1. Documents

    Documents:

        23 JUNE 2016 PACKET.PDF
        23 JUNE 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, June 23, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening.
2. Conditional use permit for a low profile sign at 270 North 300 West – Kier Construction.
3. Conditional use permit for a public utility substation at 1559 South Kay Drive – Questar Gas Co.
4. Public hearing and preliminary and final plat approval for Amendment to Sunset Pointe Subdivision Phase 5 at 1559 and 1571 South Kay Drive – The Adams Company.
5. Call to the public.
6. Other matters that properly come before the Planning Commission:
   a. Reports.
   b. Correspondence.
   c. Calendar.
7. 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, June 17, 2016.

Lyle Gibson
Zoning Administrator

Planning Commission
Staff Report

Conditional Use Permit for a Low Profile Sign
June 23, 2016

Applicant/Owner:	Roger Nielson with Kier Construction
Location:	270 North 300 West
Zone:	R-M (Multi-Family Residential)

Description:

The property at the above listed address is under new ownership and undergoing a renovation. Formerly the site was known as the Wad Square Apartments. A low profile sign has been on site for some time but it is to be removed and replaced with a new sign to identify the new name of the Jerry Burnett Apartments.

The proposed sign would be considered a Low Profile Sign which is allowed in the R-M zoning district under Section 17-33-9 as a conditional use. Chapter 17-33 Sign Regulations restricts a Low Profile Sign to four feet (4') in height and forty six square feet (46 sq. ft.) based on the amount of property frontage along 300 West Street. The sign must also be set back six feet (6') from property lines. The proposed sign and sign is forty square feet (40 sq. ft.) including the support columns. Plans indicate that the sign meets height, setback, and size requirements.

Recommendation:

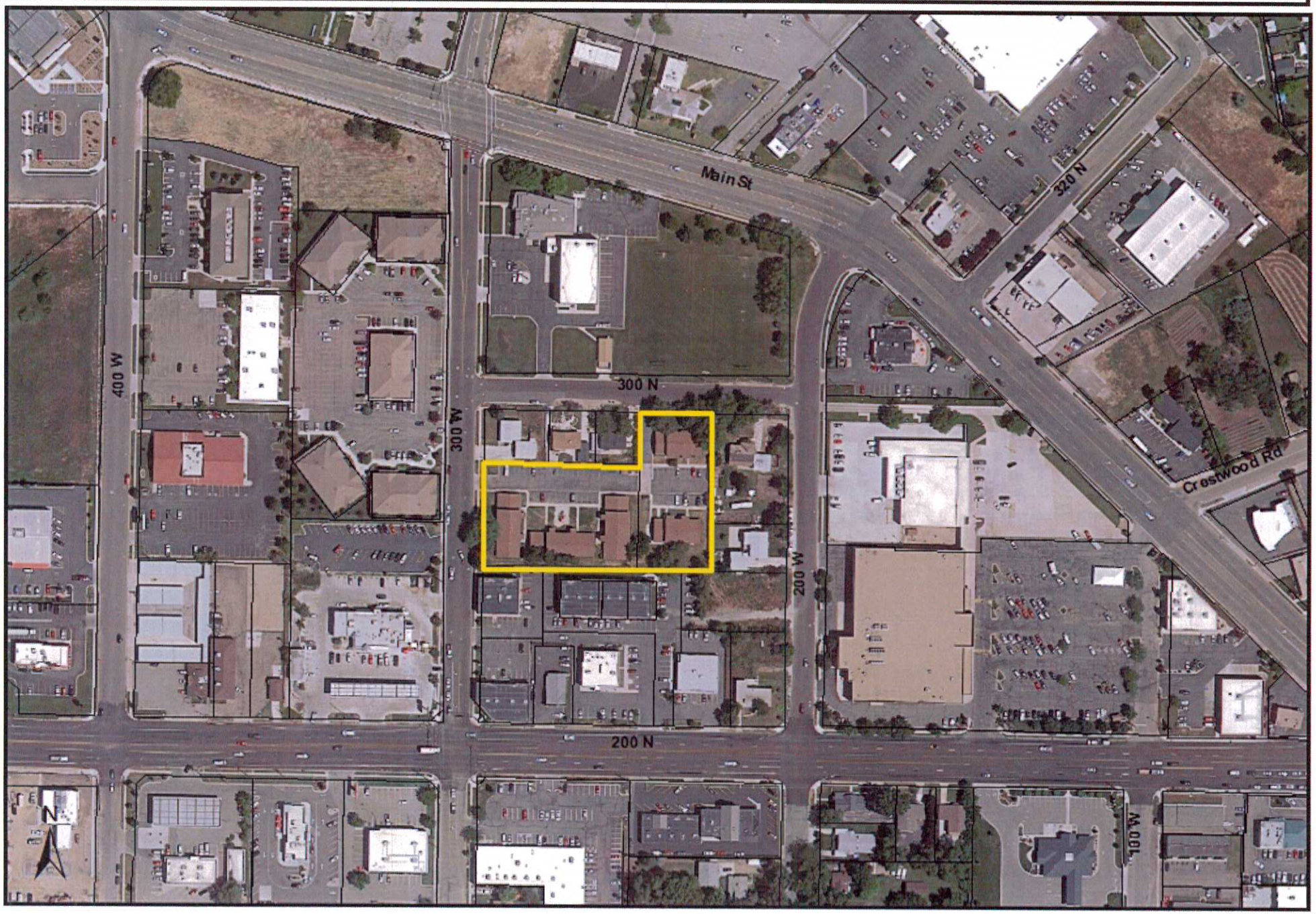
Staff recommends approval of the Low Profile Sign as proposed without additional conditions.

Reasoning:

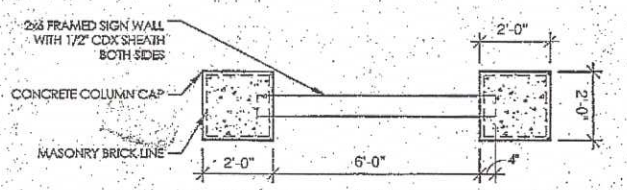
The location of the property in the middle of commercial properties and proposed design demonstrating compliance with the minimum requirements of the zoning ordinance do not appear to create detrimental impacts.

Attachment	1:	Area Map
Attachment	2:	Site Plan
Attachment	3:	Sign Details

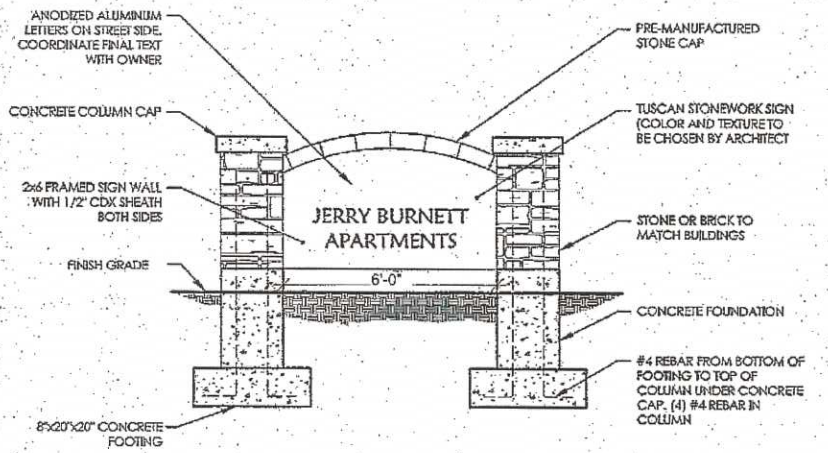
Jerry Burnett Apartments



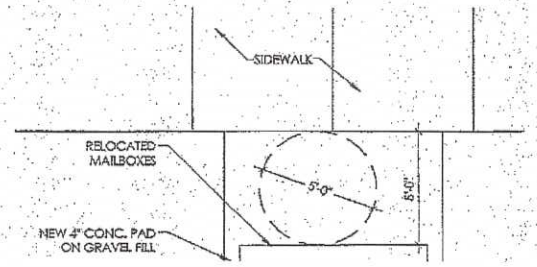
SIGN HEIGHT: 4 FT. MAXIMUM

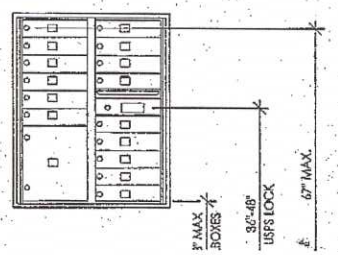


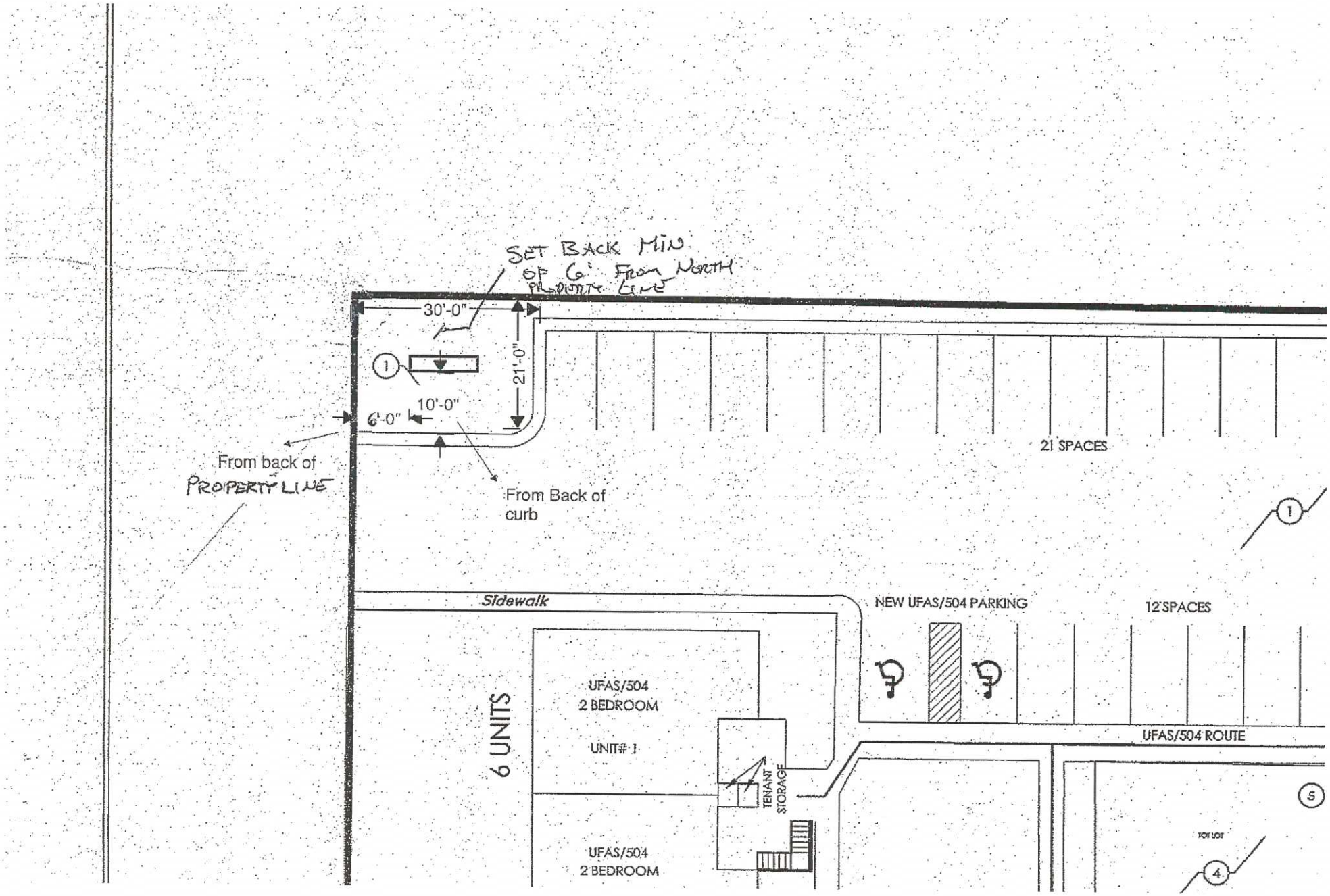
1 MONUMENT SIGN PLAN
SCALE:



2 MONUMENT SIGN ELEVATION
SCALE:






SET BACK MIN OF 6' FROM NORTH PROPERTY LINE
30'-0"
21'-0"
10'-0"
6'-0"
From back of PROPERTY LINE
From Back of curb
21 SPACES
Sidewalk
NEW UFAS/504 PARKING
12 SPACES
6 UNITS
UFAS/504
2 BEDROOM
UNIT# 1
TENANT STORAGE
UFAS/504 ROUTE
UFAS/504
2 BEDROOM

Planning Commission
Staff Report

Conditional Use for a Public Utility Substation
June 23, 2016

Applicant/Owner:	Brady Nowers with Questar Gas Co.
Location:	1559 South Kay Drive
Zone:	R-1-20

Description:

The applicant is requesting approval of a public utility substation for Questar Gas. The site includes a 230 sq. ft. regulor station, a blowdown muffler, and access to the Questar Gas pipeline. The regulator station sits on the rear of the property 12 feet from the northern property line and 13 feet from the eastern property line. The site is surrounded by a neighborhood storage facility and cell tower to the north, rail lines and the freeway to the east, and vacant residential lots to the south and west.

Per section 17-31-15 Public Utility Substations, Public utility substations shall be conditional uses in all R-Districts and shall be screened from neighboring uses with a masonry wall, solid board fence, or shrubbery as required by the Planning Commission. Public utility substations may be allowed with less than the required lot area, width and yards for the zone in which located.

There is an existing slatted chain link fence along the north property line. Questar proposes to utilize that existing fence for screening to the north, install a similar fence to the east along the rail line, and build a 8 ft. tall pre cast fence to the south and west. There will be a wrought iron gate on the south end of the front fence for access. The fence fence along Kay Drive is set back for enough to provide space for a truck to park outside tot the right of way while the gate is opened / site accessed, the set back also allows for landscaping along the street. Specific details of the front landscaping are not shown in the drawings, but questar has provided example photos of similar site that they would like to emulate for landscaping at this location. The site is visited monthly by Questar staff in a typical pick-up truck. Because of the infrequent use of the property, low maintanenace landscaping is installed. When on site Questar staff checks the property for issues such as vandalism.

A building permit is required for construction of the regulator station.

Recommendation:

Staff recommends approval requested conditional use permit as proposed allowing Questar the option to install alternate screening fence options such as vinyl along the eastern property line against the rail trail and the following conditions:

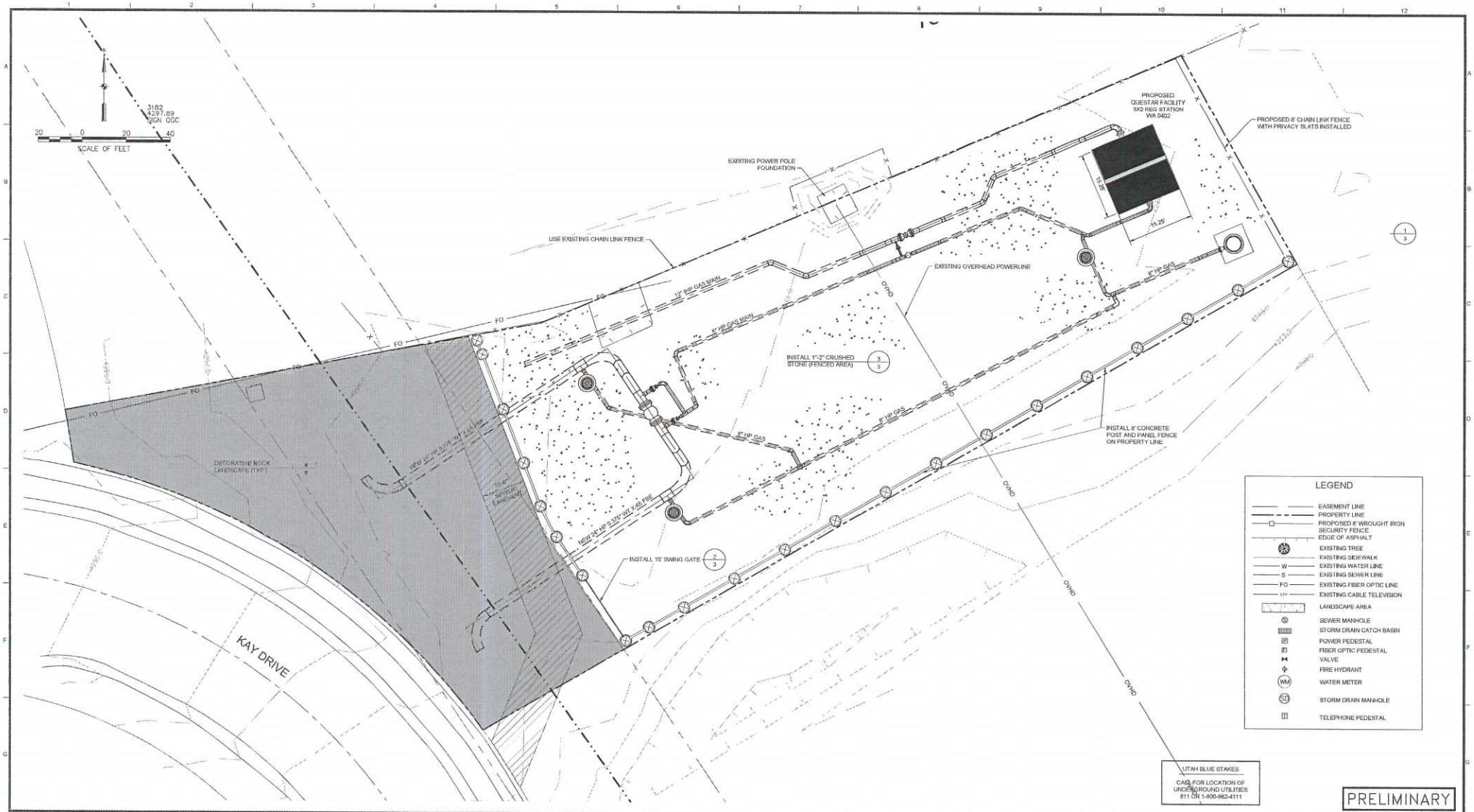
1. A concrete drive approach be installed between the street and access gate to solidify compliance with 17-30-8 Standards creating a site that is more compatible visually with the surrounding environment.

Reasoning:

The proposed use qualifies as a public utility substation and as proposed with the proposed condition the application demonstrates compliance with the requirements of section 17-31-15 and chapter 17-30 conditional uses.

Attachment	1:	Area Map
Attachments	2 - 3:	Site Plans
Attachments	4 - 6:	Example Photos

1559 South Kay Drive



PRELIMINARY

REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION

WORK ORDERS	
WO NUMBER	DESCRIPTION

REVISIONS				
NO	DESCRIPTION	DATE	BY	CHECK

ENGINEERING RECORD	
DRAWN BY:	C. AHRENS
CHECKED BY:	D. BROX
PROJECT ENGINEER:	
SURVEYOR:	PSOMAS
ENGINEERING MNGR:	
CONSTR MNGR:	
APVD FOR CONSTR:	

QUESTAR Gas

ROW NUMBER:	
SECTION: 3	T 1N R 1W
ELEVATION: 4229'	
LAT: 40.84230	LONG: -111.94019
SCALE: 1" = 10'	

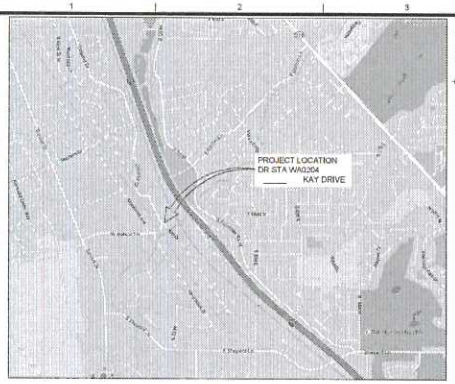
LINE NUMBER:
FACILITY: FL- 122
TITLE: WA0402
DESCRIPTION: SITE PLAN
ADDRESS: 1100 WEST CENTER STREET

CITY	COUNTY	STATE
KAYSVILLE	DAVIS	UTAH

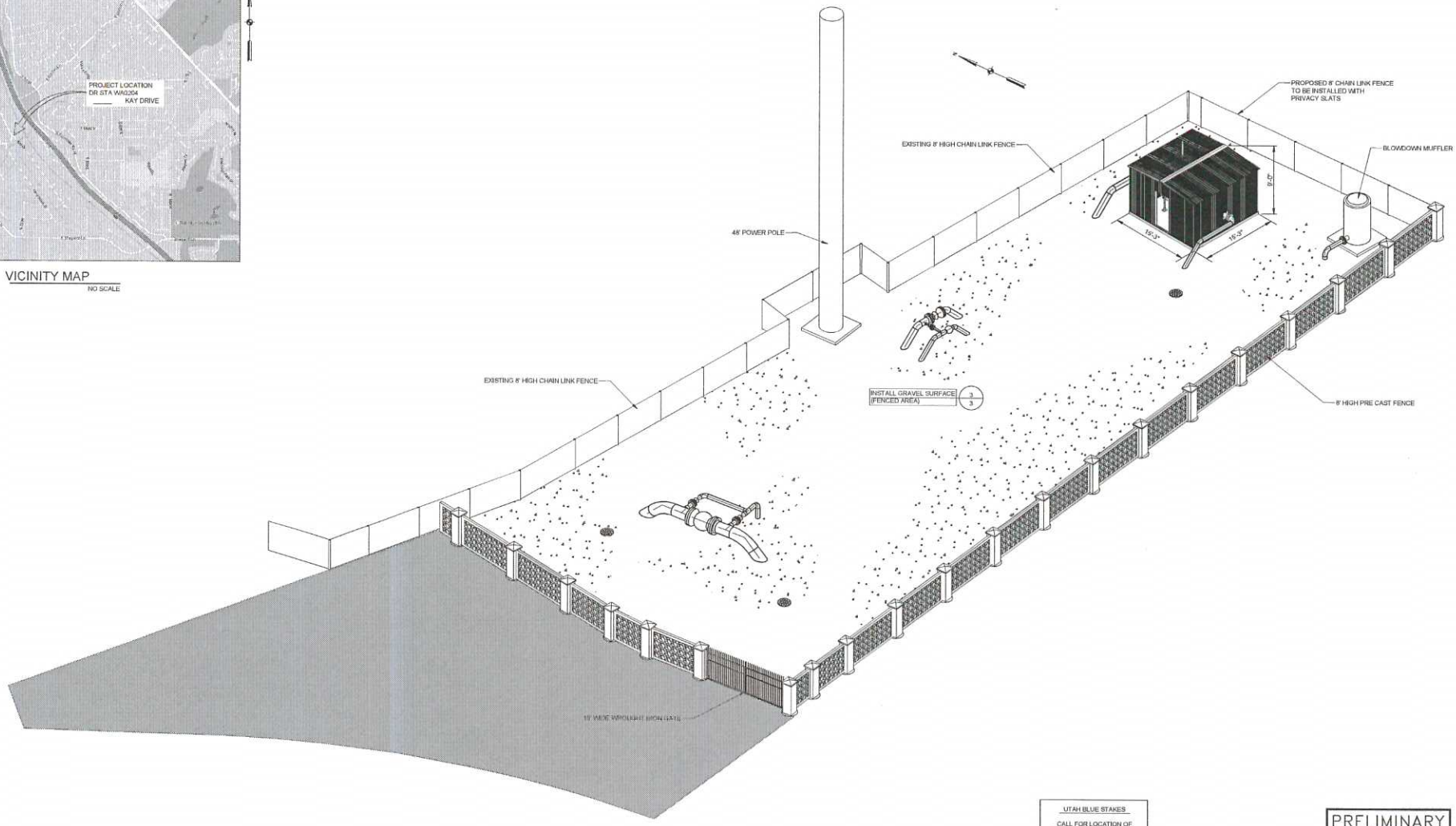
DRAWING NUMBER: QGC-R-WA1419-CCS-001
SHEET: 1 OF 3
REVISION:

THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF QUESTAR AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM QUESTAR.

QUESTAR ANSI D



VICINITY MAP
NO SCALE



UTAH BLUE STAKES
CALL FOR LOCATION OF UNDERGROUND UTILITIES
811 OR 1-800-662-4111

PRELIMINARY

REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION

WORK ORDERS		
WO NUMBER	DESCRIPTION	DATE

REVISIONS				
NO	DESCRIPTION	DATE	BY	CHECK

ENGINEERING RECORD	
DRAWN BY:	
DATE CREATED:	
CHECKED BY:	
PROJECT ENGINEER:	
SURVEYOR:	
ENGINEERING MNGR:	
CONSTR MNGR:	
APVD FOR CONSTR:	

QUESTAR Gas

ROW NUMBER:
SECTION: T R
ELEVATION:
LAT: LONG:
SCALE:

LINE NUMBER:
FACILITY:
TITLE:
DESCRIPTION:
ADDRESS:

CITY	COUNTY	STATE

DRAWING NUMBER	SHEET	REVISION

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QUESTAR_ANSI_D

11.29.2011 15:22

Planning Commission
Staff Report

Public Hearing and Preliminary and Final Plat for Amendment to Sunset Pointe Subdivision Phase 5, Adjustment of a Shared Lot Line.
June 23, 2016

Applicant/Owner:	Dave Adams with The Adams Company
Location:	1559 and 1571 South Kay Drive
Zone:	R-1-20

Description:

The applicant is requesting approval of a subdivision plat that adjusts a shared lot line between lots 19 and 55 of the Sunset Pointe Subdivision, Phase 5. Currently the two lots meet the standard lot requirements of the R-1-20 zone with 23,436 sq. ft. on lot 19 and 39,022 sq. ft. on lot 55. Questar Gas is interested in lot 19A of the proposed amended subdivision plat for a utility service station. The requested plat amendment is before the planning commission because Questar Gas does not necessitate the full 23,000 sq. ft. of the original lot and only requires about 17,000 sq. ft. of property for its purposes. The line between lots 19 and 55 is shifting to the north. The property line will be shifting to the north roughly 30 ft., lot 19 will shrink to 16,999 sq. ft. and lot 55 will grow to include 45,460 sq. ft. of property.

Per section 17-31-15 Public Utility Substations, ... Public utility substations may be allowed with less than the required lot area, width and yards for the zone in which located.

Recommendation:

Staff recommends approval of the preliminary and final plat for the Amendment to Lot 19 and 55 of Sunset Pointe Subdivision Phase 5 subject to approval of a conditional use permit for a public utility substation on lot 19A of the amended plat.

Reasoning:

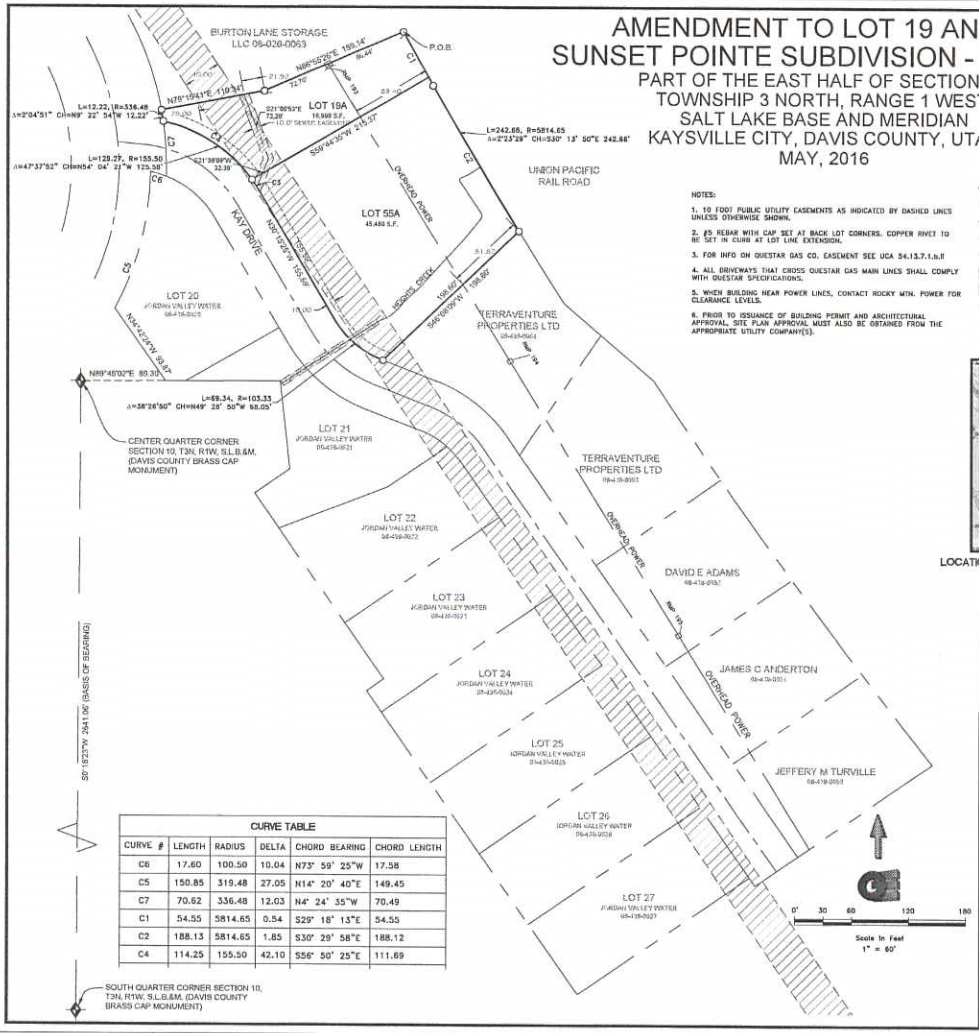
The proposed subdivision plat complies with the requirements of the R-1-20 zone for the lot not being used as a public utility substation and the Questar lot is compliant to 17-31-15 so long as it is used for a public utility substation. Questar is a public utility and intends to use the site for that purpose.

Attachment 1: Area Map
Attachment 2: Amended Subdivision Plat

1559 and 1571 South Kay Drive

AMENDMENT TO LOT 19 AND 55
SUNSET POINTE SUBDIVISION - PHASE 5

PART OF THE EAST HALF OF SECTION 10,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
MAY, 2016



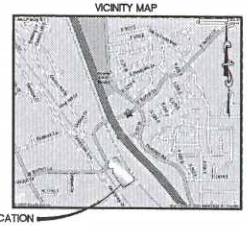
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	17.60	100.50	10.04	N73° 59' 25"W	17.58
C5	150.85	319.48	27.05	N14° 20' 40"E	149.45
C7	70.62	336.48	12.03	N4° 24' 35"W	70.49
C1	54.55	5814.65	0.54	S29° 18' 13"E	54.55
C2	188.13	5814.65	1.85	S30° 29' 58"E	188.12
C4	114.25	155.50	42.10	S56° 50' 25"E	111.69

DAVIS COUNTY MONUMENT AS NOTED
SET BAR AND CAP MARKED GARDNER ENGINEERING
PROPERTY LINE
ADJACENT PARCEL
SECTION LINE
CENTERLINE
PUBLIC UTILITY EASEMENT
EXISTING GAS EASEMENT
EXISTING SEWER EASEMENT
EXISTING POWER EASEMENT

NOTES:

1. 10 FOOT PUBLIC UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN.
2. #5 REBAR WITH CAP SET AT BACK LOT CORNERS. COPPER RIVET TO BE SET IN CURB AT LOT LINE EXTENSION.
3. FOR INFO ON QUESTAR GAS CO. EASEMENT SEE UCA 54.13.7.1.b.ii
4. ALL DRIVEWAYS THAT CROSS QUESTAR GAS MAIN LINES SHALL COMPLY WITH QUESTAR SPECIFICATIONS.
5. WHEN BUILDING NEAR POWER LINES, CONTACT ROCKY MTN. POWER FOR CLEARANCE LEVELS.
6. PRIOR TO ISSUANCE OF BUILDING PERMIT AND ARCHITECTURAL APPROVAL SITE PLAN APPROVAL MUST ALSO BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY(S).

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, KLINT WHITNEY, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NUMBER 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS & LAND SURVEYORS ACT; I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON THIS PLAT OF AMENDMENT TO LOTS 19 AND 55 SUNSET POINTE SUBDIVISION – PHASE 5 IN DAVIS COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS_____DAY OF_____, 2016.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

8227228
LICENSE NO.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT AMENDMENT TO LOTS 19 AND 55 SUNSET POINTE SUBDIVISION – PHASE 5 AND HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO KAYSVILLE CITY THOSE STRIPS 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 LINE AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY.

SIGNED THIS_____DAY OF_____, 2016.

TERRAVENTURE DEVELOPMENT LTD.

BY: _____
DAVID E. ADAMS II – GENERAL PARTNER

BOUNDARY DESCRIPTION

A PART OF SUNSET POINTE SUBDIVISION – PHASE 5 LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHEAST CORNER OF SAID SUNSET POINTE SUBDIVISION – PHASE 5 BEING LOCATED NORTH 89°45'02" EAST 89.30 FEET AND NORTH 34°42'24" WEST 83.87 FEET AND ALONG THE ARC OF A 319.48 FOOT RADIUS CURVE TO THE LEFT 150.85 FEET, CHORD BEARS NORTH 14°20'40" EAST 149.45 FEET, AND ALONG THE ARC OF A 100.50 FOOT CURVE TO THE RIGHT 17.60 FEET, CHORD BEARS NORTH 73°59'25" WEST 17.58 FEET, AND ALONG THE ARC OF A 336.48 FOOT RADIUS CURVE TO THE LEFT 12.03 FEET, CHORD BEARS NORTH 04°24'35" WEST 70.49 FEET AND NORTH 79°15'41" EAST 110.34 FEET AND NORTH 66°55'26" EAST 159.14 FEET; RUNNING THENCE ALONG THE ARC OF A 5814.65 FOOT RADIUS CURVE TO THE LEFT 242.68 FEET, HAVING A CENTRAL ANGLE OF 02°23'29", CHORD BEARS SOUTH 30°13'50" EAST 242.66 FEET; THENCE SOUTH 49°08'09" WEST 198.60 FEET; THENCE ALONG THE ARC OF A 103.33 FOOT RADIUS CURVE TO THE RIGHT 89.34 FEET, HAVING A CENTRAL ANGLE OF 38°26'50", CHORD BEARS NORTH 49°38'50" WEST 88.05 FEET; THENCE NORTH 30°15'25" WEST 155.59 FEET; THENCE ALONG THE ARC OF A 155.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°37'52", CHORD BEARS NORTH 54°04'21" WEST 125.58 FEET; THENCE ALONG THE ARC OF A 336.48 FOOT RADIUS CURVE TO THE LEFT 12.22 FEET, HAVING A CENTRAL ANGLE OF 02°04'51", CHORD BEARS NORTH 08°22'34" WEST 12.22 FEET; THENCE NORTH 79°15'41" EAST 110.34 FEET; THENCE NORTH 66°55'26" EAST 159.14 FEET TO THE POINT OF BEGINNING. CONTAINING 62,460 SQUARE FEET.

ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF DAVIS)

ON THE_____DAY OF_____2016,
PERSONALLY APPEARED BEFORE ME, (NAME)_____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE (TITLE)_____ OF MORY DEVELOPMENT, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID (NAME)_____ ACKNOWLEDGED TO ME THAT SAID *CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

FARMINGTON AREA PRESSURE IRRIGATION DISTRICT

APPROVED BY FARMINGTON AREA PRESSURE IRRIGATION DISTRICT

SIGNED THIS___DAY OF_____, 2016.

_____
NAME/TITLE

KAYSVILLE CITY PLANNING COMMISSION

APPROVED BY THE KAYSVILLE CITY PLANNING COMMISSION AND THAT THE VACATION OF THAT CERTAIN PORTION OF A PUBLIC UTILITY EASEMENT AS INDICATED HEREON IS HEREBY ACKNOWLEDGED.

SIGNED THIS___DAY OF_____, 2016.

_____
CHAIRMAN

KAYSVILLE CITY APPROVAL

APPROVED BY THE KAYSVILLE CITY COUNCIL.

SIGNED THIS___DAY OF_____, 2016.

ATTEST :_____

TITLE :_____

_____
MAYOR

KAYSVILLE CITY ENGINEER

APPROVED BY THE KAYSVILLE CITY ENGINEER.

SIGNED THIS___DAY OF_____, 2016.

_____
CITY ENGINEER

KAYSVILLE CITY ATTORNEY

APPROVED BY THE KAYSVILLE CITY ATTORNEY

SIGNED THIS___DAY OF_____, 2016.

_____
CITY ATTORNEY

DAVIS COUNTY RECORDER

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

_____
DAVIS COUNTY RECORDER

BY :_____
DEPUTY RECORDER

23 June 2016 Agenda

KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA

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Lyle Gibson, Zoning Administrator