

1. Documents

Documents:

[8 SEPTEMBER 2016 PACKET.PDF](#)
[8 SEPTEMBER 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, September 8, 2016 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 11, 2016.
2. Public hearing and request to vacate a portion of Lot 215 of Hess Farm Estates No. VIII Subdivision at 1561 South Haight Creek Drive – Jeff Clark.
3. Public hearing and preliminary and final plat approval for Brown Subdivision at 373 East Shepard Lane – Debra and J.R. Brown.
4. Final plat approval for Amanda's Place Phase 2 Subdivision located at 472 and 482 North Main Street – Reva Taylor.
5. Final plat approval for Stream's Edge Subdivision located at approximately 750 North Kays Creek Road – Symphony Homes.
6. Call to the public.
7. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
8. 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 2, 2016.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Vacation of a portion of lot 215 of Hess Farm Estates No VIII Subdivision September 8, 2016

Applicant/Owner: Jeff Clark
Location: 1561 South Haight Creek Drive

Description:

In July of this year with a favorable recommendation from the Planning Commission the City Council approved an ordinance permitting a common boundary adjustment with Farmington City at the subject property. Mr. Clark owns the vacant lot at 1561 South Haight Creek Drive as well as other adjacent property in Farmington City.

In order to finalize the common boundary adjustment which will remove 3,375 sq. ft. of property from Kaysville City to be annexed to Farmington City the portion being removed from Kaysville City must also be removed or vacated from the Hess Farm Estates No VIII Subdivision. Without vacating the property to the new city boundary, the parcel described in the existing subdivision plat will cross jurisdictional boundaries.

Recommendation:

Staff recommends the Planning Commission forward a positive recommendation to the City Council for the vacation of the property described in Kaysville City Ordinance 16-7-1 which is a portion of lot 215 of Hess Farm Estates No VIII subdivision as proposed.

Reasoning:

The vacation is necessary to complete the boundary adjustment and the remaining portion of lot 215 will remain in compliance with Kaysville City ordinances.

Attachment 1: Area Map
Attachment 2: Common Boundary Adjustment Ordinance

Farmington City Boundary Exchange



ORDINANCE NO. 16-7-1

DISCONNECTING REAL PROPERTY FROM KAYSVILLE CITY AND ADJUSTING A COMMON BOUNDARY BETWEEN KAYSVILLE CITY AND FARMINGTON CITY.

WHEREAS, Kaysville City has property within its municipal boundary which can be better served by Farmington City; and

WHEREAS, it has been determined to adjust the common boundary with Farmington City along said property;

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

SECTION ONE:

The following described real property is hereby disconnected from Kaysville City and the corporate limits of Kaysville City are hereby diminished by excluding said real property:

BEGINNING AT A POINT ON THE NORTH SUBDIVISION LINE OF HESS FARM ESTATES NO. IX SUBDIVISION, SAID POINT BEING NORTH 89°43'09" WEST 727.11 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°00'00" EAST 114.93 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND NORTH 90°00'00" EAST 478.73 FEET ALONG SAID NORTH SUBDIVISION LINE ACCORDING TO SAID SUBDIVISION PLAT, FROM THE CENTER QUARTER CORNER OF SECTION 11 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALK LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 25°24'09" WEST 34.5 FEET; THENCE NORTH 08°03'40" EAST 20.20 FEET; THENCE NORTH 46°57'39" EAST 27.13 FEET TO THE SOUTH LINE OF LOT 214 OF HESS FARM ESTATES NO. VIII SUBDIVISION; THENCE SOUTH 72°25'41" EAST 46.54 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 214; THENCE SOUTH 49°51'14" WEST 8.61 FEET; THENCE SOUTH 06°26'16" WEST 50.40 FEET TO THE NORTHWEST CORNER OF HESS FARM ESTATES NO. IX SUBDIVISION; THENCE NORTH 90°00'00" WEST 40.00 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING, CONTAINS 3,375 SQ. FT. OR 0.077 ACRES.

SECTION TWO:

The City Recorder is hereby directed to file a copy of this Ordinance of disconnection and boundary adjustment with the Davis County Recorder

SECTION THREE:

This ordinance shall be effective upon the publication thereof, one time only, in The Davis Clipper.

APPROVED AND ADOPTED this 7 day of July, 2016.



Steve A. Hiatt
Mayor



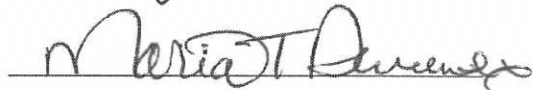
ATTEST:



Maria T. Devereux
City Recorder

I, Maria Devereux, do hereby certify that I am duly appointed, qualified, and acting City Recorder of Kaysville City, Davis County, State of Utah. I further certify that the above, foregoing, and attached Ordinance, entitled "An Ordinance Disconnecting Real Property from Kaysville City and Adjusting the Boundary Between Kaysville City and Farmington City," constitutes a true and correct copy of such Ordinance passed and adopted by the City Council of Kaysville City on the 7 day of July, 2016, as said Ordinance officially appears in my official Ordinance File of Kaysville City, and on deposit in my office as City Recorder.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed thereon the official seal of Kaysville City, this 7 day of July, 2016.



Maria T. Devereux
City Recorder



Planning Commission Staff Report

Preliminary and Final Plat for Brown Subdivision Consisting of 2 Lots on 1.75 acres. September 8, 2016

Applicant/Owner: Debra and J.R. Brown
Location: 373 East Shepard Lane
Zone: R-1-20

Description:

The Browns are requesting to subdivide their property on the north east corner of 350 East and Shepard Lane into 2 total lots.

Lot 1 as proposed consists of 0.748 acres (32,580 sq. ft.) with 175 ft. of frontage along 350 East Street. Lot 2, which includes the existing home, consists of 0.913 acres (39,760 sq. ft.) with 213 ft. of frontage along 350 East Street and 185 ft. of frontage along Shepard Lane. Both lots comply with square footage and frontage requirements of the R-1-20 zone.

The subdivision would dedicate that part of the property needed to be included with the Shepard Lane right of way and shows completed improvements along Shepard Lane such as curb, gutter, and Sidewalk. Along 350 East Street there is already curb and gutter, but currently no sidewalk.

19-6-2 states that improvements required by the city shall be constructed and installed by the subdivider. 19-6-3 further details that improvements shall include all street improvements in front of all lots and along all dedicated streets to a connection with existing improvements. Further 19-6-3 (10) states that sidewalk shall be installed.

Recommendation:

Staff recommends the Planning Commission forward a positive recommendation to the City Council for the approval of the preliminary and final plat for Brown Subdivision consisting of 2 lots on 1.75 acres subject to sidewalk improvements being included along 350 East Street.

Reasoning:

The subdivision as subject to the inclusion of all right of way improvements complies with applicable Kaysville City Ordinance.

Attachment 1: Area Map
Attachment 2: Subdivision Plat / Survey

373 East Shepard Lane



RECORD OF SURVEY JOSEPH R. & DEBRA BROWN.
A PORTION OF THE SOUTHWEST QUARTER SECTION 11,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH.
AUGUST 2015.

NARRATIVE:

LAYTON SURVEYS WAS CONTRACTED BY JOSEPH R. BROWN TO PERFORM A SURVEY OF THE SUBJECT PROPERTY FOR THE PURPOSE OF LOCATING THE SAME ON THE GROUND.
THE BASIS OF BEARING IS 5003347E FROM THE SECTION CORNERS SHOWN.
SURVEY COMPLETED: 02 AUGUST 2016.
EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

DEED DESCRIPTION:

RECORDING 15.90 FEET NORTH AND WEST 180.85 FEET FROM THE SOUTHWEST CORNER SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, 180.85 FEET SOUTH 15.90 FEET WEST TO THE POINT OF BEGINNING. 1.25 ACRES. THENCE WEST 180.85 FEET TO THE POINT OF BEGINNING. 1.25 ACRES.

AS SURVEYED DESCRIPTION:

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RECORDING 15.90 FEET NORTH AND WEST 180.85 FEET FROM THE SOUTHWEST CORNER SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, 180.85 FEET SOUTH 15.90 FEET WEST TO THE POINT OF BEGINNING. 1.25 ACRES. THENCE WEST 180.85 FEET TO THE POINT OF BEGINNING. 1.25 ACRES.

NEW PARCEL DESCRIPTIONS:

DESCRIPTION NEW PARCEL 1:
RECORDING 15.90 FEET NORTH AND WEST 180.85 FEET FROM THE SOUTHWEST CORNER SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, 180.85 FEET SOUTH 15.90 FEET WEST TO THE POINT OF BEGINNING. 1.25 ACRES. THENCE WEST 180.85 FEET TO THE POINT OF BEGINNING. 1.25 ACRES.

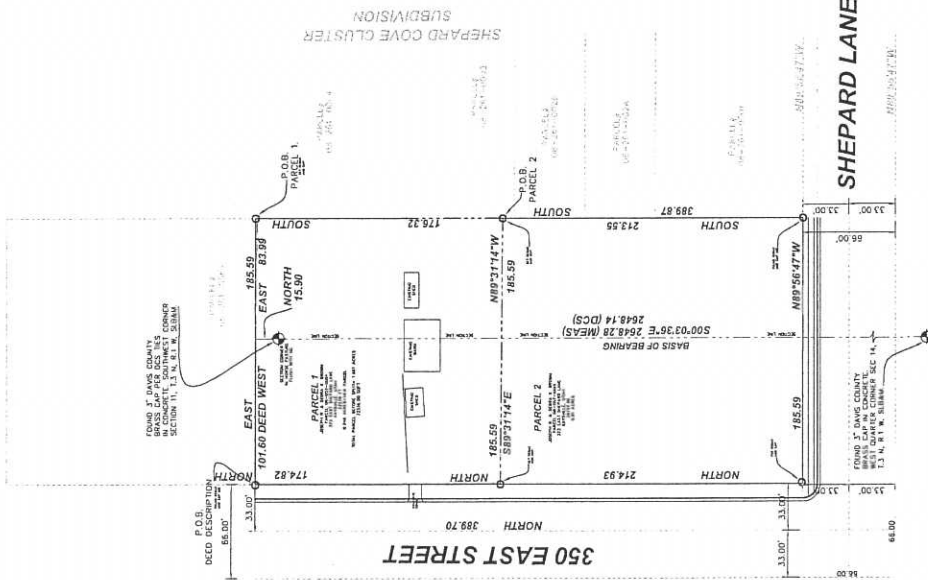
DESCRIPTION NEW PARCEL 2:
RECORDING 15.90 FEET NORTH AND WEST 180.85 FEET FROM THE SOUTHWEST CORNER SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, 180.85 FEET SOUTH 15.90 FEET WEST TO THE POINT OF BEGINNING. 1.25 ACRES. THENCE WEST 180.85 FEET TO THE POINT OF BEGINNING. 1.25 ACRES.

SURVEYOR'S CERTIFICATE:

I, KEVIN P. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 190833 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON. THIS SURVEY HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



KEVIN P. LONG
15 190833
DATE OF SURVEY



LAYTON SURVEYS

Professional Land Surveying
1812 West 2575 South
Syracuse, UT 84075
(801) 698-5997 www.gpsdatacapture@aol.com

RECORD OF SURVEY JOSEPH R. BROWN
373 EAST SHEPARD LANE, KAYSVILLE, UTAH

Surveyed By: Kevin Long
Scale: 1"=40'
Date: AUGUST 2016

Prepared For: Joseph Brown
Job No: 2016-273
Drawing: Platan 40.DWG
Sheet: 1 of 1



Planning Commission Staff Report

Amanda's Place Phase 2 Subdivision Final Plat September 8, 2016

Applicant/Owner: Reva Taylor
Location: 472 and 482 North Main Street
Current Zone: R-1-8

Description:

In January this property was rezoned from General Commercial to R-1-8 and received preliminary plat approval. Phase 1 was approved in April and now final plat approval phase 2 is being requested.

Phase 2 consists of the three new lots to the east and the private road. Since the preliminary approval, the plat has been modified from a double flag lot configuration to a private lane for access the back two lots. The phase 2 plat is consistent with what was reviewed with phase 1.

Recommendation:

The plat conforms to the approved preliminary plat with the noted changes and is in compliance with other applicable requirements. Staff suggests that the planning commission recommend approval of the proposed final plat.

Attachment 1: Location Map
Attachment 2: Final Plat

Amanda's Place Phase 2 Subdivision





Planning Commission Staff Report

Stream's Edge Subdivision Final Plat September 8, 2016

Applicant/Owner: Symphony Homes – Russell Wilson
Location: Approximately 750 North Kays Creek Road
Zone: R-1-LD

Description:

Symphony homes is requesting final plat approval for the Stream's Edge Subdivision at approximately 750 North Kays Creek Road. The property is located just north of Phillips Street at the eastern end of Kays Creek Road and west of the D&RGW rail trail.

This property was reviewed by the Planning Commission in June when it was annexed and assigned the R-1-LD zone. The Planning Commission also recommended preliminary plat approval at that time with the conditions that a connection be made to the rail trail and that some type of easement be provided to assure that the stub road would eventually be brought out to Phillips Street. Symphony Homes has provided the rail trail connection. After much discussion the City Council approved the preliminary plat with no requirement for the road easement.

The final plat consist of 20 lots ranging in size from just over 14,000 square feet to over 30,000 square feet which complies with the existing R-1-LD zoning. The final plat is also in compliance with the preliminary plat and other applicable requirements.

Recommendation:

Staff suggests that the Planning Commission recommend final plat approval of the Streams Edge Subdivision.

Attachment 1: Area Map
Attachment 2: Final Plat

Stream's Edge Subdivision



KAYSVILLE CITY PLANNING COMMISSION

August 11, 2016

Members Attending: Chairperson Matthew Anderson, Stroh DeCaire, Betty Parker, Joshua Sundloff

Excused: Gary Bullock, Lorene Kamalu, Thomas Wood

Staff Present: City Engineer Andy Thompson, Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Andreana Butler, Brayden Seymour, Sandra DeCaire, Michael Page, Angela Page

OPENING

The Planning Commission meeting was held on Thursday, August 11, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the June 23, 2016, July 14, 2016 and July 28, 2016 meetings were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the June 23, 2016, July 14, 2016 and July 28, 2016 meetings. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B", PRESCHOOL AT 1620 SOUTH 150 WEST – ANDREANA BUTLER

Lyle Gibson explained that Ms. Butler would like to run a preschool from her home at 1620 South 150 West and is requesting a conditional use permit for a major home occupation "B". She plans to have up to nine children in each class, and classes would be held for a few hours, three times a week. It is likely that her students will carpool, and there is plenty of space in the driveway for parents to drop off and pick up their children. The property is located near the end of a private street cul-de-sac which is narrower than a typical street, but Staff doesn't anticipate any problems with traffic flow.

Andreana Butler stated that she has been part of a neighborhood preschool group where parents take turns holding preschool classed in each of their homes during the week, but it was suggested from her neighbors that she start her own preschool instead. While participating in the neighborhood preschool parents would carpool their kids, and she anticipates that they will continue to do the same. There will probably only be four cars that would come to her home and they would drop off and pick up their kids at designated times. There is a walkway up to her home where parents would drop off the kids, and there is enough room for cars to turn around in

the cul-de-sac. They haven't had any problems with traffic because of the few cars that have been coming to her home.

Josh Sundloff asked when classes would be held.

Andreana Butler responded that she currently anticipates holding classes in the morning and afternoon on Tuesdays and Thursdays, with an afternoon class on Wednesday. There would be a forty-five minute break between the morning and afternoon classes. Ms. Butler said that she has spoken with her neighbors about her business plans and has received no concerns about it.

Betty Parker made a motion to grant a conditional use permit for a major home occupation "B", preschool at 1620 South 150 West for Andreana Butler with the condition that the number of students per class be limited to twelve. Stroh DeCaire seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 2090 WEST JAKES LANE – MICHAEL & ANGELA PAGE

Lyle Gibson explained that the Page family recently bought a home at 2090 West Jakes Lane and would like to keep farm animals on the property. Their property is approximately 0.52 acres and the applicants would like to be able to keep horses, chickens and sheep on the property. Generally there will always be a horse and some chickens on the property, and the Page's would like some flexibility in how many animals of each type are on the property at a time. Their children are involved in the 4-H program and they would have sheep on the property for a few months during the year. There are no animals on the property as of yet, but the Page's intend to build a coop for the chickens and a shelter for the other animals. The area where the animals will be located will be enclosed completely. Staff has reviewed the Farm Animal ordinance with the Page's and they understand that they will need to remain within the permitted number of animals based on their property size and whatever combination of animals that may be on the property. Before tonight's meeting, Staff received a couple of complaints from nearby property owners expressing concern with the amount of animals allowed on the property, and potential problems with unwanted noises and smells as a result of the property not being maintained properly.

Matthew Anderson added that the Planning Commission had also received the two referenced complaints as well as an email just before the meeting from another nearby resident expressing similar concerns.

Stroh DeCaire commented that the overall sentiment from all complainants were similar in that there is concern about potential problems created by the animals. There are already city ordinances in place that help to regulate those types of issues to help protect the neighbors.

Matthew Anderson said that if the animals become a nuisance and the city receives complaints about them, the Page's conditional use permit could come back to the Planning Commission for review and possible revocation.

Josh Sundloff said that it can be hard for the city to continually ensure that these types of conditional uses remain in compliance. The City doesn't have the manpower, and therefore relies on the neighbors to notify the city if there is a problem so it can be addressed.

Michael Page said that he appreciates the feedback he has heard tonight and hopes there can be open communication between him and the neighbors. Mr. Page said that he is familiar with the responsibilities that come with keeping animals, and would be willing to address any questions or concerns that there may be. They haven't prepared their ground for the animals and therefore probably won't be ready to put any animals on the property until the spring.

Josh Sundloff commented that this area is zoned R-1-20, which allows for farm animals by conditional use approval. There seems to be somewhat of a misunderstanding with the neighbors of whether this type of use should be allowed. However, the Planning Commission is somewhat bound by Utah Code to approve conditional use permit requests if any detrimental impacts could be mitigated by reasonable conditions.

Stroh DeCaire made a motion to grant a conditional use permit for farm animals at 2090 West Jakes Lane for Michael and Angela Page with the following conditions:

1. Appropriate housing and enclosures be installed prior to obtaining said animals, and that any animal housing be located at least fifty feet from all buildings on adjacent lots predominantly used or occupied by humans.
2. Meeting of the requirements of Ordinance 17-24 "Farm Animals".

Josh Sundloff seconded the motion and it passed unanimously.

REVIEW OF A CONDITIONAL USE PERMIT FOR A MODEL HOME AT 53 NORTH FLINT STREET – BRIGHTON HOMES

Lyle Gibson explained that in July 2015 Brighton Homes received conditional use approval for a model home at 53 North Flint Street in the Homestead at Hales Farm Subdivision. Approval was conditional upon the conditional use permit being reviewed in one year if the model home was still in use. Brighton Homes is still selling properties within the subdivision and using the model home, therefore they are looking for a time extension of their conditional use for an additional six months. Staff has not had any complaints or issues with this model home.

Josh Sundloff made a motion to grant a time extension for a conditional use permit for a model home at 53 North Flint Street for Brighton Homes for a period of six months or until it is no longer in use, whichever is less. Stroh DeCaire seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Brayden Seymour stated that he'd recently approached the City Council about problems with semi-trailers parking on Main Street in front of the Willow Pines Residential Community which has made it hard for the residents to safely pull out onto Main Street. It's become a safety hazard and concern for the residents.

Stroh DeCaire commented that it becomes even more hazardous as Main Street is a high traffic area with cars traveling at faster speeds.

Lyle Gibson said the Police Department typically enforces these types of issues and they will be notified of the concerns. Mr. Gibson also suggested that Mr. Seymour contact the Police Department if it becomes a problem in the future.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, August 25, 2016 at 7:00 p.m.

ADJOURNMENT

Betty Parker made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:30 p.m.

8 September 2016 Agenda

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Lyle Gibson, Zoning Administrator