

1. Planning Commission Meeting Materials

Documents:

[23 MARCH 2017 PACKET.PDF](#)
[23 MARCH 2017 AGENDA.PDF](#)

2. Meeting Audio & Video

[MEETING AUDIO](#)
[MEETING VIDEO](#)

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, March 23, 2017 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 March 9, 2017.
2. Conditional use permit for a major home occupation "B", preschool at 370 East Pin Oak Circle – Evinda Bybee.
3. Conditional use permit for farm animals at 1618 South Wilford Drive – Mandy Brimhall.
4. Conditional use permit for farm animals at 1117 South 50 West – Anne Mortensen.
5. Public hearing and request to rezone 5.7 acres of property at 1191 and 1223 West Webb Lane from A-1 (Light Agriculture) to the R-1-20 (Single Family Residential) zoning district – John Progross and Jonathon Fairbanks.
6. Public Hearing and preliminary plat approval for the Meadows at Webb Lane Subdivision at 1191 and 1223 West Webb Lane – John Progross and Jonathon Fairbanks.
7. Public hearing and request to rezone 3.99 acres of property at 1120 West Webb Lane from A-1 (Light Agriculture) to the R-A (Residential Agriculture) zoning district, and to include a PRUD (Planned Residential Unit Development) overlay zone – Bonnie Wray.
8. Public hearing and preliminary plat approval for Wray Subdivision at 1120 West Webb Lane – Bonnie Wray.
9. Public hearing and request to rezone of 0.69 acre of property at 1809 South Sunset Drive from R-1-20 (Single Family Residential) to the R-1-14 (Single Family Residential) zoning district, and to include a PRUD (Planned Residential Unit Development) overlay zone – Rick and Jacquie Jones.
10. Public hearing and preliminary plat approval for The Grove at Sunset Subdivision Amended at 1809 South Sunset Drive – Rick and Jacquie Jones.
11. Public hearing and preliminary and final plat approval for Charly's Acres #2 Third Amended Subdivision at approximately 2050 West 200 North – Terra Basin LLC.
12. Final plat approval for Sunset Equestrian Estates Phase 17B Subdivision at approximately 950 South Angel Street – Symphony Homes.
13. Final plat approval for Parkwood Subdivision Phase 2 at approximately 35 West Shepard Lane – Jack Fisher Capital.
14. Call to the public.
15. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
16. 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, March 17, 2017.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B' Preschool March 23, 2017

Applicant/Owner: Evinda Bybee
Location: 370 East Pin Oak Circle
Zone: R-1-8

Description:

Ms. Bybee is requesting a conditional use permit for a major home occupation 'B' to run a preschool from her home. She expects to have 7 to 8 children at a time. She will be holding an AM and PM class on weekdays with an hour between each class.

While the property is located in a corner with little frontage for parking directly in front of the home, the property across the street and also the property directly east do not have drive approaches in close proximity to the subject address, making a significant amount of space along the street for parents during pickup and drop-off times. A preschool operates as a type of organized class, and per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order to prevent congestion.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance and the following condition:

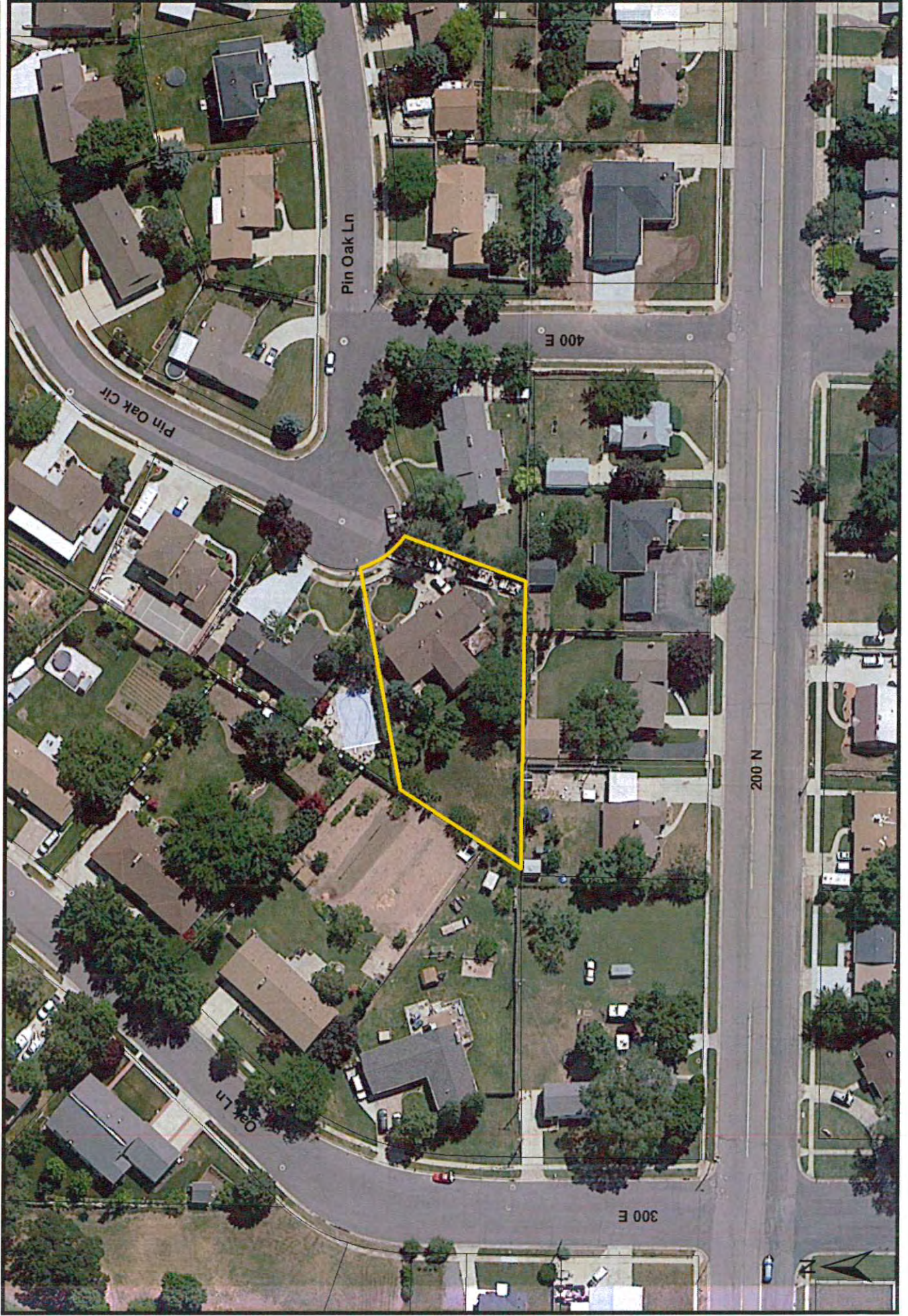
- The number of students be limited to 12 per class.

Reasoning:

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

Attachment 1: Area Map

370 East Pin Oak Circle





Planning Commission Staff Report

Conditional Use Permit for Farm Animals March 23, 2017

Applicant/Owner: Mandy Brimhall
Location: 1618 South Wilford Drive
Zone: R-1-20

Description:

The applicant is requesting a conditional use permit for farm animals, specifically for keeping chickens. The subject property is 0.5 acres or 22,120 square feet, allowing up to fifty (50) fowl, rabbits or similar animals.

Currently there are no farm animals kept on site, but the owners wish to have the approval in place in anticipation of keeping chickens (hens).

The yard is not currently fenced in, but there is a shed on site in the southwest corner of the property that is intended to be used as part of the coop for the chickens. The applicant would then enclose the area around the shed to create a coop/chicken run where the hens will be kept. The site complies with the distance requirements of Chapter 17-24. The owner does not anticipate keeping near as many chickens as would be permitted. Likely somewhere closer to 10 birds.

Recommendation:

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

- An enclosed chicken coop/run be installed before the chickens are brought onsite.

Reasoning:

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

Attachment 1: Area Map

1618 South Wilford Drive





Planning Commission Staff Report

Conditional Use Permit for Farm Animals March 23, 2017

Applicant/Owner: Anne Mortensen
Location: 1117 South 50 West
Zone: R-1-8

Description:

The applicant is requesting a conditional use permit for farm animals, specifically for keeping rabbits. The subject property is 0.43 acres or 18,730 square feet, allowing up to thirteen (13) fowl, rabbits or similar animals.

The applicant recently acquired a few rabbits to participate with the local 4H program, and the rabbits are currently being kept in the garage in a run. During an onsite visit, the applicant identified a fenced off area of the yard where the completely enclosed run would be, and where the rabbits could be let out.

At some point in the future the applicant would also like the ability to have some chickens (hens). The total number of animals, rabbits plus chickens, would not exceed thirteen (13). Apart from the existing enclosed area where the rabbits would be kept, the entire rear yard is fenced in.

Recommendation:

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

- An enclosed chicken coop/run be installed before the chickens are brought on site.

Reasoning:

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

Attachment 1: Area Map

1117 South 50 West





Planning Commission Staff Report

Rezone of 5.7 acres of property from A-1 (Light Agriculture) to the R-1-20 (Single Family Residential) zoning district and Preliminary Plat for the Meadows at Webb Lane Subdivision March 23, 2017

Applicant/Owner: Jerry Preston representing John Prograss and Jonathon Fairbanks
Location: 1191 and 1223 West Webb Lane

Description:

The applicant is requesting to rezone the property at the subject address for the purpose creating a new subdivision. There is currently two homes on property and the applicants desire to create eight new lots on a cul-de-sac street.

The requested zone requires lots to be at least 20,000 square feet in size with 90 feet of frontage. The preliminary plat demonstrates that each lot would meet the minimum requirements of a standard subdivision for the R-1-20 zone.

There is still agricultural zoning to the north and east of the subject property, but it is surrounded to the west and south by the requested R-1-20 zoning.

General Plan:

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.
 - 2. East of I-15, allow zero to five units per acre with some higher density housing.
- B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

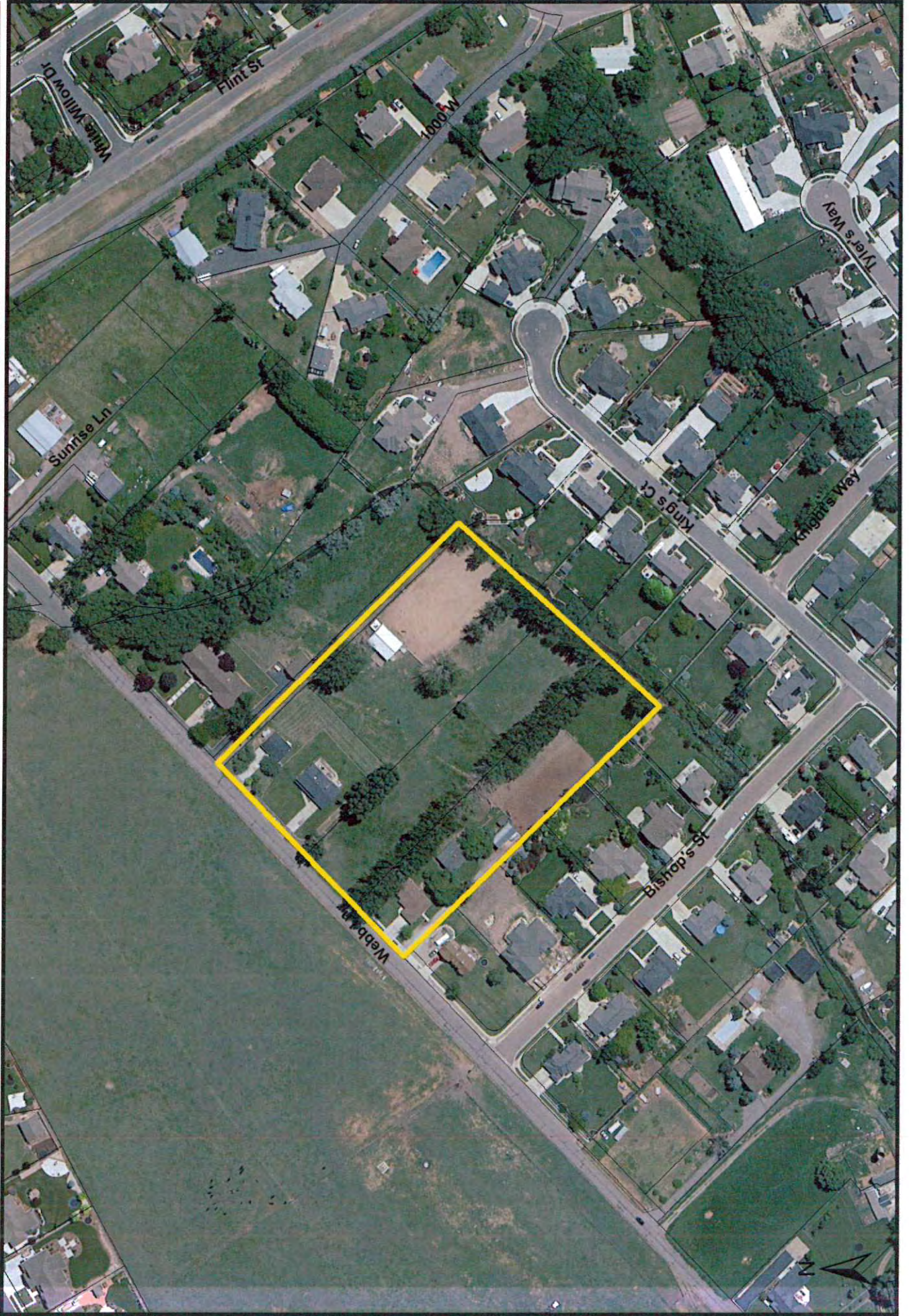
Recommendation:

This rezone request to the R-1-20 zoning district is a legislative decision and is subject to broad discretion. The recommendation the Planning Commission chooses to forward to the City Council should be based on findings of how the proposal fits with the City's General Plan.

Where the preliminary plat appears to meet the minimum requirements of the R-1-20 zoning district, Staff recommends that it receive a favorable recommendation subject to the approval of the rezone.

- Attachment 1: Area Map
- Attachment 2: Zoning Map
- Attachment 3: Preliminary Plat

1191 and 1223 West Webb Lane



1191 and 1223 West Webb Lane





A horizontal graphic scale bar with alternating black and white segments, marked with numbers 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10. Below the scale, it is labeled "HORIZONTAL GRAPHIC SCALE" and "1 CM = 1 KM". To the right of the scale is a north arrow pointing towards the top right, with the word "NORTH" written inside the arrow's head.



Planning Commission Staff Report

Rezone of 3.99 acres of property from A-5 (Heavy Agriculture) to the R-A (Residential Agriculture) with the PRUD (Planned Residential Unit Development) Overlay Zone and Preliminary Plat for Wray Subdivision March 23, 2017

Applicant/Owner: Jerry Preston representing Bonnie Wray
Location: 1120 West Webb Lane

Description:

The applicant is requesting that the subject property be rezoned in order to subdivide the property and create two additional lots. The existing home and accessory buildings would remain on a 1.6 acre lot. A 1.0 acre lot would be created fronting Webb Lane, and a 1.2 acre flag lot would be created to the north, behind the other two lots.

The property is adjacent to the D&RGW rail trail to the east, agricultural zoned land to the west still used for cattle grazing, and the Mountain Vistas R-1-20 Subdivision to the north.

The proposed zoning requires half-acre lots as a minimum, with at least 100 feet of frontage on a standard lot. A single flag lot requires a flag stem of at least 30 feet in width. The preliminary plat shows a stem of only 15 feet in width, however there is sufficient space to adjust the plat before final approval to verify that all requirements are met.

17-34-1 – Purpose:

The purpose of the [PRUD Overlay Zone] is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New construction in already developed areas should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.

General Plan:

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow zero to two units per acre with some higher density housing along the major streets.
 - 2. East of I-15, allow zero to five units per acre with some higher density housing.
- B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

Recommendation:

The requested rezone to the R-A zoning district and PRUD overlay zone is a legislative decision and is subject to broad discretion. The recommendation the Planning Commission chooses to forward to the City Council should be based on its findings of how the proposal fits with the purpose of the PRUD ordinance and the City's General Plan.

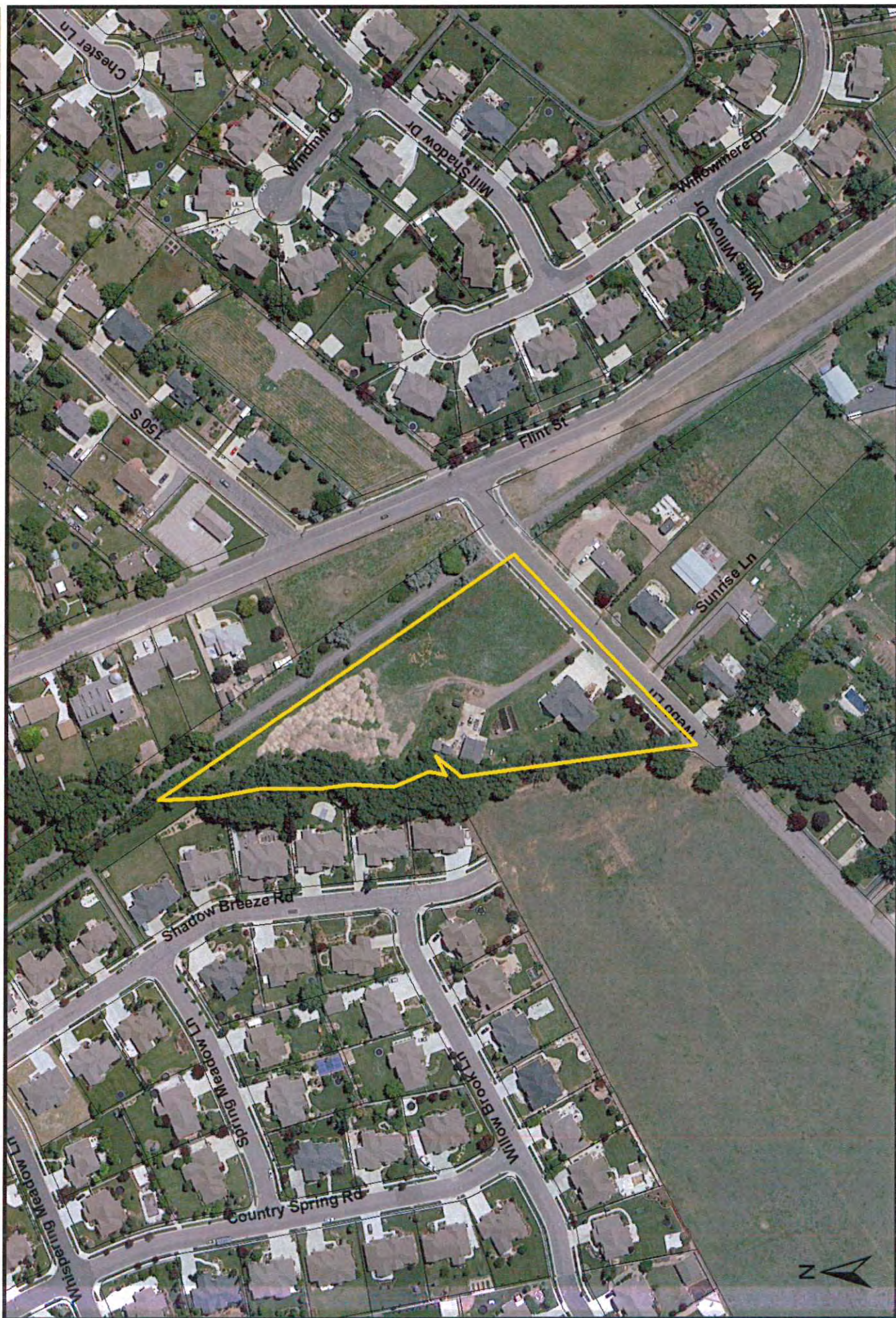
Where the preliminary plat is capable of being adjusted to meet the minimum requirements of an R-A Flag Lot Subdivision, Staff recommends that the preliminary plat receive a favorable recommendation subject to approval of the R-A and PRUD overlay zone.

Attachment 1: Area Map

Attachment 2: Zoning Map

Attachment 3: Preliminary Plat

1120 West Webb Lane

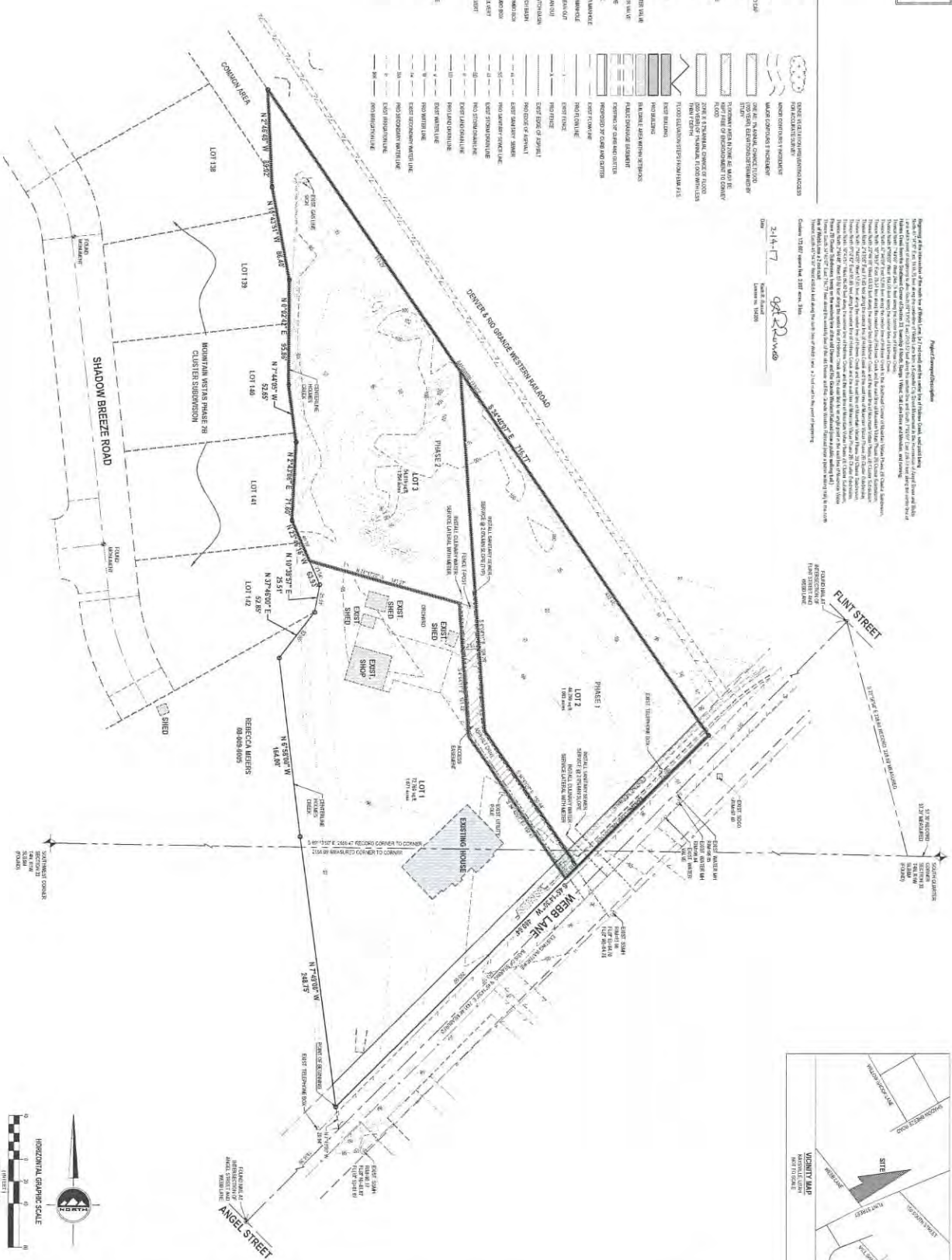


LEGEND

- [illegible]

group of 100 patients with a mean age of 66 years (range 45–84 years). The patients were recruited from the Department of Cardiology, University of Cambridge, and the Department of Cardiology, Addenbrookes Hospital, Cambridge. The patients were recruited to the study by a letter of invitation to participate in the study, which was sent to the patients by the Department of Cardiology, University of Cambridge, and the Department of Cardiology, Addenbrookes Hospital, Cambridge. The patients were recruited to the study by a letter of invitation to participate in the study, which was sent to the patients by the Department of Cardiology, University of Cambridge, and the Department of Cardiology, Addenbrookes Hospital, Cambridge. The patients were recruited to the study by a letter of invitation to participate in the study, which was sent to the patients by the Department of Cardiology, University of Cambridge, and the Department of Cardiology, Addenbrookes Hospital, Cambridge.

Date 2-14-17
Kurt R. Rouse
License no. 104250





Planning Commission Staff Report

Rezone of 0.69 acres of property from R-1-20 (Single Family Residential) to R-1-14 (Single Family Residential) with a PRUD (Planned Residential Unit Development) Overlay Zone and Preliminary Plat for The Grove at Sunset Subdivision Amended March 23, 2017

Applicant/Owner: Rick and Jacquie Jones
Location: 1809 South Sunset Drive

Description:

The applicants are requesting to rezone the property at the subject address for the purpose of building an additional home. The property is currently occupied by a house towards the south side of the lot. The new home would be built on the north side if the zoning and plat are acceptable. There is roughly 50 feet between the existing home and the northern property line where the new home would be built. Without a deviation in setbacks, this would leave about a 26-foot wide buildable area for the new home.

The R-1-20 and R-1-14 zoning districts are both regulated by Chapter 17-12, which allows the same permitted and conditional uses. However, the two zones vary in minimum lot size requirements; the R-1-14 zone allows lots as small as 14,000 sq. ft. in size, and the R-1-20 requires that lots be at least 20,000 sq. ft. in size. A standard subdivision has the same lot frontage and setback requirements.

The request for the PRUD overlay is for the purpose of creating a Common Open Space Subdivision which permits 1 dwelling per 14,000 square feet of area (30,056 included in subdivision), but allows for flexibility in lot size and setback requirements if there is sufficient common open space provided within the subdivision. The preliminary plat shows 2 lots along Sunset Drive with a shared common area at the rear of the property.

17-34-1 – Purpose:

The purpose of the [PRUD Overlay Zone] is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing

design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New construction in already developed areas should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.

General Plan:

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
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- B. The majority of the housing should be one unit per structure (single unit). About ten percent (10%) of the housing should be more than one unit per structure (multiple unit). Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

Recommendation:

The requested rezone to the R-1-14 zoning district and PRUD overlay zone is a legislative decision and is subject to broad discretion. The recommendation the Planning Commission chooses to forward to the City Council should be based on its findings of how the proposal fits with the purpose of the PRUD ordinance and the City's General Plan. If there are specific concerns or issues from the proposed use, the recommendation may also include specific items that should be addressed through a development agreement.

Where the preliminary plat appears to meet the minimum requirements of an R-1-14 Common Open Space Subdivision, Staff recommends that the preliminary plat receive a favorable recommendation subject to approval of the R-1-14 and PRUD overlay zone.

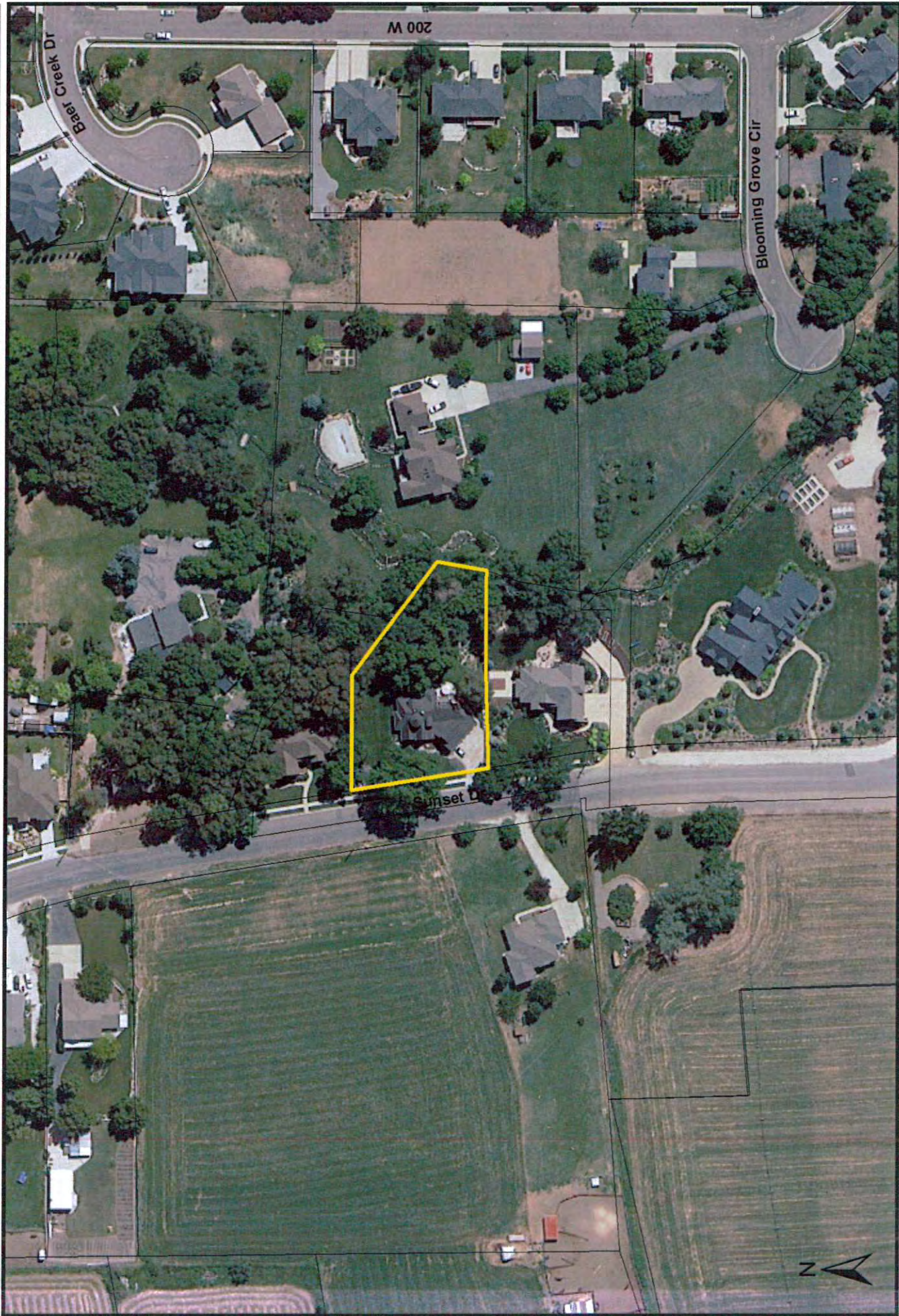
Attachment 1: Area Map

Attachment 2: Zoning Map

Attachment 3: Preliminary Plat

Attachment 4: Concept Floor Plan of Proposed House

1809 South Sunset Drive





THE GROVE AT SUNSET SUBDIVISION

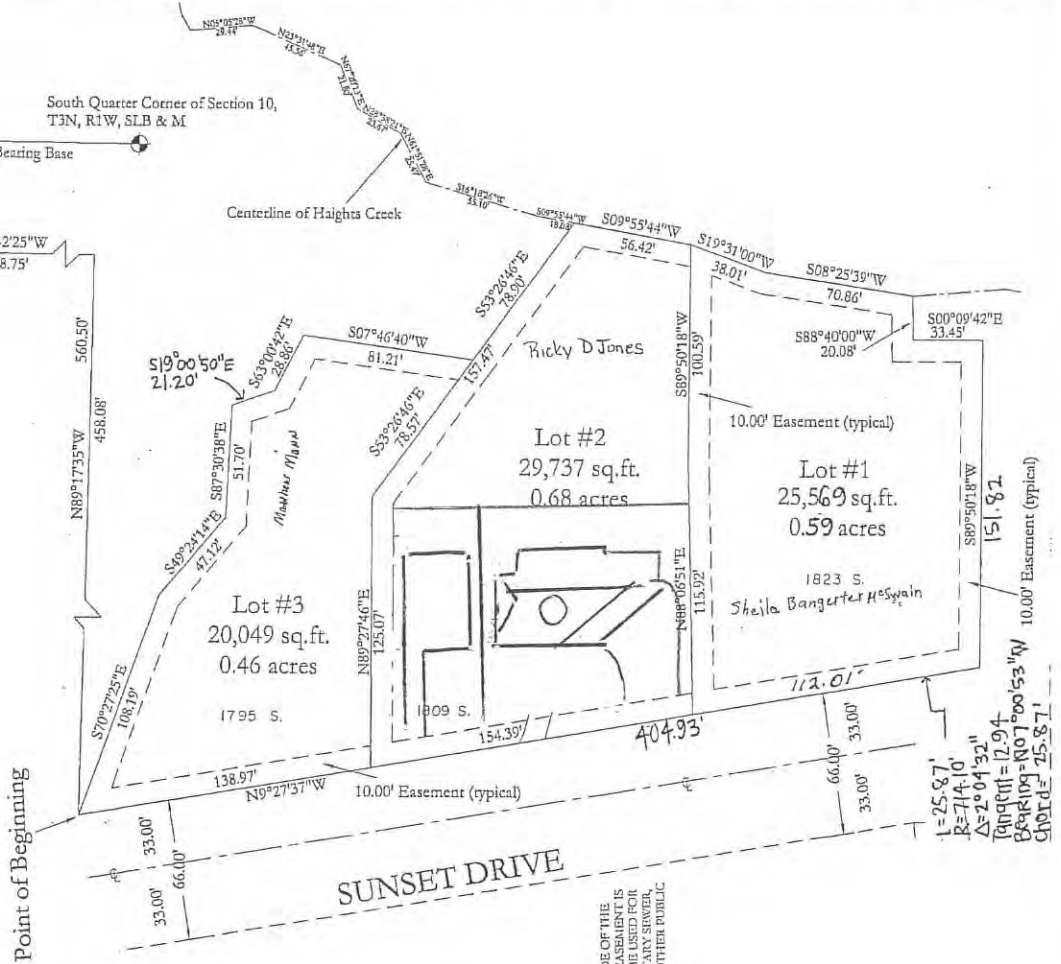
A PART OF THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;
KAYSVILLE CITY, DAVIS COUNTY, UTAH

Rick D Jones owns all
lots Not Marked

PREFIX
08-428
LAST #
0003
N
SCALE:
1" = 40'

DEVELOPMENT: THE GROVE AT SUNSET SUBD.
CITY: KAYSVILLE
LOTS: 1 THRU 3

SW 1/4 SEC. 10, T.3N., R.1W
S.L.M. DAVIS COUNTY, UTAH
FILE # 4698
R 08-30-07



NOTE:

1. A 100' PUBLIC UTILITY EASEMENT IS ALONG EACH SIDE OF THE PROPERTY LINES UNLESS OTHERWISE NOTED. THE EASEMENT IS INDICATED BY DASHED LINES. THE EASEMENT IS FOR THE USE OF THE UTILITY COMPANIES TO INSTALL, MAINTAIN, OPERATE, AND REPAIR SANITARY SEWER, ELECTRICAL, POWER, COMMUNICATION LINES AND OTHER PUBLIC UTILITIES AS AUTHORIZED BY KAYSVILLE CITY.

McWaters Surveying & Mapping, Inc.
PO Box 207
Roy, Utah 84607
N. Scott Nelson, P.E.
4671 Jefferson Avenue
South Ogden, Utah 84403
(801) 347-7723

428

80



Planning Commission Staff Report

Charly's Acres #2 Third Amended Subdivision Preliminary and Final Plat Approval March 23, 2017

Applicant/Owner: Terra Basin LLC
Location: Approximately 2050 West 200 North
Zone: GC (General Commercial)

Description:

In September of 2015 Charly's Acres #2 Second Amended was approved creating Lot 203, which includes the total area of the subject property and Charly's Acres #2 Third Amended Subdivision. The 7.63 acres of property is proposed to be divided into Lot 303 which is half an acre in size, and Lot 304 which is 7.12 acres.

17-19-7 Area, Lot Coverage And Yard Requirements

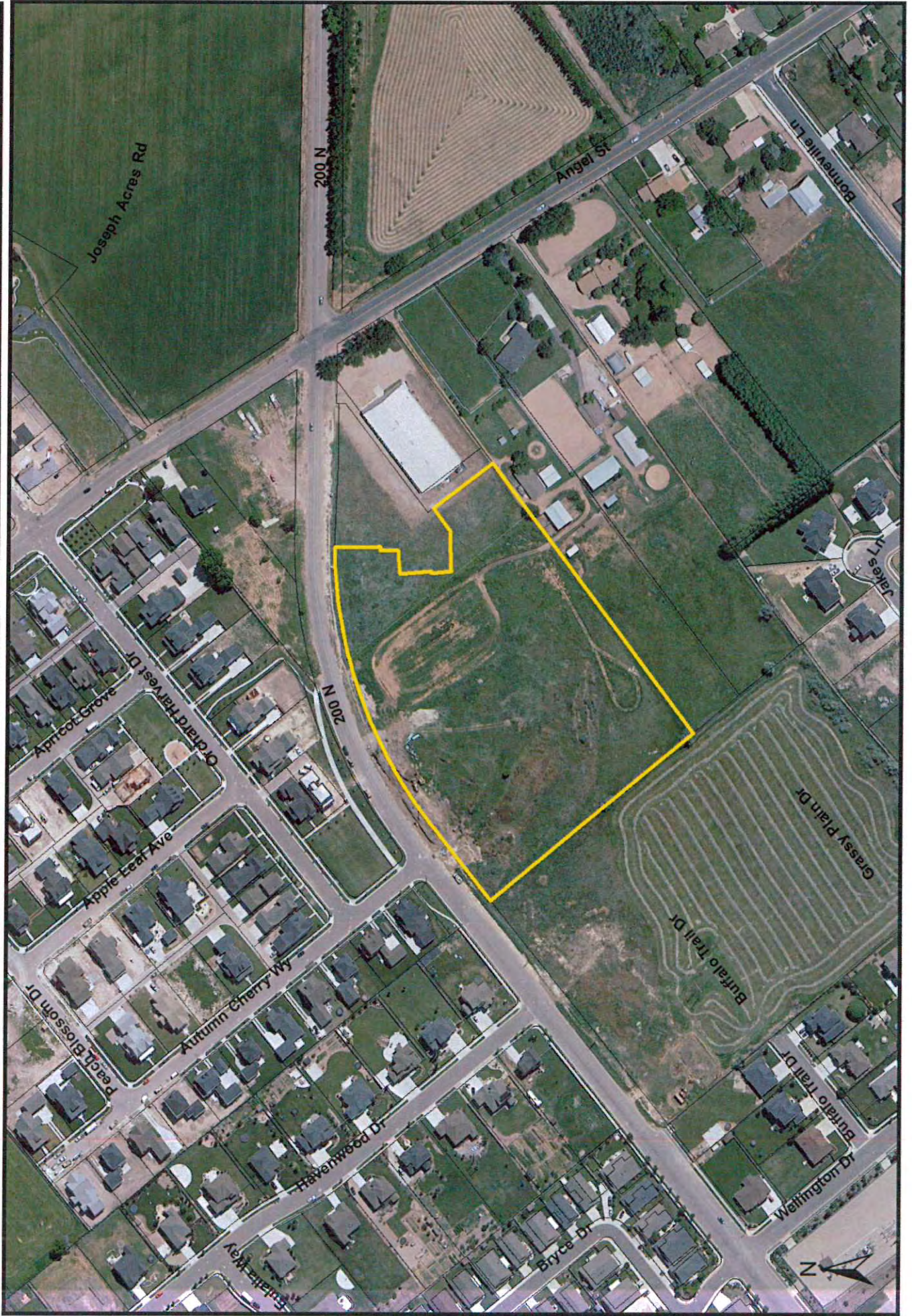
There are no lot size or yard requirements except that where a lot in the General Commercial District abuts a residential district, the yard abutting the residential district shall be at least twenty feet (20').

Recommendation:

The plat meets all applicable requirements, therefore Staff recommends that the Planning Commission recommend final plat approval for Charly's Acres #2 Third Amended Subdivision.

Attachment 1: Location Map
Attachment 2: Charly's Acres #2 Third Amended Final Plat

Charly's Acres #2 Third Amended Subdivision





Planning Commission Staff Report

Sunset Equestrian Estates Phase 17B Subdivision Final Plat Approval March 23, 2017

Applicant/Owner:	Symphony Homes
Location:	Approximately 950 South Angel Street
Zone:	R-A

Description:

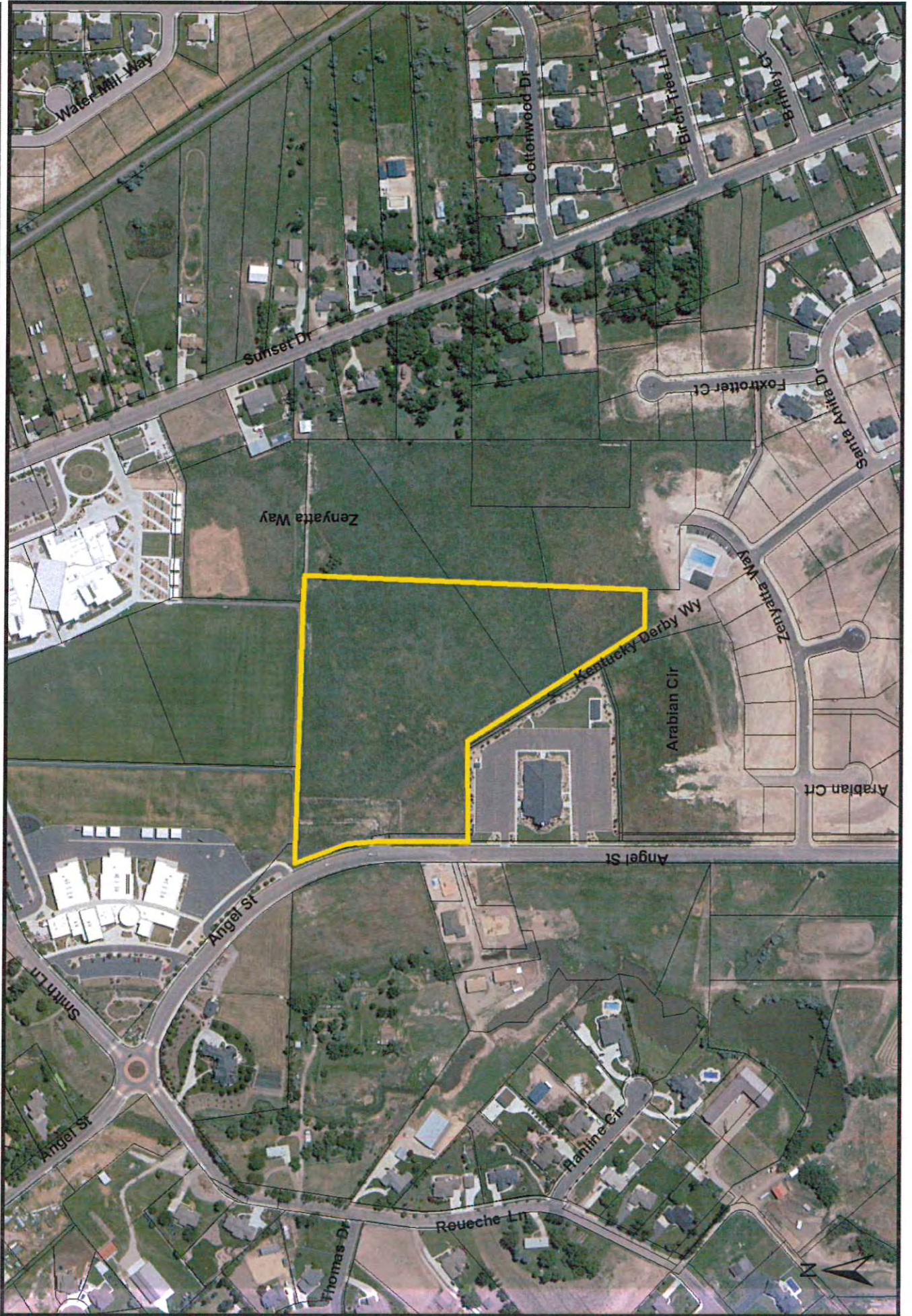
Symphony Homes is moving forward with another phase of the Sunset Equestrian Estates Subdivision. Phase 17B is on the far north end of the development and includes 19 lots, measuring at 16,200 square feet or larger, as well as multiple parcels for open space. There is also a trail connecting to the nearby schools.

Recommendation:

The plat is consistent with the preliminary plat and meets all other applicable requirements, therefore staff recommends that the Planning Commission recommend final plat approval for Sunset Equestrian Estates Phase 17B subdivision.

Attachment 1: Location Map
Attachment 2: Preliminary Plat
Attachment 3: Sunset Equestrian Estates Phase 17B Final Plat

Sunset Equestrian Estates Phase 17B

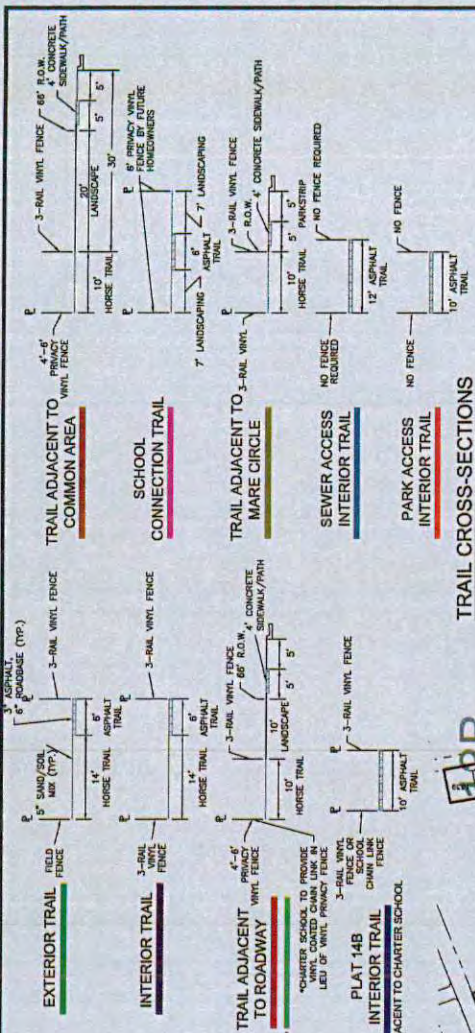


SUNSET EQUESTRIAN ESTATES OPEN SPACE CALCULATIONS

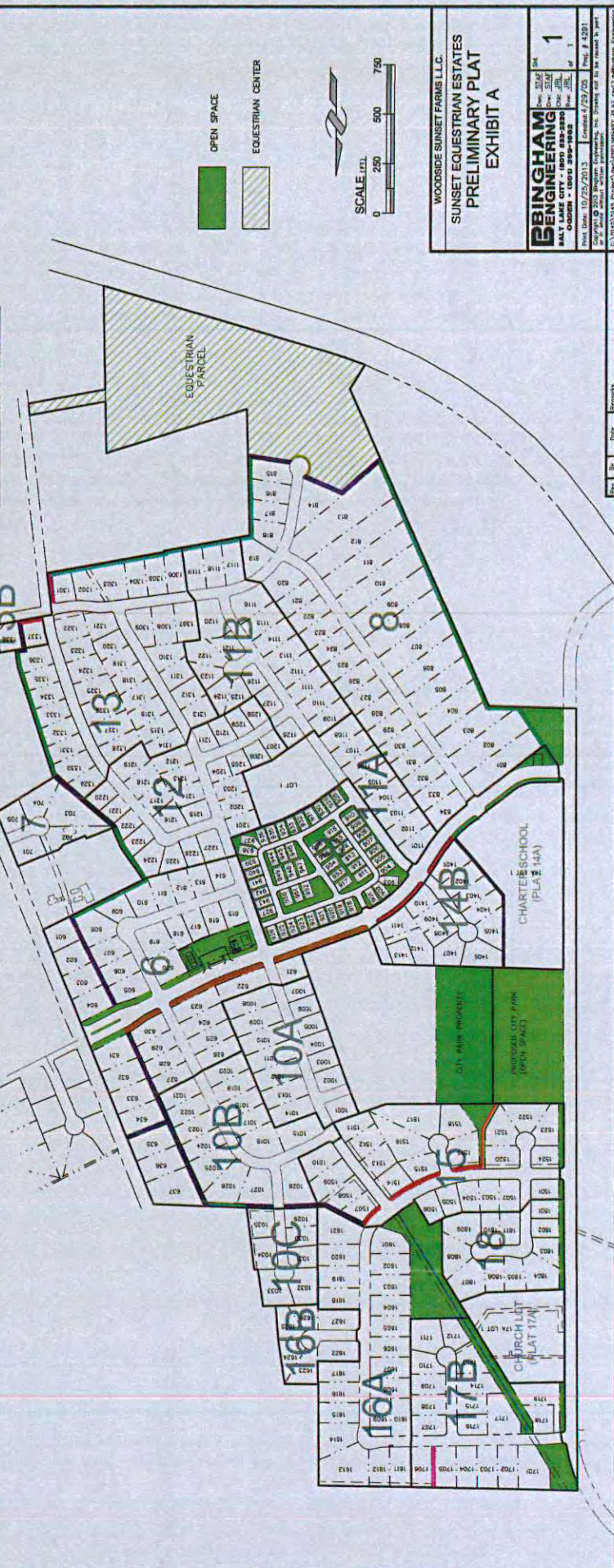
Total area included in Sunset Equestrian Estates:
 246.12 AC
 Area of Equestrian Center Parcel not included in calculations:
 19.58 AC
 Open Space Area:
 226.54 AC
 Percentage of Overall Open Space:
 91.6%

PLAT	PLATTED ACREAGE	NUMBER OF LOTS	TRAIL ACREAGE	PERCENTAGE OF TRAIL ACREAGE	TOTAL ACREAGE	PERCENTAGE OF TOTAL ACREAGE	CUMULATIVE PERCENTAGE OF TRAIL ACREAGE
Plat 14B	1.16	3	0.17	14.7%	0.17	14.7%	14.7%
Plat 14C	0.61	13	0.17	27.8%	0.34	27.8%	42.5%
Plat 14D	1.56	24	0.40	25.6%	1.96	25.6%	68.1%
Plat 14E	12.48	19	0.39	3.1%	12.87	3.1%	71.2%
Plat 14F	2.07	9	0.50	24.1%	2.57	24.1%	95.3%
Plat 14G	6.08	11	0.50	8.2%	6.58	8.2%	103.5%
TOTAL	226.54	309	16.52	7.3%	243.06	10.8%	

Average lot square footage:
 22,078 sq ft
 Minimum lot square footage:
 9,880 sq ft
 Maximum lot square footage:
 22,078 sq ft
 Number of lots proposed:
 309
 Number of lots allowed 2016 13 AC 74/78 AC
 Number of lots allowed 2016 13 AC 74/78 AC
 Number of lots allowed 2016 13 AC 74/78 AC



TRAIL CROSS-SECTIONS



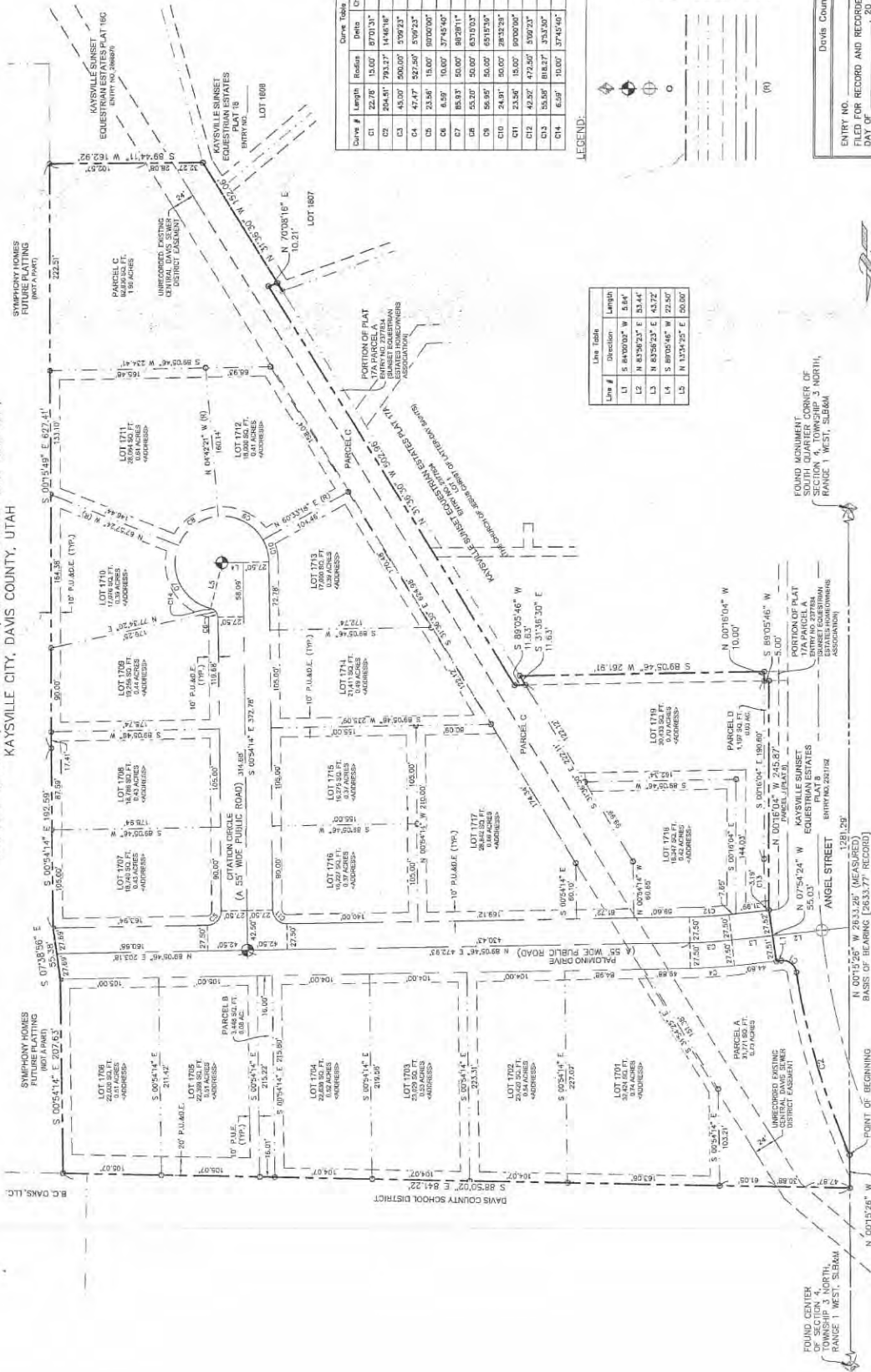
WOODSIDE SUNSET FARMS L.L.C.
 SUNSET EQUESTRIAN ESTATES
 PRELIMINARY PLAT
 EXHIBIT A

1

BINGHAM
 ENGINEERING
 8411 LAKE CITY - (801) 532-2330
 OGDEN - (801) 532-2330

Prepared: 10/25/2013
 Checked: 4/29/2015
 Drawn: 4/29/2015
 Title: 4/29/2015

KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 17B A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	22.78	13.00	87.0131°	22.78	N 27.251° W
C2	204.91	793.27	14.4618°	204.91	N 18.251° W
C3	43.00	900.00	5.0923°	43.00	S 89.702° W
C4	47.47	327.50	5.0923°	47.47	S 89.702° W
C5	23.58	15.00	80.0000°	23.58	S 44.954° W
C6	6.59	10.00	37.4500°	6.59	S 18.970° E
C7	85.93	50.00	80.2811°	85.93	N 17.702° E
C8	53.30	50.00	83.7033°	53.30	N 23.702° E
C9	56.95	50.00	89.1599°	56.95	S 89.159° E
C10	24.97	50.00	38.3393°	24.97	S 15.078° E
C11	23.58	15.00	80.0000°	23.58	N 45.914° W
C12	42.57	472.50	5.0923°	42.57	S 89.702° W
C13	55.95	818.27	37.3300°	55.95	N 02.689° W
C14	6.59	10.00	37.4500°	6.59	S 57.924° E

Line #	Direction	Length
L1	S 89.702° W	5.64
L2	N 83.9623° E	53.44
L3	N 83.9623° E	43.72
L4	S 89.702° W	22.50
L5	N 13.7425° E	50.00

DAVIS COUNTY SECTION
CORNER MONUMENT FOUND
STREET MONUMENT TO BE SET
EXISTING STREET MONUMENT
SET (MARK) BY GPS
MARKED "TRIANGULAR" PINE
SUBDIVISION BOUNDARY LINE
EXISTING LOT LINE
LOT LINE
PINE MONUMENT
SECTION LINE
RIGHT-OF-WAY LINE
CENTERLINE
NEIGH. BEARING

Davis County Recorder

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

COUNTY RECORDER _____

DEPUTY RECORDER _____

Date: 02/08/2017 Proj. # 5145 Sh. 2 of 2



SCALE (FT)

Design: JG
Drawn: JG
Checked: JG
Reviewed: JG
B.B. BINGHAM ENGINEERING
1801 W. 2000 S. Salt Lake City, UT 84119
(801) 555-1234



Planning Commission Staff Report

Parkwood Phase 2 Subdivision Final Plat Approval March 23, 2017

Applicant/Owner:	Jack Fisher Capital
Location:	Approximately 35 West Shepard Lane
Zone:	R-1-LD

Description:

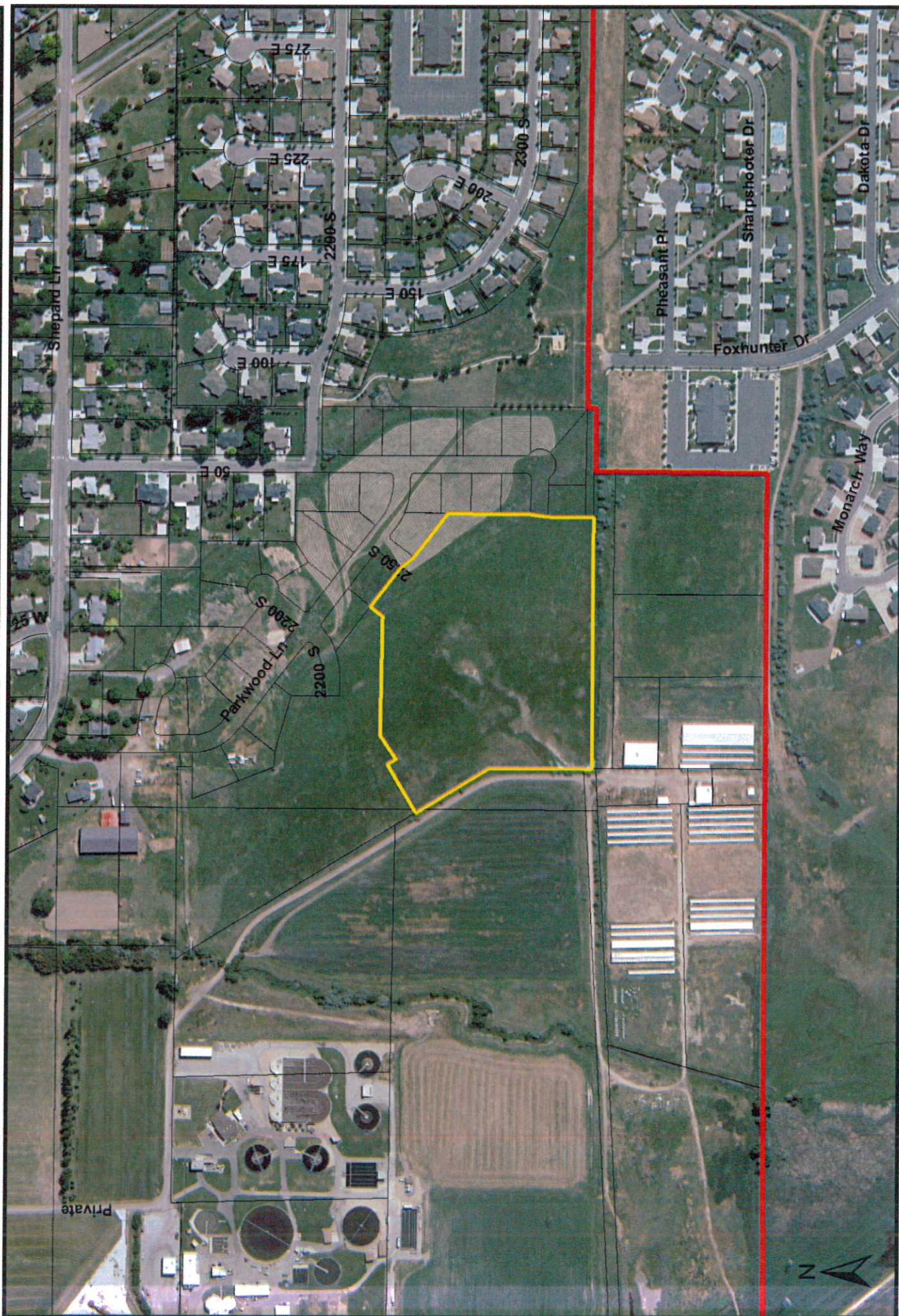
The preliminary plat for this project has previously been approved with the first phase already developed and several homes under construction. Phase 2 is located on the southwest portion of the development and consists of 25 new lots ranging from 12,000 square feet to 29,000 square feet in size.

Recommendation:

The plat is consistent with the preliminary plat and meets all other applicable requirements, therefore Staff recommends that the Planning Commission recommend final plat approval for Parkwood Phase 2 subdivision.

Attachment 1: Location Map
Attachment 2: Preliminary Plat showing Phase 2
Attachment 3: Parkwood Phase 2 Final Plat

Parkwood Phase 2





LOCATED AT

CHUCKAL PROPERTY 35.04 ACRES

SMALL FAMILY LOTS
TOTAL DENSITY

ZONE REQUIREMENTS

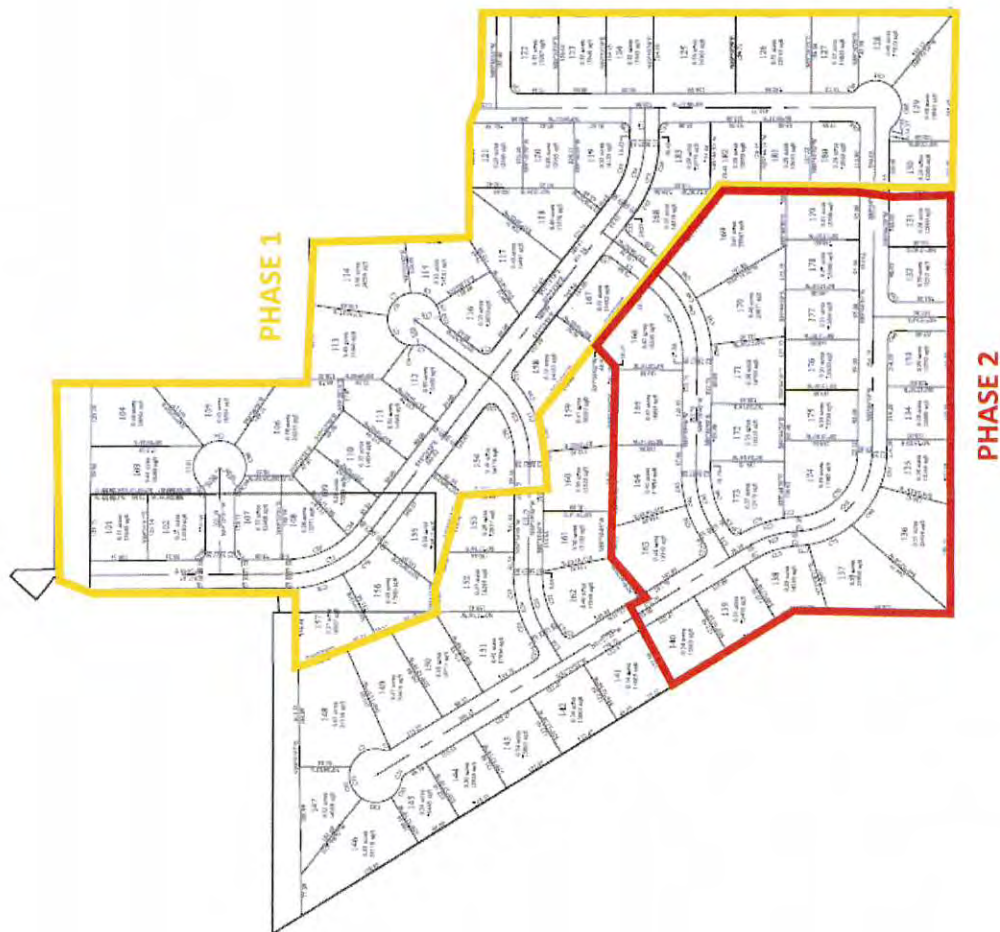
TIME

PERCENTAGE

CLIMATE RISK
WEAR WEATH;

GENERAL NOTE:

GENERAL NOTE:
INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION
AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



DESIGNED BY:



140 WEST 82ND STREET
NEW YORK, NY 10024

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PARKWOOD SUBDIVISION PHASE 2 AMENDING PARCEL 13th OF PARKWOOD SUBDIVISION PHASE 1 LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE
 I, BENJAMIN J. SMITH, A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL WAS SURVEYED AND THE BOUNDARIES THEREOF WERE PLACED ON THE GROUND BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAME ARE CORRECTLY SHOWN ON THIS PLAN.

PARKWOOD SUBDIVISION PHASE 2
 AMENDING PARCEL 13th OF
 PARKWOOD SUBDIVISION PHASE 1

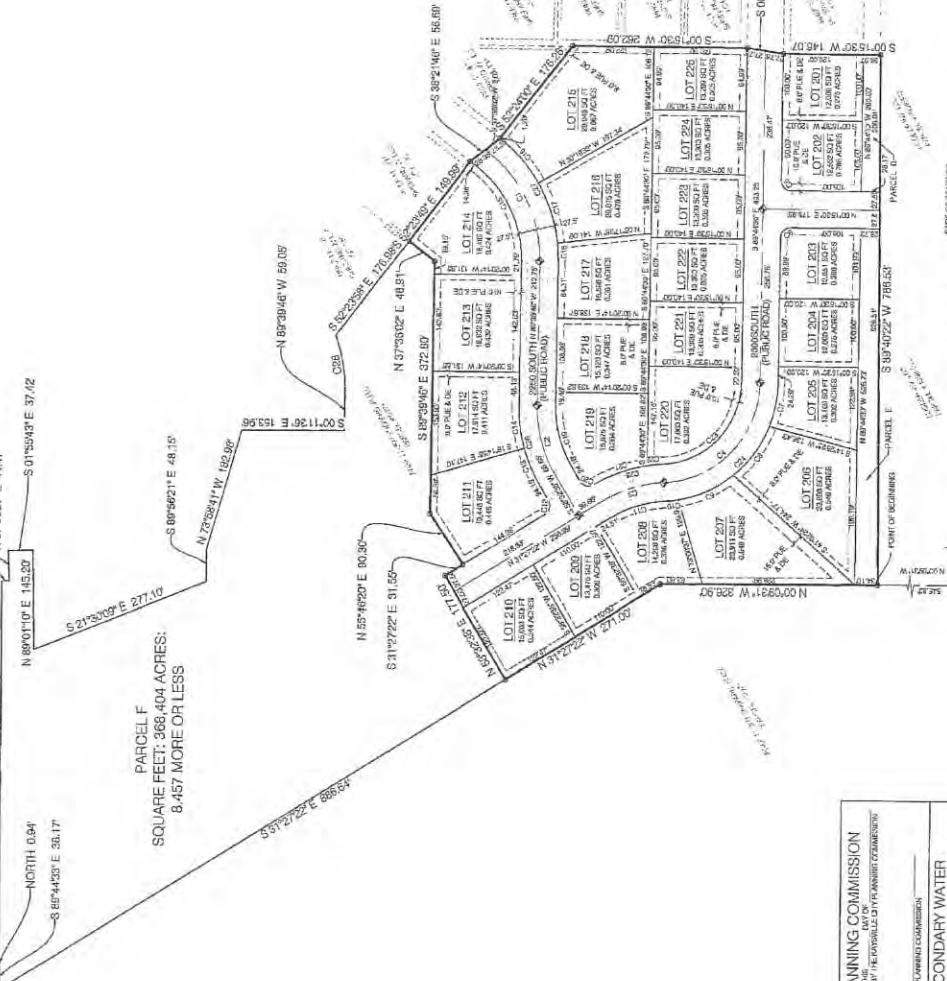


BOUNDARY DESCRIPTION
 PARCEL 13th OF PARKWOOD SUBDIVISION PHASE 1, RECORDED JULY 1, 1988 AS DEED NO. 88000, BEING BOOK 10, PAGE 10, OF THE SALT LAKE COUNTY RECORDS.

PARKWOOD SUBDIVISION PHASE 2
 AMENDING PARCEL 13th OF PARKWOOD SUBDIVISION PHASE 1

LEGEND

- SECTION CORNER
- BOUNDARY CORNER
- SECTION LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- PUBLIC UTILITY EASEMENT AND
- FRONTAGE EASEMENT (E.A. & T.E.)
- FRONTAGE (NEW)
- STREET FRONTAGE (EXISTING)
- STREET FRONTAGE (TO BE CFT)
- DEDICATED TO NAVAPUE CITY



QUANT. TABLE

CONTRACT	ITEM NO.	QUANTITY	UNIT	AMOUNT	DATE
1	1.00	1.00	ACRE	1.00	1/1/2000
2	2.00	2.00	ACRE	2.00	2/1/2000
3	3.00	3.00	ACRE	3.00	3/1/2000
4	4.00	4.00	ACRE	4.00	4/1/2000
5	5.00	5.00	ACRE	5.00	5/1/2000
6	6.00	6.00	ACRE	6.00	6/1/2000
7	7.00	7.00	ACRE	7.00	7/1/2000
8	8.00	8.00	ACRE	8.00	8/1/2000
9	9.00	9.00	ACRE	9.00	9/1/2000
10	10.00	10.00	ACRE	10.00	10/1/2000
11	11.00	11.00	ACRE	11.00	11/1/2000
12	12.00	12.00	ACRE	12.00	12/1/2000
13	13.00	13.00	ACRE	13.00	1/1/2001
14	14.00	14.00	ACRE	14.00	2/1/2001
15	15.00	15.00	ACRE	15.00	3/1/2001
16	16.00	16.00	ACRE	16.00	4/1/2001
17	17.00	17.00	ACRE	17.00	5/1/2001
18	18.00	18.00	ACRE	18.00	6/1/2001
19	19.00	19.00	ACRE	19.00	7/1/2001
20	20.00	20.00	ACRE	20.00	8/1/2001
21	21.00	21.00	ACRE	21.00	9/1/2001
22	22.00	22.00	ACRE	22.00	10/1/2001
23	23.00	23.00	ACRE	23.00	11/1/2001
24	24.00	24.00	ACRE	24.00	12/1/2001
25	25.00	25.00	ACRE	25.00	1/1/2002
26	26.00	26.00	ACRE	26.00	2/1/2002
27	27.00	27.00	ACRE	27.00	3/1/2002
28	28.00	28.00	ACRE	28.00	4/1/2002
29	29.00	29.00	ACRE	29.00	5/1/2002
30	30.00	30.00	ACRE	30.00	6/1/2002

CITY ENGINEER
 APPROVED AS TO FORM AND SUBSTANCE: _____ DATE: _____

CITY ATTORNEY
 APPROVED AS TO LEGALITY: _____ DATE: _____

CITY COUNCIL
 APPROVED AS TO POLICY: _____ DATE: _____

PLANNING COMMISSION
 APPROVED AS TO PLANNING: _____ DATE: _____

SECONDARY WATER
 APPROVED AS TO WATER: _____ DATE: _____

RECORDS SECTION
 APPROVED AS TO RECORDS: _____ DATE: _____

OWNERS DECLARATION
 I, THE UNDERSIGNED, OWNER OF THE ABOVE DESCRIBED PARCEL, DO HEREBY CERTIFY THAT THE SAME IS BEING OFFERED FOR SALE AND THAT THE SAME IS BEING OFFERED FOR SALE AT A PUBLIC AUCTION TO BE HELD AT THE SALT LAKE COUNTY COURTHOUSE, SALT LAKE CITY, UTAH, ON THE _____ DAY OF _____, 20____.

ACKNOWLEDGMENT
 I, _____, COUNTY CLERK OF SALT LAKE COUNTY, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL IS BEING OFFERED FOR SALE AT A PUBLIC AUCTION TO BE HELD AT THE SALT LAKE COUNTY COURTHOUSE, SALT LAKE CITY, UTAH, ON THE _____ DAY OF _____, 20____.

ACKNOWLEDGMENT
 I, _____, COUNTY CLERK OF SALT LAKE COUNTY, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL IS BEING OFFERED FOR SALE AT A PUBLIC AUCTION TO BE HELD AT THE SALT LAKE COUNTY COURTHOUSE, SALT LAKE CITY, UTAH, ON THE _____ DAY OF _____, 20____.

PARKWOOD SUBDIVISION PHASE 2
 AMENDING PARCEL 13th OF PARKWOOD SUBDIVISION PHASE 1
 LOCATED IN THE NORTHWEST QUARTER
 AND NORTHEAST QUARTER OF SECTION 15,
 TOWNSHIP 3 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN

RECORDED
 RECORDED IN THE SALT LAKE COUNTY RECORDS, BOOK _____, PAGE _____, ON THE _____ DAY OF _____, 20____.

STATE OF UTAH COUNTY OF SALT LAKE
 I, _____, COUNTY CLERK OF SALT LAKE COUNTY, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCEL IS BEING OFFERED FOR SALE AT A PUBLIC AUCTION TO BE HELD AT THE SALT LAKE COUNTY COURTHOUSE, SALT LAKE CITY, UTAH, ON THE _____ DAY OF _____, 20____.

KAYSVILLE CITY PLANNING COMMISSION

March 9, 2017

Members Attending: Chairperson Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Betty Parker, Thomas Wood

Excused: Gary Bullock, Joshua Sundloff

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

Others Present: Council Member Larry Page, Felipe Gutierrez, Wendy Schofield, Flint Barber

OPENING

The Planning Commission meeting was held on Thursday, March 9, 2016 at 7:00 p.m. in the Municipal Center.

Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the February 23, 2017 meeting was presented for approval.

Lorene Kamalu made a motion to approve the minutes of the February 23, 2017 meeting. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B”, HANDYMAN AT 447 SOUTH WELLINGTON DRIVE – FELIPE GUTIERREZ

Lyle Gibson explained that Felipe Gutierrez is a handyman and would like to use his home, at 447 South Wellington Drive, to schedule his appointments and process paperwork. He has a few small tools that would be used for the business, all of which fits in his garage. No heavy equipment will not be used. Mr. Gutierrez will use a personal pickup truck to transport his tools and supplies to each jobsite.

Stroh DeCaire arrived.

Betty Parker made a motion to grant a conditional use permit for a major home occupation “B”, handyman at 447 South Wellington Drive for Felipe Gutierrez. Thomas Wood seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR FARM ANIMALS AT 205 NORTH HAVENWOOD DRIVE – RACHEL AND JOSH MILLER

Lyle Gibson explained that the home at the corner of Havenwood Drive and 200 North is

currently in the process of being sold with the provision that they be approved to have horses on their property. The property is 27,000 square feet, which allows the Millers to keep up to two horses, cattle, or similar animals. Farm animals have not been kept on this property previously, but there is plenty of space to place a structure to house the animals and still maintain the required fifty-foot setback from adjacent homes. The property is enclosed with a six-foot vinyl fence, but there will need to be some other type of fencing to ensure that the animals will be contained.

Matthew Anderson asked if a conditional use permit could be approved to the Miller's when they technically do not own the property yet.

Lyle Gibson responded that conditional use permit approvals run with the property and not necessarily the property owners.

Thomas Wood made a motion to grant a conditional use permit for farm animals at 205 North Havenwood Drive for Rachel and Josh Miller. Stroh DeCaire seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 0.97 ACRE OF PROPERTY AT 138 SOUTH ANGEL STREET FROM R-A (RESIDENTIAL AGRICULTURE) TO R-1-14 (SINGLE FAMILY RESIDENTIAL) – CLINT AND WENDY SCHOFIELD

Lyle Gibson explained that the Schofield's live at 138 South Angel Street and have requested a rezone from the current R-A (Residential Agriculture) zoning district to R-1-14 (Single Family Residential) in anticipation of a lot split. The R-A zoning district has a minimum lot size of half an acre but because the Schofield's property is not a full acre, it could not be divided under the existing zoning. The Schofield's would like to keep the existing home and accessory structure, leaving the area to the west of the accessory building for a potential new lot. In order to accomplish this, the R-1-14 zone would be necessary in order to keep the existing buildings and still have enough property for a second lot. This property is surrounded by the R-A zoning district, but is in close proximity of R-1-20. The R-1-14 zoning district requires a minimum lot of 14,000 square feet, with a minimum of ninety feet of frontage. If this property were to be rezoned, there is enough frontage and square footage that it could split into three lots.

Chairperson Matthew Anderson opened the Public Hearing.

Flint Barber, representing the Schofield's, said that although the R-1-14 is a higher density than the surrounding zones, there are many lots within the Pheasantbrook North Subdivision, to the west, that are similar in size and therefore this smaller lot would fit nicely into the area. There are also lots within the Hill Farms Subdivision just north of here that has some lots within the R-1-14 zone, and therefore this rezone would not be abnormal for the area. This request fits into the General Plan as well.

There were no further comments or questions from the public. Chairperson Matthew Anderson closed the Public Hearing.

Matthew Anderson asked why some of the lots within the Pheasantbrook North Subdivision are smaller than the minimum lot size requirement of the R-A zone.

Andy Thompson responded that the Pheasantbrook North Subdivision was created as a PUD subdivision, incorporating the open space areas within the subdivision, compensating for the smaller square footage of the lots.

Matthew Anderson asked if the number of lots on this property could be limited.

Lyle Gibson responded that the Commission could require that a development agreement be created for this subdivision, and that it specify that only two total lots be allowed.

Flint Barber said that the Schofield's do not intend to tear down the buildings on the property.

Matthew Anderson commented that a development agreement would be a good way to allow for the higher density zoning and yet help to protect the city.

Stroh DeCaire made a motion to recommend approval of the request to rezone 0.97 acre of property at 138 South Angel Street from R-A (Residential Agriculture) to the R-1-14 (Single Family Residential) for Clint and Wendy Schofield with the condition that a development agreement be created limiting the number of lots to not more than two. Betty Parker seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Council Member Larry Page said that The Land Use Academy of Utah will be broadcasting a training session on March 25, 2017 and encouraged the Planning Commission members to attend.

Thomas Wood asked about appointing a designated spokesperson to respond to correspondence on behalf of the rest of the Commission. This might help so that a recipient does not receive conflicting answers from the members.

Matthew Anderson asked if that representative would circulate the response to the rest of the Commission members for approval before sending it to the recipient.

Betty Parker said that having a spokesperson might make Commission members feel stifled from being able to respond to correspondence with their own opinion.

Andy Thompson said that because it would not be considered an official stance, there would not

be a problem with multiple Commissioners responding with their own opinions, even if they were differing.

Council Member Larry Page commented that if there is any question that couldn't be answered by the Commission it could be referred to Staff.

Thomas Wood said that in their last Planning Commission meeting, it was suggested that Staff look into having meeting correspondence and packets sent to the Commission members electronically. Staff said that the city would need to supply tablets or laptops to the Commission members to view those electronic correspondences so that Commission members, current or future, wouldn't be required to provide their own. Mr. Wood said that he researched this inquiry since the last meeting and feels that it would be more expensive to provide tablets to every Commission member, than to keep mailing paper copies. Purchasing tablets for Commission members doesn't seem to be as cost-effective.

Council Member Larry Page commented that recently the City Council members decided to receive their Council information electronically and feel it has been an improvement.

Andy Thompson said that because the City is starting a new budget season, it is a good time to see if it will fit into the budget.

CALENDAR

The next regularly scheduled meeting will be held on Thursday, March 23, 2017 at 7:00 p.m.

ADJOURNMENT

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

23 March 2017 Agenda

KAYSVILLE CITY PUBLIC HEARING NOTICE

Notice is hereby given that the Kaysville City Planning Commission will hold a public hearing on Thursday, March 23, 2017, at 7:00 p.m., in the Council Room of the Kaysville City Municipal Center, 23 East Center, Kaysville, to consider:

Rezone of 5.7 acres of property at 1191 West Webb Lane and 1223 West Webb Lane from A-1 (Light Agriculture) to the R-1-20 (Single Family Residential) zoning district.

Rezone of 0.69 acre of property at 1809 South Sunset Drive from R-1-20 (Single Family Residential) to the R-1-14 (Single Family Residential) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone.

Rezone of 3.99 acres of property at 1120 West Webb Lane from A-1 (Light Agriculture) to the R-A (Residential Agriculture) zoning district, to include the PRUD (Planned Residential Unit Development) overlay zone.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by March 6, 2017.

Lyle Gibson, Zoning Administrator