

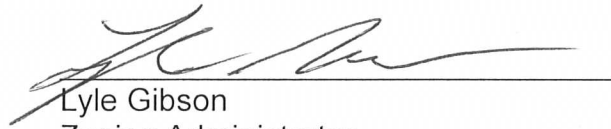
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, December 14, 2017 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. Eyelash extensions at 1071 South Kays Drive – Lauren Hayes.
 - b. Dog training at 299 West Clover Meadow Road – Jason Robbins.
 - c. Interior design at 1352 South Sir Barton Drive – Kim Caldwell.
3. Final plat approval for Whisperwood Subdivision at 650 East 100 North – Spencer Prince.
4. Final plat approval for Sunset Equestrian Estates Phases 16A and 19 at approximately 1950 South Zenyatta Way – Symphony Homes.
5. Final plat approval for the Bob Mason Subdivision at 860 South Roueche Lane – Bob Mason.
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 Monday, December 8, 2017.


Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Eyelash Extensions December 14, 2017

Applicant/Owner: Lauren Hayes
Location: 1071 South Kays Drive

Description:

Ms. Hayes is requesting a conditional use permit for a Major Home Occupation 'B' to offer eyelash extension services from her home. She anticipates starting with about 5 clients per week. She has a space within her home with a table where she will apply the extensions. Clients would come no earlier than 7 a.m. and no later than 6 p.m.

Her clients would be at the home by appointment only. Appointments run an hour or two each.

Staff has visited with Ms. Bennett and reviewed her request and the requirements of the ordinance.

Recommendation:

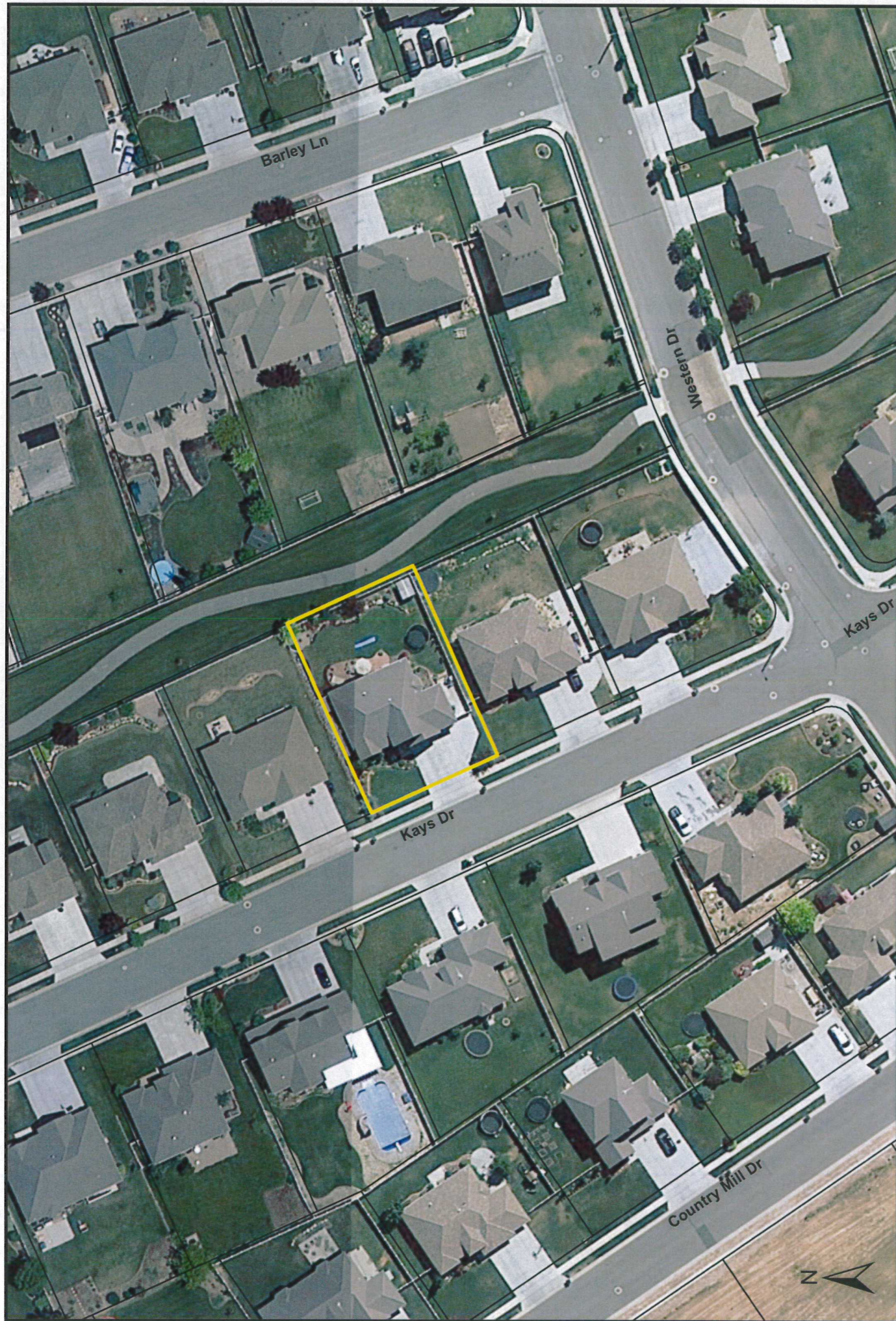
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance.

Reasoning:

Based on the nature of the business and the restrictions already in the ordinance, Staff feels that approval of this application is appropriate without additional conditions.

Attachment 1: Area Map

1071 South Kays Drive





Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B', Dog Training December 14, 2017

Applicant/Owner: Jason Robbins
Location: 299 Clover Meadow Road

Description:

Mr. Robbins is requesting a conditional use permit for a Major Home Occupation 'B' to offer dog training classes from his home. He works full time in another job so the sessions would be only occasional. The sessions are an hour long where the owner brings a dog, he trains the dog with the owner present and also trains others interested in learning his techniques in dog training.

The crux of the training would be one dog at a time with 1 or more individuals working on the training techniques with the dog, however once a month there would be multiple dogs and their owners coming for a group session. This monthly session would run for an hour.

The business model fits within the organized classes definition of the ordinance and in conversation with the applicant staff feels that a limit on the number of vehicles is most appropriate for preventing congestion.

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 and the following conditions:

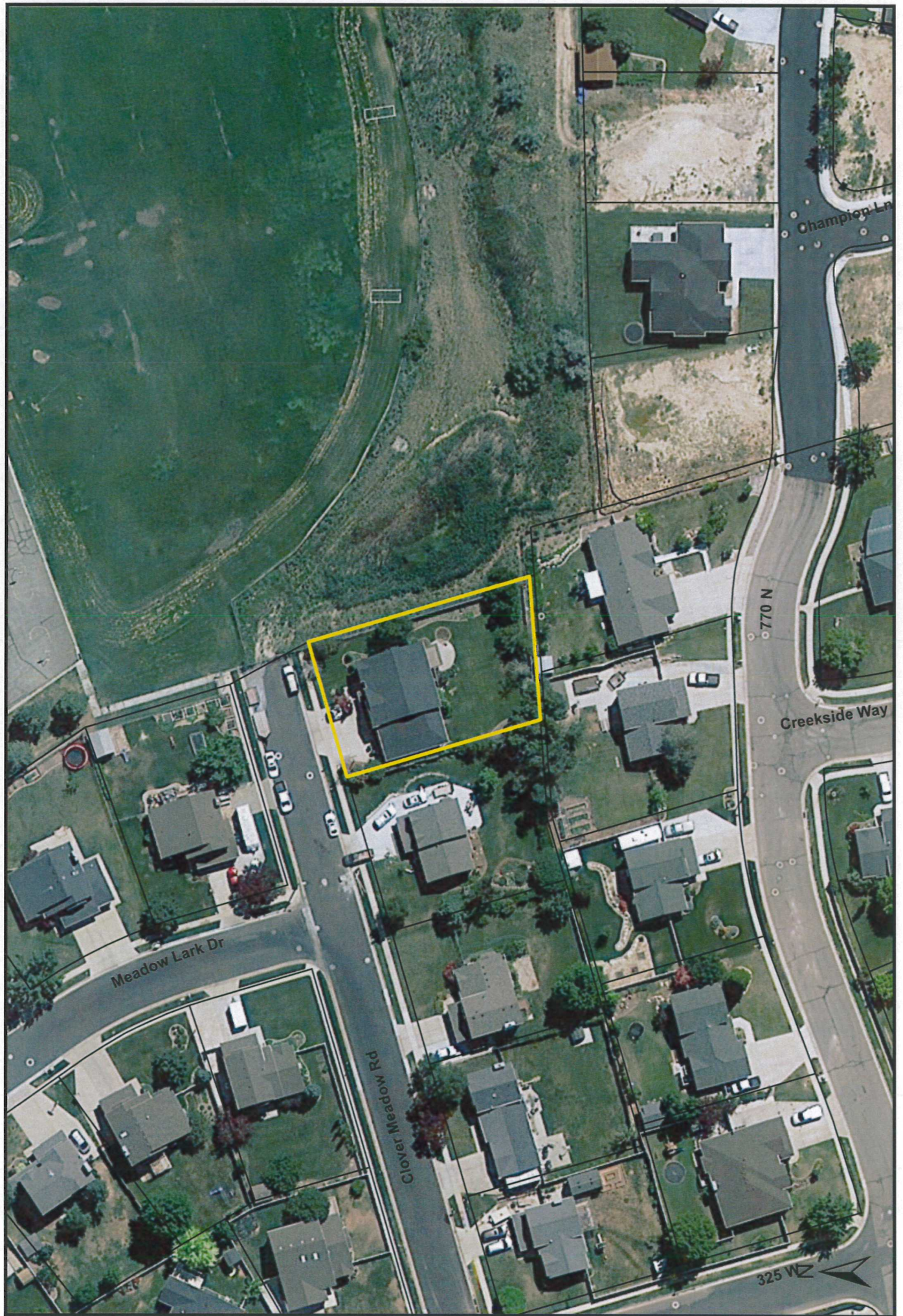
- The number of vehicles for students be limited to 3 cars at a time with the exception of a one time per month limit of 10 vehicles for a period not to exceed 2 hours.
- No trainings take place after 9pm to mitigate the potential noise from barking dogs.

Reasoning:

Based on the nature of the business and the restrictions already in the ordinance, Staff feels that approval of this application is appropriate the limitations proposed by the recommended conditions.

Attachment 1: Area Map

299 West Clover Meadow Road





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Interior Design December 14, 2017

Applicant/Owner: Kim Caldwell
Location: 1352 South Sir Barton Drive
Zone: R-A

Description:

Ms. Caldwell is requesting a conditional use permit at her home as she is experiencing growth in her business. She has operated a licensed office from her home for some time and is starting to get more clientele pushing her above and beyond what is allowed as a minor home occupation.

The applicant desires the ability to have a client come to the home by appointment. Also, while the business is primarily interior design consulting, the applicant anticipates selling specific art or furniture pieces to her clients as well. These would be occasionally delivered to the home occupation address before being taken to their final destination.

Recommendation:

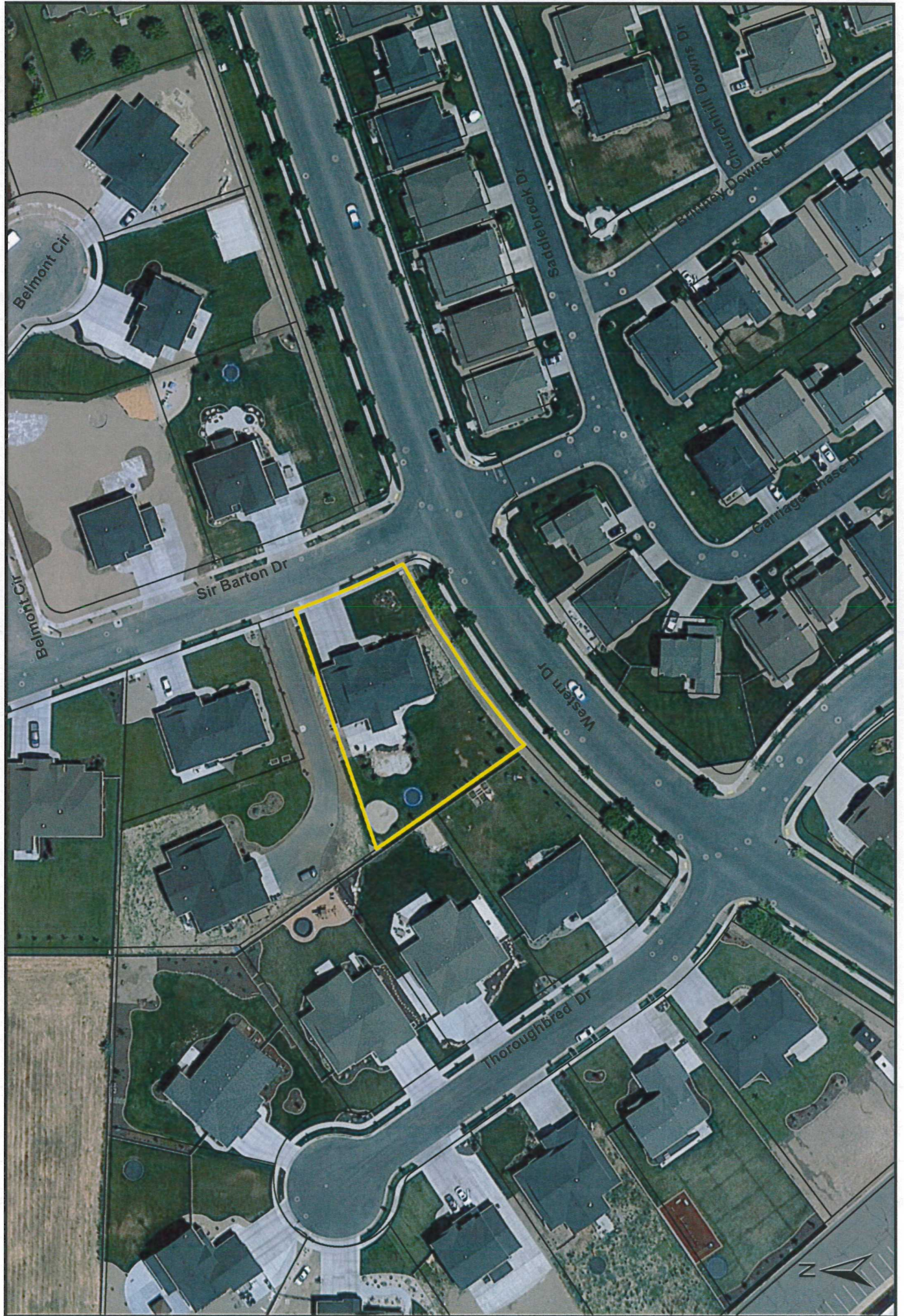
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, interior design, at the above listed address.

Reasoning:

Based on city Staff's understanding of the business, the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map

1352 South Sir Barton Drive





Planning Commission Staff Report

Final Plat for the Whisper Hollow Subdivision (previously reviewed as Wisperwood Subdivision) December 14, 2017

Applicant/Owner: Spencer Prince
Location: 650 East 100 North
Zone: R-1-8 (Single Family Residential)

Description:

The requested subdivision is located at the east end of 100 North Street and is proposed as a Private Lane subdivision. The proposed development includes 5 new lots ranging in size from 9,491 sq. ft. to 11,260 sq. ft.

This project received preliminary plat approval last summer with several conditions (see attached minutes). The Planning Commission also recommended approval of the PRUD Overlay Zone to allow the private lane. The proposed final plat is similar to the approved preliminary plat with the exception that the access to the property to the east has been moved one lot to the south. This change is proposed to better accommodate the utilities and the access to the adjacent property.

Recommendation:

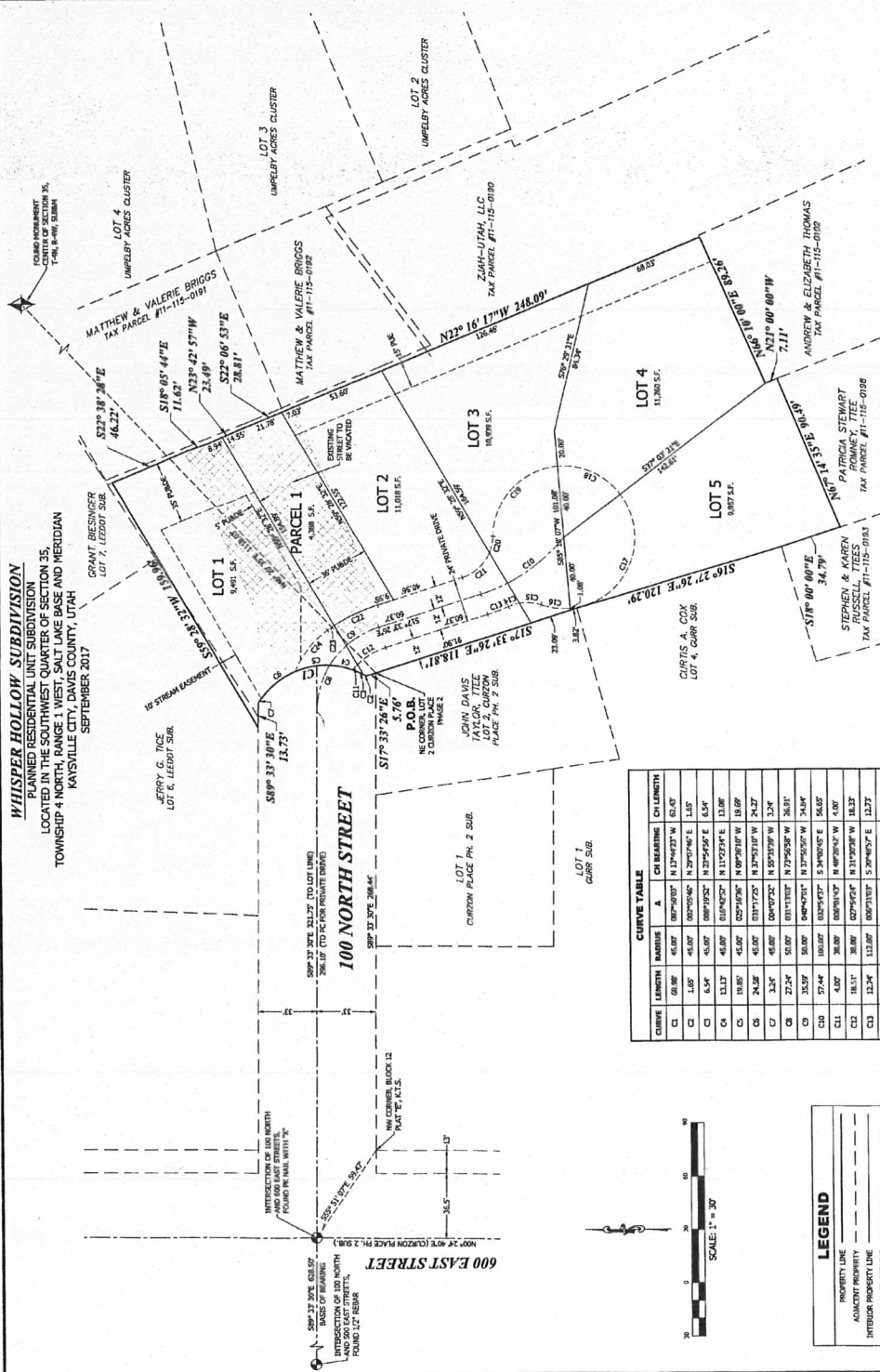
Staff is satisfied that this project meets the applicable requirements including the conditions placed by the Planning Commission at preliminary approval. The Planning Commission should review the proposed plat and assure that these conditions have been adequately from their prospective.

Attachment 1: Area Map
Attachment 2: Final Plat
Attachment 3: Approved Preliminary Plat
Attachment 4: Minutes from May 25, 2017, Planning Commission

Whisper Hollow Subdivision



WHISPER HOLLOW SUBDIVISION
 PLANNED RESIDENTIAL UNIT SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE AND MERIDIAN
 KANSVILLE CITY, KANSAWAS COUNTY, UTAH
 SEPTEMBER 2017



CURVE TABLE

CURVE	LENGTH	MIDPOINT	A	CH BEARING	CH LENGTH
C1	68.80'	45.00'	100°00'00" E	N 13°42'37" E	62.40'
C2	1.85'	45.00'	089°00'00" E	N 20°00'00" E	1.65'
C3	6.54'	45.00'	089°00'00" E	N 20°00'00" E	6.54'
C4	13.12'	45.00'	089°00'00" E	N 20°00'00" E	13.12'
C5	18.80'	45.00'	089°00'00" E	N 20°00'00" E	18.80'
C6	24.58'	45.00'	089°00'00" E	N 20°00'00" E	24.58'
C7	30.36'	45.00'	089°00'00" E	N 20°00'00" E	30.36'
C8	36.14'	45.00'	089°00'00" E	N 20°00'00" E	36.14'
C9	41.92'	45.00'	089°00'00" E	N 20°00'00" E	41.92'
C10	47.70'	45.00'	089°00'00" E	N 20°00'00" E	47.70'
C11	53.48'	45.00'	089°00'00" E	N 20°00'00" E	53.48'
C12	59.26'	45.00'	089°00'00" E	N 20°00'00" E	59.26'
C13	65.04'	45.00'	089°00'00" E	N 20°00'00" E	65.04'
C14	70.82'	45.00'	089°00'00" E	N 20°00'00" E	70.82'
C15	76.60'	45.00'	089°00'00" E	N 20°00'00" E	76.60'
C16	82.38'	45.00'	089°00'00" E	N 20°00'00" E	82.38'
C17	88.16'	45.00'	089°00'00" E	N 20°00'00" E	88.16'
C18	93.94'	45.00'	089°00'00" E	N 20°00'00" E	93.94'
C19	99.72'	45.00'	089°00'00" E	N 20°00'00" E	99.72'
C20	105.50'	45.00'	089°00'00" E	N 20°00'00" E	105.50'

OWNER'S DEDICATION

WE, THE UNDERSIGNED, HAVE HEREBY DEDICATED TO THE PUBLIC THE RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF THE ABOVE DESCRIBED STREETS AND ALLEYS, AND WE HAVE HEREBY DEDICATED TO THE PUBLIC THE RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF THE ABOVE DESCRIBED STREETS AND ALLEYS, AND WE HAVE HEREBY DEDICATED TO THE PUBLIC THE RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF THE ABOVE DESCRIBED STREETS AND ALLEYS.

LLC ACKNOWLEDGMENT

ON THIS DAY OF 20, I, THE PERSONAL APPEARER BEFORE ME, THE UNDERSIGNED, HAVE HEREBY DEDICATED TO THE PUBLIC THE RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF THE ABOVE DESCRIBED STREETS AND ALLEYS, AND I HAVE HEREBY DEDICATED TO THE PUBLIC THE RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF THE ABOVE DESCRIBED STREETS AND ALLEYS.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

SEWER DISTRICT APPROVAL

APPROVED ON THIS DAY OF 20, BY THE CENTRAL DAVIS SEWER DISTRICT.

IRIGATION COMPANY APPROVAL

APPROVED ON THIS DAY OF 20, BY THE CENTRAL DAVIS SEWER DISTRICT.

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS DAY OF 20, BY THE CENTRAL DAVIS SEWER DISTRICT.

PLANNING COMMISSION APPROVAL

APPROVED ON THIS DAY OF 20, BY THE CENTRAL DAVIS SEWER DISTRICT.

CITY ENGINEER'S APPROVAL

APPROVED ON THIS DAY OF 20, BY THE CENTRAL DAVIS SEWER DISTRICT.

CITY COUNCIL'S APPROVAL

APPROVED ON THIS DAY OF 20, BY THE CENTRAL DAVIS SEWER DISTRICT.

DAVIS COUNTY RECORDER

RECORDED ON THIS DAY OF 20, BY THE CENTRAL DAVIS SEWER DISTRICT.

181 North 200 West, Suite #4
 Bountiful, Utah 84010
 Phone 801-298-2236
 PROJECT #18888
 DOWNSHEET 305

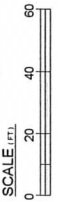
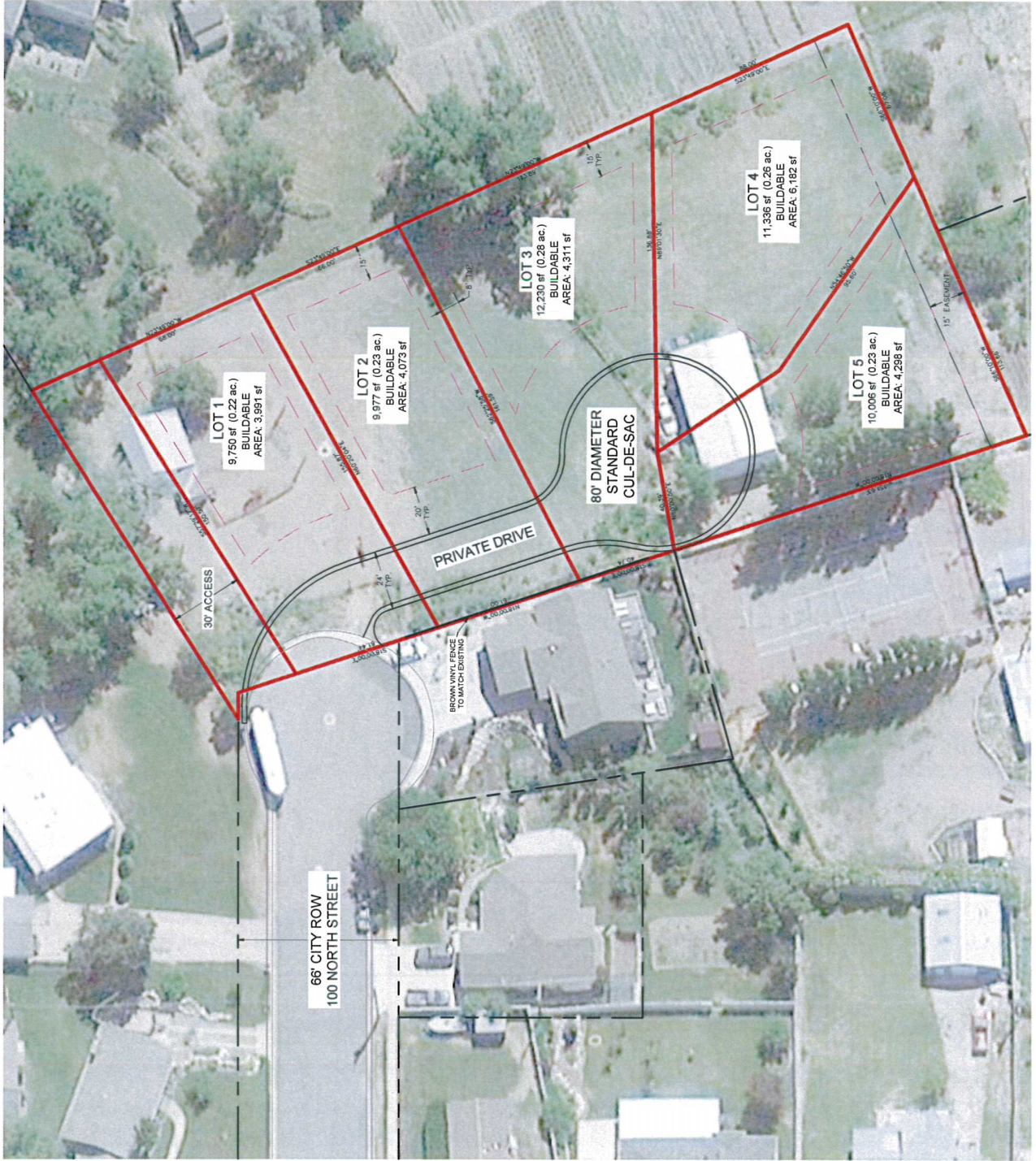
HA Entellus

LEGEND

PROPERTY LINE
 ADJACENT PROPERTY
 INTERIOR PROPERTY LINE
 HEAD CENTERLINE
 TIE TO MONUMENT
 RECORD CALLS ()
 SET 5' PER BEAR WITH INTELLECT
 CAP L'S MARKS AT CORNER
 FOUND PROPERTY MONUMENT

LEGEND:

PROPERTY LINE OF INTEREST
 BUILDING SETBACK FOOT
 PROPOSED EASEMENT



KAYSVILLE, UTAH

PRELIMINARY PLAT w/CIRCLE OPTION: WHISPERWOOD SUBDIVISION

KAYSVILLE CITY PLANNING COMMISSION

May 25, 2017

Members Attending: Chairperson Matthew Anderson, Stroh DeCaire, Lorene Kamalu, Joshua Sundloff, Thomas Wood

Excused: Gary Bullock, Betty Parker

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

Others Present: Council Member Susan Lee, Council Member Dave Adams, Gary Pierce, Michael Smith, Alan W. Auger, Ann Pritt, Tom Pritt, Kami R. Cox, Curtis A. Cox, Amy Taylor, Ashley Taylor, Rock Schutjer, Cailey Strain, Louise Nelson, Ron Nelson, Brent Major, Kevin Blamires, Dean Wall, Jim Harrison, Carole Harrison, Neal Slade, Carole Walker, Ramona Porter, Racquel Couch, David Couch, Eric Wood, Scott Cannon, Doug Cary, Karen Russell, Damon Bowcut, Spencer Prince, Michael Hennessy, James Bateman, Jordan Cammack, Nathan Easthope, Aaron Lock, Erika Lock, Sue Tice, Michael Allen, Dave Woolston, Jerry Tice, Ellen Carle, Martin Carle, Neal Hart, Karen Hart, Schuyler Allart, Sam Miles, Daniel Hash, Melissa McIntyre, Nancy M. Villamizar, Kathy Kay Brewer, Nancy Sanders, Ryan Blocker, Wendy Blocker, Brad Barker, Caden Hall, David R. Woolley, Scott Arbon, Dave Bush, Taylor Puffer, Jill Puffer, Jim Puffer, Kelly Macfarlane, Terrell Rohm, Claron Alldredge, Jeff Peterson, Gil Miller, Matt Briggs, Valerie Briggs, Pam Hunsaker, Rustin Jessen, Matt Butterfield, Jodie Butterfield, Jaiden Olsen, Joshua Clark, Craig Larsen

PUBLIC HEARING AND PRELIMINARY PLAT APPROVAL FOR WHISPERWOOD SUBDIVISION LOCATED AT APPROXIMATELY 650 EAST 100 NORTH, AND PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE – SPENCER PRINCE

Andy Thompson explained that recently the City Council considered the vacation of the 100 North right-of-way which would be necessary for this subdivision as proposed. The Council stated that they would approve the vacation of the street subject to final plat being approved for this Mr. Prince's project. The right-of-way used to run east to the Fruit Heights city border, but as properties have developed it's been vacated down to this point. Mr. Spencer Prince is working with the owners of the property to request a private lane subdivision at approximately 650 East 100 North. The private lane would run along the west side of the property, with a turn-around near the south end of the drive. The proposed development includes five new lots. There is an existing home on the south side of the property, taking access off of Center Street. That home would remain on site and would be included as the sixth lot in the subdivision. The new lots would range in size from 9,744 square feet to 14,165 square feet. The largest lot on the far north end would have a thirty-foot easement platted in favor of access to the property to the east. That access is required so as to not land lock the vacant property to the east. The homes on the property will face to the west and take access off the newly created private lane. The Planning Commission needs to determine if this development is an appropriate use for the area and if the layout is compatible.

Chairperson Matthew Anderson opened the Public Hearing.

Curtis Cox said that he lives on Center Street, but a portion of the back of his property, where he has a tennis court, will be directly adjacent to where the private road is being proposed. If approved, Mr. Cox said that he would like to see that an opaque fence installed along the edge of the property to mitigate the impact it will have to his property. Any snow being removed will likely be deposited along his property line and could easily get pushed onto his tennis court. There is also a grade that runs down to the Taylor property to the north of his and water runoff has been a big issue here for many years. If the snow does get pushed into the fence and it's damaged, Mr. Cox said that it should be replaced by the new subdivision's HOA. Having this assurance in place beforehand will help protect both his and the Taylor's properties.

Tom Pritt said that he lives on Center Street and has been there for forty years. There has been an ongoing battle in regards to Center Street and the proposed connection to Fruit Heights. The issue has come up over and over again until recently when the right-of-way was vacated by Kaysville, and the neighbors are happy that the problem has finally been resolved. This is a small street with many homes on it and there should not be any more additional traffic added to it. Mr. Pritt asked if the proposed private lane could potentially be extended to take access off of Center Street.

Andy Thompson responded that the existing home along Center Street would remain and therefore there is not enough room to allow an extension of the proposed private lane to Center Street. All of the homes would take access off of 100 North Street.

Gil Miller said that he owns a home next to the Pritt's, along Center Street, and asked if the PRUD overlay zone could be approved to not include Lot 6 where the existing home is because it seems unnecessary to. Mr. Miller said that he is concerned that by including it in the PRUD, a future property owner could tear down the existing home and use the PRUD approval to extend the private lane onto Center Street. The street is already too narrow and congested.

Andy Thompson responded that it's possible that Lot 6 could be removed from the rest of the subdivision because only the lots that take access off of the private lane are required to have the PRUD approval. Lot 6 is only being included in the subdivision plat because it's part of the original parcel.

Sue Tice said that she lives on 100 North, directly across from the subject property and was glad to see many of the Planning Commission members visit the property before this meeting. There has been major water runoff issues in this area for many years. Even as recently as December of this last year they had been keeping horses in an area just east of their home, and they have had to go out in waders to help unplug the drain on the property. They have been working with the city for years to try to help fix the problem and in response the city has installed a berm and a water gate. While it has helped, there are still a lot of water problems. Ms. Tice said that she is not against development, but wants to see that it is done responsibly and addresses the issues. While technically five lots can fit on the property, it might not be the most appropriate layout for the land. City ordinances state that developments need to be the best use for the neighborhood, and the developer needs to provide evidence of that fact. A development needs to encourage a better living environment and meaningful open space should be provided. The character of the area should be preserved and there should be a greater compatibility for the existing neighborhood. There should also be an avoidance of any disrupting elements to the neighborhood. How will the privacy of adjacent properties be affected? Also, it doesn't seem appropriate that when a city vacates a street that the right-of-way is given to a developer to gain financial benefit.

Valerie Briggs said that she lives at 775 East 80 North and owns two small vacant properties just to the west of theirs. There has always been extreme water issues in this area and they have had to deal with them for many years. The only person who stands to gain from this development is the developer. By vacating that right-of-way on 100 North they will end up incurring cost and will be financially damaging to them. The city shouldn't give over land that a developer will profit off of. The neighbors will not gain anything by this development. Mrs. Briggs said that she doesn't want to see her property landlocked because of a development and fears that they won't be able to do anything with their property because they'll have no access. There is a creek that runs along the north side of the property and contributes to the water concerns in the area as well. The development needs to be done so as to not be detrimental to surrounding properties.

Amy Taylor said that she lives in the home on 100 North just directly to the west of the subject property and without a geotechnical study or storm drain engineering nobody really knows if the five proposed lots would fit with the lay of the land and not contribute to the existing water runoff issues. We don't know if the topography of the land would fit the proposed configuration

of the five lots, and how the grade transitions to neighboring properties. There seems to be a significant difference in elevation from the neighboring properties and this one. The property is full of remnants of the city's attempts over the years to deal with the water problems. The city has spent lots of money to put in a basin to collect the water. Ms. Taylor said that they've had to have a drain installed on both the east and west sides of their property, as well as piping under their driveway to help to drain the water. When they purchased their property they knew that the city would have to vacate that right-of-way at some point, and believed they would be at the end of a cul-de-sac or near the end of one. Had they'd known they would end up on a corner lot they probably would not have bought the property. There will be more traffic to their street, and she will have to deal with headlights shining into her house. The Commission needs to consider the impact this will have on adjacent properties. There are a lot of unknowns at this point.

Stroh DeCaire commented that because this is only a preliminary plat proposal, any engineering is not required to be shown at this time.

Dean Wall said that snow removal needs to be addressed so it's not dumped into the neighbor's yards. The city should sell the right-of-way to the neighboring property owners, rather than give it to them.

Dave Woolston said that he lives on 100 North next to the Taylor's and has been there for eleven years. When he moved into his home he was told about the flooding issues in this area, and while the city has tried to address them, the neighbors still have problems during heavy rainstorms. The area just fills up with water and the neighboring homes are affected. Oftentimes the neighbors have to go out and clean the drains out from debris. The problem hasn't been corrected yet. The creek runs to the north of this property and building a home right next to it is just asking for problems.

Michael Allen said that he also lives along 100 North and as always had to put up with a lot of water and snow. Their street snow removal has always been a problem because they plow onto the north side of the street and he is constantly having to dig his driveway out. The same thing will happen along the private lane and the snow will be pushed into the neighbor's fences. Flooding is a problem here, although it has been better since the city has stepped in and helped to install better draining systems, but there is still a lot of ground water. Allowing for five more homes to the area could potentially put twenty more cars on their road. There is enough space along the side of the Stewart's home to extend the private lane onto Center Street. The residents on 100 North shouldn't have to take on the whole burden created by this development.

Ann Pritt said that Center Street is so narrow that it would be dangerous to add any more traffic to the road. It is one of the reasons why it wasn't opened to connect to Fruit Heights.

Craig Larsen said that he is a professional civil engineer and has been working with Spencer Prince on this project to help to remedy the water concerns. There is no question that there is a water problem here, but it can be solved through appropriate design and construction. The right water drainage system will help to remedy the neighbor's water problems as well.

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

Spencer Prince said that he is the developer and is representing the owners of the property as well. Mr. Prince said that he met with the surrounding property owners and has tried to understand the issues going on, and is sensitive to the concerns of the neighbors. This particular property is long and narrow, and if it were developed just taking access from 100 North you would end up with two lots extending over 200 feet to the south, which are not very desirable lots. Neither of the Brigg's vacant lots are large enough to be developed on their own, and Mr. Prince said that he has tried to discuss different options with them, all of which have been turned down. Mr. Prince says that as part of the development they are proposing a thirty foot easement on the north side of the Stewart's property, which would connect to the Brigg's property giving them access to 100 North Street. They have offered to gravel and pave that private drive for a flag lot, and then deed that easement over to the Briggs. The Briggs have indicated that they do not want to have to join a HOA to have access to his property, but they also don't want to have to drive on someone else's property to get to their own. Mr. Prince said that they have tried to work with the Briggs to help mitigate any impact on their property and feel they have been generous in their offers. There is no question that there are water issues on this property. The creek is open from the Haight's Creek reservoir. The city piped the creek which helped a great deal. However, there is a grate at the end of the culvert which gets full of debris and has to be cleaned out from time to time. A retention basin was put in to help, but it also didn't solve the problem. Their engineers will design a water runoff system and will figure out what to do with the culvert and reservoir to make an appropriate and adequate drainage system. Currently the Taylor's property is the most affected. Mr. Prince says he feels that by developing the property it will help to resolve many of the issues. They will have a topography survey done to see what will be the best layout for their lots. They plan to put a land drain on each lot. They understand privacy is important as well and will keep to the R-1-8 zoning regulations to ensure the setback is met. The homes will add to the neighborhood and will bring value to the existing properties.

Karen Russell asked about the right-of-way vacation.

Andy Thompson said that state statute states that if a public right-of-way is vacated by the city, that land goes to the adjacent property owners.

Josh Sundloff asked about what had been done to address water problems in the area.

Andy Thompson responded that the water is mostly coming from the creek which feeds from the Hights Creek Irrigation reservoir to the east. It is captured into a city storm drain system. The inlet, however, frequently gets clogged and has to be cleaned out. The city has also installed an overflow drainage system, a bypass pipe and a berm on the right-of-way to help with water overflow when the inlet pipe is not draining correctly.

Matthew Anderson commented that this developer has to bring in engineers to help create a drainage system that will work and it might be that kind of process that has to be completed so that we can help to solve the water issues in this area. It seems that the developer has also tried

to address the concerns of not land locking the Briggs property.

Valerie Briggs said that there is an elevation difference between their property and the Stewart's property.

Josh Sundloff said that the elevation would have to be addressed anyway, regardless what type of roadway access is installed. The Briggs will be given a piece of that vacated ground making it a more buildable property. Mr. Prince seems to be giving a very viable solution to help bring access to those properties. It also seems there has been presented a solution to potentially resolve drainage issues. This property is less dense than what the R-1-8 zoning allows and therefore is not adding more traffic to the roads than what is allowed. Grading issues will be addressed before final plat approval. Mr. Sundloff said there has been some very valid concerns made tonight and while the ultimate solution may not have been presented because we don't have all of the information yet, this is a good step in the right direction. All of these concerns would have to be addressed before final plat approval.

Lorene Kamalu asked if Mr. Prince had considered any other configuration in regards to the private lane.

Spencer Prince responded that he looked at many options but because of the natural slope of the land which slopes to the west, it made more sense to put the roadway on the west side so water would drain to the road and underneath the street into a retention basin rather than to the homes. Mr. Prince said that he has also considered placing a fence along the road and would work with the adjacent homeowners to see what would work best.

Thomas Wood said that while there are still a lot of concerns to be addressed, by approving the preliminary plat it would give Mr. Prince a chance to go see if he can solve the issues before presenting the final plat.

Josh Sundloff made a motion to recommend preliminary plat approval for Whisperwood Subdivision located at approximately 650 East 100 North, and PRUD (Planned Residential Unit Development) overlay zone for Spencer Prince with the following provisions:

1. Before requesting final plat approval, access to the Briggs property be resolved.
2. Storm water problems be addressed.
3. Privacy concerns be addressed along the western property line.
4. Work with Staff to determine if a geotechnical report is needed.
5. Lot 6 not be included in the PRUD overlay zone.

Stroh DeCaire seconded the motion.

Voting was as follows:

Lorene Kamalu	nay
Stroh DeCaire	yea
Matthew Anderson	yea

Josh Sundloff	yea
Thomas Wood	yea

The motion passed with a vote of four to one.

Lorene Kamalu commented that she voted against the motion because she felt that the because of the typography of the property that there could be a better layout of the subdivision proposed.

CALL TO THE PUBLIC

Valerie Briggs asked how Spencer Prince could offer to deed a portion of property that he doesn't own yet.

Stroh DeCaire commented that the vacation of the right-of-way is contingent on the final plat being approved.



Planning Commission Staff Report

Sunset Equestrian Estates Plat 16A and 19 Final Plat December 14, 2017

Applicant/Owner: Symphony Homes
Location: 1950 South Zenyatta Way
Zoning: R-A and R-1-LD

Description:

Symphony Homes has been developing the northern portion of Sunset Equestrian Estates over the last few years. They have recently completed phases 18 and would now like to start on the remaining phases.

Phase 16A will complete Zenyatta and connect the newest phase on the north to the existing phases with the road along the eastern side of the property. This phase is part of the original Sunset Equestrian Estates and is consistent with the overall preliminary plat. It consists of 18 lots all exceeding 20,000 sq.ft.

Phase 19 was rezoned to the R-1-LD zone and received preliminary plat approval last spring. This plat consists of six lots on a cul-de-sac. These lots range from over 18,000 sq.ft. to over 33,000 sq.ft.

Recommendation:

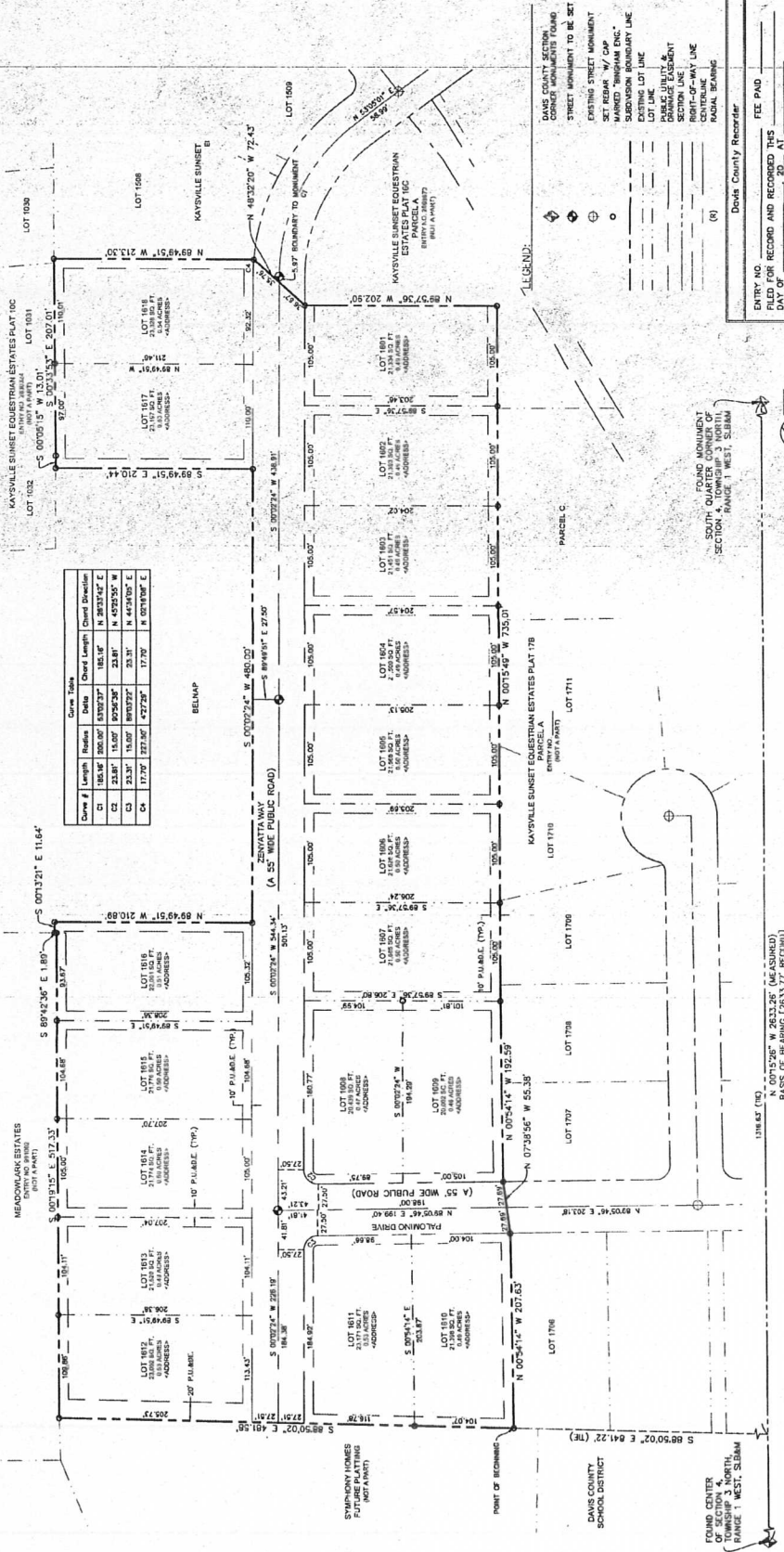
These plats comply with the preliminary plats and other applicable requirements and are therefore recommended for approval.

Attachment 1: Location map
Attachment 2: Plat maps
Attachment 3: Preliminary Plat maps

Sunset Equestrian Estates Phases 16A and 19



KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 16A
 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



BINGHAM ENGINEERING
 Design: JLS
 Draft: JLS
 Check: JLS
 Review: JLS
 Date: 09/25/2017
 Project: # 5145
 Sheet: 2 of 2

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 87°32'48" WEST 2051.01' BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND DOWN HEREON.

Total area included in Sunset Equestrian Estates:	249.12 Ac
Area of Equestrian Center Parcel not included in calculations:	19.58 Ac
Net Area (less 19.58 acre Equestrian Center Parcel):	229.54 Ac
Overall Open Space:	22.70 Ac
Percentage of Overall Open Space:	9.9%

[illegible]

	NO PAIDS	25-50	50-75	75-100
average fee (square footage)				
\$100	25	25	25	25
\$150	25	25	25	25
\$200	25	25	25	25
\$250	25	25	25	25
\$300	25	25	25	25
\$350	25	25	25	25
\$400	25	25	25	25
\$450	25	25	25	25
\$500	25	25	25	25
\$550	25	25	25	25
\$600	25	25	25	25
\$650	25	25	25	25
\$700	25	25	25	25
\$750	25	25	25	25
\$800	25	25	25	25
\$850	25	25	25	25
\$900	25	25	25	25
\$950	25	25	25	25
\$1000	25	25	25	25
\$1050	25	25	25	25
\$1100	25	25	25	25
\$1150	25	25	25	25
\$1200	25	25	25	25
\$1250	25	25	25	25
\$1300	25	25	25	25
\$1350	25	25	25	25
\$1400	25	25	25	25
\$1450	25	25	25	25
\$1500	25	25	25	25
\$1550	25	25	25	25
\$1600	25	25	25	25
\$1650	25	25	25	25
\$1700	25	25	25	25
\$1750	25	25	25	25
\$1800	25	25	25	25
\$1850	25	25	25	25
\$1900	25	25	25	25
\$1950	25	25	25	25
\$2000	25	25	25	25
\$2050	25	25	25	25
\$2100	25	25	25	25
\$2150	25	25	25	25
\$2200	25	25	25	25
\$2250	25	25	25	25
\$2300	25	25	25	25
\$2350	25	25	25	25
\$2400	25	25	25	25
\$2450	25	25	25	25
\$2500	25	25	25	25
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\$2700	25	25	25	25
\$2750	25	25	25	25
\$2800	25	25	25	25
\$2850	25	25	25	25
\$2900	25	25	25	25
\$2950	25	25	25	25
\$3000	25	25	25	25
\$3050	25	25	25	25
\$3100	25	25	25	25
\$3150	25	25	25	25
\$3200	25	25	25	25
\$3250	25	25	25	25
\$3300	25	25	25	25
\$3350	25	25	25	25
\$3400	25	25	25	25
\$3450	25	25	25	25
\$3500	25	25	25	25
\$3550	25	25	25	25
\$3600	25	25	25	25
\$3650	25	25	25	25
\$3700	25	25	25	25
\$3750	25	25	25	25
\$3800	25	25	25	25
\$3850	25	25	25	25
\$3900	25	25	25	25

OPEN SPACE

EQUESTRIAN CENTER



**SUNSET EQUESTRIAN ESTATES
PRELIMINARY PLAT
EXHIBIT A**

SPRINGHAM ENGINEERING	Drawn	DATE
	STAFF	1
ALT LAKE CITY • (801) 632-2820	Check	DATE
OGDEN • (801) 498-1662	JRL	1

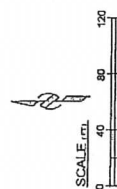
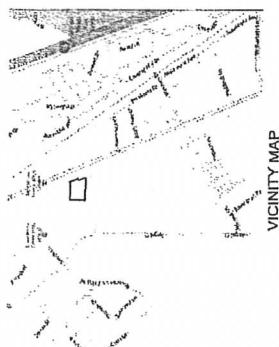
Created: 04/29/2017 Proj. # 3145

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ENGINEERING/SURVEYOR INFORMATION:
BINGHAM ENGINEERING
5160 WILEY POST WAY
NORTH SALT LAKE, UT 84116
P. 801-532-2520

DEVELOPER INFORMATION:
SYMPHONY HOMES
526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054
P. 801-298-8555
F. 801-298-5768

DEVELOPMENT INFORMATION:
NO. LOTS= 6 LOTS
TOTAL PARCEL= 4.05 ACRES
DENSITY= 1.48 D.U. PER ACRE

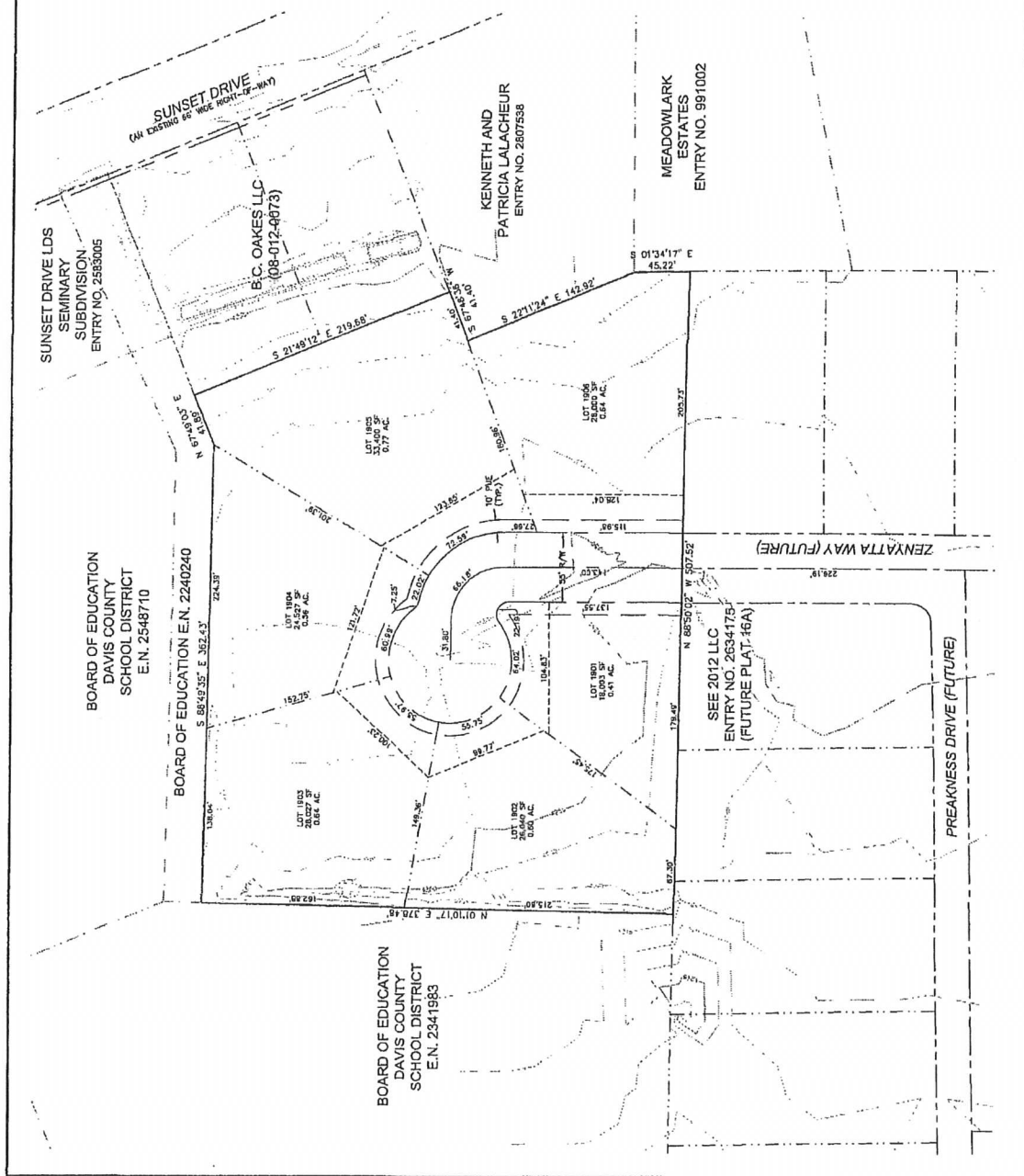


SYMPHONY HOMES

SUNSET EQUESTRIAN ESTATES

PRELIMINARY PLAT 19

BINGHAM	DWG JIS	S&I
ENGINEERING	Date JAS	
SALT LAKE CITY - (801) 532-2850	Rev JUL	
OGDEN - (801) 698-1092	Chg JUL	Id 1
Project Dates 02/72/2016		Controlled 10/09/13 Proj # 51405
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Planning Commission Staff Report

Final plat approval for the Bob Mason Subdivision. December 14, 2017

Applicant/Owner: Bob Mason
Location: 860 South Roueche Lane

Description:

In October of this year the City Council approved a preliminary plat and rezone at the recommendation of the Planning Commission at this property.

The requested subdivision would accommodate 2 additional home lots. The property currently has a large barn building which remain on lot 1, while the remaining 1.56 acres along the east and up against Roueche Lane would be split into 2 additional lots.

All of the street improvements along Rouche Lane are already in place. This subdivision is a private drive subdivision. The drive is unique in that it runs through the middle of the lots as it follows the route of the existing driveway. This access will be improved to meet private street standards and will include a cul-de-sac style turnaround on lot 2. All properties within the subdivision will be able to utilize the drive by means of access easements.

Recommendation:

Staff recommends that the Planning Commission forward a favorable recommendation to the City Council as the final plat is consistent with the preliminary plat and accounts for the necessary improvements to meet the requirements of a Private Lane Subdivision and the PRUD overlay zone.

Attachment 1: Area Map
Attachment 2: Preliminary Plat
Attachment 3: Final Plat

860 South Roueche Lane





LOCATED IN THE SW 1/4 OF SECTION 4, T.3 N., R. 1 W., S.1 R. 4M
KANSASVILLE CITY, DAVIS COUNTY, UTAH

BOB MASON

DATE	10/1/2010
BY	BOB MASON
PROJECT	1350 WEST STREET
CONCEPT	C200



TOPOGRAPHIC PLAN

THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
ROAD CENTERLINE	---
EXISTING LOT	---
EDGE OF PAVEMENT	---
CURB, GUTTER, SIDEWALK	---
FINISHED GRADE	---
WALL	---

VOY R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166 IN AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE DEEDS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREIN AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STRIPS HEREINAFTER TO BE KNOWN AS BOB MASON PARCELS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED TO THE GROUND AS SHOWN.

WON R. HILL, P.L.S. UT #160386
DATE 2/20/07

[illegible][illegible]

SIGNED THIS _____ DAY OF _____, 20____,

1. ALL EASEMENTS SHOWN ARE TYPICAL 7.67' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.

ENTRY NO. _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDS: _____
BY _____

APPROVED ON THIS DAY OF _____, 20____.

APPROVED THIS _____ DAY OF _____ 20____
BY THE PLANNING COMMISSION OF KANSVILLE
_____,
TX,

HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND BARGAINED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINE AND MONUMENTS ON RECORD IN THIS OFFICE.

SUBSCRIBED THIS _____ DAY OF _____, 20____

PRESENTED TO THE CITY COUNCIL OF KANSASVILLE, KANSAS, ON THIS _____ DAY OF _____, 20____, AT _____
WHICH TIME THIS SUBSCRIPTION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: _____

881 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.F-mellus.com

