



**Kaysville City Planning Commission
Meeting Notice and Agenda**

The Kaysville City Planning Commission will hold a regular meeting on Thursday, July 14, 2022, at 7:00 p.m. in the Council Chambers of the Kaysville City Municipal Building located at 23 East Center Street. The public is encouraged to attend in person or may view the meeting online via www.Kaysvillelive.com.

1. Opening
2. Swearing in of Krista Keetch as a Planning Commissioner
3. Approval of the minutes from the June 23, 2022 Planning Commission/City Council work session
4. Approval of the minutes from the June 23, 2022 Planning Commission meeting
5. Preliminary Plat Subdivision approval for Hinkley Lot Split for Clint Taylor located at approximately 815 North Brookshire Drive
6. Public Hearing for the rezone application from BeBuilders for 602 South Angel Street from A-1 Light Agricultural District to R-1-14 Single Family Residential District with a PRUD Planned Unit Residential Overlay
7. Call to the Public
8. Other matters that properly come before the Planning Commission:
 - a. Reports
 - b. Correspondence
 - c. Calendar
9. Adjournment

On Friday, July 8, 2022, a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).

Melinda Greenwood
Community Development Director

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Dan Jessop, Zoning Administrator
Date: June 22, 2022

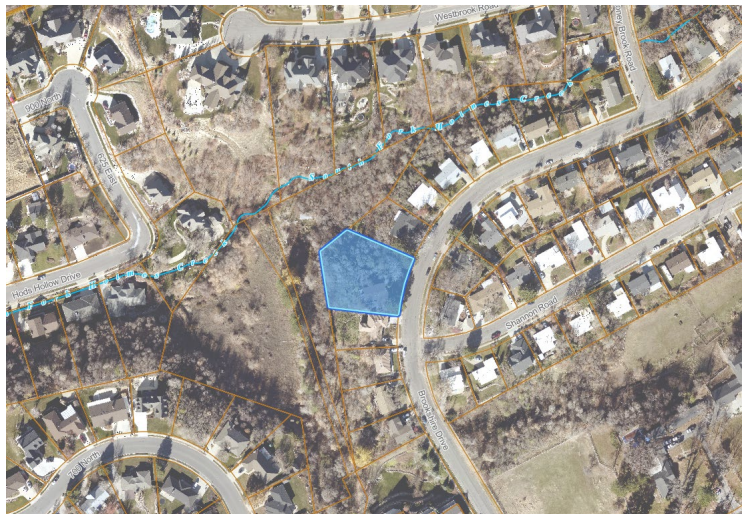
Agenda Item #5: Preliminary Plat Subdivision approval for Hinkley Lot Split for Clint Taylor located at approximately 815 North Brookshire Drive

Meeting Date	July 14, 2022
Application Type	Preliminary Plat for Subdivision
Applicant Owner	Clint and Nichole Taylor
Address Parcel ID Number	815 North Brookshire Drive 11-472-0001
Zoning	R-1-8
Lot Size	.63 acres 27,442.8 ft ²
Current Use	Single family dwelling
Number of Lots	2
Lot Sizes	11,969 ft ² and 15,254 ft ²

1. BACKGROUND

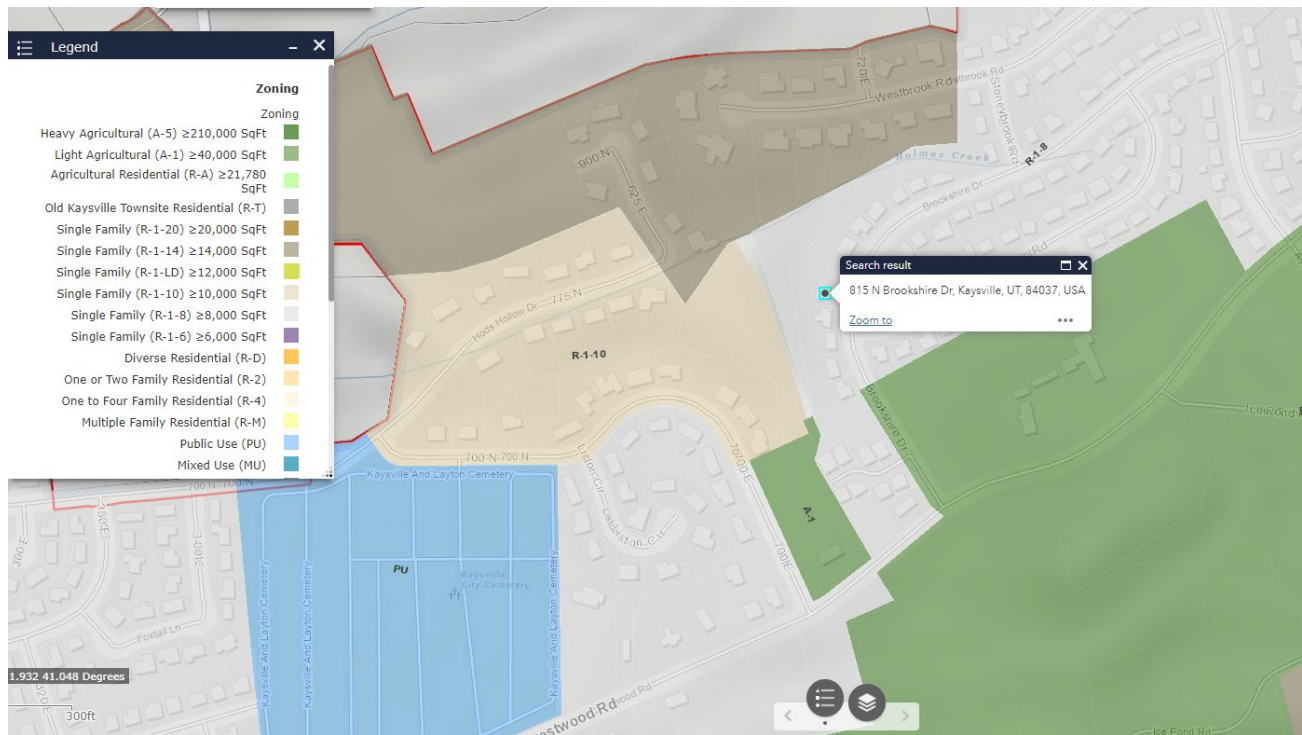
Clint Taylor and wife Nichole have submitted a preliminary plat application giving detail regarding the anticipated subdivision of the site listed above. The existing lot now is .63 acres.

The subdivision consists of 2 total lots facing the public street Brookshire Drive and is zoned R-1-8. Lot 101 would have existing home and out building with a total of 15,254 square feet. Lot 102 would be a new 11,969 square foot developable lot for a single family dwelling. The lots would both exceed the 60 foot minimum front width and exceed the 8,000 square foot minimum.



2. SURROUNDING LAND USE AND ZONING

- **Adjacent** –R-1-8
- **North** – R-1-14
- **South** – A-1
- **East** – R-1-8
- **West** – R-1-10



3. ZONING

A. R-1-8

The stated purpose of the zone is: Single Family 8,000 square foot lots.

4. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday, July 8, 2022.

5. RECOMMENDATION

The proposed subdivision is consistent with the anticipated development of the R-1-8 zone. It is in compliance with applicable zoning districts, and proposes a desirable building lot.

Staff is recommending that the Planning Commission forward a favorable recommendation to the City Council for approval of the proposed preliminary plat for Hinckley Lot Split Subdivision contingent on the conditions below.

- Addresses are added to the lots

- Title is corrected from survey to subdivision
- Correction of boundary description

Attachments:

1. Preliminary Plat with staff comments

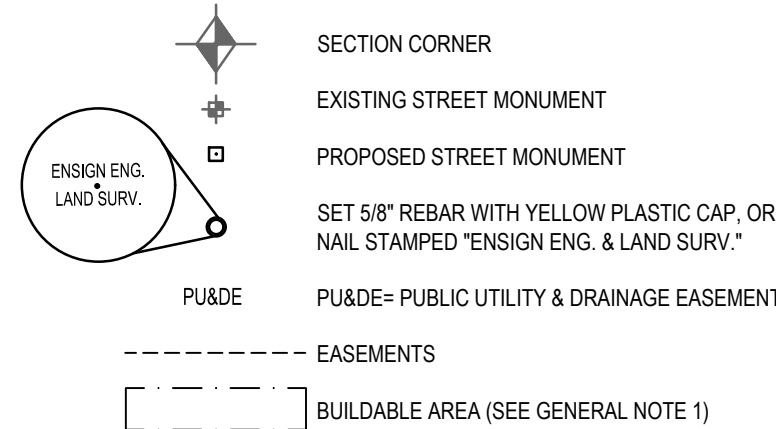
HINCKLEY LOT SPLIT SURVEY

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 26
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH
JANUARY 2021

Provide
subdivision
title

BRIAN P. & JENNIFER A. EAGAR
11-041-0018

LEGEND



NOTES

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

WITNESS CORNER TO THE
SOUTHWEST QUARTER CORNER
SECTION 26
T4N, R1W
SLB&M
(FOUND)

SOUTHWEST QUARTER CORNER
SECTION 26
T4N, R1W
SLB&M
(NOT FOUND)



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

SALT LAKE CITY
Phone: 801.255.0293
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.855.1453
RICHFIELD
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL

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

KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER: 10381

MANAGER : T.WILLIAMS

DRAWN BY : C.WRIGHT

CHECKED BY : T.WILLIAMS

DATE : 2/19/21

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

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 26, Township 4 North, Range 1 West, Salt Lake Base and Meridian also being in Kayville City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the Northeast Corner of Lot 4, King Clarion Hills No. 1 Subdivision, said point being South 89°33'20" 3073.73 feet and North 00°08'40" West 817.70 feet from the South East Corner of said Section 26 (Bearing being: S 89°45'30" East between the Southeast Quarter Corner and the Southwest Quarter Corner of said Section 26 as noted on Davis County NAD83 Township Reference Plat) and running thence;

North 83°47'52" West 153.64 feet along the North line of Lot 4 to a point on the boundary line of said subdivision;

thence along said boundary line North 09°04'52" West 124.88 feet;

thence North 50°55'08" East 75.82 feet to the Southwest Corner of Lot 2, Hinkley Subdivision;

thence South 66°35'53" East 159.57 feet along the Southerly line of said Lot 2 to a point on the right-of-way line of Brookshire Drive;

thence Southwesterly 129.08 feet along the arc of a 430.00-foot radius curve to the left (center bears South 66°35'47" East and the long chord bears South 14°47'59" West 128.60 feet with a central angle 17°12'00") along said right-of-way to the Point of Beginning.

Contains 27,223 square feet, 0.625 acres.

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

HINCKLEY LOT SPLIT SURVEY

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: _____ By: _____

By: _____ By: _____

INDIVIDUAL ACKNOWLEDGMENT

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

On the _____ day of _____ A.D., 20____,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

HINCKLEY LOT SPLIT SURVEY

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 26
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: July 5, 2022

Agenda Item #6: Public Hearing for the rezone application from BeBuilders for 602 South Angel Street from A-1 Light Agricultural District to R-1-14 Single Family Residential District with a PRUD Planned Unit Residential Overlay

Meeting Date	July 14, 2022
Application Type	Rezone
Applicant Owner	BeBuilders The Evelyn L. Johnson Trust
Address Parcel ID Number	602 South Angel Street 08-009-0102
Lot Size	1.66 acre 72,309 ft ²
Current Use	One single family dwelling
Current Zoning	A-1 Light Agricultural (minimum 40,000 ft ²)
Density Entitlement	1 single family detached dwelling
Requested Zoning	R-1-14 Single Family Residential with PRUD Overlay
Density Entitlement	5 single family residential dwellings (minimum 14,000 ft ²)

1. BACKGROUND

The applicant is requesting the property at 602 South Angel Street be rezoned from A-1 Light Agricultural, which has a minimum lot size of 40,000 ft², to R-1-14 Single Family Residential, which has a minimum lot size of 14,000 ft². The applicant is also requesting the rezone have a PRUD overlay. The proposed change in zoning would allow for the construction of up to five single family dwelling units.



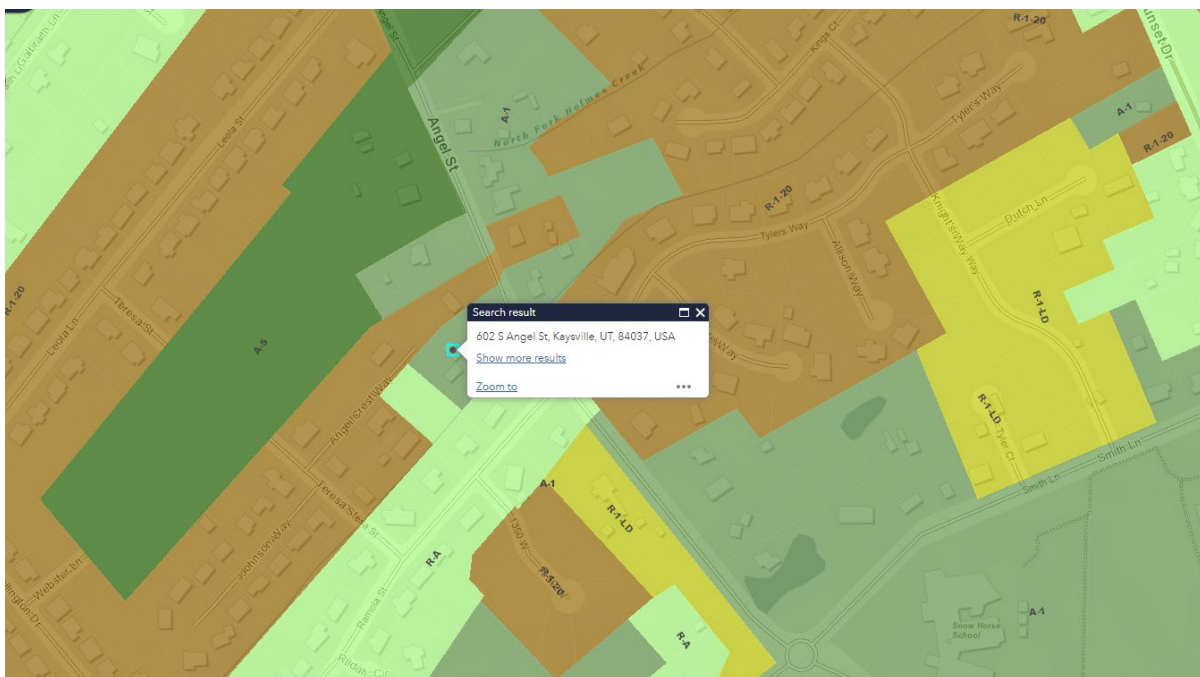
The subject property is a 72,309 ft² parcel on the west side of Angel Street with one existing single family home which faces east. This same property was before the Planning Commission on May 12, 2022, with a rezone request for 8,000 ft² lots. The application received a recommendation of approval from the Planning Commission with a vote of 4-2. At the City Council meeting on June 2,

2022, the rezone application failed, with the City Council voting 3-2 to deny the zone change. Based on public comments and feedback from the Planning Commission and City Council, the property owner is now requesting the zoning be changed to R-1-14.

2. SURROUNDING LAND USE AND ZONING

The parcel is located on the west side of Angel Street at 602 South. For the Commission's consideration of the whether or not the application of the R-1-14 zone on the subject property is an appropriate location, the character of the surrounding area and neighborhood includes:

- **Adjacent** – Directly adjacent to the subject property is R-1-20 and R-A.
- **North** – The subject property is bordered by R-1-20 zoning.
- **South** – Directly south of the parcel is R-A Agricultural Residential zoning with several parcels zoned R-1-LD approximately 340 feet to the south.
- **East** – Across Angel Street to the east is A-1 and R-1-20 zoning.
- **West** – The subject property is bordered by a single lot zoned R-A, which then has another subdivision with R-1-20 zoning to west.



3. GENERAL PLAN

The 2019 Kaysville City General Plan contains the following goals and policies (emphasis added). These excerpts are relevant to the R-1-14 rezone application and should be considered as findings when the Commission makes their recommendation to the City Council.

1. Identity and Character

*A. Kaysville should be **primarily a residential community** with a vision to promote business, industry and public use.*

The R-1-14 zone is a residential zone, therefore the rezone request falls in line with this goal and policy.

III. Growth and Development

*A.2. Reserve land and promote development that is high quality, **diversified and adaptable to changing conditions.***

The R-1-14 zone allows for single family lots of a smaller size than what currently exists in the area, which would diversify housing opportunities. The rezone request to R-1-14 supports this goal and policy.

I. Housing

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

2. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).

The subject property is located west of I-15 and on Angel Street which is considered an arterial street. Given its location along Angel Street, it is appropriate to give careful consideration of applying the R-1-14 zone.

*B. The majority of the housing should be **single unit** attached or detached. **The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes.** Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.*

The housing in the area is currently developed as low density single family lots. Approximately 150 feet to the west, there are lots as small as ~10,000 ft², though the majority of the parcels are sized around half an acre, or around 20,000 ft². The change to the R-1-14 zone would create additional single unit housing opportunities and allow for varying sizes of homes while still preserving the residential feel and provide for large lots.

Plan For Additional Moderate Income Housing

Approximately fifteen percent (15%) of the additional housing should be moderate income housing. Kaysville will continue to use the following means and techniques to provide a realistic opportunity for development of a variety of housing, including moderate income housing:

*1. **Zoning properties** townsite (R-T), **single family (R-1)**, diverse (R-D), two-family (R-2), one to four family (R-4), and multiple family (R-M) residential and central commercial (CC) which allows housing.*

4. Permitting less costly size, design, materials and construction of housing.

9. Rezone for densities necessary to assure the production of moderate income housing.

The R-1-14 zone reduces lot size to 14,000 ft² and would allow for 4 more single family units than presently exist. Application of the PRUD, which allows for variation from some standards will permit less costly construction of housing. The requested zone change would diversify available housing products in the area and provide additional housing options at a lower cost due to the smaller lot sizes.

The 2019 General Plan provides goals and policies which support the rezone request.

4. ZONING

A. R-1 Single Family Residential District

The stated purpose of the R-1 zone is:

To provide for areas in appropriate locations where quiet, low-density residential neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, most of whom will have children. To this end, the regulations permit the establishment of single-family dwellings and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

Based on information in this report, public comment, and discussion at the Planning Commission meeting, the Commission should determine whether or not the application of the R-1-14 zone in this location would meet the stated purpose of the R-1 zone.

B. Density

The subject property is 72,309 ft², which would allow for a total of five single family dwelling units on the site. There is an existing single family residence on the site, so the rezone request would increase density in the area by up to four more dwellings, for a total of five units allowed based on the size of the property.

C. Regulations

Differences between lot size requirements and other regulations between the A-1 (current) and R-1-14 (proposed) zones are identified in the chart below.

	A-1	R-1-14
Minimum Lot Size	40,000 ft ²	14,000 ft ²
Density (based on lot size)	1	5

Minimum Lot Width	100'	90'
Front Setback	30'	30'
Side Setback	≥ 10'	≥ 8'
Rear Setback	30'	15'
Maximum Building Height	30'	30'

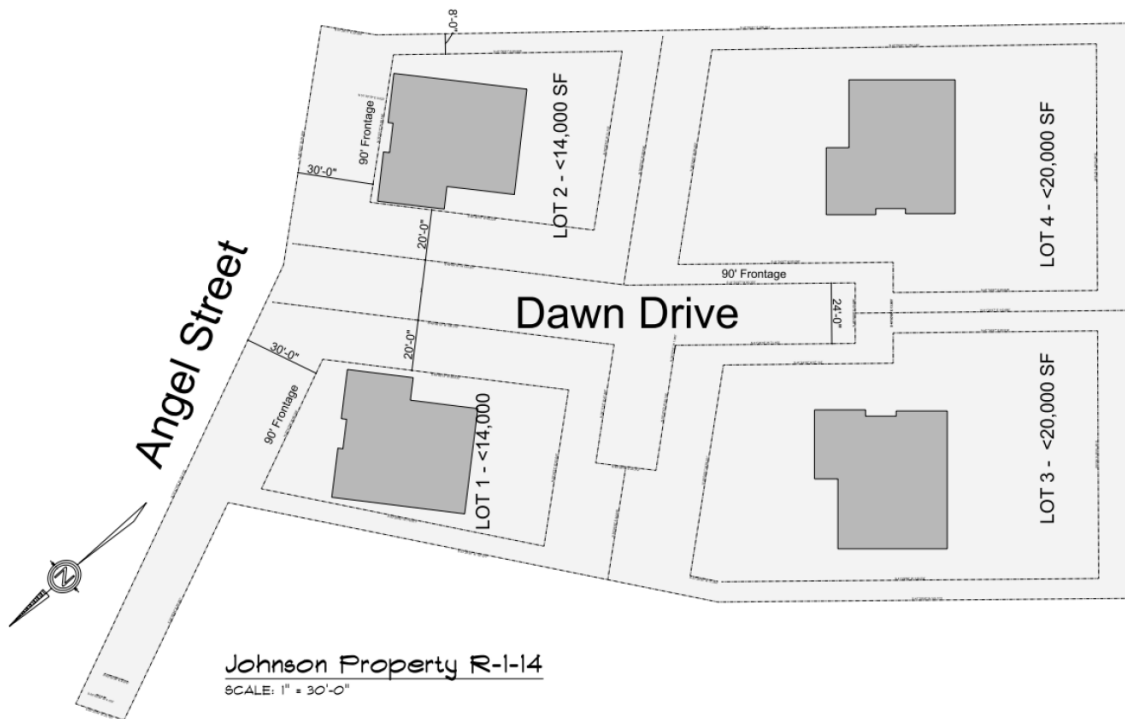
5. PUBLIC NOTICING AND PUBLIC COMMENT

A total of 31 public notices were mailed to property owners within 500' of the subject property.

As of the date of this report, no comments have been received.

6. SUMMARY

The applicant submitted the below concept site of their proposed four lot development.



The 2019 General Plan contains adequate goals and policy objectives to support approval of the rezone request. The Planning Commission should debate the rezone request and make a recommendation to the City Council addressing the rezone request based on its findings in this report, compatibility with the 2019 General Plan, public comments received and how well this requested zone works at this particular location.

7. RECOMMENDATION

Staff recommends the Planning Commission recommend approval of the R-1-14 rezone request for the property located at 602 South Angel Street.



Kaysville City Planning Commission Meeting Minutes
June 23, 2022

The Planning Commission meeting was held on June 23, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Nguyen, Vice Chair Lyon, Commissioners Branch, Barrus, Doxey, Sundloff, Sommerkorn

Staff Present: Dan Jessop, Mindi Edstrom, and Melinda Greenwood

Public Attendees: Amanda Wiberg and Joe Hepworth

1-Opening

Chair Nguyen opened the meeting at 7:00 p.m.

2- Approval of minutes from the May 26th and June 9th meeting

Chair Nguyen asked for a motion to approve the minutes for May 26th and June 9th. Commissioner Lyon made a motion to approve minutes from both meetings. Commissioner Branch seconded the motion. All voted in favor of approving the minutes and the motion passed 7-0.

3- Final Plat approval for Phase 4 of the Westgate Estates Subdivision for Perry Homes Utah located at approximately 200 North and Bonneville Lane

Introduced by: Dan Jessop

Mr. Jessop stated this last phase has 46 lots which range from 8,000 square feet to 61,000 square feet. He said the lots meet requirements and are the same as the preliminary plat approval, and that staff is recommending approval. Mr. Jessop told the Commissioners that the applicant was in attendance if they had any questions.

Commissioner Branch made a motion to approve the final plat for Phase 4 of the Westgate Estates Subdivision and Commissioner Doxey seconded the motion. All voted in favor of the motion, 7-0.

4- Public Hearing for Text Amendments to allow model homes, temporary construction buildings, temporary tract offices and temporary development signs as permitted uses in residential zones

Introduced by: Dan Jessop

Mr. Jessop shared that staff has been bringing model homes to the Planning Commission for a Conditional Use Permit approval for many years. Last year the Planning Commission suggested amending the text to change model homes as a permitted use with administrative approval done by staff, regulated by staff, and terminated by staff.

Chair Nguyen opened up the Public Hearing and no public comments were made. Chair Nguyen closed the Public Hearing and opened it up to the Commissioners to discuss.

Commissioner Lyon said he approves of anything that can keep business going and creates time efficiencies for staff and Commissioners.

Commissioner Sundloff made a motion to recommend approval of the text amendment as listed in staff report. Commissioner Branch seconded the motion. All voted in favor of the motion which passed 7-0.

5- Public Hearing for Text Amendments enacting Kaysville City Code 17-7-5: Explosives Prohibited in Residentially Zoned Districts

Introduced by: Melinda Greenwood

Ms. Greenwood gave a brief history of this text amendment, including that it was before Planning Commission in February and staff was directed to answer some questions and bring it back to the Planning Commission. The ordinance was drafted as a result of a routine license review conducted by the US Bureau of Alcohol, Tobacco, and Firearms (BATF) who asked the City if we allowed explosives manufacturing in residential zones. A Kaysville resident has previously held an explosives license, which gave him the permission the BATF to manufacture anything kind of legal explosives. The BATF looks to the regulations of local jurisdictions to determine whether they should issue a license or not. The City Attorney and the BATF Agent felt we needed to additional language in Kaysville City Code to prohibit explosives manufacturing in residential zones.

Chair Nguyen said he feels explosives should not be allowed in a residential zone and reiterated the difference between selling of fireworks and manufacturing the explosives.

Chair Nguyen opened a Public Hearing regarding the item.

Joe Hepworth is a Kaysville resident who said his father worked at Thiokol and developed rocket propellant. He said from young age he started building rockets with motors which is a passion for him. He said that if this text amendment passes then any child that launches a rocket would be committing a crime and hobbyists would not be permitted to build or launch rockets. He shared with the Commissioners a reference to the National Association of Fire Protection Code 1122 which would apply to model rocket safety code and that section 1127 is the high power rocket safety code. Mr. Hepworth asked that model rockets and motors be exempted from the ordinance.

Commissioner Allred said that he is not aware of anywhere in Salt Lake County that allows model rockets to be launched.

Joe Hepworth said he holds an annual event with his employees in Springville where they build a rocket and launch it with an egg 750 feet in the air. He works with the fire chief each year to get a permit and so he can bring his grandchildren and the fire department offers to wet the grass down before the event. He reiterated his request that model rockets and motors be an exemption.

Chair Nguyen closed the Public Hearing and turned the time over to the commissioners for questions and discussion.

Commissioner Sundloff commented that the individual who originally prompted this discussion appeared to not be in attendance and asked if Mr. McGraw has given up due on the ordinance?

Ms. Greenwood stated that she reached out to Mr. McGraw letting him know that staff was going to proceed with the ordinance and Mr. McGraw was not pleased with the news.

Commissioner Sundloff shifted gears and asked staff if Kaysville City Attorney was involved and Ms. Greenwood shared that she worked with the City Attorney as well as the Fire and Police Chiefs to develop

the ordinance.

Commissioner Lyon thinks that you add a “d” to section 6 of the ordinance saying that model rocketry engines subject to the NAFD sections 1121 and 1127.

Commissioner Sundloff said he feels the ordinance is over broad and it never crossed his mind for the model rocketry until Mr. Hepworth brought it up. He said if we would allow fireworks to be shot up in the air and explode then what would be the rationale to exclude a rocket going up in the air and floating down with a parachute? He said fireworks do the same thing so the model rockets should be clearly exempted.

Commissioner Doxey made a motion of approval for a text amendment enacting Kaysville City Code 17-7-5 on explosives with the condition that staff include language exempting model rocketry, to not bring it back to Planning Commission and to forward it to the City Council. Commissioner Lyon seconded the motion. All voted in favor of the motion, 7-0.

6- Call to the public

There were no public comments.

7- Staff reports and calendar

Ms. Greenwood thanked the Commissioners for coming early for the General Plan discussion. She also shared details from a Kaysville Main Street stakeholder meeting which was held earlier that day regarding possible Main Street enhancements in the downtown area. She reported the meeting was well attended and the City received good feedback at the meeting.

She stated the next Planning Commission meeting is scheduled for July 14th.

Staff thanked Chair Nguyen for his service on the Planning Commission and said he will be moving to serve on the Power Commission. He was presented with a service certificate and a gift card as a token for his service.

Commissioner Sommerkorn thanked Commissioner Nguyen for his time and service with the city as well as his time served in the Ukraine.

The meeting was adjourned at 7:44 pm by Commissioner Lyon.



**KAYSVILLE CITY PLANNING COMMISSION/CITY COUNCIL
GENERAL PLAN WORK SESSION
MEETING MINUTES
June 23, 2022**

Planning Commission Members in Attendance: Chairman Nguyen, Vice Chair Lyon, Commissioners Branch, Barrus, Doxey, Sundloff, Sommerkorn and Alternate Commissioner Paul Allred

Elected Officials in Attendance: Mayor Tran, City Council Members Hunt, Blackham, and Oaks

Staff Present: Shayne Scott, Dan Jessop, Mindi Edstrom, and Melinda Greenwood

Public Attendees: Rachel Lott

The City Council and Planning Commission General Plan Work Session was held on Thursday, June 23, 2022 at 6:00 p.m. in the Kaysville City Hall located at 23 East Center Street.

Mayor Tran welcomed the Planning Commissioners and the City Council to the meeting and she turned the time over to Melinda Greenwood, Community Development Director.

Ms. Greenwood made a presentation about the evolution of the General Plan. Ms. Greenwood worked with a consultant to reorganize chapters and some of the wording so that the plan had better flow and comprehension for reading. The guiding principles were condensed, the Parks Masterplan was removed and is now a separate document, the orientation of the document was changed from landscape to portrait, and the document was reduced from 168 pages to 90.

Ms. Greenwood stated that two property owners have asked for changes to the future land use map. One request is for the property directly north of Smith's be changed to mixed use. The property is owned by the Flint family. The other request is a parcel that is owned by Symphony Homes, who would like to see that be categorized as multi-family.

Ms. Greenwood turned the time back over to Mayor Tran so the Commissioners and the Councilmembers could have a discussion.

The Commissioners and the Councilmembers discussed various items, including what they liked and changes they would prefer to see. At the end of the discussion it was decided that the Commissioners and the Council Members would email Ms. Greenwood their specific comments and suggestions for the document. It was requested those edits be submitted by June 30, 2022, and determined the City Council would discuss those changes at a future work session.

The meeting was adjourned at 6:55 p.m.



Kaysville
City

Utah's Hometown

In the middle of everything

Utah's Hometown *In the middle of everything*



1. Opening



2. Approval of the minutes from the May 26, 2022 meeting



3. Approval of the minutes from the June 9, 2022 meeting



4. Final Plat approval for Phase 4 in the Westgate Estates Subdivision located at approximately 200 North and Bonneville Lane.



Applicant: Perry Homes | Dan Reeve

Address: approx. 2264 West 250 North

Lot size: 27.3 acres

Current Use: Undeveloped/Agriculture

Current Zoning: R-A Agricultural Residential
PRUD

New Lots: 46

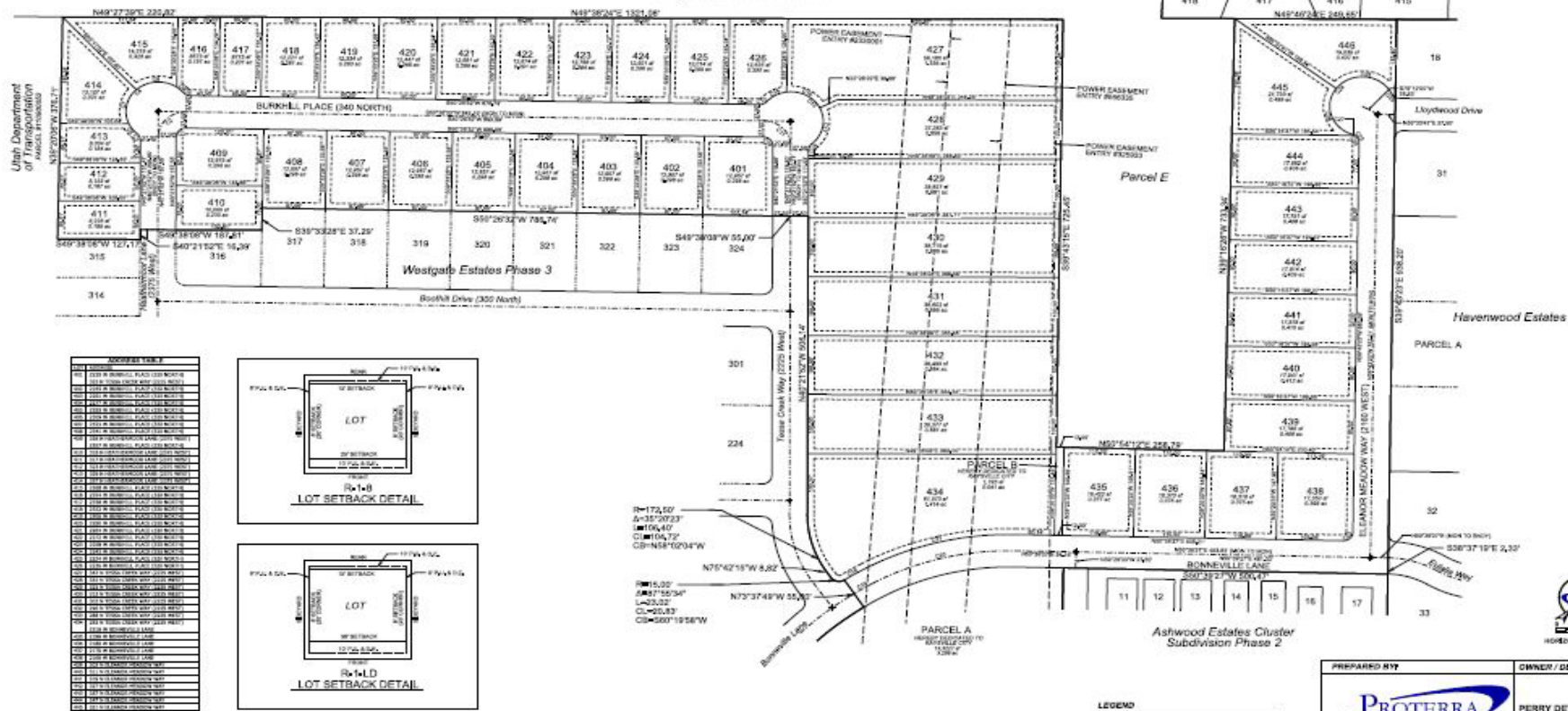
Lot Sizes: 8,004 ft²

Westgate Estates Phase 4

WESTGATE ESTATES PHASE 4 SUBDIVISION FINAL PLAT

LOCATED IN THE EAST HALF SECTION 32, AND THE WEST HALF OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN,
KAYSVILLE CITY, DAVIS COUNTY, UTAH

Kayscreek Estates Phase 1-A



OWNER'S NAME	LOT	ACRES	AREA	PERCENT
DAVIS COUNTY	401	0.10	0.10	10.00
DAVIS COUNTY	402	0.10	0.10	10.00
DAVIS COUNTY	403	0.10	0.10	10.00
DAVIS COUNTY	404	0.10	0.10	10.00
DAVIS COUNTY	405	0.10	0.10	10.00
DAVIS COUNTY	406	0.10	0.10	10.00
DAVIS COUNTY	407	0.10	0.10	10.00
DAVIS COUNTY	408	0.10	0.10	10.00
DAVIS COUNTY	409	0.10	0.10	10.00
DAVIS COUNTY	410	0.10	0.10	10.00
DAVIS COUNTY	411	0.10	0.10	10.00
DAVIS COUNTY	412	0.10	0.10	10.00
DAVIS COUNTY	413	0.10	0.10	10.00
DAVIS COUNTY	414	0.10	0.10	10.00
DAVIS COUNTY	415	0.10	0.10	10.00
DAVIS COUNTY	416	0.10	0.10	10.00
DAVIS COUNTY	417	0.10	0.10	10.00
DAVIS COUNTY	418	0.10	0.10	10.00
DAVIS COUNTY	419	0.10	0.10	10.00
DAVIS COUNTY	420	0.10	0.10	10.00
DAVIS COUNTY	421	0.10	0.10	10.00
DAVIS COUNTY	422	0.10	0.10	10.00
DAVIS COUNTY	423	0.10	0.10	10.00
DAVIS COUNTY	424	0.10	0.10	10.00
DAVIS COUNTY	425	0.10	0.10	10.00
DAVIS COUNTY	426	0.10	0.10	10.00
DAVIS COUNTY	427	0.10	0.10	10.00
DAVIS COUNTY	428	0.10	0.10	10.00
DAVIS COUNTY	429	0.10	0.10	10.00
DAVIS COUNTY	430	0.10	0.10	10.00
DAVIS COUNTY	431	0.10	0.10	10.00
DAVIS COUNTY	432	0.10	0.10	10.00
DAVIS COUNTY	433	0.10	0.10	10.00
DAVIS COUNTY	434	0.10	0.10	10.00
DAVIS COUNTY	435	0.10	0.10	10.00
DAVIS COUNTY	436	0.10	0.10	10.00
DAVIS COUNTY	437	0.10	0.10	10.00
DAVIS COUNTY	438	0.10	0.10	10.00
DAVIS COUNTY	439	0.10	0.10	10.00
DAVIS COUNTY	440	0.10	0.10	10.00
DAVIS COUNTY	441	0.10	0.10	10.00
DAVIS COUNTY	442	0.10	0.10	10.00
DAVIS COUNTY	443	0.10	0.10	10.00
DAVIS COUNTY	444	0.10	0.10	10.00
DAVIS COUNTY	445	0.10	0.10	10.00
DAVIS COUNTY	446	0.10	0.10	10.00
DAVIS COUNTY	447	0.10	0.10	10.00
DAVIS COUNTY	448	0.10	0.10	10.00

PROTERRA GROUP 1540 South 2700 West, South Jordan, Utah 84095 Phone: (801) 255-2500 Fax: (801) 255-1018 www.proterra.com		PERRY DEVELOPMENT, L.L.C. 111 West 1000 North, Salt Lake City, Utah 84119 Phone: (801) 554-4800
DAVIS COUNTY RECORDER STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF:		SHEET 2 OF 2 PL2
DATE	TIME	ENTRY
APPROVED BY	RECORDED	



5. Public Hearing for text amendments to allow model homes, temporary construction buildings, temporary tract office, and temporary development signs as permitted uses in residential zones.



6. Public Hearing for text amendment enacting Kaysville City Code 17-7-5: Explosives Prohibited in Residentially Zoned Regulations

Utah's Hometown *In the middle of everything*



7. Call to the Public



8. Other matters that properly come before the Planning Commission:

- Reports
- Correspondence
- Calendar

Utah's Hometown *In the middle of everything*



9. Adjournment



Kaysville
City

Utah's Hometown

In the middle of everything