1. Documents

Documents:

14 JANUARY 2016 PACKET.PDF
14 JANUARY 2016 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, January 14, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening.
2. Conditional use permit for a major home occupation "B":
   a. Hair salon at 1310 South Thoroughbred Circle – Riki Rushton.
   b. Small engine repair at 1173 West 200 North – William Aamodt.
3. Conditional use permit for farm animals at 1071 South 25 West – Carrie Abner.
4. Conditional use permit for farm animals at 145 South 300 East – Bill Orndorff.
5. Conditional use permit for farm animals at 142 North Kays Drive – Kara Jeffery.
6. Conditional use permit for farm animals at 752 South 1350 West –Allison Cline.
7. Public hearing and request to rezone 1.35 acres of property at 472 and 482 North Main Street from GC (General Commercial) to R-1-8 (Single Family Residential) – Reva Taylor.
8. Public hearing and preliminary plat approval for the RWT Subdivision located at 472 and 482 North Main Street – Reva Taylor.
9. Public hearing and preliminary and final plat approval for Green Gables Cluster Subdivision, First Amendment located at 432 South Rooster Hollow – Josh McBride.
10. Public hearing and preliminary and final plat approval for Mountain Vistas Phase 1A Cluster Subdivision, Second Amended located at 167 North Mountain Vistas Road – Scott Kimball.
11. Final plat approval for Miller Subdivision located at 1766 West Phillips Street – Mistie Manning.
12. Call to the public.
13. Other matters that properly come before the Planning Commission:
    a. Reports.
    b. Correspondence.
    c. Calendar.
14. 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, January 8, 2016.

Lyle Gibson
Zoning Administrator

Planning Commission
Staff Report

Conditional Use Permit for Major Home Occupation 'B', Hair Salon.
January 14, 2016

Applicant/Owner: Riki Rushton
Location: 1310 South Thoroughbred Circle

Description:

Ms. Rushton is requesting a conditional use permit for a major home occupation 'b' for a hair salon. The salon would provide service for cutting, styling, and coloring hair.

Ms. Rushton has been operating an in home hair salon with an approved conditional use permit and active business license in Kaysville City. She has moved to the address listed above and intends to continue her business at the new location.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a major home occupation 'b' subject to compliance with title 17-26-4 of the Kaysville City Ordinance.

Reasoning:

Based on Ms. Rushton's existing history with an active business license and with the restrictions of the ordinance staff feels that approval of this application is appropriate without additional conditions.

Attachment 1: Area Map

1310 South Thoroughbred Circle

Planning Commission
Staff Report

Conditional Use Permit for Small Engine Repair
January 14, 2016

Applicant/Owner: William Aamodt
Location: 1173 West 200 North

Description:

Mr. Aamodt is requesting a conditional use permit for Major Home Occupation B at the above listed address. He intends to use the property for a home office for his small engine repair business. His property is approximately 0.66 acres in size and fronts along 200 North Street. Currently Mr. Aamodt is planning on doing mobile repair service where customers and equipment will not actually come to the property, however it is likely that over time he may have customers come to his home to leave items for repair. Because of the likelihood of customers coming to his property where work would be performed, the request is a major home occupation B per section 17-26-4 (12).

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a small engine repair service at the above listed address.

Reasoning:

The restrictions of the ordinance in addition to the location and size of the applicant's property appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

1173 West 200 North

Planning Commission
Staff Report

Conditional Use Permit for Farm Animals
January 14, 2016

Applicant/Owner: Gentry and Carrie Abner
Location: 1071 South 25 West

Description:

The Abners are requesting a conditional use permit for farm animals. Their property is approximately 0.26 acres or 11,300 square feet, allowing up to seven (7) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

The property currently has a fence that encloses the rear yard and a coop for the chickens will be on site if the conditional use application receives approval.

Recommendation:

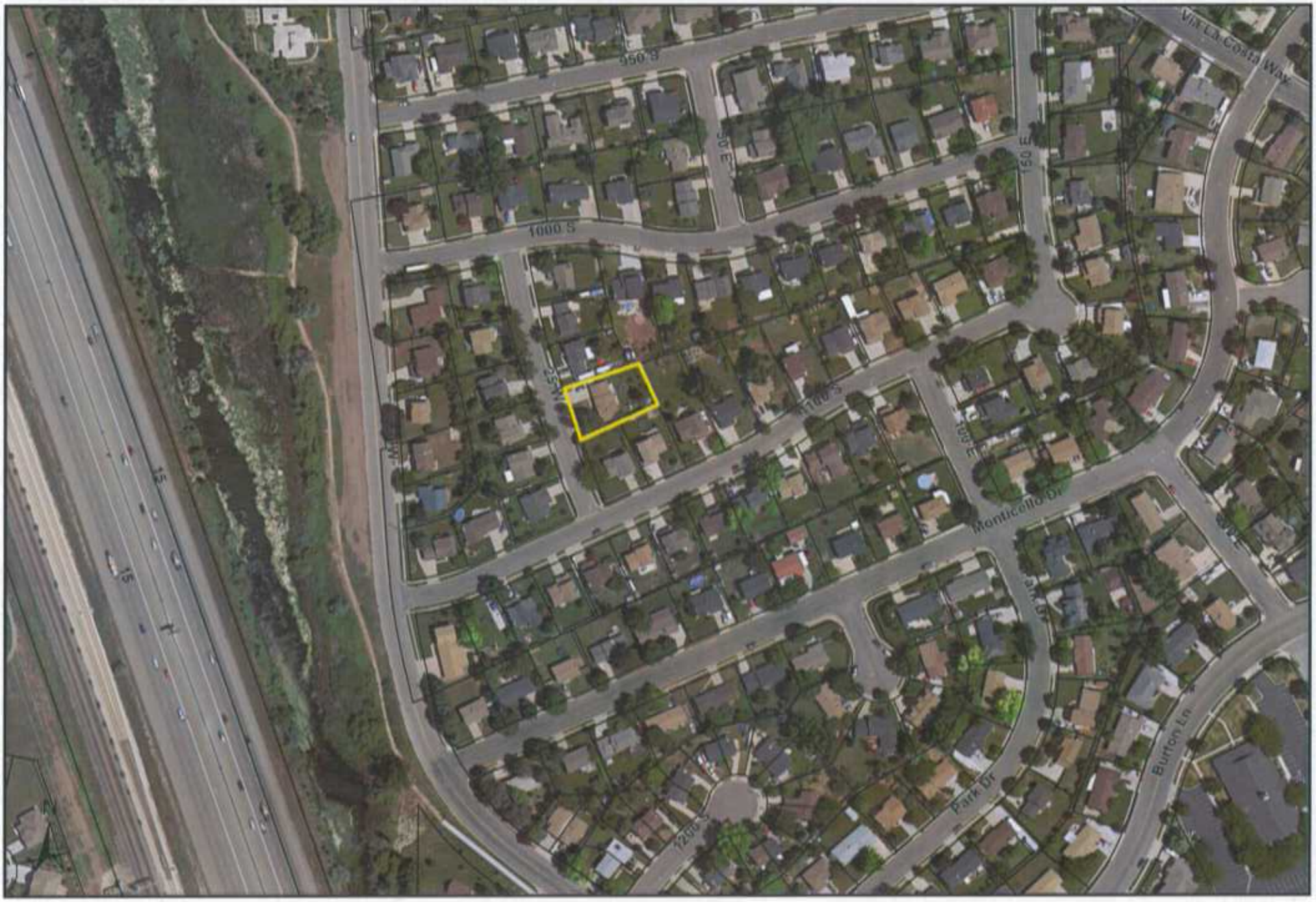
Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals.

Reasoning:

The existing conditions on site and restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

1071 South 25 West



Planning Commission
Staff Report

Conditional Use Permit for Farm Animals
January 14, 2016

Applicant/Owner: Bill and Sandra Orndorff
Location: 145 South 300 East

Description:

The Orndorff family is requesting a conditional use permit for farm animals. Their property is approximately 0.36 acres or 15,700 square feet, allowing up to eleven (11) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

While doing a follow up on the status of chickens next door, staff learned that the chickens are now kept at the above listed property. Staff has not received complaints about the chickens. The property currently has a fence that encloses the rear yard and a coop for the chickens is already in place in compliance with chapter 17-24 of the Kaysville City ordinance.

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:

The existing conditions on site and restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

145 South 300 East

Planning Commission
Staff Report

Conditional Use Permit for Farm Animals
January 14, 2016

Applicant/Owner: Lance and Kara Jeffery
Location: 142 North Kays Drive

Description:

The Jeffery family is requesting a conditional use permit for farm animals. Their property is approximately 0.46 acres or 20,000 square feet, allowing up to twenty five (25) fowl, rabbits, or similar animals. Specifically the request is for chickens at the above listed property.

This application came about through a complaint received by staff about a rooster. There is not a rooster currently on site but the property has had chickens not knowing that a conditional use permit was required. The property currently has a fence that encloses the rear yard and a coop for the chickens is already in place in compliance with chapter 17-24 of the Kaysville City ordinance.

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:

The existing conditions on site and restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

142 North Kays Drive

Planning Commission
Staff Report

Conditional Use Permit for Farm Animals
January 14, 2016

Applicant/Owner: Alan and Allison Cline
Location: 752 South 1350 West

Description:

The Clines are requesting a conditional use permit for farm animals. Their property is approximately 0.46 acres or 20,200 square feet, allowing up to two (2) sheep, goats, llamas, or similar animals. Specifically the request is for sheep at the above listed property.

The home has just recently been finished and the fencing is yet to be installed. The applicants have provided a site plan indicating where a shelter and pen for the keeping of animals would be placed on the property in compliance with Chapter 17-24 of the Kaysville City Ordinance. The applicant has indicated that the animals would be kept on the property between June and Mid-August.

Recommendation:

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

- The rear yard be enclosed by a fence and the shelter be installed on site as proposed.

Reasoning:

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

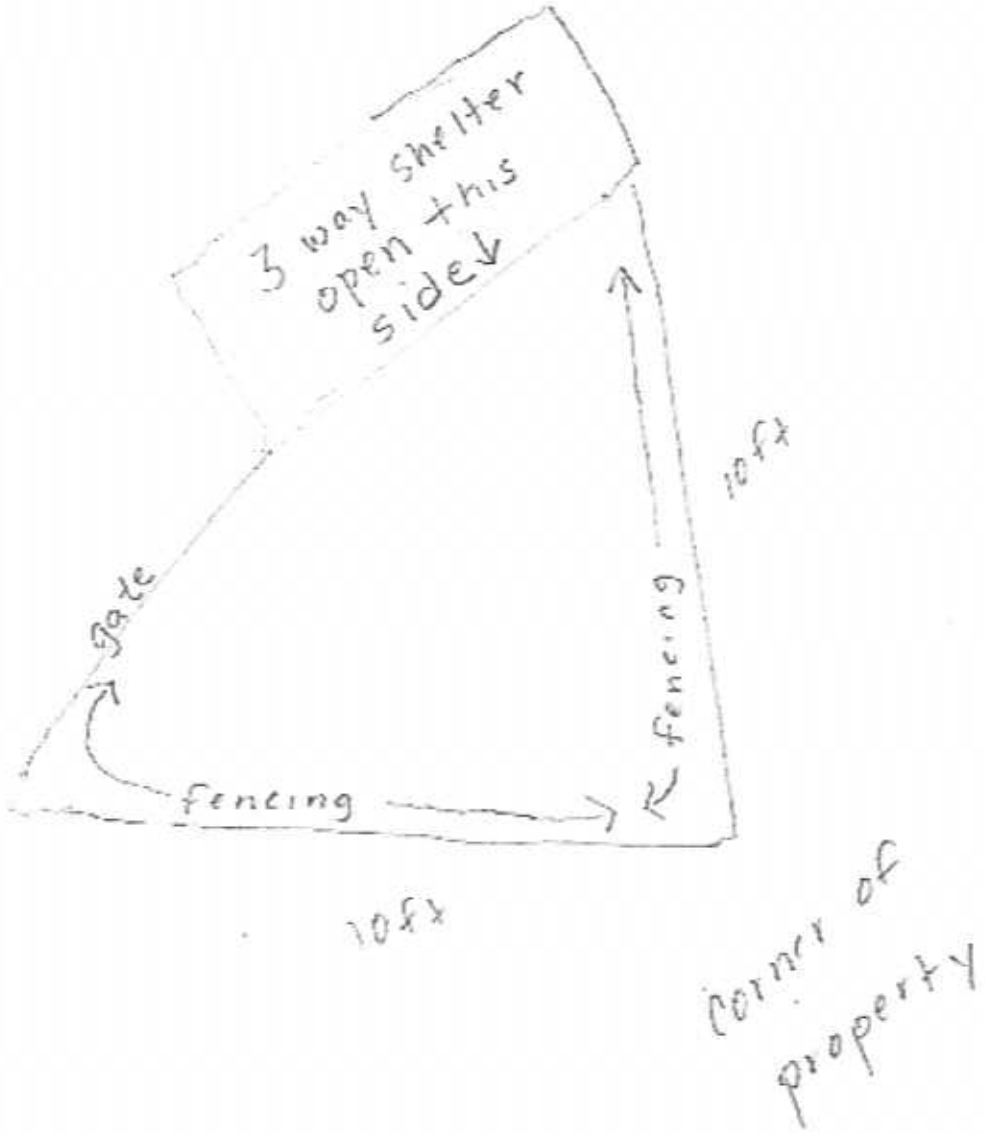
Attachment 1: Area Map
Attachment 2: Site Plan
Attachment 3: Sheep Pen Sketch

752 South 1350 West

corner of property
where we would
pen sheep

I marked the corner on the site plan where we would fence a pen.
10 feet down each side of the corner along the property line.
the fence would connect on the inside to a 3 way shelter.

Here is a basic sketch
The 10 foot sides are marked on the corner of the site plan.



Planning Commission
Staff Report

Rezone of 1.35 acres of property from GC (General Commercial) to R-1-8 (Single Family Residential) and Preliminary Subdivision Plat for the RWT Subdivision. January 14, 2016

Applicant/Owner:	Reva Taylor
Location:	472 and 482 North Main Street
Current Zone:	GC (General Commercial)

Description:

The applicant is proposing a subdivision at the above listed property that would leave the 2 existing homes/buildings that front main street in place and create 3 new lots to the east for a total of 5 lots. Currently the property at 482 North is used as a residence and the building on the corner at 472 North is an historic home that has been used as a commercial business for many years.

The 3 new lots would be developed as one standard lot fronting Creekside Way and 2 flag lots that would be accessed via Creekside Way. Each standard lot is at least 8,000 square feet in area with at least 65 feet in frontage. The flag lots are each 10,000 sq. ft. or larger with the required access width and frontage. The ability to approve the subdivision as proposed for residential use requires the R-1-8 (Single Family 8,000 sq. ft. minimum) zoning district.

The Kaysville City General Plan indicates that Kaysville City is primarily a residential community with a vision to promote business, industry and public use. The plan also states that the cultural heritage of the City should be promoted by using genuine architecture to continue the Kaysville Story. Similarly historical landmarks, sites and structures should be preserved and renovated. The plan instructs decision makers to consider historical value in property use decisions.

The general plan states that the city should reserve land and promote development that is high quality. It also states that businesses should be located primarily along major streets. The city is limited in the amount of its commercial zoned land which can play a key role in providing services and amenities to its residents. Because of this, the proposed change is complex regarding the appropriate action. While the north portion of Main Street is predominately commercial in nature, it is not entirely zoned commercial as seen just to the south of the proposed subdivision.

Because of the condition and historic status of the home on the corner property staff does not believe it is likely to be demolished and redeveloped anytime in the foreseeable future. While the home has been used historically as a commercial business, the current interest is for the property to be a residence. The desire for use as a residence is in part due to the limited ability of the existing structure to function as a

commercial space. If this structure and property are to be residential, the feasibility of commercial in the remainder of the proposed subdivision becomes more difficult leading to the consideration for rezoning the entire property residential.

Recommendation:

Staff suggests that the planning commission recommend approval of the proposed rezone and preliminary plat to the City Council.

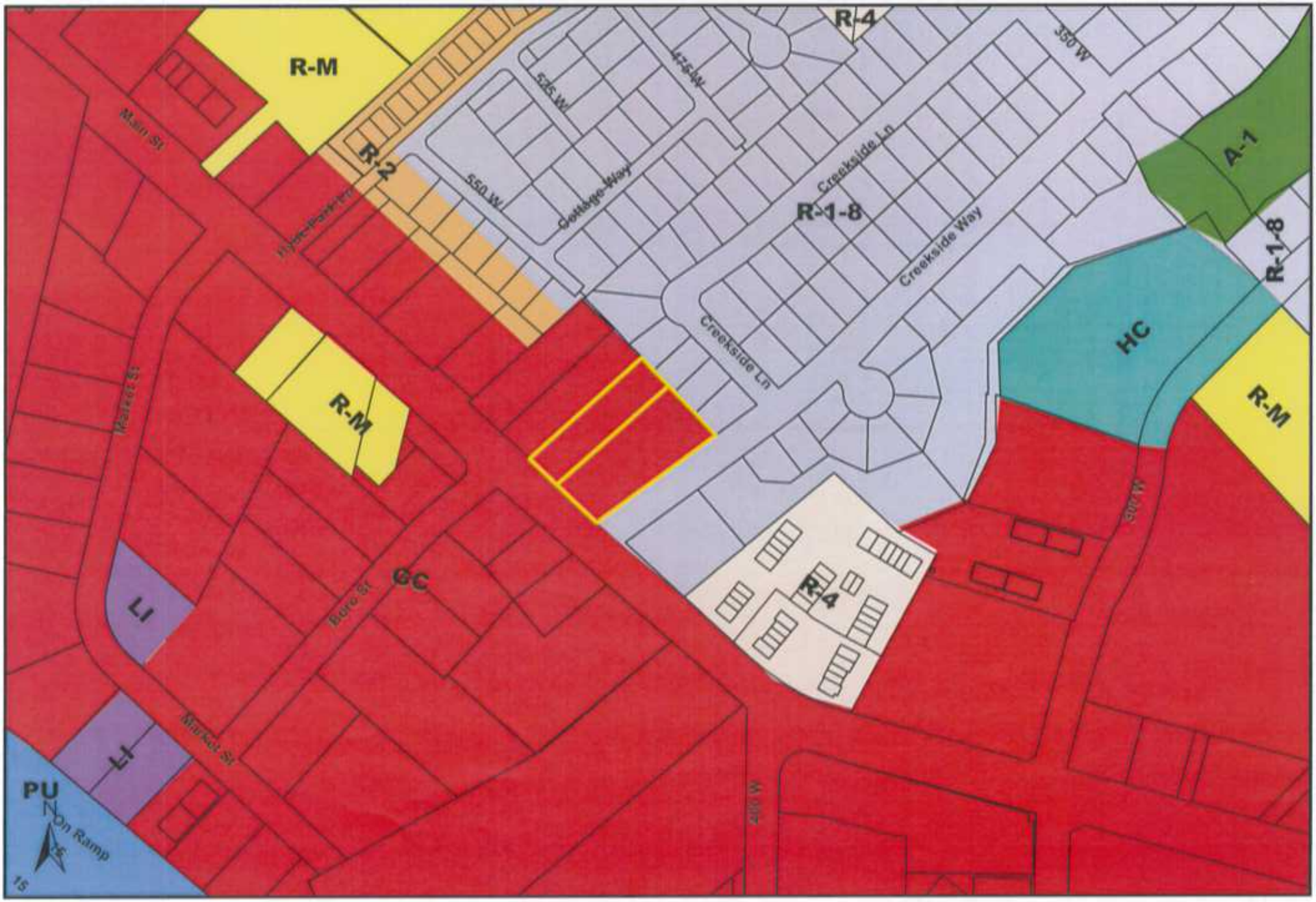
Reasoning:

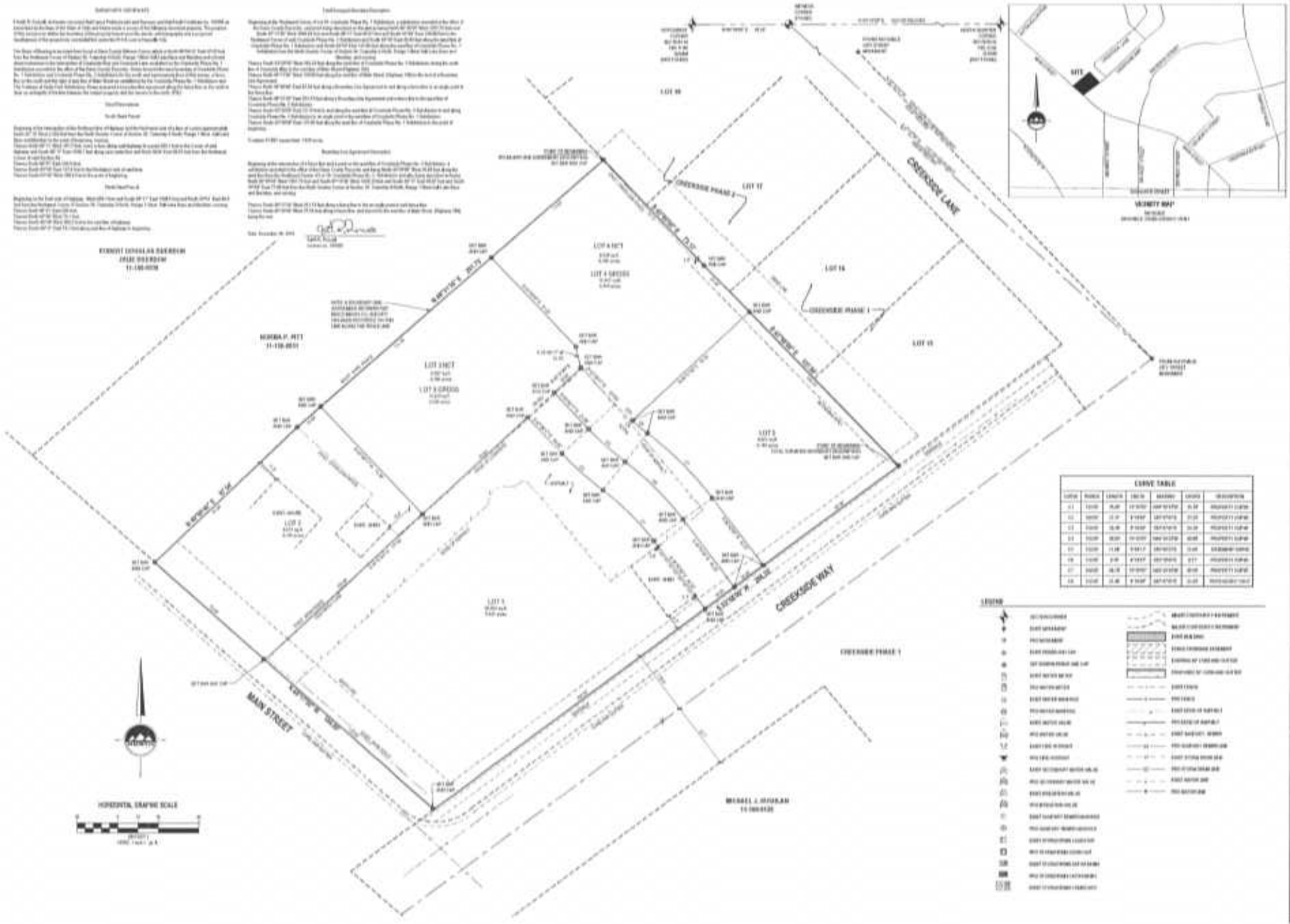
The proposed R-1-8 zoning district would allow the building on the corner of Main Street and Creekside Way to be used for its historic purpose as a residence and accommodate additional development. The proposed zoning is a means of preserving the historic site and appears to be supported by the Kaysville City General Plan.

Attachment 1: Location Map
Attachment 2: Map of Surrounding Zoning
Attachment 3: Preliminary Subdivision Plat

472 and 482 North Main Street

472 and 482 North Main Street





CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	DESCRIPTION
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PROPERTY CURVE
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PROPERTY CURVE
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PROPERTY CURVE
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PROPERTY CURVE
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	CENTERLINE CURVE
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PROPERTY CURVE
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PROPERTY CURVE
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PROPERTY CURVE

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RWT INVESTMET CO. SURVEY
PRELIMINARY PLAN FOR SUBDIVISION

472 North Main Street
KAYSVILLE, UTAH

PRELIMINARY PLAT

Planning Commission
Staff Report

Preliminary and Final Plat for the Green Gables – Cluster Subdivision, 1st Amendment

Applicant/Owner: Josh and Maggie McBride
Location: 432 South Rooster Hollow

Description:

The applicants are proposing a preliminary and final plat to combine their existing lot in the Green Gables Cluster Subdivision with a sliver of property to the south.

The proposal does consolidates properties and does not create any new building lots. This consolidation will clean up property lines in the area and does not create any noncompliant lot sizes or setback issues.

Recommendation:

Staff suggests that the Planning Commission recommendation approval of both the preliminary and final plat for the Green Gables – Cluster Subdivision, 1st Amendment to the City Council.

Reasoning:

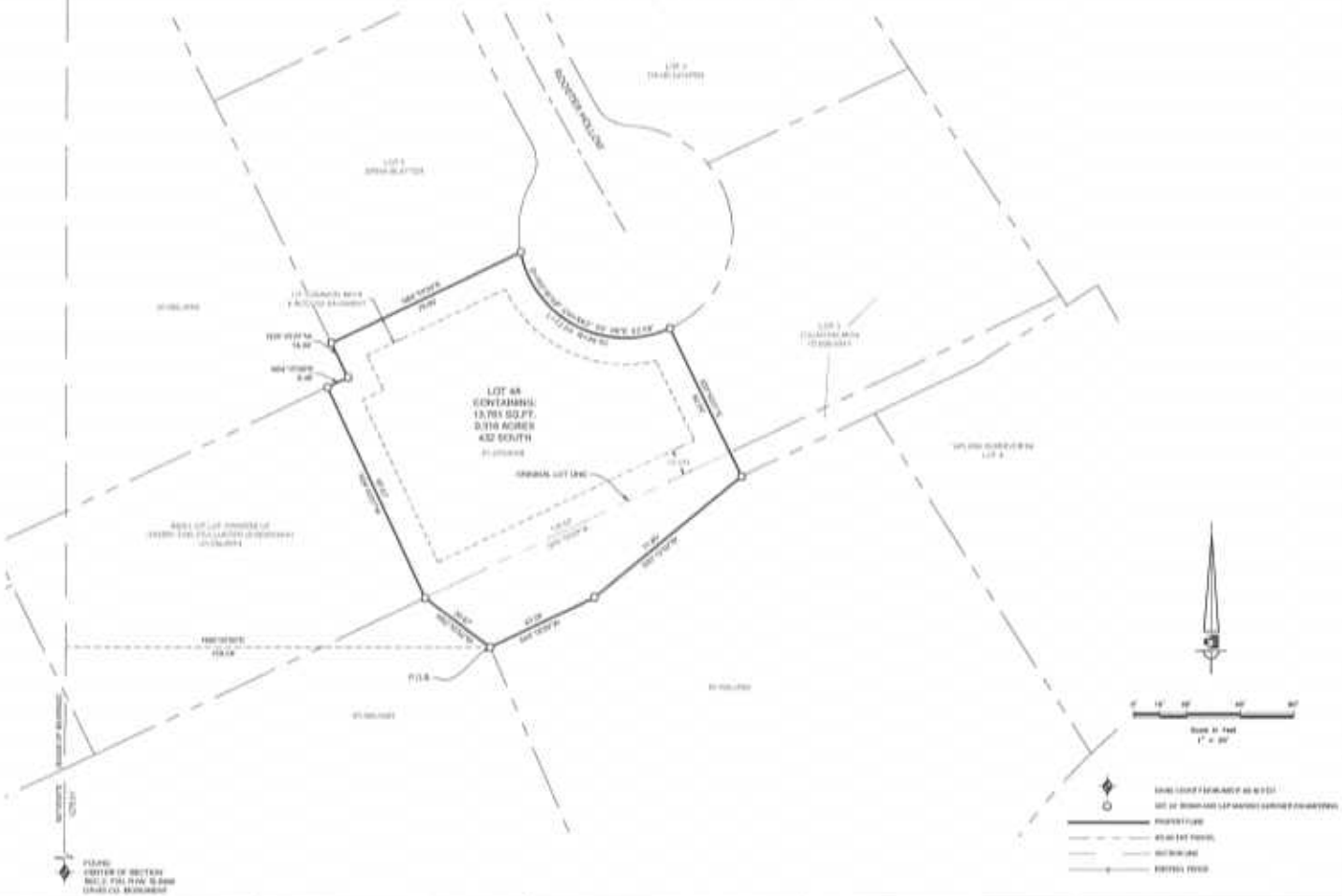
The proposed lot complies with the requirements of the Kaysville City ordinances.

Attachment 1: Area Map
Attachment 2: Plat

432 South Rooster Hollow

GREEN GABLES-CLUSTER SUBDIVISION, 1ST AMENDMENT

BOUNDARY LINE ADJUSTMENT
PART OF SECTION 2,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, JOHN H. MEIRSEL, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 5607264 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE BUILDINGS, MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, AND THAT BOUNDARIES AND AREAS MEET THE CURRENT REQUIREMENTS OF KAYSVILLE CITY ZONING ORDINANCES.

SIGNED THIS _____ DAY OF _____, 20XX.

LICENSED PROFESSIONAL LAND SURVEYOR
License No. 5607264
John H. Meirsel
STATE OF UTAH

JOHN H. MEIRSEL PLS NO. 5607264

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 0°09'00" EAST 1,010.71 FEET AND NORTH 90°00'00" EAST 159.00 FEET FROM THE CENTER OF SAID SECTION 2, RUNNING THENCE NORTH 70°00'00" WEST 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 4, GREEN GABLES-CLUSTER SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID LOT 4 THE FOLLOWING 16 BEARINGS AND DISTANCES: (1) NORTH 0°00'00" WEST 97.61 FEET; (2) NORTH 90°00'00" EAST 64.00 FEET; (3) NORTH 0°00'00" WEST 19.00 FEET; (4) NORTH 90°00'00" EAST 15.00 FEET; (5) ALONG THE ARC OF A CURVE TO THE LEFT 15.39 FEET, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 18°00'00", AND WHICH CHORD BEARS SOUTH 0°00'00" EAST 15.33 FEET; (6) SOUTH 0°00'00" EAST 10.00 FEET; (7) NORTH 90°00'00" EAST 10.00 FEET; (8) SOUTH 0°00'00" EAST 10.00 FEET; (9) NORTH 90°00'00" EAST 71.00 FEET; THENCE SOUTH 0°00'00" EAST 45.00 FEET TO THE POINT OF BEGINNING. CONTAINING 13,761 SQ.FT. OR 0.316 ACRES.

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACTS OF LAND, HEREBY SET APART AND SUBDIVIDE SAID TRACTS AS SHOWN ON THIS PLAT AND NAME

GREEN GABLES-CLUSTER SUBDIVISION, 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF ANY TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO KAYSVILLE CITY THOSE LOT OR OTHER AREAS DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY.

SIGNED THIS _____ DAY OF _____, 20XX

JOHN H. KEMPER

ACKNOWLEDGMENT

STATE OF UTAH)
: SS
COUNTY OF DAVIS)

ON THE _____ DAY OF _____, 20XX PERSONALLY APPEARED BEFORE ME, JOHN H. KEMPER WHO PROVED TO THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS OWNER'S DEDICATION AND ACKNOWLEDGED HE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY OF LOT 4 TO INCLUDE THE PARCEL TO THE SOUTH ALSO OWNED BY JOHN MEIRSEL. THE SURVEY WAS ORDERED BY JOHN MEIRSEL. THE CORNERS USED TO ESTABLISH THE BOUNDARY WAS THE CENTER DAVIS COUNTY SURVEY MONUMENT AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°09'00" EAST DAVIS COUNTY BEARING.

KAYSVILLE CITY	KAYSVILLE CITY ATTORNEY	KAYSVILLE CITY ENGINEER	KAYSVILLE CITY PLANNING COMMISSION	HIGHTS CREEK IRRIGATION
THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS AND EASEMENTS HERE GIVEN, WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH.	I HAVE EXAMINED THE FOREGOING PLAT AND DEDICATION OF GREEN GABLES-CLUSTER SUBDIVISION, 1ST AMENDMENT, AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND AND SUCH, I APPROVE IT.	I HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THE LINE OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND DESIGNATED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MEASUREMENTS ON RECORD IN THIS OFFICE.	APPROVED BY THE PLANNING COMMISSION OF KAYSVILLE CITY	APPROVED BY HIGHTS CREEK IRRIGATION
THIS____DAY OF_____, 20XX	THIS____DAY OF_____, 20XX	THIS____DAY OF_____, 20XX	THIS____DAY OF_____, 20XX	THIS____DAY OF_____, 20XX
MAYOR	CITY ATTORNEY	CITY ENGINEER	CHAIRMAN	HIGHTS CREEK IRRIGATION
ATTEST: TITLE				

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
3330 SOUTH 375 EAST OGDEN, UT
OFFICE: (801) 479-0448 FAX: (801) 479-0449

COUNTY RECORDER

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

COUNTY RECORDER

BY: _____ DEPUTY

Planning Commission
Staff Report

Preliminary and Final Plat for the Mountain Vista Phase 1A Cluster Subdivision – Second Amended. January 14, 2016

Applicant/Owner: Scott Kimball
Location: 167 North Mountain Vistas Road

Description:

Mr. Kimball is proposing a preliminary and final plat for a lot line adjustment with his neighbor to the west indicated in the Mountain Vista Phase 1A Cluster Subdivision – Second Amended plat.

The proposal does not create any new building lots or remove any open space from the Mountain Vista Subdivision. Along with the adjustment of the property lines, public utility easements have been adjusted to match the new lot lines. Moving the easement as indicated does not leave any existing infrastructure outside of an easement.

Both lots with the proposed adjustment meet the lot size, frontage, and setback requirements of the R-1-20 zoning district.

Recommendation:

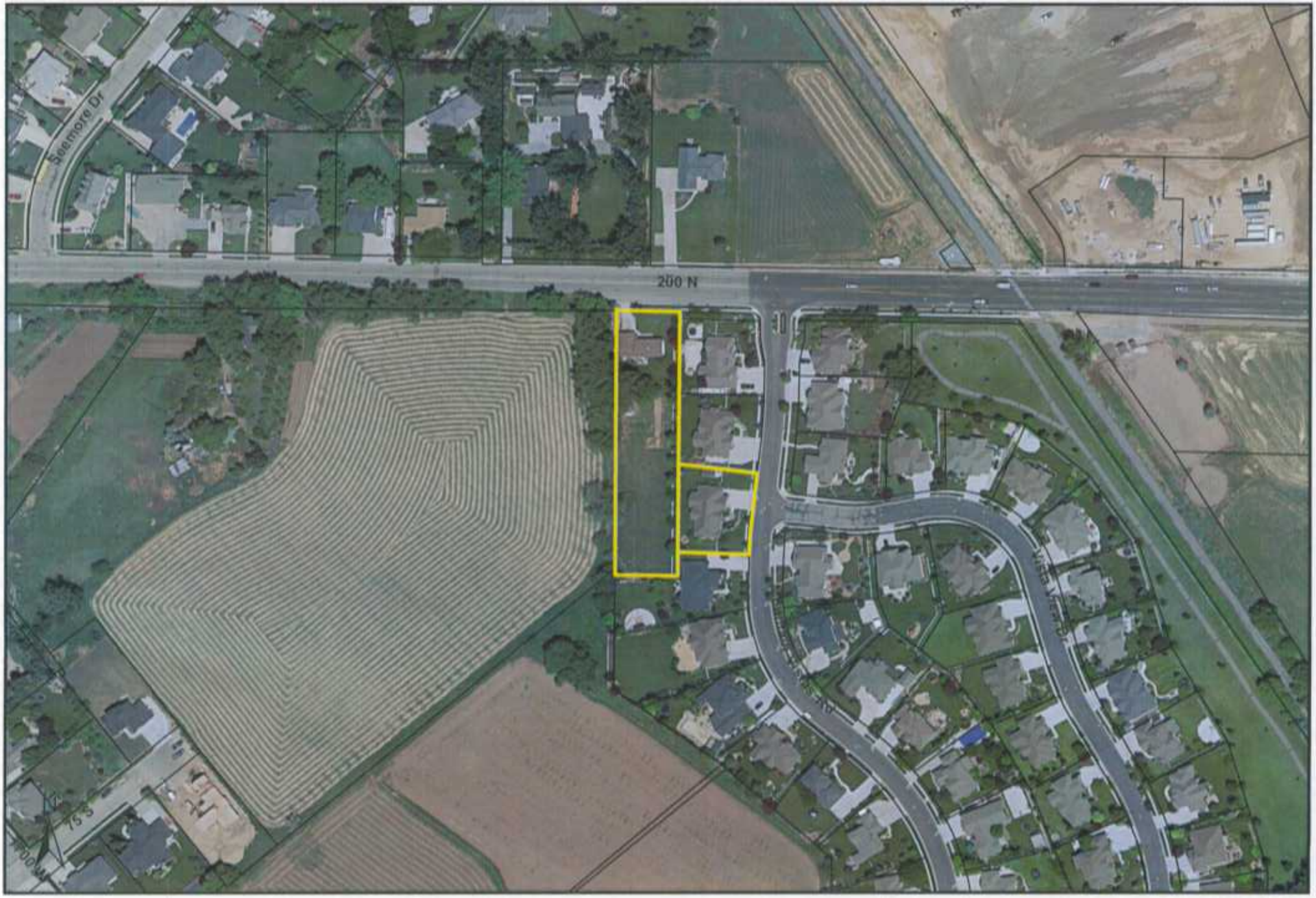
Staff suggests that the Planning Commission recommend approval of both the preliminary and final plat for the Mountain Vista Phase 1A Cluster Subdivision – Second Amended to the City Council.

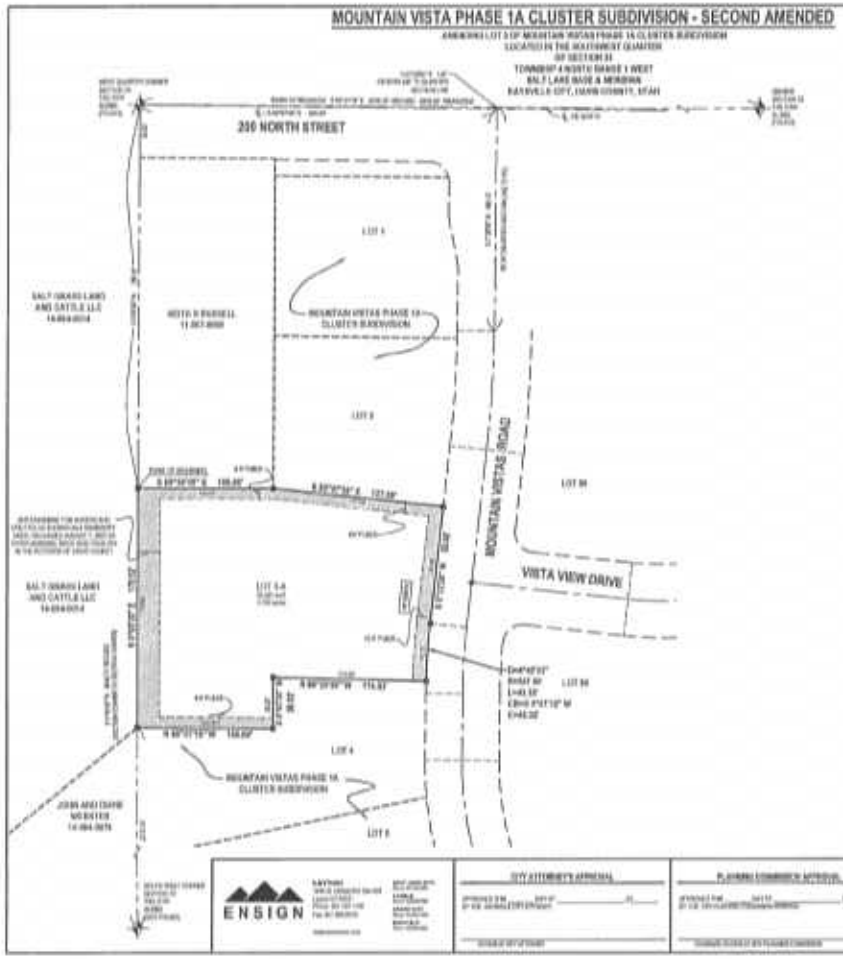
Reasoning:

The proposed lots comply with the requirements of the Kaysville City ordinances.

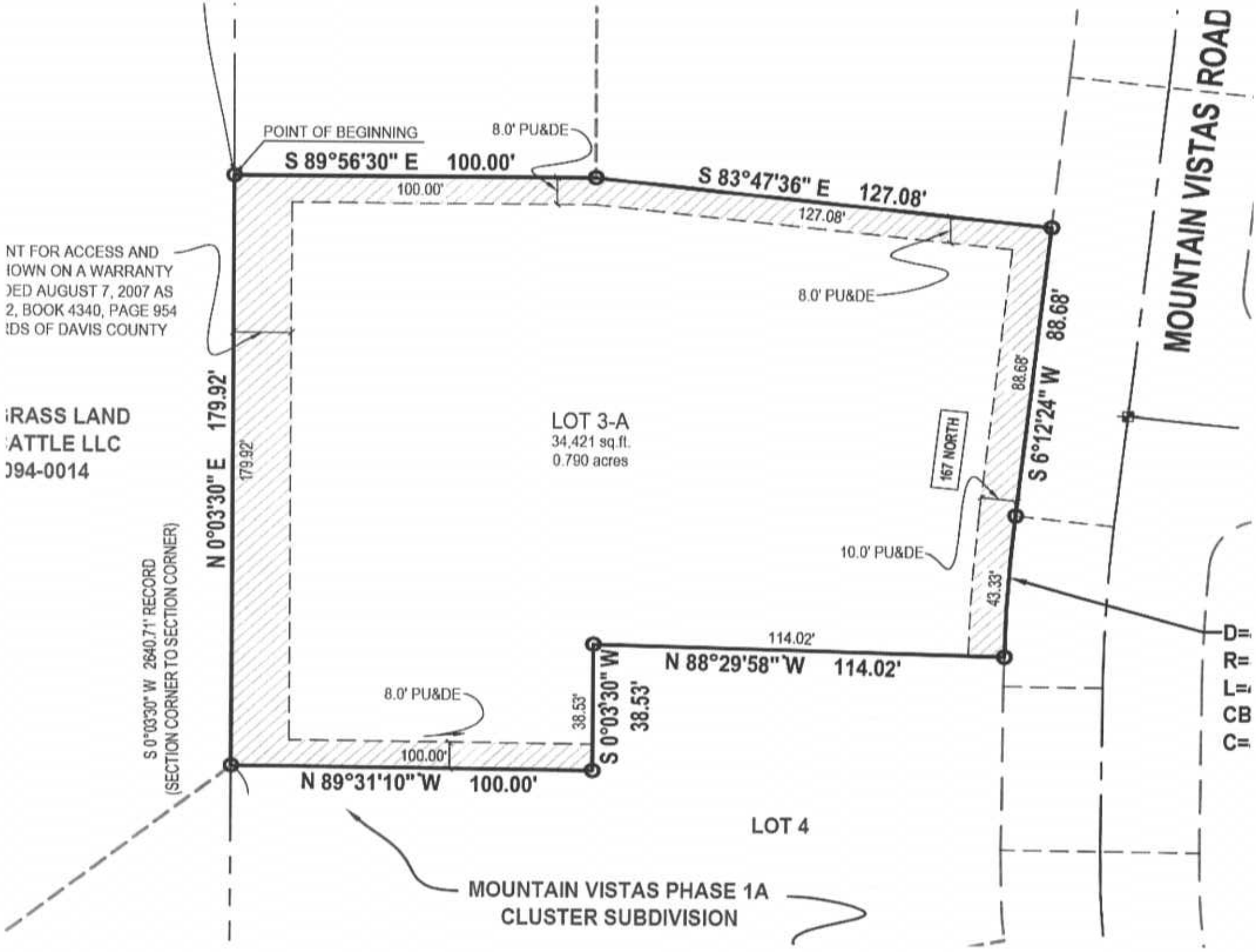
Attachment 1: Area Map
Attachment 2: Plat
Attachment 3: Enlarged Plat

Mountain Vista Phase 1A Cluster Subdivision - Second Amended





MOUNTAIN VISTA PHASE 1A CLUSTER SUBDIVISION - SECOND AMENDED
200 NORTH STREET
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5-A
LOT 5
MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION
SALT GRASS LAND AND CATTLE LLC
MOUNTAIN VISTAS ROAD
VISTA VIEW DRIVE
VICINITY MAP
GENERAL NOTES
LEGEND
HORIZONTAL GRAPHIC SCALE
DEVELOPER
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
11-16-18
OWNER'S DEDICATION
MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION - SECOND AMENDED
MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION - SECOND AMENDED
ENSIGN
CITY ATTORNEY'S APPROVAL
PLANNING COMMISSION APPROVAL
CITY ENGINEER'S APPROVAL
CITY COUNCIL APPROVAL
SHEET 1 OF 1
DAVIS COUNTY RECORDER


POINT OF BEGINNING
8.0' PU&DE
S 89°56'30" E 100.00'
100.00'
S 83°47'36" E 127.08'
127.08'
8.0' PU&DE
MOUNTAIN VISTAS ROAD
NT FOR ACCESS AND
IOWN ON A WARRANTY
)ED AUGUST 7, 2007 AS
2, BOOK 4340, PAGE 954
:DS OF DAVIS COUNTY
RASS LAND
ATTLE LLC
)94-0014
N 0°03'30" E 179.92'
179.92'
LOT 3-A
34,421 sq.ft.
0.790 acres
88.68'
S 6°12'24" W 88.68'
167 NORTH
10.0' PU&DE
43.33'
114.02'
N 88°29'58" W 114.02'
S 0°03'30" W
38.53'
38.53'
8.0' PU&DE
100.00'
N 89°31'10" W 100.00'
S 0°03'30" W 2640.71' RECORD
(SECTION CORNER TO SECTION CORNER)
LOT 4
MOUNTAIN VISTAS PHASE 1A
CLUSTER SUBDIVISION

Planning Commission
Staff Report

Miller Subdivision
Final Plat
January 14, 2016

Applicant/Owner:	Mistie Manning
Location:	1766 West Phillips Street
Zoning:	R-1-20

Description:

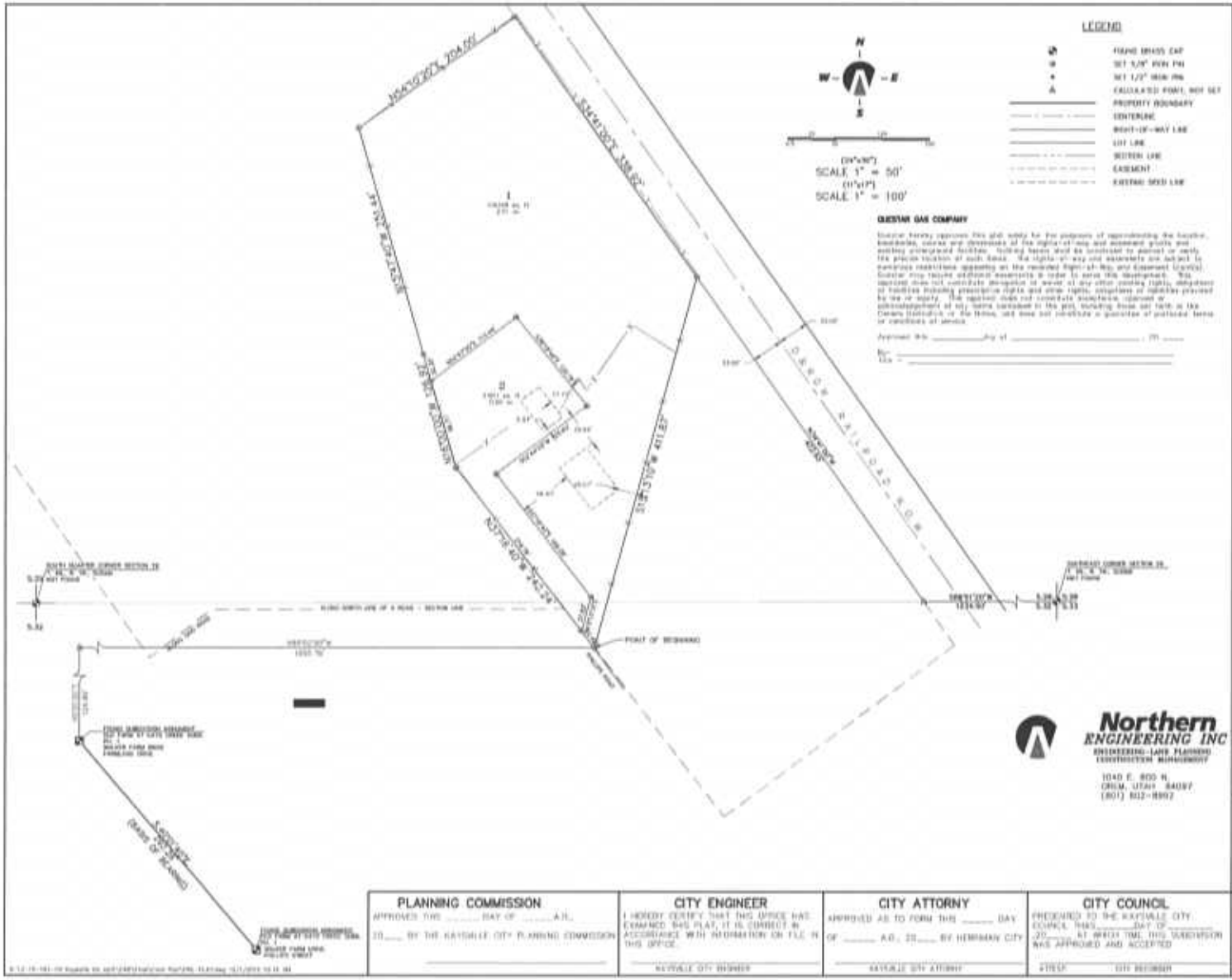
This plat received preliminary approval in November. At that time the Planning Commission determined that the proposed configuration met the requirements for a single flag lot and leaving lot 1 as a standard lot having adequate lot width at the thirty foot setback as required by City ordinance.

Recommendation:

This plat meets all applicable requirements for a flag lot including lot size and setbacks for the existing buildings. Staff suggests that the Planning Commission recommend approval of the final plat for Miller Subdivision.

Attachment 1: Location Map
Attachment 2: Plat

Miller Subdivision



SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 166337. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND COMPUTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 (1953 CODE ANNOTATED, 1953 AS AMENDED, HAVE STAKED ALL MONUMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8b-2(1), UTAH CODE ANNOTATED AS AMENDED, WILL FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

KIM WAYNE LUNDBERG, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PHILLIPS ROAD (A PUBLIC ROAD), SAID POINT BEING SOUTH 1,319.99 AND EAST 1604.16 FEET FROM A MONUMENT BEFORE THE CENTER 1/4 SECTION CORNER OF SAIDED FARM ROAD AND PHILLIPS ROAD AS FOUND IN THE FIELD AT EAST CENTER SAID SEC. 33 TO BE THE REAL POINT OF BEGINNING, ALSO BEING APPROXIMATELY ALONG THE SECTION LINE A DISTANCE OF 1,319.99 FEET, RANGE A DISTANCE ALONG THE WESTERLY LINE OF CANYON AVE FOR A DISTANCE OF 1,401.11 FEET, MORE OR LESS, TO A POINT ON A BRASS CAP MARKING THE NORTHEAST CORNER OF SAIDE SECTION 33

THENCE A DISTANCE ALONG AN EXISTING FENCE A DISTANCE OF 1,319.99 FEET TO A FENCE WALL POINT, BEING A DISTANCE ALONG AN EXISTING FENCE A DISTANCE OF 1,319.99 FEET, THENCE A DISTANCE ALONG AN EXISTING FENCE A BEARING OF 1,319.99 FEET TO A FENCE CORNER, BEING APPROXIMATELY A DISTANCE OF 1,319.99 FEET MORE OR LESS TO THE WESTERN LINE OF THE RAILROAD RIGHT OF WAY, BEING APPROXIMATELY ALONG THE WESTERLY RIGHT OF WAY THE RAILROAD A DISTANCE OF 1,319.99 FEET, THENCE A DISTANCE A BEARING OF 1,319.99 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 13.00 SQ.FT. OR 0.00 ACRES OF LAND MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED ON THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS DESIGNED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 20____.

BY: _____ BY: _____

BY: _____ BY: _____

BY: _____ BY: _____

ACKNOWLEDGMENT

COUNTY OF SALT LAKE } S.S.
STATE OF UTAH

ON THIS _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME _____ (NAME OF INDIVIDUAL) WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO AFFIRMED THAT HE/SHE IS THE _____ (TITLE) OF _____ (NAME OF CORPORATION) A _____ CORPORATION, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE/THEY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____

NOTARY FULL NAME _____ (PRINT) A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

STATE OF UTAH } S.S.

ACKNOWLEDGMENT

COUNTY OF SALT LAKE

ON THIS _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME _____ (NAME OF INDIVIDUAL) WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED BELOW (OR ATTACHED), AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

_____

NOTARY FULL NAME _____ (PRINT) A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

MILLER RANCH

PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY UTAH

KAYSVILLE, DAVIS COUNTY, UTAH

SCALE 1" = 50 FEET

PLANNING COMMISSION	CITY ENGINEER	CITY ATTORNY	CITY COUNCIL
APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE KAYSVILLE CITY PLANNING COMMISSION	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT, IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ BY HERRIMAN CITY	PRESENTED TO THE KAYSVILLE CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME, THIS SUBDIVISION WAS APPROVED AND ACCEPTED
_____	KAYSVILLE CITY ENGINEER	KAYSVILLE CITY ATTORNY	ATTEST: CITY RECORDER

RECORDED #

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____ CLERK _____ DAVIS COUNTY RECORDER

14 January 2016 Agenda

KAYSVILLE CITY
PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, January 14, 2016, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 1.35 acres of property at 472 and 482 North Main Street from GC (General Commercial) to R-1-8 (Single Family Residential).

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by January 11, 2016.

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, January 14, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening.
2. Conditional use permit for a major home occupation "B":
a. Hair salon at 1310 South Thoroughbred Circle – Riki Rushton.
b. Small engine repair at 1173 West 200 North – William Aamodt.
3. Conditional use permit for farm animals at 1071 South 25 West – Carrie Abner.
4. Conditional use permit for farm animals at 145 South 300 East – Bill Orndorff.
5. Conditional use permit for farm animals at 142 North Kays Drive – Kara Jeffery.
6. Conditional use permit for farm animals at 752 South 1350 West –Allison Cline.
7. Public hearing and request to rezone 1.35 acres of property at 472 and 482 North Main Street from GC (General Commercial) to R-1-8 (Single Family Residential) – Reva Taylor.
8. Public hearing and preliminary plat approval for the RWT Subdivision located at 472 and 482 North Main Street – Reva Taylor.
9. Public hearing and preliminary and final plat approval for Green Gables Cluster Subdivision, First Amendment located at 432 South Rooster Hollow – Josh McBride.
10. Public hearing and preliminary and final plat approval for Mountain Vistas Phase 1A Cluster Subdivision, Second Amended located at 167 North Mountain Vistas Road – Scott Kimball.
11. Final plat approval for Miller Subdivision located at 1766 West Phillips Street – Mistie Manning.
12. Call to the public.
13. Other matters that properly come before the Planning Commission:

a. Reports.
b. Correspondence.
c. Calendar.
14. 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, January 8, 2016.

Lyle Gibson, Zoning Administrator