1. Documents

    Documents:

        10 SEPTEMBER 2015 PACKET.PDF
        10 SEPTEMBER 2015 AGENDA.PDF

KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, September 10, 2015 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meeting of August 13, 2015.
2. Conditional use permit for a major home occupation "B":
   a. Contractor at 193 East 500 North – Kyle Wood.
   b. Preschool at 105 East Shepard Lane – Melody Rockssi.
3. Public hearing and request to rezone 1.59 acres of property at 1111 West Webb Lane to PRUD overlay zone – Mike Blackham.
4. Public hearing and preliminary and final plat approval for Kaysville Neighborhood Center First Amended Subdivision located at 1324 West 200 North – Ken Hawkes with Anderson Wahlen and Associates.
5. Public hearing and preliminary and final plat approval for Charly's Acres #2 Second Amended Subdivision located at approximately 2000 West 200 North – Ken Hawkes with Anderson Wahlen and Associates.
6. Final plat approval for Hill Farms Subdivision Phase 2C located at approximately 2000 West Phillips Street – Destination Homes.
7. Amendment of Chapter 17-32, Off-Street Parking, and Chapter 17-34, PRUD Planned Residential Unit Development, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
   a. Reports.
   b. Correspondence.
   c. Calendar.
10. 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, September 4, 2015.

Lyle Gibson
Zoning Administrator

Planning Commission
Staff Report

Conditional Use Permit for Major Home Occupation 'B', Contractor.
September 10, 2015

Applicant/Owner: Kyle Wood
Location: 193 East 500 North

Description:

Mr. Wood is requesting a conditional use permit for Major Home Occupation B at the above listed address. The intended use of the property for this business is for an office only. No employees, customers, or equipment will be on this property. Staff has reviewed the business with the applicant along with the regulations found in the ordinance under Section 17-26-4.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a contractor office.

Reasoning:

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

Attachment 1: Area Map

193 East 500 North

Planning Commission
Staff Report

Conditional Use Permit for Major Home Occupation 'B', Preschool.
September 10, 2015

Applicant/Owner: Melody Rockssi
Location: 105 East Shepard Lane

Description:

Ms. Rockssi is requesting approval of a conditional use permit to operate a preschool from her home. She is planning on holding classes for children ages 3 to 5 typically in groups of 8 or less.

Her home has a fenced in yard and room in the driveway to comfortably fit at least 4 vehicles. Staff has met with Ms. Rockssi on site and feels comfortable with the proposal.

Section 17-26-4 Item 12 (D) states that any home occupation which includes organized classes shall have a limit placed on the number of students and/or the number of vehicles transporting students to prevent congestion.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a major home occupation 'b' subject to complying with Section 17-26-4 and the following condition.

- The number of students be limited to 12.

Reasoning:

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

Attachment 1: Location Map

105 East Shepard Lane

Planning Commission
Staff Report

Rezone of 1.59 acres of property to include the PRUD overlay zone.
September 10, 2015

Applicant/Owner: Mike Blackham
Location: 1111 West Webb Lane

Description:

This property was recently rezoned to the R-1-LD zoning district and given preliminary plat approval for a 6 lot private lane subdivision. Because the subdivision consists of a private lane, it is necessary to apply the PRUD overlay zone. The adjacent property to the west which will be participating in the Field of Dreams Subdivision has already been given a recommendation for approval from the planning commission for the PRUD overlay zone.

Recommendation:

Staff recommends that the planning commission forward a favorable recommendation to the City Council for the proposed rezone.

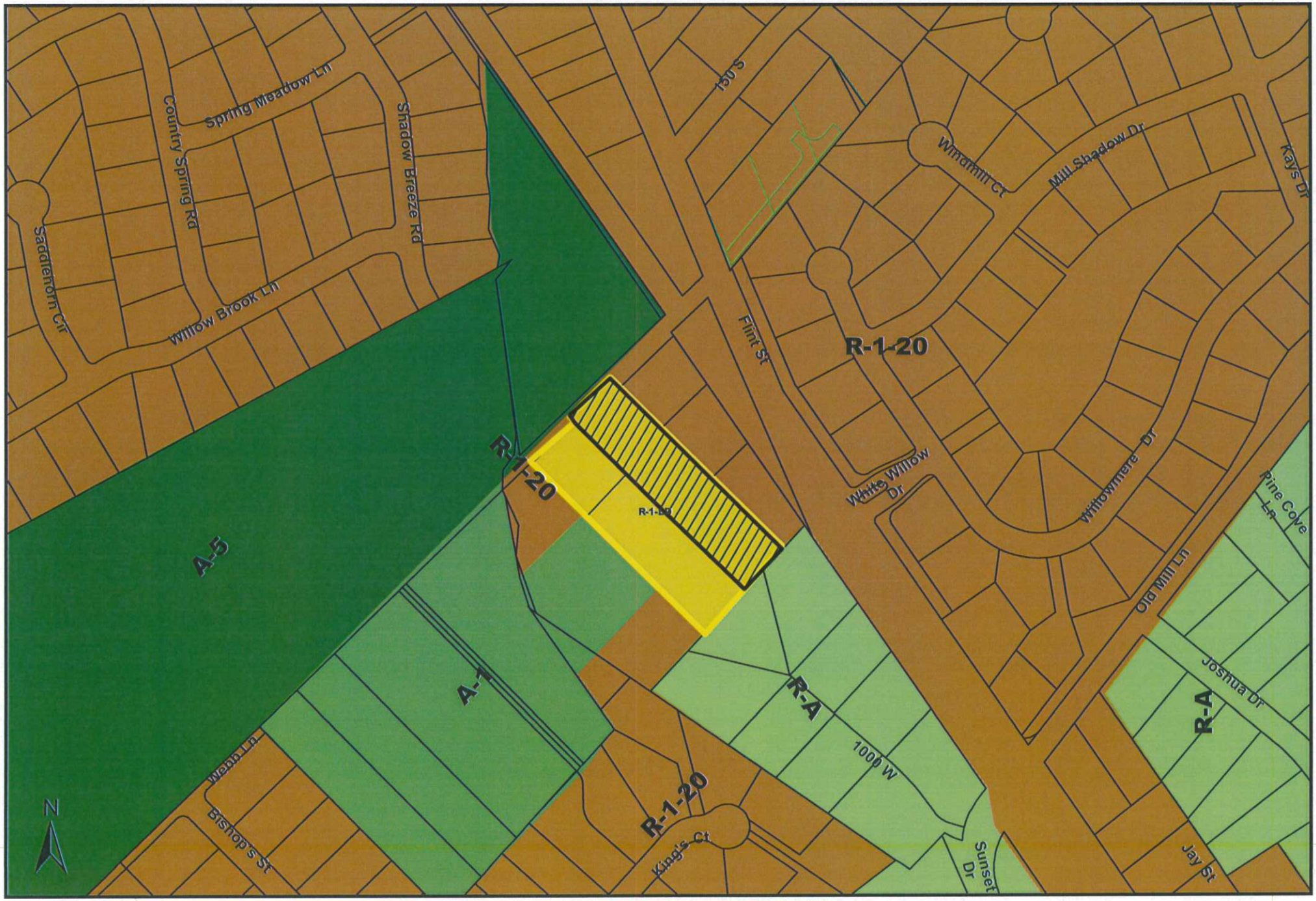
Reasoning:

The overlay zone is necessary to accommodate the development previously given preliminary approval by the City Council.

Attachment 1: Location Map
Attachment 2: Zoning Map

Field of Dreams Subdivision

Rezone of 1111 West Webb Lane from R-1-LD to R-1-LD with the PRUD Overlay Zone



Planning Commission
Staff Report

Kaysville Neighborhood Center – First Amended Preliminary and Final Plat
September 10, 2015

Applicant/Owner:	Ken Hawkes with Anderson Wahlen Assoc. / Terra Basin LLC
Location:	1324 and 1346 West 200 North
Zone:	LI Light Industrial

Description:

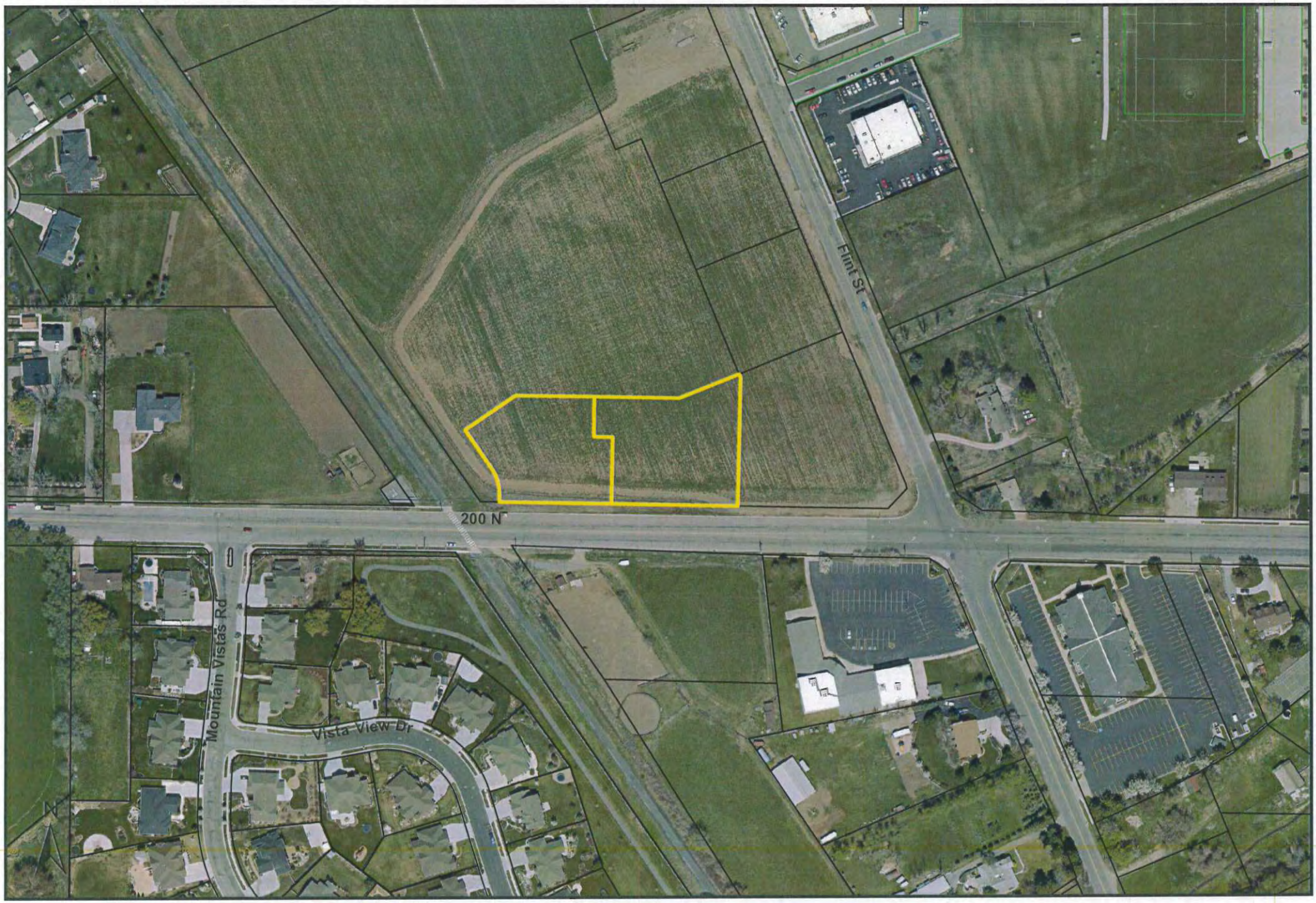
This subdivision application does not create or eliminate any lots, it is an adjustment between lot 2 and 3 of the Kaysville Neighborhood Center Subdivision to accommodate the needs of a proposed user. The developer is under contract with a buyer for lot 3 that does not necessitate the existing lot size and arrangement to accommodate their business. This plat adjusts the line between the properties moving it to the east 29 feet and straightening out the property line.

Recommendation:

The plat complies with zoning requirements for the Light Industrial zone and appropriately accommodates the desired use for the site.

Attachment 1: Location Map
Attachment 2: Plat

1324 and 1346 West 200 North



Kaysville Neighborhood Center Subdivision
First Amended

Amending Lot 2 and Lot 3

A part of the Northwest Quarter of Section 33, T4N, R1W, SLB&M, U.S. Survey

Kaysville City, Davis County, Utah

SNC2775108 – AMD

Scale : 1" = 30'

30 0 30 60

NARRATIVE

This Survey and Subdivision was requested by the Adams Company to adjust the lot line between Lots 2 and 3.

A line between monuments found for the West Quarter Corner and the Center of Section 33 was assigned the Davis County bearing of S 89°31'10" E as the Basis of Bearings.

SURVEYOR'S CERTIFICATE

I, Bruce D. Pimper, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of KAYSVILLE NEIGHBORHOOD CENTER SUBDIVISION, First Amended in KAYSVILLE City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Davis County Recorder's Office and from a survey made on the ground. I further certify that the requirements of all applicable land use codes of Davis County concerning zoning requirements have been complied with.

BOUNDARY DESCRIPTION

All of Lots 2 and 3, Kaysville Neighborhood Center Subdivision located within the Northwest Quarter of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Davis County, Utah:

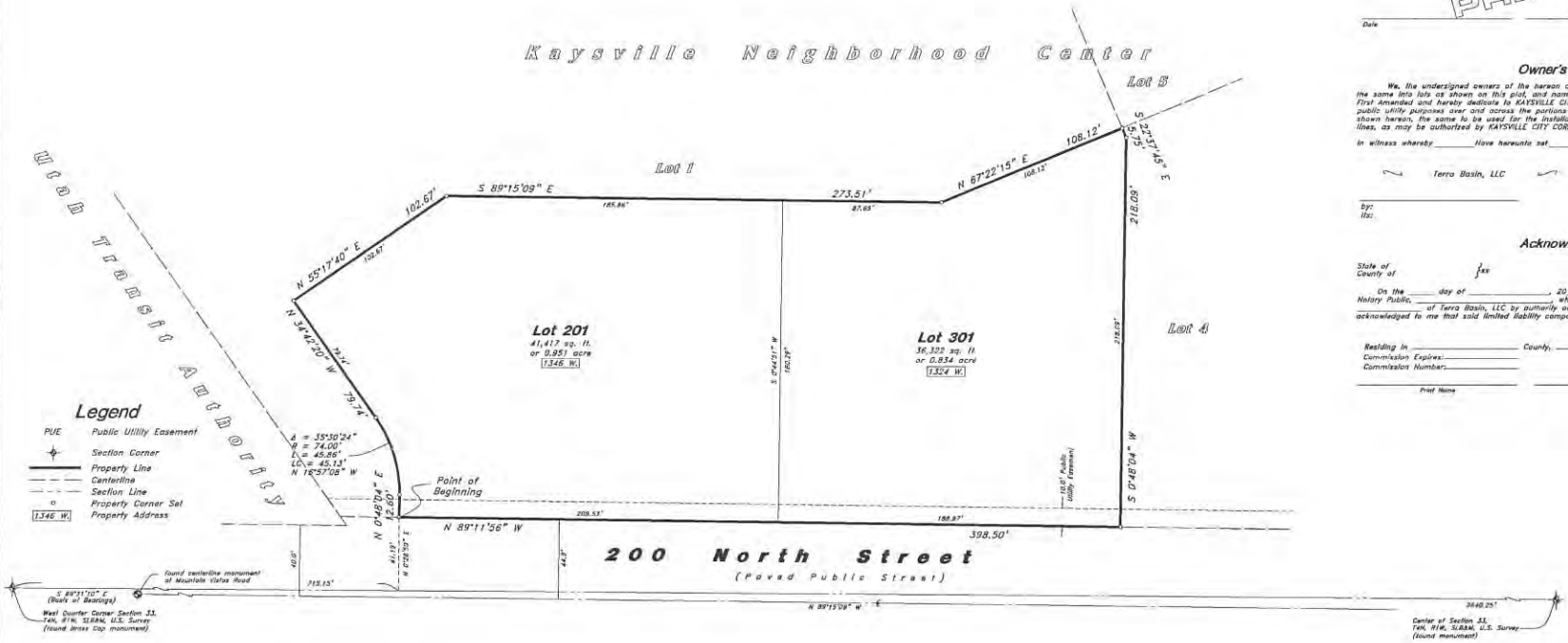
Beginning at the Southwest Corner of said Lot 2, on the North Line of 200 North Street located 715.15 feet South 89°31'10" East along the Section Line and 41.19 feet North 0°28'50" East from the West Quarter Corner of Section 33; and running along the Lot line common to Lots 1, 2 and 3 of said Subdivision the following 6 courses: North 0°48'04" East 12.60 feet to a point of curvature; Northwesterly along the arc of a 74.00 foot radius curve to the left a distance of 45.86 feet (Central Angle equals 35°30'24" and Long Chord bears North 16°57'08" West 45.13 feet) to a point of tangency; North 34°42'20" West 79.74 feet; North 55°17'40" East 102.67 feet; South 89°15'09" East 273.51 feet; and North 67°22'15" East 108.12 feet to the Northwest Corner of said Lot 3, said subdivision; thence along the Westerly Line of said Lot 4 the following 2 courses: South 22°37'45" East 5.25 feet; and South 0°46'04" West 218.09 feet to the North Line of 200 North Street; thence North 89°11'56" West 398.50 feet along said North Line to the point of beginning.

Contains 77,739 sq. ft. or 1.785 acres
2 Lots

PRELIMINARY

Date

Bruce D. Pimper
Utah PLS No. 163766



Legend

- PUE — Public Utility Easement
- Section Corner
- Property Line
- Centerline
- Section Line
- Property Corner Set
- 1346 W. — Property Address

Owner's Dedication

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Kaysville Neighborhood Center Subdivision, First Amended and hereby dedicate to KAYSVILLE CITY CORPORATION those certain strips as easements for public utility purposes over and across the portions of the lots designated as public utility easements, as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, as may be authorized by KAYSVILLE CITY CORPORATION.

In witness whereby _____ Have hereunto set _____ This _____ Day of _____ AD, 20___.

Terra Basin, LLC

by:
Its:

Acknowledgment

State of
County of } ss

On the _____ day of _____, 20___, personally appeared before me, the undersigned Notary Public, _____ of Terra Basin, LLC by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Residing in _____ County, _____
Commission Expires: _____
Commission Number: _____

Print Name

A Notary Public

KAYSVILLE CITY ATTORNEY

Approved by the KAYSVILLE City Attorney this _____ day of _____, 20___.

Signature

KAYSVILLE CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein and find them to be correct and to agree with the lines and monuments on record in this office.

Signed this _____ day of _____, 20___.

Signature

KAYSVILLE CITY PLANNING COMMISSION

Approved by the KAYSVILLE City Planning Commission on this _____ day of _____, 20___.

Chairperson

KAYSVILLE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of KAYSVILLE City, Utah this _____ day of _____, 20___.

Attest: City Recorder

Mayor

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND
RECORDED _____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWengineering.net

Planning Commission
Staff Report

Charly's Acres #2 Second Amended Subdivision
Preliminary and Final Plat
September 10, 2015

Applicant/Owner:	Ken Hawkes with Anderson Wahlen Assoc. / Terra Basin LLC
Location:	Approx. 2000 West 200 North
Zone:	GC General Commercial

Description:

The property near the intersection of 200 North and Angel Street has been zoned as General Commercial for several years. As recent as April 2015 a similar plat was approved by the Planning Commission and City Council. Construction has been taking place for the required improvements to the right of way. This request replaces that previous proposal with 2 notable differences. There are minor modifications to lot 202 that are required to appropriately accommodate the development of that lot and a lot has been eliminated from the original proposal leaving a larger portion of the property for future development.

The plat consist of three lots, Lot 201 has as existing building, lot 202 is being platted to accomodate an office complex, and lot 203 is a future phase that may be further divided depending on the use.

Recommendation:

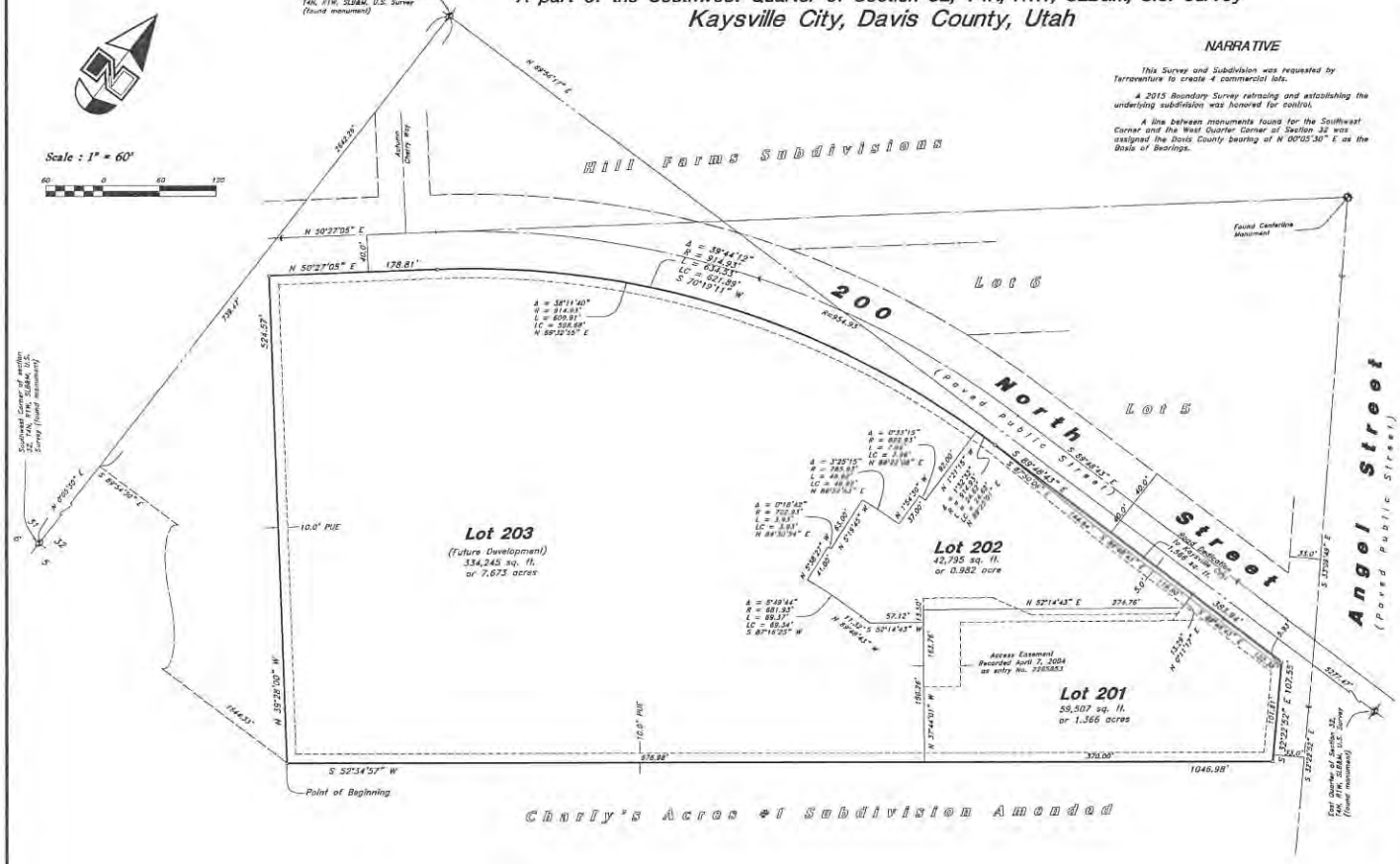
The plat complies with zoning requirements for the General Commercial zone and the proposed uses will be an upgrade to the area. The staff recommends preliminary and final plat approval for Charly's Acres #2 Second Amended Subdivision

Attachment 1: Location Map
Attachment 2: Plat

Approximately 2000 West 200 North

Charly's Acres #2 Second Amended Subdivision

Amending Lots 3 and 4, Charly's Acres #2 Subdivision Amended
A part of the Southwest Quarter of Section 32, T4N, R1W, SLB&M, U.S. Survey
Kaysville City, Davis County, Utah



NARRATIVE

This Survey and Subdivision was requested by Terraventure to create 4 commercial lots.

A 2015 Boundary Survey retracing and establishing the underlying subdivision was honored for control.

A line between monuments found for the Southwest Corner and the West Quarter Corner of Section 32 was assigned the Davis County bearing of N 00°05'30" E as the Basis of Bearings.

SURVEYOR'S CERTIFICATE

I, Bruce D. Pimper, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Charly's Acres #2 Second Amended Subdivision in KAYSVILLE City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Davis County Recorder's Office and from a survey made on the ground. I further certify that the requirements of all applicable land use codes of Kaysville City concerning zoning requirements have been complied with.

BOUNDARY DESCRIPTIONS

All of Lots 3 and 4 of Charly's Acres #2 Subdivision Amended lying within the Southwest Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Kaysville City, Davis County, Utah:

Beginning at the most Southerly Corner of said Amended Subdivision as it exists on the ground located 739.47 feet South 0°05'58" West along the Section Line, and 1644.53 feet South 89°54'30" East from the West Quarter Corner of said Section 32; and running thence North 39°28'00" West 534.57 feet along the Southwesterly Line of said Subdivision to the Southerly Line of 200 North Street as it exists at 40.00 foot half-width; thence along said Southerly Line the following three courses: North 50°27'05" East 178.81 feet to a point of tangency; Northeasterly along the arc of a 914.93 foot radius curve to the right a distance of 634.81 feet (Central Angle equals 39°44'12" and Long Chord bears North 70°19'11" East 621.89 feet) to a point of tangency; and South 89°48'43" East 381.94 feet to the Westerly Line of Angel Street as it exists at 33.00 foot half-width; thence South 32°23'32" East 107.33 feet along said Westerly Line; thence South 52°34'57" West 1046.98 feet along the Southeasterly Line of said Second Amended Subdivision as it exists on the ground to the point of beginning.

Contains 438,113 sq. ft. or 10.058 acres

PRELIMINARY

Date — Bruce D. Pimper, Utah PLS No. 382356

Owner's Dedication

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Charly's Acres #2 Second Amended Subdivision and hereby dedicate to KAYSVILLE City those certain strips as easements for public utility purposes over and across the portions of the lots designated as public utility easements, as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, as may be authorized by KAYSVILLE City.

In witness whereby _____ Have hereunto set _____ This _____ Day of _____ AD, 20 .

Terraventure Development LTD — by: Stuart Adams, Its: _____

HDA Limited — by: _____, Its: _____

Acknowledgment

State of _____
County of _____ ss

On the ____ day of _____, 20___, personally appeared before me Stuart Adams, who being by me duly sworn did say that he is the _____ of Terraventure Development, by authority of its members or its articles of organization, and he or she acknowledged to me that said company executed the same.

Residing in _____ County, _____
Commission Expires: _____
Commission Number: _____

Print Name — A Notary Public

Acknowledgment

State of _____
County of _____ ss

On the ____ day of _____, 20___, personally appeared before me _____, who being by me duly sworn did say that he is the _____ of HDA Limited, a limited Utah Partnership, by authority of its members or its articles of organization, and he or she acknowledged to me that said Partnership executed the same.

Residing in _____ County, _____
Commission Expires: _____
Commission Number: _____

Print Name — A Notary Public

Legend

PUE	Public Utility Easement
	Section Corner
	Property Line
	Centerline
	Section Line
	Right of Way Line
(R)	Radial
(N/R)	Non-Radial

KAYSVILLE CITY ATTORNEY

Approved by the KAYSVILLE City Attorney this ____ day of _____, 20 .

Signature

KAYSVILLE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of KAYSVILLE City, Utah this ____ day of _____, 20 .

Attest: City Recorder — Mayor

KAYSVILLE CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein and find them to be correct and to agree with the lines and monuments on record in this office.

Signed this ____ day of _____, 20 .

Signature

KAYSVILLE CITY PLANNING COMMISSION

Approved by the KAYSVILLE City Planning Commission on this ____ day of _____, 20 .

Chairperson

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
RECORDED _____ FILED FOR RECORD AND _____, AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 — AWAeng@msn.com

Planning Commission
Staff Report

Hill Farms Subdivision Phase 2C
Final Plat Approval
September 10, 2015

Applicant/Owner:	Destination Homes
Location:	Approx. 2000 West Phillips Street
Zone:	R-1-20 and R-1-14

Description:

Over the last several months, the Hill Farms development has been constructing various phases of the project. The next phase has now been submitted for final plat approval.

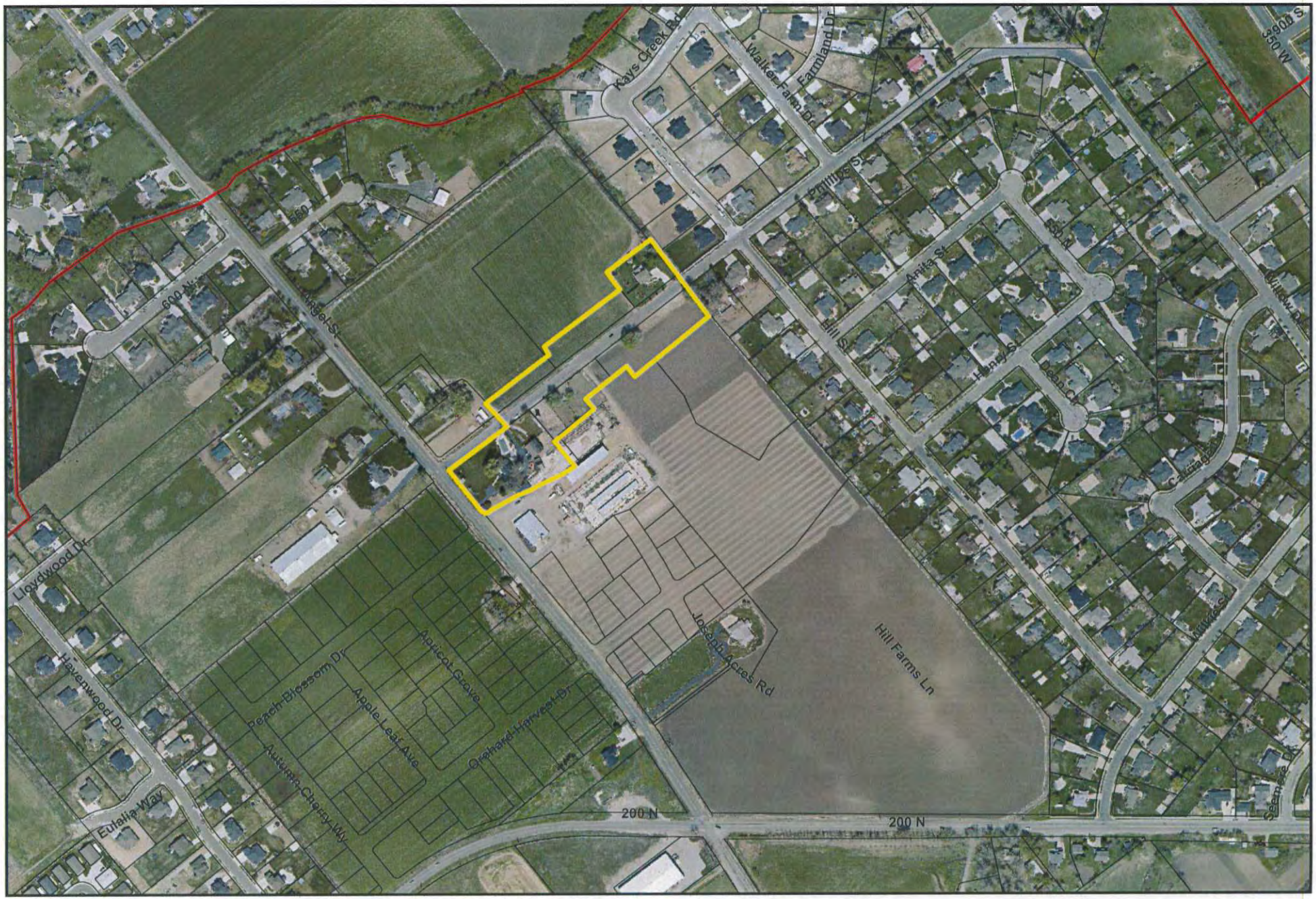
Phase 2C consists of 13 lots, including two existing homes, on Phillips Street. The plat complies with the preliminary plat with minor adjustments to make the utilities work.

Recommendation:

Staff has reviewed this project and it complies with the preliminary plat, the development agreement, and all other applicable requirements. The Staff therefore recommends approval of the final plat of Hill Farms Subdivision phases 2C.

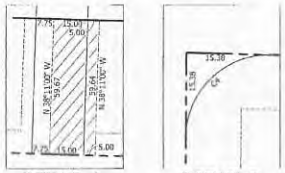
Attachment 1: Location Map
Attachment 2: Plat Maps

Hill Farms phase 2C

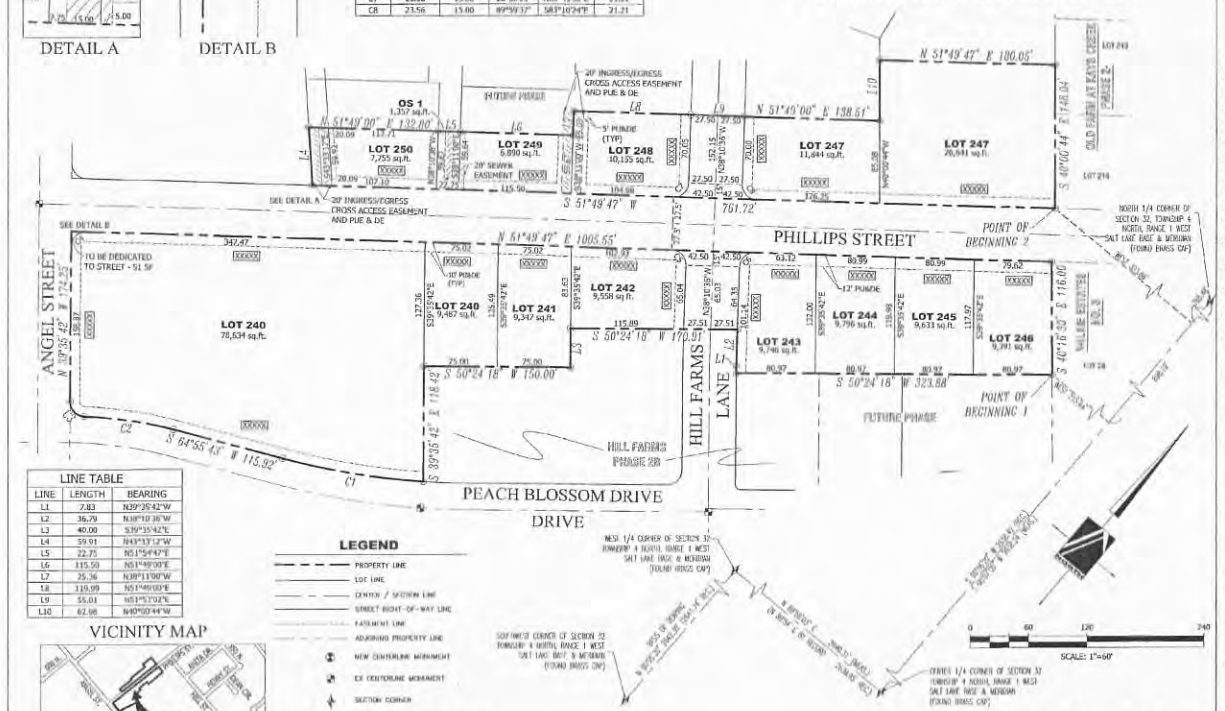


HILL FARMS PHASE 2C PRUD

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD)
LOCATED IN THE NORTH HALF OF SECTION 32
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
KAYSVILLE CITY, DAVIS COUNTY, UTAH

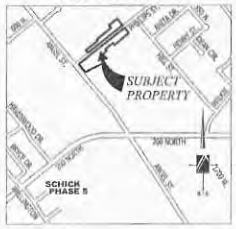


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	146.34	772.50	10°51'15"	S55°30'08"W	146.12
C2	92.93	427.50	12°27'39"	S58°42'04"W	92.75
C3	23.02	15.00	87°55'54"	N63°37'39"W	20.83
C4	23.93	15.00	91°25'29"	S66°07'33"W	21.48
C5	23.56	15.00	89°59'37"	N81°10'24"W	21.21
C6	23.56	15.00	90°00'23"	S08°49'36"W	21.21
C7	23.56	15.00	90°00'23"	N66°49'36"E	21.21
C8	23.56	15.00	89°59'37"	S81°10'24"E	21.21



LINE TABLE		
LINE	LENGTH	BEARING
L1	7.83	N39°35'42"W
L2	36.79	N38°10'36"W
L3	40.00	S39°35'42"E
L4	59.91	N43°33'12"W
L5	22.75	N51°54'47"E
L6	115.59	N51°49'00"E
L7	25.36	N38°11'00"W
L8	139.99	N51°49'00"E
L9	55.01	N51°57'02"E
L10	62.98	N40°00'44"W

VICINITY MAP



LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- NEW CENTERLINE MONUMENT
- EX CENTERLINE MONUMENT
- SECTION CORNER
- PUE&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
- OS — OPEN SPACE
- INGRESS/EGRESS CROSS ACCESS EASEMENT & PUE&DE

NE'LY 1/4 CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP)

SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP)

CENTER 1/4 CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP)

SCALE: 1"=60'

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 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: HILL FARMS PHASE 2C PRUD 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.

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°07'05" WEST ALONG THE SECTION LINE 895.19 FEET AND WEST 215.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°08'36" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE SOUTH 50°24'18" WEST TO AND ALONG HILL FARMS PHASE 2B (NOT YET RECORDED) 323.88 FEET; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TEN (10) CALLS: 1) NORTH 39°35'42" WEST 7.83 FEET; 2) NORTH 38°10'36" WEST 36.79 FEET; 3) SOUTH 50°24'18" WEST 170.91 FEET; 4) SOUTH 39°35'42" EAST 40.00 FEET; 5) SOUTH 50°24'18" WEST 150.00 FEET; 6) SOUTH 39°35'42" E 118.42 FEET TO A POINT OF CURVATURE; 7) SOUTHWESTERLY 146.34 FEET ALONG THE ARC OF A 772.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°51'15" (CHORD BEARS SOUTH 59°30'08" WEST 146.12 FEET); 8) SOUTH 64°55'43" WEST 115.92 FEET TO A POINT OF CURVATURE; 9) SOUTHWESTERLY 92.93 FEET ALONG THE ARC OF A 427.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°27'39" (CHORD BEARS SOUTH 58°42'04" WEST 92.75 FEET) TO A POINT OF REVERSE CURVATURE; 10) NORTHWESTERLY 23.02 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°55'54" (CHORD BEARS NORTH 63°37'39" WEST 20.83 FEET) TO THE EASTERLY LINE OF ANGLE STREET; THENCE NORTH 19°35'42" WEST ALONG SAID EASTERLY LINE 174.25 FEET TOT HE SOUTH LINE OF PHILLIPS STREET; THENCE NORTH 51°49'47" EAST ALONG SAID SOUTH LINE 1005.55 FEET; THENCE SOUTH 40°16'30" EAST 116.00 FEET TO THE POINT OF BEGINNING.
CONTAINS: 150,125 SQ. FT. / 3.45 AC. - 8 LOTS

ALSO, BEGINNING AT A POINT ON THE NORTH LINE OF PHILLIPS STREET, SAID POINT BEING LOCATED SOUTH 00°07'05" WEST ALONG THE SECTION LINE 765.48 FEET AND WEST 323.66 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE SOUTH 51°49'47" WEST ALONG SAID NORTH LINE 761.72 FEET; THENCE NORTH 43°33'12" WEST 59.91 FEET; THENCE NORTH 51°49'00" EAST 132.80 FEET; THENCE NORTH 51°54'47" EAST 22.75 FEET; THENCE NORTH 51°49'00" EAST 115.59 FEET; THENCE NORTH 38°11'00" WEST 25.36 FEET; THENCE NORTH 51°49'00" EAST 115.99 FEET; THENCE NORTH 51°57'02" EAST 55.01 FEET; THENCE NORTH 51°49'00" EAST 139.51 FEET; THENCE NORTH 40°00'44" WEST 62.98 FEET; THENCE NORTH 51°49'47" EAST 180.05 FEET; THENCE SOUTH 40°00'44" EAST 148.04 FEET TO SAID NORTH LINE AND THE POINT OF BEGINNING.
CONTAINS: 69,417 SQ. FT. / 1.59 AC. - 5 LOTS
TOTAL: 219,542 SQ. FT. / 5.04 AC. - 13 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ UNDERSIGNED OWNERS) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND OPEN SPACE PARCELS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS HILL FARMS PHASE 2C PRUD, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE HILL FARMS HOMEOWNERS ASSOCIATION ALL OPEN SPACE PARCELS AS SHOWN HEREON, AND DESIGNATE SAID PARCELS AS COMMON AREA, THE SAME TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS, AND DO DEDICATE THOSE ALLEY EASEMENTS AS SHOWN HEREON AS COMMON DRIVEWAYS AND PUBLIC UTILITY AND DRAINAGE CORRIDORS.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20_____.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)

ON THE _____ DAY OF _____ A.D., 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

HILL FARMS PHASE 2C PRUD

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD)
LOCATED IN THE NORTH HALF OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
KAYSVILLE CITY, DAVIS COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
2770 North 200 West, Suite #100 Phone: (801) 753-0910
Layton, UT 84041 Fax: (801) 753-0911

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

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 KAYSVILLE CITY PLANNING COMMISSION.

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.

ATTEST:

KAYSVILLE CITY RECORDER KAYSVILLE CITY MAYOR

Planning Commission
Staff Report

Amendment of Chapter 17-32, Off-Street Parking, and Chapter 17-34, PRUD Planned Residential Unit Development, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.

Description:

A public hearing was previously held for both Chapter 17-32 and 17-34. The discussion of each chapter during that hearing is summarized below. Minutes from the hearing on July 30th have been included with this report for additional reference.

There was no comment from the public regarding the proposed revisions to the Off-Street Parking chapter of the ordinance, but the planning commission had some additional considerations before moving forward with a decision. To summarize the discussion there were pros and cons mentioned regarding landscaping areas in parking lots and the summarizing comment was that perhaps parking lots of different sizes should be regulated differently.

There were comments from the public in regards to the PRUD Chapter of the ordinance. Most of the conversation within this chapter of the ordinance seems to be in regards to flag lot development. The City Council is looking for direction from the Planning Commission as to whether or not changes to the PRUD ordinance are needed and if so, a recommendation of what those changes might be.

Recommendation:

Staff recommends that the Planning Commission provide a recommendation to the city council regarding amending Chapters 17-32 and 17-34. The Planning Commission may recommend approval (with or without changes), or denial leaving these chapters of the ordinance as they are.

Attachment 1: Minutes from July 30, 2015
Attachment 2: Current Drafts of Proposed Amendments to Chapters 17-32 and 17-34

Excerpt of minutes of the July 30, 2015 Planning Commission meeting

Lyle Gibson reviewed the amendment changes to Title 17, Sections 17-33 and 17-34 with the Planning Commission in regards to off-street Parking regulations and sign regulations.

Josh Sundloff commented that he is concerned about reducing the required amount of landscaping requirements for parking lots. Landscaping should be included within the confines of the parking area because it can help to make parking lots more aesthetically pleasing. There needs to be a balance between the landscaping and asphalt areas of a parking lot.

Jake Garn stated that every situation should be considered on a case-by-case basis, but there needs to be some general guidelines in place as well. Kaysville doesn't have many vacant commercial lots left that a large parking lot could be built.

Councilman Jared Taylor said that irrigation for landscaping in a parking lot also needs to be considered.

Chairperson Jake Garn opened the Public Hearing to discuss the proposed amendments to Section 17-34, Off-Street Parking, and Section 17-33, Sign Regulations.

There were no comments or questions from the public. Chairperson Jake Garn closed the public hearing.

Stroh DeCaire suggested tabling the proposed amendments to off-street parking regulations until the Commission could discuss this further.

Stroh DeCaire made a motion to table the amendment of Section 17-32, Off-Street Parking, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City. Josh Sundloff seconded the motion and it passed unanimousl

....

Lyle Gibson explained that recently the City Council was approached by residents who were concerned about the city's current regulation of flag lots and asked the city to review our ordinances to address their concerns. Upon consideration of expressed concerns, the city is proposing amendments of Title 17, Section 34, PRUD Planned Residential Unit Development.

Chairperson Jake Garn opened the Public Hearing to discuss the proposed amendments to Title 17, Section 34, PRUD Planned Residential Development.

Mike Blackham commented that he has seen many proposed flag lots brought to the city and feel that they bring another opportunity for residents to develop their properties. Concerns about flag lots have been brought before the City before, and committees have been formed to discuss them in detail. These committees have found that there is a need and desire for flag lots within the city. If everyone said they didn't want anything in their backyard there wouldn't be anywhere to develop in Kaysville. There are a lot of deep pieces of property within Kaysville and it gives those property owners a way to develop their properties and also creates lots off of main roads. The flag lot ordinance is very restrictive and has been made more restrictive over the years to help further mitigate the potential impact of them.

Kim Blackburn provided a copy of a letter written to the Planning Commission by himself and said that he lives off of Whit's End and is concerned about flag lots because they intrude on the privacy of the surrounding neighbors. Homes built on flag lots are built too close to property lines and tend to have a lot of turnover. Flag lots should not be included in established parts of the city because it seems that most people who live on these deeper lots moved there because of the size of the lots and the space between neighboring homes. Flag lots also bring another driveway running along the property line and more traffic to an area. They seem to be more intrusive than a standard lot.

There were no further comments or questions from the public. Chairperson Jake Garn closed the Public Hearing.

Councilman Jared Taylor thanked Mr. Blackburn for the time and research he has put into this issue. Mr. Taylor commented that while the City reviews every proposed flag lot, we also need to consider the impact this will have on the whole city and potential future developments. Properties throughout the city have been divided many times over the years to create more lots. We shouldn't penalize those property owners who have held off on developing until later down the road rather than developing with their neighbors. Space is becoming more limited within the city, and it is one reason why the R-1-LD zone was created to help future development occur. Both the R-1-LD zone and flag lots give property owners the ability to create considerable sized lots, and still keep the density the same.

Jake Garn said that maybe another citizens group needs to be formed to review and discuss these issues again.

Gary Bullock made a motion to table the amendment of Section 17-34, PRUD Planned Residential Unit Development, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City. Stroh DeCaire seconded the motion and it passed unanimously.

ORDINANCE NO. _____

AMENDING SECTIONS 17-32-2, OFF-STREET PARKING, AND 17-32-5, NUMBER OF PARKING SPACES REQUIRED, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

WHEREAS, the requirements for development and maintenance of parking areas need to be modified; and

WHEREAS, the parking lot layout provisions need to be enacted;

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

SECTION ONE

Subsection (6) Parking Areas. Development and Maintenance, of Section 17-32-2, Off-Street Parking, of Chapter 17-32, Off-Street Parking and Loading, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is amended as follows:

(6) Parking Areas. Development and Maintenance – Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile, farm equipment, or other open-air sales lot, shall be developed and maintained in accordance with the following requirements:

(a) Public parking areas in all zones except Professional Business (PB), General Commercial (GC), Central Commercial (CC), and Light Industrial (LI) shall be separated from the property lines abutting streets by landscaped buffers of not less than four feet (4'). Public parking areas within ten feet (10') of residential uses shall be separated from property lines abutting residential uses by a screening fence.

Public parking areas in the Professional Business (PB), General Commercial (GC), Central Commercial (CC) and Light Industrial (LI) Zones shall be separated from the property lines abutting streets by landscaped buffers of not less than ten feet (10').

Public parking areas in the General Commercial (GC) and Light Industrial (LI) Zones shall be separated from property lines abutting residential districts by landscaped buffers of not less than ten feet (10'). Such landscape buffers shall include at least one (1) two inch (2") caliper tree for every thirty linear feet (30') of landscaping. Public parking areas abutting residential districts shall also be adequately screened for noise and air pollution. Such screening may include a solid wall as determined by the City.

~~At least ten (10) square feet of landscaping for each parking space shall be provided within off-street parking areas. Such landscaping shall be in addition to the required landscaped setback areas and consist of at least fifty percent (50%) live plant materials. The remaining fifty percent (50%) may include mineral or nonliving organic permeable material such as rock or bark mulch.~~

The landscaping requirements of this subsection shall apply to the development of a new parking area~~, the expansion of an existing parking area,~~ or an existing parking area where the building which uses the parking area is being expanded by fifty percent (50%) or more.

(b) Parking areas shall be graded for proper drainage.

(c) Every parcel of land hereafter used as a public parking area shall be paved with an asphalt cement concrete or portland cement concrete surface; shall have appropriate bumper guards where needed; and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.

(d) Lighting used to illuminate a parking area shall enhance the safe circulation of pedestrians and vehicles and reflect light away from any adjoining properties or uses. Lighting of pedestrian ways is recommended.

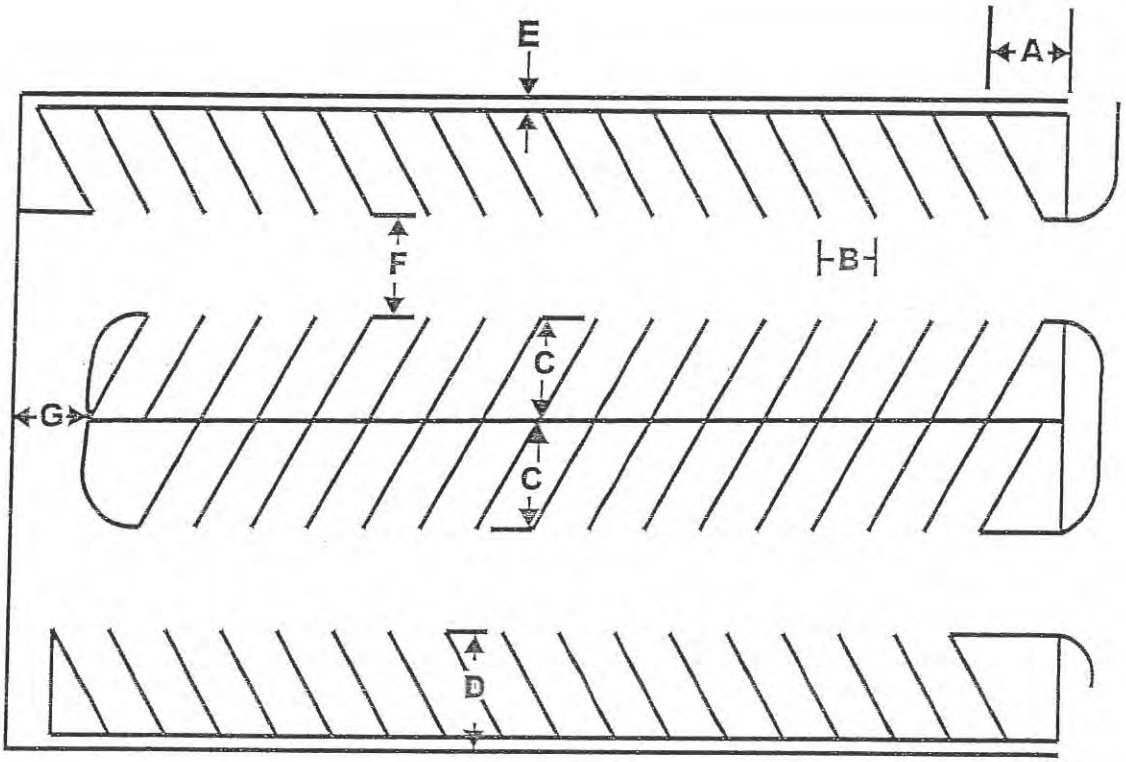
SECTION TWO

Subsection (3) Layout of Parking Lots, of Section 17-32-5, Number of Parking Spaces Required, of Chapter 17-32, Off-Street Parking and Loading, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is enacted to read as follows:

(3) Layout of Parking Lots – Parking lots shall comply with the following dimensions unless modified by the City Engineer.

TABLE OF PARKING LOT DIMENSIONS
(Letters refer to the diagram below)

		Parking Angle		
		45°	60°	90°
Offset	A	18'	11'	1'6"
Car Space	B	12'	10'	8'7"
Stall Depth	C	16'	18'	18'6"
Stall Depth	D	18'	19'	19'
Overhang	E	2'	2'3"	2'9"
Driveway	F	13'	17'6"	25'
Turnaround	G	17'	14'	14'



SECTION THREE

This Ordinance shall take effect upon the date of publication of a summary thereof, one time only, in The Davis Clipper.

APPROVED AND ADOPTED this _____ day of _____, 2015.

_____
Steve A. Hiatt
Mayor

ATTEST:

_____
Linda Ross
City Recorder

ORDINANCE NO. _____

AMENDING SECTIONS 17-34-6, PLANNED RESIDENTIAL UNIT DEVELOPMENT, AND 17-34-9, FLAG LOT SUBDIVISIONS, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

WHEREAS, the process for applying the PRUD Overlay Zone needs to be modified; and

WHEREAS, the requirements of developing a flag lot subdivision need to be modified;

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

SECTION ONE

Subsection (3) Final subdivision plat, of Section 17-34-6, Planned Residential Unit Development, of Chapter 17-34, PRUD – Planned Residential Unit Development, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is amended as follows:

(3) Final subdivision plat. After a preliminary plat is approved, a final plat may be applied for using the standards and procedures found in the Subdivision Ordinance. The final plat, at the discretion of the City Council, may be accompanied by a development agreement that when approved by the City Council shall be recorded to run with the land. ~~After the final plat is approved, the overlay zone may be approved.~~

SECTION TWO

Subsection (4), Overlay zone, of Section 17-34-6, Planned Residential Unit Development, of Chapter 17-34, PRUD – Planned Residential Unit Development, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is enacted to read as follows:

(4) Overlay zone. The overlay zone may be approved during any part of the subdivision process. however the zone shall not be effective until the final plat has been recorded.

SECTION THREE

Subsection (1), Development requirements, of Section 17-34-9, Flag Lot Subdivision, of Chapter 17-34, PRUD – Planned Residential Unit Development, of Title 17, Planning and Zoning, of the Revised Ordinances of Kaysville City, 1993, is amended as follows:

(1) Development requirements:

a. The area of each flag lot shall be at least 10,000 square feet or meet the lot area required by the underlying zone district, whichever is greater.

b. Flag lots shall have access to a street by way of a projection of at least thirty feet (30') in width along its entire length. Two flag lots with projections side-by-side may each have projections eighteen feet (18') or greater in width (for a total of not less than 36 feet) and share a common paved drive~~way~~ twenty feet (20') ~~or more~~ in width covered by an easement so that the drive~~way~~ cannot be divided.

c. Main buildings on a flag lot shall be located not closer than twenty feet (20') to any property line~~.~~, or thirty five feet (35') to any existing building used as a dwelling, whichever is greater.

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

SECTION FOUR

This Ordinance shall take effect upon the date of publication of a summary thereof, one time only, in The Davis Clipper.

APPROVED AND ADOPTED this _____ day of _____, 2015

_____
Steve A. Hiatt
Mayor

ATTEST:

_____
Linda Ross
City Recorder

KAYSVILLE CITY PLANNING COMMISSION

August 13, 2015

Members Attending: Vice-Chairperson Matthew Anderson, Gary Bullock, Lorene Kamalu, Betty Parker, Joshua Sundloff

Excused: Jake Garn, Stroh DeCaire

Staff Present: Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Council Member Jared R. Taylor, Robyn Law, Robert Law, Bruce Dickamore, Bryan Sorensen, Ron Wright, Astrid Kramer, Brent Burningham, Chad Smith

OPENING

The Planning Commission meeting was held on Thursday, August 13, 2015 at 7:00 p.m. in the Municipal Center.

Vice-Chairperson Matthew Anderson opened the meeting by welcoming those present. Mr. Anderson announced that the item to discuss the amendments to Title 17, Planning and Zoning, had been removed from the agenda and would not be discussed in tonight's meeting.

The minutes of the July 9, 2015 meeting were presented for approval.

Betty Parker made a motion to approve the minutes of the July 9, 2015 meeting. Josh Sundloff seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 545 EAST 100 SOUTH – BEN SHEKAR

Lyle Gibson explained that Mr. Shekar lives at 545 East 100 South and is requesting to keep chickens on his property. The property is approximately 0.45 acres or 19,600 square feet, which would allow him to keep up to fourteen fowl, rabbits or similar animals. The applicant has had chickens on his property in the past, not knowing that a conditional use permit was required. There has been a rooster on the property in the past, but it has recently been removed. The rear yard of the property is fenced and there is already a coop to house the chickens.

Josh Sundloff asked if any complaints had been received regarding Mr. Shekar's chickens.

Lyle Gibson responded that Staff had not received any complaints, and Mr. Shekar is aware that roosters are not allowed on his property at any time.

Lorene Kamalu made a motion to grant a conditional use permit for farm animals at 545 East

100 South for Ben Shekar. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 0.39 ACRES OF PROPERTY AT 186 NORTH 100 EAST FROM R-D (DIVERSE RESIDENTIAL) TO PB (PROFESSIONAL BUSINESS) – RON WRIGHT

Lyle Gibson explained that Mr. Wright is requesting to rezone his property at 186 North 100 East from R-D (Diverse Residential) to the PB (Professional Business) zone. The property sits across the street from the CC (Central Commercial) zoning district to the west, as well as the PU (Public Use) zone to the north, but is located on a city block zoned entirely R-D. The existing R-D zone primarily allows for single family dwellings with the continued use of some existing multi-family dwellings, while the requested PB zone would permit business and professional offices. The Kaysville City General Plan states that business and industry uses should be primarily located on major streets.

Vice-Chairperson Matthew Anderson opened the Public Hearing.

Ron Wright commented that there are no plans to develop the property immediately, but is planning for the future as commercial development continues to creep further east along 200 North. The home on the property is currently being rented for residential use, and will continue to be until further plans are made.

Astrid Kramer said that she owns the property to the south of Mr. Wright's and asked, if this rezone request is approved will neighboring properties will be forced to rezone their properties as well.

Matthew Anderson responded that rezone requests are typically submitted by property owners and therefore the property would only be rezoned if requested by the current owner.

There were no further comments or questions from the public. Vice-Chairperson Jake Garn closed the Public Hearing.

Councilman Jared Taylor commented that although Ms. Kramer's property is abutting Mr. Wright's, a commercial rezone request would not fit within the General Plan because it doesn't front a major street. The ordinance is written as such in order to avoid commercial creep into residential areas.

Gary Bullock made a motion to recommend approval of the request to rezone 0.39 acres of property at 186 North 100 East from R-D (Diverse Residential) to PB (Professional Business) for Ron Wright. Lorene Kamalu seconded the motion and it passed unanimously.

DRAFT

PUBLIC HEARING AND REQUEST TO REZONE 1.19 ACRES OF PROPERTY AT APPROXIMATELY 50 EAST 220 NORTH FROM GC (GENERAL COMMERCIAL) TO PU (PUBLIC USE)

Lyle Gibson explained that Kaysville City is requesting to rezone the property at approximately 50 East 220 North from the GC (General Commercial) to the PU (Public Use) zone. The property, located on the west side of Heritage Park, was recently acquired by the City for the intent of adding additional parking to better accommodate the use and attendance of the park. The PU zone would match the zoning of the park and is very limited on its permitted uses.

Vice-Chairperson Matthew Anderson opened the Public Hearing.

There were no comments or question from the public. Vice-Chairperson Matthew Anderson closed the Public Hearing.

Betty Parker made a motion to recommend approval of the request to rezone 1.19 acres of property at approximately 50 East 220 North from GC (General Commercial) to PU (Public Use). Gary Bullock seconded the motion and it passed unanimously.

PRELIMINARY PLAT APPROVAL FOR SMITH FARMS SUBDIVISION AT 1020 WEST SMITH LANE – CHAD SMITH (TABLED ITEM)

Lyle Gibson explained that Mr. Smith owns about three acres of property located at 1020 West Smith Lane and would like to divide one 40,000 square foot lot, leaving two acres with the existing home. The proposed new lot is zoned A-1 which requires a minimum lot size of 40,000 square feet. This item was reviewed a few weeks ago with the proposed Country Meadow Subdivision but both projects were tabled to allow time for the property owners to discuss possibilities of combining their projects. The property owners have since been talking and believe that a resolution will soon be obtainable. However, Mr. Smith has requested that his subdivision be placed back on the agenda in case negotiations fail he will be able to proceed with his development. Over the last several years the City has been consistent in stating that additional development in this area would not be allowed until an additional access was provided. Mr. Smith's property is one of a few options available for access and therefore Staff is recommending tabling this request until an additional access is provided to the Tyler Estates area.

Gary Bullock said that since a resolution has not occurred yet this item should be tabled until a later time.

Josh Sundloff asked Mr. Smith about discussions between the Smith's and the neighboring developer.

Chad Smith commented that negotiations have improved and feels that they are getting closer to a decision. Both he and Mr. Buhler have been approached by developers who are interested in purchasing both properties together.

Josh Sundloff said that Mr. Smith's proposed subdivision plat meets the requirements of the city and therefore is entitled to approval. Unless there is legal documentation stating that a new development cannot be approved in this area of the city, it would seem that this request would have to be approved.

Lyle Gibson said that the city has the right to make specific requests of developments, especially if we feel it is what is best for the community. If the city is pursuing a solution then we can delay development and table development requests. Staff has some concern that by approving Mr. Smith's development it will cause other surrounding properties to become landlocked.

Betty Parker commented that she feels that Mr. Smith shouldn't have to wait on someone else's development in order to receive approval for his own.

Matthew Anderson said that he is concerned that approval of this request could force Mr. Buhler into having to take on the full burden of the road.

Lorene Kamalu added that approval could also affect the potential layout and lot sizes planned for Mr. Buhler's property.

Josh Sundloff commented that whenever any new road is proposed, the developer should take on the burden of it.

Betty Parker said that the proposed road layout will put unwanted responsibility on Mr. Smith to maintain the road frontage adjacent to his property.

Gary Bullock responded that this proposal is incomplete because the secondary road access has not been decided. This is premature and should be postponed so as to not jeopardize other neighboring property owners.

Councilman Jared Taylor commented that while Mr. Smith has an acceptable subdivision proposal, it has been mentioned that this development could be combined with Mr. Dickamore and developed as one. Another road access needs to be installed in this area and it is the city's responsibility to assure that every possible avenue for the road is explored.

Chad Smith said that the developers who have expressed interest in purchasing his property are only interested if they can purchase the Buhler's property as well. Mr. Smith said that he is requesting preliminary plat approval for this subdivision so he could have some assurance that his property will be protected if things cannot be negotiated.

Lorene Kamalu said that no one should be forced to develop their property when they aren't ready. The parties involved seem to be trying to work together to do what is best for the neighborhood. However if a proposed subdivision meets city ordinances, it seems that the city would be obligated to approve it.

DRAFT

Betty Parker made a motion to recommend preliminary plat approval for Smith Farms Subdivision at 1020 West Smith Lane for Chad Smith. Lorene Kamalu seconded the motion.

Voting was as follows:

Josh Sundloff	yea
Gary Bullock	yea
Lorene Kamalu	yea
Matthew Anderson	nay
Betty Parker	yea

The motion passed with a vote of four to one.

Josh Sundloff said he voted in favor of approving this requested subdivision because the proposed plat complies with city ordinances, and no formal documentation has been provided restricting approval of developments in this area until another access is provided.

Gary Bullock said that also voted for approval of this request because of its compliance with city regulations. However, he feels that this is a premature request and there is potential of the affected parties not coming to an agreement.

Matthew Anderson said that he feels that there are a lot of assumptions being made, and the Commission should be assuring that a plan is in place before approving a development. It is the responsibility of the Planning Commission to look at each development and plan for what will be best for the community.

Betty Parker said that she feels that by approving this proposed subdivision it will help Mr. Smith protect him from development encroaching onto his property. Mrs. Parker added that she hopes Mr. Smith will continue negotiations with all parties.

FINAL PLAT APPROVAL FOR FIELD OF DREAMS SUBDIVISION (FORMERLY BRYAN SORENSEN SUBDIVISION) AT 1133 WEST WEBB LANE – BRYAN SORENSEN

Lyle Gibson explained that Mr. Sorensen received preliminary plat approval for this project, located at 1133 West Webb Lane, in May and was approved with the condition that the southernmost lot have a fifty-foot setback from the south properly line. The final plat has now been submitted with the lot configuration now including the required setback. This subdivision includes two flag lots, with the exiting home on a third lot fronting Webb Lane.

Lorene Kamalu made a motion to recommend final plat approval for Field of Dreams Subdivision (formerly Bryan Sorensen Subdivision) at 1133 West Webb Lane for Bryan Sorensen. Josh Sundloff seconded the motion and it passed unanimously.

DRAFT

AMENDMENT OF CHAPTER 17-32, OFF-STREET PARKING, AND CHAPTER 17-34, PRUD PLANNED RESIDENTIAL UNIT DEVELOPMENT, OF TITLE 17, PLANNING AND ZONING, OF THE REVISED ORDINANCES OF KAYSVILLE CITY

This item was withdrawn from the agenda.

CALL TO THE PUBLIC

Nothing was brought under this item.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, August 27, 2015 at 7:00 p.m.

ADJOURNMENT

Betty Parker made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 8:10 p.m.

DRAFT

10 September 2015 Agenda

10 September 2015

KAYSVILLE CITY
PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, September 10, 2015, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 1.59 acres of property at 1111 West Webb Lane to PRUD overlay zone.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by August 24, 2015.

Lyle Gibson, Zoning Administrator

KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, September 10, 2015 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meeting of August 13, 2015.
2. Conditional use permit for a major home occupation "B":
a. Contractor at 193 East 500 North – Kyle Wood.
b. Preschool at 105 East Shepard Lane – Melody Rockssi.
3. Public hearing and request to rezone 1.59 acres of property at 1111 West Webb Lane to PRUD overlay zone – Mike Blackham.
4. Public hearing and preliminary and final plat approval for Kaysville Neighborhood Center First Amended Subdivision located at 1324 West 200 North – Ken Hawkes with Anderson Wahlen and Associates.
5. Public hearing and preliminary and final plat approval for Charly's Acres #2 Second Amended Subdivision located at approximately 2000 West 200 North – Ken Hawkes with Anderson Wahlen and Associates.

6. Final plat approval for Hill Farms Subdivision Phase 2C located at approximately 2000 West Phillips Street – Destination Homes.
7. Amendment of Chapter 17-32, Off-Street Parking, and Chapter 17-34, PRUD Planned Residential Unit Development, of Title 17, Planning and Zoning, of the revised ordinances of Kaysville City.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
a. Reports.
b. Correspondence.
c. Calendar.
10. 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, September 4, 2015.

Lyle Gibson, Zoning Administrator