

1. City Council Meeting Agenda

Documents:

[JULY 6, 2017 CITY COUNCIL REGULAR MEETING AGENDA PACKET.PDF](#)
[JULY 6, 2017 CITY COUNCIL REGULAR MEETING AGENDA.PDF](#)

2. Meeting Audio & Video

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



**CITY COUNCIL
MEETING NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Council will hold a regular Council meeting on Thursday, July 6, 2017, starting at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

1. Opening – Council Member Page.
2. Business Spotlight – Gibbs Smith Education.
3. Call to the Public.
4. Appointment of Poll Workers and Replacement of Poll Workers as necessary.
5. The Adjustment of a Common Municipal Boundary with Farmington City to remove approximately 0.40 acres of property from Farmington City and annex it into Kaysville City. – Lowell Johnson
6. Preliminary and Final Plat approval for Amendment to Lots 26 and 27 of the West Creekside Estates Subdivision located at 140 and 118 South 2300 West. – Robert Campbell and Christopher Barrett
7. Final Plat approval for the Wray Subdivision located at 1120 West Webb Lane. – Bonnie Wray
8. Final Plat approval for the Meadows at Webb Lane Subdivision at 1191 and 1223 West Webb Lane – John Proggess and Jonathan Fairbanks.
9. Final Plat approval for Anglers Cove Subdivision at 373 East Shepard Lane. – Brock Johnson.
10. Consideration of a Development Agreement and Rezone of 1.53 acres of property at 1450 South Burton Lane from the R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district. – Jim Puffer.
11. Amendment to Section 16-1-8, License Term, and Chapter 16-8 Temporary Merchant, of the Revised Ordinances of Kaysville City.
12. Council Member Reports.
13. Minutes.
14. Calendar.
15. Closed Session to discuss the purchase, exchange, or lease of real property pursuant to Utah Code § 52-4-204.
16. 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 June 30, 2017.

Maria Devereux
Maria T. Devereux
City Recorder

POLL_NAME	FIRST	LAST	PHONE
Bountiful Library	Kristine	Aagard	(801)455-2778
Bountiful Library	Patricia	Beckstead	(801)295-9159
Bountiful Library	Sidney	Beckstead	(801)295-9159
Bountiful Library	Karie	Brand	(801)292-7610
Bountiful Library	Carol	Dedow	(801)599-1957
Bountiful Library	Klyn	Haskell	(801)295-7811
Bountiful Library	LeAnn	Haws	(801)299-8471
Bountiful Library	Kathleen	Heaps	(801)259-0878
Bountiful Library	Clara	Markowski	(801)403-6896
Centerville Elementary	Bonnie	Christensen	(801)295-0149
Centerville Elementary	Kirsten	Facer	(801)298-0881
Centerville Elementary	Sandra	Hunt	(801)292-1905
Centerville Elementary	Camille	Jessop	(801)298-5906
Centerville Elementary	Lynette	Sunday	(801)200-4095
Centerville Elementary	Gary	Woodward	(801)295-0126
Ellison Park Elementary	Brenda	Auton	(801)546-9489
Ellison Park Elementary	Steffanie	Holdstock	(801)298-7008
Ellison Park Elementary	Melinda	Scott	(801)620-0696
Ellison Park Elementary	Rebecca	Tolman	(801)660-5268
Ellison Park Elementary	Jennifer	Toone	(801)444-3644
Ellison Park Elementary	Dara	Walker	(801)546-0786
Farmington City Community Center	Kristen	Bennett	(801)499-6412
Farmington City Community Center	Amy	Black	(801)505-8444
Farmington City Community Center	Sharla	Carlson	(801)774-5859
Farmington City Community Center	Lori	Child	(801)451-6642
Farmington City Community Center	Shalyn	Luker	(801)451-7181
Farmington City Community Center	Susan	Smith	(801)413-4960
Kaysville City Hall	Christine	Carlyle	(801)451-2593
Kaysville City Hall	Carol	Luedtke	(801) 928-9207
Kaysville City Hall	Gayle	Mcgraw	(801)546-4571
Kaysville City Hall	Andrea	Richards	(801) 544-3325
Kaysville City Hall	Lynette	Shupe	(801)390-5966
Kaysville City Hall	Joshua	Smith	(801) 510-8938
Kaysville City Hall	Angela	Thompson	(801)546-3745
Kaysville City Hall	Robyn	White	(801)447-8855
Layton High	Lyn	Bracken	(801)546-3249
Layton High	Robyn	Ely	(801)544-5932
Layton High	Sirena	Higgs	(801)544-0162
Layton High	Wendy	Jasperson	(801)546-2059
Layton High	Verlynn	Koster	(801)776-1575
Layton High	Holly	Merritt	(801)589-1051
Layton High	Trent	Merritt	(801)589-1050
Layton High	Stephanie	Moore	(801)499-2047
Layton High	Maridene	Wiberg	(801)814-7398
South Weber Family Activity Center	Kim	Egginton	(801)593-6547

South Weber Family Activity Center	Melissa	Goertzen	(801)499-6150
South Weber Family Activity Center	Tracy	Goertzen	(407)729-5154
South Weber Family Activity Center	Joni	Phillips	(801)776-5845
Sunset City Hall	Kristi	Davis	(801)725-2625
Sunset City Hall	Maryann	Downard	(801)825-4376
Sunset City Hall	David	Koster	(801)643-4663
Sunset City Hall	Suzanne	Roach	(801)825-1109
Syracuse Community Center	Lori	Child	(801)628-5550
Syracuse Community Center	Susan	Flint	(801)390-1665
Syracuse Community Center	Cynthia	Gardner	(801)543-9163
Syracuse Community Center	Tamara	Loertscher	(801)628-8748
Syracuse Community Center	Shellyann	Myler	(801)628-4607
Syracuse Community Center	Kathy	Thomas	(801)728-9066
West Bountiful City Hall	Lucile	Eastman	(801)292-0664
West Bountiful City Hall	Gary	Johnson	(801)292-1212
West Bountiful City Hall	Melissa	Paschal	(801)294-9888
West Bountiful City Hall	Louis	Thomas	(801)292-8110

MAILING_ADDRESS1	CITY	STATE	ZIP	EW_CELL	POSITION
2613 Edgehill Dr	Bountiful	UT	84010	(801)455-2778	Provisional Clerk
187 E 3000 S	Bountiful	UT	84010	(801)574-0203	Poll Manager
187 E 3000 S	Bountiful	UT	84010		Technician
543 E 350 N	Bountiful	UT	84010	(801)414-1132	Receiving Clerk
41 Monarch Dr	Bountiful	UT	84010	801-599-1957	Receiving Clerk
690 Templeview Dr	Bountiful	UT	84010	(801)518-8220	Receiving Clerk
718 W 3100 S	Bountiful	UT	84010		Provisional Clerk
1338 S 300 W	Bountiful	UT	84010	(801)259-0878	Technician
181 W 1050 S	Bountiful	UT	84010	(801)403-6896	Provisional Clerk
128 Parkway Cir	Centerville	UT	84014	(801)815-1201	Provisional Clerk
112 W 700 S	Centerville	UT	84014	(801)815-0881	Receiving Clerk
357 W 2025 N	Centerville	UT	84014	(801)721-4868	Poll Manager
1597 Lewis And Clark Dr	Centerville	UT	84014	(801)726-3337	Receiving Clerk
36 Old Haul Rd	Centerville	UT	84014	(801)200-4095	Provisional Clerk
263 W 1750 N	Centerville	UT	84014	(801)556-4166	Technician
1014 W 450 S	Layton	UT	84041	(801)628-5034	Provisional Clerk
3286 S 200 W	Bountiful	UT	84010	(801)554-4893	Technician
1363 W 2600 N	Clinton	UT	84015		Provisional Clerk
2120 W 1070 N	Layton	UT	84041	(801)660-5268	Receiving Clerk
423 W 325 S	Layton	UT	84041	(801)698-2712	Poll Manager
409 W 325 S	Layton	UT	84041	(801)499-7904	Receiving Clerk
617 N Botts Dr	Farmington	UT	84025	(801)499-6412	Provisional Clerk
335 N 100 E	Farmington	UT	84025	(801)505-8444	Receiving Clerk
140 W 2200 S	Clearfield	UT	84015	(801)564-0622	Technician
39 N 325 E	Farmington	UT	84025	(801)390-3026	Provisional Clerk
1189 Cannon Dr	Farmington	UT	84025	(801)643-1500	Poll Manager
1216 Cave Hollow Ln	Farmington	UT	84025	(801)413-4960	Receiving Clerk
1216 Cave Hollow Ln	Farmington	UT	84025	(801)678-8655	Provisional Clerk
95 Baer Creek Dr	Kaysville	UT	84037	(801)928-9207	Poll Manager
868 E 250 S	Kaysville	UT	84037		Technician
186 Country Spring Rd	Kaysville	UT	84037	(801)678-2581	Receiving Clerk
862 Shannon Rd	Kaysville	UT	84037	(801)390-5966	Provisional Clerk
1315 S 125 E	Kaysville	UT	84037	(801)510-8938	Technician
543 Creekside Ln	Kaysville	UT	84037	801-564-5327	Provisional Clerk
686 Hollie Ave	Farmington	UT	84025	(801)205-3635	Receiving Clerk
1490 Kays Creek Dr	Layton	UT	84040	645-3249	Provisional Clerk
2588 E 1930 N	Layton	UT	84040	(801)540-9180	Provisional Clerk
1088 Smith Ln	Kaysville	UT	84037	336-7466	Provisional Clerk
770 E 315 S	Layton	UT	84041	(801)540-4365	Poll Manager
503 N 2150 W	West Point	UT	84015	(801)510-1208	Technician
2465 E 2550 N	Layton	UT	84040	(801)589-1051	Receiving Clerk
2465 E 2550 N	Layton	UT	84040	(801)589-1050	Technician
235 E 800 S	Layton	UT	84041	(801)499-2047	Receiving Clerk
47 S 3200 W	Layton	UT	84041	(801)814-7398	Receiving Clerk
2245 E Cherry Ln	Layton	UT	84040	(801)725-6152	Receiving Clerk

368 N 1875 W	West Point	UT	84015	Technician
368 N 1875 W	West Point	UT	84015 407-729-5154	Poll Manager
1380 W 1045 S	Clearfield	UT	84015 510-2874	Provisional Clerk
1196 N 1120 W	Clinton	UT	84015	Provisional Clerk
733 W 1000 N	Clinton	UT	84015 (801)540-8096	Poll Manager
503 N 2150 W	West Point	UT	84015	Receiving Clerk
1361 N 2890 W	Clinton	UT	84015 (801)499-6369	Technician
603 W 1580 N	Clinton	UT	84015 (801)628-5550	Poll Manager
1179 W 1575 S	Syracuse	UT	84075	Provisional Clerk
591 W 1580 N	Clinton	UT	84015 (801)543-9163	Provisional Clerk
1638 S 1100 W	Syracuse	UT	84075 (801)628-8748	Technician
716 N 1250 W	Clearfield	UT	84015 (801)628-4607	Receiving Clerk
3793 Cherry Hills Cir	Syracuse	UT	84075 (801)628-4621	Receiving Clerk
620 W 1950 N	West Bountiful	UT	84087	Receiving Clerk
1080 S 100 E	Bountiful	UT	84010 (801)558-3552	Technician
1969 S 1550 W	Woods Cross	UT	84087 (801)651-6889	Provisional Clerk
4654 Summerwood Dr	Bountiful	UT	84010 801-231-1455	Poll Manager

HOME_PRECINCT

BO28:I-S-

BO26:IDS-

BO26:IDS-

BO08:I-S-

BO29:IDS-

BO11:I-S-

BO25:IDS-

BO14:I-S-

BO14:I-S-

CE07:I-S-

CE01:I-S-

CE09:I-S-

CE10:I-S-

CE08:I-S-

CE09:I-S-

LA36:I-N-

BO25:IDS-

CL01:I-N-

LA31:I-N-

LA37:I-N-

LA37:I-N-

FA13:IBC-

FA08:IBC-

CF08:I-N-

FA08:IBC-

FA11:IBC-

FA11:IBC-

FA11:IBC-

KA16:IBC-

KA03:I-C-

KA18:I-C-

KA08:I-N-

KA01:I-C-

KA05:I-C-

FA11:IBC-

LA07:I-N-

LA23:I-N-

KA18:I-C-

LA39:I-N-

WP04:I-N-

LA06:I-N-

LA06:I-N-

LA38:I-N-

LA34:I-N-

LA22:I-N-

WP04:I-N-

WP04:I-N-

CF03:I-N-

CL11:I-N-

CL10:I-N-

WP04:I-N-

CL12:I-N-

CL09:I-N-

SY04:I-N-

CL09:I-N-

SY04:I-N-

CF10:I-N-

SY14:I-N-

WB01:I-S-

BO15:I-S-

WX06:I-S-

BO30:I-S-



City Council Staff Report

Boundary Adjustment with Farmington City July 6, 2017

Applicant/Owner: Lowell Johnson / UDOT
Location: Approximately 1075 West Main Street - Farmington
or 1350 South Main Street - Kaysville
Land area: Approximately 0.38 acres

Description:

In April of 2017 the city council approved a Resolution of Intent to consider the subject boundary adjustment wherein Kaysville City would grow by 0.38 acres by adjusting a common municipal boundary and taking a portion of excess UDOT right of way from Farmington City. Since that date staff has certified the petition to adjust the common boundary and has published notice as required by the State of Utah allowing time for affected entities to protest the request. As of the date of this report no protest has been made. A public hearing was held for this item on June the 15th without any comments from the public.

The property is UDOT surplus which the applicant has under contract to purchase. Mr. Johnson has submitted a petition describing the reason for his interest in the property being in Kaysville City rather than Farmington City.

The applicant has expressed his desire to use the subject property for residential purposes and to that end the R-1-10 (Single Family Residential) zoning district is proposed. Staff has reviewed the request and has found that the City is capable of providing services to the property.

Farmington City has been undergoing a similar process to make a decision on the request as to whether or not the property would be released from Farmington City. It is required that both cities agree to the exchange for the boundary adjustment to be finalized. Farmington City previously reviewed the request and voted to deny the proposal without an understanding of what the property would be used for. They have since met and agreed to revisit the request. The applicant wasn't present for the first review by the Farmington City Council to explain his intentions. Farmington City is set to reconsider the request during their City Council meeting on July the 18th.

Recommendation:

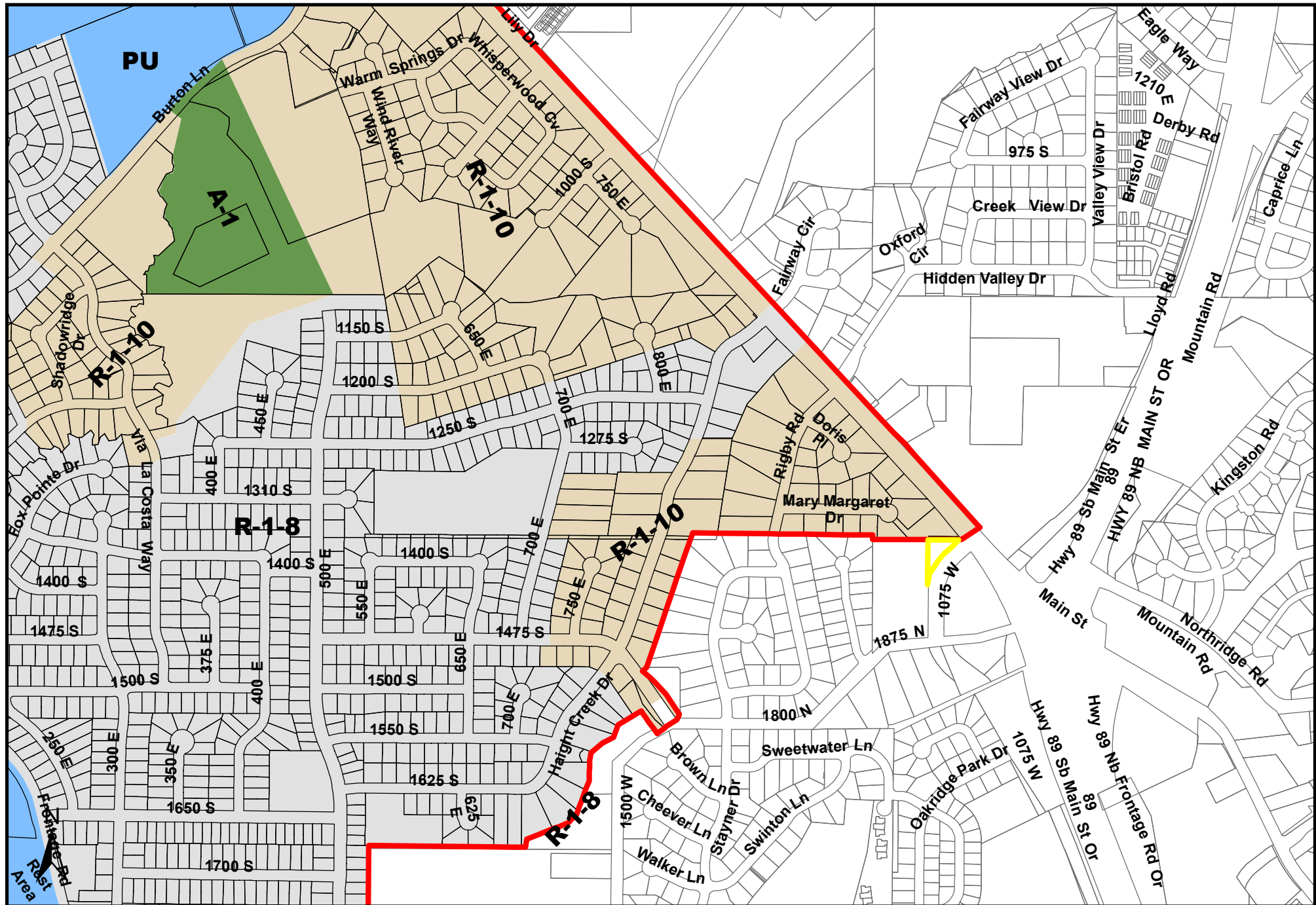
While a decision is still pending from Farmington City it is appropriate to consider Kaysville City's interest in the proposal. Should the Council determine that the request is desirable for Kaysville City, the attached ordinance may be approved subject to an approval from the Farmington City Council regarding the same Common Boundary Adjustment.

Attachment 1: Location Map
Attachment 2: Proposed Zoning Map
Attachment 3: Boundary Exchange Ordinance

Main Street and 1075 West Street



Boundary Adjustment and Assignment of R-1-10 zone at 1350 South Main Street



ORDINANCE NO. ____

ADJUSTING A COMMON BOUNDARY BETWEEN KAYSVILLE CITY AND FARMINGTON CITY AND ANNEXING 0.38 ACRES OF REAL PROPERTY INTO KAYSVILLE CITY.

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

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

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

SECTION ONE:

The following described real property is hereby annexed into the corporate limits of Kaysville City, a municipal corporation of the State of Utah:

A TRACT OF LAND IN FEE SITUATED IN THE E1/2NE1/4 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, WHICH CORNER IS 1338.85 FEET NORTH AND 1011.25 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11, AND RUNNING THENCE SOUTH 89°23'33" EAST 154.56 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY STATE ROUTE 273 AND THE NORTHWESTERLY RIGHT OF WAY AND NO ACCESS LINE OF A FRONTAGE ROAD, THENCE SOUTH 18°58'44" EAST 27.82 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY AND NO ACCESS LINE OF THE FRONTAGE ROAD TO A POINT 33.00 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID FRONTAGE ROAD, THENCE THE FOLLOWING TWO (2) COURSES PARALLEL TO AND CONCENTRIC WITH THE CENTERLINE OF SAID FRONTAGE ROAD: (1) SOUTH 47°41'45" WEST 76.50 FEET TO A POINT OF TANGENCY WITH AN 328.21 FOOT RADIUS CURVE TO THE LEFT AND (2) SOUTHWESTERLY 193.97 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD BEARS SOUTH 30°46'03" WEST 191.16 FEET), THENCE WEST 10.70 FEET ALONG SAID RIGHT OF WAY AND NO ACCESS LINE OF THE FRONTAGE ROAD TO THE WEST BOUNDARY LINE OF SAID TRACT, THENCE NORTH 0°20'47" EAST 243.70 FEET TO THE POINT OF BEGINNING.

Contains: 0.38 +/- acres

The same shall thereafter be subject to the Ordinances and Regulations and taxing powers of Kaysville City. This property is assigned the R-1-10 land use zone as shown on the attached map.

SECTION TWO:

The City Recorder is hereby directed to file a copy of this Ordinance of boundary adjustment with the County Recorder, Davis County, State of Utah, and thereupon the annexation of this property shall be deemed complete and the said territory herein described shall be deemed and held to be a part of this City.

SECTION THREE:

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

APPROVED AND ADOPTED this _____ day of _____, 2017.

Steve A. Hiatt
Mayor

ATTEST:

Maria T. Devereux
City Recorder

I, Maria Devereux, do hereby certify that I am duly appointed, qualified, and acting City Recorder of Kaysville City, Davis County, State of Utah. I further certify that the above, foregoing, and attached Ordinance, entitled "An Ordinance Disconnecting Real Property from Kaysville City and Adjusting the Boundary Between Kaysville City and Farmington City," constitutes a true and correct copy of such Ordinance passed and adopted by the City Council of Kaysville City on the ____ day of _____, 2017, as said Ordinance officially appears in my official Ordinance File of Kaysville City, and on deposit in my office as City Recorder.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed thereon the official seal of Kaysville City, this _____ day of _____, 2017.

Maria T. Devereux
City Recorder



City Council Staff Report

Preliminary and Final Plat for Amendment to Lots 26 and 27 of the West Creekside Estates Subdivision July 6, 2017

Applicant/Owner: Robert Campbell and Christopher Barrett
Location: 140 and 118 South 2300 West
Zone: R-A (Residential Agriculture)

Description:

The West Creekside Estates Subdivision was recorded in June of 2015. Since that time many homes have been constructed on the approved lots and in the case of the subject properties the new owners and residents desire a modification to the original property line recorded between lots 26 and 27.

No new lot is being proposed under this application. Lot 26 would be giving what is identified in the survey plat as Parcel A to Lot 27 in exchange for what is identified as Parcel B. It is an exchange of 0.14 acres of property making the frontage along lot 26 slightly wider and giving more of a rear yard to lot 27. It is a mutually agreed upon adjustment that requires an amendment to the subdivision plat. The applicants have shown that the new lot lines do not create any issues of non-compliance as far as setbacks from existing buildings.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Preliminary and Final Plat for the Amendment to Lots 26 and 27 of the West Creekside Estates Subdivision.

Reasoning:

The subdivision as proposed is consistent with the original approval for the West Creekside Estates Subdivision which includes the PRUD overlay and does not create any zoning violation issues.

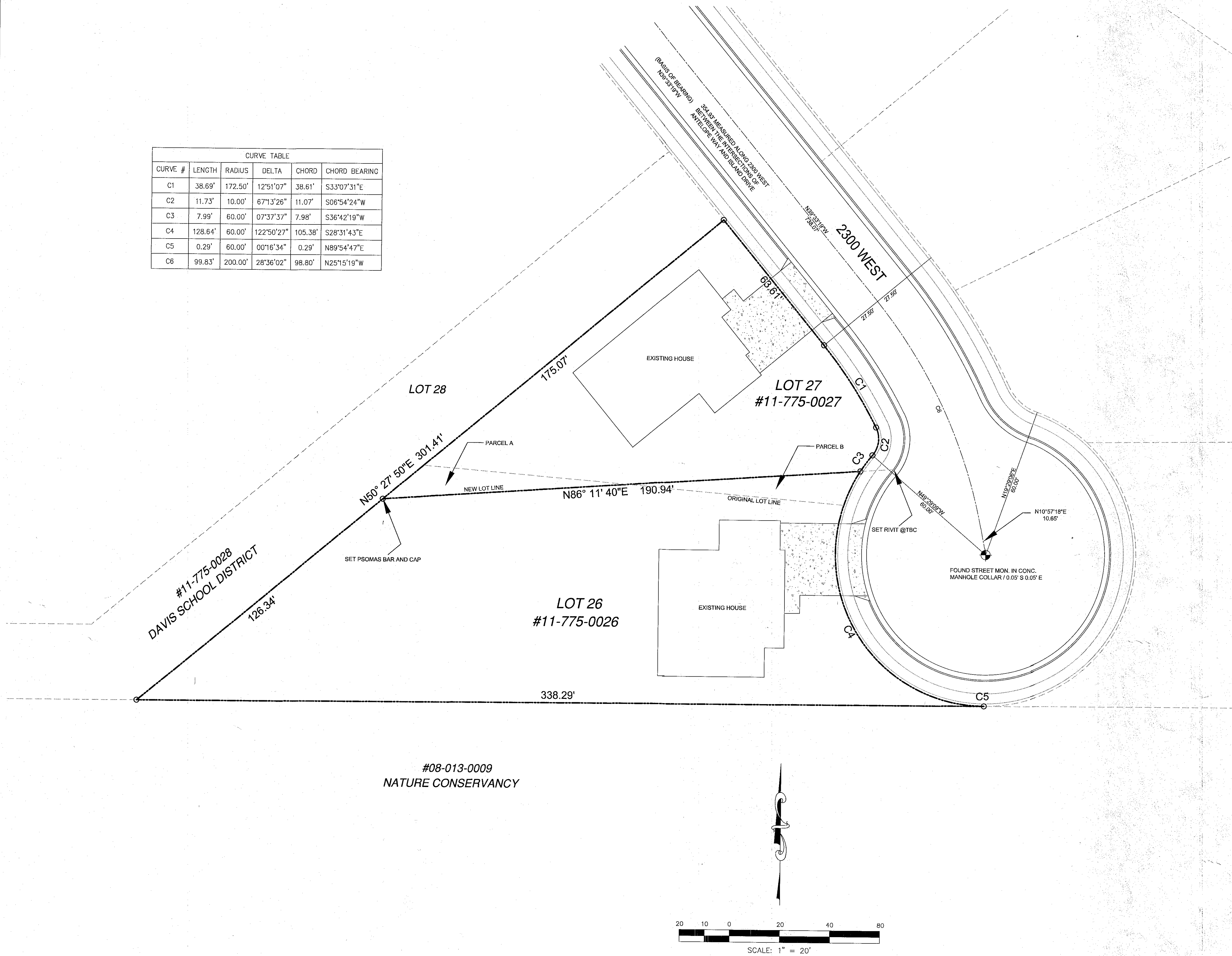
Attachment 1: Area Map
Attachment 2: Survey Plat
Attachment 3: Site Plan and dimensions.

Lot 26 and 27 - West Creekside Estates



ROBERT G. CAMPBELL PROPERTY
LOTS 26 AND 27, WEST CREEK SIDE ESTATES SUBDIVISION AMENDED
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.69'	172.50'	12°51'07"	S33°07'31"E
C2	11.73'	10.00'	67°13'26"	S06°54'24"W
C3	7.99'	60.00'	07°37'37"	S36°42'19"W
C4	128.64'	60.00'	122°50'27"	S28°31'43"E
C5	0.29'	60.00'	00°16'34"	N89°54'47"E
C6	99.83'	200.00'	28°36'02"	N25°15'19"W



RECORD DESCRIPTION

All of Lots 26 and 27, West Creek Side Estates Subdivision Amended, recorded June 4, 2015 as Entry #2871192 in Book 6281 at Page 41.

Property Owners:

Lot 26 - Robert G. Campbell
Lot 27 - Chris Barrett

LOT LINE ADJUSTMENT PARCEL DESCRIPTIONS

Parcel A

A parcel of land lying and situate in the Southwest Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville City, Davis County, Utah, and a part of Lot 26, West Creek Side Estates Subdivision Amended, according to the official plat thereof; recorded June 4, 2015 as Entry # 2871192, in Book 6281, at Page 84 of the Davis County Records. Subject parcel being more particularly described as follows:

BEGINNING at the rear common corner of Lots 26 and 27, West Creek Side Estates Subdivision Amended, according to the official plat thereof; recorded June 4, 2015 as Entry # 2871192, in Book 6281, at Page 84 of the Davis County Records; Thence South 85°11'14" East 81.84 feet coincident with the common line between said lots 26 and 27; Thence South 86°11'40" West 97.96 feet to the westerly line of said lot 26; Thence North 50°27'50" East 21.00 feet coincident with the said westerly line to the POINT OF BEGINNING.

Contains 600.709 Square feet / 0.014 Acres

Parcel B

A parcel of land lying and situate in the Southwest Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville City, Davis County, Utah, and a part of Lot 27, West Creek Side Estates Subdivision Amended, according to the official plat thereof; recorded June 4, 2015 as Entry # 2871192, in Book 6281, at Page 84 of the Davis County Records. Subject parcel being more particularly described as follows:

COMMENCING at the rear common corner of Lots 26 and 27, West Creek Side Estates Subdivision Amended, according to the official plat thereof; recorded June 4, 2015 as Entry # 2871192, in Book 6281, at Page 84 of the Davis County Records; Thence South 85°11'14" East 81.84 feet coincident with the common line between said lots 26 and 27 to the POINT OF BEGINNING; Thence North 86°11'40" East 92.98 feet to the Right-of-Way line of 2300 West Street; Thence Southerly 14.96 feet coincident with said Right-of-Way line, along the arc of a 60.00 foot radius curve to the left (chord bears South 25°45'01" West 14.92 feet) through a central angle of 14°17'00"; Thence North 85°11'14" West 86.60 feet to the POINT OF BEGINNING.

Contains 598.662 Square feet / 0.014 Acres

SURVEYOR NOTES

The Basis of Bearing is on 2300 West Street between the intersections of Antelope Way and Island Drive (N 39°33'19" W 354.93' measured). The found street monuments controlled the location of said Lots.

The original common lot line was re-established per the recorded Plat and modified as shown.

Recorded Subdivision Plat referenced for this survey:
West Creek Side Estates Subdivision Amended, recorded June 4, 2015 as Entry #2871192 in Book 6281 at Page 41.

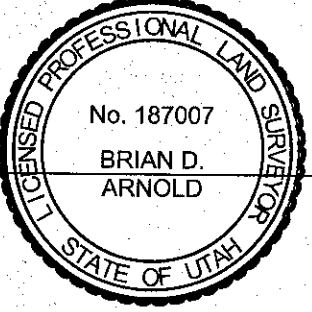
Field Survey was completed in May of 2017.
Property corners/rivits were set as shown and created the new common Lot Line between lots 26 and 27.

NARRATIVE

This survey was prepared for Robert G. Campbell for the purpose of creating a new Lot Line between Lots 26 and 27.

SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 as prescribed under the laws of the State of Utah. I further state that the above described property was surveyed under my direct supervision and the results of that survey are depicted hereon.



Date

RECORD OF SURVEY
ROBERT G. CAMPBELL PROPERTY
KAYSVILLE CITY, UTAH

DESIGNED
BDA

DRAFTED
BDA

CHECKED
LEW

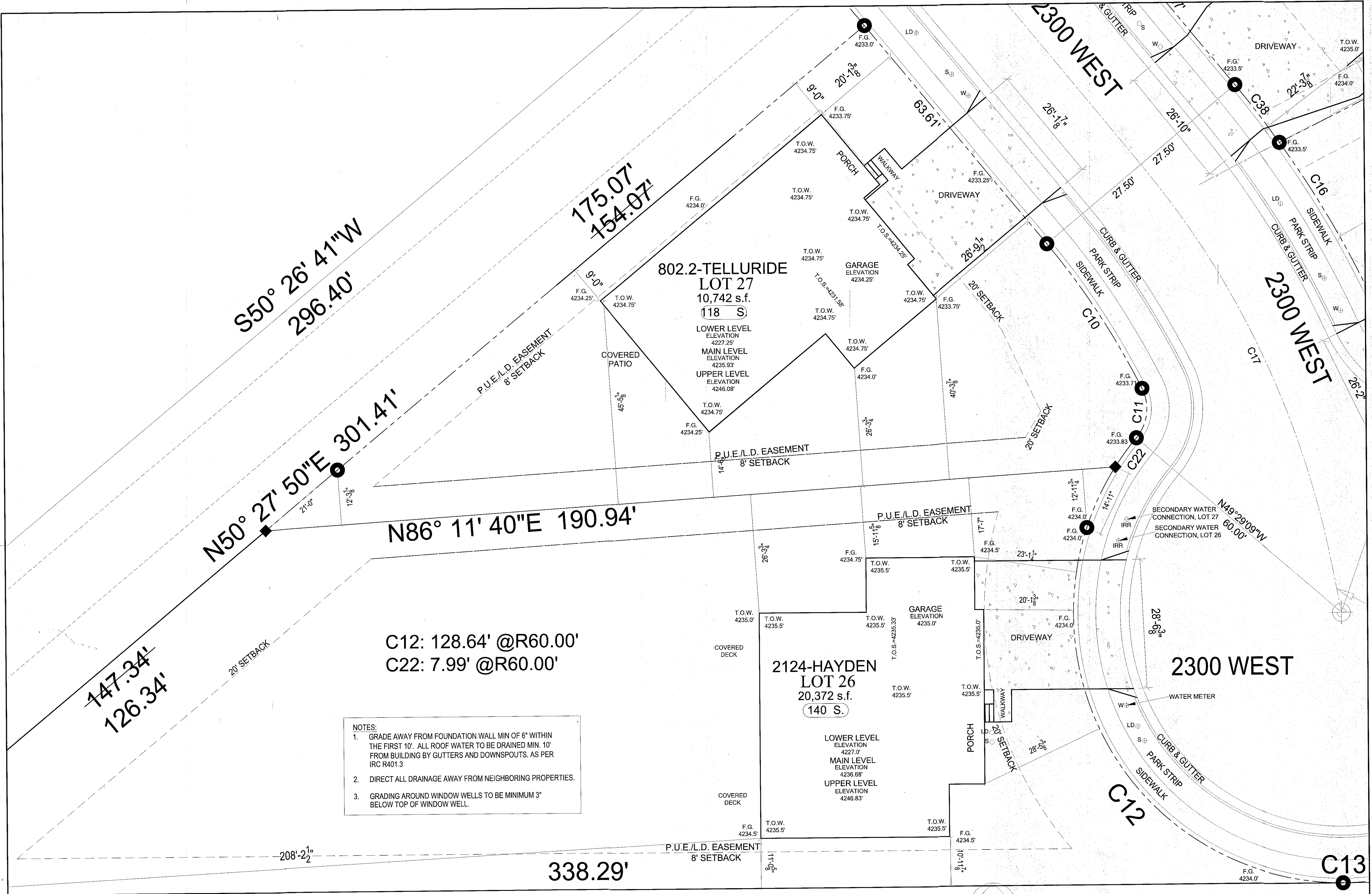
DATE
05-31-17

PLOT DATE

SCALE
1" = 20'

PROJECT NUMBER
8CAM0103100

1
OF 1



- NOTES:
1. GRADE AWAY FROM FOUNDATION WALL MIN OF 6" WITHIN THE FIRST 10'. ALL ROOF WATER TO BE DRAINED MIN. 10' FROM BUILDING BY GUTTERS AND DOWNSPOUTS. AS PER IRC R401.3
 2. DIRECT ALL DRAINAGE AWAY FROM NEIGHBORING PROPERTIES.
 3. GRADING AROUND WINDOW WELLS TO BE MINIMUM 3" BELOW TOP OF WINDOW WELL.

A SITE PLAN
A1.3 SCALE: (24x36) 1" = 10'-0"
SCALE: (11x17) 1" = 20'-0"

NORTH

West Creekside Estates

LOT # 118

OAKWOOD HOMES

208 E Winchester Street, Murray, UT 84107 | Office: 801-270-6400

LOT LINE ADJ 26 & 27

140 SOUTH 2300 WEST, KAYSVILLE, UT 84037

DATE: MAR 2017

DRAWN BY:

CHECKED BY:

PROJ. NO. 000-000

DRAWING TITLE SITE PLAN

FILE NO. 000-000

SHEET #

C1.0



City Council Staff Report

Final Plat for the Wray Subdivision July 6, 2017

Applicant/Owner: Jerry Preston representing Bonnie Wray
Location: 1120 West Webb Lane
Zone: R-A (Residential Agriculture)

Description:

In March of this year the applicant was approved for the R-A zoning district and given a preliminary plat approval for a 3 lot subdivision which included 2 standard lots and one flag lot. After consideration regarding the timing and intended use of the originally proposed lots the applicant has submitted a final plat which shows only 2 standard lots. The larger of the 2 lots at 2.8 acres contains the existing home which will remain on site. Lot 2 as proposed includes over 150 ft. of frontage and 1 acre of property and is being created for the purpose of allowing a new home.

The subdivision as proposed is consistent and less intense than the approved preliminary plat and meets and well exceeds the minimum requirements of the R-A zoning district which are:

Minimum Lot Size: 21,780 sq. ft.

Minimum Street Frontage: 100 ft.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Final Plat for the Wray Subdivision as proposed.

Reasoning:

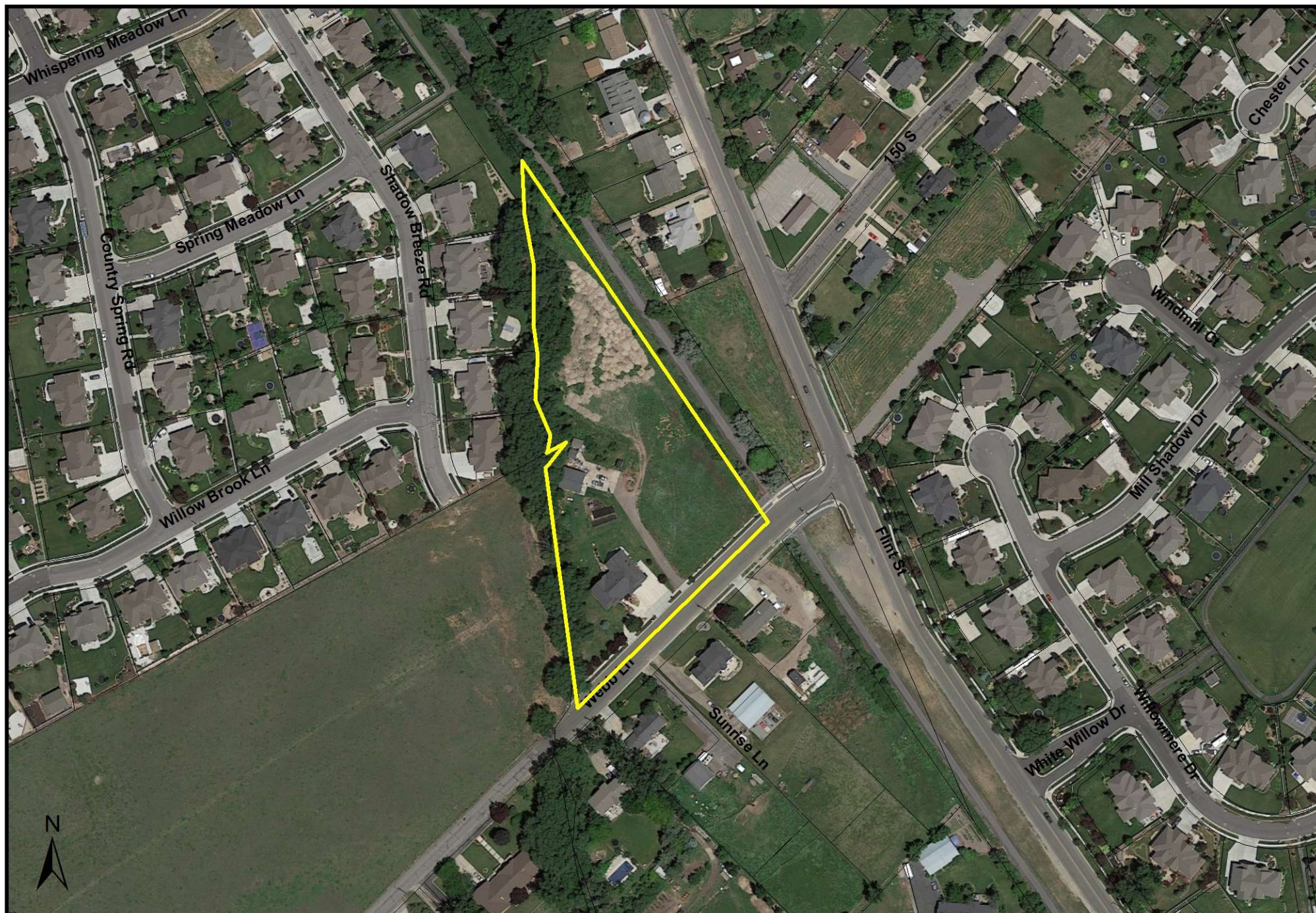
The subdivision as proposed is consistent with the preliminary plat and meets the requirements of the underlying zoning district.

Attachment 1: Area Map

Attachment 2: Preliminary Plat

Attachment 3: Final Plat

1120 West Webb Lane



811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

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°1'35" 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

EXIST MONUMENT

PRO MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

EXIST WATER METER

PRO WATER METER

EXIST WATER MANHOLE

PRO WATER MANHOLE

EXIST WATER VALVE

PRO WATER VALVE

EXIST FIRE HYDRANT

PRO FIRE HYDRANT

EXIST SECONDARY WATER VALVE

PRO SECONDARY WATER VALVE

EXIST IRRIGATION VALVE

PRO IRRIGATION VALVE

EXIST SANITARY SEWER MANHOLE

PRO SANITARY SEWER MANHOLE

EXIST STORM DRAIN CLEAN OUT

PRO STORM DRAIN CLEAN OUT

EXIST STORM DRAIN CATCH BASIN

PRO STORM DRAIN CATCH BASIN

EXIST STORM DRAIN COMBO BOX

PRO STORM DRAIN COMBO BOX

EXIST STORM DRAIN CULVERT

PRO STORM DRAIN CULVERT

EXIST SIGN

PRO SIGN

EXIST UTILITY MANHOLE

EXIST UTILITY POLE

EXIST GAS VALVE

EXIST TREE

EXIST SHRUB

DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

MINOR CONTOURS 1' INCREMENT

MAJOR CONTOURS 5' INCREMENT

ONE AE: 1% ANNUAL CHANCE FLOOD (100-YEAR), ELEVATIONS DETERMINED BY STUDY

FLOODWAY AREA IN ZONE AE: MUST BE KEPT FREE OF ENCROACHMENT TO CONVEY FLOOD

ZONE X: 0.2% ANNUAL CHANCE OF FLOOD (500-YEAR) OF 1% ANNUAL FLOOD WITH LESS THAN 1' DEPTH.

FLOOD ELEVATION STEPS FROM FEMA F.I.S.

EXIST BUILDING

PRO BUILDING

BUILDABLE AREA WITHIN SETBACKS

PUBLIC DRAINAGE EASEMENT

EXISTING 30" CURB AND GUTTER

PROPOSED 30" CURB AND GUTTER

EXIST FLOW LINE

PRO FLOW LINE

EXIST FENCE

PRO FENCE

EXIST EDGE OF ASPHALT

PRO EDGE OF ASPHALT

EXIST SANITARY SEWER

PRO SANITARY SEWER LINE

EXIST STORM DRAIN LINE

PRO STORM DRAIN LINE

EXIST LAND DRAIN LINE

PRO LAND DRAIN LINE

EXIST WATER LINE

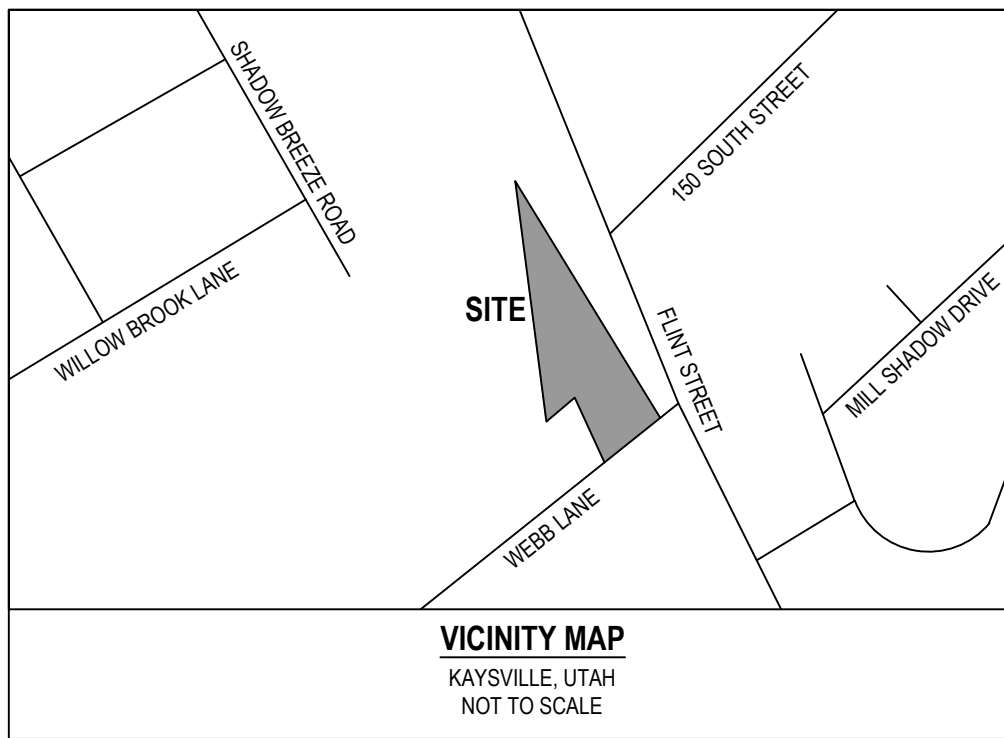
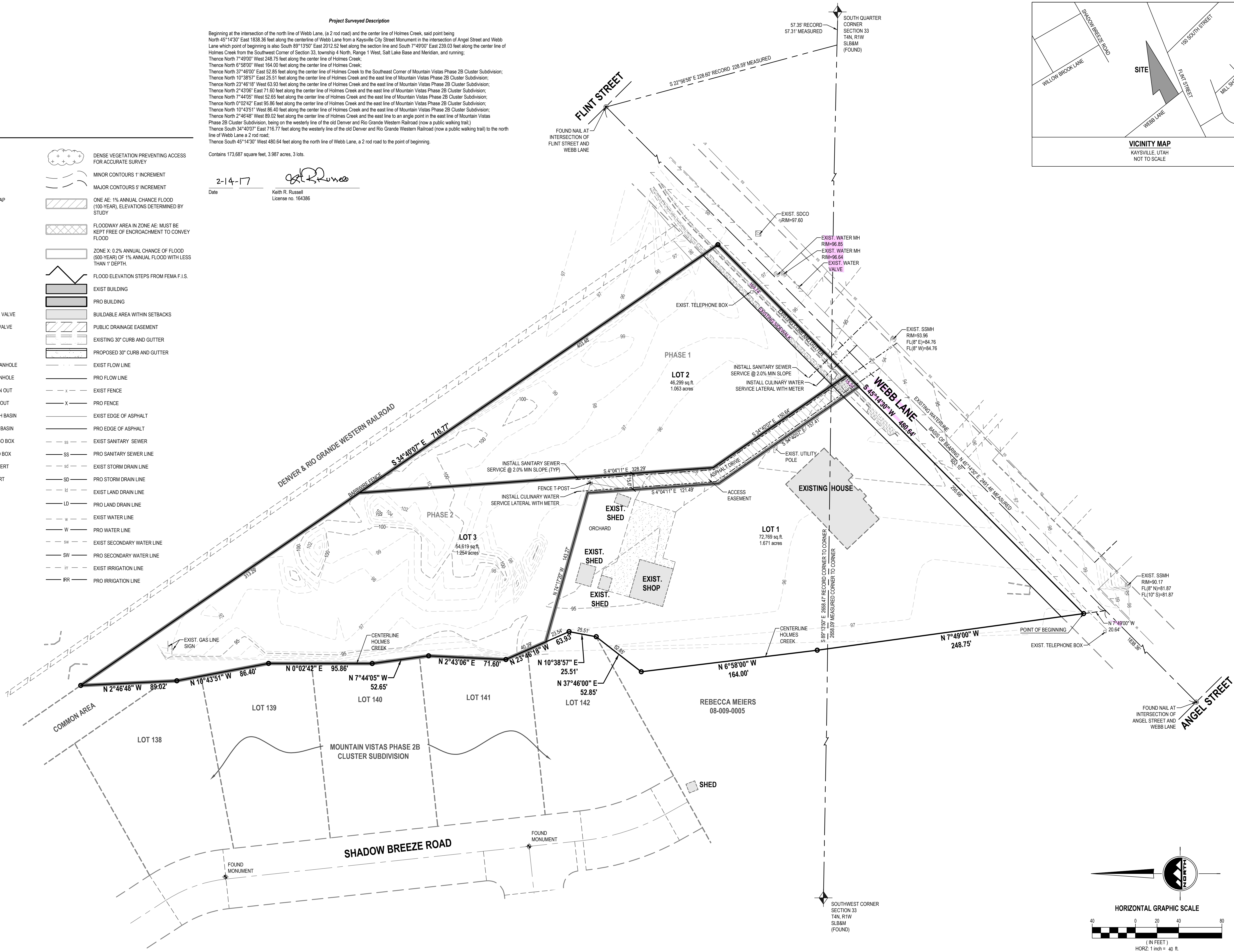
PRO WATER LINE

EXIST SECONDARY WATER LINE

PRO SECONDARY WATER LINE

EXIST IRRIGATION LINE

PRO IRRIGATION LINE



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

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			

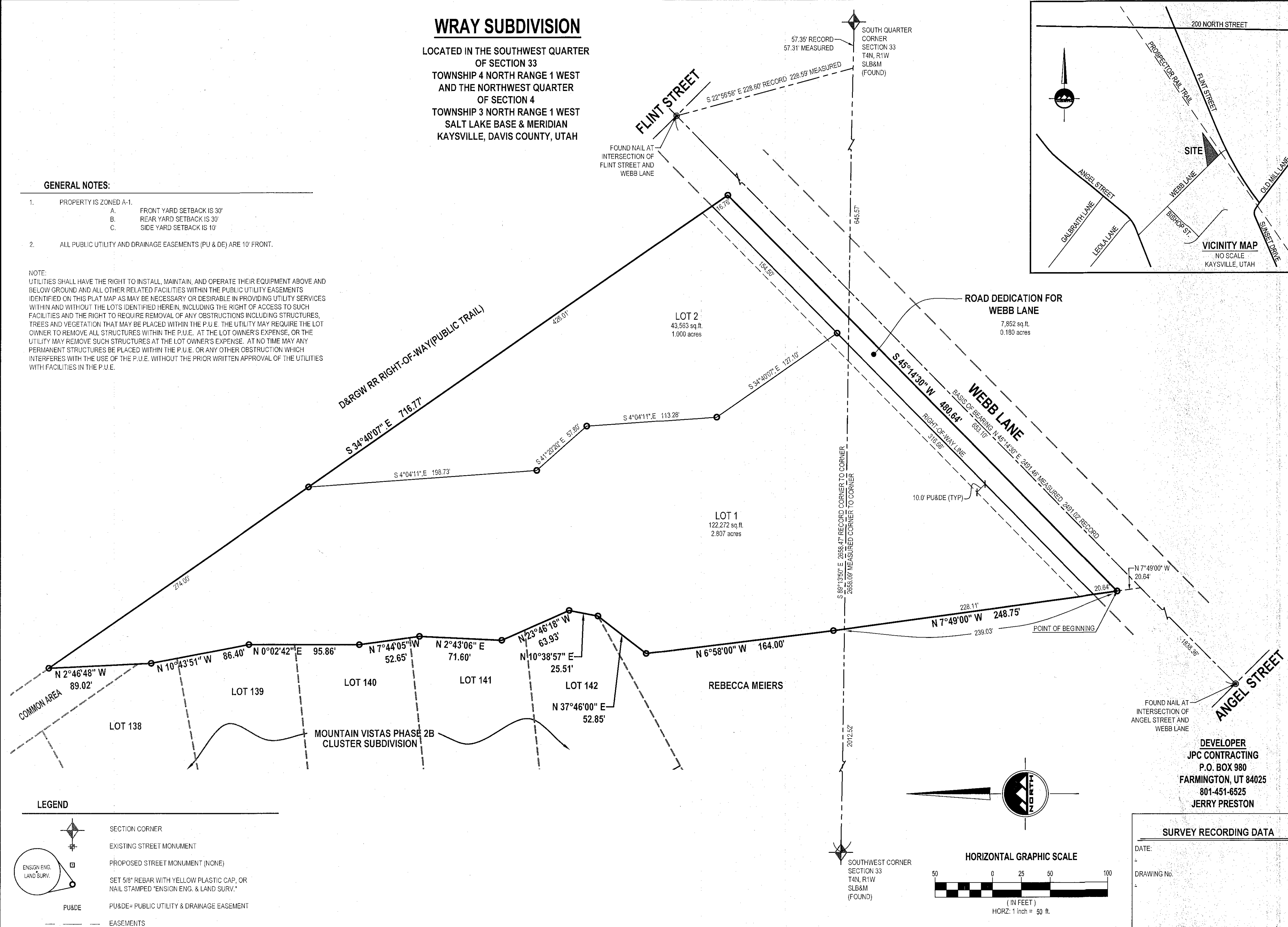
PRELIMINARY PLAT

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

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 33
TOWNSHIP 4 NORTH RANGE 1 WEST
AND THE NORTHWEST QUARTER
OF SECTION 4
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE, DAVIS COUNTY, UTAH

1. PROPERTY IS ZONED A-1.
 - A. FRONT YARD SETBACK IS 30'
 - B. REAR YARD SETBACK IS 30'
 - C. SIDE YARD SETBACK IS 10'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT

NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES TO THE LAND AND VEHICLES ON THE LOT IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. NOT AT TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH COULD IMPROPERLY AFFECT THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.



I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as WRAY SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

beginning at the intersection of the north of Webb Lane, (a 2nd road) and the center line of Holmes Creek, said point being North 41°13'03" East 183.36 feet along the centerline of Webb Lane and North 71°00'00" West 20.6 feet from a Kayville City Street Monument in the intersection of Angel Street and Webb Lane which point of beginning is also South 69°13'50" East 201.22 feet along the section line to the center line of Holmes Creek and South 74°00'00" East 239.03 feet along the center line of Holmes Creek from the Southwest Corner of the Southwest Corner of Sections 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running:
Thence North 74°00'00" West 248.75 feet along the center line of Holmes Creek;
Thence North 67°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 Southwest Corner of Mountain Vista Phase 28 Cluster Subdivision;
Thence North 37°38'00" East 25.1 feet along the center line of Holmes Creek and the east line of Mountain Vista Phase 28 Cluster Subdivision;
Thence North 27°46'18" East 63.95 feet along the center line of Holmes Creek and the east line of Mountain Vista Phase 28 Cluster Subdivision;
Thence North 27°43'05" East 71.60 feet along the center line of Holmes Creek and the east line of Mountain Vista Phase 28 Cluster Subdivision;
Thence North 27°43'05" East 52.65 feet along the center line of Holmes Creek and the east line of Mountain Vista Phase 28 Cluster Subdivision;
Thence North 07°02'42" East 56.66 feet along the center line of Holmes Creek and the east line of Mountain Vista Phase 28 Cluster Subdivision;
Thence North 07°04'51" East 56.66 feet along the center line of Holmes Creek and the east line of Mountain Vista Phase 28 Cluster Subdivision;
Thence North 27°46'48" West 89.02 feet along the center line of Holmes Creek and the east line to an angle point on the east line of Mountain Vista Phase 28 Cluster Subdivision, being on the westerly line of the old Denver and Rio Grande Western Railroad (now a public walking trail);
Thence North 07°07'42" East 116.77 feet along the westerly line of the old Denver and Rio Grande Western Railroad (now a public walking trail) to the north of Webb Lane a 2nd road;
Thence South 45°14'30" West 489.64 feet along the north of Webb Lane, a 2nd road to the point of beginning.

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

6-9-17 
Date Keith R. Russell
License no. 164386

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof, I/we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: _____

By: _____

STATE OF UTAH
County of Davis J.S.S.

On the _____ day of _____, A.D. 20____, _____
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____,
who, after being duly sworn, acknowledged to me that He/She is the _____ a Limited
Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for
the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____,
 _____ RESIDING IN _____ COUNTY
 NOTARY PUBLIC

STATE OF UTAH
County of Davis J.S.S.

On the _____ day of _____ A.D., 20____, _____ personally
appeared before me, the undersigned Notary public, in and for said County of _____, in said State of Utah,
who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication _____ in number, freely and voluntarily
for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
_____, RESIDING IN _____ COUNTY
NOTARY PUBLIC

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33
TOWNSHIP 4 NORTH RANGE 1 WEST
AND THE NORTHWEST QUARTER OF SECTION 4
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

MANAGER : C.PRESTON
DRAWN BY : A.SHELBY
CHECKED BY : K.RUSSELL
DATE : 6/9/17

DAVIS COUNTY RECORDER
BY _____
DEPUTY RECORDER



ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 50
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3560

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

COLORADO SPR
Phone: 719.478.0119

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

KAYSVILLE CITY ATTORNEY

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

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____
BY THE KAYSVILLE CITY ENGINEER _____

KAYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____
BY THE KAYSVILLE CITY COUNCIL

CITY RECORDER CITY MAYOR



City Council Staff Report

Final plat for the Meadows at Webb Lane Subdivision July 6, 2017

Applicant/Owner: Jerry Preston representing John Prograss and Jonathon Fairbanks
Location: 1191 and 1223 West Webb Lane
Zone: R-1-20

Description:

In March of this year the City Council following the recommendation of the Planning Commission approved the rezone of the subject property to the R-1-20 zoning district as well as the preliminary plat for the Meadows at Webb Lane Subdivision.

The subdivision includes 10 total lots in a standard cul-de-sac. The existing homes along Webb lane would be on lots 1 and 10 and 8 new lots would be created each with at least the minimum lot size and frontage for the R-1-20 zone. The subdivision covers 5.7 acres of property.

Recommendation:

The Planning Commission voted unanimously to forward a favorable recommendation to the City Council for the approval of the Final Plat for the Meadows at Webb Lane Subdivision as proposed.

Reasoning:

The final plat is consistent with the preliminary plat and is in compliance with applicable Kaysville City Standards and Ordinances.

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

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

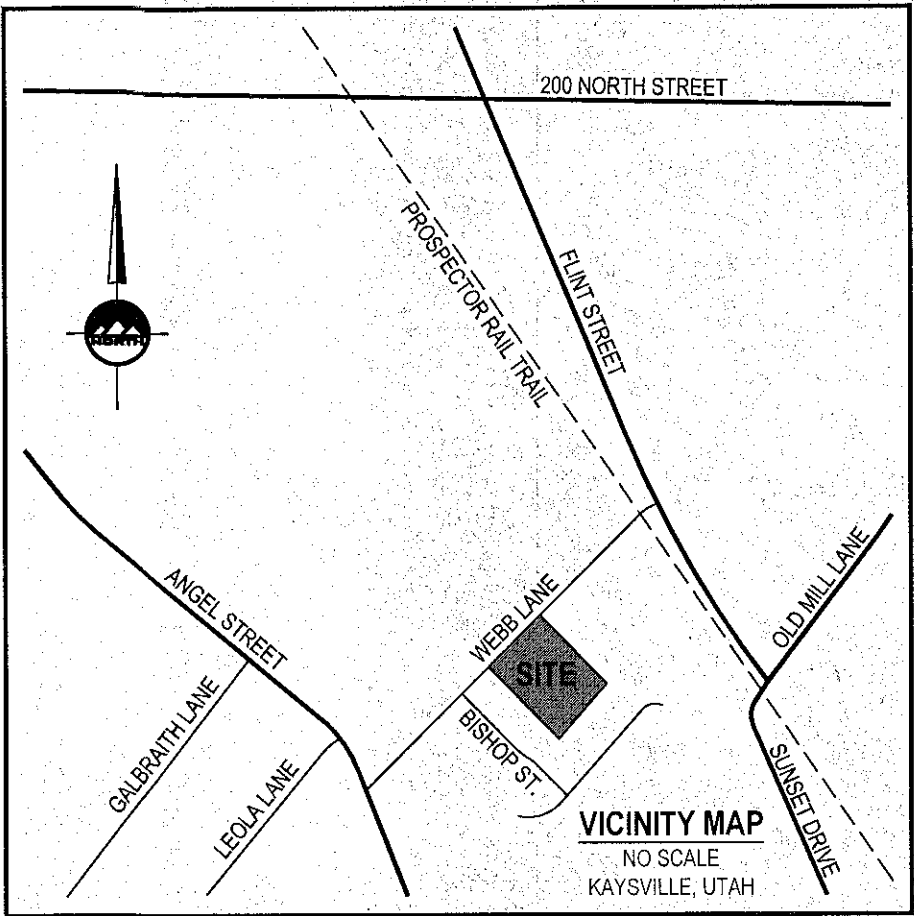
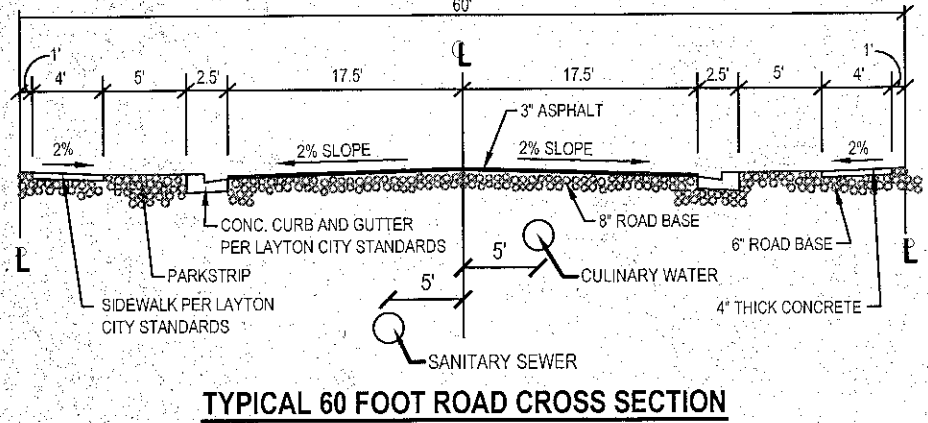
Catchment Calculations (100-year storm)

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



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

- PROPERTY PROPOSED ZONE R-1-20.
 - FRONT YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 15' (INTERIOR AND CORNER LOT)
 - SIDE YARD SETBACK IS 5'
 - SIDE YARD SETBACK IS 20' (CORNER LOT)
- 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

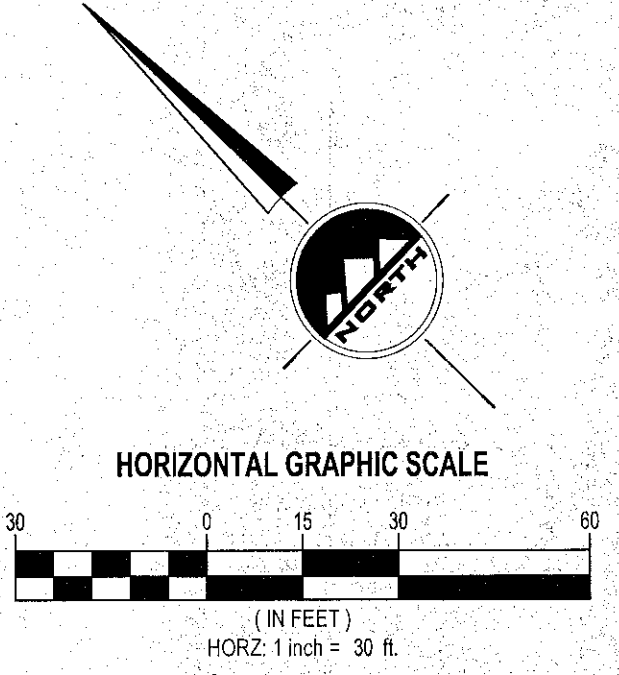
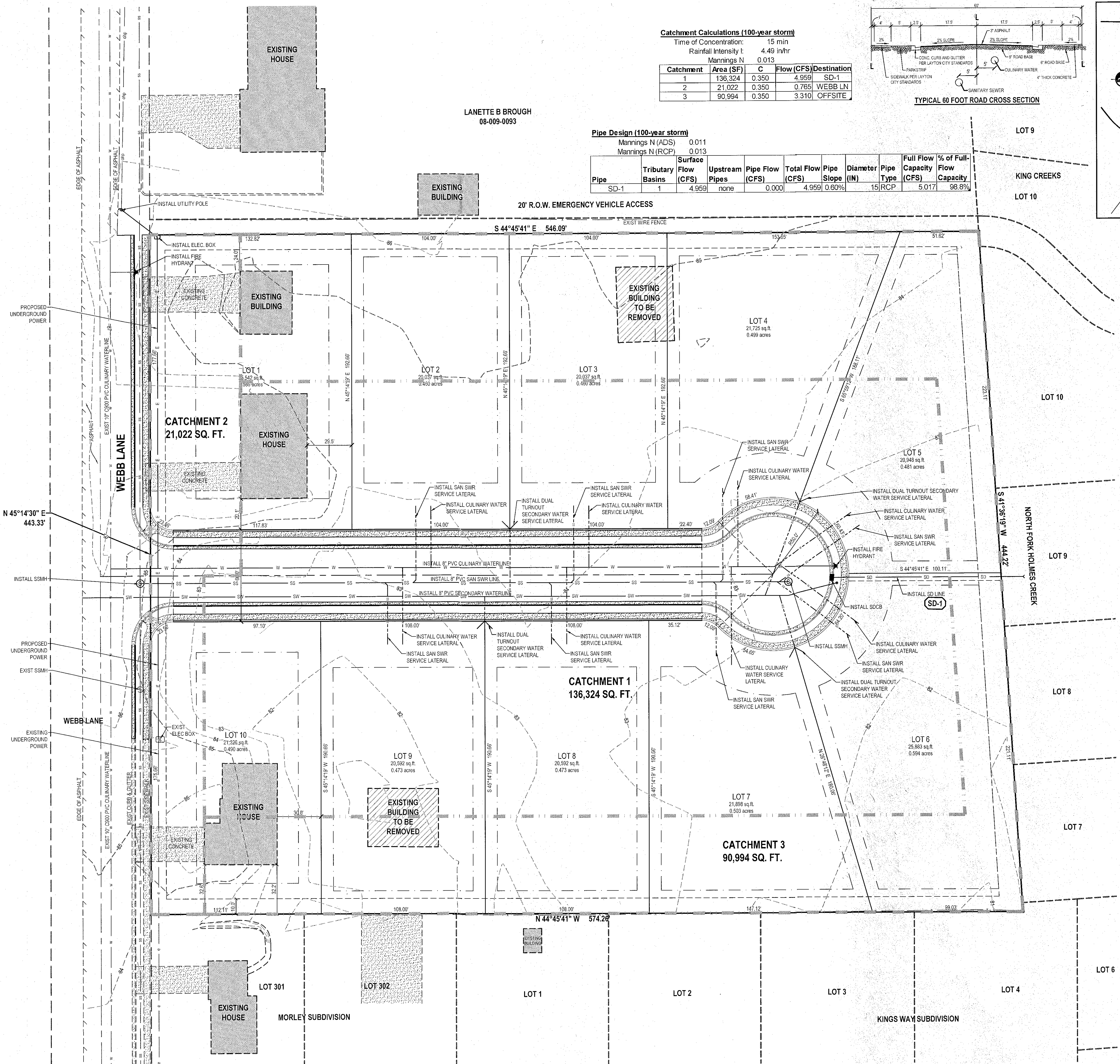
BUILDABLE AREA WITHIN SETBACKS

EXISTING CONCRETE

PROPOSED CONCRETE

EXISTING BUILDING

PROPOSED BUILDING



ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

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

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Phone: 801.255.0529

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Phone: 435.843.3590

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RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT 84025
CONTACT:
JERRY PRESTON
PHONE: 801-564-3155

PROGRESS PROPERTY

1200 WEST WEBB LANE
KAYSVILLE, UTAH

PROFESSIONAL ENGINEER

Michael B. Herbst

No. 5049039

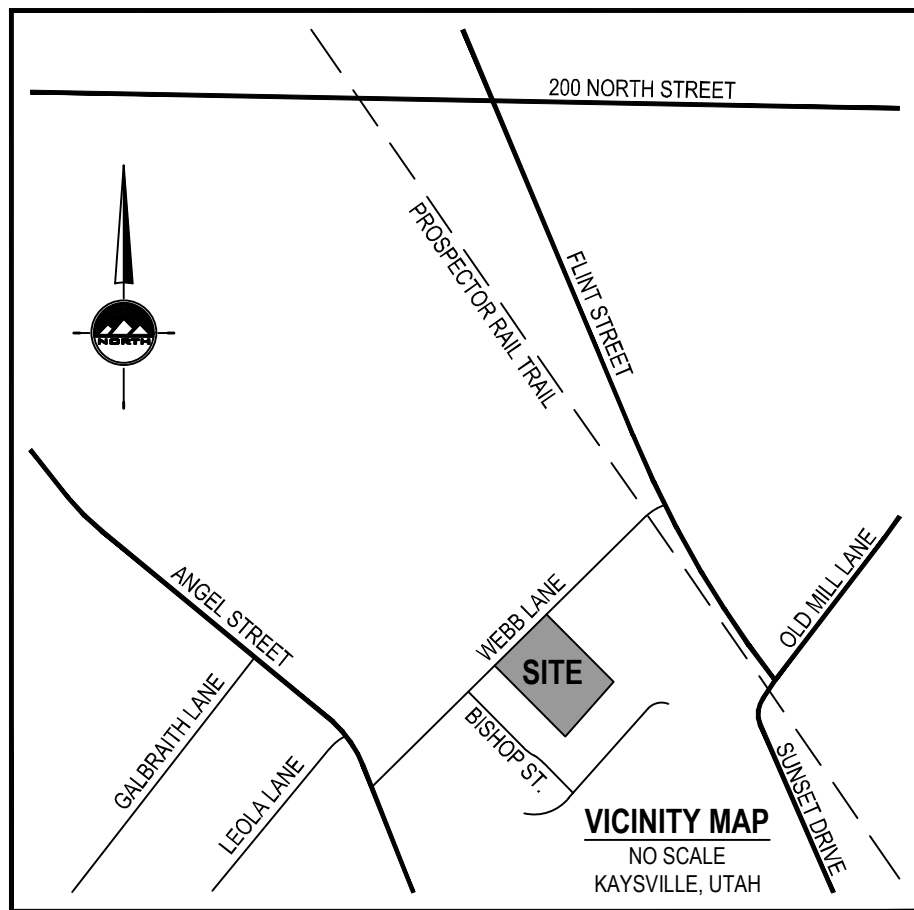
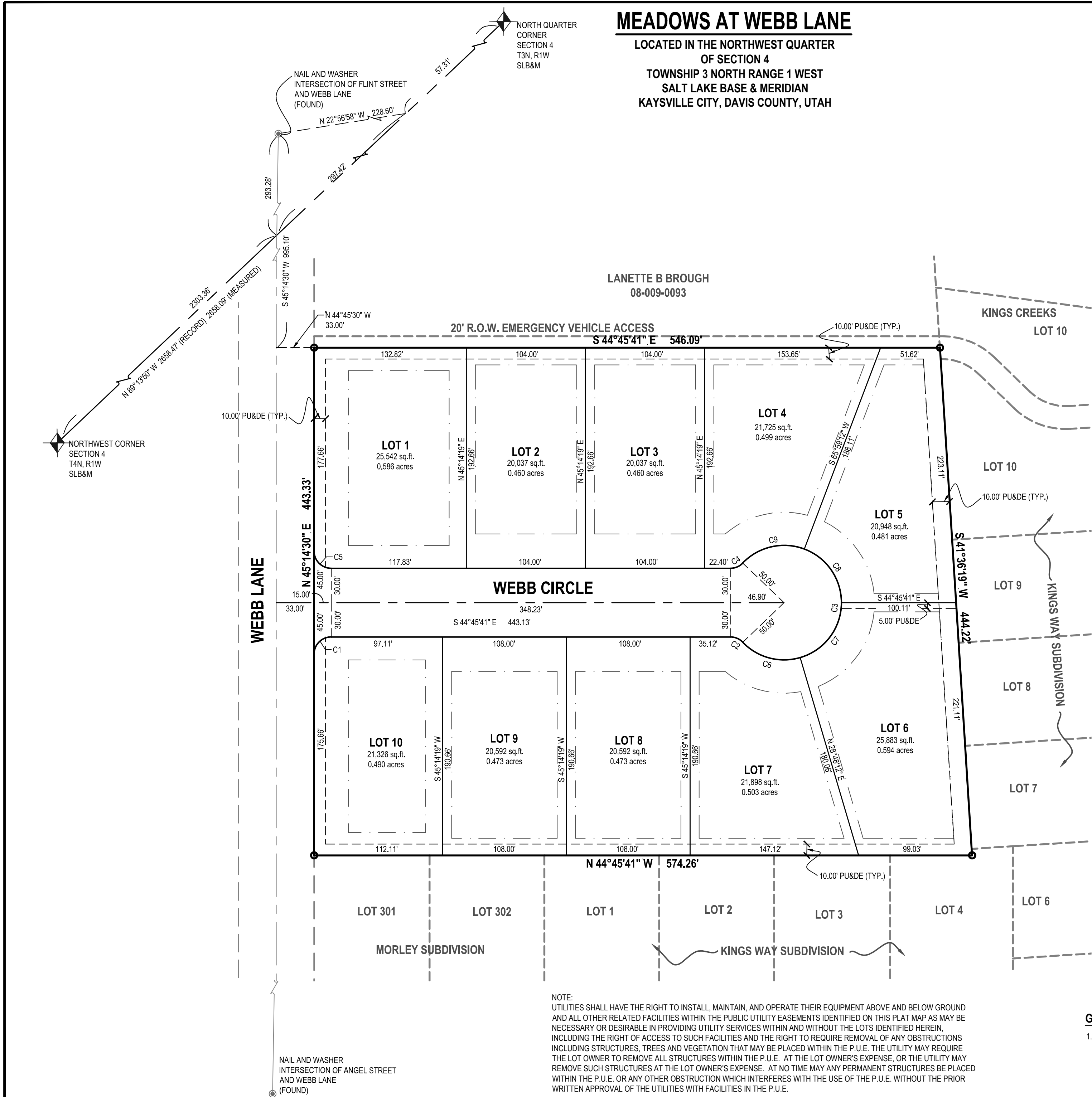
2-14-17

CAREER HESS PRESTON

PRELIMINARY PLAT

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

1 OF 1

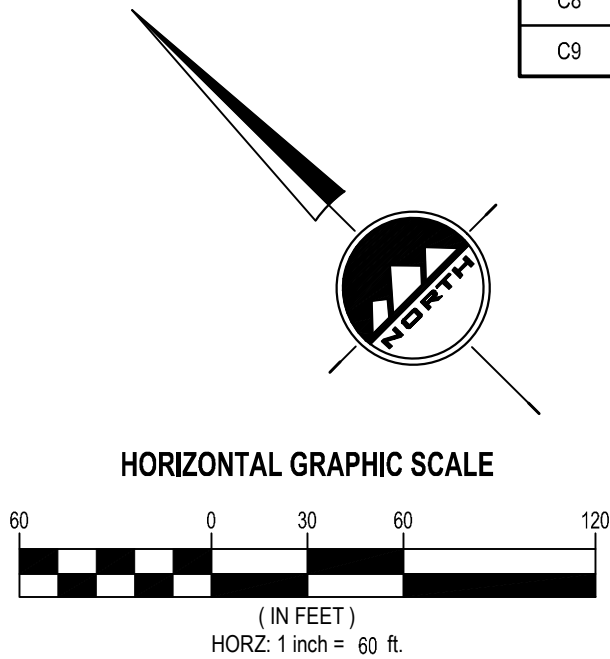


LEGEND

	SECTION CORNER
	EXISTING STREET MONUMENT
	PROPOSED STREET MONUMENT
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
	PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
	EASEMENTS
	BUILDABLE AREA (SEE GENERAL NOTE 1)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	89°59'49"	N89°45'35"W	21.21'
C2	15.00'	12.09'	46°11'13"	N21°40'05"W	11.77'
C3	50.00'	237.69'	272°22'26"	N45°14'19"E	69.23'
C4	15.00'	12.09'	46°11'13"	S67°51'17"E	11.77'
C5	15.00'	23.56'	90°00'11"	S0°14'25"W	21.21'
C6	50.00'	54.65'	62°37'20"	S29°53'08"E	51.97'
C7	50.00'	64.20'	73°33'53"	N82°01'15"E	56.88'
C8	50.00'	60.43'	69°15'07"	N10°36'45"E	56.82'
C9	50.00'	58.41'	66°56'06"	N57°28'51"W	55.15'



DEVELOPER
JPC CONTRACTING
40 NORTH 100 EAST
FARMINGTON, UT 84025
801-564-3155
JERRY PRESTON

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____
BY: _____

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 5046930, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as MEADOWS AT WEBB LANE, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

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°56'58" West 228.60 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) 955.10 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°46'25" East on King's Way Subdivision) 546.09 feet to the northerly line of King Creeks Subdivision;
thence South 41°36'19" West (South 41°35'35" West on King Creeks and King's Way Subdivision) 444.22 feet along the northerly line of said King Creeks 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°46'25" 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.

5-15-17
Date

Michael B. Herbst
Michael B. Herbst
License no. 5046930



OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

MEADOWS AT WEBB LANE

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____

By: _____ By: _____
By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis)
On the _____ day of _____, A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that: He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis)
On the _____ day of _____, A.D., 20____, I, _____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

MEADOWS AT WEBB LANE

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSNG.COM

SALT LAKE CITY
Phone: 801.252.0529
TOOELE
Phone: 435.943.3360
CDAR CITY
Phone: 435.955.1451
RICHFIELD
Phone: 435.996.2953

CENTRAL DAVIS SEWER DISTRICT

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

CENTRAL DAVIS SEWER DISTRICT

CITY ATTORNEY'S APPROVAL

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

KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR



City Council Staff Report

Final Plat for the Anglers Cove Subdivision Consisting of 3 Lots on 1.66 acres. July 6, 2017

Applicant/Owner: Brock Johnson
Location: 373 East Shepard Lane
Zone: R-1-LD

Description:

In April of this year the City Council following the recommendation of the Planning Commission approved the R-1-LD zoning district and preliminary plat for the Anglers Cove Subdivision.

Consistent with what was shown in the preliminary plat the subdivision includes 3 total lots. The existing home facing Shepard Lane would remain on site and an additional 2 lots to the north of the home are proposed. The existing home would remain on .90 acres while the other lots would be 0.38 acres each or 16,500 sq. ft. The total density is within the 2 units per acre allowed by the zone.

Recommendation:

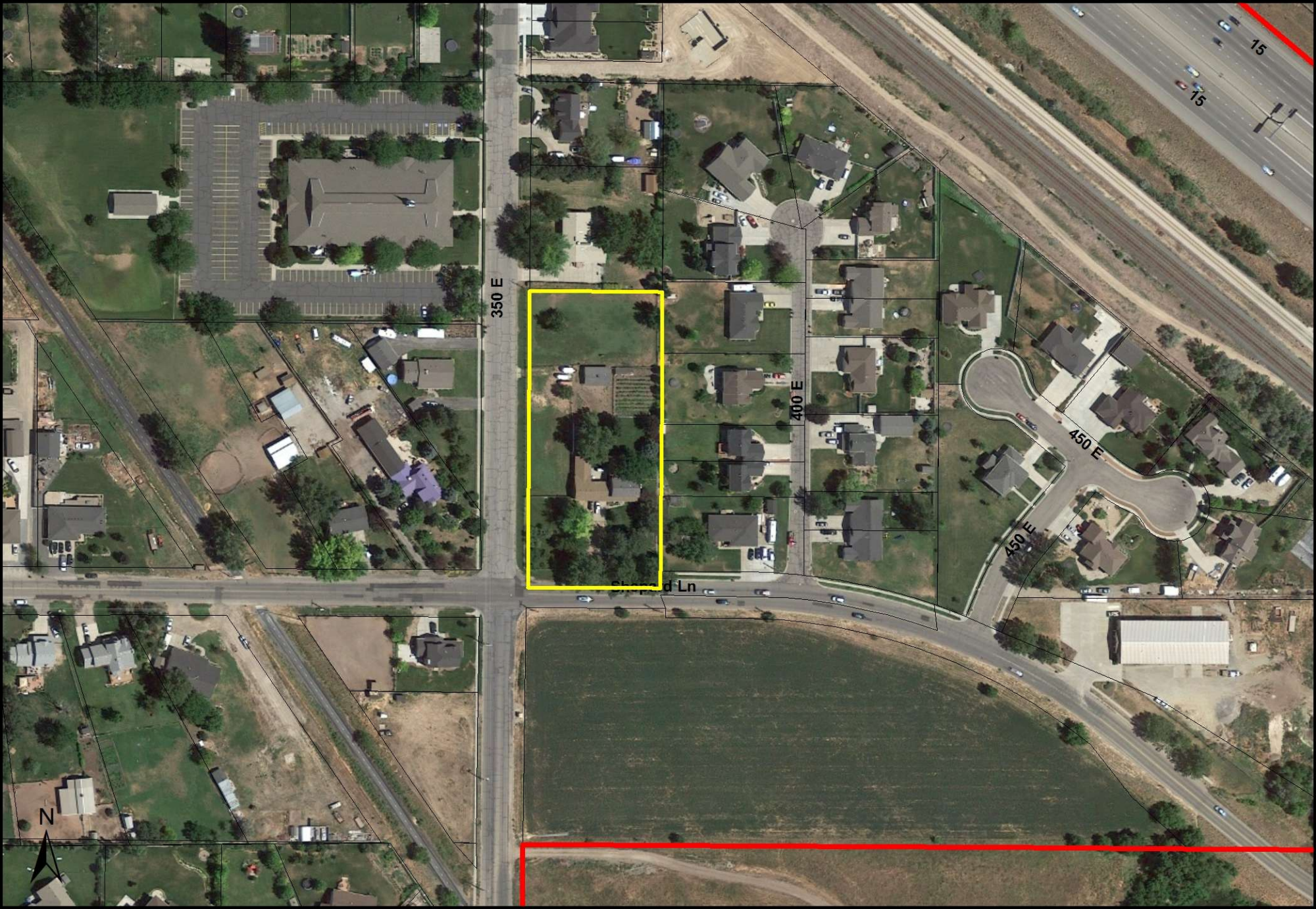
The Planning Commission voted unanimously to forward a positive recommendation to the City Council for the approval of the final plat for the Anglers Cove Subdivision consisting of 3 lots on 1.66 acres.

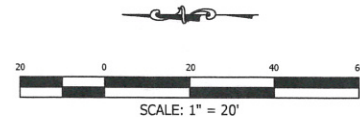
Reasoning:

The subdivision is consistent with what has been approved with the preliminary plat and complies with applicable Kaysville City Ordinances.

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

373 East Shepard Lane





PRELIMINARY PLAT ANGLERS COVE

OWNER:
DEBRA K BROWN
373 E SHEPARD LANE
KAYSVILLE UT. 84037

DEVELOPER:

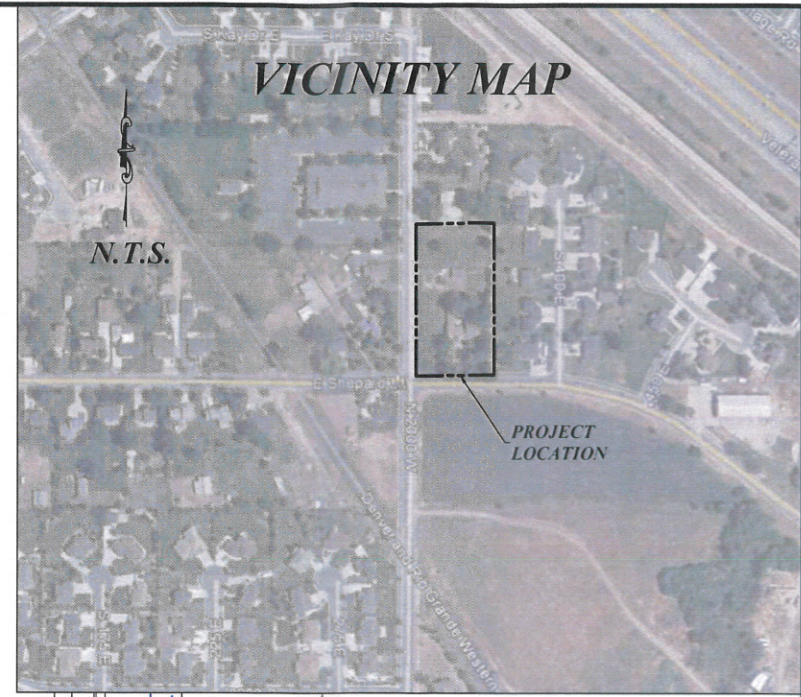
THERE ARE CURRENTLY NO STORM DRAINS IN THE AREA.
EXISTING STORM WATER FLOWS IN EXISTING CURB AND GUTTER
SOUTH TOWARD INTERSECTION OF SHEPARD LANE AND 350
EAST STREET AND WATER FLOWS WEST IN EXISTING CURB AND
GUTTER ON SHEPARD LANE TOWARD SAME INTERSECTION. THIS
IS A LOW POINT ON THE EXISTING STREETS.

FEMA FLOOD ZONE:
ZONE X

CURRENT KAYSVILLE CITY ZONE:
R-1-20

LOT 1 & 2 WILL BE RE-ZONED TO R-1-14
LOT 3 WILL REMAIN R-1-20

TOTAL ACREAGE OF SUBDIVISION:
1.66 AC.



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

Entellus

HIA

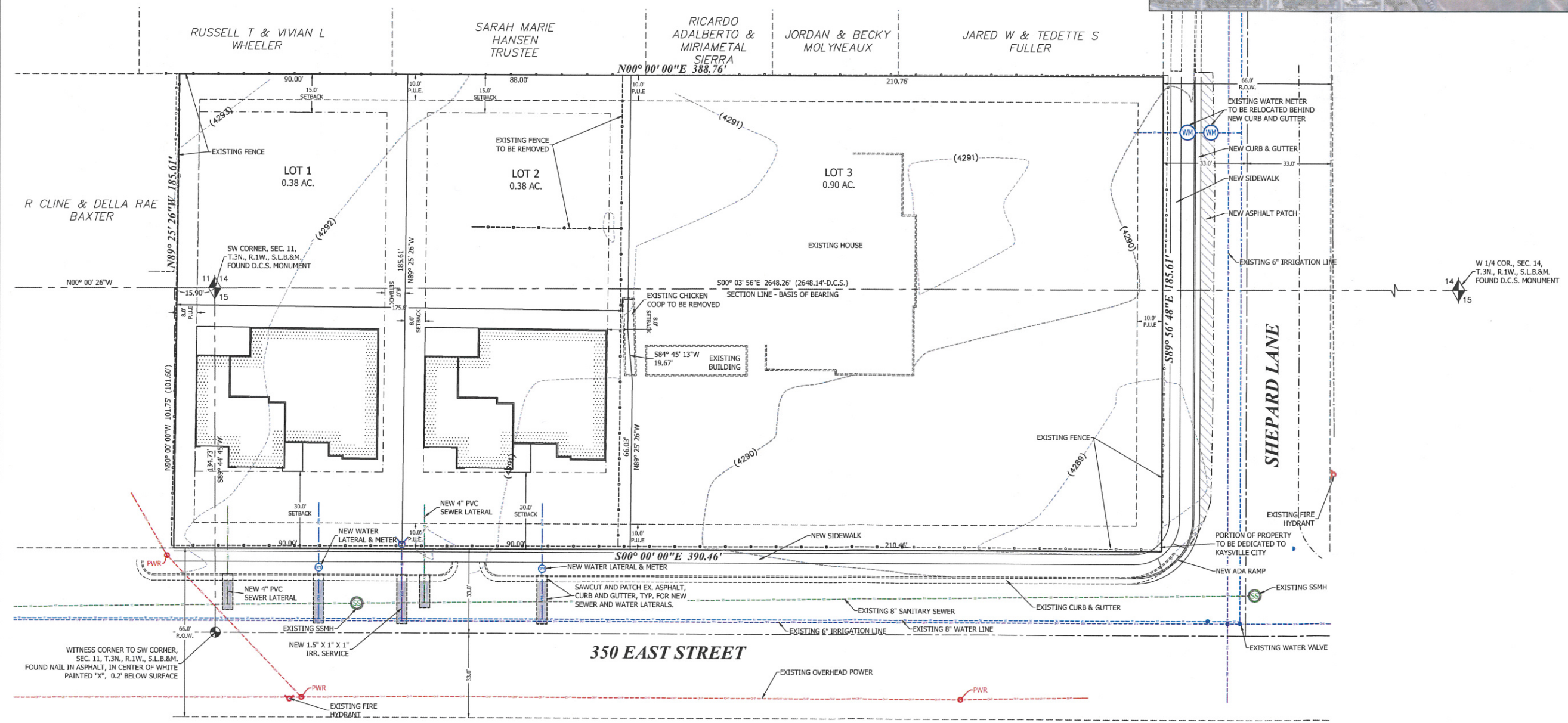
PRELIMINARY
NOT FOR
CONSTRUCTION

**PRELIMINARY PLAT
ANGLERS COVE**

373 EAST SHEPARD LANE
TAX PARCEL #08-05-0001
LOCATED IN THE SE 1/4 OF SEC. 10, THE SW 1/4 OF SEC. 11,
THE NW 1/4 OF SEC. 14 & THE NE 1/4 OF SEC. 15, T.3N., R.1W., S.L.B.&M.
KAYSVILLE CITY, DAVIS COUNTY, UTAH

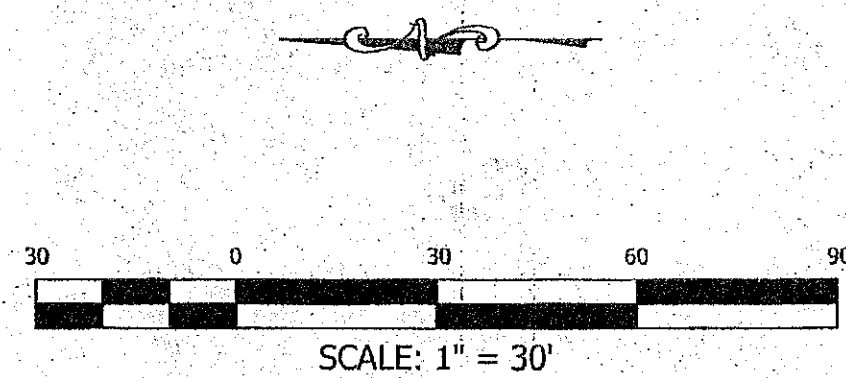
DRAWN:	TJB	3/21/2017
APPROVED:	STA	[DATE]
PROJECT:	PRELIMINARY	PLAT.dwg

PRELIM



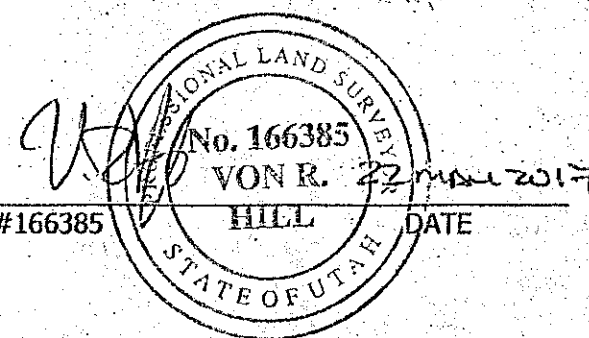
ANGLERS COVE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, SOUTHWEST QUARTER OF SECTION 11, NORTHWEST QUARTER OF SECTION 14, NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
MAY 2017



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS ANGLERS COVE AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.



VON R. HILL, P.L.S. UT #166385 DATE 22 May 2017

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH LINE OF THE PROPERTY CONVEYED IN BOOK 806 PAGE 239, DAVIS COUNTY RECORDS RECORDS AND THE EAST LINE OF 350 EAST STREET SAID POINT BEING N0°00'26"W 15.90 FEET ALONG THE SECTION LINE AND N90°00'00"W 101.75 FEET TO THE EAST LINE OF 350 EAST STREET FROM THE CORNER TO SECTIONS 10, 11, 14 AND 15 T3N, R1W, SLB&M, DAVIS COUNTY, UTAH AND RUNNING THENCE S0°00'00"E 390.46 FEET ALONG SAID STREET TO THE NORTH LINE OF SHEPARD LANE, THENCE S89°56'48"E 185.61 FEET TO THE WEST LINE OF SHEPARD COVE SUBDIVISION, THENCE N0°00'00"E 388.74 FEET ALONG SAID LINE TO THE SE CORNER OF THE PROPERTY CONVEYED IN BOOK 806 PAGE 239, THENCE N89°25'00"W 185.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.66 ACRES.

OWNER'S DEDICATION

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 ANGLERS COVE AND HEREBY DEDICATE GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, AND OPERATION OF PUBLIC UTILITY SERVICE LINE AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY.

SIGNED THIS _____ DAY OF _____, 20____.

DEBRA K BROWN

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

LEGEND

PROPERTY LINE _____
ADJACENT PROPERTY _____
ROAD CENTERLINE _____
SECTION LINE _____
TIE TO MONUMENT _____

RECORD CALLS ()

SET 5/8" REBAR WITH H&A ENTELLUS
CAP, LS #166385, AT CORNER
(UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER ○
(AS NOTED)

GENERAL NOTES:

1. ALL EASEMENTS SHOWN ARE TYPICAL 10.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS FRONTING ROAD ARE 10' WIDE.
3. P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.

KAYSVILLE CITY COUNCIL

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

CITY RECORDER ATTEST: _____
MAYOR: _____

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINE AND MONUMENTS ON RECORD IN THIS OFFICE.
SIGNED THIS _____ DAY OF _____, 20____.

KAYSVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

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

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

KAYSVILLE CITY ATTORNEY

DEPUTY

DAVIS COUNTY RECORDER

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



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

PROJECT #1439001

01/25/2017, JH
05/22/2017, JH



City Council Staff Report

Development agreement and request to rezone 1.53 acres of property from R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district July 6, 2017

Applicant/Owner: Jim Puffer
Location: Approximately 1450 South Burton Lane

Description:

The request to rezone the subject property to the LI zoning district is for the purpose of accommodating the desired use of the applicant to store landscaping materials at the subject property.

This application has been back and forth between the Planning Commission and City Council since April of 2017. After the initial hearings and recommendation from the Planning Commission to approve the rezone subject to a development agreement with specific restrictions. The City Council determined that it was appropriate to ensure more residents were aware of the proposal and requested that a new public hearing be held with increased noticing to residents in the area. Additional noticing was done and a new public hearing was held on May 25, 2017 with the Planning Commission. Most recently this item was on the June 15th City Council agenda where it was tabled at the request of the applicant and neighboring property owners to allow discussions to ensue between those parties.

As of the date of this report the applicant and neighboring residents have been unable to come to an agreement on a solution. The applicant desires to continue pursuit of the rezone request to receive a decision from the City Council. Per the recommendation of the Planning Commission staff has worked with the applicant to create a development agreement for the consideration of the City Council.

As a rezone action the City Council may use broad discretion in making its determination as to whether or not the request is appropriate for the area and in harmony with the City's general plan.

The regulations of the LI zoning district are found in Chapter 17-21 of the Kaysville City Ordinance.

The Kaysville City General Plan states under "Business and Industry":

- A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations.

Recommendation:

After a significant amount of public comment and discussion by the planning commission a new recommendation was made by the Planning Commission to be forwarded to the City Council.

The Planning Commission voted 3-2 in favor of forwarding a recommendation to the City Council to approve the requested rezone subject to a development agreement which would require a fence to remain on the west property line that is at least 6 ft. in height, trees to be planted along the trail corridor, no signage allowed, any future change of use requires amendment to the development agreement, and the zone extend across the trail to allow building near the property line. The Planning Commission also requested that the rezone be subject to review of a traffic study which demonstrates the streets in the immediate area are capable of dealing with the additional traffic created by the use at the subject property.

The applicant expressed that he was comfortable with these conditions and has been working with staff to provide items needed to complete a development agreement including data regarding trucks going in and out of the property and a site plan.

The descending votes were opposed to the desired use based on the concerns and comments heard from those present at the recent public hearing feeling that the use as they understood expressed impacts was not appropriate for the location.

Possible Motions:

- Approve of the request subject the attached development agreement as written or with modifications.
- Approve of the request for the LI zoning district without the additional restrictions of a development agreement.
- Recommend denial of the request for the proposed rezone.
- Table a decision pending additional information.

Attachment 1: Location Map

Attachment 2: Current Zoning Map

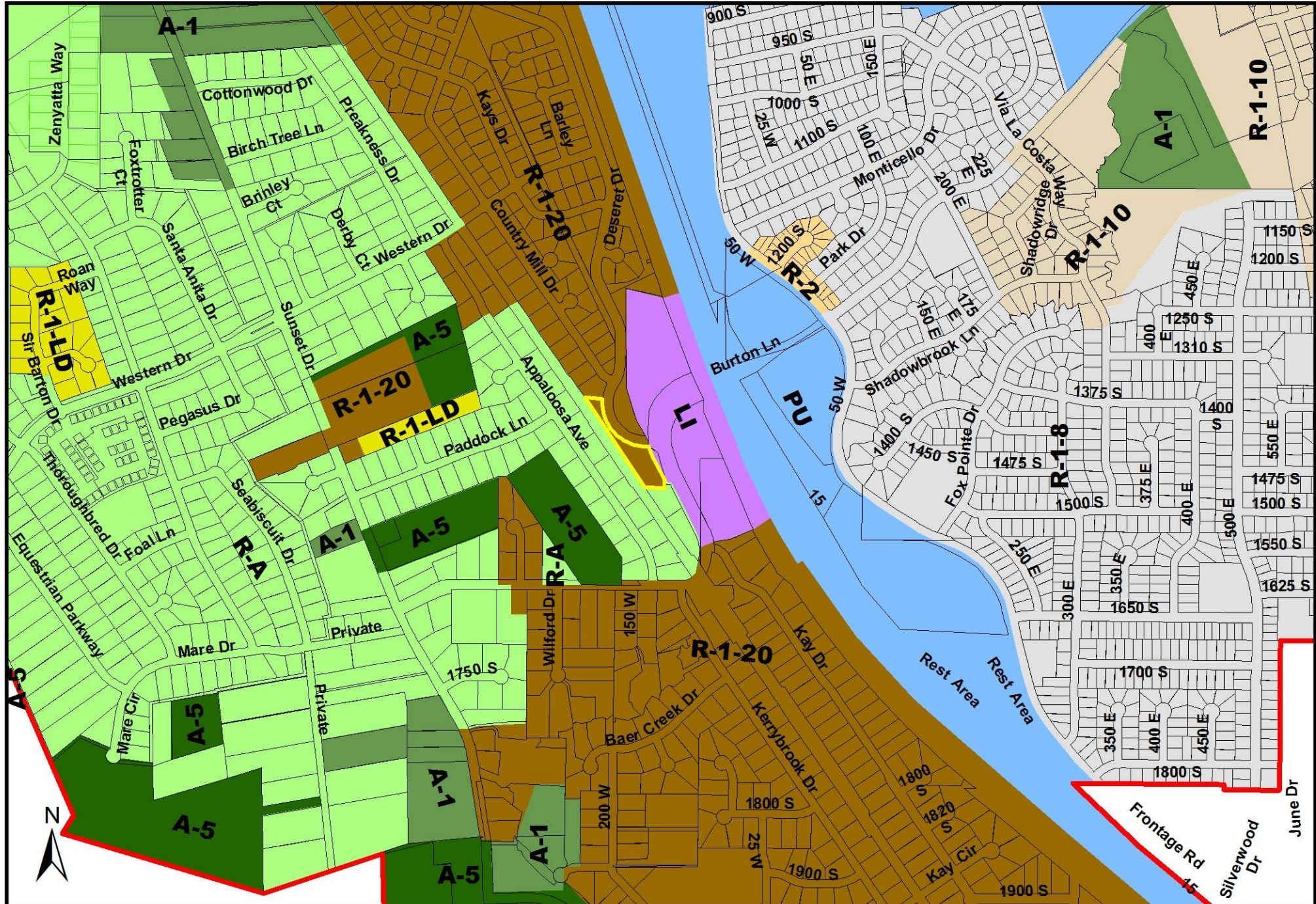
Attachment 3: Traffic Counts

Attachment 4: Development Agreement

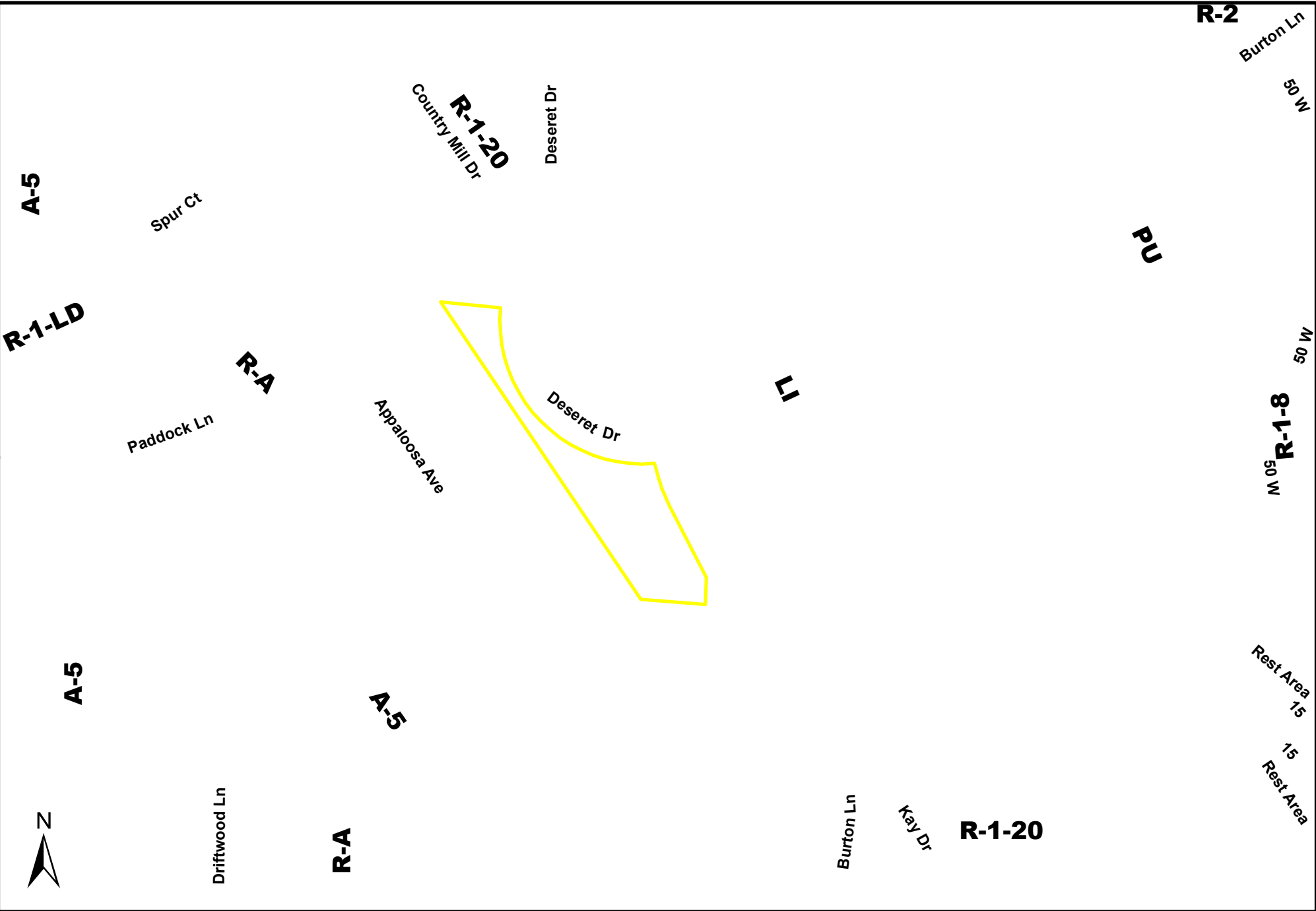
Approximately 1450 South and Burton Lane



Approximately 1450 South and Burton Lane - Zoning Map



Approximately 1450 South and Burton Lane Zoning Map



Jim Puffer Landscape Burton Yard Weekly Truck Activity

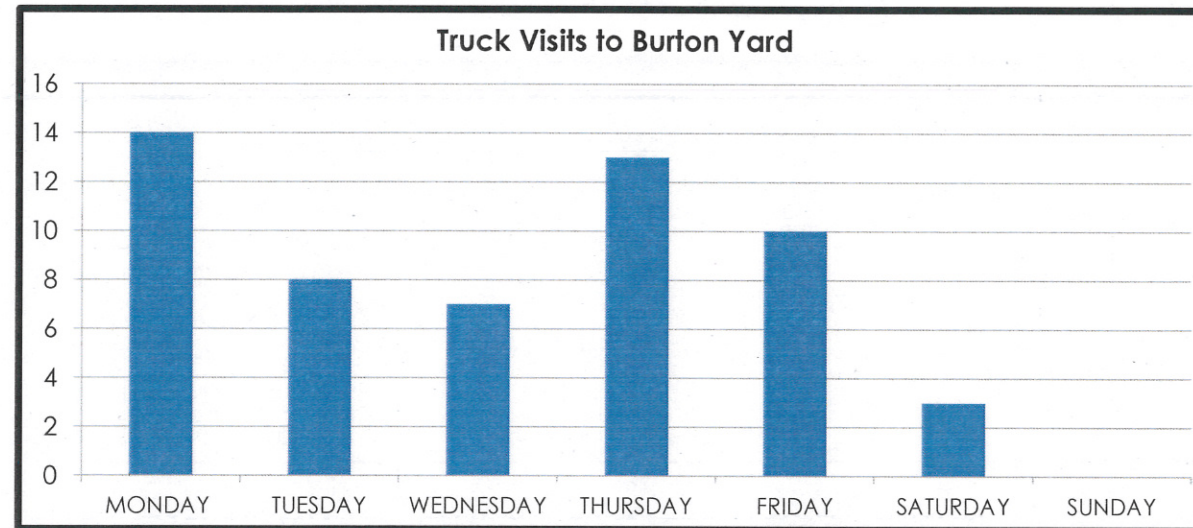
WEEK OF APRIL 17th - APRIL 23nd

	April 17, 2017	April 18, 2017	April 19, 2017	April 20, 2017	April 21, 2017	April 22, 2017	April 23, 2017			
TRUCK NUMBER	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL	Average Per Weekday Monday - Friday	Entire Week Average Monday - Sunday
#1	0	0	0	1	0	0	0	1	0.2	0.1
#2	2	0	0	0	0	0	0	2	0.4	0.3
#3	2	2	0	1	0	0	0	5	1	0.7
#4	0	0	1	2	1	0	0	4	0.8	0.6
#5	2	3	0	3	2	0	0	10	2	1.4
#6	0	1	1	0	0	0	0	2	0.4	0.3
#7	2	2	0	0	2	0	0	6	1.2	0.9
#8	2	0	0	4	1	2	0	9	1.8	1.3
#9	3	0	1	0	2	0	0	6	1.2	0.9
#10	0	0	0	0	0	0	0	0	0	0
#11	1	0	0	0	1	0	0	2	0.4	0.3
#12	0	0	3	0	0	0	0	3	0.6	0.4
#13	0	0	1	2	1	1	0	5	1	0.7
TOTAL	14	8	7	13	10	3	0	55	11	7.9

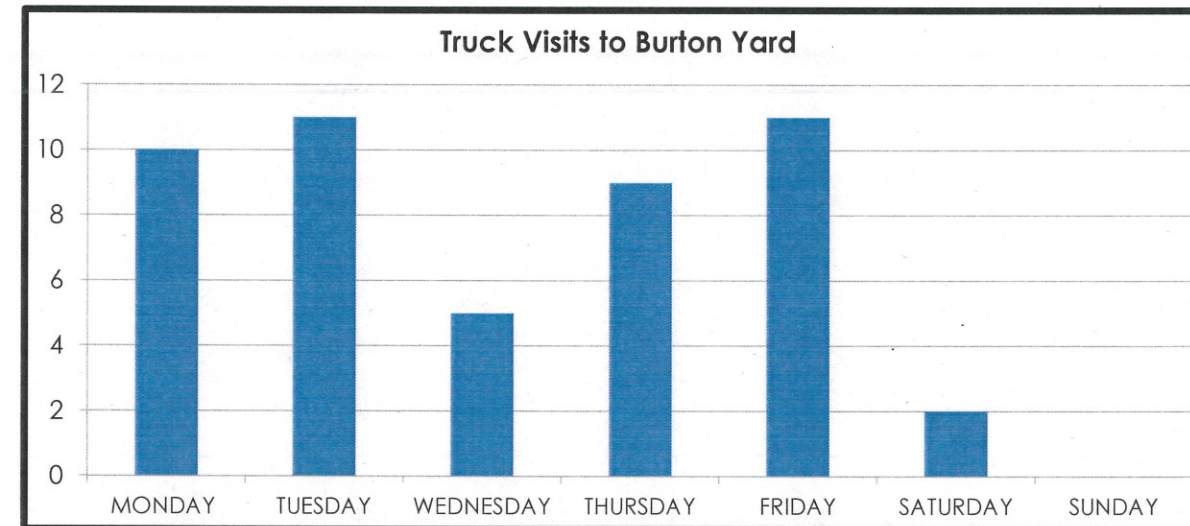
WEEK OF MAY 22nd - MAY 28th

	May 22, 2017	May 23, 2017	May 24, 2017	May 25, 2017	May 26, 2017	May 27, 2017	May 28, 2017			
TRUCK NUMBER	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL	Average Per Weekday Monday - Friday	Entire Week Average Monday - Sunday
#1	2	3	2	1	2	0	0	10	2	1.4
#2	2	1	0	0	1	0	0	4	0.8	0.6
#3	0	1	0	0	0	0	0	1	0.2	0.1
#4	1	1	0	1	1	0	0	4	0.8	0.6
#5	1	1	1	2	2	0	0	7	1.4	1
#6	0	2	2	2	2	0	0	8	1.6	1.1
#7	0	0	0	1	2	0	0	3	0.6	0.4
#8	0	0	0	0	0	0	0	0	0	0
#9	0	0	0	0	0	0	0	0	0	0
#10	0	0	0	0	0	0	0	0	0	0
#11	4	1	0	0	0	0	0	5	1	0.7
#12	0	1	0	2	1	2	0	6	1.2	0.9
#13	0	0	0	0	0	0	0	0	0	0
TOTAL	10	11	5	9	11	2	0	48	9.6	6.8

WEEK OF APRIL 17th - APRIL 23nd



WEEK OF MAY 22nd - MAY 28th



TWO WEEK AVERAGE

MONDAY	12
TUESDAY	9.5
WEDNESDAY	6
THURSDAY	11
FRIDAY	10.5
SATURDAY	2.5
SUNDAY	0

WEEKDAY AVERAGE 9.8

ENTIRE WEEK AVERAGE 7.4

**DEVELOPMENT AGREEMENT
FOR 1.51 ACRES OF PROPERTY AT
APPROXIMATELY 1450 SOUTH BURTON LANE**

THIS AGREEMENT is made and entered into this _____ day of _____, 2017, by and between Kaysville City, a municipal corporation organized and existing under the laws of the State of Utah (hereinafter the “City”), and Jim Puffer Landscape, Inc. (hereinafter the “Owners;” “Owners” include successors and/or assigns of Jim Puffer Landscape, Inc.), as follows:

RECITALS

WHEREAS, Owners desire to rezone their properties at approximately 1450 South Burton Lane consisting of 1.51 acres to the LI (Light Industrial) zoning district; and

WHEREAS, the purpose of this Agreement is to restrict the uses normally allowed in the LI zone; and

WHEREAS, the City is willing to approve the rezone of the property with specific restrictions as to the use of the property;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. PROPERTY DESCRIPTION

The property to which this Agreement applies (herein after referred to as the “Property”) consists of 1.51 acres specifically described as follows:

OPEN SPACE K, OLD MILL VILLAGE - PHASE 1B CLUSTER SUBDIVISION.
CONT. 1.51000 ACRES.

2. RESTRICTIONS TO THE LIGHT INDUSTRIAL ZONING DISTRICT

Owners hereby agree to the following restrictions pertaining to the use of the property.

- A screening fence of at least 6 ft. in height shall remain in place and in whole condition along the west property line.
- Trees and landscaping shall be planted as shown in exhibit B, and shall be permanently maintained in a live, weed free, healthy condition. At any point should Kaysville City determine it is necessary to make changes to the right-of-way that would impact the trees as shown, trees shall be planted on the applicants property in a manner similar to exhibit B of this agreement to be approved by the Kaysville City Council.
- Dust and noise shall be controlled on site so as not to adversely affect the surrounding area or adjoining premises.
- No sign structures shall be permitted.
- The use of the property shall be limited to storage of landscape materials and equipment. Any future change of use requires amendment to the development agreement.

3. REZONE OF PROPERTY

The City hereby agrees to rezone the Property to the LI (Light Industrial) zoning district as defined in the Kaysville City Ordinance, as shown on the map attached hereto as Exhibit A and incorporated by reference herein, effective upon the effective date of this Development Agreement, limiting the use of the property as described in section 2 of this agreement on the 1.51 acres of property portrayed in exhibit A.

4. ASSIGNMENT

Owners may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld.

5. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

6. ATTORNEYS' FEES

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

7. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

8. CAPTIONS

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

9. GOVERNING LAW

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

10. ENTIRE AGREEMENT

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the parties hereto, and supersedes all prior agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

11. CONSTRUCTION

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

OWNERS

James C. Puffer
Jim Puffer Landscape, Inc.

KAYSVILLE CITY

By: _____
STEVE A. HIATT
Mayor

ATTEST:

By: _____
Maria Devereux
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2017, personally appeared before me STEVE A. HIATT, and Maria Devereux, who being by me duly sworn did say, each for himself and herself that he, the said STEVE A. HIATT, is the Mayor of Kaysville City, Davis County, State of Utah and that she, the said Maria Devereux, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the City Council of Kaysville City and said STEVE A. HIATT and Maria Devereux, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

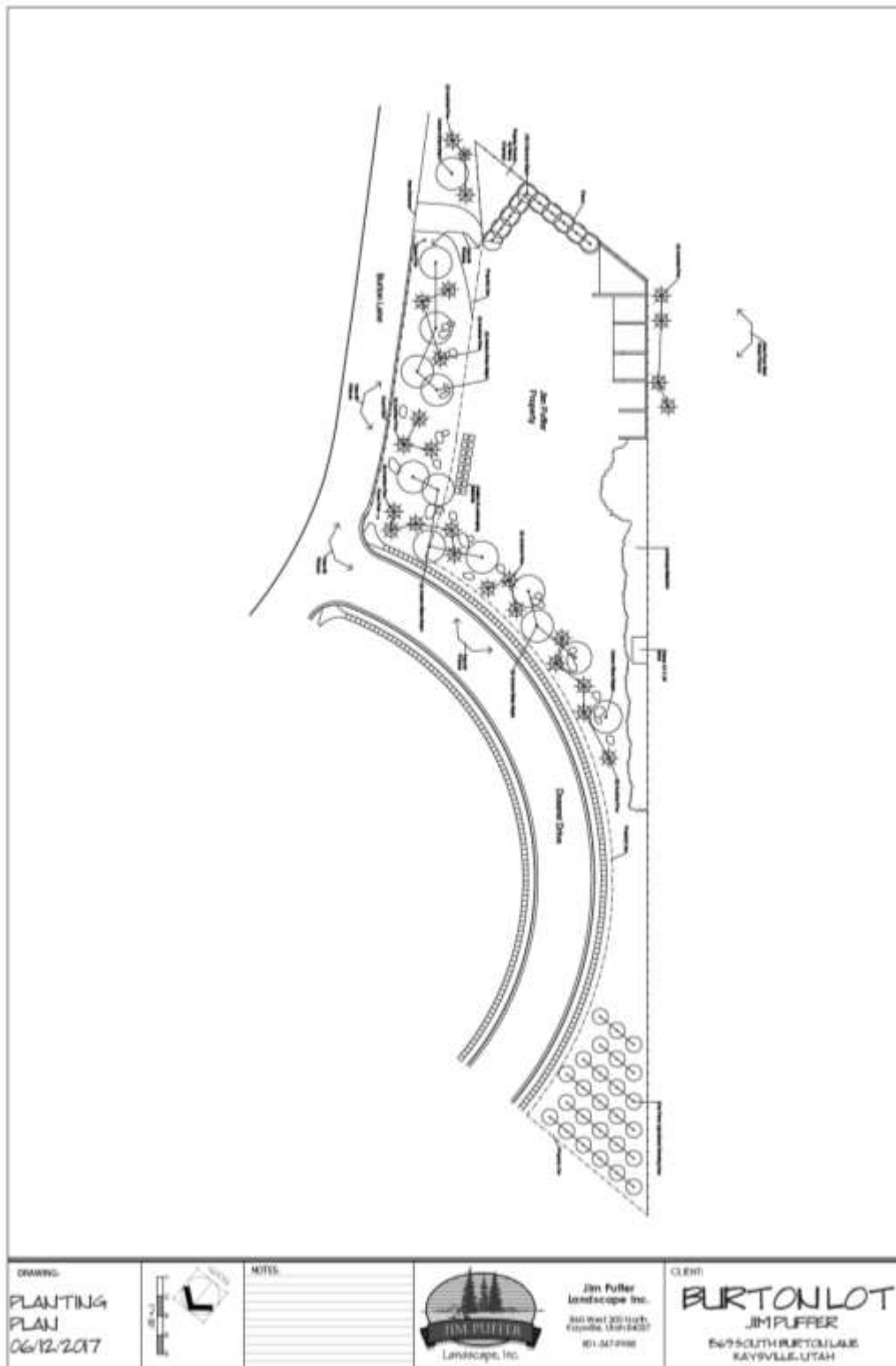
On the _____ day of _____, 2017, personally appeared before me, James C. Puffer, the signer of the foregoing Development Agreement, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

(SEAL)

Property Address: Approximately 1450 South Burton Lane – Kaysville, UT 84037
Parcel ID: 08-367-0183
Legal Description: OPEN SPACE K, OLD MILL VILLAGE - PHASE 1B CLUSTER
 SUBDIVISION. CONT. 1.51000 ACRES.

EXHIBIT B



ORDINANCE NO. 2017-0X-0X

AMENDING SECTION 16-1-8, LICENSE TERM, AND CHAPTER 16-8, TEMPORARY MERCHANT, OF THE REVISED ORDINANCES OF KAYSVILLE CITY.

WHEREAS, the Legislature of the State of Utah has passed Senate Bill 250 – Food Truck Licensing and Regulation, during the 2017 General Session; and

WHEREAS, the bill prevents a political subdivision from requiring multiple licenses, permits, or fees for a food truck to operate in more than one location within a political subdivision; and

WHEREAS, appropriate notice has been given regarding the consideration of this Ordinance Action by the Kaysville City Council;

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

SECTION ONE

Section 16-8-11, LICENSE TERM, of Chapter 16-1, ADMINISTRATION, of Title 16, LICENSING CONTROL AND REGULATION OF BUSINESS, of the Revised Ordinances of Kaysville City, 1993, are amended to read as follows:

16-1-11 License Term

All licenses, except temporary merchant businesses, shall be issued for a term not to exceed one calendar year and shall expire at midnight on the 31st day of December in the year issued.

SECTION TWO

Chapter 16-8, TEMPORARY MERCHANT, of Title 16, LICENSING CONTROL AND REGULATION OF BUSINESS, of the Revised Ordinances of Kaysville City, 1993, are amended to read as follows:

16-8-1 Purpose

A temporary merchant under the ordinance shall be deemed and construed to mean and include any person or persons, firm or corporation, either principal or agent, employer or employee who engages in a business in the City by selling or offering for sale goods, wares, merchandise, food or refreshment for a period of not more than one hundred eighty (180) days and who, for the purpose of carrying on such business, hires, leases or occupies any room, building, structure, stand, trailer or vending cart on any real property or on the adjoining street or public place in the City. The person, firm or corporation so engaged shall not be relieved from the provisions of this section by reason of associating temporarily with any local business or event unless participating in an gathering with an approved Kaysville City Special Event Permit.

16-8-2 License Required.

It shall be unlawful for any person to conduct the business of a temporary merchant without first securing a license therefore. A temporary merchant which qualifies as a Food Truck per Utah Code §11-55 requires only one license from Kaysville City and may then operate at multiple approved locations within Kaysville City.

A Kaysville City Business License is not required for a food truck if the food truck meets the following criteria:

1. The food truck will be operating at a private event (not open to the public) which takes place on private property.
OR
2. a. The food truck operator has a business license from any political subdivision within the State; and
b. The food truck is operating at an event that has an approved Kaysville City Special Event Permit.

16-8-3 License Application; Certificate Of License With Term

All applications for a license under this Chapter shall be made to and upon forms provided by the City. Upon the granting of a license, the City shall issue a certificate of license. The certificate shall show the name of the licensee, the business or occupation to be carried on thereunder, the place of business, and the date of expiration of such license.

16-8-4 License Fees

The City shall collect a fee from each temporary merchant in the amount established from time to time by resolution of the City Council.

16-8-5 Regulations

1. No temporary merchant shall use any excessively noisy device to attract attention to his/her wares. The temporary merchant shall not shout or call his/her wares in a loud, boisterous manner.
2. All conveyances and receptacles used by the temporary merchant to carry foodstuffs or other edibles shall be kept in a clean and sanitary condition and foodstuffs and other edibles shall be protected from dirt, dust, insects and other contamination. All State and Davis County food handler requirements must be met and a food handler permit from Davis County must be obtained.
3. All temporary merchants shall be subject to all applicable rules and regulations of the City.
4. No temporary merchant shall stand or allow his/her booth, stand or vehicle to locate upon any public way without receiving prior City approval. The temporary merchant's stand, booth, cart or vehicle must be so located so as to provide adequate parking for his/her customers off the traveled portion of the street and to prevent congestion on public ways.

5. Unless operating under an approved Special Event Permit, a temporary merchant may only locate on property where the zoning permits retail sales and services as approved through City licensure.
6. The temporary merchant must exhibit to the City written permission from the property owner or person in control of the property on which the temporary merchant will locate and operate said business.
7. The temporary merchant's stand, booth, cart or vehicle must be removed from its approved location within fourteen (14) days from the day selling or offering for sale goods, wares, merchandise, food or refreshment stops or from the conclusion of the one hundred and eighty (180) day license period, whichever is sooner.

16-8-6 Cleanup Deposit

A cleanup deposit in the amount established from time to time by resolution of the City Council shall be required of the licensee to assure the removal of unsold goods, stand, booth, cart, vehicle and related debris remaining on the premises within fourteen (14) days from the day selling or offering for sale goods, wares, merchandise, food or refreshment stops or from the conclusion of the one hundred and eighty (180) day license period, whichever is sooner. Said deposit shall be refunded to the licensee, provided the premises are left clean and free of said unsold goods and related debris as determined by inspection.

SECTION THREE

This Ordinance shall take effect upon the date of publication of a summary thereof, one time only, in The Davis Clipper.

APPROVED AND ADOPTED this _____ day of _____, 2017

Steve A. Hiatt
Mayor

ATTEST:

Maria T. Devereux
City Recorder



**CITY COUNCIL
MEETING NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Council will hold a regular Council meeting on Thursday, July 6, 2017, starting at 7:00 p.m. in the Council Room of the Kaysville City Municipal Center, 23 East Center Street, Kaysville, UT.

The agenda shall be as follows:

1. Opening – Council Member Page.
2. Business Spotlight – Gibbs Smith Education.
3. Call to the Public.
4. Appointment of Poll Workers and Replacement of Poll Workers as necessary.
5. The Adjustment of a Common Municipal Boundary with Farmington City to remove approximately 0.40 acres of property from Farmington City and annex it into Kaysville City. – Lowell Johnson
6. Preliminary and Final Plat approval for Amendment to Lots 26 and 27 of the West Creekside Estates Subdivision located at 140 and 118 South 2300 West. – Robert Campbell and Christopher Barrett
7. Final Plat approval for the Wray Subdivision located at 1120 West Webb Lane. – Bonnie Wray
8. Final Plat approval for the Meadows at Webb Lane Subdivision at 1191 and 1223 West Webb Lane – John Proggess and Jonathan Fairbanks.
9. Final Plat approval for Anglers Cove Subdivision at 373 East Shepard Lane. – Brock Johnson.
10. Consideration of a Development Agreement and Rezone of 1.53 acres of property at 1450 South Burton Lane from the R-1-20 (Single Family Residential) to the LI (Light Industrial) zoning district. – Jim Puffer.
11. Council Member Reports.
12. Minutes.
13. Calendar.
14. Closed Session to discuss the purchase, exchange, or lease of real property pursuant to Utah Code § 52-4-204.
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 July 3, 2017.

Maria Devereux
Maria T. Devereux
City Recorder