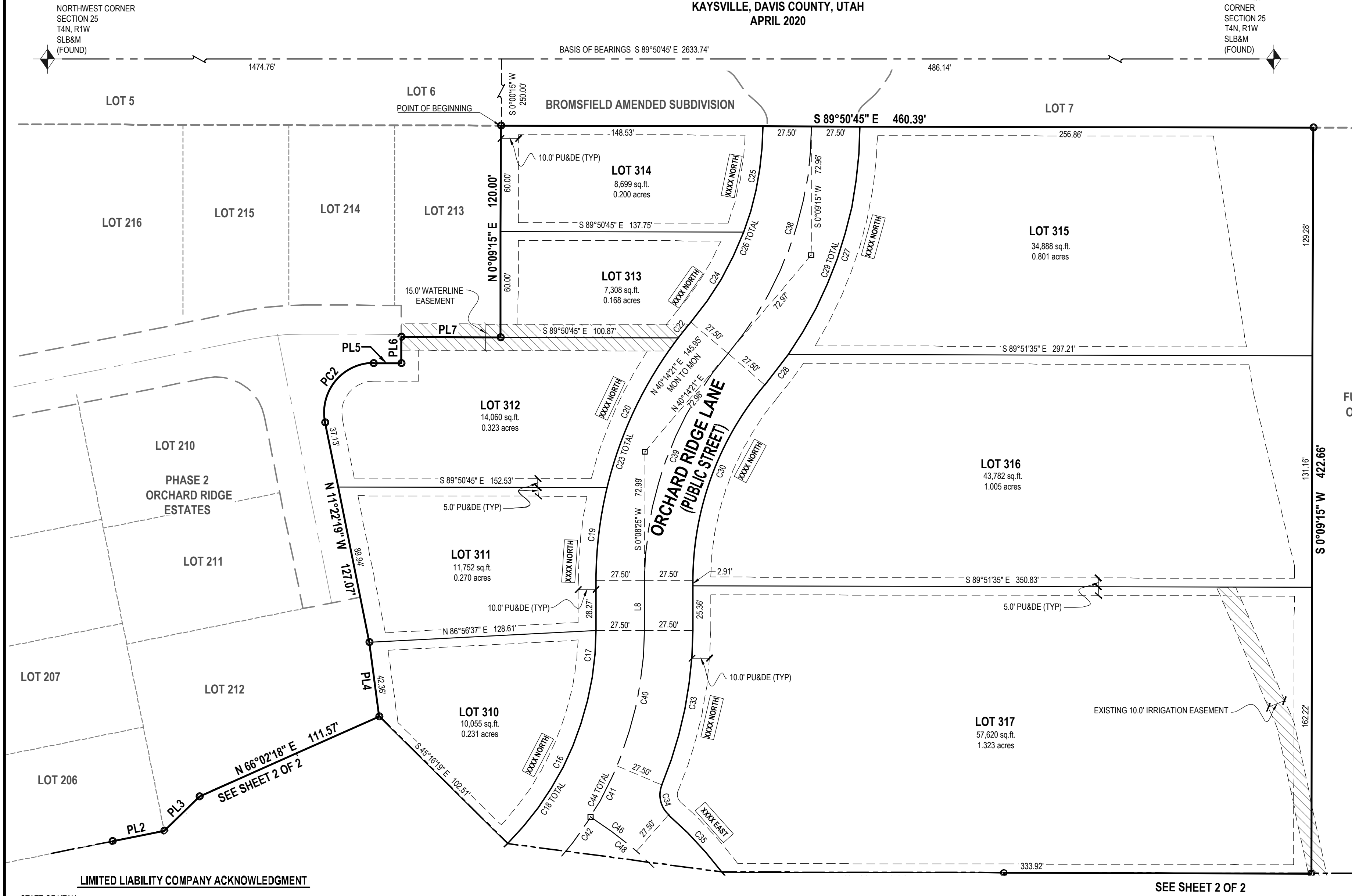
DRAWN BY : J.MOSS

CHECKED BY : MHERBST

DATE : 3/18/21

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



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 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.

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

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

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

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____
:

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
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER : L2343

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

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

CITY ATTORNEY'S APPROVAL

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

KAYSVILLE CITY ATTORNEY



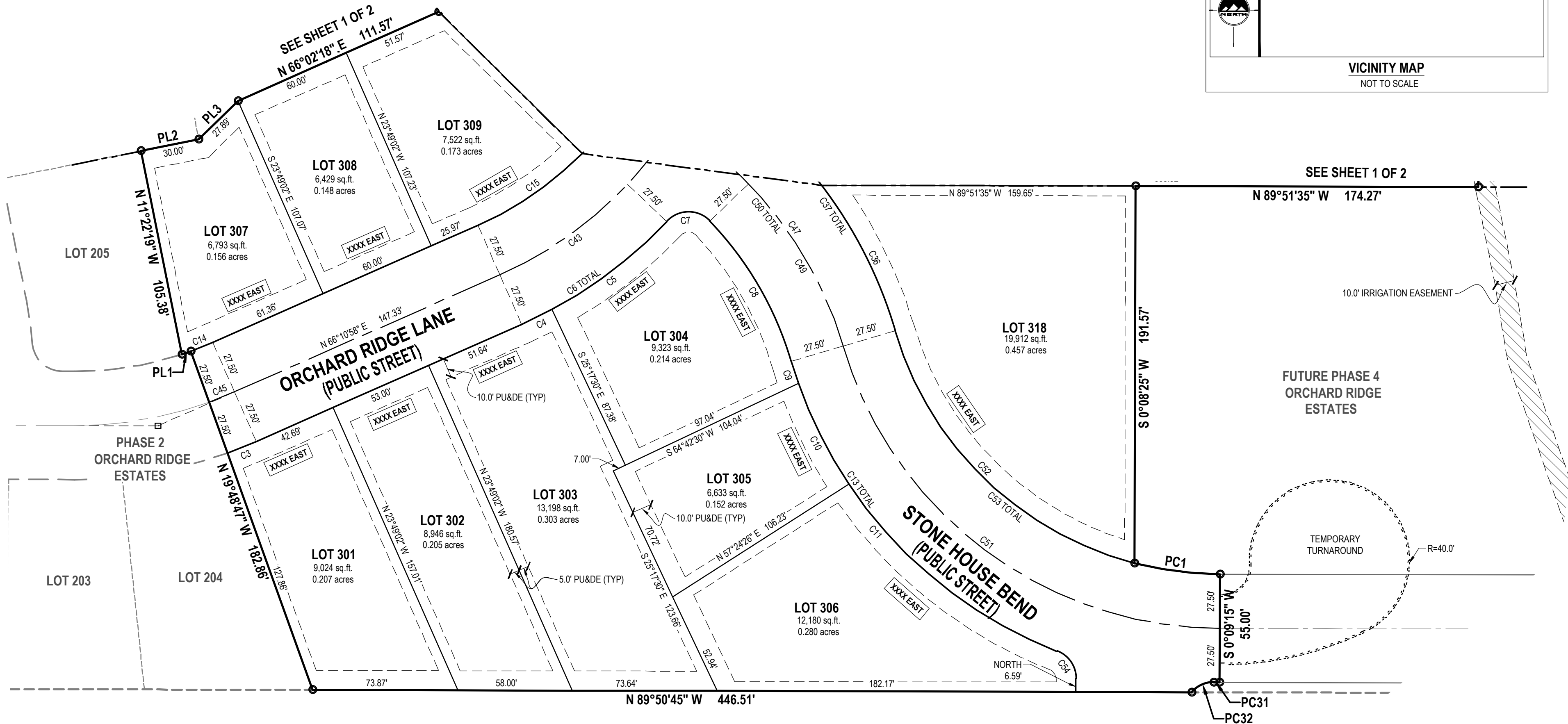
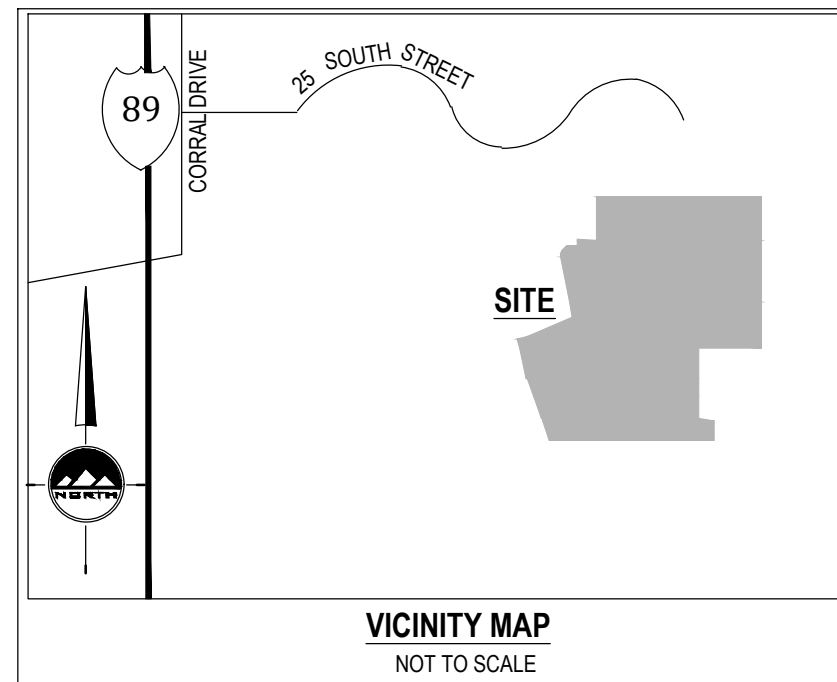
LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSGNENGINE.COM

SALT LAKE CITY
Phone: 801.255.0029
TOOELE
Phone: 435.843.3090
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.865.2863

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

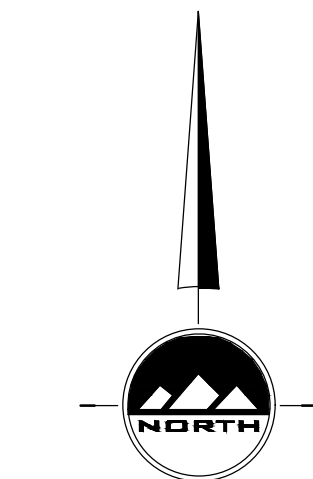


GENERAL NOTES:

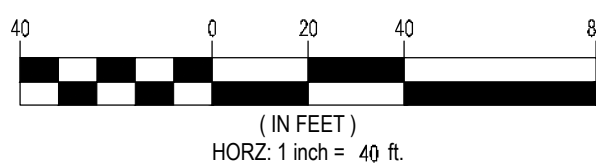
- PROPERTY IS ZONED R-1-8 PRUD.
 - FRONT YARD SETBACK IS 20'
 - REAR YARD SETBACK IS 15'
 - SIDE YARD SETBACK IS 5' & 5'
 - CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR 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 |
| | SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." |
| | PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT |
| | EASEMENTS |
| | BUILDING SETBACK LINE (SEE GENERAL NOTE 1, SHEET 2 OF 2) |



HORIZONTAL GRAPHIC SCALE



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
Fax: 801.593.6315
WWW.ENSINGENG.COM

SALT LAKE CITY
Phone: 801.550.0525
TOOELE
Phone: 435.843.3590
CEGAR CITY
Phone: 435.955.1453
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

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PAID _____ FILED FOR RECORD AND
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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 : 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°36'16"	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 Farm Animals April 22, 2021

Applicant/Owner: Justin and Krista Hanks
Location: 617 Farmland Drive
Zone: R-1-20

Description:

Justin and Krista Hanks is requesting a conditional use permit for farm animals at the above listed address. Their property is approximately 0.47 acres or 20,473 square ft. The request for farm animals includes two sheep and possibly future chickens. Mrs. Hanks would like the sheep for their children to have a 4-H project for the County Fair. She wants to raise the chickens to produce eggs for her family.

Based on the size of the property, up to two sheep, goats, llamas or similar animals could be permitted. Currently she only wishes to have the two (2) sheep and is considering a couple of chickens. Due to the property size up to twenty five (25) chickens in addition to the sheep could be permitted.

The property currently has a fence that encloses the rear yard and she feels is capable of containing the sheep.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals and the following condition:

- Before chickens are allowed on site a chicken coop be installed in compliance with 17-24-3.

Reasoning:

Based on the brief conversation with the Hanks the about the sheep and restrictions of the ordinance, staff feels comfortable that with proposed condition potentially anticipated detrimental impacts are capable of being mitigated.

Attachment 1: Area Map

617 Farmland Drive



Planning Commission Staff Report



Preliminary Plat for the Crested Peak Subdivision at 1387 South Sunset Drive.

April 8, 2021

Applicant/Owner: Brad Walters
Zone: R-1-LD and A-5 (pending)

Description:

The Planning Commission made a recommendation at its last meeting on 4/8/21 to recommend approval of the zoning for this property to accommodate subdivision development. The concept presented at the time was nearly identical but included a private street rather than a public street so was not presented for preliminary plat consideration.

The plat consists of 14 lots in just over 7 acres of land zoned R-1-LD which allows for 2 units to the acre with lots of at least 12,000 sq. ft. in size with 90 ft. minimum frontage. The lot labeled 'Lot 6' will remain in an agriculture zone with over 5 acres of land.

The subdivision is configured so as to accommodate a future connection to Spur Lane to the south whenever the neighboring property chooses to develop.

The project as proposed meets the lot size and frontage requirements for the requested zoning and with the consideration of future street connectivity meets the cul-de-sac length requirements of the city ordinances.

The City Council will consider the rezone and this preliminary plat at their meeting on 5/6/21.

Recommendation:

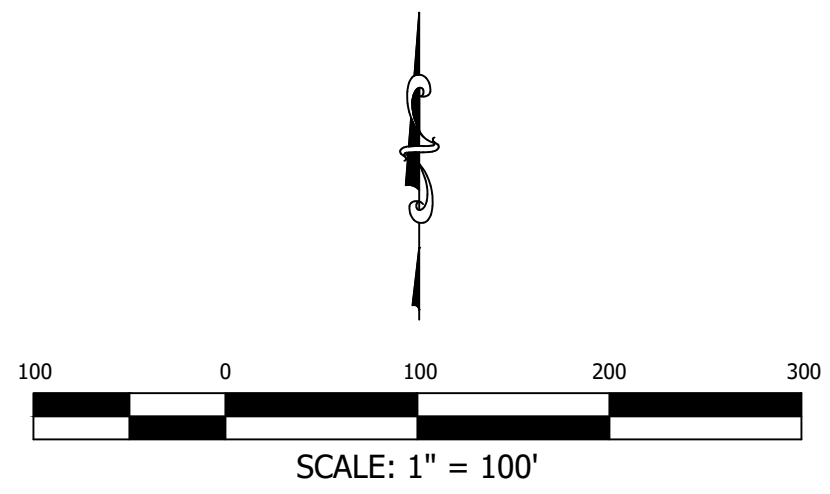
Staff recommends that the Commission forward a favorable recommendation to the city council for the proposed subdivision plat pending their approval of the requested rezone which the planning commission has already voted in favor of approving.

Attachment 1: Area Map
Attachment 2: Preliminary Plat

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:

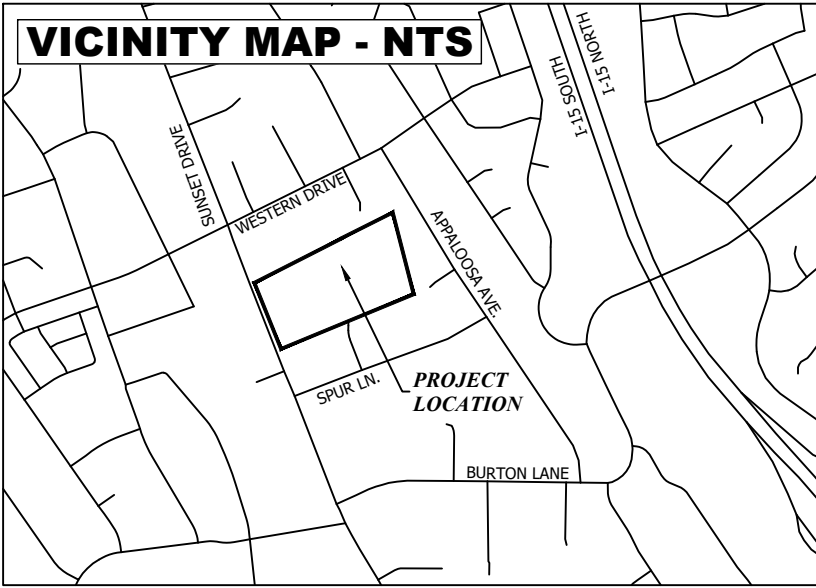
BEGINNING AT A POINT ON THE SOUTHERLY LOT LINE OF LOT 226, KAYSVILLE SUNSET FARMS PHASE 2, RECORDED AS ENTRY 2122408 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT IS A SOUTHWEST CORNER OF LOT 222 OF SAID SUBDIVISION, SAID CORNER BEING SOUTH 89°49'36" WEST 1,611.89 FEET ALONG THE QUARTER SECTION 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.

NOTES
REZONING FROM R-1-20 TO R-1LD

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 26°56'45" W	1.83'
L2	N 66°00'31" E	39.72'
L3	S 65°49'04" W	46.75'
L4	S 22°18'18" E	27.50'
L5	S 22°01'10" E	48.29'
L6	S 22°01'10" E	46.78'
L7	S 67°33'43" W	28.36'
L8	S 67°33'43" W	28.08'
L10	S 67°41'42" W	60.00'
L11	S 67°41'42" W	17.04'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	32.62'	150.00'	012°27'41"	N 15°55'40" W	32.56'
C2	32.17'	20.00'	092°09'46"	S 68°06'03" E	28.81'
C3	26.02'	20.00'	074°32'02"	N 30°25'41" E	24.22'
C4	157.94'	55.00'	164°32'02"	S 75°25'41" W	109.00'
C5	86.39'	55.00'	090°00'00"	N 22°41'42" E	77.78'
C6	244.34'	55.00'	254°32'02"	S 59°34'19" E	87.54'
C7	30.71'	20.00'	087°58'37"	S 21°49'45" W	27.78'
C8	32.41'	177.50'	010°27'45"	S 16°55'41" E	32.37'
C9	32.90'	122.50'	015°23'19"	S 14°27'54" E	32.80'
C10	32.12'	20.00'	092°01'23"	S 68°10'15" E	28.78'
C11	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

PRIVATE ROAD & P.U.E.

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: JH 6 APR 21

APPROVED: JRC XXXXXXXX

PROJECT #: 1781001

PLAT-1781001.dwg

PRELIM
PRELIMINARY PLAT



Planning Commission Staff Report

Hardin Subdivision Preliminary and Final Plat April 22, 2021

Applicant/Owner: Mike Hardin
Location: 1413 W Web Lane
Existing Zone: R-1-20

Description:

The proposed final plat for the Hardin Subdivision is before the Planning Commission for approval. The plat is consistent with the approved preliminary plat with 2 Flag lots and PRUD overlay all of which comply with minimum lot size and frontage requirements and has maintained the same design and configuration as the preliminary approval.

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

Recommendation:

Staff recommends that the Planning Commission recommend approval of the preliminary plat and grant approval for the final plat of the Hardin Subdivision.

Reasoning:

The plat is consistent with the concept shown when considering the PRUD overlay, the existing R-1-20 zone, and the engineering and design has been reviewed by all applicable agencies and found to be in compliance with applicable ordinances and standards.

Attachment 1: Location Map
Attachment 2: Concept Drawings
Attachment 3: Final Plat

1413 West Webb Lane



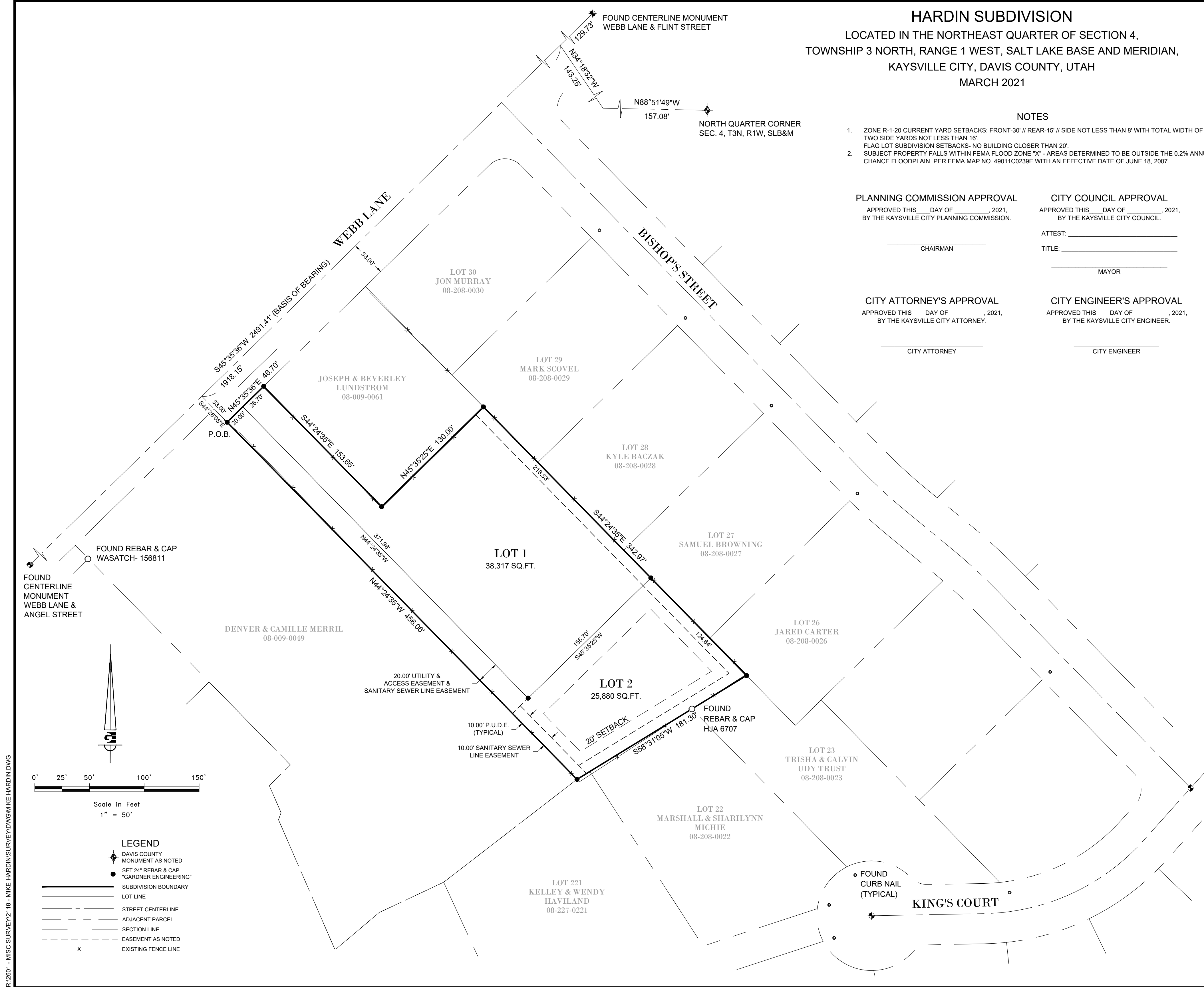


554 ft

Area

0.4 ac





HARDIN SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
KAYSVILLE CITY, DAVIS COUNTY, UTAH
MARCH 2021

- NOTES**
- ZONE R-1-20 CURRENT YARD SETBACKS: FRONT-30' // REAR-15' // SIDE NOT LESS THAN 8' WITH TOTAL WIDTH OF TWO SIDE YARDS NOT LESS THAN 16'.
FLAG LOT SUBDIVISION SETBACKS- NO BUILDING CLOSER THAN 20'.
 - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49011C0239E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 2021,
BY THE KAYSVILLE CITY PLANNING COMMISSION.

CHAIRMAN

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 2021,
BY THE KAYSVILLE CITY ATTORNEY.

CITY ATTORNEY

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 2021,
BY THE KAYSVILLE CITY COUNCIL.

ATTEST:

TITLE:

MAYOR

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 2021,
BY THE KAYSVILLE CITY ENGINEER.

CITY ENGINEER

BOUNDARY DESCRIPTION

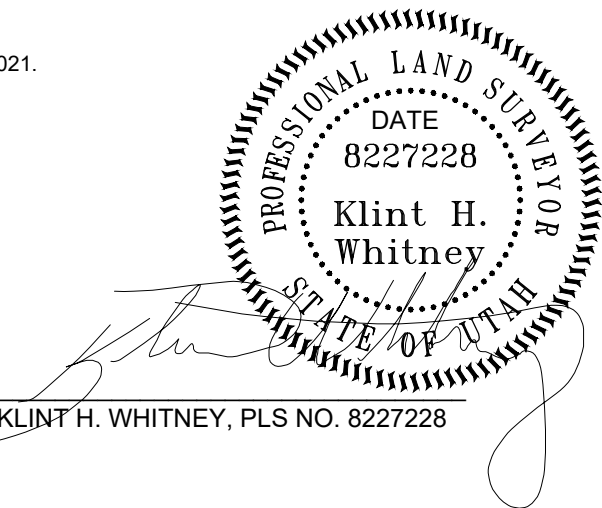
A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEBB LANE BEING LOCATED NORTH 88°51'49" WEST 157.08 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND NORTH 34°18'32" WEST 143.25 FEET TO THE CENTERLINE OF WEBB LANE AND SOUTH 45°35'38" WEST 1918.15 FEET ALONG SAID CENTERLINE AND SOUTH 44°26'05" EAST 33.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 45°35'36" EAST 46.70 FEET; THENCE SOUTH 44°24'35" EAST 153.65 FEET; THENCE NORTH 45°35'25" EAST 130.00 FEET TO THE COMMON BOUNDARY WITH KING'S WAY SUBDIVISION; THENCE ALONG SAID COMMON BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 44°24'35" EAST 342.97 FEET; (2) SOUTH 58°31'05" WEST 181.30 FEET; THENCE NORTH 44°24'35" WEST 456.06 FEET, MORE OR LESS TO SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING, CONTAINING 64.197 SQ. FT. OR 1.47 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARDIN SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HARDIN SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY KAYSVILLE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE TO CENTRAL DAVIS SEWER DISTRICT THAT PORTION OF SAID TRACT DESIGNATED AS SANITARY SEWER LINE EASEMENT, FOR INSTALLATION, MAINTENANCE AND OPERATION OF SANITARY SEWER LINES, AND ALSO GRANT AND DEDICATE TO THE OWNERS OF LOTS 1 AND 2 A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS UTILITY AND ACCESS EASEMENT, THE SAME TO BE USED FOR INGRESS, EGRESS AND UTILITY SERVICE LINES.

SIGNED THIS ____ DAY OF _____, 2021.

BY: KESHA HARDIN

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this _____ day of _____, 2021, before me _____, A Notary Public, personally appeared KESHA HARDIN, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MIKE HARDIN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE CENTERLINE OF WEBB LANE BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON WHICH BEARS SOUTH 45°35'38" WEST, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF WEBB LANE WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF KING'S WAY SUBDIVISION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND NOTED HEREON.

DAVIS COUNTY RECORDER

BOOK NUMBER _____
PAGE NUMBER _____
ENTRY NUMBER _____
TIME RECORDED _____
DATE RECORDED _____
FEE PAID _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY RECORDER





Planning Commission Staff Report

Preliminary Plat for Phase 2 of the Heritage Square Subdivision. April 22, 2021

Applicant/Owner: Justin Bennett
Location: Approximately 575 West Mutton Hollow Road
Zone: R-2

Description:

The Heritage Square property at the subject property was approved for a rezone and development in 2014 and the project as originally approved has been built.

The original concept was to have 7 total dwellings built as single family attached units, but the city council at the time required a limitation on the total number to only 4 based on input from the community.

The property owner and original developer has been working with the council and neighboring residents over the past couple of months to consider allowing more than the original 4 units. Before returning to the City Council to officially make any changes to the development agreement, the Council asked the developer to first work with neighbors and start the subdivision process with the Planning Commission.

The proposed preliminary plat has been put together based on comments from neighboring residents and a draft agreement has been provided indicating the details that the neighboring property owners hoped to see in the project if it is to be pursued.

Per the applicant "the floor plan modification will move the upstairs wall back to the same point as main to get an additional 100 sq. ft. per side. This will put each unit at 1,635 sq. ft. The front will be finished with rock and siding, sides and back will be stucco". This is shown in the exhibit.

The Planning Commission is tasked with making a recommendation on the preliminary plat to the City Council.

Recommendation:

The Planning Commission should make a recommendation to the City Council regarding the proposed preliminary plat and may request additional detail to be provided for review with the final plat if needed.

Reasoning:

The Preliminary Plat and concept layout meets the general provisions of the R-2 zoning district, PRUD overlay, and Kaysville City parking standards.

Attachment 1: Location Map
Attachment 2: Original Development Agreement
Attachment 3: Concept Addendum
Attachment 4: Concept Plans and Preliminary Plat

Development Agreement Properties



**DEVELOPMENT AGREEMENT
FOR 1.32 ACRES OF PROPERTY AT
566 AND 561 WEST MUTTON HOLLOW ROAD**

THIS AGREEMENT is made and entered into this 16 day of July, 2014, by and between Kaysville City, a municipal corporation organized and existing under the laws of the State of Utah (hereinafter the "City"), and Justin Bennett and Daryl Lee Ernst (hereinafter the "Owners;" "Owners" include successors and/or assigns of Justin Bennett and Daryl Lee Ernst), as follows:

RECITALS

WHEREAS, Owners desire to rezone their properties at 566 and 561 West Mutton Hollow Road consisting of 1.32 acres; and

WHEREAS, the purpose of this Agreement is to limit the number of dwelling units to four (4) on each parcel in the rezoned property; and

WHEREAS, the City is willing to approve the rezone of the property with a limit on the number of dwelling units which are allowed on the property;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. PROPERTY DESCRIPTION

The property to which this Agreement applies (the "Property") consists of 1.32 acres in two (2) parcels which are specifically described as follows:

Parcel A: Described in Exhibit A attached hereto and incorporated by reference herein.
Parcel B: Described in Exhibit B attached hereto and incorporated by reference herein.

2. LIMIT ON DWELLING UNITS

Owners hereby agree to limit the number of dwelling units on Parcel A to four (4) units and on Parcel B to four (4) units.

3. REZONE OF PROPERTY

The City hereby agrees to rezone the Property R-2 One and Two Family Residential District, as shown on the map attached hereto as Exhibit C and incorporated by reference herein, effective upon the effective date of this Development Agreement, limiting the number of dwelling units to four (4) on each parcel of the Property.

4. ASSIGNMENT

Owners may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld.

5. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

6. ATTORNEYS' FEES

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

7. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

8. CAPTIONS

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

9. GOVERNING LAW

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

10. ENTIRE AGREEMENT

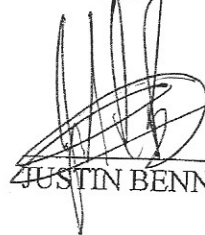
This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the parties hereto, and supersedes all prior agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

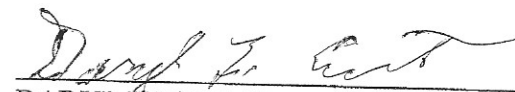
11. CONSTRUCTION

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

OWNERS


JUSTIN BENNETT


DARYL LEE ERNST

KAYSVILLE CITY

By: _____
STEVE A. HIATT
Mayor

ATTEST:

By: _____
LINDA ROSS
City Recorder

STATE OF UTAH)
) : ss.
COUNTY OF DAVIS)

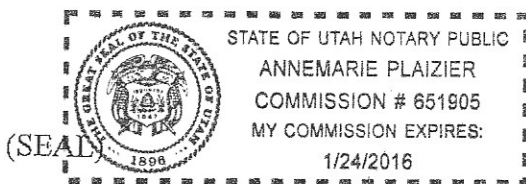
On the _____ day of _____, 2014, personally appeared before me STEVE A. HIATT, and LINDA ROSS, who being by me duly sworn did say, each for himself and herself that he, the said STEVE A. HIATT, is the Mayor of Kaysville City, Davis County, State of Utah and that she, the said LINDA ROSS, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the City Council of Kaysville City and said STEVE A. HIATT and LINDA ROSS, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

(SEAL)

NOTARY PUBLIC

STATE OF UTAH)
) : ss.
COUNTY OF DAVIS)

On the 16 day of July, 2014, personally appeared before me, JUSTIN BENNETT, the signer of the foregoing Development Agreement, who duly acknowledged to me that he executed the same.

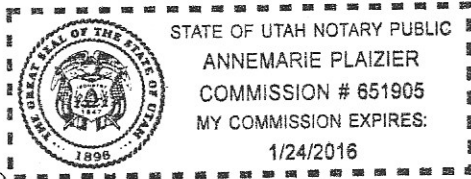


Annemarie Plaizier
NOTARY PUBLIC

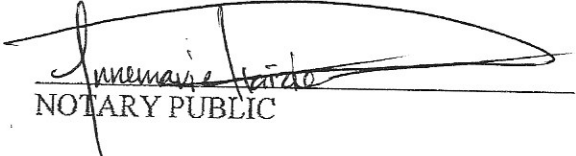
STATE OF UTAH
COUNTY OF DAVIS

)
: ss.
)

On the 16 day of July, 2014, personally appeared before me,
DARYL LEE ERNST, the signer of the foregoing Development Agreement, who duly
acknowledged to me that he executed the same.



(SEAL)


NOTARY PUBLIC

ADDENDUM NO. ONE
TO
DEVELOPMENT AGREEMENT FOR 1.32 ACRES OF PROPERTY AT
566 AND 561 WEST MUTTON HOLLOW ROAD

This ADDENDUM NO. ONE to the DEVELOPMENT AGREEMENT FOR 1.32 ACRES OF PROPERTY AT 566 AND 561 WEST MUTTON HOLLOW ROAD ("Development Agreement") is entered into as of _____, 2021 (hereinafter the "Amendment Effective Date"), by and between KAYSVILLE CITY CORPORATION, a Utah municipal corporation organized and existing under the laws of the State of Utah (hereinafter, the "City") and Justin Bennett, (hereinafter, the "Developer," "Developer" includes successors and/or assigns of Justin Bennett).

RECITALS

The City and Developer entered into that certain "Development Agreement" for Property at 566 and 561 West Mutton Hollow Road on or about July 16, 2014.

This Addendum No. One is intended to supplement and modify the provisions of the Development Agreement, as to the matters explicitly addressed herein. All terms, conditions and definitions set forth in the Development Agreement apply equally to the terms and conditions set forth in this Addendum No. One; except that, if a conflict arises regarding the additions provided herein, then the terms hereof shall prevail.

AGREEMENT

Whereas, in consideration of the foregoing premises, the City and Developer agree as follows:

The property identified in the "Development Agreement" as parcel B located at 561 West Mutton Hollow Road currently identified as the Heritage Square Subdivision which includes parcel ID #s 11-760-0001 through 11-760-0008 shall no longer be subject to Section 2 of the "Development Agreement".

In place of the original restriction on the number of allowed dwelling units found in section 2 of the development agreement, Owner and City hereby agree to limit the number of dwelling units on the subject property to six (6) total units.

Similar as it applies to the subject property identified in this ADDENDUM NO. ONE, the limitation identified in section 3 of the "Development Agreement" shall be modified to allow a total of six (6) dwelling units rather than four (4).

"Developer" agrees that the additional units and Heritage Square development shall be completed in a manner to substantially resemble the drawings and details included with this ADDENDUM NO. ONE identified as Exhibit A.

More Specifically, "Developer" agrees that:

1. There shall be provided a minimum of 2 parking spaces per each new unit which may be in the garage and driveway while maintaining at least 8 parking stalls available for guest parking.

2. The square footage of the units identified as lot 1 and lot 6 shall be a minimum of 1,600 square feet on a 2 story structure or 1,200 square feet on single story structure.
3. The landscaping within the Heritage Square Subdivision installed and completed within 2 years of the date of this agreement.
4. The façade of lot 6 which faces Stonne Lane shall include windows as depicted in Exhibit A floor plans so that the façade is not simply a solid wall.
5. New homes on lot 1 and lot 6 shall include a variety of materials and colors similar to the depiction in Exhibit A.

IN WITNESS WHEREOF, this Addendum No. Six is executed to be effective as the Amendment Effective Date.

Attest:

"City"
Kaysville City Corporation

By: _____
Annemarie Plaizier, City Recorder

By: _____
Katie Witt, Mayor

Date: _____

Date: _____

"Developer"

By: _____
TITLE

Date: _____

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the ____ day of _____ 2019, personally appeared before me Katie Witt and Annemarie Plaizier, who being by me duly sworn did say, each for herself, that she, the said Katie Witt, is the Mayor of Kaysville City, Davis County, State of Utah, and that she, the said Annemarie Plaizier, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the city Council of Kaysville City and said Katie Witt, and Annemarie Plaizier, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

Notary Public
Residing at:

Kaysville City, Utah

My Commission Expires:

DEVELOPER ACKNOWLEDGEMENT

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the ____ day of _____ 2021, personally appeared before me,
_____, the signer of the foregoing Development Agreement for
_____, who duly acknowledged to me that he executed the same for
and on behalf of _____.

Notary Public
Residing at:

My Commission Expires:

Exhibit A



Plan Details

Square Footage Breakdown

Total Heated Area:
3,070 sq. ft.

1st Floor:
1,372 sq. ft.

2nd Floor:
1,698 sq. ft.

Porch, Combined:
210 sq. ft.

Beds/Baths

Bedrooms:
6

Full bathrooms:
4

Half bathrooms:
2

Foundation Type

Standard
Foundations:
Crawl

Exterior Walls

Standard Type(s):
2x6

Dimensions

Width:
67' 0"

Depth:
50' 0"

Max ridge height:
28' 0"

Garage

Type:
Attached

Area:
523 sq. ft.

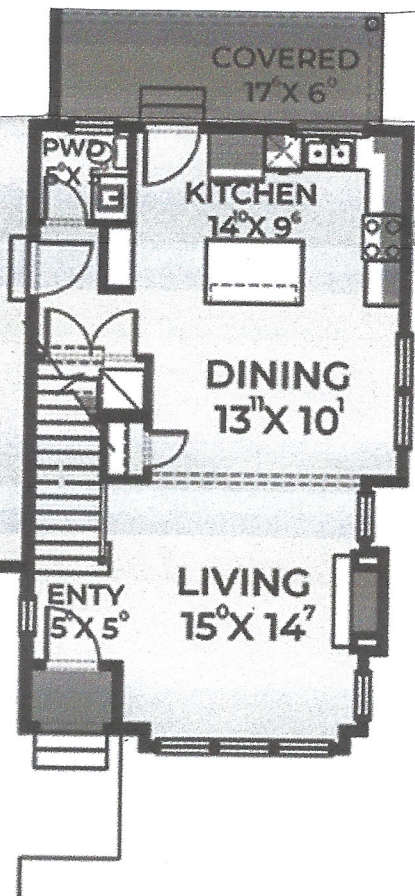
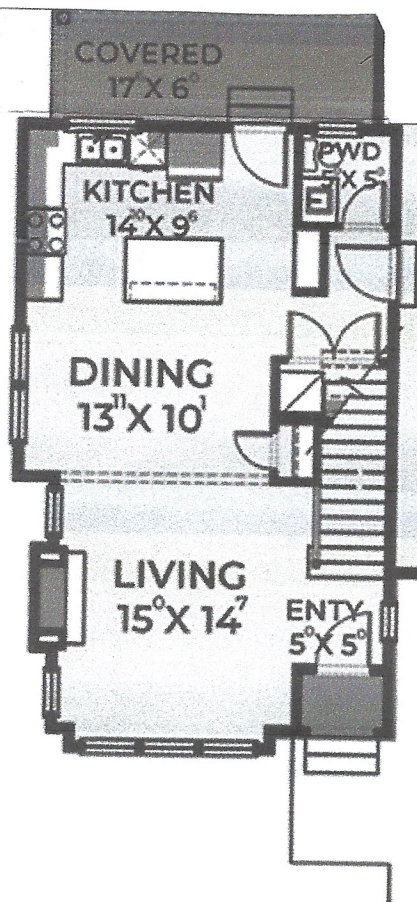
Count:
4 Cars

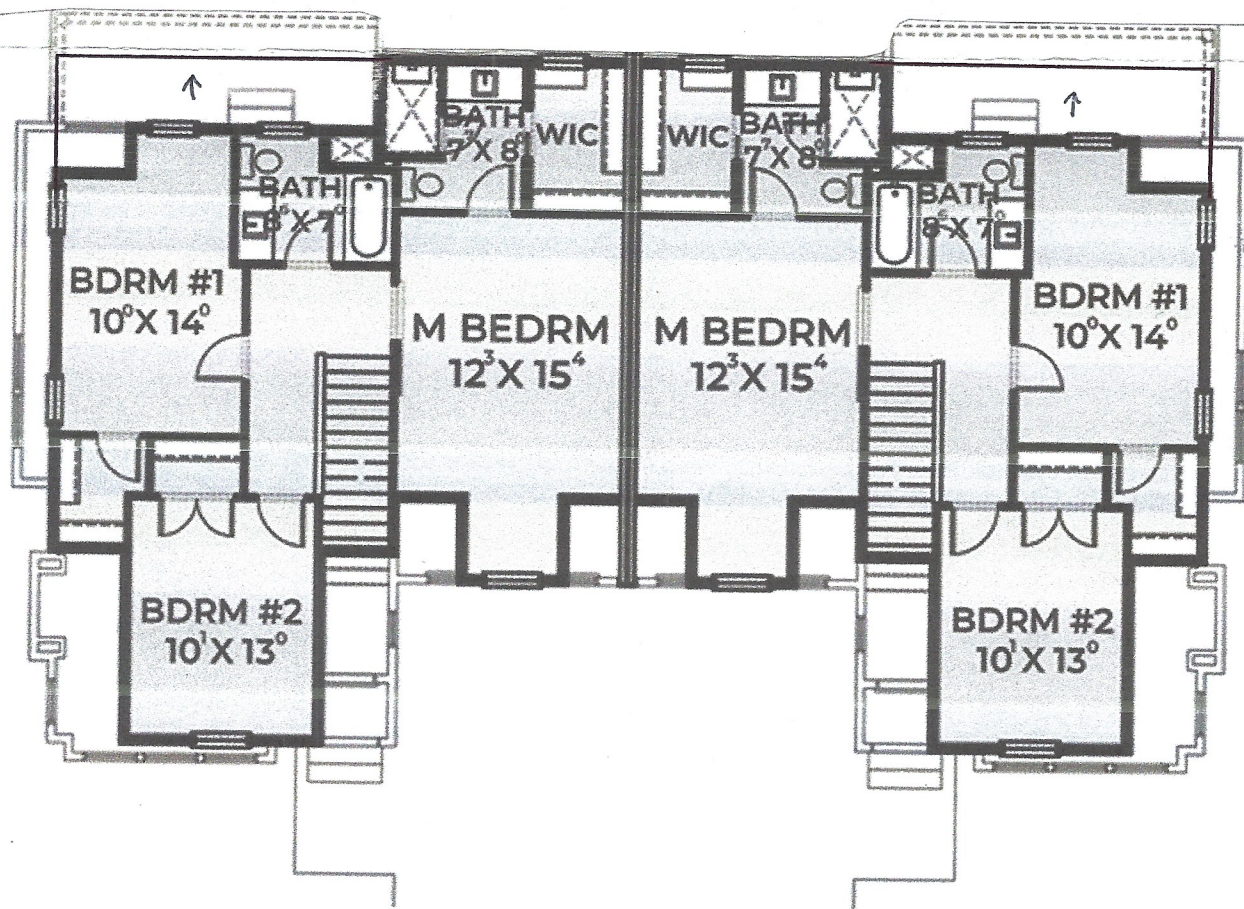
Entry Location:
Rear, Front

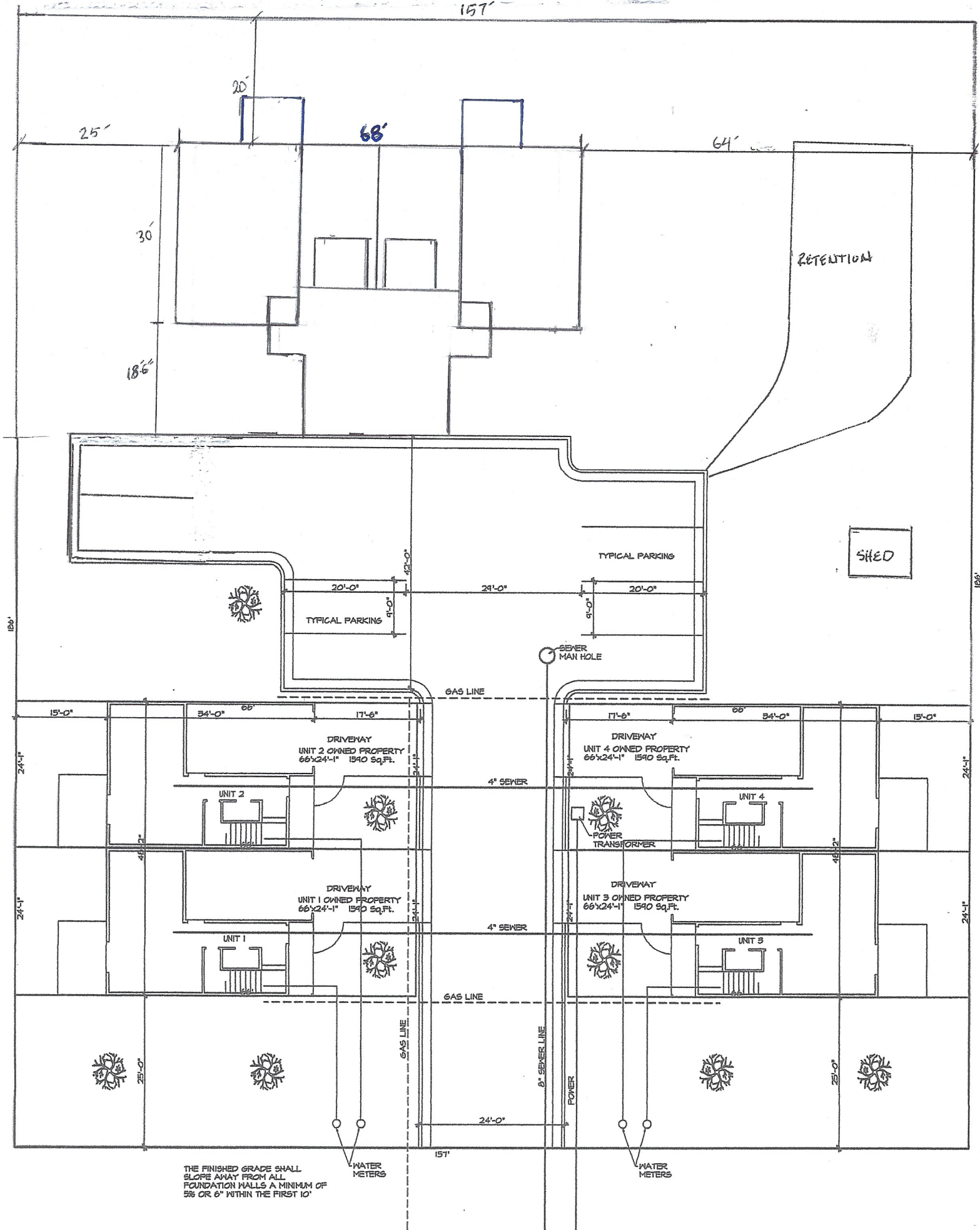
Ceiling Heights

Floor / Height:
First Floor / 9' 0"
Second Floor / 8' 0"

Roof



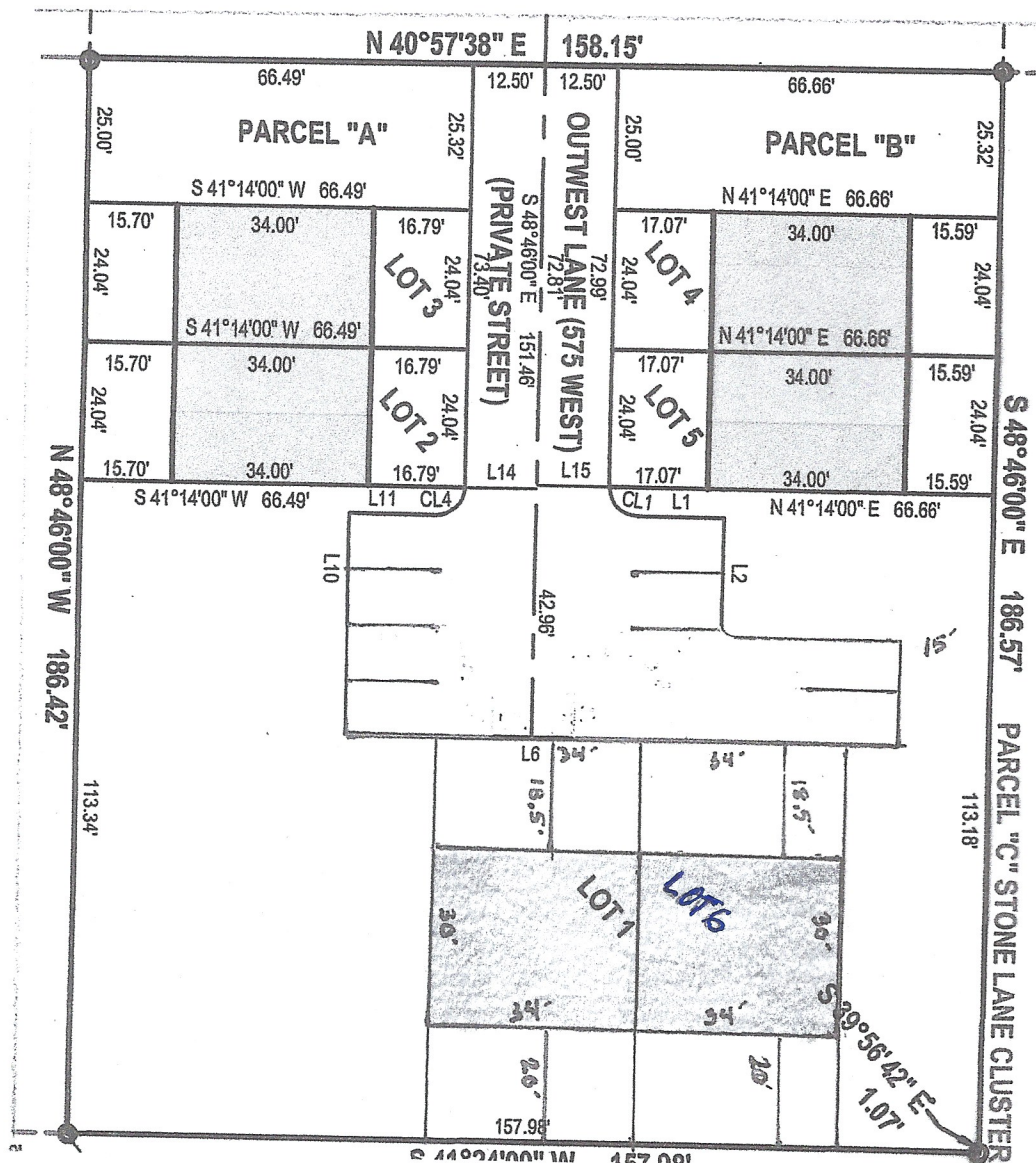




Mutton Hollow Road

Preliminary Plat

Land use Table		
Parcel A	Open Space	1649 SQFT
Parcel B	Open Space	1651 SQFT
Parcel C	Open Space	2919.24 SQFT
Parcel D	Open Space	6721.76 SQFT
Lot 1	Private Lot	2329 SQFT
Lot 2	Private Lot	1582 SQFT
Lot 3	Private Lot	1584 SQFT
Lot 4	Private Lot	1589 SQFT
Lot 5	Private Lot	1591 SQFT
Lot 6	Private Lot	2329 SQFT
Heritage Lane	Private Street	5350 SQFT
Total		29295 SQFT



Planning Commission Staff Report



Waterfront Estates PRUD Final Plat 4/22/2021

Applicant/Owner: Phil Holland
Location: Approximately 990 South Angel Street
Existing Zone: R-1-LD PRUD

Description:

The proposed final plat for the Waterfront Estates PRUD subdivision is before the Planning Commission for final approval. The plat is consistent with the approved preliminary plat with 4 lots all of which comply with minimum lot size and frontage requirements and has maintained the same design and configuration as the preliminary approval.

The 4 lots are on approximately 5 acres of land and received the R-1-LD zoning district and approval for the PRUD overlay to accommodate a private street configuration.

The City Council following the recommendation of the Planning Commission approved the Preliminary Plat with the condition that the Public Works Director be satisfied with whatever arrangements are best in order to ensure the ability to access the ponds to the west. Following this direction the Public Works department has determined the best location to access the ponds for maintenance and dredge is actually offsite of this development and has made plans to follow through with a previous commitment complete work on the ponds.

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

Recommendation:

Staff recommends that the Planning Commission grant approval for the final plat of the Waterfront Estates PRUD Subdivision.

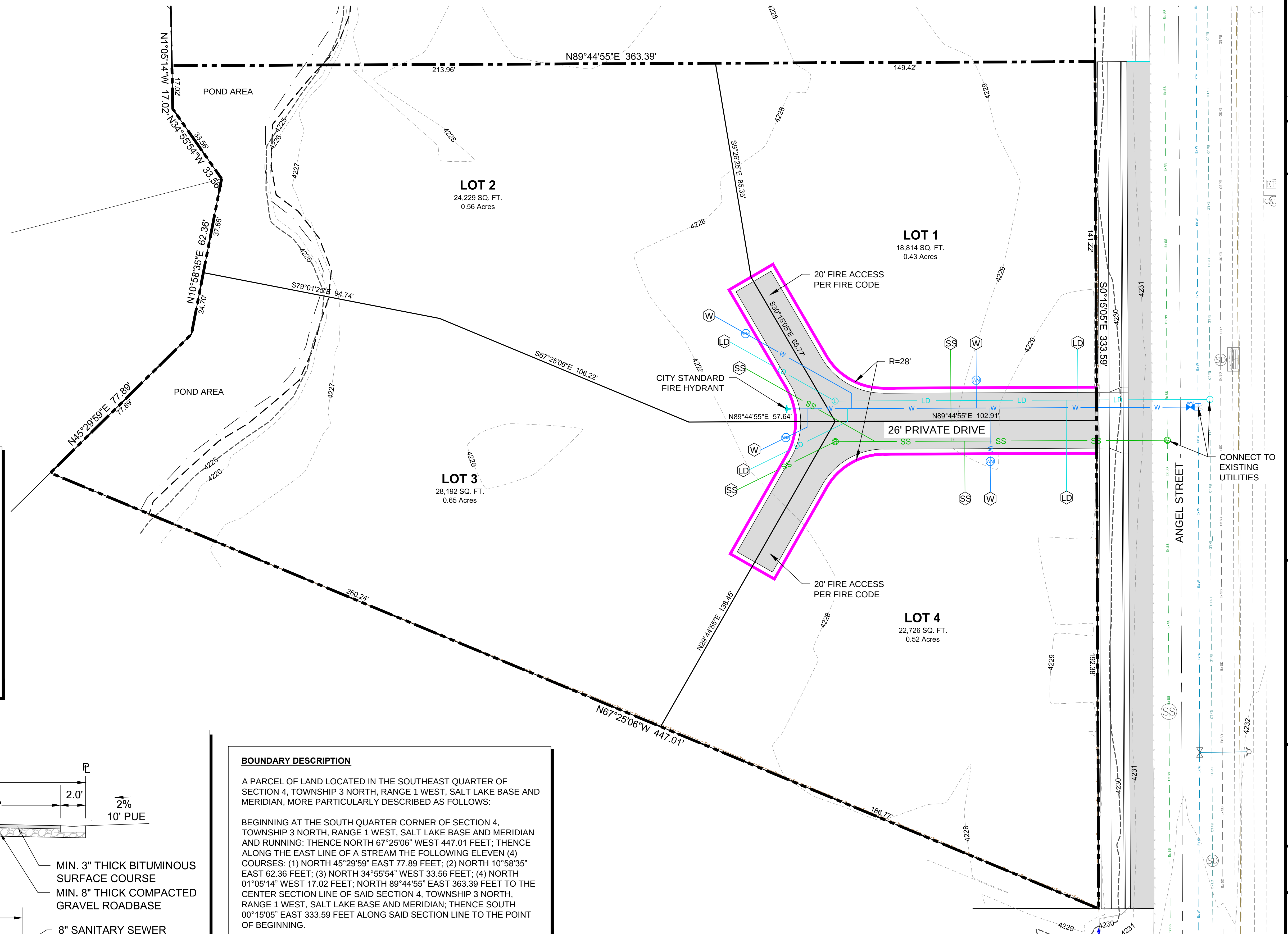
Reasoning:

The plat is in compliance with the preliminary plat, the existing R-1-LD (PRUD) zone, and the engineering and design has been reviewed by all applicable agencies and found to be in compliance with applicable ordinances and standards.

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

990 South Angel Street - Waterfront Estates Subdivision





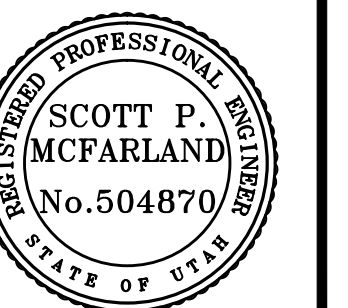
THIS DRAWING IS NOT TO SCALE
IF BAR DOES NOT
MEASURE 1 INCH

0 1/2 1

A scale bar consisting of a horizontal line divided into four equal segments. The segments alternate in color: black, white, black, and white from left to right. Above the bar, the numbers 0, 1/2, and 1 are positioned at the start, midpoint, and end of the bar, respectively.

WATERFRONT ESTATES PRUD
PRELIMINARY PLAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

347 East 1375 South
Kaysville, Utah 84037
801.726.6797 (M)
spmcf@yahoo.com

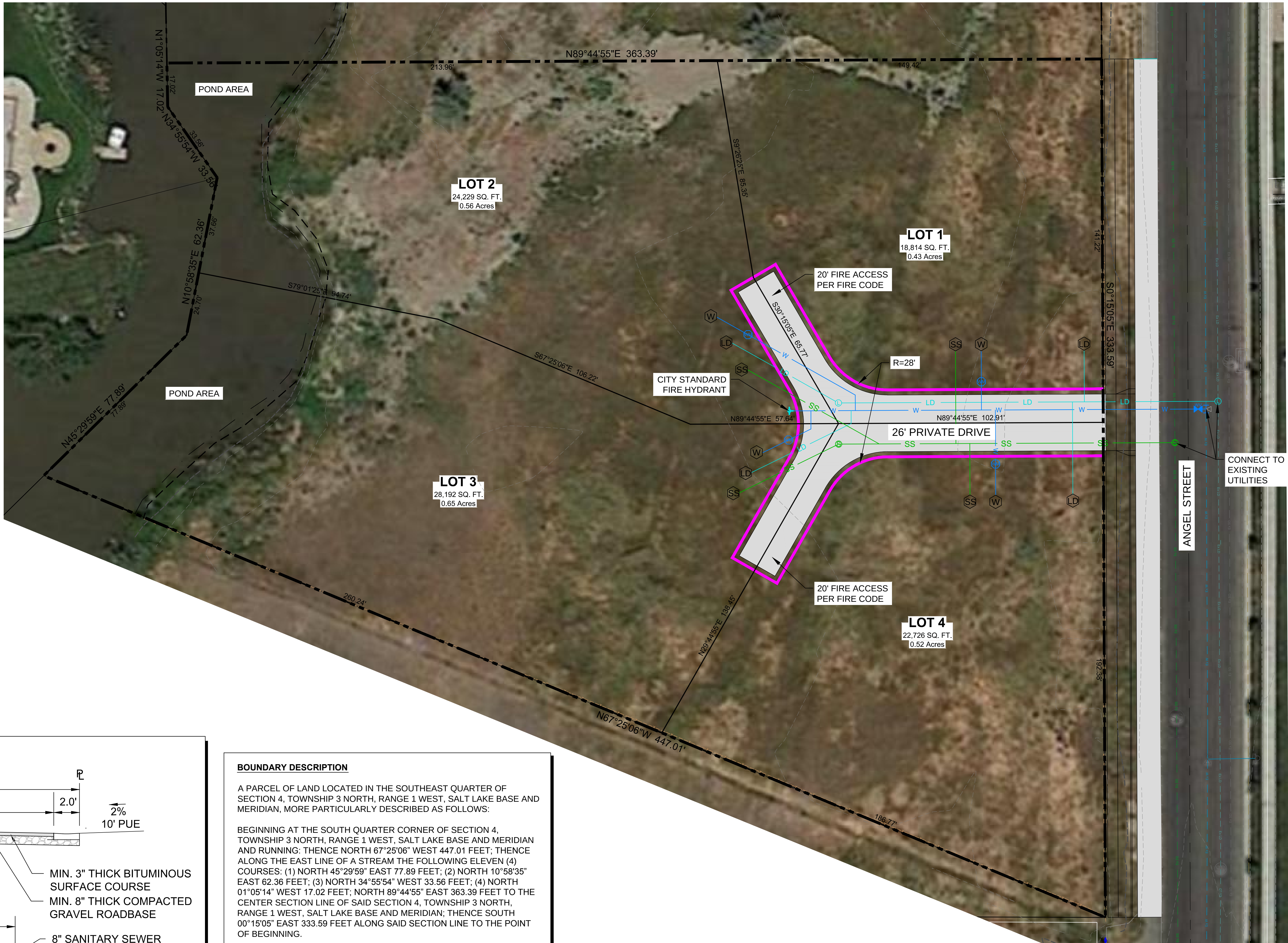
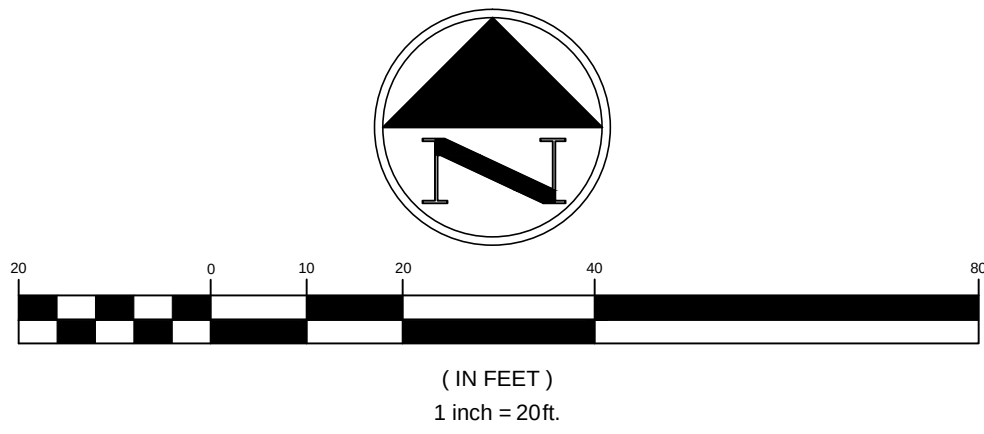


SIGN: _____ SPM
PROJECT: _____ 1728
DATE: _____ 12-21-20

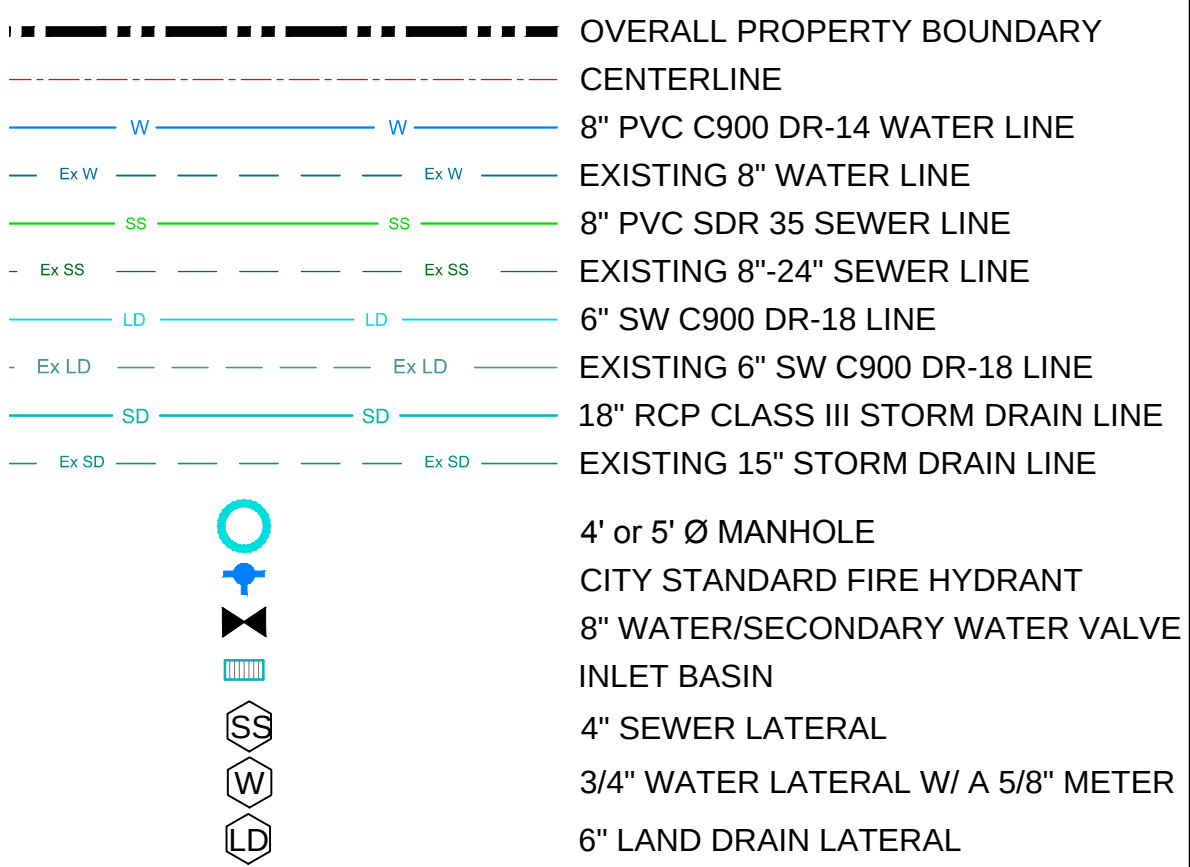
MEET:
PRELIM

\\MEA\1728 - Kaysville Waterfront\00-Cadd\00-Base\Kaysville Waterfront Construction Base 2012.dwg Dec 21, 2020 - 4:43pm

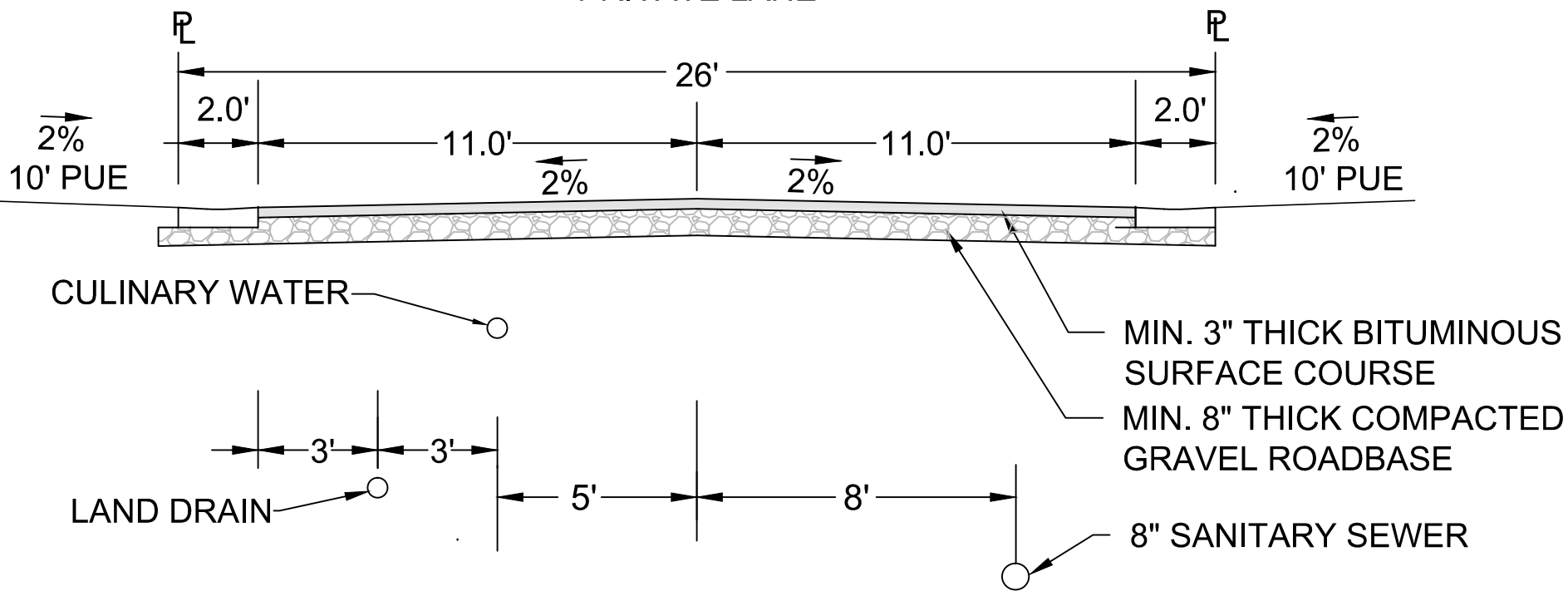
WATERFRONT ESTATES PRUD
PRELIMINARY PLAN



LEGEND



TYPICAL 26' ACCESS DRIVE
PRIVATE LANE



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE NORTH 67°25'06\"/>

PARCEL CONTAINS 93,964.53 SQ. FT. 2.157 ACRES

WATERFRONT ESTATES PRUD
PRELIMINARY PLAN

KAYSVILLE CITY, DAVIS COUNTY, UTAH

Scott P. McFarland, PE
Project Manager
2407 East 1375 South
Kaysville, Utah 84037
801.726.6797 (P)
smf@jya-so.com

MEA
MEASUREMENTS
& ASSOCIATES, INC.



DESIGN: SPM

PROJECT: 1728

DATE: 12-21-20

SHEET:

PRELIM

REVISION

DATE

NO.

DRAWING IS NOT TO SCALE
IF BAR DOES NOT
MEASURE 1 INCH
0 1/2 1

A map showing the project location in the southwest corner of the section. The map includes the following features:

- 200 NORTH**: A horizontal line at the top of the map.
- MAIN STREET**: A vertical line on the right side of the map.
- 50 WEST**: A vertical line on the right side of the map, below Main Street.
- INTERSTATE 15**: A thick, double-lined road running diagonally from the top right towards the bottom right.
- DESERT DRIVE**: A road running diagonally from the top center towards the bottom right, parallel to Interstate 15.
- OLD MIL LANE**: A road running diagonally from the top center towards the bottom left.
- SUNSET DRIVE**: A road running diagonally from the center towards the bottom left.
- SMITH DRIVE**: A road running diagonally from the center towards the bottom left, below Sunset Drive.
- ANGEL DRIVE**: A road running diagonally from the top left towards the bottom left.
- PROJECT LOCATION**: Indicated by a blue arrow pointing to a small blue square at the intersection of Smith Drive and Sunset Drive.

1. ALL PRIVATE RIGHT OF WAYS AND OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE OLD MILL LANDING HOME OWNERS ASSOCIATION.
2. ALL PRIVATE RIGHT OF WAYS ARE TO BE DEDICATED AS PUBLIC UTILITY, DRAINAGE, UTILITY EASEMENTS IN FAVOR OF KAYSVILLE CITY, CENTRAL DAVIS SEWER DISTRICT, AND DAVIS AND WEBER CANAL COMPANY.
3. #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS, NAILS OR LEAD PLUGS TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES.

Diagram illustrating two adjacent lots with various setbacks and easements:

- Left Lot:**
 - 10' PUADE (top boundary)
 - 8' SIDEYARD PUADE (left boundary)
 - 15' MIN SIDE SET BACK (left boundary)
 - 15' MIN FRONT SET BACK (TYP) (bottom boundary)
- Right Lot:**
 - 15' MIN REAR SET BACK (top boundary)
 - 10' PUADE (TYP) (top boundary)
 - 8' SIDEYARD SETBACK (right boundary)
 - 8' SIDEYARD PUADE (right boundary)
 - 10' PUADE (TYP) (bottom boundary)
- Private Road:** Located on the left and bottom boundaries of the lots.

TITLE:

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

FOUND 3" BRASS CAP
DAVIS COUNTY MONUMENT
CENTER OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

LOT 1 (WITH EXCEPTIONS)
RON'S RANCHETTE SUBDIVISION
ENTRY NO. 2851317

HANLINE'S HAMLET ESTATES
ENTRY NO. 2003697

N1°05'14"W 17.02'—

LOT 2
0.56 Acres
24,229 SF

LOT 1
0.43 Acres
18,814 SF

LOT 3
0.65 Acres
28,192 SF

LOT 4
0.52 Acres
22,726 SF

TOD JONES
RECORD OF SURVEY
FILING NO. #3918
BOOK/PAGE 08-011, 08-264

ANGEL DRIVE
(66' PUBLIC RIGHT OF WAY)

- POINT OF BEGINNING

FOUND 3" BRASS CAP
DAVIS COUNTY MONUMENT
SOUTH QUARTER SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV 4230.56

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	27.23'	26.00'	60°00'00"	15.01'	26.00'	S60°15'05"E
C2	27.23'	26.00'	60°00'00"	15.01'	26.00'	N0°15'05"W
C3	27.23'	26.00'	60°00'00"	15.01'	26.00'	S59°44'55"W

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

CITY ENGINEER

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

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D., 20____
BY THE KAYSVILLE CITY PLANNING AND ZONING
COMMISSION.

CHAIRMAN

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

CITY RECORDER

I, **MICHAEL L. WANGEMANN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. **6431156**, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: **WATERFRONT ESTATES PRUD SUBDIVISION** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE NORTH 67°25'06" WEST 447.01 FEET; THENCE ALONG THE EAST LINE OF A STREAM THE FOLLOWING FOUR (4) COURSES: (1) NORTH 45°29'59" EAST 77.89 FEET; (2) NORTH 10°58'35" EAST 62.36 FEET; (3) NORTH 34°55'54" WEST 33.56 FEET; (4) NORTH 01°05'14" WEST 17.02; THENCE NORTH 89°44'55" EAST 363.39 FEET TO THE CENTER SECTION LINE OF SAID SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°15'05" EAST 333.59 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 93,961.53 SQ. FT. 2.157 ACRES

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

AND TO HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, DETENTION BASIN, AND SLOPE EASEMENTS FOREVER AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY AND WARRANT AND DEFEND AND SAVE THE CITY AGAINST ALL SUCH EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED AREAS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

THESE SUBDIVISIONS HOME OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AND PRIVATE ROADWAYS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS _____ DAY OF _____

A.D. 20

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND DAVIS COUNTY 3" BRASS CAP MONUMENTS BETWEEN THE CENTER QUARTER OF SECTION 4 AND THE SOUTH QUARTER OF SECTION 4 AS SHOWN ON THIS SURVEY PLAT.

STATE OF UTAH) §
COUNTY OF DAVIS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR (PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID *CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY SIGNATURE)

AT _____ IN BOOK _____ PAGE _____

DAVIS COUNTY RECORDER

BY: _____

DEPUTY RECORDER

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

April 8, 2021

Planning Commission Members Attended: Chairperson Joshua Sundloff, Vice Chairperson Quan Nguyen, Toby Barrus, Wilf Sommerkorn

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

Public Attendees: City Council Member Mike Blackham, Bob Larsen, Cindy Jenkins, Scott Vincent, Brad Walters, Julie Walters, Seth Poor, David Ward, Michelle Powner, Terrie Kauffman, Mark Blatter, Janele Whipple, Kent Whipple, Rose Wloma, Tymble Clemens.

OPENING

The Planning Commission meeting was held on Thursday, April 8, 2021 at 7:00 p.m. in the Kaysville City Municipal Building located at 23 East Center Street. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Vice Chairperson Quan Nguyen made a motion to approve the minutes from the March 25, 2021 meeting. Toby Barrus seconded the motion and they were unanimously approved.

FINAL PLAT FOR ORCHARD RIDGE ESTATES PHASES 2 & 3 SUBDIVISION LOCATED AT 1406 HWY 89 FOR CAPITAL REEF AND COMPASS HOLDINGS.

This item was tabled by the developer for a later date.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B,’ FLOORING INSTALL LOCATED AT 736 NORTH CREEKSIDE WAY FOR TODD WILLIAMS.

Heather Nielsen explained that Mr. Todd Williams was 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.

Vice Chairperson Quan Nguyen made a motion to approve the Conditional Use Permit for a Major Home Occupation “B” flooring install located at 736 North Creekside Way for Todd Williams. Wilf Sommerkorn seconded the motion and it was approved unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B,’
HANDYMAN SERVICES LOCATED AT 1862 HILL STREET FOR MARK BLATTER.**

Heather Nielsen said 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 informed staff that no employees will report to the home address. He will 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.

Wilf Sommerkorn made a motion to approve the Conditional Use Permit for a Major Home Occupation “B” handyman services located at 1862 Hill Street for Mark Blatter. Vice Chairperson Quan Nguyen seconded the motion and it was approved unanimously.

**CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B,’ LAWN
CARE AND HANDYMAN SERVICES LOCATED AT 74 SOUTH 100 EAST FOR
MICHELLE POWNER.**

Heather Nielsen explained that 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.

Toby Barrus made a motion to approve the Conditional Use Permit for a Major Home Occupation “B” lawn care and handyman services located at 1862 Hill Street for Mark Blatter. Wilf Sommerkorn seconded the motion and it was approved unanimously.

**CONDITIONAL USE PERMIT FOR A TWO FAMILY DWELLING UNIT LOCATED
AT 919 SOUTH KAYS DRIVE FOR JANELLE WHIPPLE.**

Dan Jessop said that 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 and 2 baths in the upper unit. The basement has 2 bedrooms, a single bath and walkout for the 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.

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.

Wilf Sommerkorn asked Dan Jessop how the set up would be for the two- family dwelling. Dan Jessop said it would be a home where the top would be rented separate from the bottom. They will be required to verify that they have separate HVAC units and the required fire walls. They also have separate entrances and enough parking for all renters.

Chairperson Joshua Sundloff made a statement to the audience that the city's rules and ordinances are separate from the HOA's rules. The Planning Commission gives approval based on the rules relating to the city, they do not take into account HOA's rules. An HOA is a private entity and the government's rules are something separate.

Chairperson Joshua Sundloff let audience members approach the stand to talk to the Planning Commission about the two-family dwelling.

James Durrant, the HOA Manager said he was contacted by several homeowners who were concerned about a duplex being proposed for the neighborhood. He would like the Planning Commission to add a rule on the Conditional Use Permit stating that the homeowners need to obtain approval from the HOA board before this use can move forward.

Scott Vincent stood up and said he would like Kaysville City staff to review HOA rules beforehand in regards to these types of Conditional Use Permits. He said that HOA's should sign off on these types of applications before they even get to the Planning Commission.

Kent Whipple is the husband to the applicant and said he did talk to the HOA board and found out that there are several other mother-in-law apartments that are being rented out in the neighborhood.

Vice Chairperson Quan Nguyen said that the neighbors bring up a good point with the HOA board needing to approve the use before these permits can go through. Wilf Sommerkorn said the city and the HOA are two separate entities and the city does not answer legally to the HOA a private entity. The city has its own rules and so does the HOA.

Scott Vincent stood up again and said that this is about the mitigation process. The city granted power to the HOA's therefore the city should check with the HOA beforehand to see if this use could be granted. He said this would keep harmony among the residents and create due consideration for the purposes of a Conditional Use Permit and the HOA rules.

Chairperson Joshua Sundloff explained to Mr. Vincent and others present that the city does not have any authority or interest in the creation of an HOA other than to make sure an entity exists to take care of common areas. They do not grant power to HOA's or have anything to do with them. An HOA is group of neighbors that get together and record a document of rules against the title of their property. The neighbors agreed that they would abide by those rules. The city is not a party to nor does it have a say in the contractual agreement that neighbors have created.

Wilf Sommerkorn said that the city is only obligated to meet the rules of the city. He talked about a new State of Utah bill that makes it legal for homeowners to create an internal accessory home dwelling unit. Cities and HOA's cannot restrict these dwellings.

Wilf Sommerkorn circled back to the issues at hand and said that Kaysville City has a list of criteria for two family dwelling units and this homeowner has met all the requirements, therefore, they are obligated to approve the Conditional Use Permit.

Tobby Barrus made a motion to approve a Conditional Use Permit for a Two Family Dwelling Unit with the condition that they provide two parking stalls per dwelling unit located at 919 South Kays Drive for Janelle Whipple. Wilf Sommerkorn seconded the motion and it was approved unanimously.

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.

Lyle Gibson explained that 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 would be reconfigured is governed by KCC 17-8. KCC 17-12 regulates both the R-1-20 and R-1-LD.

Chairperson Joshua Sundloff opened the public hearing.

Mr. Walters approached the stand and said that he wanted to flip the zoning districts to make more use of the land and the public street to create a subdivision. They would like to keep five acres under the A-5 zone so that they could build a house and have farm animals.

Rose Coleman stood and said that smells from animals should be considered when building the subdivision because five acres could house up to twenty-five cows if they wanted.

Chairperson Joshua Sundloff closed the public hearing.

Tobby Barrus said there isn't really much of a change, they are just looking to move things around in this area.

Vice Chairperson Quan Nguyen said the product looks good. It provides more housing in Kaysville City.

Vice Chairperson Quan Nguyen made a motion to recommend approval to the Kaysville City Council the rezone of 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 for Brad Walters. Wilf Sommerkorn seconded the motion and it was passed unanimously.

REPORT FROM Y2 ANALYTICS WITH COMMUNITY SURVEY RESULTS.

Lyle Gibson said 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 Y2 Analytics team presented findings from the new data collected by surveying methodology to assure statically valid results. Over one thousand participants completed the survey.

The data showed interest in housing diversity but showed favoritism in preserving single family homes and new development being similar to adjacent homes. The citizens want to maintain the small town feel. Residents are concerned about growth and the traffic impact.

The survey found a large interest in adding more parks and open space. Residents want to

preserve the open space that is currently here.

(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.

Lyle Gibson said that 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 discussed this with the Kaysville 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. Staff posted these bullet points on the city's website, Facebook page and Planning Commissioners posted them on other Facebook sites relating to Kaysville City.

Chairperson Joshua Sundloff was still not comfortable with the requirement that PRUD subdivisions can only have 30% of the open space as natural. He asked again why the restriction?

Lyle Gibson said we want to have developers create open space that is useable space. Adding amenities that the subdivision can use, not just grass areas. We are looking for them to add pavilions, playgrounds, benches, etc. for the neighbors.

Wilf Sommerkorn made a motion to recommend approval to the Kaysville City Council 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 with the caveat that they review the Planning Commission's discussion about the 30% open space rule. Toby Barrus seconded the motion and the vote was as follows:

Vice Chairperson Quan Nguyen: Nay
Chairperson Joshua Sundloff: Yea
Wilf Sommerkorn: Yea
Tobby Barrus: Yea

The vote passed three to one and will move onto the Kaysville City Council for discussion.

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 25, 2021.

ADJOURNMENT

Wilf Sommerkorn made a motion to adjourn. All were in favor and the meeting was adjourned at 9:40pm