

1. City Council Meeting Agenda

Documents:

[MARCH 30, 2017 CITY COUNCIL REGULAR MEETING AGENDA PACKET.PDF](#)
[MARCH 30, 2017 CITY COUNCIL REGULAR MEETING AGENDA.PDF](#)

2. Meeting Audio & Video

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



MEETING NOTICE AND AGENDA

Notice is hereby given that Kaysville City will hold a City Council meeting at 7:00 p.m. on Thursday, March 30, 2017 in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

CITY COUNCIL MEETING

1. Opening – Council Member Chris Snell.
2. Call to the Public.
3. 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.
4. Preliminary plat approval for the Meadows at Webb Lane Subdivision at 1191 and 1223 West Webb Lane.
5. Request to rezone 3.99 acres of property at 1120 West Webb Lane from A-5 (Heavy Agriculture) to the R-A (Residential Agriculture) zoning district, and to include the PRUD (Planned Residential Unit Development) overlay zone.
6. Preliminary plat approval for Wray Subdivision at 1120 West Webb Lane.
7. Preliminary and final plat approval for Charly's Acres #2 Third Amended Subdivision at approximately 2050 West 200 North – Terraventure Development LTD.
8. Final plat approval for Sunset Equestrian Estates Phase 17B Subdivision at approximately 950 South Angel Street – Symphony Homes.
9. Final plat approval for Parkwood Subdivision Phase 2 at approximately 35 West Shepard Lane.
10. Pioneer Park Report – Blu Line Consultants.
11. Barnes Park Restroom Bid.
12. Council Member Reports.
13. Minutes.
14. Calendar.
15. Adjournment.

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on March 27, 2017.

Maria Devereux
Maria T. Devereux
City Recorder



City Council 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 30, 2017

Applicant/Owner: Jerry Preston representing John Progross 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:

The Planning Commission voted unanimously to recommend approval of the proposed rezone to the R-1-20 to the City Council. The recommendation was based in the commission's findings of the proposal meeting the intent of the City's General Plan and being consistent with surrounding development.

The Planning Commission also voted unanimously to recommend approval of the preliminary plat as it appears to meet the requirements of the R-1-20 zoning district.

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

1191 and 1223 West Webb Lane



1191 and 1223 West Webb Lane



811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

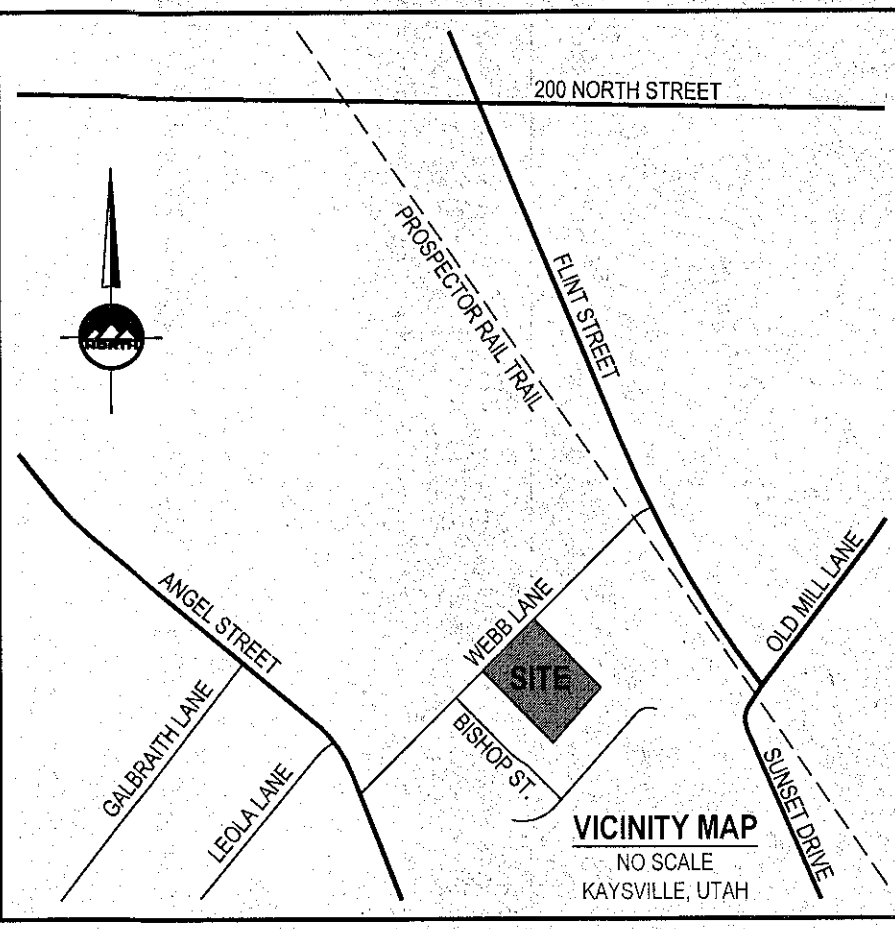
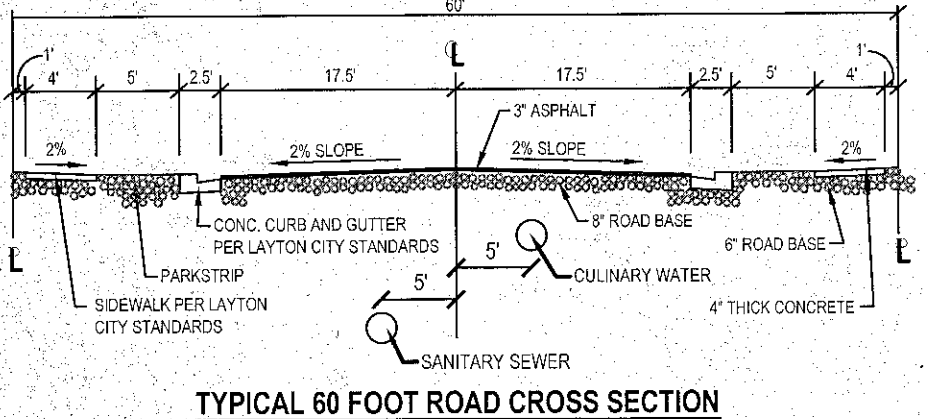
BENCHMARK

NAIL AND WASHER IN THE INTERSECTION
OF FLINT STREET AND WEBB LANE
(FOUND)
ELEVATION = 98.19

Catchment Calculations (100-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 4.49 in/hr
Mannings N: 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	136,324	0.350	4,959	SD-1
2	21,022	0.350	0.765	WEBB LN
3	90,994	0.350	3.310	OFFSITE



ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

Pipe Design (100-year storm)

Mannings N (ADS): 0.011
Mannings N (RCP): 0.013

Pipe	Tributary Basins	Surface Flow (CFS)	Upstream Pipes	Pipe Flow (CFS)	Total Flow (CFS)	Pipe Slope	Diameter (IN)	Pipe Type	Full Flow Capacity (CFS)	% of Full Capacity
SD-1	1	4,959	none	0.000	4,959	0.60%	15	RCP	5,017	98.8%

- GENERAL NOTES
1. PROPERTY PROPOSED ZONE R-1-20.
A. FRONT YARD SETBACK IS 30'
B. REAR YARD SETBACK IS 15' (INTERIOR AND CORNER LOT)
C. SIDE YARD SETBACK IS 5'
D. SIDE YARD SETBACK IS 20' (CORNER LOT)
2. NO CUTS AND FILL SLOPES GREATER THAN 3% ARE ANTICIPATED.

SITE SUMMARY TABLE

PRIVATE OWNERSHIP	218,578 SQ. FT.	5.017 ACRES	88.0%
RIGHT-OF-WAY	29,762 SQ. FT.	0.683 ACRES	12.0%
TOTAL AREA	248,340 SQ. FT.	5.700 ACRES	100%
TOTAL LOTS	10		
LOTS PER AREA	21,857 SQ. FT.	0.50 UNITS/ACRE	

SURVEYOR'S CERTIFICATE

I, Michael B. Herbst, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 5049830 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the property boundary and design a preliminary plat for proposed single family dwelling lots.

King Farm Estates Plat "B" Subdivision Description

A parcel of land, situate in the Northwest Quarter of Section 4, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville, Utah, more particularly described as follows:

Beginning at a point which is North 89°13'50" West 57.35 feet along the section line and North 22°55'53" West 228.80 feet to a found nail and washer in the intersection of Flint Street and Webb Lane, and South 45°14'30" West (South 45°13'45" West on King's Way Subdivision) 995.10 feet along the centerline of Webb Lane and South 44°45'30" East 33.00 feet from the North Quarter Corner of said Section 4, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running:

thence South 44°45'41" East (South 44°45'25" East on King's Way Subdivision) 546.09 feet to the northerly line of King Creek Subdivision;
thence South 41°36'19" West (South 41°35'55" West on King Creek and King's Way Subdivision) 444.22 feet along the northerly line of said King Creek to and along the northerly line of King's Way Subdivision feet to a interior corner of said King's Way Subdivision;
thence North 44°45'41" West (North 44°45'25" West on King's Way Subdivision) 574.26 feet along the easterly line of said King's Way Subdivision, to and along the easterly line and to the northeasterly corner of the Morley Meadows Subdivision, said corner also being on the southerly right of way line of Webb Lane;
thence North 45°14'30" East (North 45°13'45" East) 443.33 feet along said southerly right of way line of Webb Lane to the point of beginning.

Contains 248,340 square feet, 5.70 acres.

Date: _____
Michael B. Herbst
License no. 5049830

LEGEND

SECTION CORNER

EXISTING MONUMENT

EXISTING REBAR AND CAP

SET ENSIGN REBAR AND CAP

WATER METER

WATER VALVE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT BOX

STORM DRAIN CATCH BASIN

ELECTRICAL MANHOLE

ELECTRICAL BOX

UTILITY POLE

EXISTING LIGHT

PROPOSED LIGHT

GAS METER

GAS MANHOLE

GAS VALVE

TELEPHONE MANHOLE

TELEPHONE BOX

SIGN

EXISTING EDGE OF ASPHALT

PROPOSED EDGE OF ASPHALT

EXISTING STORM DRAIN LINE

PROPOSED STORM DRAIN LINE

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER LINE

EXISTING CULINARY WATER LINE

PROPOSED CULINARY WATER LINE

EXISTING OVERHEAD POWER LINE

EXISTING CONTOURS

PROPOSED CONTOURS

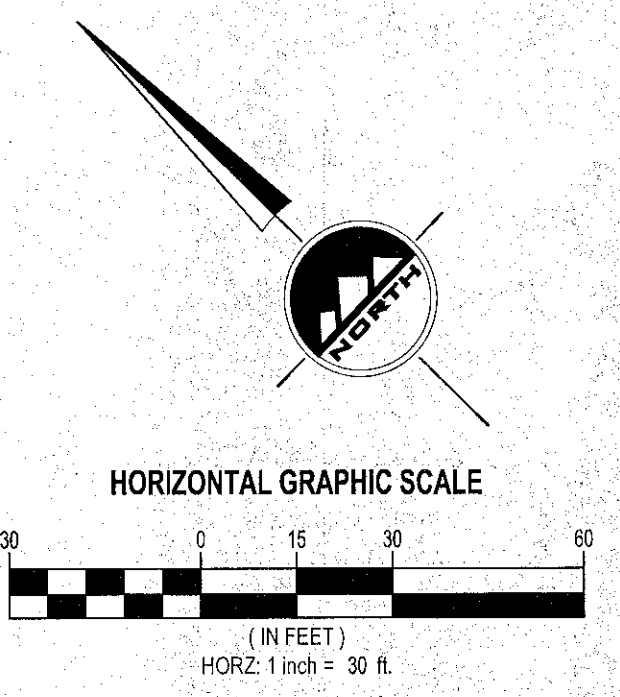
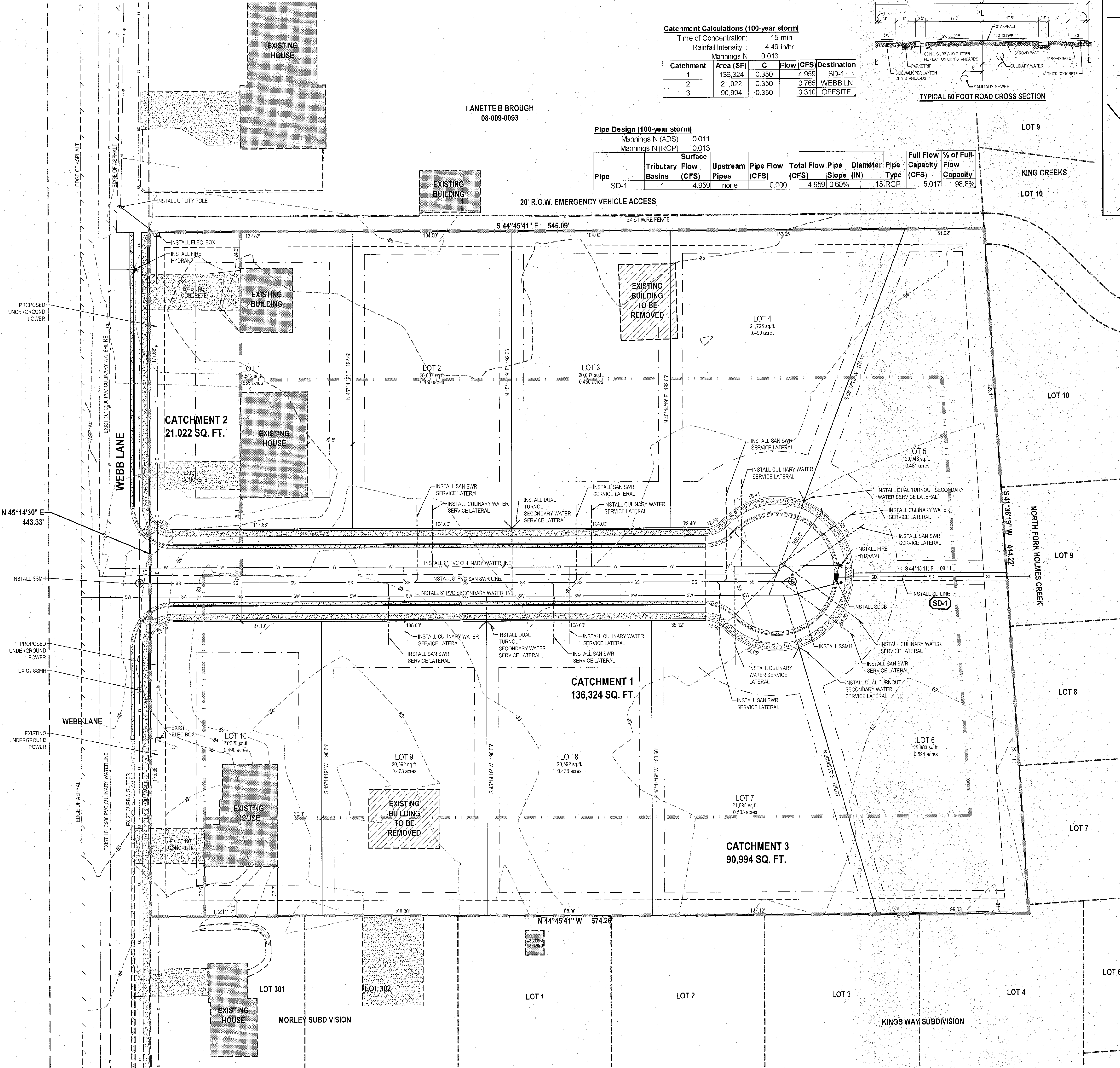
BUILDABLE AREA WITHIN SETBACKS

EXISTING CONCRETE

PROPOSED CONCRETE

EXISTING BUILDING

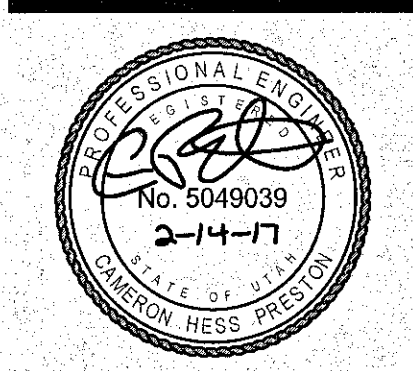
PROPOSED BUILDING



PROGRESS PROPERTY

1200 WEST WEBB LANE

KAYSVILLE, UTAH



PRELIMINARY PLAT

PROJECT NUMBER: 7285
DATE: 2/14/17
DRAWN BY: MELMER
CHECKED BY: C. PRESTON
PROJECT MANAGER: C. PRESTON



City Council 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 30, 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 Planning Commission voted unanimously to recommend approval of the requested rezone to the R-A zoning district and PRUD overlay zone to the City Council. It was the feeling of the commission that the request is consistent with the purpose of the PRUD ordinance and the City's General Plan.

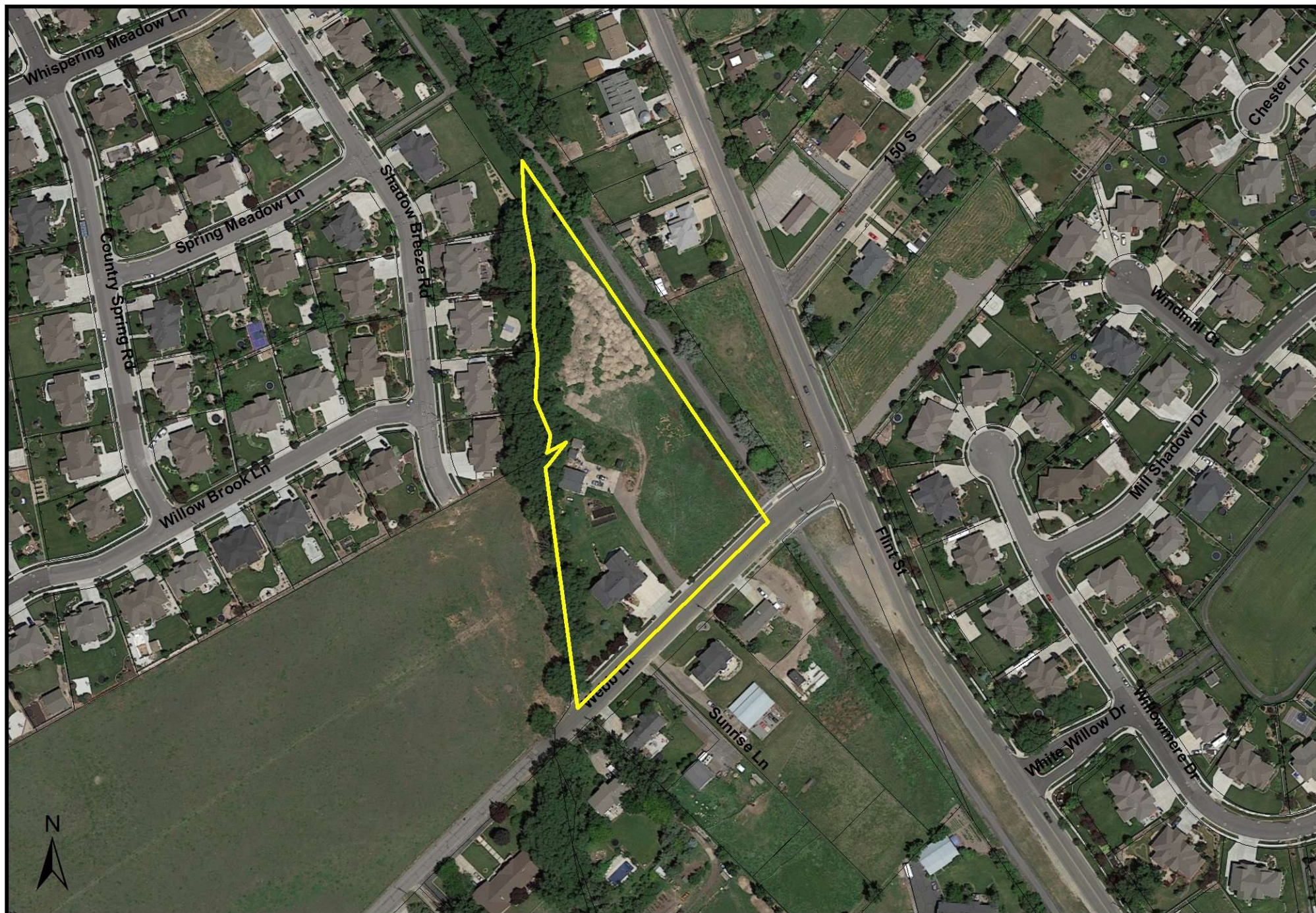
The Planning Commission also voted unanimously to recommend approval of the preliminary plat with a requirement to correct the width of the flag lot to meet minimum requirements before final plat approval can be given.

Attachment 1: Area Map

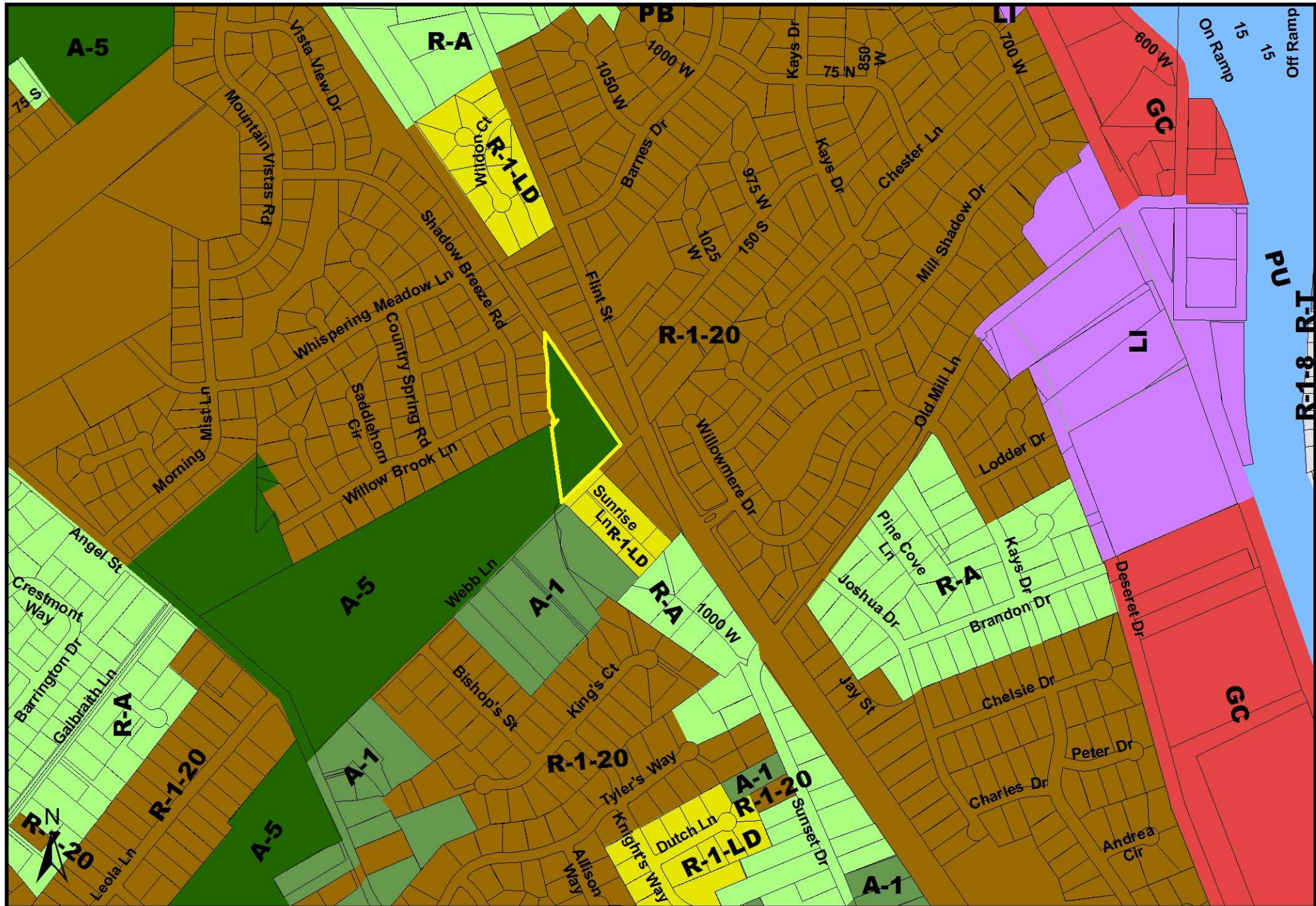
Attachment 2: Zoning Map

Attachment 3: Preliminary Plat

1120 West Webb Lane



1120 West Webb Lane



Project Surveyed Description

Beginning at the intersection of the north line of Webb Lane, (a 2 rod road) and the center line of Holmes Creek, said point being North 45°14'30" East 1838.36 feet along the centerline of Webb Lane from a Kaysville City Street Monument in the intersection of Angel Street and Webb Lane which point of beginning is also South 89°13'50" East 2012.52 feet along the section line and South 7°49'00" East 239.03 feet along the center line of Holmes Creek from the Southwest Corner of Section 33, township 4 North, Range 1 West, Salt Lake Base and Meridian, and running:
Thence North 7°49'00" West 248.75 feet along the center line of Holmes Creek;
Thence North 6°58'00" West 164.00 feet along the center line of Holmes Creek;
Thence North 37°46'00" East 52.85 feet along the center line of Holmes Creek to the Southeast Corner of Mountain Vistas Phase 2B Cluster Subdivision;
Thence North 10°38'57" East 25.51 feet along the center line of Holmes Creek and the east line of Mountain Vistas Phase 2B Cluster Subdivision;
Thence North 23°46'18" West 52.85 feet along the center line of Holmes Creek and the east line of Mountain Vistas Phase 2B Cluster Subdivision;
Thence North 2°43'06" East 71.60 feet along the center line of Holmes Creek and the east line of Mountain Vistas Phase 2B Cluster Subdivision;
Thence North 7°44'05" West 52.65 feet along the center line of Holmes Creek and the east line of Mountain Vistas Phase 2B Cluster Subdivision;
Thence North 0°02'42" East 95.86 feet along the center line of Holmes Creek and the east line of Mountain Vistas Phase 2B Cluster Subdivision;
Thence North 10°43'51" West 86.40 feet along the center line of Holmes Creek and the east line of Mountain Vistas Phase 2B Cluster Subdivision;
Thence North 2°46'48" West 89.02 feet along the center line of Holmes Creek and the east line to an angle point in the east line of Mountain Vistas Phase 2B Cluster Subdivision, being on the westerly line of the old Denver and Rio Grande Western Railroad (now a public walking trail);
Thence South 34°40'07" East 716.77 feet along the westerly line of the old Denver and Rio Grande Western Railroad (now a public walking trail) to the north line of Webb Lane a 2 rod road;
Thence South 45°14'30" West 480.64 feet along the north line of Webb Lane, a 2 rod road to the point of beginning.

Contains 173,687 square feet, 3.987 acres, 3 lots.

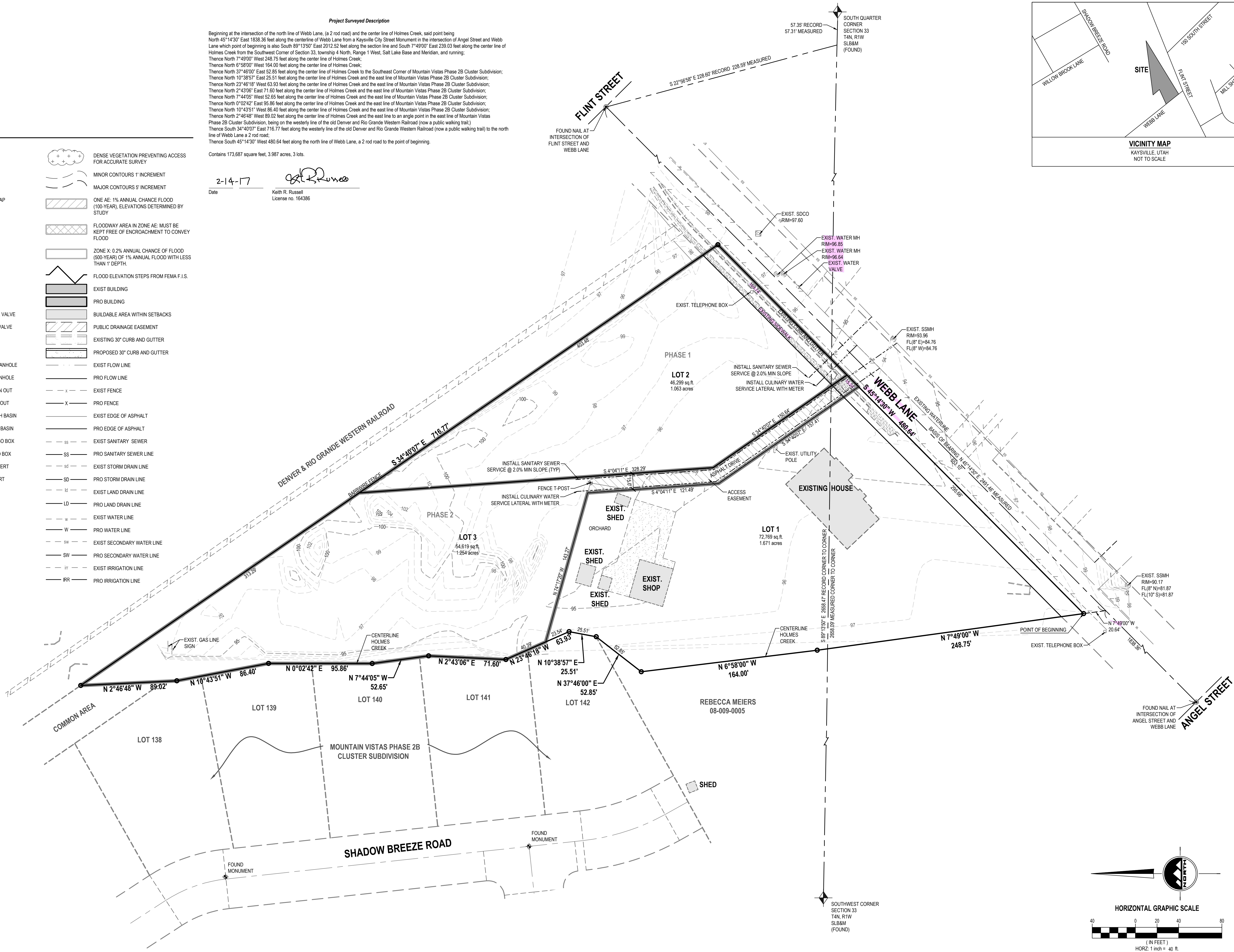
2-14-17

Date

Keith R. Russell
License no. 164386

LEGEND

	SECTION CORNER		DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
	EXIST MONUMENT		MINOR CONTOURS 1' INCREMENT
	PRO MONUMENT		MAJOR CONTOURS 5' INCREMENT
	EXIST REBAR AND CAP		ONE AE: 1% ANNUAL CHANCE FLOOD (100-YEAR), ELEVATIONS DETERMINED BY STUDY
	SET ENSIGN REBAR AND CAP		FLOODWAY AREA IN ZONE AE: MUST BE KEPT FREE OF ENCROACHMENT TO CONVEY FLOOD
	EXIST WATER METER		ZONE X: 0.2% ANNUAL CHANCE OF FLOOD (500-YEAR) OF 1% ANNUAL FLOOD WITH LESS THAN 1' DEPTH.
	PRO WATER METER		FLOOD ELEVATION STEPS FROM FEMA F.I.S.
	EXIST WATER MANHOLE		EXIST BUILDING
	PRO WATER MANHOLE		PRO BUILDING
	EXIST WATER VALVE		BUILDABLE AREA WITHIN SETBACKS
	PRO WATER VALVE		PUBLIC DRAINAGE EASEMENT
	EXIST FIRE HYDRANT		EXISTING 30\"/>
	PRO FIRE HYDRANT		PROPOSED 30\"/>
	EXIST SECONDARY WATER VALVE		EXIST FLOW LINE
	PRO SECONDARY WATER VALVE		PRO FLOW LINE
	EXIST IRRIGATION VALVE		EXIST FENCE
	PRO IRRIGATION VALVE		PRO FENCE
	EXIST SANITARY SEWER MANHOLE		EXIST EDGE OF ASPHALT
	PRO SANITARY SEWER MANHOLE		PRO EDGE OF ASPHALT
	EXIST STORM DRAIN CLEAN OUT		EXIST SANITARY SEWER
	PRO STORM DRAIN CLEAN OUT		PRO SANITARY SEWER LINE
	EXIST STORM DRAIN CATCH BASIN		EXIST STORM DRAIN LINE
	PRO STORM DRAIN CATCH BASIN		PRO STORM DRAIN LINE
	EXIST STORM DRAIN COMBO BOX		EXIST LAND DRAIN LINE
	PRO STORM DRAIN COMBO BOX		PRO LAND DRAIN LINE
	EXIST STORM DRAIN CULVERT		EXIST WATER LINE
	PRO STORM DRAIN CULVERT		PRO WATER LINE
	EXIST SIGN		EXIST SECONDARY WATER LINE
	PRO SIGN		PRO SECONDARY WATER LINE
	EXIST UTILITY MANHOLE		EXIST IRRIGATION LINE
	EXIST UTILITY POLE		PRO IRRIGATION LINE
	EXIST GAS VALVE		
	EXIST TREE		
	EXIST SHRUB		



LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JPC CONTRACTING
PO Box 980
Farmington, UT 84025
CONTACT:
Jerry Preston
PHONE: 801-451-6525

**WRAY SUBDIVISION
PRELIMINARY PLAT
1120 WEST WEBB LANE
KAYSVILLE UTAH**



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY PLAT

PROJECT NUMBER
L1189A
PRINT DATE
2/14/17
DRAWN BY
J.MOSS
CHECKED BY
C.PRESTON
PROJECT MANAGER
C.PRESTON



City Council Staff Report

Charly's Acres #2 Third Amended Subdivision Preliminary and Final Plat Approval March 30, 2017

Applicant/Owner: Terraventure Development LTD
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

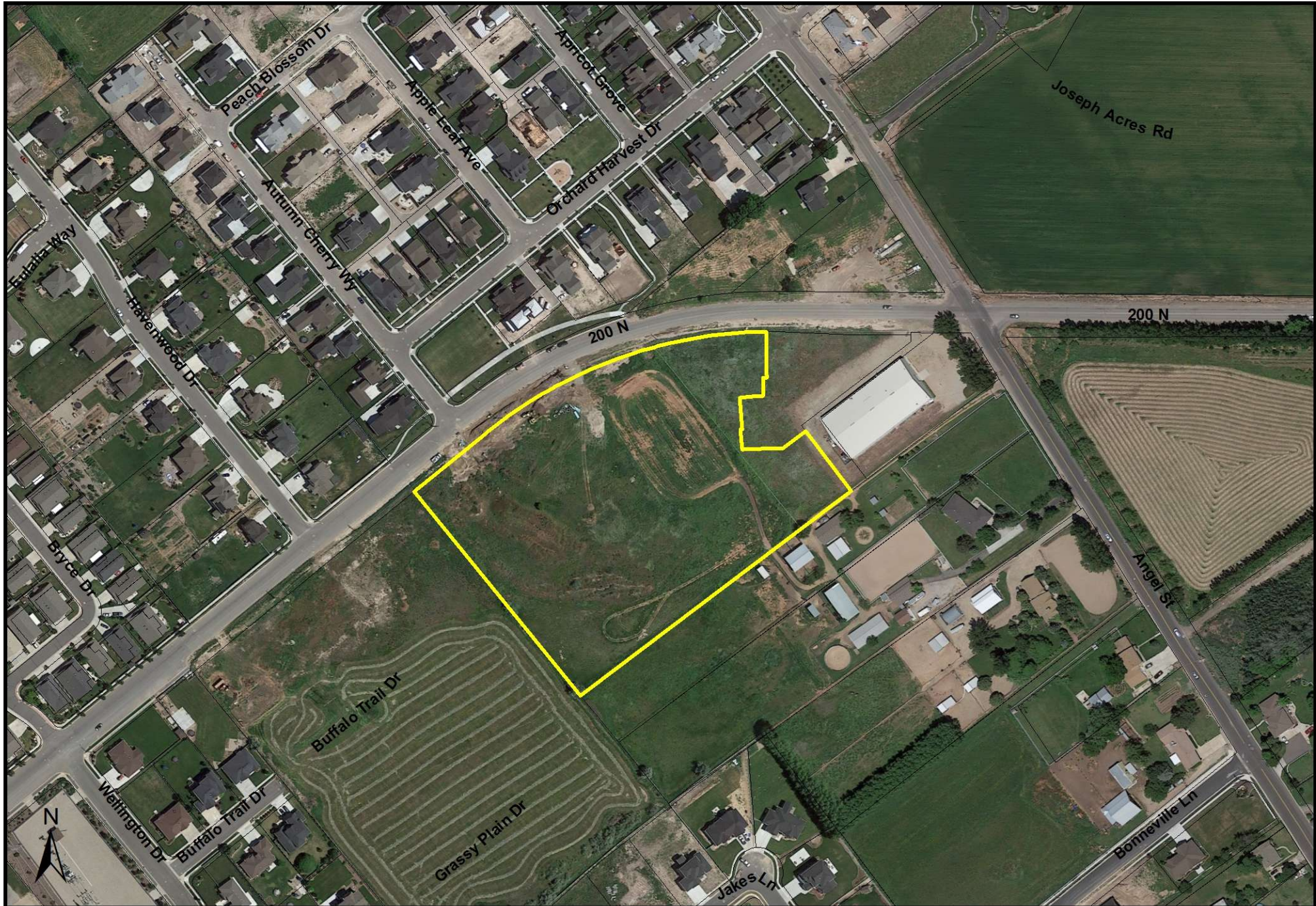
There are no lot size or yard requirements except that where a lot in the General Commercial District abuts a residential district, the yard abutting the residential district shall be at least twenty feet (20').

Recommendation:

The Planning Commission voted to recommend approval of both the preliminary and final plat Charly's Acres #2 Third Amended Subdivision as the proposed plat meets all applicable requirements.

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

Charly's Acres #2 Third Amended Subdivision



Charly's Acres #2 Third Amended Subdivision

Amending Lot 203, Charly's Acres #2 Subdivision Second Amended
A part of the Southwest Quarter of Section 32, T4N, R1W, SLB&M, U.S. Survey
Kaysville City, Davis County, Utah

NARRATIVE

This Survey and Subdivision was requested by Terraventure to create 2 commercial lots.

A 2015 Boundary Survey retracing and establishing the underlying subdivision was honored for control.

A line between monuments found for the Southwest Corner and the West Quarter Corner of Section 32 was assigned the Davis County bearing of S 00°05'30" W as the Basis of Bearings.

SURVEYOR'S CERTIFICATE

I, Bruce D. Pimper, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Charly's Acres #3 Second Amended Subdivision in KAYSVILLE City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Davis County Recorder's Office and from a survey made on the ground. I further certify that the requirements of all applicable land use codes of Kaysville City concerning zoning requirements have been complied with.

BOUNDARY DESCRIPTION

All of lot 203 of Charly's Acres #2 Second Amended Subdivision in Kaysville City, Davis County, Utah according to the Official Plat thereof.

Beginning at the most Southerly Corner of said Amended Subdivision as it exists on the ground located 739.47 feet South 0°05'30" West along the Section Line, and 1644.33 feet South 89°54'30" East from the West Quarter Corner of said Section 32; and running thence North 39°28'00" West 524.57 feet along the Southwesterly line of said Subdivision to the Southerly line of 200 North Street as it exists at 40.00 foot half-width; thence along said Southerly line the following three courses: North 50°27'05" East 178.81 feet to a point of tangency; Northeastly along the arc of a 914.93 foot radius curve to the right a distance of 609.91 feet (Central Angle equals 39°11'40" and Long Chord bears North 69°32'55" East 598.68 feet) to the Southerly line of Lot 202; thence along said Southerly line the following ten courses: South 1°21'15" East 92.00 feet; West along the arc of a 822.93 foot radius curve to the left a distance of 7.96 feet (Center Bears South 1°54'30" East, Central Angle equals 0°33'15" and Long Chord bears South 88°22'08" West 7.96 feet); South 1°54'30" East 37.00 feet; West along the arc of a 785.93 foot radius curve to the left a distance of 46.92 feet (Center bears South 5°19'45" East, Central Angle equals 3°25'15" and Long Chord bears South 86°22'53" West 46.92 feet); South 5°19'45" East 63.00 feet; West along the arc of a 722.93 foot radius curve to the left a distance of 3.93 feet (Center bears South 5°38'27" East, Central Angle equals 0°18'42" and Long Chord bears South 84°30'54" West 3.93 feet); South 5°38'27" East 41.00 feet; Easterly along the arc of a 681.93 foot radius curve to the right a distance of 69.37 feet (Central Angle equals 5°49'44" and Long Chord bears North 87°16'25" East 69.34 feet); South 89°48'43" East 11.32 feet; and North 52°14'43" East 57.12 feet to the Southerly line of Lot 201; thence South 37°44'01" East 150.26 feet along the Southerly line of Lot 201 to the Southeastly line of said Second Amended Subdivision thence South 52°34'57" West 676.98 feet along the Southeastly Line of said Second Amended Subdivision as it exists on the ground to the point of beginning.



Date _____
Bruce D. Pimper
Utah PLS No. 362258

Owner's Dedication

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Charly's Acres #2 Second Amended Subdivision and hereby dedicate to KAYSVILLE City those certain strips as easements for public utility purposes over and across the portions of the lots designated as public utility easements, as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, as may be authorized by KAYSVILLE City.

In witness whereby _____ Have hereunto set _____ This _____ Day of _____ AD, 20 ____

Terraventure Development LTD

by: Stuart Adams
its: General Partner

Acknowledgment

State of _____
County of _____ } ss

On the _____ day of _____, 20____, personally appeared before me Stuart Adams, who being by me duly sworn did say that he is the General Partner of Terraventure Development, by authority of its members or its articles of organization, and he acknowledged to me that said company executed the same.

Residing in _____ County, _____
Commission Expires: _____
Commission Number: _____

Print Name _____ A Notary Public

Legend

- PUE Public Utility Easement
Section Corner
Property Line
Centerline
Section Line
Right of Way Line
(R) Radial
(N/R) Non-Radial

KAYSVILLE CITY ATTORNEY

Approved by the KAYSVILLE City Attorney
this _____ day of _____, 20 ____

Signature _____

KAYSVILLE CITY APPROVAL

This is to certify that this plat and dedication of this plat were
duly approved and accepted by the City Council of KAYSVILLE City, Utah
this _____ day of _____, 20 ____

Attest: City Recorder _____

KAYSVILLE CITY ENGINEER

I hereby certify that I have carefully investigated the
lines of Survey of the foregoing plat and legal description
of the land embraced therein and find them to be correct
and to agree with the lines and monuments on record in
this office.

Signed this _____ day of _____, 20 ____

Signature _____

KAYSVILLE CITY PLANNING COMMISSION

Approved by the KAYSVILLE City Planning Commission on
this _____ day of _____, 20 ____

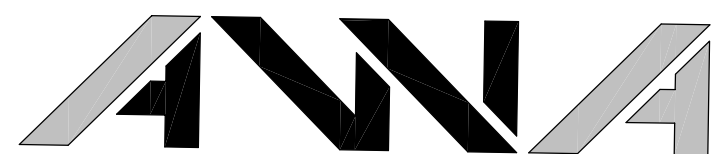
Chairperson _____

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY: _____
DEPUTY



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net



City Council Staff Report

Sunset Equestrian Estates Phase 17B Subdivision Final Plat Approval March 30, 2017

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

Description:

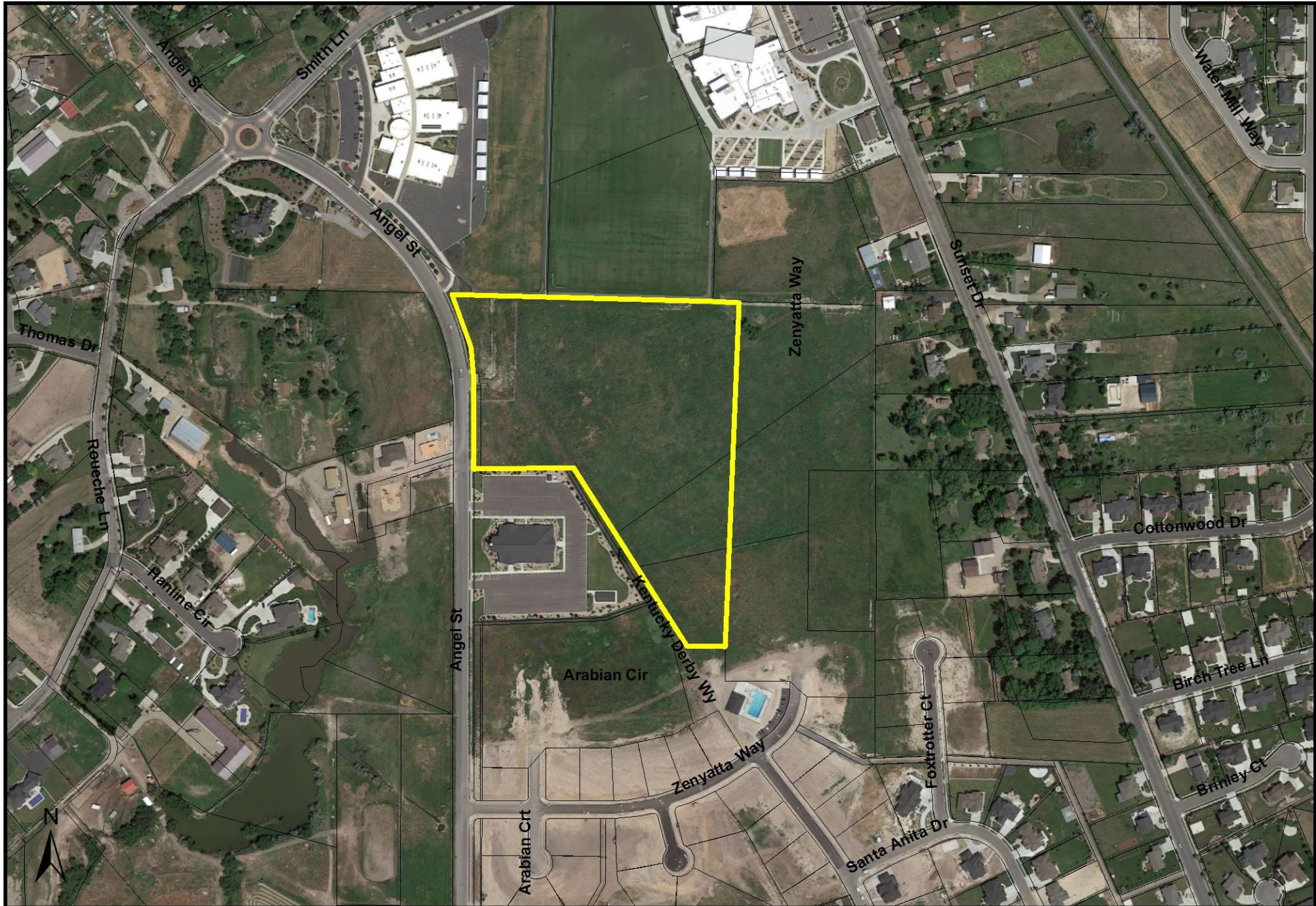
Symphony Homes is moving forward with another phase of the Sunset Equestrian Estates Subdivision. Phase 17B is on the far north end of the development and includes 19 lots, measuring at 16,200 square feet or larger, as well as multiple parcels for open space. There is also a trail connecting to the nearby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

Recommendation:

The Planning Commission voted unanimously to recommend final plat approval for Sunset Equestrian Estates Phase 17B subdivision finding that the plat is consistent with the preliminary plat and meets all other applicable requirements.

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

Sunset Equestrian Estates Phase 17B



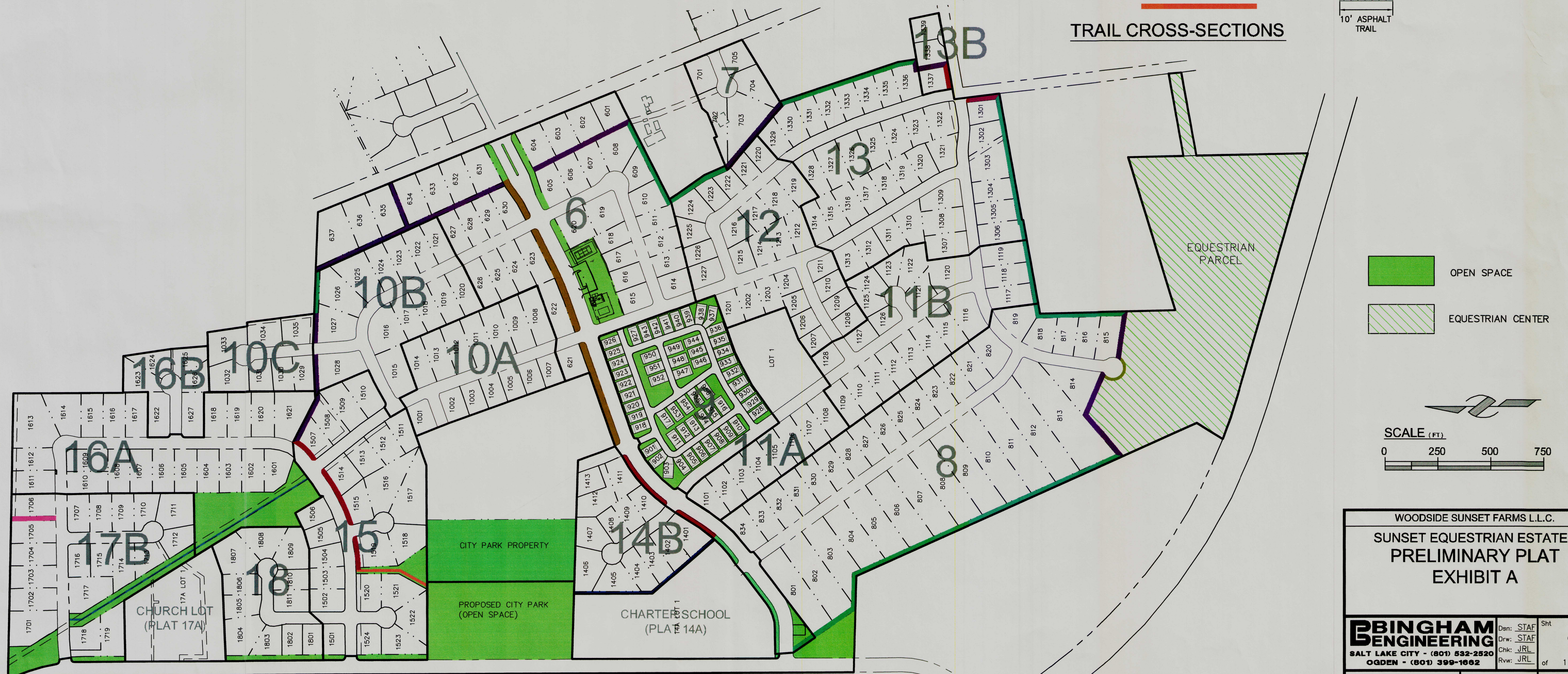
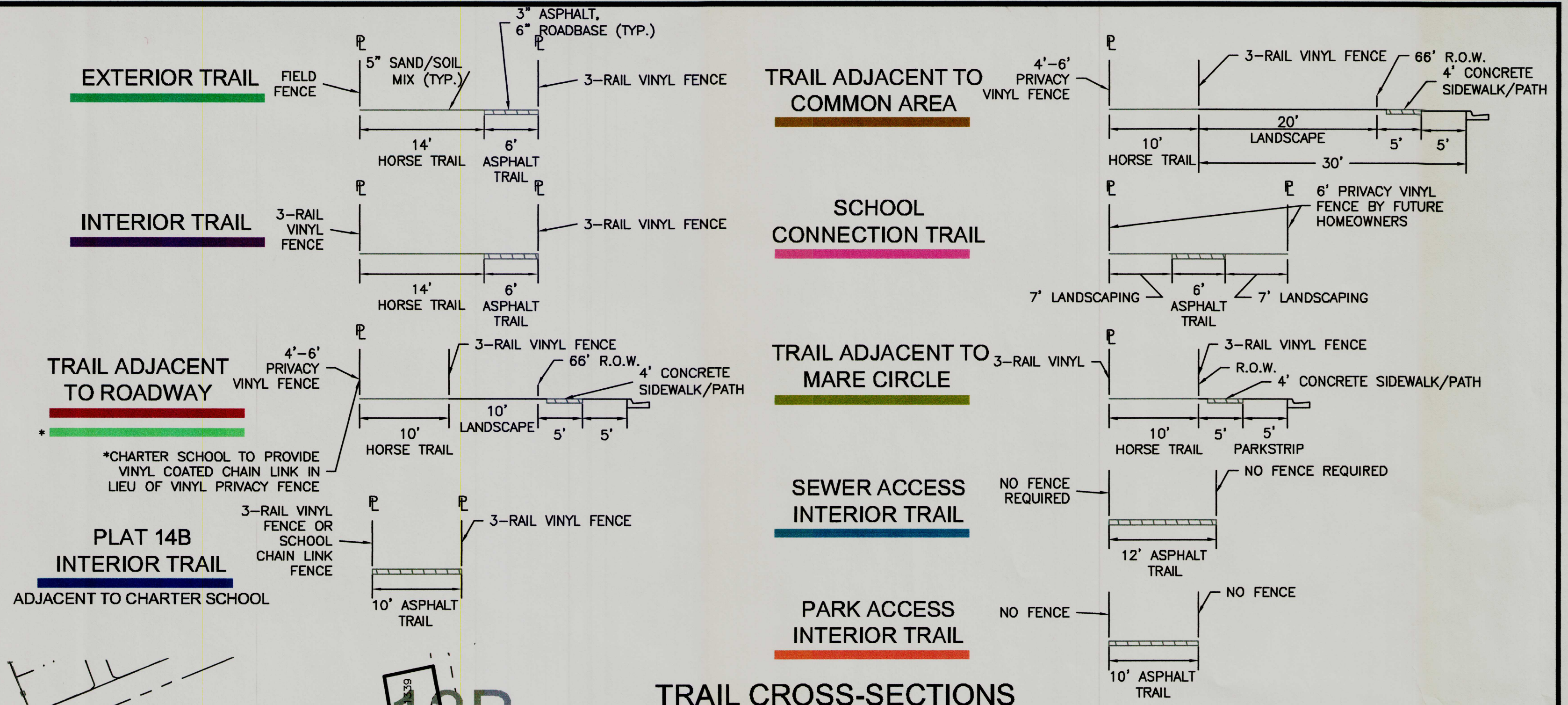
SUNSET EQUESTRIAN ESTATES OPEN SPACE CALCULATIONS

Total area included in Sunset Equestrian Estates: 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: 22.74 Ac
 Percentage of Overall Open Space: 9.9%

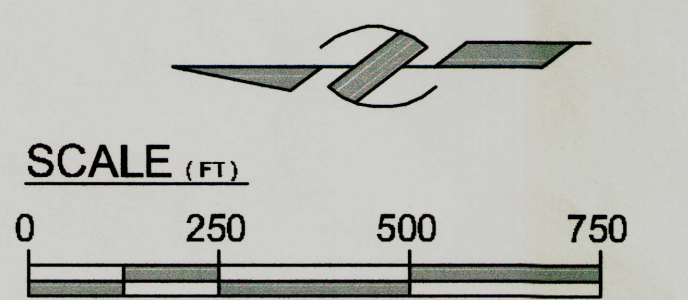
PLAT	PLATTED ACREAGE	NUMBER OF LOTS	*TRAIL ACREAGE	OPEN SPACE NEIGHBORHOOD PARKS & COMMON AREA (Ac.)	TOTAL ACREAGE	PERCENT OF OPEN SPACE	CUMULATIVE PERCENT OF OPEN SPACE
Constructed Portion	164.46	254	5.23	11.38	16.61	10.1%	10.1%
Plat 13B	1.16	3	0.11	0.00	0.11	9.7%	10.1%
Modified Plat 14B	6.61	13	0.17	0.00	0.17	2.6%	9.8%
Plat 10C	3.70	7	0.00	0.00	0.00	0.0%	9.6%
Plat 15	15.66	24	0.46	0.69	1.15	7.3%	9.4%
Plat 17B	12.96	19	0.29	1.54	1.82	14.1%	9.7%
Plat 16A	15.87	21	0.17	2.45	2.62	16.5%	10.2%
Plat 16B	3.07	6	0.00	0.00	0.00	0.0%	10.1%
Plat 18	6.05	11	0.00	0.26	0.26	4.3%	9.9%
TOTALS	229.54	358	6.42	16.32	22.74	9.9%	9.9%

Average lot square footage: 22,078 sf
 Minimum lot size: 21,780 sf
 Minimum / Average: 0.987
 Multiplied by 10%: 9.865% required open space
 Multiplied by area (229.54 ac): 22.64 Ac required open space (22.74 Ac currently provided)

Number of lots proposed: 358
 Minimum lot size by zoning: 21,780 sf
 Number of lots allowed (249.12 Ac / 21,780 sf): 498
 Number of Belnap lots: 13



OPEN SPACE
 EQUESTRIAN CENTER



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

BINGHAM ENGINEERING
 SALT LAKE CITY - (801) 532-2520
 OGDEN - (801) 399-1082

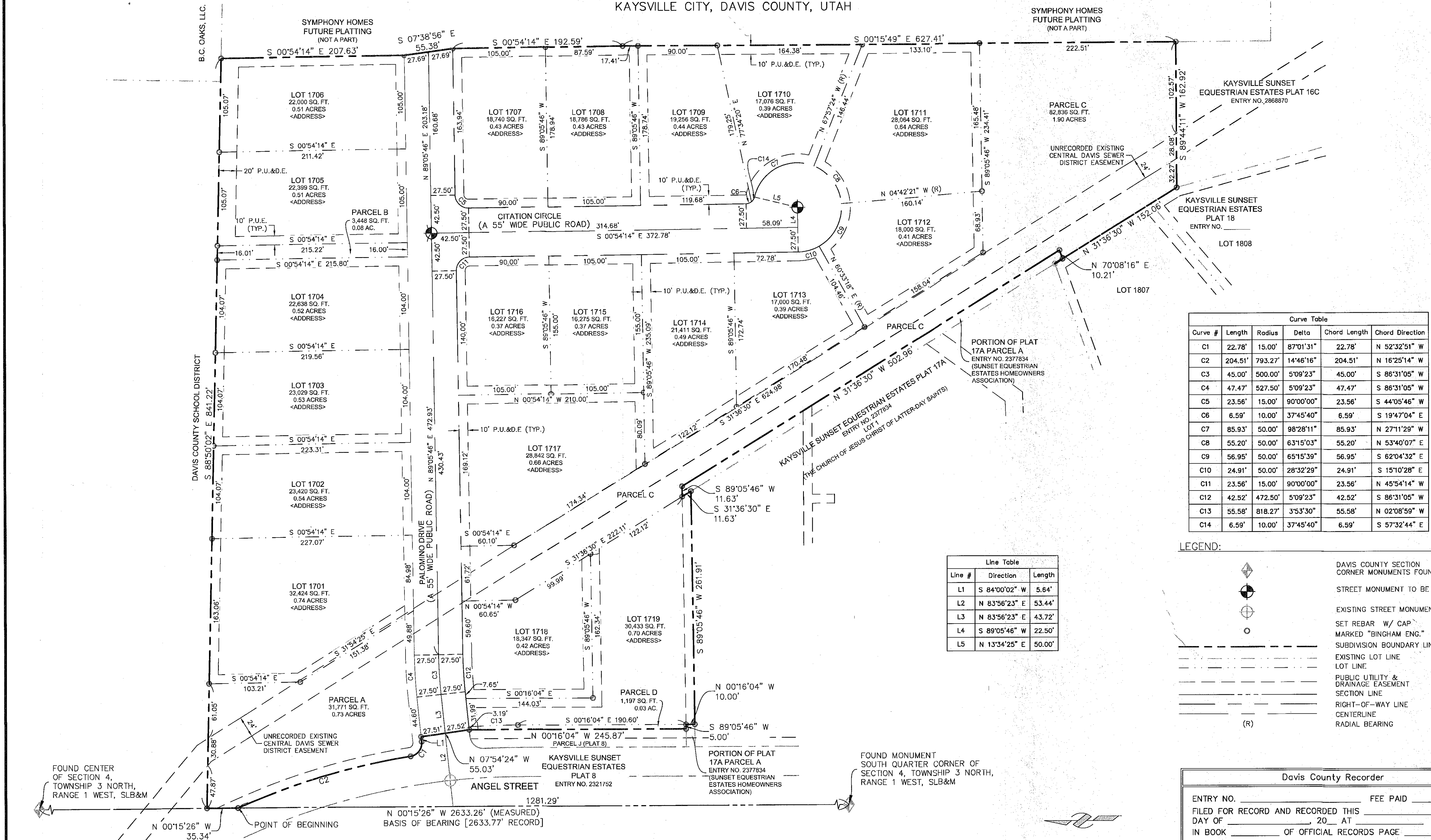
Dsn: STAF
 Drw: STAF
 Chk: JRL
 Rvw: JRL

Print Date: 10/25/2013
 Created: 4/29/05
 Proj. # 4291

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C:\5145\5145 Project\dwg\PRELIMINARY_PLAT_rev12.dwg Bingham Engineering

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 Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	22.78'	15.00'	87°01'31"	22.78'	N 52°32'51" W
C2	204.51'	793.27'	14°46'16"	204.51'	N 16°25'14" W
C3	45.00'	500.00'	5°09'23"	45.00'	S 86°31'05" W
C4	47.47'	527.50'	5°09'23"	47.47'	S 86°31'05" W
C5	23.56'	15.00'	90°00'00"	23.56'	S 44°05'46" W
C6	6.59'	10.00'	37°45'40"	6.59'	S 19°47'04" E
C7	85.93'	50.00'	98°28'11"	85.93'	N 27°11'29" W
C8	55.20'	50.00'	63°15'03"	55.20'	N 53°40'07" E
C9	56.95'	50.00'	65°15'39"	56.95'	S 62°04'32" E
C10	24.91'	50.00'	28°32'29"	24.91'	S 15°10'28" E
C11	23.56'	15.00'	90°00'00"	23.56'	N 45°54'14" W
C12	42.52'	472.50'	5°09'23"	42.52'	S 86°31'05" W
C13	55.58'	818.27'	3°53'30"	55.58'	N 02°08'59" W
C14	6.59'	10.00'	37°45'40"	6.59'	S 57°32'44" E

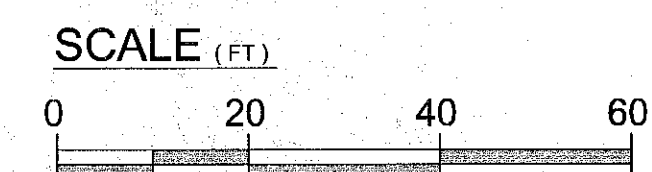
Line Table		
Line #	Direction	Length
L1	S 84°00'02" W	5.84'
L2	N 83°56'23" E	53.44'
L3	N 83°56'23" E	43.72'
L4	S 89°05'46" W	22.50'
L5	N 13°34'25" E	50.00'

LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- EXISTING STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- RADIAL BEARING

BINGHAM ENGINEERING
5160 Wiley Post Way, Salt Lake City, Ut 84116
(801) 532-2520 www.binghamnet.com

Design: _____
Drawn: JJS
Checked: GM
Reviewed: JRL



Davis County Recorder	
ENTRY NO. _____	FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____	
DAY OF _____, 20__ AT _____	
IN BOOK _____ OF OFFICIAL RECORDS PAGE _____	
COUNTY RECORDER _____	
DEPUTY RECORDER _____	
Date 02/08/2017	Proj. # 5145
Sht 2	of 2



City Council Staff Report

Parkwood Phase 2 Subdivision Final Plat Approval March 30, 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 Planning Commission voted unanimously to recommend approval of the final plat for Parkwood Phase 2 Subdivision. The plat is consistent with the preliminary plat and meets all other applicable requirements.

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

Parkwood Phase 2





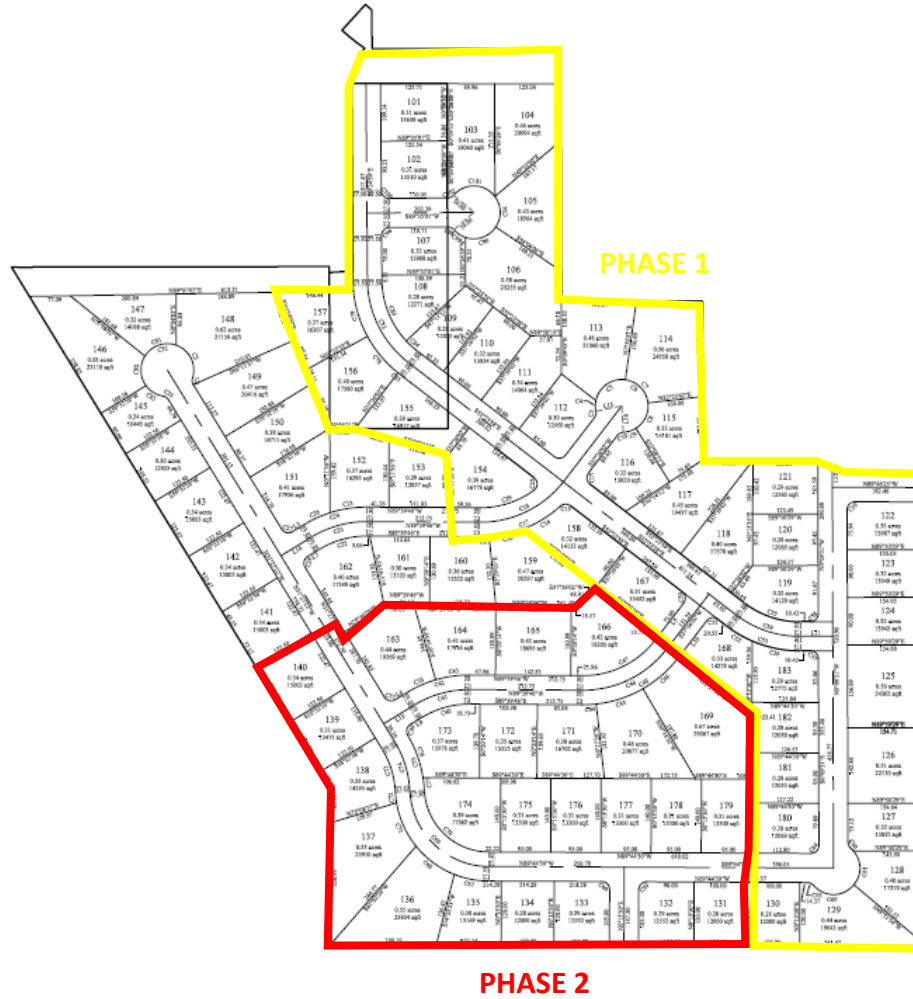
CONCEPT NARRATIVE RESIDENTIAL

LOCATED AT:

ORIGINAL PROPERTY 39.94 ACRES
SINGLE FAMILY LOTS 83
TOTAL DENSITY 2.08 UNITS/ACRE

ZONE REQUIREMENTS

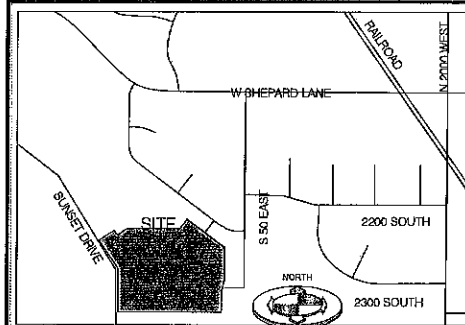
ZONE: R-4D
LOT SIZE: 12,000 SF
FRONTAGE: 90'
CUL-DE-SAC RADIUS: 50'
ROW WIDTH: 50'



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:
FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8900 SOUTH
SANDY, UTAH 84070 PH: (801) 353-0075
www.focusus.com



VICINITY MAP

N.T.S.

LEGEND

- SECTION CORNER
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP)
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT (PUE & DE)
- FIRE HYDRANT (NEW)
- FIRE HYDRANT (EXISTING)
- STREET MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- DEDICATED TO KAYSVILLE CITY

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	184.02	200.00	62°44'12"	N 63°58'03" E	177.05
C2	110.98	200.00	31°47'00"	S 74°28'25" W	100.60
C3	89.80	200.00	28°35'53"	N 17°09'40" W	88.70
C4	227.44	150.00	89°35'51"	S 48°18'14" E	206.27
C5	28.59	15.00	90°00'00"	S 48°18'30" W	21.21
C6	23.56	15.00	90°00'00"	N 41°44'00" E	21.21
C7	66.41	177.50	21°29'12"	S 79°01'24" E	65.02
C8	90.98	177.50	29°22'22"	S 63°57'08" E	90.00
C9	91.00	177.50	29°22'22"	S 24°14'48" E	90.00
C10	20.74	177.50	6°41'06"	S 08°18'47" E	20.72
C11	65.07	172.50	24°53'53"	N 17°09'40" W	65.18
C12	23.60	18.00	90°00'00"	S 79°27'02" E	21.21
C13	51.55	227.50	19°30'01"	S 68°17'50" W	61.80
C14	94.89	227.50	19°17'35"	S 82°11'27" W	64.48
C15	158.77	172.50	50°44'12"	N 63°58'03" E	153.23
C16	88.20	227.50	22°12'52"	N 48°34'22" E	87.52
C17	94.03	227.50	22°40'54"	N 71°39'21" E	93.35
C18	27.10	227.50	6°00'00"	N 89°53'01" E	27.10
C19	95.72	172.50	31°47'00"	S 74°28'25" W	64.50
C20	23.32	18.00	89°35'53"	S 12°59'51" W	21.04
C21	65.89	227.50	21°53'17"	N 19°05'17" W	65.06
C22	24.33	227.50	6°07'39"	N 07°58'49" W	24.32
C23	186.74	122.50	65°52'31"	S 46°18'14" E	168.49
C24	269.14	177.50	86°32'31"	S 46°18'14" E	244.09
C25	105.92	227.50	27°40'59"	N 16°42'27" W	105.86
C26	125.24	227.50	31°47'59"	S 74°28'25" W	124.63
C27	200.40	227.50	62°44'12"	N 63°58'03" E	202.06
C28	83.61	227.50	27°03'30"	N 79°48'30" E	83.14

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____

KAYSVILLE CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____

KAYSVILLE CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE KAYSVILLE CITY COUNCIL THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTYST
CITY RECORDER

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____ BY THE KAYSVILLE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

SECONDARY WATER

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____

BENCHMARK WATER DISTRICT

PARKWOOD SUBDIVISION PHASE 2

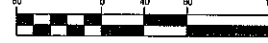
AMENDING PARCEL "B" OF PARKWOOD SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER
AND NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



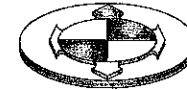
BENCHMARK
ENGINEERING &
LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7102
www.benchmarkcivil.com

GRAPHIC SCALE



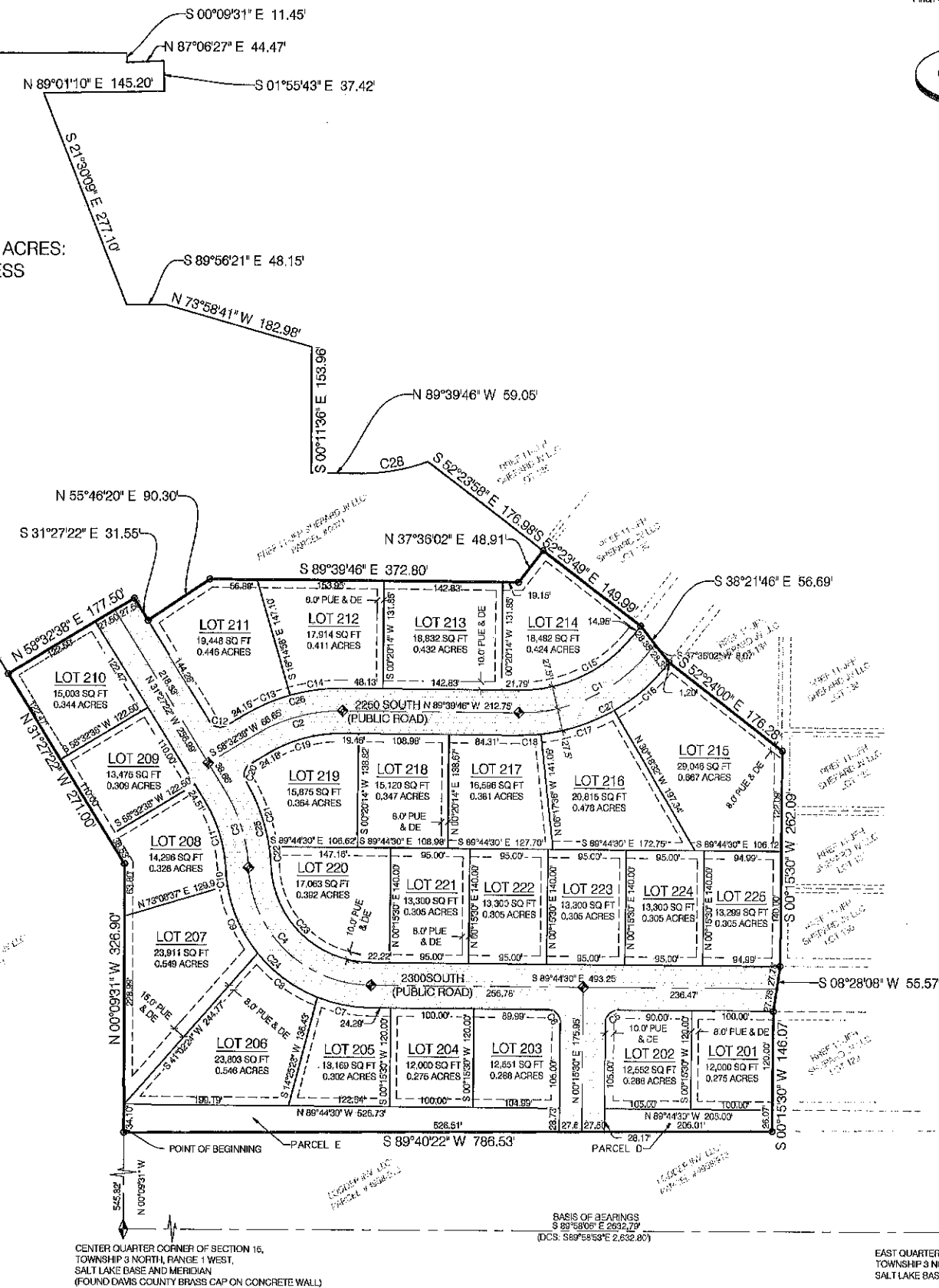
(IN FEET)
1 inch = 80 ft.

NORTH



PARCEL F
SQUARE FEET: 368,404 ACRES:
8.457 MORE OR LESS

PARCEL F
SQUARE FEET: 368,404 ACRES:
8.457 MORE OR LESS



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AS THE FIELD SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

PARKWOOD SUBDIVISION PHASE 2

AMENDING PARCEL "B" OF
PARKWOOD SUBDIVISION PHASE 1

BOUNDARY DESCRIPTION

PARCEL "B" OF PARKWOOD SUBDIVISION PHASE 1, RECORDED JULY 11, 2016 AS ENTRY NO. 2800699 IN BOOK 6655 AT PAGE 94 IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

CONTAINS 528,702 SQ FT OR 12.157 ACRES
25 LOTS



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE HEREINAFTER KNOWN AS

PARKWOOD SUBDIVISION PHASE 2

AMENDING PARCEL "B" OF PARKWOOD SUBDIVISION PHASE 1

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY _____ HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____ A.D.

ACKNOWLEDGMENT

State of Utah }
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: _____

PRINT NAME

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

State of Utah }
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: _____

PRINT NAME

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

PARKWOOD SUBDIVISION PHASE 2

AMENDING PARCEL "B" 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

SHEET 1 OF 1

RECORDED#

STATE OF UTAH COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF:

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE(S) _____

COUNTY RECORDER

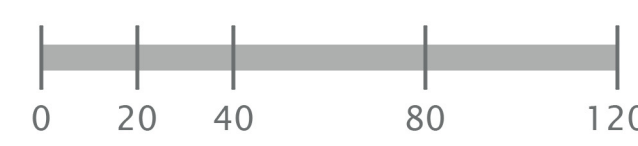


Pioneer Park



Final Master Plan

03.30.2017



n



Memo

To: Shayne Scott, City Manager; Cole Stephens, Parks and Recreation Director

From: Dean Storey, Finance Director

RE: Pioneer Park Financing Proposal

Date: March 29, 2017

Please find attached a proposed Financing Scenario for the Preliminary Phase of Pioneer Park. The total project cost is estimated at approximately \$1,550,000.

This proposal/recommendation is the financing of \$1,300,000 and a contribution of \$250,000 from the General Fund Balance.

The proposal is the issuance of Sales Tax Revenue Bonds (sales tax as collateral) with the debt service obligation paid through the collection of Park and Recreation Impact Fees. The anticipated collection of future impact fees meets the proposed seven year debt service amortization schedule.

This scenario assumes a direct purchase. Other considerations may include market underwriting or combination with other bonding if determined feasible and advisable.

The contribution from the General Fund Balance could be a direct contribution or reimbursed with the collection of future Parks and Recreation Impact Fees above the amount necessary for debt service.

Kaysville City, Utah

\$1,335,000 Sales Tax Revenue Bonds

Series June 7, 2017

(Pioneer Park: Direct Purchase)

Table of Contents

Report

Debt Service Schedule	1
Pricing Summary	2
Sources & Uses	3

Kaysville City, Utah

\$1,335,000 Sales Tax Revenue Bonds

Series June 7, 2017

(Pioneer Park: Direct Purchase)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/07/2017	-	-	-	-	-
12/01/2017	-	-	12,279.08	12,279.08	-
06/01/2018	185,000.00	1.000%	12,702.50	197,702.50	209,981.58
12/01/2018	-	-	11,777.50	11,777.50	-
06/01/2019	185,000.00	1.250%	11,777.50	196,777.50	208,555.00
12/01/2019	-	-	10,621.25	10,621.25	-
06/01/2020	185,000.00	1.500%	10,621.25	195,621.25	206,242.50
12/01/2020	-	-	9,233.75	9,233.75	-
06/01/2021	190,000.00	1.950%	9,233.75	199,233.75	208,467.50
12/01/2021	-	-	7,381.25	7,381.25	-
06/01/2022	195,000.00	2.250%	7,381.25	202,381.25	209,762.50
12/01/2022	-	-	5,187.50	5,187.50	-
06/01/2023	195,000.00	2.500%	5,187.50	200,187.50	205,375.00
12/01/2023	-	-	2,750.00	2,750.00	-
06/01/2024	200,000.00	2.750%	2,750.00	202,750.00	205,500.00
Total	\$1,335,000.00	-	\$118,884.08	\$1,453,884.08	-

Yield Statistics

Bond Year Dollars	\$5,392.75
Average Life	4.040 Years
Average Coupon	2.2045168%
Net Interest Cost (NIC)	2.2045168%
True Interest Cost (TIC)	2.1950113%
Bond Yield for Arbitrage Purposes	2.1950113%
All Inclusive Cost (AIC)	2.8938847%

IRS Form 8038

Net Interest Cost	2.2045168%
Weighted Average Maturity	4.040 Years

Kaysville City, Utah

\$1,335,000 Sales Tax Revenue Bonds

Series June 7, 2017

(Pioneer Park: Direct Purchase)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
06/01/2018	Serial Coupon	1.000%	1.000%	185,000.00	100.000%	185,000.00
06/01/2019	Serial Coupon	1.250%	1.250%	185,000.00	100.000%	185,000.00
06/01/2020	Serial Coupon	1.500%	1.500%	185,000.00	100.000%	185,000.00
06/01/2021	Serial Coupon	1.950%	1.950%	190,000.00	100.000%	190,000.00
06/01/2022	Serial Coupon	2.250%	2.250%	195,000.00	100.000%	195,000.00
06/01/2023	Serial Coupon	2.500%	2.500%	195,000.00	100.000%	195,000.00
06/01/2024	Serial Coupon	2.750%	2.750%	200,000.00	100.000%	200,000.00
Total	-	-	-	\$1,335,000.00	-	\$1,335,000.00

Bid Information

Par Amount of Bonds	\$1,335,000.00
Gross Production	\$1,335,000.00
Bid (100.000%)	1,335,000.00
Total Purchase Price	\$1,335,000.00
Bond Year Dollars	\$5,392.75
Average Life	4.040 Years
Average Coupon	2.2045168%
Net Interest Cost (NIC)	2.2045168%
True Interest Cost (TIC)	2.1950113%

Kaysville City, Utah

\$1,335,000 Sales Tax Revenue Bonds

Series June 7, 2017

(Pioneer Park: Direct Purchase)

Sources & Uses

Dated 06/07/2017 | Delivered 06/07/2017

Sources Of Funds

Par Amount of Bonds	\$1,335,000.00
Planned Issuer Equity contribution	250,000.00
Total Sources	\$1,585,000.00

Uses Of Funds

Costs of Issuance	35,000.00
Deposit to Project Construction Fund	1,550,000.00
Total Uses	\$1,585,000.00

Historical Collection and Expenditure of Impact Fees

Fiscal Year	Revenues	Expenditures	Balance
FY 17 Estimate *	\$ 220,000.00	\$ 622,425.00	\$ 130,785.00
FY 16	\$ 253,278.00	\$ -	\$ 533,210.00
FY 15	\$ 264,468.00	\$ -	\$ 279,932.00
FY 14	\$ 291,215.00	\$ 227,240.00	\$ 15,464.00
FY 13	\$ 238,140.00	\$ 349,408.00	\$ (48,511.00)
FY 12	\$ 137,316.00	\$ 288,527.00	\$ 62,757.00
FY 11	\$ 213,130.00	\$ 121,000.00	\$ 213,968.00
F 10	\$ 159,433.00	\$ 134,987.00	\$ 121,838.00

* FY 17 Expenditures

Heritage Park Parking Lot	\$127,425.00
Heritage Park Mill Wheel	\$75,000.00
Barnes Park Restroom	\$225,000.00
Pickle Ball Courts	\$125,000.00
Pioneer Park Initial Design	\$70,000.00
	\$622,425.00

Pioneer Park

Preliminary Construction Cost Estimate

3/30/2017

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 379,520.96	\$ 379,520.96
2	SITE CLEARING AND GRUBBING (including tree removal)	462,023	S.F.	\$ 0.10	\$ 46,202.30
3	DEMOLITION & REMOVAL	2,230	S.F.	\$ 5.00	\$ 11,150.00
4	SITE GRADING	462,023	S.F.	\$ 0.25	\$ 115,505.75
5	STORM DRAINAGE	1	L.S.	\$ 40,000.00	\$ 40,000.00
6	SECURITY LIGHTING/ELECTRICAL	1	L.S.	\$ 75,000.00	\$ 75,000.00
7	ASHPALT ROADWAY - PARKING LOT	26,250	S.F.	\$ 4.00	\$ 105,000.00
8	CURB & GUTTER - PARKING LOT	1,360	L.F.	\$ 20.00	\$ 27,200.00
9	CONCRETE PAVEMENT	49,982	S.F.	\$ 6.00	\$ 299,892.00
10	SPECIALTY CONCRETE PAVEMENT	8,578	S.F.	\$ 12.00	\$ 102,936.00
11	ADA RAMPS	8	EA.	\$ 1,500.00	\$ 12,000.00
12	TENNIS COURT	13,680	S.F.	\$ 12.00	\$ 164,160.00
13	HALF COURT BASKETBALL COURT	2,520	S.F.	\$ 10.00	\$ 25,200.00
14	INTERACTIVE WATER FEATURE	1	L.S.	\$ 1,000,000.00	\$ 1,000,000.00
15	45x75 GROUP PICNIC PAVILION/RESTROOM	3,375	EA.	\$ 75.00	\$ 253,125.00
16	20x20 PAVILION	2	EA.	\$ 30,000.00	\$ 60,000.00
17	PARK BENCH	18	EA.	\$ 2,000.00	\$ 36,000.00
18	PICNIC TABLE	32	EA.	\$ 1,200.00	\$ 38,400.00
19	TRASH RECEPTACLE	18	EA.	\$ 1,500.00	\$ 27,000.00
20	BICYCLE RACK	2	EA.	\$ 750.00	\$ 1,500.00
21	DRINKING FOUNTAIN	1	E.A.	\$ 4,000.00	\$ 4,000.00
22	TREE GRATE	9	E.A.	\$ 1,000.00	\$ 9,000.00
23	PLAYGROUND EQUIPMENT	1	L.S.	\$ 300,000.00	\$ 300,000.00
24	PLAYGROUND SURFACING	15,216	S.F.	\$ 3.00	\$ 45,648.00
25	PLAYGROUND BOULDERING WALL	1,320	S.F.	\$ 25.00	\$ 33,000.00
26	BOULDER RETAINING WALLS	1,440	S.F.	\$ 25.00	\$ 36,000.00
27	BALLFIELD FENCING & DUGOUTS	1	L.S.	\$ 50,950.00	\$ 50,950.00
28	INFIELD MIX	22,982	S.F.	\$ 4.00	\$ 91,928.00
29	DECIDUOUS TREE (2" CAL.)	95	EA.	\$ 150.00	\$ 14,250.00
30	EVERGREEN TREE (6' HT.)	23	EA.	\$ 200.00	\$ 4,600.00
31	ORNAMENTAL TREE (2" CAL.)	45	EA.	\$ 300.00	\$ 13,500.00
32	SOD (includes 4" topsoil)	314,250	S.F.	\$ 1.00	\$ 314,250.00
33	SHRUB BED (includes 12" topsoil, fabric, mulch)	6,000	S.F.	\$ 6.00	\$ 36,000.00
34	IRRIGATION SYSTEM - SOD	314,250	S.F.	\$ 1.25	\$ 392,812.50
35	IRRIGATION SYSTEM - DRIP	6,000	S.F.	\$ 1.50	\$ 9,000.00
36	PERMITS AND FEES	0	L.S.	\$ -	\$ -
SUB-TOTAL COST					\$ 4,174,730.51
10% Contingency					\$ 417,473.05
TOTAL ESTIMATED COST					\$ 4,592,203.56

Pioneer Park

Preliminary Construction Cost Estimate (PHASE 1)

3/30/2017

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 141,369.32	\$ 141,369.32
2	SITE CLEARING AND GRUBBING (including tree removal)	462,023	S.F.	\$ 0.10	\$ 46,202.30
3	DEMOLITION & REMOVAL	2,230	S.F.	\$ 5.00	\$ 11,150.00
4	SITE GRADING	462,023	S.F.	\$ 0.25	\$ 115,505.75
5	STORM DRAINAGE	1	L.S.	\$ 40,000.00	\$ 40,000.00
6	SECURITY LIGHTING/ELECTRICAL	1	L.S.	\$ 75,000.00	\$ 75,000.00
7	ASHPALT ROADWAY - PARKING LOT	26,250	S.F.	\$ 4.00	\$ 105,000.00
8	CURB & GUTTER - PARKING LOT	1,360	L.F.	\$ 20.00	\$ 27,200.00
9	CONCRETE PAVEMENT	29,280	S.F.	\$ 6.00	\$ 175,680.00
10	SPECIALTY CONCRETE PAVEMENT	0	S.F.	\$ 12.00	\$ -
11	ADA RAMPS	8	EA.	\$ 1,500.00	\$ 12,000.00
12	TENNIS COURT	0	S.F.	\$ 12.00	\$ -
13	HALF COURT BASKETBALL COURT	0	S.F.	\$ 10.00	\$ -
14	INTERACTIVE WATER FEATURE	0	L.S.	\$ 1,000,000.00	\$ -
15	45x75 GROUP PICNIC PAVILION/RESTROOM	3,375	EA.	\$ 75.00	\$ 253,125.00
16	20x20 PAVILION	0	EA.	\$ 30,000.00	\$ -
17	PARK BENCH	9	EA.	\$ 2,000.00	\$ 18,000.00
18	PICNIC TABLE	12	EA.	\$ 1,200.00	\$ 14,400.00
19	TRASH RECEPTACLE	9	EA.	\$ 1,500.00	\$ 13,500.00
20	BICYCLE RACK	1	EA.	\$ 750.00	\$ 750.00
21	DRINKING FOUNTAIN	1	E.A.	\$ 4,000.00	\$ 4,000.00
22	TREE GRATE	0	E.A.	\$ 1,000.00	\$ -
23	PLAYGROUND EQUIPMENT	1	L.S.	\$ 250,000.00	\$ 250,000.00
24	PLAYGROUND SURFACING	15,216	S.F.	\$ 2.50	\$ 38,040.00
25	PLAYGROUND BOULDERING WALL	1,320	S.F.	\$ 25.00	\$ 33,000.00
26	BOULDER RETAINING WALLS	720	S.F.	\$ 25.00	\$ 18,000.00
27	BALLFIELD FENCING & DUGOUTS	0	L.S.	\$ 50,950.00	\$ -
28	INFIELD MIX	0	S.F.	\$ 4.00	\$ -
29	DECIDUOUS TREE (2" CAL.)	48	EA.	\$ 150.00	\$ 7,125.00
30	EVERGREEN TREE (6' HT.)	12	EA.	\$ 200.00	\$ 2,300.00
31	ORNAMENTAL TREE (2" CAL.)	23	EA.	\$ 100.00	\$ 2,250.00
32	BLUEGRASS SOD	168,625	S.F.	\$ 0.50	\$ 84,312.50
33	BLUEGRASS SEED	191,607	S.F.	\$ 0.06	\$ 11,496.42
34	SHRUB BED (includes 12" topsoil, fabric, mulch)	6,000	S.F.	\$ 2.00	\$ 12,000.00
35	IRRIGATION SYSTEM - SOD/SEED	168,625	S.F.	\$ 0.25	\$ 42,156.25
36	IRRIGATION SYSTEM - DRIP	6,000	S.F.	\$ 0.25	\$ 1,500.00
37	PERMITS AND FEES	0	L.S.	\$ -	\$ -
SUB-TOTAL COST					\$ 1,555,062.54
10% Contingency					\$ 155,506.25
TOTAL ESTIMATED COST					\$ 1,710,568.80



March 21, 2017

Cole R. Stephens
Parks and Recreation Director
Kaysville Parks and Recreation
721 West Old Mill Lane
Kaysville, UT 84037

RE: Recommendation of contractor services for Barnes Park Restroom 03-137

Mr. Stephens,

After thorough review of the bids opened on March 16, 2017 MGB+A finds the bid submission from **Stout Building Contractors** to be complete and hereby recommends **Stout Building Contractors** to be contracted with Kaysville City to complete the work as identified in the drawings and bid documents for the Barnes Park Restroom & Storage Project.

Sincerely

A handwritten signature in red ink that reads "Jay Bollwinkel".

Jay Bollwinkel, ASLA, AICP
Principal, MGB+A

3/21/2017 Bid Tabulation for Barnes Park RFB# 03-17

[illegible]

KAYSVILLE CITY COUNCIL



Meeting Minutes

March 16, 2017

Meeting minutes of a Library Endowment Fund committee meeting beginning at 7:00 p.m. on Thursday, March 16, 2017, followed by a regular City Council meeting at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Hiatt, Committee Member Snell, Committee Member Page, Committee Member Adams, Committee Member Lee and Committee Member Garn.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Parks Superintendent Cole Stephens, Chief Sol Oberg, Chris Sanford, and Josh Johnson.

LIBRARY ENDOWMENT FUND/BLOOD TRUST

Chris Sanford, Davis County Library Director, advised they are in need of materials for the new library. She explained that the Kaysville Library has become very busy and is growing in numbers and participants. She praised the Bloods for their generosity with this fund and noted it provides a substantial benefit to the community.

Josh Johnson, Deputy Director explained that funds are needed for books, materials, children's materials, and more. He noted that they are requesting \$100,000 for E-materials such as picture books, eBooks, young adult, adult, audio visual, and other free books that can be downloaded. He stated they want to create a greater opportunity for Kaysville residents.

Committee Member Snell noted that being able to download a book from the library, instead of purchasing, is a beneficial option.

Josh Johnson explained that eBooks are leased from \$2.00-\$60.00 dollars and can be leased for a specific amount of time though it is up to the publisher.

Committee Member Lee noted that she is impressed that the Kaysville library is busy and growing.

Chris Sanford noted that the libraries have changed over the years and have introduced new features. She explained that it is rewarding to see residents using meeting rooms and checking out eBooks, it provides connectivity.

Committee Member Snell made a motion to approve the request for \$100,000 from the Blood Endowment Fund for purposes to enhance the collection, second by Committee Member Lee.

The vote on the motion was as follows:

Committee Member Snell, Yea
Committee Member Page, Yea
Committee Member Adams, Yea
Committee Member Garn, Yea
Committee Member Lee, Yea

The motion passed unanimously.

Committee Member Garn made a motion to close the Library Endowment Fund committee meeting, second by Committee Member Lee.

CITY COUNCIL MEETING

Meeting minutes of a regular City Council meeting at 7:31 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

Present: Mayor Hiatt, Council Member Snell, Council Member Page, Council Member Adams, Council Member Lee and Council Member Garn.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Parks Superintendent Cole Stephens, Chief Sol Oberg, Carole Walker, Ramona Porter, Rebecca Kohler, Kendra Wyckoff, Rustin Jessen, Darrell McKinnon, Katie Witt, Jill Arveseth, Brandon Arveseth, Luke Kelley, Julie Stephenson, Andrew Donigan, Jamie West, Bruce Hunt, Mike Houston, Micah Livingston, Karson Burton, Daniel K Hansen, Paul K Hansen, Autumn Perkes, Edward Perkes, Sean Lodder, Karaden Lodder, Sandi Rees, Craig Rees, Sarah Forbush, Nathan Forbush, Thomas Gibbs, Kelly Gibbs, Marianne Senecal, Ben Senecal, Ellen Peterson, Norma Fraustro, Sergio Fraustro, and Lorene Kamalu.

CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING

Mayor Hiatt read a letter of achievement awarded by the Government Finance Officers Association. He explained that the Certificate of Achievement is the highest form of recognition in the area of financial reporting and government accounting and explained that its attainment represents a significant accomplishment by the entity and its management. He noted that the City has been awarded the Certificate of Achievement for 22 consecutive years now. He thanked the Finance Department: Dean Story, Finance Director, and Cami Moss for their excellent work and praised their efforts.

SEXUAL ASSAULT AWARENESS MONTH

Mayor Hiatt noted that they received correspondence requesting a proclamation establishing April as Sexual Assault Awareness Month.

Julie Stephenson, Utah Coalition Against Sexual Assault, thanked the Council for their willingness to establish the proclamation.

Kendra Wyckoff, Executive Director of Safe Harbor Crisis Center, noted that they appreciate the City Council and the awareness the City is bringing to this issue. She noted that each year the crisis center provides services to thousands of people at the Kaysville location.

She explained that she appreciates the State Coalition who brings awareness to important topics. She noted that the proclamation is important.

Mayor Hiatt noted that Safe Harbor provides many services and in addition to the needs the City assists with during the holidays, added that the community may be able to provide additional items throughout the year. He asked what donations they are in need of.

Kendra Wyckoff explained that the center is in need of food donations, paper towels, diapers, wipes, and explained that a comprehensive wish list can be found at www.Safeharborhope.org. She

noted that there are ongoing needs within the city. She asked that the proclamation be posted on website and Facebook page to raise awareness.

Council Member Snell made a motion to adopt the proclamation for Sexual Assault Awareness Month, April 2017, second by Council Member Page.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

CALL TO THE PUBLIC

Mayor Hiatt noted that Call to the Public is the time to address agenda items and asked the audience to limit comments to three minutes.

Craig Reese thanked the council for their openness and stated that he appreciates the City Council for preserving the open space within Pioneer Park, as the City continues to grow.

Lorene Kamalu noted that she was able to make a donation to Safe Harbor's food bank and noted it a worthy cause.

Dean Wall noted that the batteries needed to be changed in the Council room clock.

REZONE OF 0.97 ACRES OF PROPERTY AT 138 SOUTH ANGEL STREET FROM R-A (RESIDENTIAL AGRICULTURE) TO THE R-1-14 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT

Andy Thompson, City Engineer, explained that the applicants are requesting to rezone the property to allow for the possibility of a future lot split. He noted that the R-A zoning district allows lots to be as small as 21,780 sq. ft. or ½ an acre. Because the lot is shy of a true acre it could not be divided under the existing zoning. Furthermore, the applicant's desire would be to keep the existing house and accessory structure leaving the area to the west of the accessory structure for a potential new lot. He explained that to accomplish this proposal the R-1-14 zone would be necessary in order to allow a lot small enough to leave the existing buildings.

Council Member Lee asked if postcards were mailed out and asked if there was any comment from residents.

Andy Thompson noted that the adjacent property owners were sent a notice and that the Planning Commission unanimously recommended to approve the rezone.

Flint Barber, representing the Scofield's, noted that the two unit requirement is on the deed and explained that it is hard to join a homeowners association.

Council Member Snell made a motion to approve the rezone of 0.97 acres of property at 138 south Angel Street from R-A to the R-1-14 zoning district with condition that the property not exceed two lots, second by Council Member Garn.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Nay
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed four to one.

DISCUSSION AND POSSIBLE ACTION TO ALTER KAYSVILLE RULES OF ORDER

Mayor Hiatt explained that there are three options for Rules of Procedure and Order: Short and Informal (currently in practice), Short and Formal, and Long and Business Casual. He noted that he would like to get direction or consensus from the Council in regard to their preference.

Council Member Page noted that option two is not short, he noted that many cities use Robert's rules. He noted that Roberts Rules of Order, newly revised 2011 addition, is what he is familiar with. He explained that they would need further training since it is more complex. He explained that he thinks the Council can do better with broader participation, and more efficiency. He stated that he would prefer option three but is happy with option two or three.

Council Member Snell noted that option one creates a warmer environment, he noted that he is leaning toward option three or a modified variance of option three. He explained that having more formal rules will help meetings be conducted more efficiently.

Council Member Lee noted that she is in favor of option three.

Council Member Adams noted that he approves of option three with agenda items that can be added by one Council Member.

Council Member Garn noted that he feels that Roberts Rules, or a combination of option two or three is his preference.

Council Member Lee made a motion to table this item and directed staff to reach out to David Church to focus on option three and ask him to format it for our form of government, second by Council Member Page.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Council Member Snell noted that an open house for the design of Pioneer Park was attended by 90 people. He noted the public was able to contribute their ideas. He explained that they received good feedback and comments.

Council Member Garn noted that he and Council Member Snell met with the Youth City Council and that they have established the Mayor as Emma Francis and Mayor Pro Tempore as Anna Thompson. He explained they have established citizen coordinators and stated that the Youth Council will be doing more activities and holding more frequent meetings.

Mayor Hiatt noted that he and the City Manager attended the National League of Cities and Towns convention, he explained that the conference was useful with many broad topics that benefited cities.

Council Member Lee noted that there is a committee meeting in regard to the City Museum which will be held on March 21 at 6:30 pm at the City Hall. She welcomes all ideas. She noted that this will be a privately funded venture.

MINUTES

Mayor Hiatt asked for a motion to approve the Minutes of March 2, 2017.

Council Member Garn made a motion to approve the Minutes for March 2, 2017, second by Council Member Snell.

The vote on the motion was as follows:

Council Member Snell, Yea
Council Member Page, Yea
Council Member Adams, Yea
Council Member Garn, Yea
Council Member Lee, Yea

The motion passed unanimously.

CALENDAR ITEMS

The current calendar items are listed on the website.

Mayor Hiatt noted that the April 6th City Council meeting has been cancelled and special City Council meeting will be held March 30, 2017. He noted that Saturday, April 22nd is the Budget Session.

CLOSED SESSION

Council Member Lee made a motion to move into closed session, second by Council Member Snell. The motion passed unanimously.

Closed Session to discuss pending or reasonably imminent litigation, pursuant to Utah Code Annotated § 52-4-205 (1) (c).

ADJOURNMENT

Council Member Snell made a motion for adjournment at 9:45 p.m., second by Council Member Garn and passed unanimously.

Holidays in United States, Recreation Programs and Activities, Community Events,
City Calendar and Events, Other Events Happening in Kaysville

Mar 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	1	2	3	4
				8am - Kaysville 6pm - "Ask the 7pm - City Council		
5	6	7	8	9	10	11
		11:30am - Business 7pm - Power	7pm - Open House	7pm - Planning		9am - Pruning
12	13	14	15	16	17	18
Daylight Saving			11:30am - Kaysville	6pm - "Ask the 7pm - City Council		8:30am - CollegeCon
19	20	21	22	23	24	25
		11:30am - Business 6:30pm - Kaysville		7pm - Planning	4pm - Kaysville	
26	27	28	29	30	31	1
	6:30pm - Explore		Tickets on Sale for	7pm - City Council	7:30pm - "The Music	10am - Four Season 2pm - "The Music 7:30pm - "The Music

Holidays in United States, Recreation Programs and Activities, Community Events,
City Calendar and Events, Other Events Happening in Kaysville

Apr 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
	6:30pm - Explore		Tickets on Sale for	7pm - City Council	7:30pm - "The Music"	10am - Four Season 2pm - "The Music" 7:30pm - "The Music"
2	3	4	5	6	7	8
	7:30pm - "The Music"	11:30am - Business		City Council 7:30pm - "The Music"	7:30pm - "The Music"	2pm - "The Music" 7:30pm - "The Music"
9	10	11	12	13	14	15
	7:30pm - "The Music"		6pm - Drip Irrigation	Thomas Jefferson's 8am - Kaysville 7pm - Planning 7:30pm - "The Music"	7:30pm - "The Music"	9am - City Easter 2pm - "The Music" 7:30pm - "The Music"
16	17	18	19	20	21	22
Easter Sunday	7:30pm - "The Music"	11:30am - Business		6pm - "Ask the 7pm - City Council 7:30pm - "The Music"	7:30pm - "The Music"	2pm - "The Music" 7:30pm - "The Music"
23	24	25	26	27	28	29
	6:30am - City Spring 6:30pm - Explore		7pm - Davis High	7pm - Davis High 7pm - Planning	4pm - Kaysville 7pm - Davis High	7:30am - Burn Camp 10am - Vegetable 7pm - Davis High
30	1	2	3	4	5	6
		11:30am - Business		8am - Kaysville 6pm - "Ask the 7pm - City Council		

Holidays in United States, Recreation Programs and Activities, Community Events,
City Calendar and Events, Other Events Happening in Kaysville

May 2017 (Mountain Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	1	2 11:30am - Business	3	4 8am - Kaysville 6pm - "Ask the 7pm - City Council	5	6
7	8	9	10	11 7pm - Planning	12 3pm - Baby Animal Days 2017 @ USU	13
14 Mother's Day	15	16 11:30am - Business	17	18 6pm - "Ask the 7pm - City Council	19	20
21	22	23	24	25 7pm - Planning	26 4pm - Kaysville	27
28	29 City Offices Closed Memorial Day	30	31	1	2	3



MEETING NOTICE AND AGENDA

Notice is hereby given that Kaysville City will hold a City Council meeting at 7:00 p.m. on Thursday, March 30, 2017 in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

CITY COUNCIL MEETING

1. Opening – Council Member Chris Snell.
2. Call to the Public.
3. 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.
4. Preliminary plat approval for the Meadows at Webb Lane Subdivision at 1191 and 1223 West Webb Lane.
5. Request to rezone 3.99 acres of property at 1120 West Webb Lane from A-5 (Heavy Agriculture) to the R-A (Residential Agriculture) zoning district, and to include the PRUD (Planned Residential Unit Development) overlay zone.
6. Preliminary plat approval for Wray Subdivision at 1120 West Webb Lane.
7. Preliminary and final plat approval for Charly's Acres #2 Third Amended Subdivision at approximately 2050 West 200 North – Terraventure Development LTD.
8. Final plat approval for Sunset Equestrian Estates Phase 17B Subdivision at approximately 950 South Angel Street – Symphony Homes.
9. Final plat approval for Parkwood Subdivision Phase 2 at approximately 35 West Shepard Lane.
10. Pioneer Park Report – Blu Line Consultants.
11. Barnes Park Restroom Bid.
12. Council Member Reports.
13. Minutes.
14. Calendar.
15. Adjournment.

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at City Hall and emailed copies to media representatives on March 27, 2017.

Maria Devereux
Maria T. Devereux
City Recorder