



## MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular meeting on Thursday, December 21, 2017, starting at 5:00 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 – Mayor Steve Hiatt.
2. Call to the Public.
3. Declaration of any Conflicts of Interest.
4. Playground Equipment Purchase – Cole Stephens.
5. Discussion and potential action on an Ordinance change regarding the City Attorney.
6. Final plat approval for Sunset Equestrian Estates Phases 16A and 19 at approximately 1950 South Zenyatta Way – Symphony Homes.
7. Final Plat approval for the Bob Mason Subdivision at 860 South Roueche Lane – Bob Mason.
8. Final Plat and PRUD Overlay Zone approval for the Whisper Hollow Subdivision (previously reviewed as the Whisperwood Subdivision) at 650 East 100 North – Spencer Prince.
9. Final Plat approval for the Whisper Creek Hollow Subdivision (previously reviewed as Whisper Creek PUD) at 689 South 550 East – David Whitaker.
10. Minutes.
11. Council Member Reports.
12. 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 December 18, 2017.

*Maria T. Devereux*  
Maria T. Devereux  
City Recorder



## **City Council Staff Report**

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### **Pioneer Park Playground Purchase – December 14, 2017**

#### **Description:**

Pioneer Park is a 10.56 acre park site located in the south west section of the City. This park sits at approximately 1285 South Angel Street. The park is bordered by residential development (Sunset Equestrian Estates) on the north, east and south sides along with a charter school to the south. In May of 2017, along with Blu Line Design (project engineers), an RFQ process was used to select the playground designer/vendor. Big T Recreation was selected based on passed projects similar in scope and size to Pioneer Park. Big T Recreation is the distributor for Playworld Systems which has State Contract MA2568 for play equipment.

#### **Recommendation:**

Staff recommends awarding the purchasing and installation of the play equipment from Playworld Systems (vendor) with Big T Recreation as the Utah distributor for \$300,000.

#### **Reasoning:**

Blu Line and Big T have been working together on the design and engineering elements of this playground to match with the overall design and theme of Pioneer Park. As part of Phase I construction the play equipment is being purchased directly from the Utah distributor for Playworld Systems using state contract MA2568 along with the RFQ conducted in May. Phase I construction began December 1, 2017 and there is a 12 week lead time on this play equipment, which is the need to order it at this time. In October we received a GOED grant of \$35,000 towards the adventure playground equipment. Big T will be responsible for the coordination and installation of the play equipment at the appropriate time.



Big T Recreation  
11618 S. State St #1602  
Draper, UT 84020  
801-572-0782  
taft@bigtrec.com

## QUOTE

| Date       | Quote # |
|------------|---------|
| 11/28/2017 | 8382    |
| Exp. Date  |         |
| 12/31/2017 |         |

| Shipping Address                                     |
|------------------------------------------------------|
| Kaysville City<br>23 E Center<br>Kaysville, UT 84037 |

| PRODUCT   | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                | QTY | RATE       | AMOUNT       |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|--------------|
| Structure | Pioneer Park Playground Design 17-3623A<br><br>5-12 Area<br>-Large Playweb with Connection to Wall<br>-Playform 7 With Connection to Wall<br>-Main Playground with Connection to Wall<br>-Includes 2 Large Hat Shades<br>-Rocks and Ropes Climber<br>-Spinami<br>-Revo<br>-(2) Spin Cups<br><br>2-5 Area<br>-2-5 Activo Bambino Playground<br>-Home Dome<br>-Rockblocks Tunnel<br>-Rock Log<br>-Log Crawl<br>-3 Bay Swings | 1   | 249,950.00 | 249,950.00   |
| Freight   | Freight                                                                                                                                                                                                                                                                                                                                                                                                                    | 1   | 5,950.00   | 5,950.00     |
| Services  | Installation by Certified Crew                                                                                                                                                                                                                                                                                                                                                                                             | 1   | 32,900.00  | 32,900.00    |
| Surfacing | 600 CY Engineered Wood Fiber Safety Surfacing                                                                                                                                                                                                                                                                                                                                                                              | 1   | 11,200.00  | 11,200.00    |
|           |                                                                                                                                                                                                                                                                                                                                                                                                                            |     | SUBTOTAL   |              |
|           |                                                                                                                                                                                                                                                                                                                                                                                                                            |     | TAX        |              |
|           |                                                                                                                                                                                                                                                                                                                                                                                                                            |     | TOTAL      | \$300,000.00 |

Accepted By

Accepted Date

Acceptance of this quote agrees to the terms and conditions set by Big T Recreation. Please contact us with any questions or concerns P: 801.572.0782, F: 801.216.3077 or E: taft@bigTrec.com or merit@bigTrec.com.

We thank you for your business.





blu line designs  
100% BID/CONSTRUCTION DRAWINGS  
100% BID/CONSTRUCTION DRAWINGS

COMPANY  
100% BID/CONSTRUCTION DRAWINGS  
100% BID/CONSTRUCTION DRAWINGS

COMPANY  
100% BID/CONSTRUCTION DRAWINGS  
100% BID/CONSTRUCTION DRAWINGS

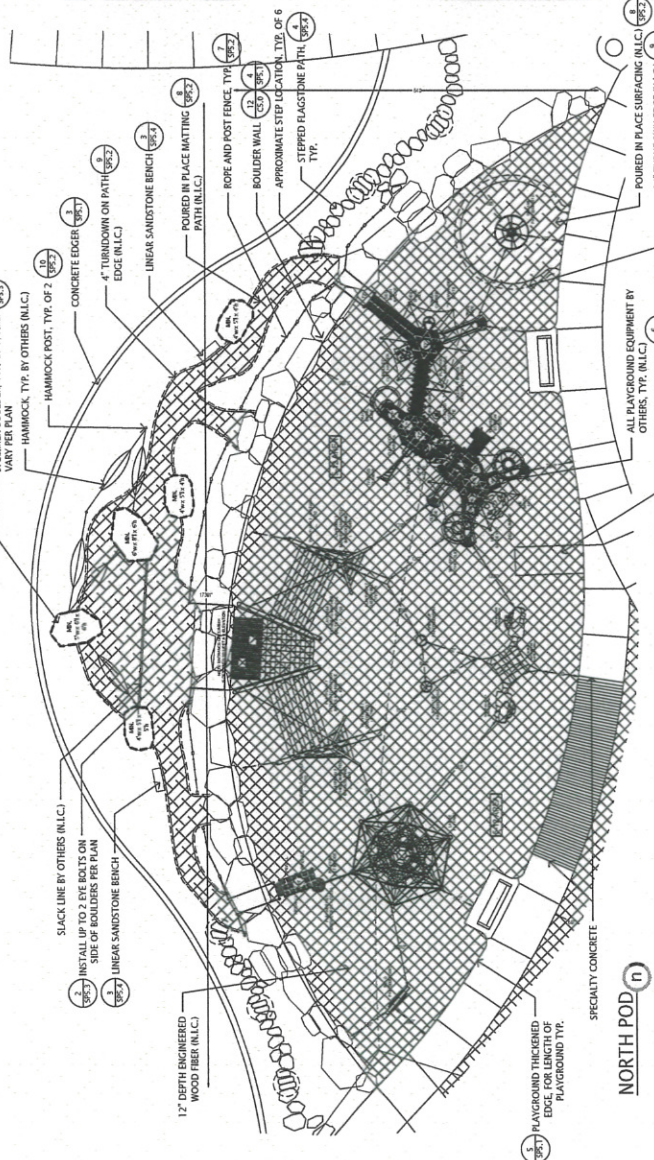
COMPANY  
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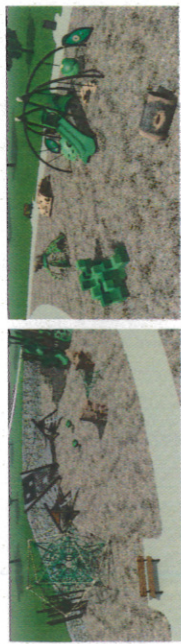
KAYSVILLE CITY  
1288 S. ANGEL STREET  
KAYSVILLE, UT  
PIONEER PARK | PHASE 1

100% BID/CONSTRUCTION DRAWINGS  
PLAYGROUND  
EQUIPMENT  
DETAILS  
SP5.3

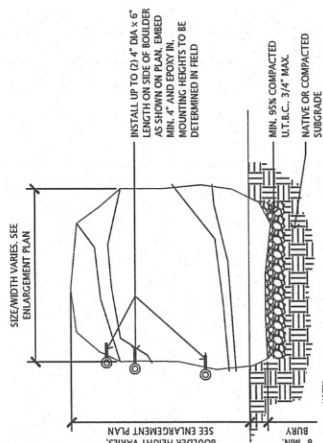
- NOTES:
1. IMAGES SHOWN ARE REPRESENTATIVE OF PLAYGROUND EQUIPMENT TO BE INSTALLED. EXACT EQUIPMENT MAY VARY FROM WHAT IS SHOWN.
  2. ALL PLAY EQUIPMENT AND PLAY SURFACING SHALL BE PROVIDED AND INSTALLED BY OTHERS (N.L.C.). ALL CONCRETE WALK, CONCRETE EDGER, DRAINAGE, BOULDER WALLS, ROUGH GRADING, PLAYGROUND ADA RAMP, ETC. ASSOCIATED WITH THE PLAYGROUND SURROUNDING ENVIRONMENT SHALL BE PROVIDED AND INSTALLED BY OTHERS (N.L.C.).
  3. SEE SPECIFICATIONS FOR ADDITIONAL PLAYGROUND EQUIPMENT INFORMATION.
  4. ALL PLAY SURFACING SHALL BE ENGINEERED WOOD FIBER AT DEPTH REQUIRED BY PLAY EQUIPMENT MANUFACTURER AND THE OWNER.
  5. ADA ACCESS RAMP SHALL BE LOCATED FIELD PER THE RECOMMENDATION OF THE PLAYGROUND MANUFACTURER AND THE OWNER.
  6. ALL EQUIPMENT SHALL BE INSTALLED CORRECTLY AND AT THE RIGHT HEIGHTS/ELEVATIONS. WHERE EQUIPMENT INTERACTS WITH WALL, EQUIPMENT FOOTINGS AND POSTS MAY NEED TO BE INSTALLED PRIOR TO WALL BEING INSTALLED/COMPLETED.



NORTH POD ILLUSTRATIVES



SOUTH POD ILLUSTRATIVES



- NOTES:
1. Boulders shall be monolithic rock, approximately 10' x 4' x 2' in size, and shall be installed in a manner that allows for a sample for owner's approval, prior to installation.
  2. Boulders shall be set in concrete per owner's approval, as not to rock or tip.
  3. Locations of boulders shall be stated and verified in field by owner's representative.

2 SPECIMEN BOULDER AT UPPER PLAYGROUND

SCALE: NTS

1 PLAYGROUND ENLARGEMENTS

SCALE: 1" = 10'-0"



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 2, CHAPTER 5 OF  
THE KAYSVILLE CITY ORDINANCES TO CLARIFY AND  
DEFINE THE PROVISIONS RELATING TO THE CITY  
ATTORNEY AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Title 2, Chapter 5 of the Kaysville City Ordinances creates the office of City Attorney and describes the powers and duties of the City attorney; and,

WHEREAS, the governing body of Kaysville City now desires to now amend Title 2, Chapter 5 of the Kaysville City Ordinances for the purpose of clarifying the provisions relating to the office of City Attorney.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE CITY, UTAH, as follows:

**Section One**

**ENACTMENT OF SECTION 2-5-3**

Title 2, Chapter 5 of the Kaysville City Ordinances is hereby amended by adding a new section 2-5-3 to read as follows:

**“2-5-3 Responsibilities of City Attorney.** (1) In performance of his/her duties and responsibilities the City Attorney shall be under the supervision of and report directly to the City Manager. The City Manager shall be responsible for the supervision, control and evaluation of the City Attorney. The City Manager may initiate the hiring or dismissal of the City Attorney but the governing body shall be directly responsible for the decision to hire or dismiss the City Attorney.

(2) Notwithstanding the provisions of subsection (1) the City Attorney shall coordinate with the City Manager for the purpose of carrying out the routine day to day operations of the City.

(3) In accordance with Title 2, Chapter 6 of the Kaysville City Code the City Attorney may fill the role of City Prosecutor or delegate such duties to a qualified attorney.”

**Section Two**

**EFFECTIVE DATE**

This Ordinance shall become effective immediately upon passage and adoption and publication as required by law.

**PASSED AND ADOPTED** this \_\_\_\_ day of December, 2017.

KAYSVILLE CITY,  
A Municipal Corporation

\_\_\_\_\_  
Steve A. Hiatt  
Mayor

ATTEST:

\_\_\_\_\_  
Maria Devereux  
City Recorder

Published a Summary one time only in the Davis County Clipper on \_\_\_\_\_, 20\_\_.





## **City Council Staff Report**

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### **Sunset Equestrian Estates Plat 16A and 19 Final Plat December 21, 2017**

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

#### **Description:**

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

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

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

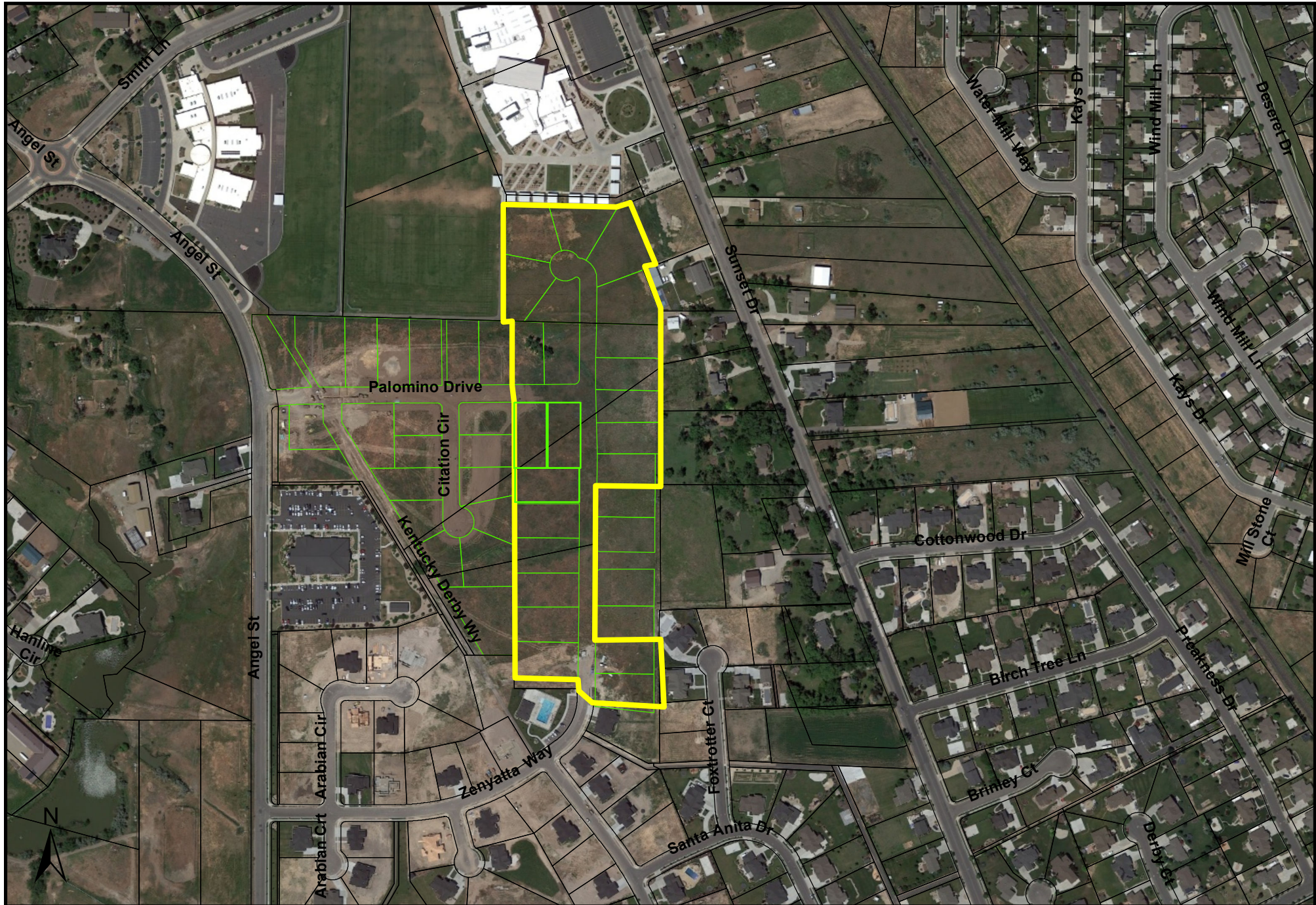
#### **Recommendation:**

The Planning Commission has reviewed the projects and unanimously recommended Final Plat approval for Sunset Equestrian Estates phases 16A and 19.

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

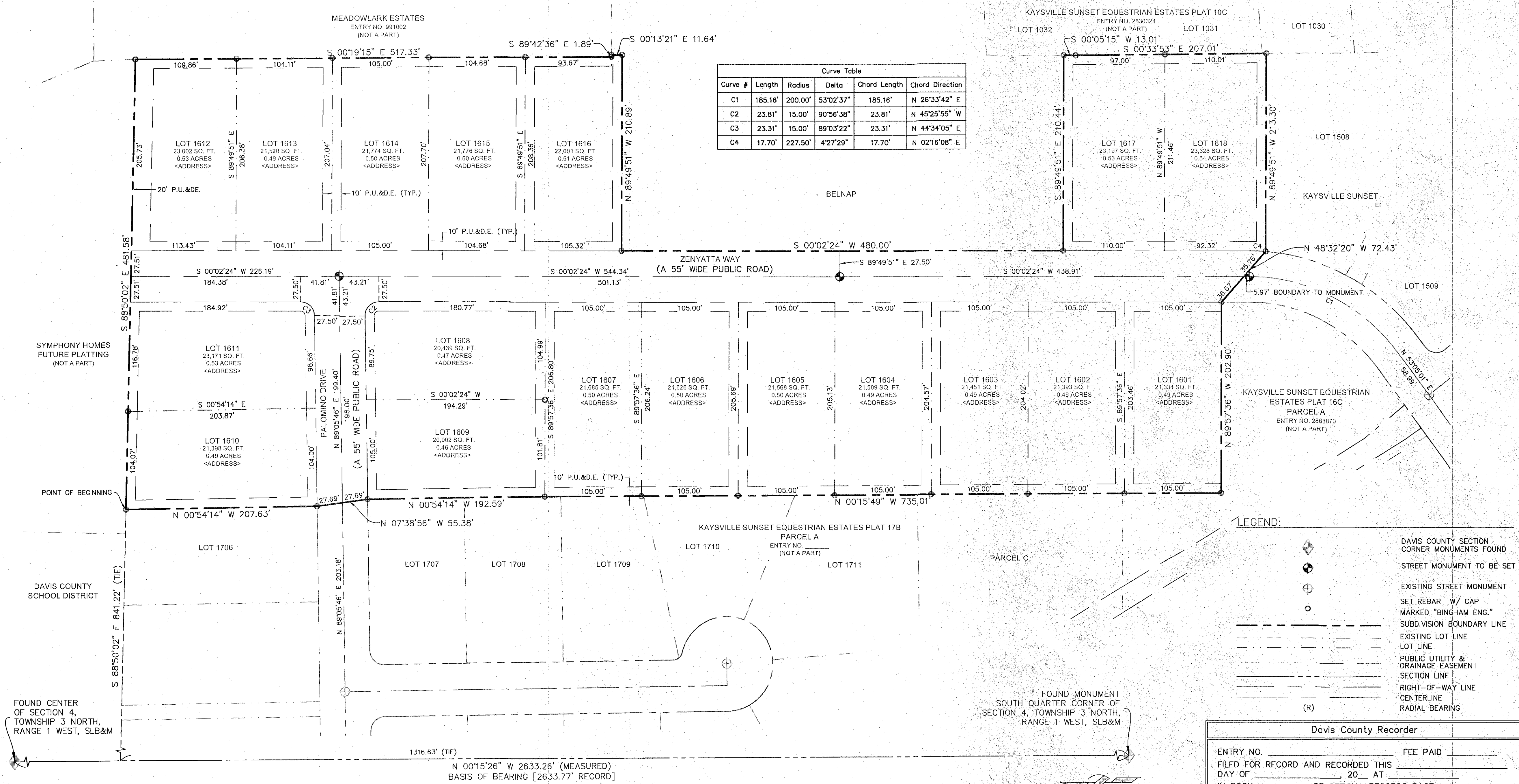


# Sunset Equestrian Estates Phases 16A and 19





KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 16A  
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
KAYSVILLE CITY, DAVIS COUNTY, UTAH



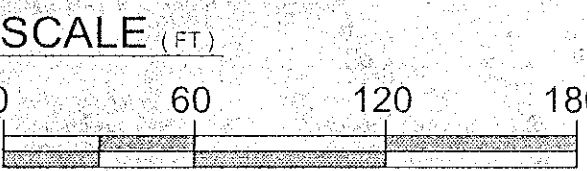
| Curve Table |         |         |           |              |                 |
|-------------|---------|---------|-----------|--------------|-----------------|
| Curve #     | Length  | Radius  | Delta     | Chord Length | Chord Direction |
| C1          | 185.16' | 200.00' | 53°02'37" | 185.16'      | N 28°33'42" E   |
| C2          | 23.81'  | 15.00'  | 90°56'38" | 23.81'       | N 45°25'55" W   |
| C3          | 23.31'  | 15.00'  | 89°03'22" | 23.31'       | N 44°34'05" E   |
| C4          | 17.70'  | 227.50' | 4°27'29"  | 17.70'       | N 02°16'08" E   |

| 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                           |
|         | PUBLIC UTILITY & DRAINAGE EASEMENT          |
|         | SECTION LINE                                |
|         | RIGHT-OF-WAY LINE                           |
|         | CENTERLINE                                  |
|         | RADIAL BEARING                              |

|                                          |                                |            |
|------------------------------------------|--------------------------------|------------|
| 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 09/25/2017                          | Proj. # 5145                   | Sht 2 of 2 |

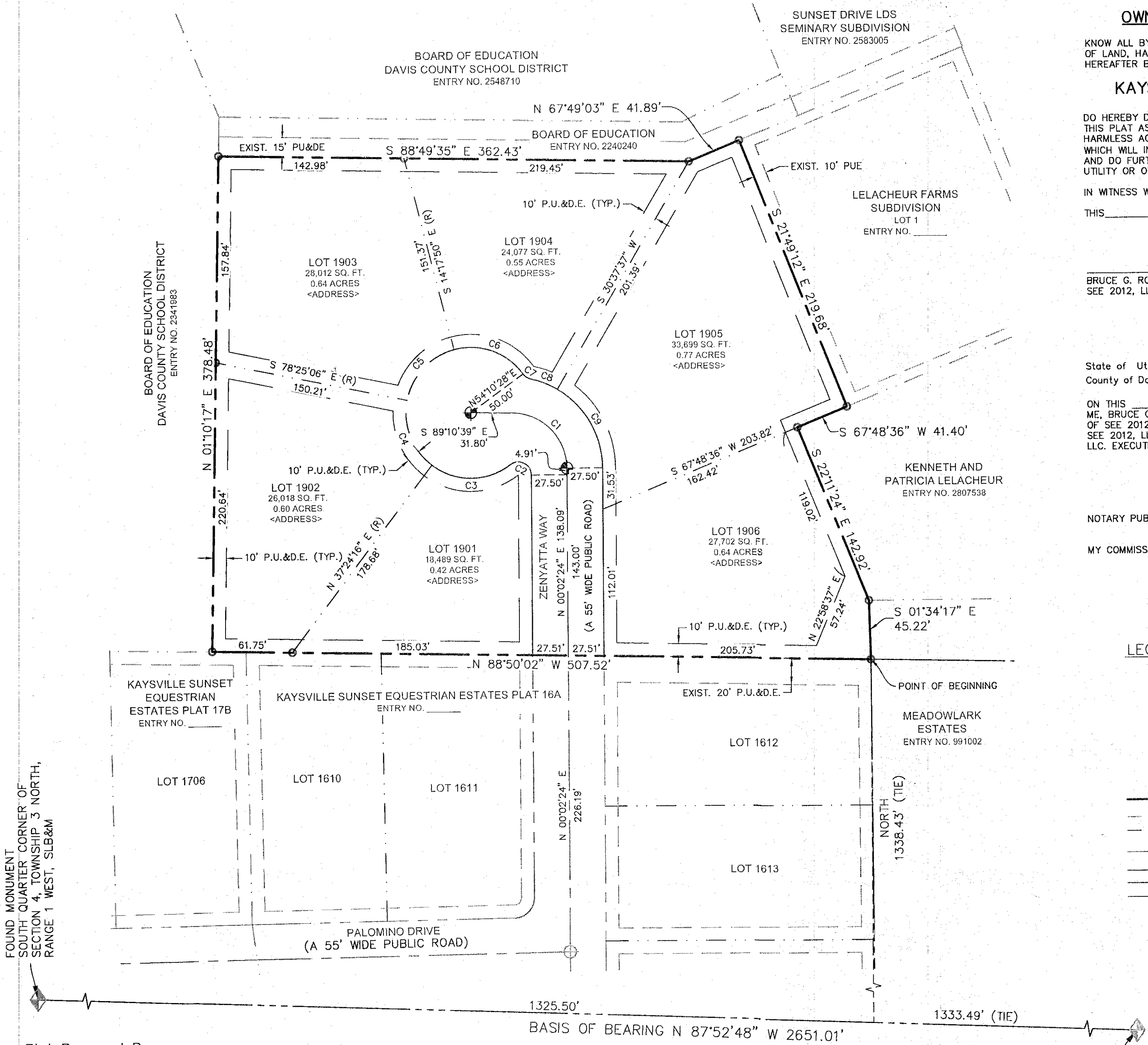
**BINGHAM ENGINEERING**  
222 N. High Brothers Dr. Ste 120, Salt Lake City, UT 84116  
(801) 532-2520 www.binghamnet.com

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





KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 19  
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



Plat Prepared By:  
**BINGHAM ENGINEERING**  
282 N. High Brothers Dr. Ste 120, Salt Lake City, UT 84116  
(801) 532-2520 www.binghamnet.com

Design: \_\_\_\_\_  
Drawn: JJS  
Checked: CM  
Reviewed: JRL

Plat Prepared For:  
SYMPHONY HOMES  
526 North 400 West  
North Salt Lake City, Utah 84054

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREINAFTER BE KNOWN AS

KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 19

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BRUCE G. ROBINSON, MANAGER  
SEE 2012, LLC

ACKNOWLEDGMENT

State of Utah ) ss  
County of Davis )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, BRUCE G. ROBINSON, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF SEE 2012, LLC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID SEE 2012, LLC, AND SAID BRUCE G. ROBINSON ACKNOWLEDGED TO ME THAT SAID SEE 2012, LLC, EXECUTED THE SAME.

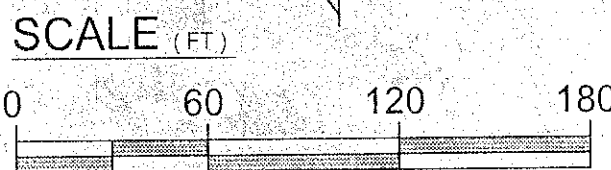
NOTARY PUBLIC FOR THE STATE OF UTAH.

MY COMMISSION EXPIRES \_\_\_\_\_

Notary Seal

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
- PUBLIC UTILITY & DRAINAGE EASEMENT SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- RADIAL BEARING



SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 312770 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:

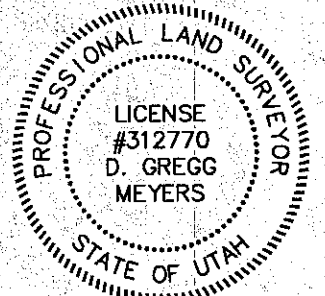
KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 19

AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW ONLY

Date:

D. Gregg Meyers  
P.L.S. No. 312770



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST END OF THE BOUNDARY LINE ESTABLISHED BY BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2254726 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING THE NORTHEAST CORNER OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 16A RECORDED AS ENTRY NO. \_\_\_\_\_ IN SAID OFFICE, SAID POINT LIES NORTH 87°52'48" WEST ALONG THE SECTION LINE 1333.49 FEET AND NORTH 1338.43 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°50'02" WEST ALONG SAID BOUNDARY LINE AND THE NORTH LINE OF SAID PLAT 16A AND THE NORTH LINE OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 17B AS RECORDED AS ENTRY NO. \_\_\_\_\_ IN SAID OFFICE 507.52 FEET TO THE EAST LINE OF THAT PROPERTY CONVEYED IN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 2341883 IN SAID OFFICE, THENCE NORTH 01°10'17" EAST (N 01°09'58" E RECORD) ALONG SAID LINE 378.48 FEET TO THE SOUTH LINE OF THAT PROPERTY CONVEYED IN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 2240240 IN SAID OFFICE, THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 88°49'35" EAST (S 88°50'02" E RECORD) 362.43 FEET AND 2) NORTH 67°49'03" EAST (N 67°48'36" E RECORD) 41.89 FEET TO THE WEST LINE OF LELACHEUR FARMS SUBDIVISION LOT 1 AS RECORDED IN SAID OFFICE, THENCE SOUTH 21°49'12" EAST 219.68 FEET TO AN EXISTING FENCE LINE, THENCE SOUTH 67°48'36" WEST ALONG SAID FENCE 41.40 FEET TO A FENCE CORNER, THENCE ALONG AN EXISTING FENCE LINE SOUTH 22°11'24" EAST 142.92 FEET; THENCE SOUTH 01°34'17" EAST 45.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 176,567 SQUARE FEET OR 4.053 ACRES.

NOTES

- 1.) REAR LOT CORNERS WILL BE LOCATED AND MARKED ON THE GROUND WITH A 5/8" REBAR 24" IN LENGTH WITH A PLASTIC CAP LABELED "BINGHAM ENG". FRONT LOT CORNERS SHALL BE MARKED WITH A RIVET OR NAIL PLACED IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- 2.) ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 10.00 FEET WIDE UNLESS OTHERWISE NOTED.
- 3.) ANY LOT NOT SERVICED BY A LAND DRAIN LATERAL SHALL CONSTRUCT THE LOWEST FLOOR ELEVATION TO BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST TOP BACK OF CURB (TBC) ELEVATION WITHIN THE LOT FRONTAGE.
- 4.) APPROVAL OF THIS DEVELOPMENT PLAT BY KAYSVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- 5.) ALL ROADS CREATED BY THIS PLAT ARE PUBLIC STREETS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 87°52'48" WEST 2651.01' BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND SHOWN HEREON.

| HAIGHTS CREEK IRRIGATION COMPANY APPROVAL                                    | CITY COUNCIL APPROVAL                                                                                                                                                                           | RECOMMENDED FOR APPROVAL                                        | RECOMMENDED FOR APPROVAL                                                        | RECOMMENDED FOR APPROVAL                                        | Davis County Recorder                                                                                                                                                                                      |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approved This _____ day of _____, 20____<br>Haights Creek Irrigation Company | PRESENTED TO THE CITY COUNCIL OF KAYSVILLE CITY, UTAH<br>THIS _____ DAY OF _____, 20____<br>AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED<br>MAYOR _____ ATTEST: CITY RECORDER _____ | APPROVED THIS _____ DAY OF _____, 20____<br>CITY ENGINEER _____ | APPROVED THIS _____ DAY OF _____, 20____<br>CHAIRMAN, PLANNING COMMISSION _____ | APPROVED THIS _____ DAY OF _____, 20____<br>CITY ATTORNEY _____ | ENTRY NO. _____ FEE PAID _____<br>FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____<br>IN BOOK _____ OF OFFICIAL RECORDS PAGE _____<br>COUNTY RECORDER _____<br>DEPUTY RECORDER _____ |
| Date 09/25/2017                                                              | Proj. # 5145                                                                                                                                                                                    | Sht 1                                                           | of 1                                                                            |                                                                 |                                                                                                                                                                                                            |



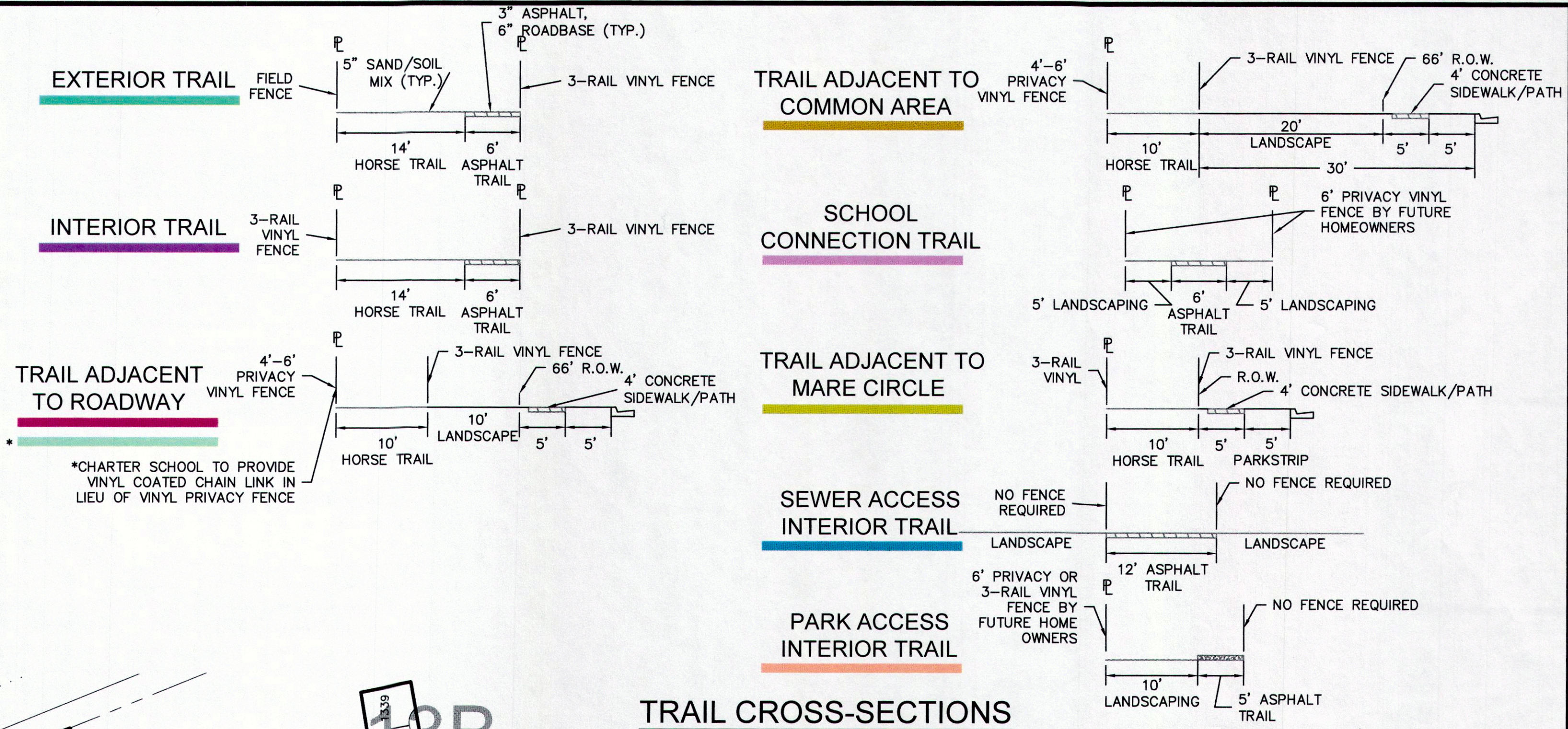
SUNSET EQUESTRIAN ESTATES OPEN SPACE CALCULATIONS

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: 22.70 Ac  
Percentage of Overall Open Space: 9.9%

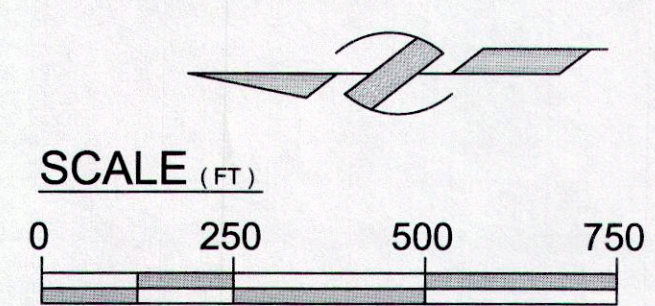
| PLAT                | PLATTED<br>ACREAGE | NUMBER<br>OF LOTS | *TRAIL<br>ACREAGE | OPEN SPACE<br>NEIGHBORHOOD PARKS<br>& COMMON AREA (Ac.) | TOTAL<br>ACREAGE | PERCENT OF<br>OPEN SPACE | CUMULATIVE<br>PERCENT OF<br>OPEN SPACE |
|---------------------|--------------------|-------------------|-------------------|---------------------------------------------------------|------------------|--------------------------|----------------------------------------|
| 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                | 0.26              | 0.00                                                    | 0.26             | 3.9%                     | 9.9%                                   |
| Plat 10C            | 3.71               | 7                 | 0.00              | 0.00                                                    | 0.00             | 0.0%                     | 9.9%                                   |
| Plat 15A            | 10.11              | 16                | 0.12              | 0.51                                                    | 0.63             | 6.2%                     | 9.5%                                   |
| Plat 15B            | 7.10               | 10                | 0.12              | 0.53                                                    | 0.65             | 9.2%                     | 9.5%                                   |
| Plat 16C            | 1.45               | 0                 | 0.10              | 1.34                                                    | 1.45             | 100.0%                   | 10.1%                                  |
| Plat 16A            | 11.94              | 17                | 0.07              | 1.10                                                    | 1.17             | 9.8%                     | 10.1%                                  |
| Plat 16B            | 4.11               | 8                 | 0.00              | 0.00                                                    | 0.00             | 0.0%                     | 9.9%                                   |
| Plat 17B            | 12.96              | 19                | 0.29              | 1.54                                                    | 1.82             | 14.1%                    | 10.2%                                  |
| Plat 18             | 5.94               | 11                | 0.00              | 0.00                                                    | 0.00             | 0.0%                     | 9.9%                                   |
| TOTALS              | 229.54             | 358               | 6.30              | 16.40                                                   | 22.70            | 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 (22.70 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: 15



OPEN SPACE  
EQUESTRIAN CENTER



SYMPHONY HOMES  
SUNSET EQUESTRIAN ESTATES  
PRELIMINARY PLAT  
EXHIBIT A

**B BINGHAM ENGINEERING**  
SALT LAKE CITY - (801) 532-2520  
OGDEN - (801) 399-1662

Des: STAF  
Drw: STAF  
Chk: JRL  
Rvw: JRL

Sht  
1  
of 1

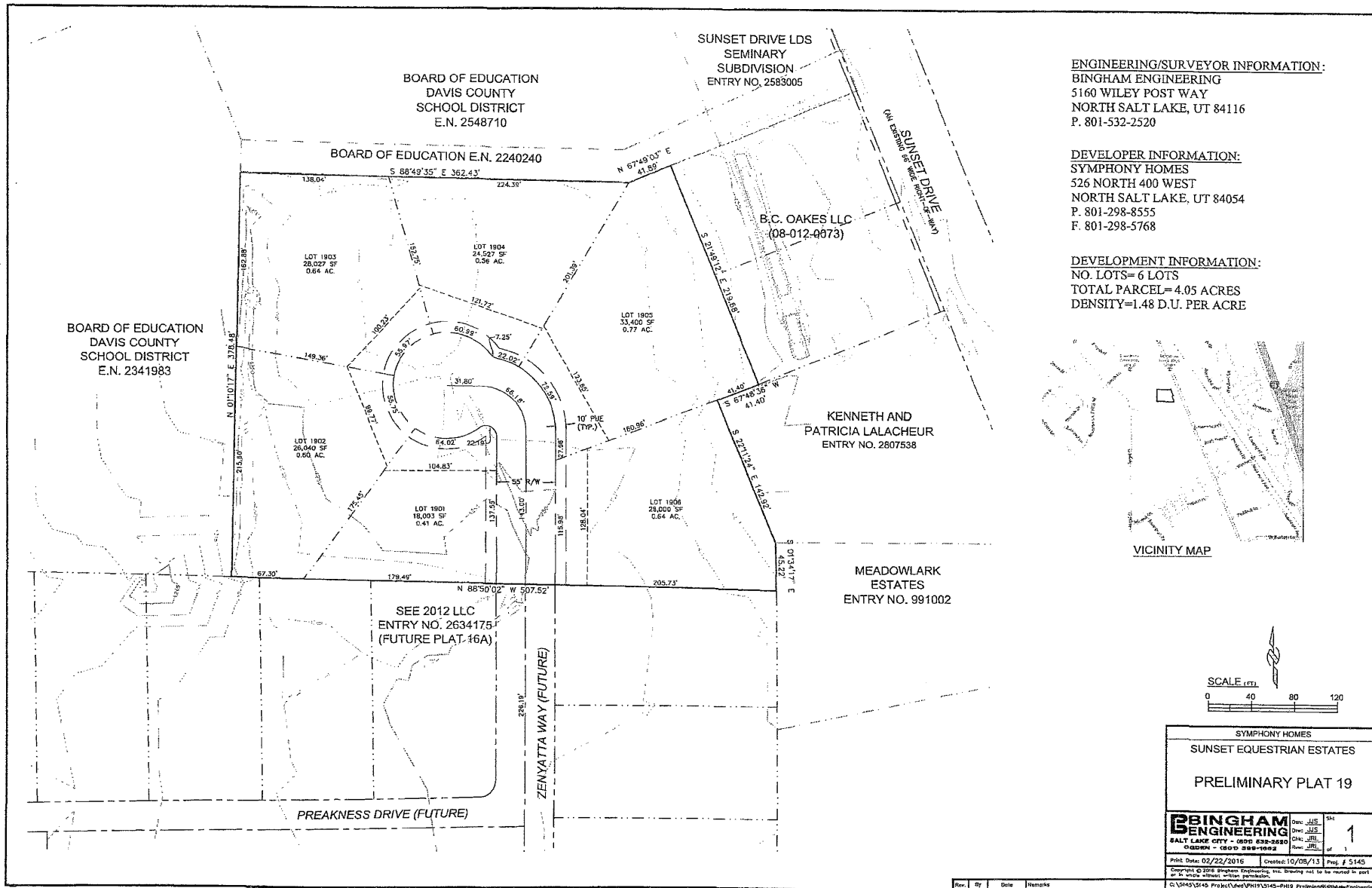
Print Date: 09/26/2017  
Created: 04/29/05  
Proj. # 5145

Copyright © 2017 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.

C:\5145\CAD\Concept\PRELIMINARY\_PLAT\_rev14.dwg  
jeremy

| Rev. | By | Date | Remarks |
|------|----|------|---------|
|------|----|------|---------|









## **City Council Staff Report**

---

### **Final plat approval for the Bob Mason Subdivision. December 21, 2017**

Applicant/Owner: Bob Mason  
Location: 860 South Roueche Lane  
Zone: R-A

#### **Description:**

In October of this year the City approved a preliminary plat and rezone for this property. The Final Plat has now been prepared and is requesting approval.

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

All of the street improvements along Roueche Lane are already in place. This subdivision is proposed with a private street. The street is unique in that it runs through the middle of lot 3 as it follows the route of the existing driveway. This access will be improved to meet private street standards and will include a cul-de-sac style turnaround on lot 2. All properties within the subdivision will be able to utilize the drive by means of access easements and there is adequate building area on each lot.

#### **Recommendation:**

The Planning Commission has reviewed this project and since final plat is consistent with the preliminary plat and meets the necessary requirements, they unanimously recommended Final Plat approval for the Bob Mason subdivision.

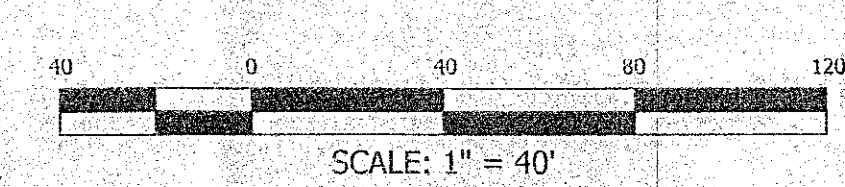
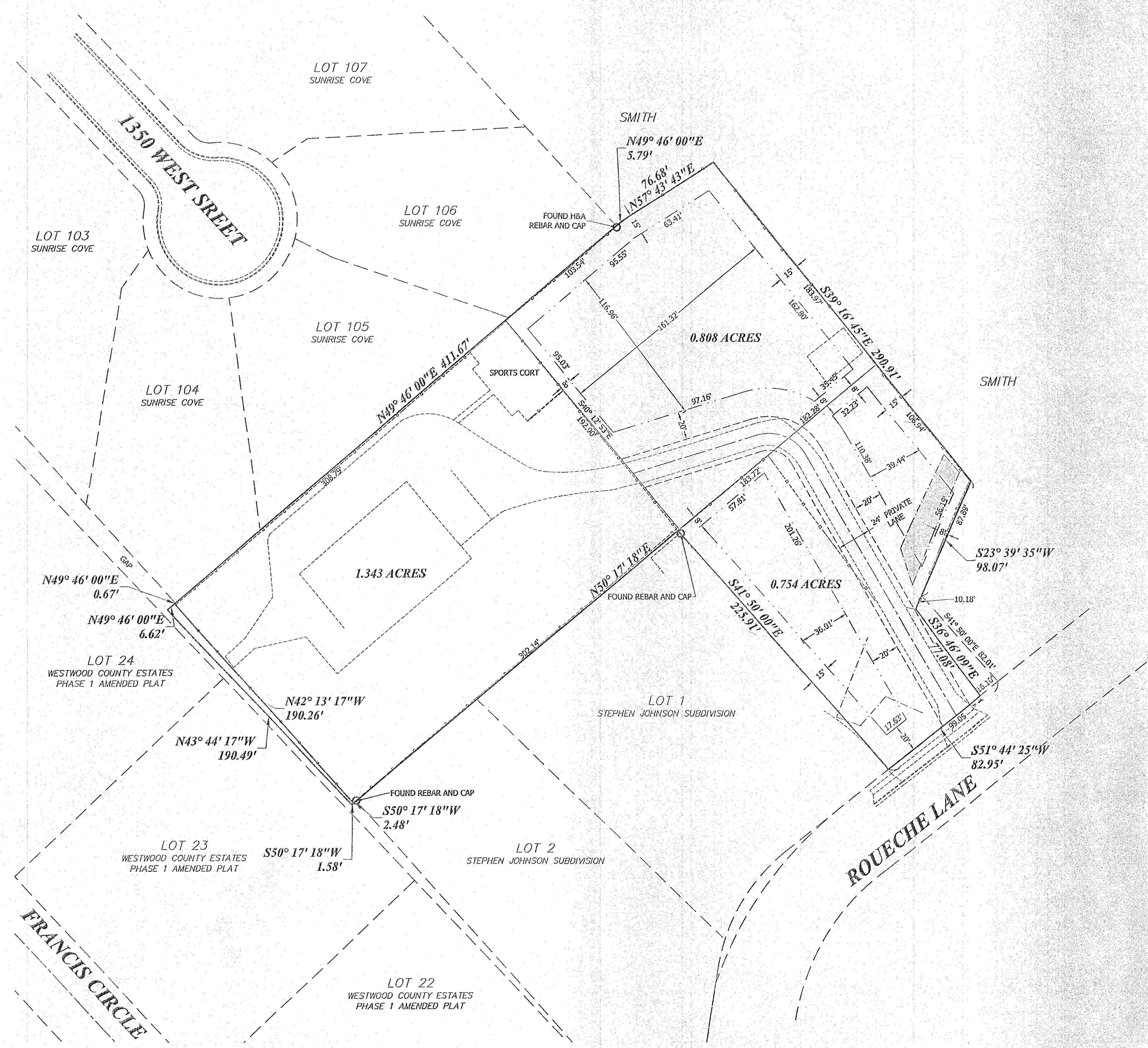
Attachment 1: Area Map  
Attachment 2: Preliminary Plat  
Attachment 3: Final Plat



## 860 South Roueche Lane





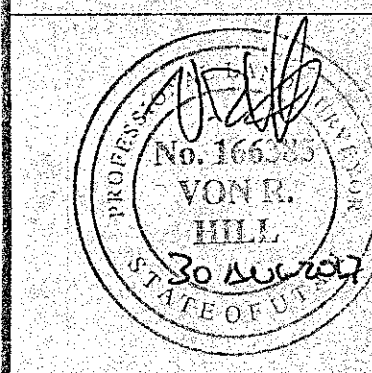
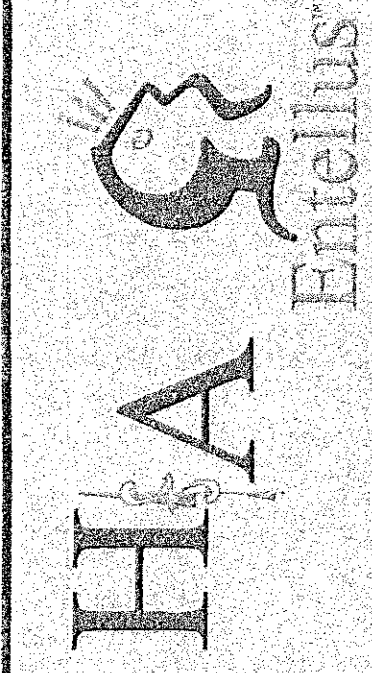


**TOPOGRAPHIC PLAN**

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

| LEGEND                 |       |
|------------------------|-------|
| PROPERTY LINE          | ————— |
| ADJACENT PROPERTY      | ----- |
| ROAD CENTERLINE        | ----- |
| EASEMENT LINE          | ----- |
| EDGE OF PAVEMENT       | ----- |
| CURB, GUTTER, SIDEWALK | ----- |
| FENCE LINE             | ----- |
| WALL                   | ===== |

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



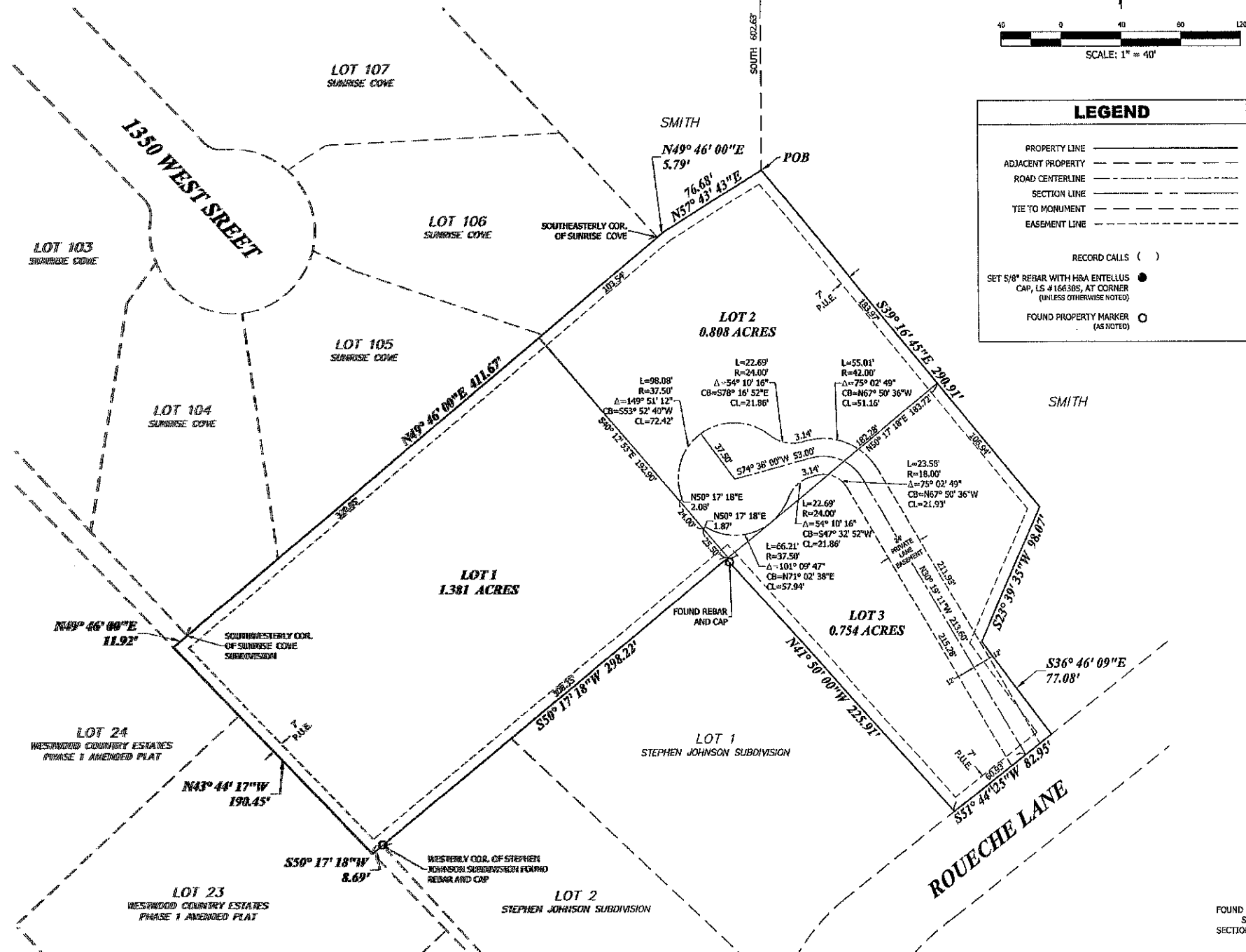
**BOB MASON**

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

|             |             |        |
|-------------|-------------|--------|
| DRAWN:      | [BY]        | [DATE] |
| APPROVED:   | VRH         | [DATE] |
| PROJECT:    | 1036003.dwg |        |
| <b>C200</b> |             |        |
| CONCEPT     |             |        |



**BOB MASON SUBDIVISION**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH  
OCTOBER 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 BOB MASON SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.



**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS NORTH89°46'31\"W 1,855.25 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 602.63 FEET FROM THE CENTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH39°16'45\"E 290.91 FEET TO A POINT ON THE BOUNDARY OF THE JAMES SMITH PROPERTY AS DESCRIBED IN ENTRY NUMBER 2503884 OF DAVIS COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID DESCRIBED PROPERTY IN THE FOLLOWING TWO COURSES: SOUTH23°39'35\"W 98.07 FEET AND SOUTH36°48'09\"E 77.08 FEET TO A POINT ON THE NORTHWEST BOUNDARY OF ROUECHE LANE; THENCE SOUTH51°44'25\"W 82.95 FEET ALONG SAID NORTHWEST BOUNDARY OF ROUECHE LANE TO THE BOUNDARY OF THE STEPHEN JOHNSON SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: NORTH45°00'00\"W 225.91 FEET; SOUTH50°17'18\"W 298.22 FEET TO THE WESTERLY CORNER OF SAID SUBDIVISION; THENCE SOUTH50°17'18\"W 8.69 FEET TO THE EASTERLY BOUNDARY OF WESTWOOD COUNTRY ESTATES, PHASE 1, AMENDED PLAT SUBDIVISION; THENCE ALONG SAID BOUNDARY NORTH43°44'17\"W 190.45 FEET TO A POINT ON LINE EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF SUNRISE COVE; THENCE NORTH49°46'00\"E 41.67 FEET ALONG THE SOUTHERLY SUBDIVISION LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH49°46'00\"E 5.79 FEET; THENCE NORTH57°43'43\"E 76.68 FEET ALONG A EXISTING WIRE FENCE TO THE POINT OF BEGINNING.

CONTAINS, 2.921 ACRES

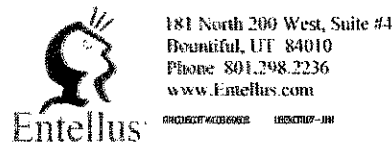
**OWNER'S DEDICATION**

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 BOB MASON SUBDIVISION 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\_\_\_\_.

**GENERAL NOTES:**

1. ALL EASEMENTS SHOWN ARE TYPICAL 7.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
2. 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: \_\_\_\_\_  
RECORD: \_\_\_\_\_

**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

**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
COUNTY RECORDER: \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY





## **City Council Staff Report**

---

### **Final Plat and PRUD Overlay Zone for the Whisper Hollow Subdivision (previously reviewed as Wisperwood Subdivision) December 21, 2017**

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

#### **Description:**

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

This project received preliminary plat approval last summer with several conditions (see attached minutes). The proposed final plat is similar to the approved preliminary plat with the exception that the access to the property to the east has been moved one lot to the south. This change is proposed to better accommodate the utilities and the access to the adjacent property.

#### **Recommendation:**

Staff is satisfied that this project meets the applicable requirements including the conditions placed at preliminary approval. The Planning Commission has reviewed the project and also determined that the conditions have been adequately addressed. The Planning Commission unanimously recommended Final Plat approval for the Whisper Hollow Subdivision.

This project includes a private road which is only allowed within the PRUD Overlay Zone. Per City ordinance (17-34-6(3)) the PRUD is approved by the City Council after the final plat is approved. The Planning Commission also recommended approval of the PRUD Overlay Zone with a four to one vote.

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

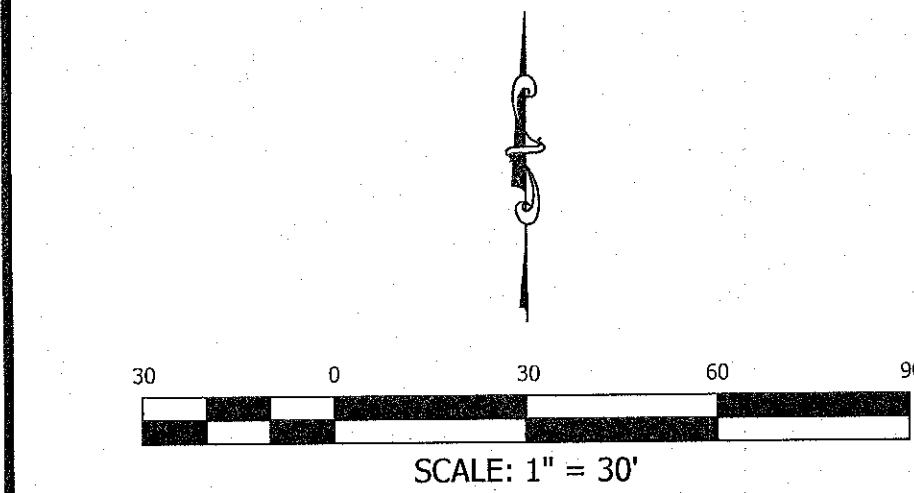
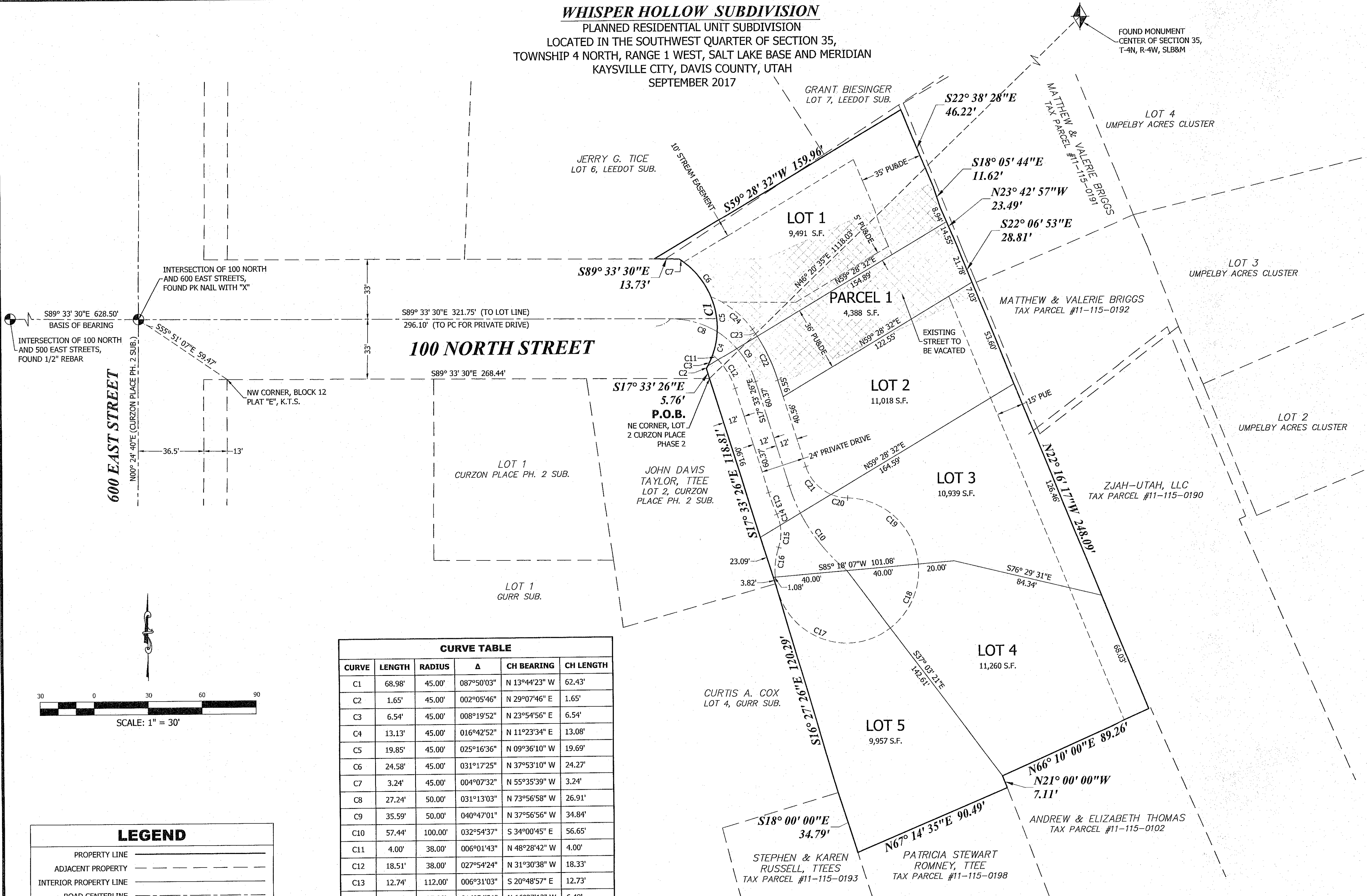


# Whisper Hollow Subdivision





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



| LEGEND                                                                               |     |
|--------------------------------------------------------------------------------------|-----|
| PROPERTY LINE                                                                        | --- |
| ADJACENT PROPERTY                                                                    | --- |
| INTERIOR PROPERTY LINE                                                               | --- |
| ROAD CENTERLINE                                                                      | --- |
| TIE TO MONUMENT                                                                      | --- |
| EASEMENT LINE                                                                        | --- |
| RECORD CALLS ( )                                                                     |     |
| SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED) | ●   |
| FOUND PROPERTY MARKER (AS NOTED)                                                     | ○   |

| CURVE TABLE |        |         |            |               |           |
|-------------|--------|---------|------------|---------------|-----------|
| CURVE       | LENGTH | RADIUS  | Δ          | CH BEARING    | CH LENGTH |
| C1          | 68.98' | 45.00'  | 087°50'03" | N 13°44'23" W | 62.43'    |
| C2          | 1.65'  | 45.00'  | 002°05'46" | N 29°07'46" E | 1.65'     |
| C3          | 6.54'  | 45.00'  | 008°19'52" | N 23°54'56" E | 6.54'     |
| C4          | 13.13' | 45.00'  | 016°42'52" | N 11°23'34" E | 13.08'    |
| C5          | 19.85' | 45.00'  | 025°16'36" | N 09°36'10" W | 19.69'    |
| C6          | 24.58' | 45.00'  | 031°17'25" | N 37°53'10" W | 24.27'    |
| C7          | 3.24'  | 45.00'  | 004°07'32" | N 55°35'39" W | 3.24'     |
| C8          | 27.24' | 50.00'  | 031°13'03" | N 73°56'58" W | 26.91'    |
| C9          | 35.59' | 50.00'  | 040°47'01" | N 37°56'56" W | 34.84'    |
| C10         | 57.44' | 100.00' | 032°54'37" | S 34°00'45" E | 56.65'    |
| C11         | 4.00'  | 38.00'  | 006°01'43" | N 48°28'42" W | 4.00'     |
| C12         | 18.51' | 38.00'  | 027°54'24" | N 31°30'38" W | 18.33'    |
| C13         | 12.74' | 112.00' | 006°31'03" | S 20°48'57" E | 12.73'    |
| C14         | 6.51'  | 25.00'  | 014°54'31" | N 16°37'13" W | 6.49'     |
| C15         | 12.32' | 25.00'  | 028°14'22" | N 04°57'13" E | 12.20'    |
| C16         | 16.60' | 40.00'  | 023°46'17" | S 07°11'15" W | 16.48'    |
| C17         | 85.42' | 40.00'  | 122°21'28" | S 65°52'37" E | 70.09'    |
| C18         | 40.24' | 40.00'  | 057°38'32" | N 24°07'23" E | 38.57'    |
| C19         | 58.68' | 40.00'  | 084°03'16" | N 46°43'31" W | 53.56'    |
| C20         | 9.49'  | 25.00'  | 021°44'23" | S 77°52'58" E | 9.43'     |

| CURVE TABLE |        |         |            |               |           |
|-------------|--------|---------|------------|---------------|-----------|
| CURVE       | LENGTH | RADIUS  | Δ          | CH BEARING    | CH LENGTH |
| C21         | 21.58' | 25.00'  | 049°27'20" | S 42°17'06" E | 20.92'    |
| C22         | 26.89' | 100.00' | 015°24'22" | N 25°15'37" W | 26.81'    |
| C23         | 4.68'  | 100.00' | 002°40'52" | N 34°18'14" W | 4.68'     |
| C24         | 29.65' | 52.50'  | 032°21'35" | N 51°49'28" W | 29.26'    |

**IRRIGATION COMPANY APPROVAL**

APPROVED BY THE BENCHLAND WATER DISTRICT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DISTRICT MANAGER \_\_\_\_\_

**SEWER DISTRICT APPROVAL**

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

BY: \_\_\_\_\_

**CITY COUNCIL'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, FARMINGTON CITY

CITY RECORDER ATTEST: \_\_\_\_\_

MAYOR: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL**

APPROVED BY THE FARMINGTON CITY ENGINEER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FARMINGTON CITY ENGINEER \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF FARMINGTON CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

**CITY ATTORNEY'S APPROVAL**

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE FARMINGTON CITY ATTORNEY.

FARMINGTON CITY ATTORNEY \_\_\_\_\_

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

COUNTY RECORDER: \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY

**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 WHISPER HOLLOW SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. UT #166385 DATE \_\_\_\_\_

**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, CURZON PLACE PHASE 2 SUBDIVISION, SAID POINT BEING SOUTH 89°33'30" EAST 268.44 FEET ALONG THE SOUTH LINE OF 100 NORTH STREET FROM THE NORTHWEST CORNER OF BLOCK 12, PLAT "E", KAYSVILLE TOWNSITE SURVEY, SAID POINT ALSO BEING SOUTH 46°20'35" WEST 1118.03 FEET (CALCULATED BEARING AND DISTANCE) FROM THE CENTER QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 17°33'26" EAST 118.81 FEET ALONG THE EAST LOT LINE TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 16°27'26" EAST 120.29 FEET ALONG THE EAST LINE OF THE CURR SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 4, OF SAID CURR SUBDIVISION; THENCE SOUTH 18°00'00" EAST 34.79 FEET TO A POINT ON A FENCE LINE, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AS ENTRY #3028764 IN BOOK 6794 AT PAGE 1445, DAVIS COUNTY RECORDER'S OFFICE; THENCE NORTH 67°14'35" EAST 90.49 FEET ALONG SAID FENCE LINE; THENCE NORTH 21°00'00" WEST 7.11 FEET; THENCE NORTH 66°10'00" EAST 89.26 FEET TO A FENCE LINE; THENCE NORTH 22°16'17" WEST 248.09 FEET ALONG SAID FENCE LINE; THENCE NORTH 22°06'53" WEST 28.82 FEET ALONG SAID FENCE LINE; THENCE NORTH 23°42'57" WEST 23.49 FEET ALONG SAID FENCE LINE; THENCE NORTH 18°05'44" WEST 11.62 FEET ALONG SAID FENCE LINE; THENCE NORTH 22°38'28" WEST 46.22 FEET ALONG A FENCE LINE TO A FENCE CORNER; THENCE SOUTH 59°28'32" WEST 159.96 FEET ALONG A FENCE LINE AND ITS EXTENSION TO THE NORTH LINE OF 100 NORTH STREET; THENCE SOUTH 89°33'30" EAST 13.73 FEET ALONG SAID NORTH LINE TO A POINT ON A NON-TANGENT, 45.0-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 68.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°50'03", CHORD BEARS SOUTH 13°44'23" EAST 62.43 FEET TO THE EXTENSION ON THE EAST LINE OF SAID LOT 2, CURZON PLACE PHASE 2 SUBDIVISION; THENCE SOUTH 17°33'26" EAST 5.76 FEET ALONG SAID EXTENSION TO THE NORTHEAST CORNER OF SAID LOT 2 AND TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 1.310 ACRES.

**OWNER'S DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS WHISPER HOLLOW SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXX

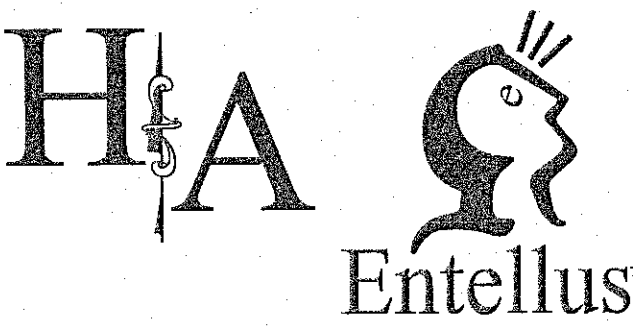
**L.L.C. ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, XXXXXXXXXXXXXXXX, MEMBER OF HOTEL BARONS, L.L.C., WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF HOTEL BARONS, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_

RESIDENCE: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



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

PROJECT #1498001 09/26/2017, JKS



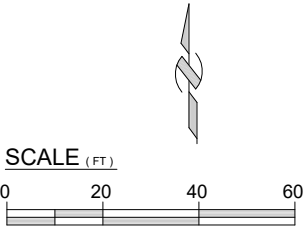


LEGEND:

|  |                           |
|--|---------------------------|
|  | PROPERTY LINE OF INTEREST |
|  | EXISTING PROPERTY LINE    |
|  | BUILDING SETBACK REQ'T    |
|  | PROPOSED EASEMENT         |

SUBMITTED PRELIMINARY  
PLAT w/CUL-DE-SAC OPTION:

- AVG. LOT SIZE: 10,660 sf
- AVG. LOT SIZE NET OF ROAD: 8,910 sf
- AVG. BUILDABLE AREA: 4,571 sf



LEGACY DESIGN GROUP  
ABERDEEN, SD  
SALT LAKE CITY, UT  
605.725.5257

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IN PART WITHOUT WRITTEN PERMISSION

KAYSVILLE, UTAH

PRELIMINARY PLAT w/CIRCLE OPTION: WHISPERWOOD SUBDIVISION

B



## KAYSVILLE CITY PLANNING COMMISSION

May 25, 2017

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

Excused: Gary Bullock, Betty Parker

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

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



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

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

Chairperson Matthew Anderson opened the Public Hearing.

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

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

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



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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

Stroh DeCaire seconded the motion.

Voting was as follows:

|                  |     |
|------------------|-----|
| Lorene Kamalu    | nay |
| Stroh DeCaire    | yea |
| Matthew Anderson | yea |



|               |     |
|---------------|-----|
| Josh Sundloff | yea |
| Thomas Wood   | yea |

The motion passed with a vote of four to one.

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

### **CALL TO THE PUBLIC**

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

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





## **City Council Staff Report**

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### **Whisper Creek Hollow Subdivision Final Plat Approval December 21, 2017**

Applicant/Owner: David Whitaker  
Location: 689 South 550 East  
Zone: R-1-8 (Single Family Residential)

#### **Description:**

This project is located at about 700 South and 550 East, just east of the recently approved assisted living center on south Main Street. At the last City Council meeting the Council approved the preliminary plat for this project with the condition that a public street be shown rather than the gated private road that had been proposed.

A new plat has been submitted with the requested public street connecting 550 East and Whisper Creek Drive. This plat leaves the lots still in compliance with the existing R-1-8 zoning and other requirements.

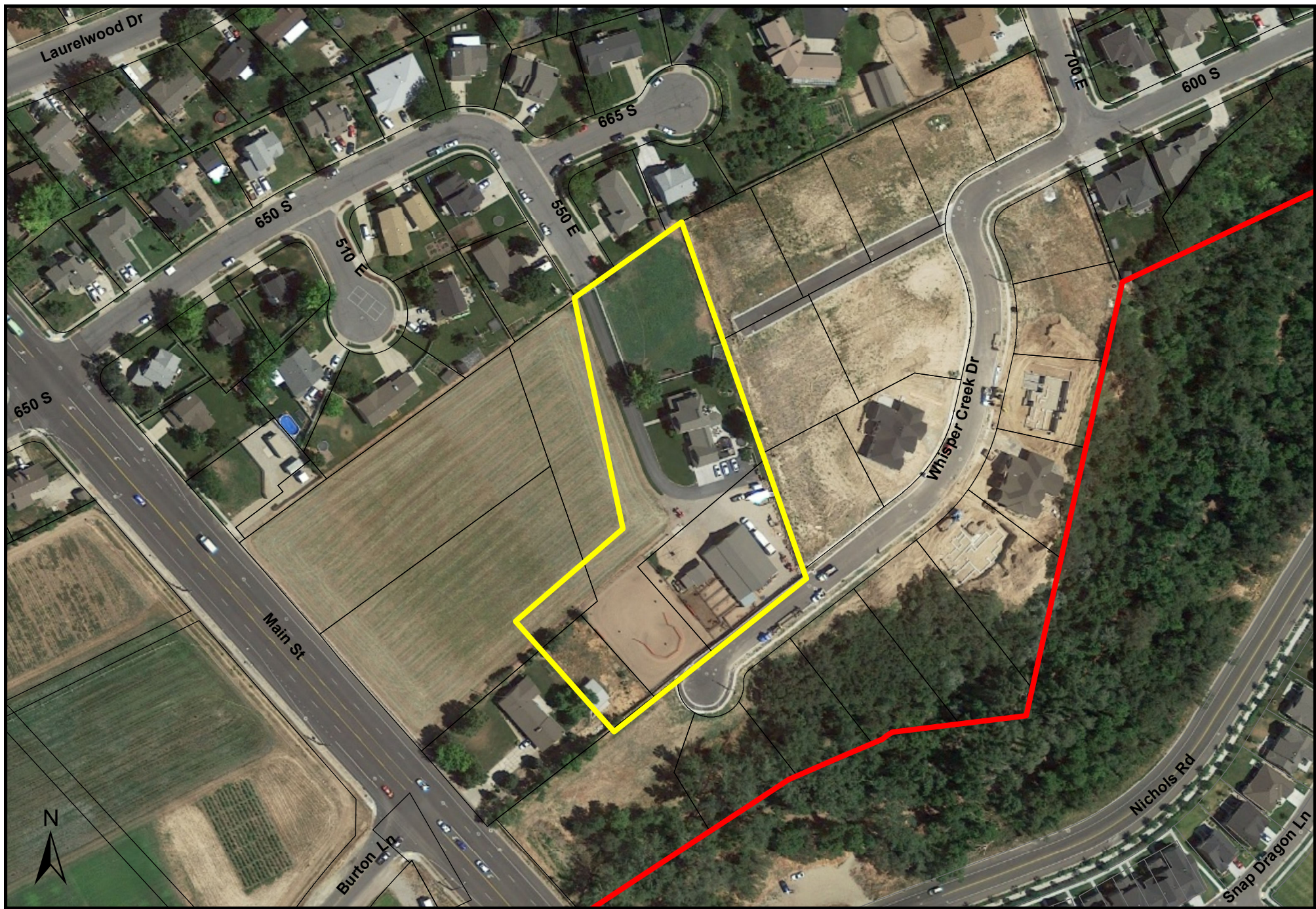
#### **Recommendation:**

Staff believes that this plat meets the requirements placed on the preliminary plat and recommends the Council grant Final Plat approval for the Whisper Creek Hollow Subdivision.

Attachment 1: Area Map  
Attachment 2: Plat



# Whisper Creek Hollow Subdivision





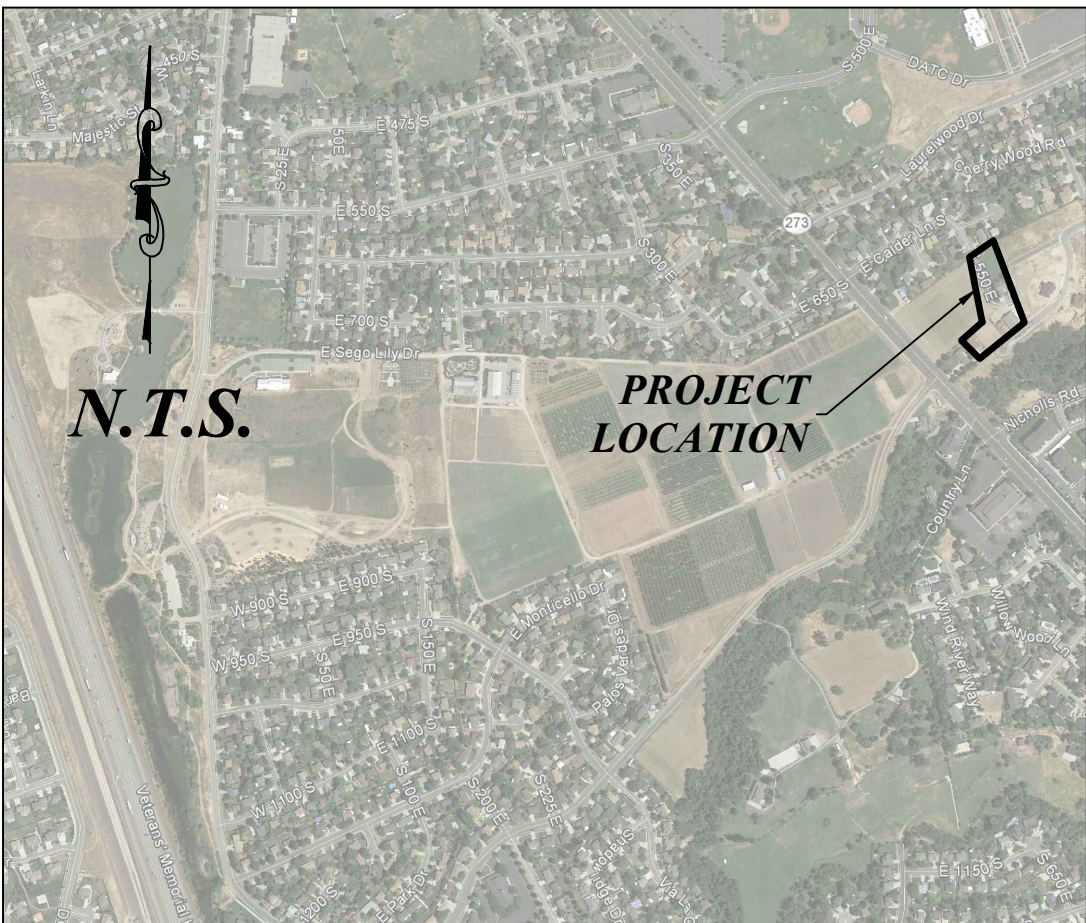
**WHISPER CREEK PUD**  
LOCATED IN THE WEST HALF OF SECTION 2,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH  
NOVEMBER 2017

NORTH QUARTER CORNER  
SECTION 2, T3N, R1W, SLB&M  
FOUND BRASS CAP MONUMENT

N00° 05' 00"E 2730.69' MEASURED  
(N00° 05' 00"E 2730.65' RECORD) 1/4 SECTION LINE

CENTER OF SECTION 2, T3N,  
R1W, SLB&M FOUND BRASS  
CAP MONUMENT

30 0 30 60 90  
SCALE: 1" = 30'



## VICINITY MAP

### DRAINAGE CALCULATIONS

8-Nov-17

#### Area Analysis

| Area         | sq.ft.  | Acres | C    |
|--------------|---------|-------|------|
| Building     | 0       | 0.00  | 0.85 |
| Improvements | 0       | 0.00  | 0.90 |
| Landscape    | 0       | 0.00  | 0.15 |
| Total        | 100,057 | 2.30  | 0.40 |

#### 10 Year Detention Analysis

NOAA Precipitation Frequency Data Server #41.0232, W111.9259  
Allowable Runoff 0.20 cfs/acre

| Time<br>(min.)     | I<br>in./hr | Runoff<br>ft <sup>3</sup> | Allowable<br>Runoff<br>ft <sup>3</sup> | Storage<br>ft <sup>3</sup> |
|--------------------|-------------|---------------------------|----------------------------------------|----------------------------|
| 5                  | 3.650       | 1,006                     | 138                                    | 868                        |
| 10                 | 2.780       | 1,533                     | 276                                    | 1,257                      |
| 15                 | 2.300       | 1,902                     | 413                                    | 1,488                      |
| 30                 | 1.540       | 2,547                     | 827                                    | 1,720                      |
| 60                 | 0.956       | 3,162                     | 1,654                                  | 1,508                      |
| 120                | 0.601       | 3,976                     | 3,308                                  | 668                        |
| 180                | 0.426       | 4,227                     | 4,962                                  | 0                          |
| 360                | 0.257       | 5,100                     | 9,923                                  | 0                          |
| 720                | 0.160       | 6,351                     | 19,846                                 | 0                          |
| 1440               | 0.100       | 7,938                     | 39,692                                 | 0                          |
| Required Detention |             |                           |                                        | 1,720                      |
| Provided Detention |             |                           |                                        | 1,720                      |

#### DRAINAGE NARRATIVE

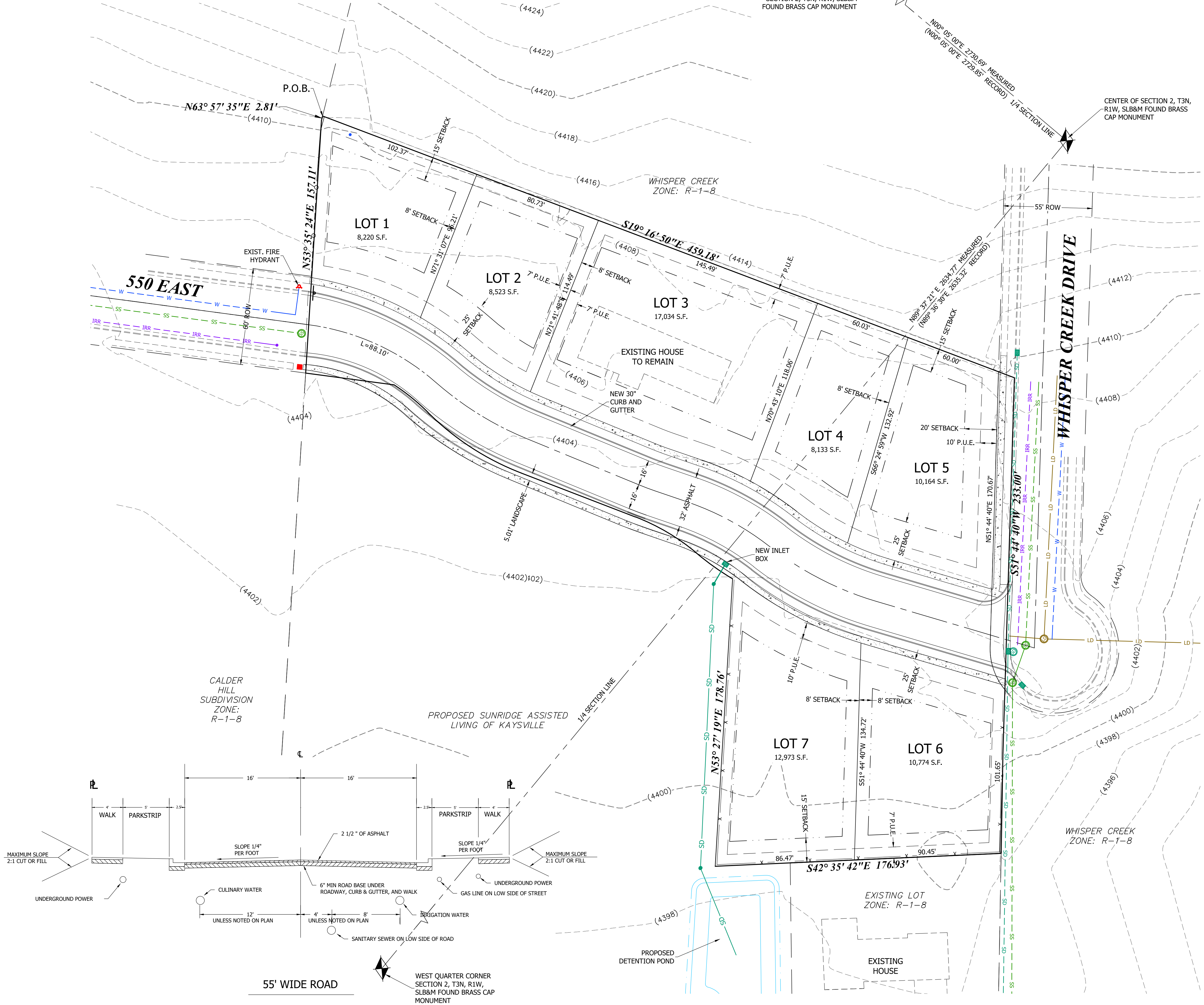
STORM WATER FROM PROPOSED SUBDIVISION WILL SHEET FLOW TO CURB AND GUTTER ON WEST SIDE OF PROPOSED PRIVATE DRIVE. WATER WILL BE CONVEYED TO NEW CURB INLET BOX AND INTO PROPOSED DETENTION POND FOR THE SUNRIDGE ASSISTED LIVING OF KAYSVILLE. WATER WILL BE RELEASED FROM POND AT A RATE OF 0.2 CFS.

#### GENERAL INFORMATION

TOTAL PROPOSED SUBDIVISION = 2.297 ACRES  
PROPOSED SUBDIVISION ZONE = R-1-8

#### OWNER

DAVID WHITAKER  
689 SOUTH 550 EAST  
KAYSVILLE, UT 84037  
PHONE: 801-430-3909



TYPICAL ROAD SECTION

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



PRELIMINARY  
NOT FOR  
CONSTRUCTION

WHISPER CREEK PUD

689 SOUTH 550 EAST  
LOCATED IN THE WEST 1/2 OF SECTION 2, T3N., R1W., S.L.B.&M.  
KAYSVILLE CITY, DAVIS COUNTY, UTAH

DESCRIPTION

DATE:

DRAWN: 11/08/2017

APPROVED: 11/08/2017

PROJECT: 1034015

1034015 PRE-PLAT 40

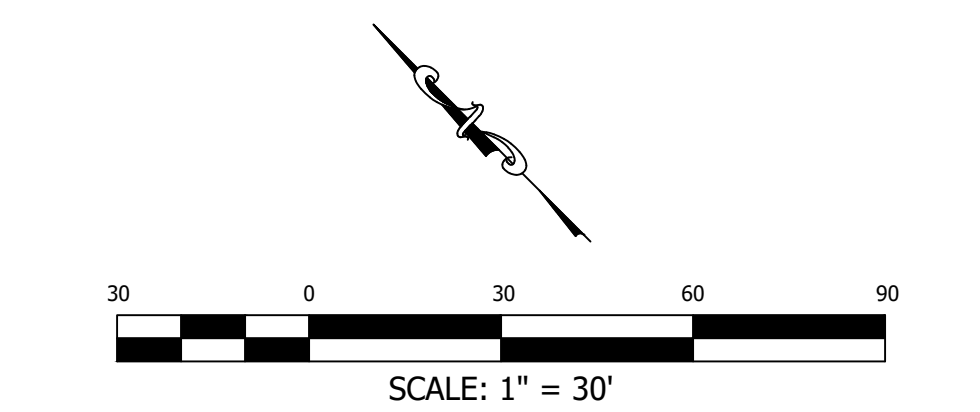
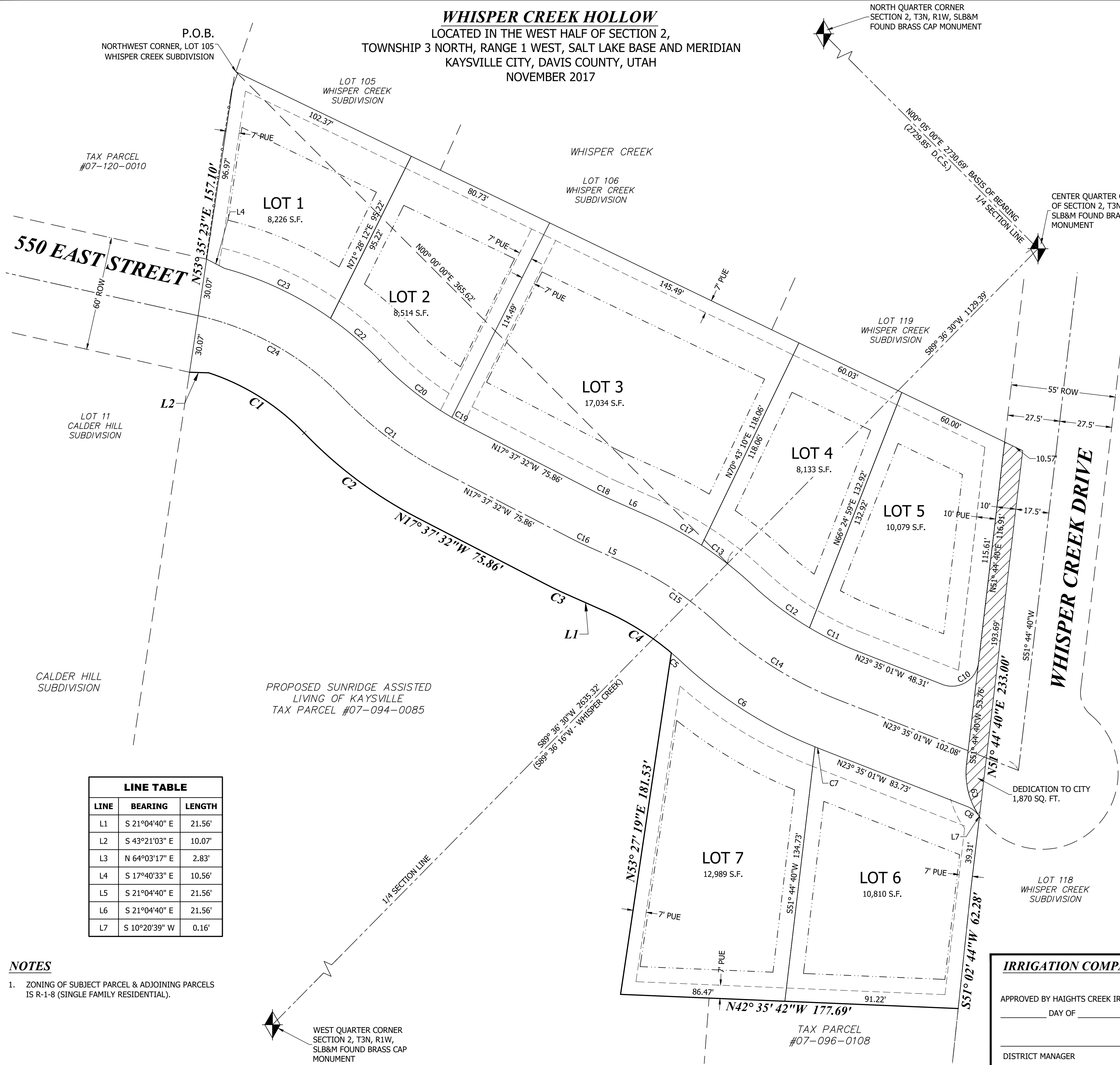
road.dwg

PRE

PRELIMINARY PLAT



**WHISPER CREEK HOLLOW**  
LOCATED IN THE WEST HALF OF SECTION 2,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH  
NOVEMBER 2017



| CURVE TABLE |        |         |            |               |           |
|-------------|--------|---------|------------|---------------|-----------|
| CURVE       | LENGTH | RADIUS  | Δ          | CH BEARING    | CH LENGTH |
| C1          | 59.94' | 122.50' | 028°02'09" | N 12°46'33" W | 59.35'    |
| C2          | 74.92' | 227.50' | 018°52'03" | S 08°11'30" E | 74.58'    |
| C3          | 12.20' | 202.50' | 003°27'08" | S 19°21'06" E | 12.20'    |
| C4          | 41.71' | 147.50' | 016°12'11" | N 12°58'35" W | 41.57'    |
| C5          | 7.30'  | 147.50' | 002°50'12" | N 03°27'23" W | 7.30'     |
| C6          | 83.49' | 227.50' | 021°01'39" | S 12°33'06" E | 83.02'    |
| C7          | 2.06'  | 227.50' | 000°31'05" | S 23°19'28" E | 2.06'     |
| C8          | 8.29'  | 14.00'  | 033°55'40" | N 06°37'11" W | 8.17'     |
| C9          | 28.90' | 40.00'  | 041°24'01" | S 31°02'40" W | 28.28'    |
| C10         | 25.58' | 14.00'  | 104°40'19" | S 75°55'10" E | 22.17'    |
| C11         | 27.70' | 172.50' | 009°12'06" | S 18°58'58" E | 27.67'    |
| C12         | 37.16' | 172.50' | 012°20'38" | S 08°12'36" E | 37.09'    |
| C13         | 34.44' | 202.50' | 009°44'42" | N 06°54'38" W | 34.40'    |
| C14         | 75.21' | 200.00' | 021°32'44" | S 12°48'39" E | 74.77'    |
| C15         | 58.15' | 175.00' | 019°02'23" | N 11°33'28" W | 57.89'    |
| C16         | 10.54' | 175.00' | 003°27'08" | S 19°21'06" E | 10.54'    |
| C17         | 32.85' | 202.50' | 009°17'42" | N 16°25'49" W | 32.82'    |
| C18         | 8.89'  | 147.50' | 003°27'08" | S 19°21'06" E | 8.89'     |
| C19         | 8.41'  | 172.50' | 002°47'30" | S 16°13'47" E | 8.40'     |
| C20         | 48.40' | 172.50' | 016°04'33" | S 06°47'45" E | 48.24'    |
| C21         | 65.86' | 200.00' | 018°52'03" | S 08°11'30" E | 65.56'    |
| C22         | 34.22' | 177.50' | 011°02'48" | N 04°16'52" W | 34.17'    |
| C23         | 62.00' | 177.50' | 020°00'43" | N 19°47'02" W | 61.68'    |
| C24         | 88.10' | 150.00' | 033°39'07" | N 15°35'02" W | 86.84'    |

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L1         | S 21°04'40" E | 21.56' |
| L2         | S 43°21'03" E | 10.07' |
| L3         | N 64°03'17" E | 2.83'  |
| L4         | S 17°40'33" E | 10.56' |
| L5         | S 21°04'40" E | 21.56' |
| L6         | S 21°04'40" E | 21.56' |
| L7         | S 10°20'39" W | 0.16'  |

| LEGEND                                                                               |       |
|--------------------------------------------------------------------------------------|-------|
| PROPERTY LINE                                                                        | _____ |
| ADJACENT PROPERTY                                                                    | _____ |
| INTERIOR PROPERTY LINE                                                               | _____ |
| ROAD CENTERLINE                                                                      | _____ |
| TIE TO MONUMENT                                                                      | _____ |
| EASEMENT LINE                                                                        | _____ |
| RECORD CALLS ( )                                                                     |       |
| SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED) | ●     |
| FOUND PROPERTY MARKER (AS NOTED)                                                     | ○     |

**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 WHISPER CREEK PUD AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

PRELIMINARY

VON R. HILL, P.L.S. UT #166385

DATE

**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF LOT 105, WHISPER CREEK SUBDIVISION, WHICH POINT IS ALSO SOUTH89°36'30"WEST 1129.39 FEET ALONG THE QUARTER SECTION LINE AND NORTH00°00'00"EAST 365.62 FEET FROM THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH19°16'50"EAST 459.18 FEET ALONG THE BOUNDARY OF SAID WHISPER CREEK SUBDIVISION; THENCE SOUTH51°44'40"WEST 233.00 FEET ALONG THE BOUNDARY OF SAID WHISPER CREEK SUBDIVISION TO A CORNER; THENCE SOUTH 51°02'44" WEST 62.28 FEET ALONG THE BOUNDARY OF SAID WHISPER CREEK SUBDIVISION TO A POINT ON THE NORTH LINE OF LOT 118, WHISPER CREEK SUBDIVISION; THENCE LEAVING SAID SUBDIVISION LINE NORTH42°35'42"WEST 177.69 FEET; THENCE NORTH53°27'19"EAST 178.76 FEET TO A POINT ON A 167.00-FOOT-RADIUS, NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE 27.44 FEET, (CENTRAL ANGLE = 09°24'53", CHORD BEARING AND DISTANCE = NORTH04°31'51"WEST 27.41 FEET) TO A POINT OF REVERSE CURVATURE WITH A 133.00-FOOT-RADIUS, TANGENT CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE 44.41 FEET, (CENTRAL ANGLE = 19°07'57", CHORD BEARING AND DISTANCE = NORTH09°23'23"WEST 44.21 FEET); THENCE NORTH18°57'21"WEST 75.85 FEET TO A POINT ON A 167.00-FOOT-RADIUS, TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE 69.55 FEET, (CENTRAL ANGLE = 23°51'38", CHORD BEARING AND DISTANCE = NORTH07°01'33"WEST 69.04 FEET) TO A POINT OF REVERSE CURVATURE WITH A 133.00-FOOT-RADIUS, TANGENT CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE 27.32 FEET, (CENTRAL ANGLE = 11°46'14", CHORD BEARING AND DISTANCE = NORTH0°58'51"WEST 27.28 FEET); THENCE NORTH32°24'36"WEST 55.24 FEET TO THE SOUTHEAST CORNER OF LOT 11, CALDER HILL SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION NORTH53°35'24"EAST 157.11 FEET; THENCE NORTH63°57'35"EAST 2.81 FEET TO THE POINT OF BEGINNING, CONTAINING 2.341 ACRES.

**OWNER'S DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS WHISPER CREEK PUD, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

**NOTES**

1. ZONING OF SUBJECT PARCEL & ADJOINING PARCELS IS R-1-8 (SINGLE FAMILY RESIDENTIAL).

**CITY COUNCIL'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY  
KAYSVILLE CITY.

CITY RECORDER ATTEST: \_\_\_\_\_  
MAYOR: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL**

APPROVED BY THE KAYSVILLE CITY ENGINEER, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_\_.

KAYSVILLE CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF KAYSVILLE CITY,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

CHAIRMAN

**SEWER DISTRICT APPROVAL**

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

BY:

**CITY ATTORNEY'S APPROVAL**

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY THE  
KAYSVILLE CITY ATTORNEY.

KAYSVILLE CITY ATTORNEY

**DAVIS COUNTY RECORDER**

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



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

PROJECT #1034015

11/08/2017, JKS





## **KAYSVILLE CITY COUNCIL**

### **Meeting Minutes**

November 16, 2017

Meeting minutes of a regular City Council meeting on November 16, 2017 at 6:00 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 Lee and Council Member Garn, Council Member Adams.

Others present: City Manager Shayne Scott, City Engineer Andy Thompson, City Recorder Maria Devereux, Service Manager Bruce Rigby, Parks Director Justin Brimhall, Katie Witt, Brigg Lewis, Toby Barrus, Emery Barrus, Shane Pew, Ruth Sabin, Ray Sabin, Patrick Hein, Alan Farnes, Brok Thayn, Scott Holmes, Mary Ann Thurgood, Bronson Smith, Nicholas Meus, Ashley Meus, Aaron Shupe, Jay Bell, Matt Robinson, Floyd Landon, Paul Erickson, Dillon McDonald, Marissa McDonald, Ardis Ellsworth, Karen Erickson, Susan Bradford, Mark Bradford, Daina Romney, Gavin Tuttle, Kerstin Thomas, Dena Eckardt, Ryan Eckardt, Mettie Francis, Linda Francis, Marilee Jepsen, Lindsay Jepsen, Robert Donigan, Jacob Sherriff, Teresa Pinka, Jason Taylor, Kori Taylor, Jim Boren, Marilyn Boren, Kaie Witt, Seth Thatcher, and Will Thatcher.

### **CITY COUNCIL MEETING**

Opening provided by Mayor Steve Hiatt.

### **RECOGNITION OF JIM BOREN FOR 43 YEARS OF SERVICE**

Mayor Hiatt recognized Jim Boren for his many years of service with the Kaysville City Fire Department.

### **SWEARING IN OF YOUTH CITY COUNCIL**

Mayor Hiatt introduced the Youth City Council Mayor Emma Francis and Youth City Council Members and gave the oath of office.



### **SWEARING IN OF FIRE CHIEF PAUL ERICKSON**

Mayor Hiatt introduced the new Kaysville City Fire Chief Paul Erickson and gave the oath of office.

### **CONSENT APPOINTMENT OF THE KAYSVILLE CITY ATTORNEY**

Shayne Scott introduced Nicholas Mills as the new attorney for Kaysville City. He welcomed Nicholas and his family and explained that Nicholas will begin work mid-December.

Council Member Snell made a motion to grant consent appointment of Nicholas Mills as the new City Attorney, second by Council Member Lee and passed unanimously.

Jordan Stephensen, Power Commission Member, gave an overall presentation of solar power, variable costs and rates. He explained the benefits of solar power and the variables.

### **CITIZEN RECOGNITION**

Chief Oberg expressed appreciation for David Nelson. He explained that with the assistance of David Nelson the Kaysville Police Department was able to resolve numerous burglary cases. David Nelson was given an award of excellence.

### **CALL TO THE PUBLIC**

Mayor Hiatt opened Call to the Public and explained that the public may address agenda items. He asked the audience to limit comments to three minutes.

Bronson Smith explained that he has a few concerns. He noted that he and other residents are interested in a dog park. He explained he is also interested in a soccer field in the local park versus baseball diamonds. Bronson Smith noted that South Angel St. has been adopted as a street for speeding amongst teenagers and asked what precautions are being taken.

Mayor Hiatt explained that Larry Page is the liaison and that he will review this matter and discuss the findings with Bronson Smith.

### **DECLARATION OF CONFLICTS OF INTEREST**

Mayor Hiatt provided Council members the opportunity to disclose potential conflicts of interest in regard to items listed on the agenda. No conflicts were disclosed.

### **AWARD OF BIDS FOR CONSTRUCTION OF PIONEER PARK**

Justin Brimhall, Parks Director, explained that Pioneer Park plans were presented and discussed at previous Council Meetings. He noted that a request for bid was distributed and sealed bids were received.



Council Member Snell made a motion to award the low bid for Pioneer Park Phase I construction to Merrill Sheriff Construction Inc. for the Angel St. Soccer Complex for the base bid amount and added alternatives plus an additional \$150,000 from the general fund or parks impact fees for completion of a playground, second by Council Member Garn.

Council Member Garn noted that there are many added benefit to parks.

Council Member Adams thanked Justin Brimhall for the presentation and expressed that he feels fortunate that the City has local contractors that bid on this project.

Mayor Hiatt noted that he appreciates the work done by staff and community.

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.

### **TRANSPORTATION FEE ANALYSIS REPORT**

Fred Philpot, LYRB, explained the purpose of the 2017 Road Fee Analysis is to establish an equitable, transparent and sustainable way to maintain existing roadways. He noted that to meet substantial needs a road fee may need to be established. He gave an overview of fee assumptions and fee methodology and presented several scenarios for the Council to review. Fred Philpot explained that other cities have adopted transportation fees that range from \$3.00-\$18.00.

Mayor Hiatt asked about the fairness of fees and noted the importance.

Fred Philpot explained that an assessment can be done to examine proportionality.

Council Member Lee made a motion to direct staff to hold an Open House event, arrange a schedule and timeline and come back to the Council the first of year to review with the new Council Members, second by Council Member Page.

Council Member Page noted that adjustments can be made if need be, but feels funds need to be directed to roads. He explained that by maintaining our roads that we will save money overall.



Council Member Snell stated that it is important to get public feedback.

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.

### **DISCUSSION OF BETTER CITY CONTRACT**

Shayne Scott explained that in late 2016 the City contracted with Better City on an Economic Development plan for two sites in our city. These sites are the IHC owned property on 400 West and the 25 acres south of Boondocks on Deseret. He explained that this contract was heavily reward based. Although no business has signed yet, Better City has made tremendous progress and we have had over a dozen meetings over the past 12 months with various interested parties. Now the contract has expired and staff is looking for further direction when it comes to Better City.

Council Member Snell made a motion to extend the contract with Better City for another 12 months, second by Council Member Page.

Council Member Adams made a substitute motion to extend contract with Better City for 90 days only. The motion fails for lack of a second.

Council Member Lee made an alternate motion to table the item and renegotiate the contract with Better City, 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.



### **PRELIMINARY AND FINAL PLAT APPROVAL FOR APPLE BLOSSOM**

Lyle Gibson, zoning Administrator, explained that recently this same property was rezoned to the R-1-14 zoning district. As part of that rezone approval a concept plan was submitted which included 7 lots consistent with the attached final plat.

Among other comments received during the rezone process, were concerns regarding storm water runoff. This property slopes away from the road and toward the existing homes to the west, making it very difficult to get the water off of the property and into the street and existing storm drain system. The proposed plans provide for the storm water from the new cul-de-sac and the front of the each lot to be collected in the storm drain in Angel Street, however the back part of each lot will drain to the rear yard and be held on the lot with a berm.

While this proposed storm water plan exceeds the minimum designed criteria of the City Code, it will create temporary ponding in the back of each lot after a rain storm.

Council member page asked if there is a concern with water effecting homes.

Lee noted that she is glad they are taking steps to mitigate water issues in their housing plans.

Council Member Page made a motion to approve the preliminary and final plat for the Apple Blossom Subdivision consisting of 7 lots on 2.98 acres, second by Council Member Adams.

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.

### **AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE SUNSET EQUESTRIAN ESTATES SUBDIVISION**

Lyle Gibson explained that last spring the City Council rezoned and granted preliminary plat approval for a 4 acre parcel of ground adjacent and to the north of Sunset Equestrian Estates. This property, as proposed, takes its only access through the Sunset Equestrian Subdivision by means of a road that is not shown in the presently approved development agreement. Symphony Homes owns the affected phases of Sunset Equestrian as well as the new parcel. They have requested that the development agreement be amended to allow the road at the north east corner



of phase 16A to be a three legged intersection, with a stub to the north rather than the ninety degree corner as has been shown in the past.

Council Member Snell made a motion to amend the development agreement for the Sunset Equestrian Estates Subdivision, second by Council Member Lee.

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.

#### **CANVASS RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD ON NOVEMBER 7, 2017.**

Maria Devereux explained the results of the General Election and stated that Katie Witt, Michelle Barber and James Hansen will be part of the newly elected Council.

Council Member Adams made a motion to approve the results of the Canvass, second by Council Member Lee.

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.

#### **CONSIDERATION OF A RESOLUTION EXTENDING THE LEGACY PARKWAY HIGHWAY**

Shayne Scott explained that with the recent decisions regarding the West Davis Corridor, cities in Davis County are looking at extending the Scenic Byway designation that exists on Legacy Parkway to the WDC extension. This will allow the affected cities to further protect the Great



Salt Lake, Antelope State Park, and other advantages that come with byway designation. He recommended that the City adopt the attached Resolution of support for the process to extend the Scenic Byway already in place on the Legacy Parkway to include the portion now known as the West Davis Corridor.

Council Member Lee made a motion to accept the Resolution supporting the extension of the Great Salt Lake Legacy Parkway Scenic Byway and renaming it the Great Salt Lake Scenic Byway, second by Council Member Adams.

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.

#### **CONSIDERATION OF CANCELLATION OF CITY COUNCIL MEETING ON DECEMBER 21, 2017**

Mayor Hiatt noted that Christmas Day is Monday, Dec. 25th so the Council meeting is very close to the Holiday.

Council Member Garn made a motion to wait until the next Council meeting to make a decision on cancellation, second by Council Member Snell.

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 unanimously.

#### **CALENDAR**

Items are listed on the online calendar.



## **MINUTES**

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

Council Member Lee made a motion to approve the Minutes for the November 2, 2017 City Council Meeting, second by Council Member Garn.

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 explained that due to the power outage the Veterans Program was cancelled and has been unable to be rescheduled. He apologized to the Veterans and their families.

Council Member Lee praised the Power Commission for their extra efforts during the power outages.

## **ADJOURNMENT**

Council Member Lee made a motion to adjourn the meeting at 10:38 p.m., second by Council Member Page.

The motion passed unanimously.

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Maria Devereux/City Recorder