



KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, May 13, 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 22, 2021 meeting.
2. Conditional Use Permit for farm animals (horses) at 304 North Seemore Drive for Thomas Pruess.
3. Conditional Use Permit for farm animals (cows, sheep, chickens) located at 1429 South Sunset Drive for Craig Larsen.
4. Preliminary and Final Plat for the Deseret Landing Subdivision 1st Amendment at approximately 600 South Deseret Drive for Riverdale Business Park/Mike Ford.
5. Final Plat for the Orchard Ridge Phase 4 Subdivision at approximately 1406 North Highway 89 for Compass Holdings.
6. Work Item: Mixed Use Zoning - Concept Project.
7. Call to the public.
8. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
9. 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 May 7, 2021.

Lyle Gibson – Community Development Director



Planning Commission Staff Report

Conditional Use Permit for Farm Animals May 13, 2021

Applicant/Owner: Thomas Pruess
Location: 304 N Seemore Drive
Zone: R-1-20

Description:

Thomas Pruess is requesting a conditional use permit for farm animals at the above listed address. His property is approximately 0.63 acres or 27,443 square ft. The request for farm animals includes two horses.

Thomas has indicated that he would start out with a baby Fox Trotter colt he is waiting to be born. In the future, he may decide to get another.

Based on the size of the property, up to two horses, cows, or similar animals could be permitted. Currently owner only wishes to have the one horse with the option of a second horse in the future.

The property currently has a fence that encloses the rear yard and Mr. Pruess feels it is capable of containing the horse. He will also be constructing a corral that will be inside the enclosed property as well to contain the anticipated horses.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for farm animals as proposed subject to compliance with the provisions of chapter 17-24 Farm Animals without the need for additional conditions.

Reasoning:

Based on the proposal of the applicant and the existing restrictions of the ordinance, staff feels comfortable that with request not creating negative impacts on surrounding properties.

Attachment 1: Area Map

304 Seemore Drive





Planning Commission Staff Report

Conditional Use Permit for Farm Animals May 13, 2021

Applicant/Owner: Craig Larsen
Location: 1429 South Sunset
Zone: R-1-LD

Description:

Craig Larsen is requesting a conditional use permit for farm animals at the above listed address. The subject property is approximately 2.95 acres or 128,502 sq. ft. The request for farm animals includes up to 11 cows or horses, and 23 goats or sheep, and 295 chickens based on the size of the property.

Craig's has indicated to staff that he anticipates having 7 cows, 16 sheep, and 10 chickens. Craig has the animals for his children and the neighboring kids' 4-H projects and will sell some at county fair at end of summer.

The property currently has a fence that encloses the property. The fence appears to be capable of containing the horses or cows. They will maintain the fencing enclosing the property, as well as existing out buildings to contain the anticipated horses and cows and chickens.

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.

Reasoning:

Based on the brief conversation with the staff of Mr. Larsen and restrictions of the ordinance, staff feels comfortable that existing conditions and requirements of the ordinance are capable of mitigating potentially detrimental impacts.

Attachment 1: Area Map

1429 South Sunset Drive





Planning Commission Staff Report

Kaysville Commercial Desert Landing Subdivision Preliminary and Final Plat 5/13/2021

Applicant/Owner: Mike Ford
Location: 547 South Desert Drive
Existing Zone: L-I

Description:

The proposed final plat for the Kaysville Commercial Deseret Landing Subdivision is before the Planning Commission for consideration for approval. The plat is to accommodate planned development for commercial flex space. The plat proposes breaking up the existing large lot into a 3 acre lot to the east with the specific use still to be determined and creates a 4 lots on the front half of the property that allow for the division of ownership of the buildings proposed to be built.

The applicant has been working with city staff to coordinate the development of these lots with the property to the south and has created the plat accordingly to accommodate the proposed buildings indicated with the documents that have been included.

As part of the coordination of this project with the commercial development to the south, the applicant has completed the engineering and is requesting final plat approval.

Recommendation:

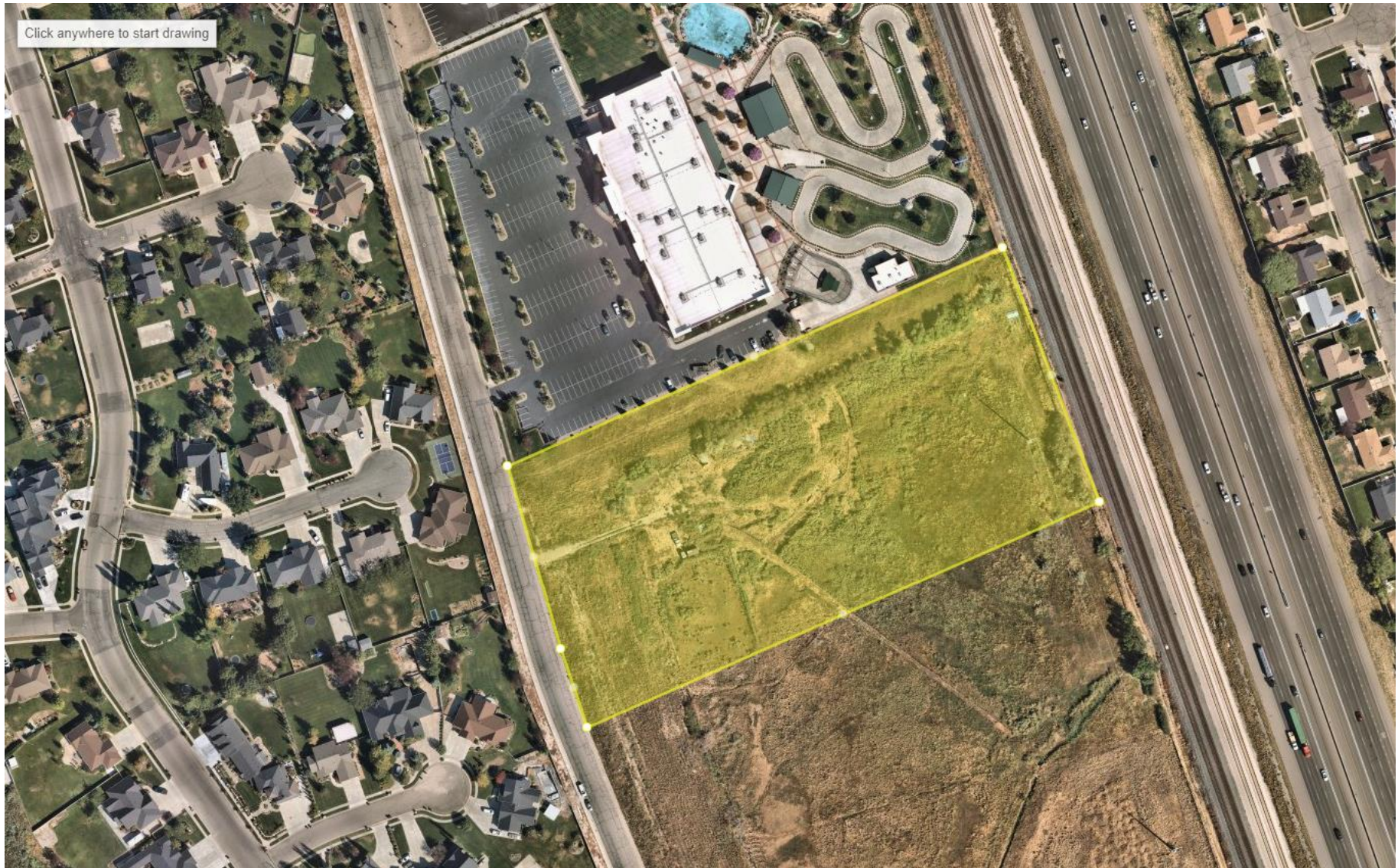
Staff recommends that the Planning Commission forward a favorable recommendation for the preliminary plat to the city council and grant approval for the final plat of the Deseret Landing 1st Amended Subdivision as proposed.

Reasoning:

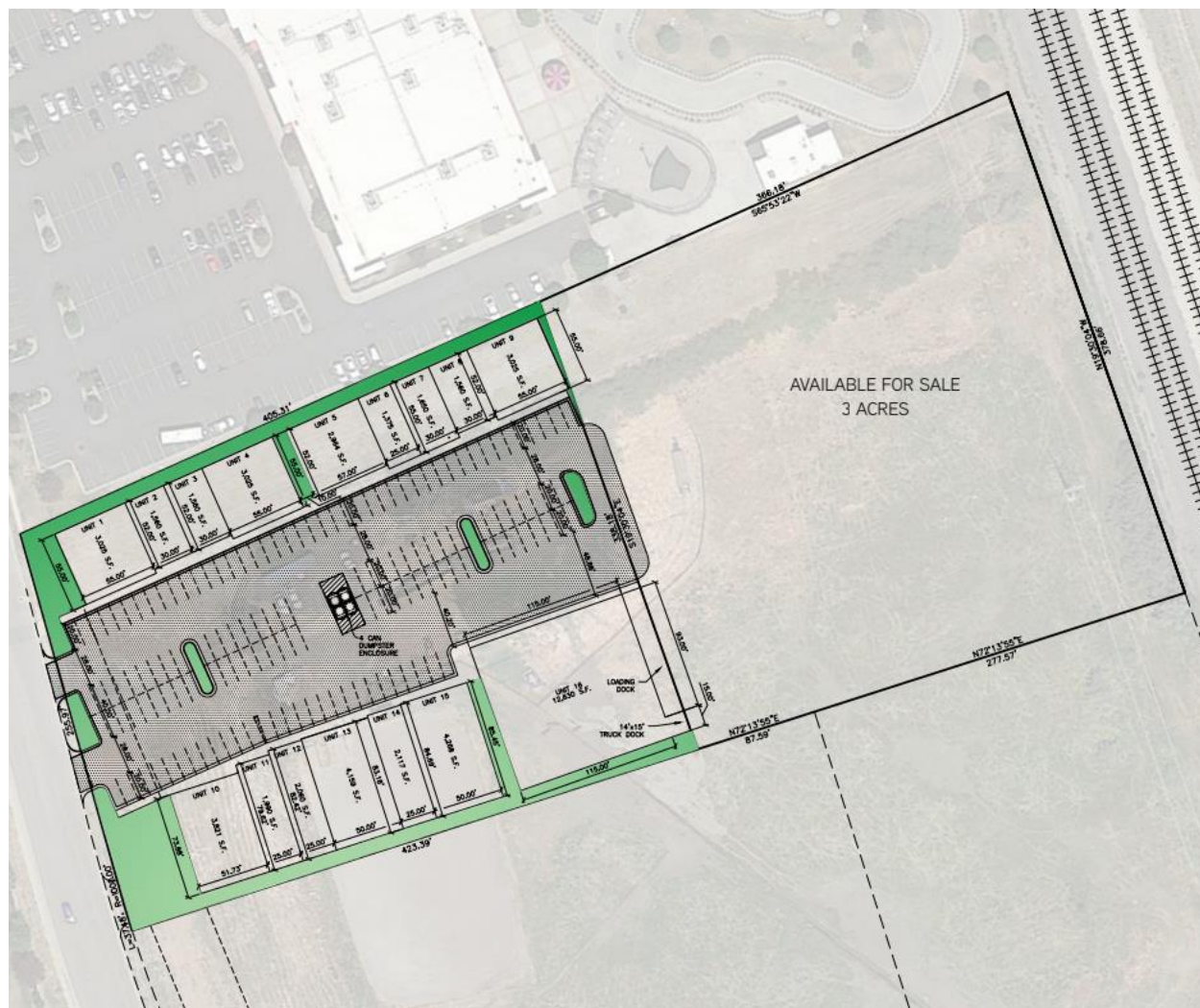
The plat is in compliance with the the existing LI zone, applicable development agreement, and the engineering and design has been reviewed by all applicable agencies and found to be in compliance with applicable ordinances and standards.

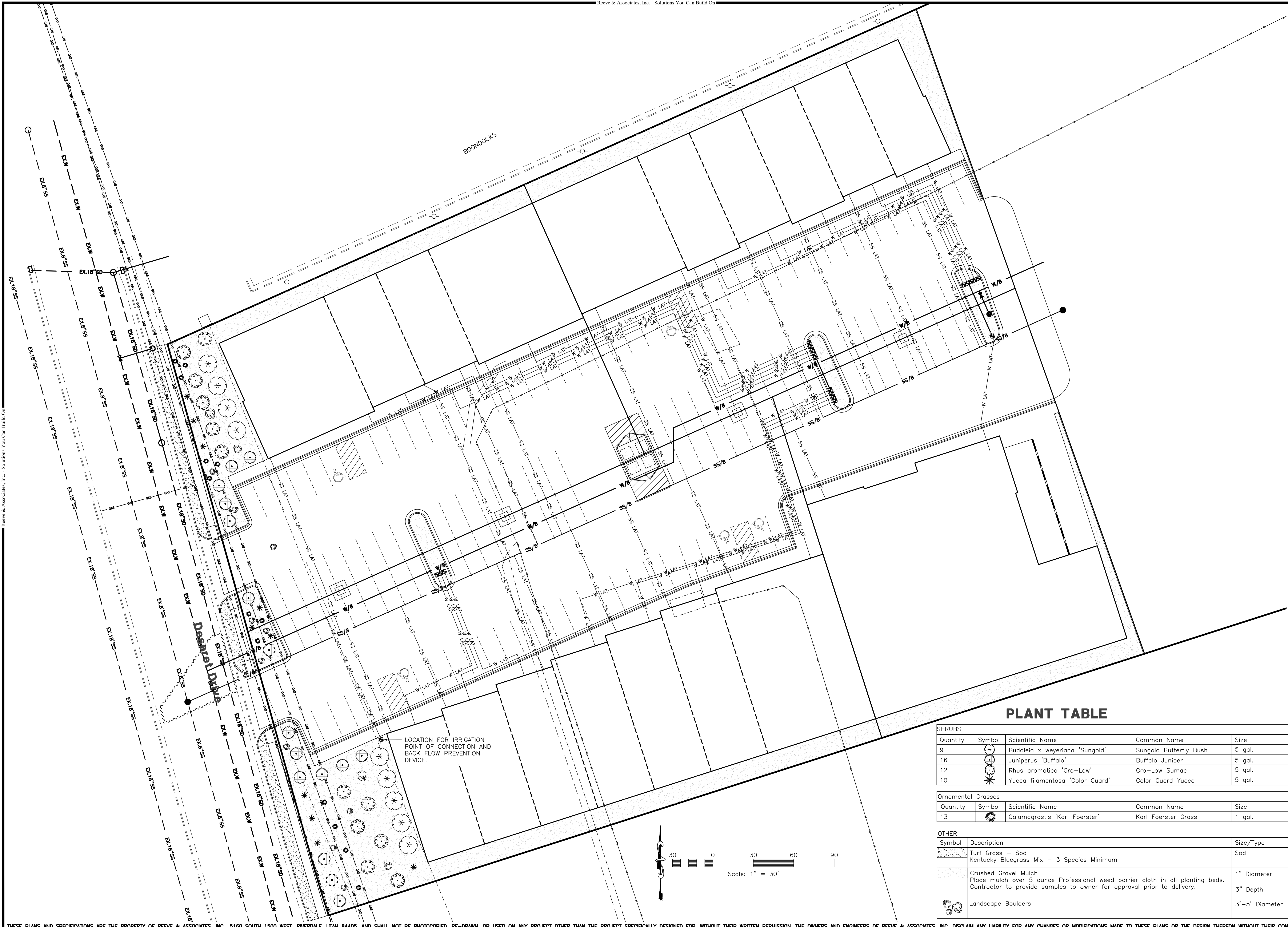
Attachment 1: Location Map
Attachment 2: Subdivision Plat
Attachment 3: Rendering
Attachments 4-5: Site Plans

Approximately 550 South Deseret Drive









PLANT TABLE

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
9		Buddleia x weyeriana 'Sungold'	Sungold Butterfly Bush	5 gal.
16		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
12		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
10		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.
Ornamental Grasses				
Quantity	Symbol	Scientific Name	Common Name	Size
13		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.
OTHER				
Symbol	Description			Size/Type
	Turf Grass - Sod			Sod
	Kentucky Bluegrass Mix - 3 Species Minimum			
	Crushed Gravel Mulch			1" Diameter
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.			3" Depth
	Landscape Boulders			3'-5' Diameter

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 www.reeve-assoc.com

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Kaysville Commercial
Site Plan
KAYSVILLE CITY, DAVIS COUNTY, UTAH

Landscape Plan



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. PETERSON
Begin Date: FEBRUARY 2021
Name: KAYSVILLE COMMERCIAL SITE PLAN
Number: 4671-18

Planning Commission Staff Report



Orchard Ridge Estates Phase 4 Final Plat 5/13/2021

Applicant/Owner: Compass Holdings
Location: Approximately 1406 North Highway 89
Existing Zone: R-1-8 PRUD

Description:

The proposed final plat for the Orchard Ridge Phase 4 subdivision is before the Planning Commission for final approval. This is the furthest east and final phase of this subdivision development. It is anticipated to be constructed together with phases 2 and 3 which were recently approved.

The phase includes 13 lots along a private street with extra parcels that accommodate a pre-existing and newly constructed water tank.

The lots all meet and exceed the minimum requirements of the R-1-8 zone, are within the allotted number of units for the development agreement, and all front a public or private street as standards lots with 1 flag lot in the south east corner.

Recommendation:

Staff recommends that the Planning Commission grant approval for the final plat of the Orchard Ridge Phase 4 subdivision plat.

Reasoning:

The plat is in compliance with the preliminary plat 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 Plat

Orchard Ridge Phase 4



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

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE
DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. INSTALL 2.5' CURB AND GUTTER
2. INSTALL 4.0' SIDEWALK

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

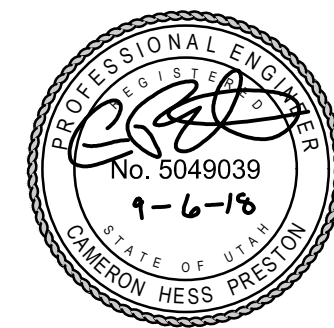
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
COMPASS HOLDINGS DEVELOPMENT
554 N 250 E
KAYSVILLE, UT 84037
CONTACT:
CHALEH TRUJILLO AND MATT YEATES
PHONE: 801-626-5121

ORCHARD RIDGE ESTATES

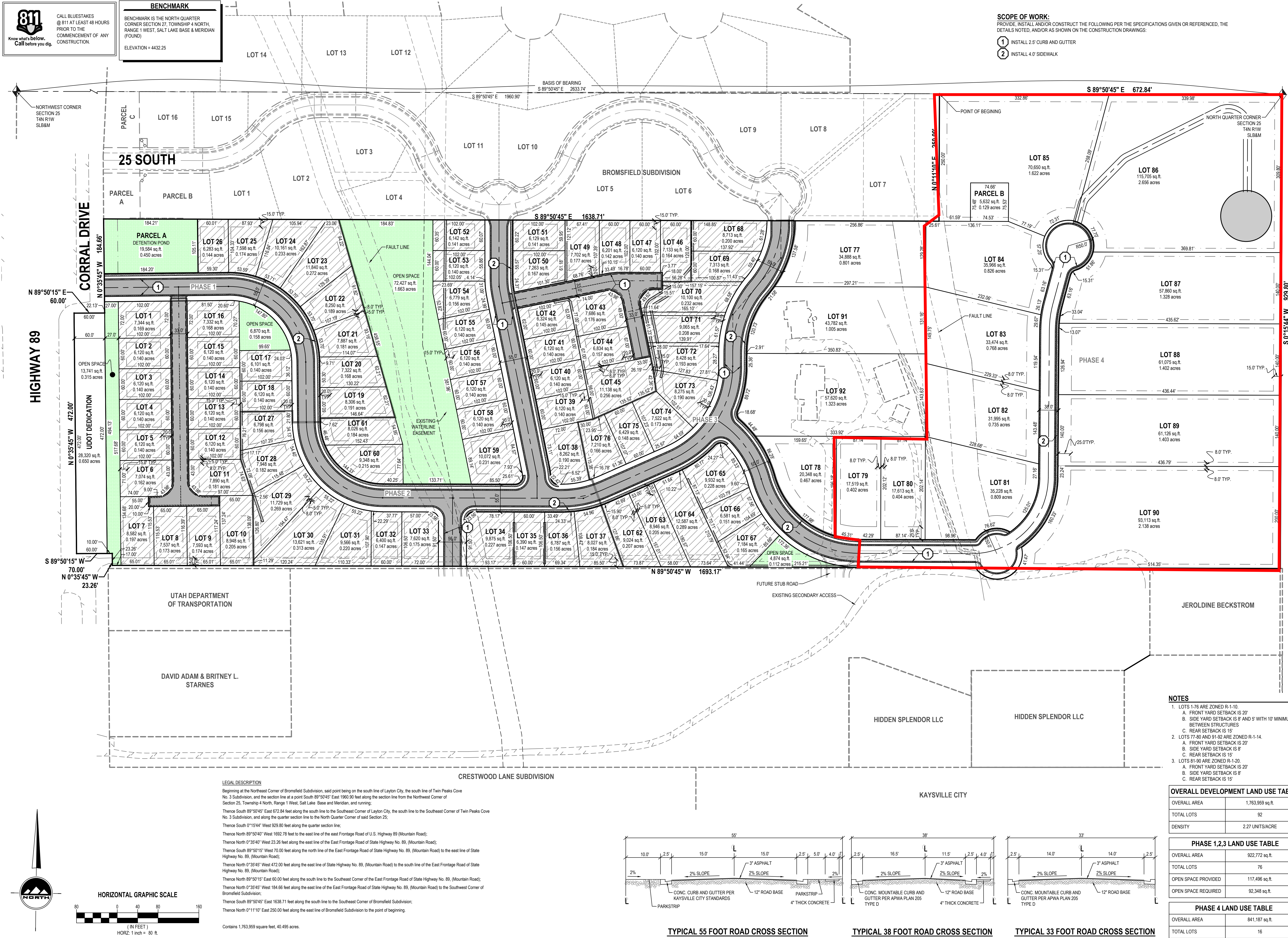
125 SOUTH CORRAL DRIVE
KAYSVILLE, UTAH



**PRELIMINARY
SITE PLAN**

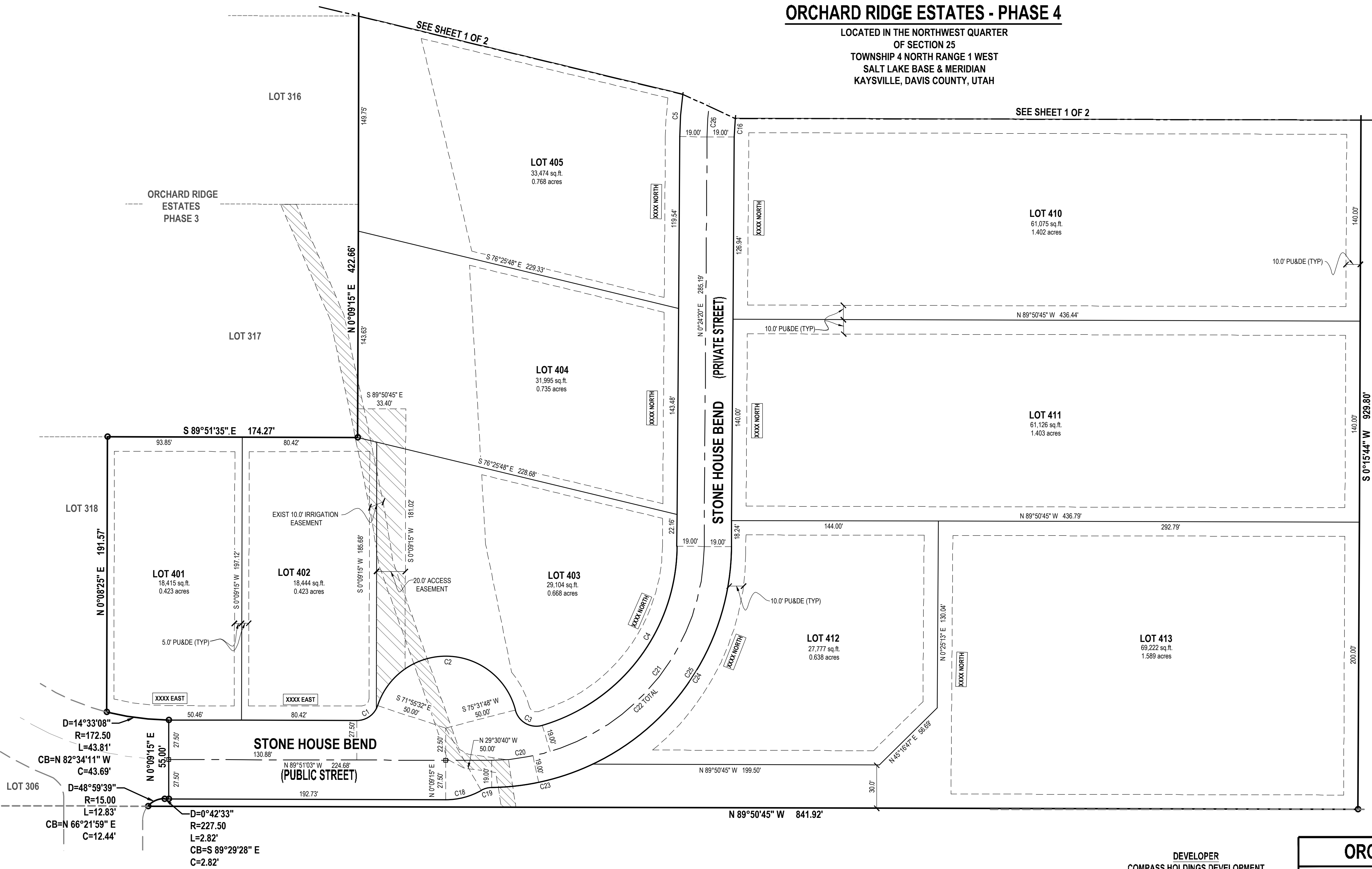
PROJECT NUMBER
L2343
DRAWN BY
J.MOSS
PROJECT MANAGER
C.PRESTON

1 OF 2



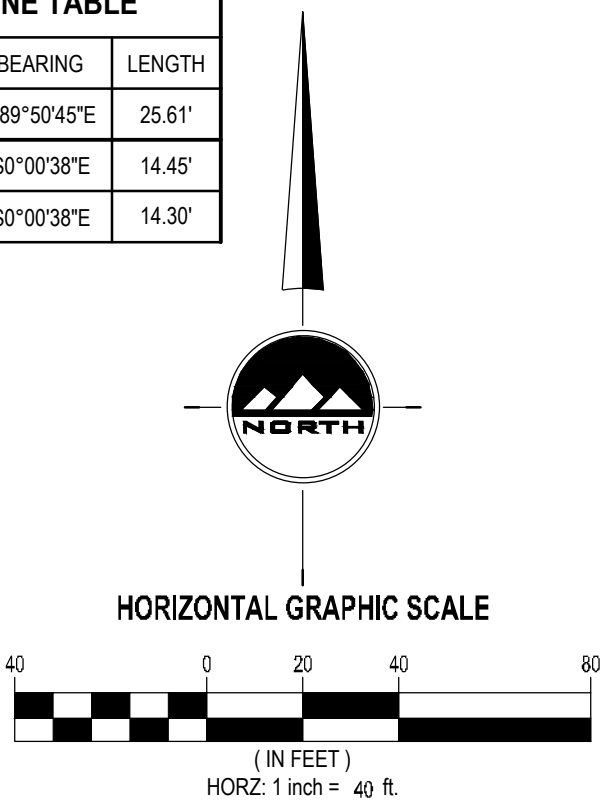
ORCHARD RIDGE ESTATES - PHASE 4

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	16.58'	63°19'54"	N58°29'18"E	15.75'
C2	50.00'	128.68'	147°27'20"	N88°11'52"W	95.99'
C3	15.00'	24.11'	92°06'27"	S60°31'26"E	21.60'
C4	131.00'	135.48'	59°15'20"	N30°02'00"E	129.52'
C5	219.00'	29.67'	7°45'44"	S4°17'12"W	29.65'
C6	219.00'	26.13'	6°50'08"	S11°35'07"W	26.11'
C7	219.00'	55.79'	14°35'50"	S7°42'15"W	55.64'
C8	15.00'	15.31'	58°27'40"	N14°13'40"W	14.65'
C9	50.00'	57.25'	65°36'07"	S10°39'26"E	54.17'
C10	50.00'	72.31'	82°51'33"	S63°34'24"W	66.17'
C11	50.00'	77.70'	89°02'22"	N30°28'39"W	70.12'
C12	50.00'	51.86'	59°25'18"	N43°45'11"E	49.56'
C13	50.00'	259.11'	296°55'20"	N74°59'50"W	52.31'
C14	15.00'	15.31'	58°27'40"	S44°14'00"W	14.65'
C15	181.00'	33.04'	10°27'34"	S9°46'23"W	33.00'
C16	181.00'	13.07'	4°08'16"	S2°28'28"W	13.07'
C17	181.00'	46.11'	14°35'50"	S7°42'15"W	45.99'
C18	50.00'	25.89'	29°39'55"	N75°19'18"E	25.80'
C19	15.00'	7.55'	28°50'00"	S74°54'20"W	7.47'
C20	150.00'	41.35'	15°47'40"	N81°19'11"E	41.22'
C21	150.00'	191.16'	73°01'01"	N36°54'50"E	178.48'
C22	150.00'	232.51'	88°48'41"	N44°48'40"E	209.92'
C23	169.00'	72.85'	24°41'50"	N76°58'25"E	72.28'
C24	169.00'	189.42'	64°13'11"	N32°30'55"E	179.66'
C25	169.00'	189.42'	64°13'11"	N32°30'55"E	179.66'
C26	200.00'	50.95'	14°35'50"	S7°42'15"W	50.82'
C27	76.00'	47.58'	35°52'16"	S32°56'18"W	46.81'
C28	46.00'	102.33'	127°27'13"	N65°23'57"W	82.50'
C29	94.00'	75.90'	46°15'56"	N24°48'18"W	73.86'
C30	14.00'	28.63'	117°10'22"	S58°34'34"W	23.90'
C31	46.00'	94.07'	117°10'22"	S58°34'34"W	78.52'
C32	126.00'	134.51'	61°09'55"	N32°15'18"W	128.21'
C33	14.00'	31.14'	127°27'13"	N65°23'57"W	25.11'
C34	44.00'	27.55'	35°52'16"	S32°56'18"W	27.10'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	S89°50'45"E	25.61'
L2	S0°00'38"E	14.45'
L3	S0°00'38"E	14.30'



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' & 8' (TOTAL OF 13')
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.
- 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 B IS OPEN SPACE AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S 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)

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



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

ORCHARD RIDGE ESTATES - PHASE 4

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 _____
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.HERBST
DATE : 4/16/21



Planning Commission Staff Report

WORK ITEM: Mixed Use Concept May 13, 2021

Description:

For some time staff has heard interest from the city council in potentially creating a mixed use zoning district to allow for new types of development within Kaysville City. Recent survey work with the general plan update has indicated some public interest at the right scale and in the right location.

Staff has begun researching how other communities regulate mixed use developments where commercial and housing can exist in the same building. The possibilities are many.

After introducing some concepts to the Planning Commission at the most recent Planning Commission meeting, it felt that looking more specifically at a proposed project would help move the conversation forward to better understand what this may look like in Kaysville and what impacts it may have. A developer working on a concept in town has agreed to share their concept with the planning commission to help make the discussion more relevant in hopes of providing better direction to staff to create a new zoning district that may be appropriate for Kaysville City.

Example items to consider:

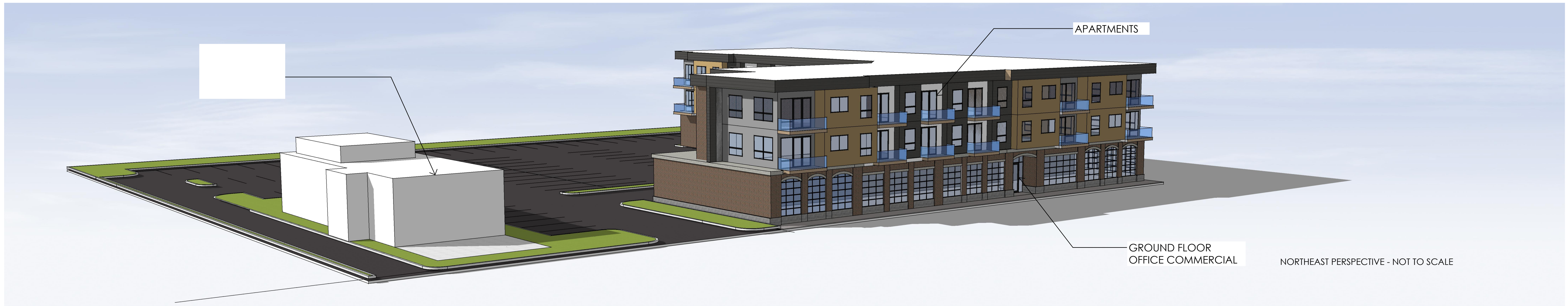
- what percent of development needs to be commercial?
- density allowance?
- height, yard/setback requirements?
- parking requirements?
- allowed uses?
- form and architecture requirements?
- where might this zone be considered?

Attachment: Concept project details



RYAN WILDE - KAYSVILLE MIXED USE

SITE PLAN - SCALE: 1:20





RYAN WILDE - KAYSVILLE MIXED USE

SOUTHEAST PERSPECTIVE - NOT TO SCALE



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Mixed Use Concept

48 units.

10 - 2 bedrooms

6 - 3 bedroom walk ups with tuck under garages

32 - studio one beds.

80 parking stalls

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

April 22, 2021

Planning Commission Members in Attendance: 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: Keesha Hardin, Mike Hardin, Craig Jacobsen-Capital Reef Management, Matt Yeates-Compass Holdings Development, Justin Bennett, Michael Huefner, Brad Walters, Phill Holland.

OPENING

The Planning Commission meeting was held on Thursday, April 22, 2021 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Toby Barrus made a motion to approve the minutes from the April 8, 2021 meeting. Abigayle Hunt seconded the motion and they were unanimously approved.

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).

Lyle Gibson explained that 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.

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.

Steve Lyon made a motion to approve the Final Plat for Orchard Ridge Estates Phases 2 and 3 Subdivision located at 1406 Hwy 89 for Capital Reef and Compass Holdings. Vice Chairperson Quan Nguyen seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR FARM ANIMALS LOCATED AT 617 FARMLAND DRIVE FOR JUSTIN AND KRISTA HANKS.

Dan Jessop said that Justin and Krista Hanks are 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. She is asking for 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. 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.

Abbigayle Hunt made a remark that while driving past the address she noticed that the fence around the property might be in need of repair. They need to have this done before they are allowed to have the animals.

Abbigayle Hunt made a motion to approve the Conditional Use Permit for farm animals- two sheep and chickens located at 617 Farmland Drive for Justin and Krista Hanks with the condition that they repair the yard fence and there is a chicken coop installed to house the chickens. Steve Lyon seconded the motion and it was unanimously approved.

PRELIMINARY PLAT APPROVAL FOR THE CRESTED PEAK SUBDIVISION LOCATED AT 1387 SOUTH SUNSET DRIVE FOR BRAD WALTERS.

Lyle Gibson reminded the Planning Commission that at the 4/8/21 meeting they made a

recommendation for approval of the zoning for his 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.

Jared Doxey made a motion to approve the Preliminary Plat for the Crested Peak Subdivision located at 1387 South Sunset Drive for Brad Walters. Steve Lyon seconded the motion and it was unanimously approved.

FINAL PLAT APPROVAL FOR THE HARDIN SUBDIVISION LOCATED AT 1413 WEST WEB LANE FOR MIKE HARDIN.

Lyle Gibson said that 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. 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.

Vice Chairperson Quan Nguyen made a motion to approve the Final plat for the Hardin Subdivision located at 1413 West Web Lane for Mike Hardin. Jared Doxey seconded the motion and it was unanimously approved.

PRELIMINARY PLAT APPROVAL FOR THE HERITAGE SQUARE SUBDIVISION AMENDED LOCATED AT APPROXIMATELY 575 WEST MUTTON HOLLOW ROAD FOR JUSTIN BENNETT.

Lyle Gibson said that 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.

Vice Chairperson Quan Nguyen made a motion to approve the Preliminary Plat for the Heritage Square Subdivision Amended located at approximately 575 West Mutton Hollow Road for Justin Bennett. Steve Lyon seconded the motion and it was it was unanimously approved.

**FINAL PLAT APPROVAL FOR THE WATERFRONT ESTATES SUBDIVISION
LOCATED AT APPROXIMATELY 990 SOUTH ANGEL STREET FOR PHIL
HOLLAND.**

Dan Jessop explained that 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.

Jared Doxey asked about the pond dredging. Lyle Gibson said that public works was going to dredge the pond a bit further to the south and so they did not need to go through the property.

Abbigayle Hunt made a motion to approve the Final plat for the Waterfront Estates Subdivision located at approximately 990 South Angel Street for Phil Holland. Steve Lyon seconded the motion and it was it was unanimously approved.

DISCUSSION ITEM: MIXED USE ZONING

Lyle Gibson said that there are some developers approaching him wanting to do something different in town like mixed use. He wanted to ask the Planning Commission if they were open to this and what direction they would like to take.

Steve Lyon said he liked the idea of having something with commercial in the bottom and residential up above. He said that many other cities are adopting this mixed use especially in their downtown area.

Lyle Gibson asked the Planning Commission what scale of mixed use they wanted.

Phil Holland approached the stand and said that there are opportunities to do this you just need to make the zone here. He said to make it worth developer's money they may need to be around 40 units per acre or a non-density per acre. He said something above the area of North of Bowmans would be a good place for mixed use to build above the buildings there.

Chairperson Joshua Sundloff said that this was something they should think about for the future and a good change for the city.

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, May 13, 2021.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 9:00 pm.