



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, November 19, 2020, starting at 7:00 P.M. in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.**

In consideration of the COVID-19 pandemic, attendance will be monitored by the Kaysville City Police Department and will be limited to less than 50 individuals, including Council, Staff and Applicants. Because of the room occupancy limitation, it is encouraged that those wishing to watch the meeting do so by viewing the meeting online. The meeting will be streamed on YouTube, and the link to the meeting will be posted on www.KaysvilleLive.com. Masks are required, and all of those in attendance will be required to participate in a socially distant manner.

For those wishing to direct comments to the City Council regarding public hearings or items on the agenda can do so in-person, or email comments to publiccomment@kaysvillecity.com. Emailed comments will NOT be read out-loud at the meeting. Members wishing to speak during an Action Items or during Call to the Public must sign-up in person before the meeting to speak.

CITY COUNCIL Q&A – 6:30 P.M.

CITY COUNCIL MEETING – 7:00 P.M.

The agenda shall be as follows:

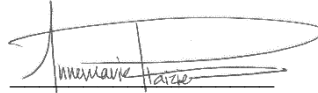
1. OPENING
 - a. Provided by Council Member Tami Tran.
2. RECOGNITIONS AND PRESENTATIONS
 - a. Wasatch Front Football League Lifetime Achievement Award.
 - b. Power Department Annual Presentation – Gary Hatch, Power Director.
3. DECLARATION OF ANY CONFLICTS OF INTEREST
4. CONSENT
 - a. Approval of Minutes of October 20, 2020.
 - b. Approval of Minutes of November 5, 2020.
 - c. Adoption of Changes to Kaysville Personnel Rules and Regulations Section 4.01, Leave Policies.
5. ACTION ITEMS
 - a. Preliminary plat for the Talbot Estates Subdivision at 1300 East 1084 North – Keaton Morton, Morton Development Group.
6. CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)
7. COUNCIL MEMBER REPORTS
8. CITY MANAGER REPORT
9. CLOSED SESSION
 - a. Closed session to discuss the character, professional competence, or physical or mental health of an individual or individuals, in conformance with Utah State Code §52-4-205.

10. 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 at least 24 hours in advance of the meeting to be held.

A Closed Session may be called to order pursuant to Utah State Code §52-4-204 & §52-4-205. The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on November 13, 2020.

A handwritten signature in black ink, appearing to read "Annemarie Plaizier", is written over a horizontal line.

Annemarie Plaizier
City Recorder

KAYSVILLE CITY POWER AND LIGHT

ANNUAL REPORT 2019

111 YEARS OF SERVICE

KAYSVILLE CITY POWER DEPARTMENT

ANNUAL REPORT 2019

GARY HATCH	POWER SUPERINTENDENT	FULL-TIME
BRUCE RIGBY	RESOURCE AND SERVICE MANAGER	FULL-TIME
BRETT THOMAS	OPERATIONS SUPERVISOR	FULL-TIME
BRANDON CHILD	LEAD LINEMAN	FULL-TIME
DANNY BLACK	LEAD LINEMAN	FULL-TIME
TYLER PARKIN	LEAD LINEMAN	FULL-TIME
STEVE RICE	JOURNEYMAN	FULL-TIME
WESLEY JONES	JOURNEYMAN	FULL-TIME
BRIAN JOHNSON	JOURNEYMAN	FULL-TIME
CHRIS BANZ	APPRENTICE LINEMAN	FULL-TIME
EVAN ROBERTS	APPRENTICE LINEMAN	FULL-TIME
ZACH O'BRIEN	APPRENTICE LINEMAN	FULL-TIME
JORDAN ARAVE	SUBSTATION TECHNICIAN	FULL-TIME
MARTY WILLEY	BLUE STAKES	FULL-TIME
JEFF FILLIN	METER READER	FULL-TIME
STACIE HARWARD	ADMINISTRATIVE	FULL-TIME

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2019 POWER SYSTEM REPORT

KWH

	<u>CUSTOMERS</u>	<u>KWH</u>
RESIDENTIAL	9,093	93,748,758
CITY OWNED NET BILLED	60	1,034,590
COMMERCIAL	816	48,309,308
INDUSTRIAL	1	2,596,200
STREET AND AREA LIGHTS	1,101	754,107
TOTAL	9,970	<u>146,444,963</u>

TOTAL ENERGY ACCOUNTED FOR:	146,444,963
TOTAL ENERGY DELIVERED TO METER:	152,384,876
TOTAL LOSSES	5,939,913
PERCENT SYSTEM LOSSES	3.9%

GROWTH STATISTICS FROM 2018 TO 2019

CUSTOMERS

2018 RESIDENTIAL	8,909
2019 RESIDENTIAL	9,093
PERCENT INCREASE	2.1%

SYSTEM LOAD GROWTH

2018 KW DEMAND	48,007
2019 KW DEMAND	47,486
PERCENT INCREASE	
PERCENT DECREASE	-1.1%

SYSTEM ENERGY GROWTH

2018 KWH USAGE	147,758,833
2019 KWH USAGE	145,688,856
PERCENT INCREASE	
PERCENT DECREASE	1.4%

NUMBER OF ELECTRICAL CUSTOMERS AND TYPE OF LOAD SERVED

TYPE OF CUSTOMER	NUMBER OF CUSTOMERS		
	2018	2019	% OF LOAD
RESIDENTIAL	8,909	9,093	65%
COMMERCIAL	796	816	33%
INDUSTRIAL	1	1	2%
AGRICULTURAL/PUMPING			
MILITARY			
OTHER-CITY OWNED	65	60	
TOTAL	9,771	9,970	100%

CUSTOMER SALES BY CLASS

Total sales to your customers 144,654,266 KWH.

Revenues from energy sales to your customer is \$13,660,738.00

	KWH SALES	% OF TOTAL	REVENUES IN \$	% OF TOTAL	AVG. COST PER KWH
RESIDENTIAL	93,748,758	65%	\$9,056,451.00	66%	9.66¢
CITY OWNED					
COMMERCIAL	48,309,308	33%	\$4,428,761.00	32%	9.17¢
INDUSTRIAL	2,596,200	2%	\$175,526.00	13%	6.76¢
AGRICULTURAL					
OTHER					
TOTAL	144,654,266	100%		100%	

KWH SALES

	2018	2019	%
RESIDENTIAL	95,334,231	93,748,758	-1.7%
CITY OWNED	1,077,486		
COMMERCIAL	49,266,313	48,309,308	-1.9%
INDUSTRIAL	2,080,800	2,596,200	2.5%
AGRICULTURAL			
OTHER			
TOTAL	147,758,833	144,654,266	

REVENUE IN \$

	2018	2019	%
RESIDENTIAL	\$9,213,810.00	\$9,056,451.00	-1.7%
CITY OWNED	\$203,203.00	No Payment	
COMMERCIAL	\$4,206,967.00	\$4,428,761.00	5.3%
INDUSTRIAL	\$150,673.00	\$175,526.00	16.5%
AGRICULTURAL			
TOTAL	\$13,774,653.00	\$13,660,738.00	

SYSTEM DESCRIPTION

Incorporated area of municipality 10.5 square miles.

Service area of utility 10.5 square miles.

Transmission and distribution lines 158.6 miles.

Number of employees in electrical department 16 .

Numbers of customers served outside the city limits 2 . (Wheel Rocky Mnt. Power)

Service area outside of the city limits 0 square miles.

FIVE LARGEST LOADS

CUSTOMER	TYPE OF CUSTOMER	KWH SALES	ANNUAL ELECTRICAL BILLING
DAVIS SCHOOL DISTRICT	COMMERCIAL	8,190,830	\$873,472.00
CENTRAL DAVIS SEWER	COMMERCIAL	3,325,786	\$239,597.00
DATC	COMMERCIAL	3,127,234	\$279,577.00
SMITHS MARKET	COMMERCIAL	2,833,920	\$197,677.00
LDS CHURCH	COMMERCIAL	2,014,966	\$310,423.00
TOTAL		19,492,736	\$1,900,746.00

KAYSVILLE CITY POWER AND LIGHT
ACHIEVEMENTS

1. Received a Certificate of Excellence in Reliability Award for 2019 from APPA (American Public Power Association). This is to acknowledge the Kaysville City Power and Light has significantly exceeded the average for all U.S. electric utilities for reliable electric service. The utility participates in the American Public Power Association's e-Reliability Tracker service to track its power outage and restoration against national benchmarks.
2. Received an I.P.S.A. (Intermountain Power Superintendents Association) safety award is for meritorious achievement in attaining a low accident frequency during the year of 2019, 1st place group C for working 30,000-69,000 hours with 0 lost time accidents.
3. Implemented LED street light project.
4. Infrared camera inspection is performed throughout the year, and repair problem areas where line loss or inefficiencies could create an issue.
5. Crew continue to identify, repair and /or replace older material and hardware to upgrade our service to all customers.
6. Tree trimming contractors cleared the right of way resulting in reduced service interruptions due to tree growth, snow and wind.
7. Continued training our crews in safety, equipment and newer technology.

HISTORICAL NOTES OF INTEREST AVERAGE RESIDENTIAL USAGE

YEAR	NUMBER OF CUSTOMERS	ANNUAL KWH SOLD	AVERAGE KWH PER CUSTOMER PER MONTH
2009	7,595	85,036,003	933
2010	7,722	86,123,993	929
2011	7,815	96,227,471	1,026
2012	7,929	91,383,058	960
2013	8,080	92,730,894	956
2014	8,258	89,920,454	907
2015	8,413	90,845,153	900
2016	8,517	93,766,483	917
2017	8,768	95,621,631	909
2018	8,909	95,334,231	892
2019	9,093	93,748,758	859

AVERAGE COMMERCIAL USAGE

YEAR	NUMBER OF CUSTOMERS	ANNUAL KWH SOLD	AVERAGE KWH PER CUSTOMER PER MONTH
2009	697	42,143,213	5,039
2010	702	43,732,710	5,191
2011	714	46,438,548	5,420
2012	716	43,407,920	5,052
2013	725	44,753,485	5,144
2014	725	45,643,406	5,246
2015	734	47,335,466	5,374
2016	743	50,967,876	5,716
2017	759	51,091,512	5,610
2018	796	49,266,313	5,158
2019	816	48,309,308	4,933

SYSTEM LOSSES

2018	4.1%
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2019	3.9%
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2019 OUTAGE AND TROUBLE CALL SUMMARY

CATEGORIES	EVENTS	EVENTS	% OF TOTAL
	2018	2019	
SCHEDULED OUTAGES	13	8	15%
EQUIPMENT	5	2	4%
VEHICLE ACCIDENT	1	1	2%
EQUIPMENT REPLACEMENT	16	9	16%
TREE	1	3	5%
VANDALISM	0	2	4%
UNSCHEDULED	5	0	
EQUIPMENT DAMAGE	7	12	22%
OTHER CAUSES			
BIRD	0	1	32%
WIND/WEATHER	0	2	
FAILURE OF GREATER TRANSMISSION	0	0	
SQUIRREL/WILDLIFE	11	2	
HUMAN ACCIDENT	1	1	
ELECTRICAL FAILURE	10	12	
CONTACT WITH FOREIGN OBJECT	0	0	
TOTAL	70	55	
TOTAL PERCENTAGE			100%

KAYSVILLE CITY
2019 SYSTEM RELIABILITY REPORT
AVERAGE SERVICE AVAILABILITY INDEX (ASAI)

KAYSVILLE 2019

This is the index which has been referred to for several years in the industry as the Index of reliability. It is the ratio of total customer hours that service is available divided by the total customer hours demanded in a time period. An example of customer hours demanded in a year would be the twelve (12) month average number of customers served times the number of hours during the year (i.e. 8760 hours). The expanded formula used for calculating this index is:

Number of customers times hours served, minus sum of customers off, times hours off for each outage, divided by number of customers, times hours served.

Kaysville City 1998 ASAI was 99.868%
Kaysville City 1999 ASAI was 99.983%
Kaysville City 2000 ASAI was 99.942%
Kaysville City 2001 ASAI was 99.9956%
Kaysville City 2002 ASAI was 99.938%
Kaysville City 2003 ASAI was 99.97%
Kaysville City 2004 ASAI was 99.999%
Kaysville City 2005 ASAI was 99.939%
Kaysville City 2006 ASAI was 99.878%
Kaysville City 2007 ASAI was 99.95%
Kaysville City 2008 ASAI was 99.90%
Kaysville City 2009 ASAI was 99.98%
Kaysville City 2010 ASAI was 99.98%
Kaysville City 2011 ASAI was 99.80%
Kaysville City 2012 ASAI was 99.98%
Kaysville City 2013 ASAI was 99.94%
Kaysville City 2014 ASAI was 99.98%
Kaysville City 2015 ASAI was 99.97%
Kaysville City 2016 ASAI was 99.9962%
Kaysville City 2017 ASAI was 99.79%
Kaysville City 2018 ASAI was 99.9936%
Kaysville City 2019 ASAI was 99.9983%

KAYSVILLE CITY COUNCIL
SPECIAL MEETING
October 20, 2020

Minutes of a special Kaysville City Council meeting held on October 20, 2020 at 5:45 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Katie Witt, Council Member John Swan Adams, Council Member Barber, Council Member Mike Blackham, Council Member Andre Lortz, and Council Member Tamara Tran

Others Present: City Manager Shayne Scott, City Recorder Annemarie Plaizier, Community Development Director Lyle Gibson, Public Works Superintendent Josh Belnap

OPENING

Mayor Witt opened the meeting.

CONSENT ITEM

APPROVAL OF THE PHILLIPS STREET PAVING PROJECT – PHASE 2

Josh Belnap explained that the North Davis Sewer District has been working this summer on a portion of line upgrades in and around Phillips Street. As they prepare to repave the trenches on Phillips Street, city staff evaluated the asphalt condition adjacent to the trenches and feel it would be wise to have the contractor's crews repave the entire width, so the existing portions do not further deteriorate and cause the repaved trench to deteriorate or settle differently. Staff previously worked with the contractor to repave 800 lineal feet of Phillips Street, and they are currently preparing to pave an additional 2,500 lineal feet from where they stopped, up to Flint Street. Whittaker has provided us with a quote to pave half of the road width for \$132,687. The original paving equated to about \$98 per lineal foot, and this phase to \$52 per lineal foot. Staff feels this is a prudent action to take, and the price is below what we would actually pay to contract this out ourselves. Whitaker has decided what the sewer district is responsible for. Although this project was not specifically budgeted for, it does fit into our paving line item for the road utility budget.

Council Member Lortz made a motion to approve the Phillips Street paving project, Phase 2. The motion was seconded by Council Member Tran.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea

The motion passed unanimously.

ADJOURNMENT

Council Member Blackham made a motion to adjourn the City Council meeting at 5:54 p.m., seconded by Council Member Lortz and passed unanimously.

DRAFT

KAYSVILLE CITY COUNCIL & KAYSVILLE PLANNING COMMISSION
JOINT WORK SESSION
October 20, 2020

Minutes of a special joint work session held on October 20, 2020 at 6:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Katie Witt, Council Member John Swan Adams, Council Member Barber, Council Member Mike Blackham, Council Member Andre Lortz, and Council Member Tamara Tran

Planning Commission Members present: Chairperson Josh Sundloff, Wilf Sommerkorn, Toby Barrus, Jared W. Doxey, Quan Nguyen, Steve Lyon, Abbigayle Hunt, Larry Page

Others Present: City Manager Shayne Scott, City Recorder Annemarie Plaizier, Community Development Director Lyle Gibson

OPENING

Mayor Witt opened the meeting and thanked the Council and the Planning Commission for all the work they do for the city. We have a somewhat new Council and this is a good opportunity to get together and have a discussion. The way Planning Commission meetings go tends to impact the next stage when items are sent to the Council to review. The Planning Commission has the opportunity to hold public hearings on many of submitted applications and they are able to hear from the residents. The Council have been providing more opportunities for residents to be able to meet with themselves one-on-one to discuss any concerns they may have. We want to be able to have a dialogue with our residents. Mayor Witt thanked the Council and Planning Commission for making themselves more available for the public.

The City Council and Planning Commission discussed the format of City Council and Planning Commission public meetings.

Wilf Sommerkorn commented that because public hearings are typically held during Planning Commission meetings, they are able to hear comments and respond to questions from residents before or during the meeting. Some of the Planning Commission meetings have become more informal and maybe someone unwieldy, but they have been able to allow both sides speak on an item.

Mayor Witt said that one of the reasons the City Council has work sessions on their agendas is to give the Council time to review the item and have an in-depth discussion about it before voting on it.

Council Member Tran said that she appreciates the due process. Both bodies have certain things they are supposed to be doing through the process. However, there have been times when it doesn't always seem that the City Council and Planning Commission have the same ideas for how we view the future of our city. It seems at times that we are going in opposite directions, especially when

it comes to rezone requests.

Council Member Blackham commented that he is concerned about allowing more higher density in the city. People invest in their properties with a certain expectations, and by allowing high density in certain areas you are impacting those existing neighbors who are adjacent to it. Many residents are looking for housing options for their kids who want to continue living within Kaysville. There are plenty of affordable housing options within Davis County. We don't need to allow for higher density housing here, especially in areas that are already mostly developed. One major concern we need to address before allowing for more units per acre is that we don't have the infrastructure in place to support more density. Years ago when the sewer district asked the city what our future housing plans were, we have always told them that we would not allow properties west of I-15 to build more than 2 units per acre. The sewer district built their infrastructure and facilities to accommodate that number, and to ask them to accommodate for more now is not something they have the ability or capacity to do. There is such little developable land left in the city that we shouldn't change things now. Rather we need to address the challenge of infill development. There are some areas where it might be appropriate. But we shouldn't make a housing exception for the entire city. Also, the city needs to retain as many commercial properties as possible because we need that land in order to help continue to provide services to our residents. Especially as our city has grown substantially.

Council Member Adams added that he agrees with Council Member Blackham and asked if the city or Planning Commission has been receiving a lot of inquiries from people wanting to build high density housing. Why are we pushing for higher density? We have a plan laid out and we shouldn't stray from it, especially west of I-15 where we don't have the infrastructure to support it. It seems that we get a lot of people who say they are for something like this, until it is being requested to be built next to them. There are some areas where high density housing makes more sense, and creates a better buffer between a commercial and residential use. We won't see apartment complexes being built within the city, especially when there are already a lot of those built or being built in surrounding cities. We need to look outside the city and see what housing has been provided throughout the county. It might not make sense to build high density housing when it's being provided elsewhere.

Council Member Lortz said that when an applicant is seeking a rezone they are asking for an exception and they tend to have the burden of evidence to show us how this rezone is appropriate. They need to show us how their proposal would help add to the community. Those who have invested in their neighborhoods have moved there for a reason. Allowing for a high density development to be build next to them is creating an unexpected burden. Just because a development works in one area doesn't mean it will work everywhere. Also, higher density shouldn't all be crowded along major roads. Some small higher density projects would be great to have in other areas of the city but it would have to be in the right place. There has to be a balance, especially in new neighborhoods where the residents have had no chance or say in what is being built around them. We need to preserve what Kaysville is about because that is why people have bought and moved here. We need to be true to the existing residents. Council Member Lortz added that some of our commercial properties, especially along the north side of Main Street, might not be the most viable areas for commercial uses. Since Layton Parkway was built we don't see as much traffic along there anymore.

Council Member Tran commented that she is open to having higher density within the city. It's

part of our responsibility to service the needs of our city. Things have changed over the years and our parents are aging and want to remain within the community. Our kids have grown and want to live in their hometown. We need to look at our needs so we can accommodate our existing residents who want to remain. Council Member Tran said that she would like to see high density located throughout the city and not just on one side of the freeway. We can limit what density we have, but we need to provide more opportunities for our people. The city's vision has changed drastically over the last 10 years and it's the city's responsibility to plan for our future and for our children. Also, land owners should be able to have the ability to do what they want with their property. A survey was conducted last year which showed a need for this type of housing within the city. Our commercial areas have changed. There is more of a demand to have commercial along 200 North now rather than on Main Street. Allowing for more mixed use developments would add to the city and would give us more housing options to meet our needs.

Council Member Barber stated that higher density or mixed use developments can be an asset to the community. They often improve the area where they are built and they bring diversity to the area. It's not always a win-lose situation. We also need to consider accessory dwelling units and how we can make them possible within the city. Housing is a problem and is not an issue that will go away. We need to figure out how we are going to deal with it or we will have pushback from it. We need more diversity within the city and we need to be able to create more housing to enrich our community rather than not addressing the problem.

Mayor Witt said that she agreed with Council Member Tran and Council Member Barber and feels that higher density housing and mixed uses would be appropriate in the right location. It will bring in more valuable people to our community and will allow for more opportunities for people to stay in the city. This type of housing might not be for everyone, but it could be a good tool and if used carefully could make our community evolve.

Larry Page commented that affordable housing in Kaysville was lost to us a long time ago. Currently you won't be able to find a house under \$400k to buy in the city, and anything new won't be considered affordable. This is the reality we are looking at and is something we need to address. We need to consider allowing people to rent out their basements. Many other cities are moving in that direction because of the housing problems. Many homeowners have been converting their homes so they can rent out the basement because they cannot afford their home anymore. By doing so it allows people to remain in their home and have a way to help pay for it. Kaysville has always been hesitant to follow trends and that's not always a bad thing. However, this is also an issue of property rights and we need to make sure we are still allowing people to do what they want with their property within reason.

Council Member Adams responded that allowing for higher density on a lot zoned for a single family dwelling will affect the property rights of those who own the properties surrounding them.

Larry Page said that the city needs to hear from people who live on the east side because higher density has always been pushed onto them. The east side tends to struggle more because there seems to be more rentals and a lot of turnover.

Josh Sundloff commented that they have reached out to the community and have heard from some about what they would like to see in the future. These don't seem to be the same people who come to our meetings to speak against rezones. Some feel that if they speak out they aren't heard by the

city, but citizens need to realize there are other principles that the city has to adhere to. Some residents have spoken out during the general plan review process and some recommendations for rezone may come from a majority response.

Steve Lyons said that through the general plan process there has been a lot of public outreach done. Sometimes it seems that we only hear those who come to our meetings to speak against something.

Council Member Adams said that it's hard to say that people support something when nobody shows up to speak to it.

Wilf Sommerkorn commented that he was surprised by the number of responses to the survey done which were in support of creating more multi-family housing within the city. Those who come to our meetings are those who are invested in the community. When they did the modern income housing plan outreach, he was also surprised by how many were in support of providing affordable housing within the city as well. Mr. Sommerkorn added that he feels that Main Street has a lot of potential for higher density housing developments.

Jared Doxey added that the average cost for a home has gone up significantly over the last year and we need to find better solutions for our residents. We can't cater to those who own multi-million dollar homes and don't want more density in the city.

Mayor Witt said that she would like to see more specifics within our general plan to address diversity in housing.

Toby Barrus said that he is encouraged by the comments made tonight and is open to looking for other housing options throughout the city. Many tend to fear higher density when it comes to their neighborhood, but they add to the community. Mr. Barrus said that he is not against building multi-family housing as long as it's put where it makes sense. It makes sense they be along a major road, but maybe there are other areas we can look at. Hopefully updating our general plan will give us good direction.

Abbigayle Hunt said that housing needs to be made a priority and our general plan needs to be updated to help give us direction on what we are considering now and in the future.

Mayor Witt thanked the Planning Commissioners and City Council for their comments, and closed the joint work session at 7:59 p.m.

KAYSVILLE CITY COUNCIL
November 5, 2020

Minutes of a regular Kaysville City Council meeting held on November 5, 2020 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Katie Witt, Council Member John Swan Adams, Council Member Barber, Council Member Mike Blackham, Council Member Andre Lortz, and Council Member Tamara Tran

Others Present: City Manager Shayne Scott, Finance Director Dean Storey, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Information Systems Manager Ryan Judd, Information Technology Assistant Jordan Hansen, Community Development Director Lyle Gibson, Police Officer Lexi Benson, Public Works Superintendent Josh Belnap, Jason Sanders, Dana Griffin, Tom Uriona, Dan Evans, McKenna Evans, Carole Walker, Ramona Porter, Mike Schubert

OPENING

Jason Sanders opened the meeting with a prayer. Council Member Andre Lortz led the Pledge of Allegiance.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Lortz made a motion to accept the following consent items:

- a. Approval of Minutes from September 17, 2020.
- b. Approval of Minutes from October 1, 2020.
- c. Approval of Abbigayle Hunt from Alternate to Full Time Planning Commission Member.
- d. Approval of purchase for a vehicle – Parks and Recreation.
- e. Approval of purchase for a plow truck – Public Works.
- f. A Resolution allowing Staff to pursue funding through the Davis County Community Development Block Grant program for the purpose of acquiring property to be the future site of a second city fire station.

The motion was seconded by Council Member Barber.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea

The motion passed unanimously.

ACTION ITEMS

AUDIT COMMITTEE CREATION/RISK ASSESSMENT MODEL REVIEW

Dean Storey explained that the Utah State Auditor's Office has developed a risk assessment model that provides a basic evaluation of an entity's fraud risk, based on the required separation of duties and other recommended measures. This model includes a recommendation that governmental entities create a formal audit committee to assist the governing body in its financial oversight responsibilities. The committee has the responsibility to review the integrity of the organization's financial statements and internal controls, evaluating the qualifications and performance of the independent auditor, reviewing the organizations risk management efforts, and ensuring compliance with all legal and regulatory requirements. This committee will be an advisory committee and will help prepare for the city's yearly audit and then review the results with the council. The auditor's office has also recommended that the governing body go through training every 4 years because they are the decision makers on the city's budget.

The vote on the motion was as follows:

Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea

The motion passed unanimously.

PRELIMINARY PLAT APPROVAL FOR THE FLOWERING GROVE SUBDIVISION LOCATED AT 292 WEST BLOOMING GROVE CIRCLE – DANA GRIFFIN

Lyle Gibson explained that in May 2018, the property located at 292 West Blooming Grove Circle was rezoned to the R-1-20 PRUD zone and received a preliminary plat approval for 4 lots, based on a concept plat. As the applicant was working the technical details of the original version, the Sewer District reviewed the plans and told the applicant that they would not be able to work with the design. The applicant has continued to work with the District in negotiating an acceptable design which still creates desirable lots while providing acceptable access to the sewer system. With this detail worked out, the final plat and improvement drawings have now been completed and are in good order. Because of the amount of lapsed time since the original preliminary plat approval, as well as the adjustments made to the plat, it is necessary for the revised preliminary plat to be considered. The plat still contains 4 lots on a private lane subdivision with a hammerhead turnaround, as opposed to the originally proposed bulb. This proposal is consistent with the originally approved concept plan and all lots within the subdivision meet the minimum frontage and size requirements for the zone. The plat also shows the sewer line easement and added emergency access lane as required by the District.

Council Member Blackham made a motion to approve the preliminary plat for the Flowering Grove Subdivision located at 292 West Blooming Grove Circle for Dana Griffin, seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea

The motion passed unanimously.

PRELIMINARY PLAT APPROVAL FOR THE KAYSVILLE CREEKSIDE SUBDIVISION
LOCATED AT APPROXIMATELY 350 NORTH 400 WEST – IHC HEALTH SERVICES, INC.

Lyle Gibson explained that this property, located at approximately 350 North 400 West, consists of a total of 12.72 acres. The existing IHC Medical Facility is located on the north end in what is identified as Lot 1, with room allowed on the lot for potential expansion of the facility on the property in the future. In addition to refining the property that Intermountain Healthcare intends to keep for its purposes, this proposed subdivision will add two more 2-acre lots plus building pads for commercial use along 400 West, with a third lot containing the remaining area on Lot 4 to provide a large space for future development near the freeway. The remainder lot, Lot 4, measures at approximately 5.6 acres. There are no minimum lot sizes or yard requirements for the General Commercial zone. The proposed plat will complete the access into the site with a standard cul-de-sac to be dedicated as 350 South Street and provide an additional private drive access over Parcels A and B.

Tom Uriona, the Corporate Real Estate Director for Intermountain Healthcare, said that they are hoping to receive approval tonight so that they can close on the contracts of interested commercial users.

Council Member Lortz asked about Parcels A and B.

Tom Uriona responded that they could be used as an additional driveway access.

Council Member Barber asked if there would be a road connection created to Market Street.

Tom Uriona responded that IHC didn't want to create more traffic through Lot 2. They feel this would diminish the value of the lot. They do have some users interested in Lot 2, but the uses would require a rezone in order to build on the property.

Council Member Barber asked if Lot 4 would be further subdivided in the future.

Tom Uriona responded that they were not sure if it would be yet.

Council Member Tran asked if the only access would be from 400 West.

Tom Uriona responded that it would be.

Council Member Lortz made a motion to approve the preliminary plat for Kaysville Creekside Subdivision located at approximately 350 North 400 West for IHC Health Services, Inc., seconded by Council Member Tran.

The vote on the motion was as follows:

Council Member Tran, yea
Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea

The motion passed unanimously.

CONSIDERATION OF A PRUD OVERLAY ZONE AND PRELIMINARY PLAT APPROVAL
FOR THE ROMNEY DOUBLE FLAG LOT SUBDIVISION LOCATED AT 717 EAST 100
SOUTH – JENNIFER ROMNEY

Lyle Gibson explained that Jennifer Romney is the owner of a property located at 717 East 100 South, which is 0.78 acres and is currently zoned R-1-8 (Residential Single Family). Ms. Romney desires to create 2 new lots in a double flag lot configuration while keeping an existing home on the lot fronting 100 South. The existing home and two flag lots behind would create 3 lots on the parcel. The underlying zone will remain the same, but the PRUD overlay would allow the applicant to develop the property in this manner. The existing single family home will remain on the front lot on an 8,048 square foot lot. The flag lots created will include a 36 foot driveway for access onto 100 South. One flag lot will contain 10,267 square feet, and the second will contain 11,116 square feet. The Planning Commission has recommended approval of a PRUD overlay zone to allow for a double flag lot with a 4-1 vote. The descending vote stated their concern for traffic impact from additional homes to the nearby school drop-off/pickup point. The Planning Commission also voted unanimously to forward a favorable recommendation for the preliminary plat with the recommendation to the applicant that before bringing a proposal to the City Council that they work with the surrounding neighbors to address the issue of privacy using fencing, landscaping or other means.

Jennifer Romney said that she has lived in Kaysville for 19 years and moved here because she loved the small-town charm of the city. She believes in preservation and maintaining neighborhoods and their esthetics. She has a great love for architecture and preserving it. Ms. Romney said that she has bought other homes within the city and have improved them which have added to the neighborhood. With this development she wants to keep the integrity of the home. She wants to improve the property and make it an asset, especially to the neighborhood. It was their motivation with the first plat to try to keep the existing garage on the property, but they have come to conclusion that it would be best to remove the garage to give better access to the two flag lots. The existing garage will be relocated to a different location. Adjacent properties have deep private backyards with large trees which will help maintain space and privacy. The driveway for the flag lots will run along the west side of the property. Ms. Romney said that one of the reasons

she is proposing 2 flag lot instead of 1 is because she wanted these homes and lots to be more cohesive and fit into the neighborhood better rather having one lot with a larger house on it. These lots will be comparable in size to those around them. These homes will be built as single story, single family homes. She would implement a strict agreement of CC&Rs on these lots. These would include: rambler style homes, the footprint being in proportion to surrounding home sizes, the architecture being traditional and blending with surrounding homes, there be a lower roof line with a pitch matching existing homes, landscaping being installed in consideration to the neighbors, and that these continue to be private residents and not rentals. Ms. Romney stated that she agrees that she should've spoken with the neighbors before bringing it to the city for approval. She is willing to work side-by-side with them on their requests in order to maintain privacy. Extra landscaping will be installed to mitigate the impact and to keep the space green and lush. She wants to bring in homeowner's who will take care of their homes and the property. She wants to work with the neighbors to create something that is seamless and appealing to them. The neighbors here have said that they like to see the green spaces. One of pros of having 2 flag lots is it will allow for these homes to be more affordable. Living in Kaysville is expensive. These homes will be tucked behind the existing one and would not be noticeable from the street view. They will help to bring new life into an older neighborhood. It will help to increase the value of the neighboring homes. Allowing these flag lots will not set a precedence for the area as there aren't many other lots nearby with the frontage needed in order to subdivide the lot. Lot 3 would have the narrowest frontage, but will have enough property to build a garage. These will be modest homes. Ms. Romney said she is grateful for the city's consideration of this development and hopes to be able to live in one of these lots someday. She will continue to work with the neighbors to help answer questions and to gain more trust.

Mayor Witt asked for public comment on this item.

Dan Evans said that he is representing the neighbors, many of which who have sent emails to the council. The city's General Plan states that development should improve public safety. These additional homes will add more cars to an already narrow street. The roads in this area are some of the narrowest roads within the city. Several cars have been hit along here, and allowing more homes will just add to the traffic. The General Plan also states that development should improve the sense of community. A petition was created against this development and signed by 150 of the residents who live near this property. This development doesn't fit within our neighborhood. They have liked some of the changes that were made from the first proposed plan, and will help so that headlights from the cars won't be shining into their homes. But this is a neighborhood concern. There are problems with flooding in this area, and they fear the trees and bushes will be removed, which removes privacy. There is concern about if the back two homes will park an RV between the homes, they will feel further blocked in. The General Plan also states that housing east of I-15 should be compatible with and complimentary to existing neighborhoods, and should have a maximum of open space. This proposed PRUD is not compatible and not complementary to the existing neighborhood. The PRUD would reduce open space in the very heart of this community's largest open space area. The double flag lot doesn't fit into this neighborhood and is allowing too many homes on this property. The community has made it very clear how they feel about this by signing the petition.

There were no further comments or questions from the public. Mayor Witt closed public comment for this item.

Council Member Barber asked about access and parking for these homes.

Jennifer Romney responded that they will have to relocate the existing garage in order to create the driveway access, but the attached carport and driveway to the existing home will remain. They have discussed trying to build a garage for the existing home on the east side of the home. The long driveway will run along the west side of the property, which the flag lot homes will take access off of. They plan to build an attached garage for each of the flag lot homes.

Council Member Tran asked if there was a way to turnaround on the flag lots.

Lyle Gibson responded that depending on the placement of the garage on the lots, a turn area would likely be installed on each lot.

Council Member Adams said that he would like to see the applicant's proposed covenants be tied to this property. Allowing for only one flag lot on this property and having a larger home built on it might impact the neighbors more. Council Member Adams asked if this item needed to be tabled until we can take a look at the subdivision covenants in further depth.

Council Member Lortz commented that the concerns regarding the narrow area of 100 South is not this development's issue to deal with. Council Member Lortz asked about the width of 100 South.

Lyle Gibson responded that the area of 100 South that is west of this property is larger than what is required, while the narrow area to the east likely measures at 30 feet which is the city's minimum street width requirement. The portion to the west measures at about 50 feet in width.

Council Member Tran commented that the city's flag lot regulations will already be limiting on the size of the home without including any CC&Rs.

Council Member Adams asked why this area is zoned R-1-8 when the rest of the neighborhood is zoned R-D. Will approving these flag lots set a precedence for someone else in this area to do something similar?

Council Member Blackham said that many years ago this area was zoned so that duplexes could be built on all lots, but then the city rezoned the area because it was becoming saturated by them. Many of the lots in this area are long and narrow because people used to use the back yard for gardens or other agricultural uses. Council Member Blackham stated that he is in favor of flag lot developments because it allows people to be able to better utilize their property, and doesn't build more developments along main streets. These homeowners will be able to have their kids play in their yards and not have to worry about the kids wandering out into the street. It allows for more places for people to move into, with minimal impact. They are also under a more restrictive building standard. The applicant has said that she is willing to continue to work with the neighbors to try to mitigate the impact.

Council Member Tran made a motion to approve a PRUD overlay zone and preliminary plat approval for the Romney double flag lot subdivision located at 717 East 100 South for Jennifer Romney, seconded by Council Member Blackham.

Council Member Adams asked if Council Member Tran would amend her motion to include a stipulation that the applicant include the CC&Rs in the development as discussed.

Council Member Tran amended her motion to approve a PRUD overlay zone and preliminary plat approval for the Romney double flag lot subdivision located at 717 East 100 South for Jennifer Romney, with the stipulation that the buildings on the flag lots be limited to single story only. The motion was seconded by Council Member Blackham.

Council Member Adams made a substitute motion to table the consideration of a PRUD overlay zone and preliminary plat for the Romney double flag lot subdivision located at 717 East 100 South for Jennifer Romney for two weeks, since there seems to be a lot of confusion about the CC&Rs and legislative action shouldn't be decided so quickly.

The motion died for lack of a second.

Council Member Tran commented that she feels that the applicant has gone out of her way to reach out and create an environment to communicate with the neighbors. The applicant is also trying to better utilize her property and making sure these homes will be in line with the community. It is fair to allow people to develop their property the way they want to, especially on these deep lots.

Council Member Barber said that this development meets the city's ordinances and we need to keep things consistent and fair for those wanting to develop their property.

Council Member Lortz said that he understands the arguments made by the neighbors, but many of the concerns stated are emotional and it's hard to legislate off of emotion. This proposal does not violate city standards. We've had similar issues in other areas of the city and we need to be more open and welcoming to those who will move into these homes. This could be a positive thing for the neighborhood.

The vote on Council Member Tran's motion was as follows:

Council Member Blackham, yea
Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea

The motion passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

COUNCIL MEMBER REPORTS

Council Member Barber said that the Parks and Recreation department has been working on this year's "Kaysville Gives" program. There are many families in need this year in our area and this is a way for people to give back to the community. Also, the Recreation Department is working

on gearing up for winter sports.

Council Member Adams commented that the Youth City Council met this evening and they have a great desire to serve our community. Council Member Adams suggested that advertising should be started now for the “Kaysville Gives” program so that if there are people who want to participate they can start preparing. We need to take care of our own.

Council Member Tran said that the open house that was planned for the General Plan update has been delayed because of the governor’s recent mandates and they are working on finding another way to hold the event.

Mayor Witt commented that Lieutenant McKinnon recently went through a very extensive training back east and graduated from that program. Mayor Witt thanked our officers who are willing to sacrifice their time to grow their skillsets.

CITY MANAGER REPORT

Shayne Scott said that with the recent governor’s direction with regards on trying to limit contact with people outside households, the Planning Commission has decided to hold their meetings virtually again. Mr. Scott asked the Council if they would like to do the same.

Mayor Witt commented that she does not want to hold Council meetings virtually again because she feels we are following guidelines to wear masks and have enough space to maintain social distance guidelines.

Council Member Barber commented that we need to make sure that the public has a clear way to be able to participate in meetings if they aren’t willing to come in person.

Mayor Witt responded that residents can email or call the Council before a meeting to talk about any questions or concerns, and they also can watch the meeting live on YouTube. Mayor Witt added that this is something we can address at each Council to make sure everyone is still comfortable meeting together.

Council Member Adams asked if there were recommendations from the Davis County Health Department.

Shayne Scott responded that they just are reiterating what the governor’s directives are.

Mayor Witt added that so far only Clearfield City has gone virtually.

Shayne Scott said that the Council will be holding a special meeting on November 17th to approve the canvass results from the General Election.

ADJOURNMENT

Council Member Barber made a motion to adjourn the City Council meeting at 8:21 p.m., seconded by Council Member Adams and passed unanimously.

RESOLUTION NO. _____

ADOPTION OF CHANGES TO KAYSVILLE CITY PERSONNEL RULES AND
REGULATIONS SECTION 4.01 LEAVE POLICIES

WHEREAS, Section 4.01 of Kaysville City Personnel Rules and Regulations provides that in order to recruit and retain executive level staff, additional leave may be granted to employees to acknowledge previous work experience; and

WHEREAS, There are certain circumstances where it has been determined that additional leave may be granted to other classification of employees to acknowledge previous work experience may be desirable; and

WHEREAS, The City is experiencing more lateral movement for positions during the recruitment and selection process and in a further effort to retain quality employees; and

WHEREAS, the City finds it advisable to make changes to Section 4.01 of Kaysville Personnel Rules and Regulations to provide for these circumstances.

NOW THEREFORE, BE IT RESOLVED BY THE KAYSVILLE CITY COUNCIL:

1. The City Council hereby adopts the changes as follows:

Proposed Change:

Section 4.01 Leave Policies

h. At times in order to recruit and retain executive level staff, additional vacation leave may be given to acknowledge previous work experience with a similar organization as approved by the City Manager.

2. The Resolution shall be effective upon adoption.

APPROVED and ADOPTED this 19th day of November, 2020

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

CITY COUNCIL STAFF REPORT



COUNCIL MEETING DATE: November 19, 2020

TYPE OF ITEM: ACTION

PRESENTED BY: Community Development Staff

**SUBJECT/AGENDA TITLE: Preliminary Plat for the Talbot Estates
Subdivision at 1300 E. 1084 N.**

EXECUTIVE SUMMARY:

In June of this year the City Council voted to approve the rezone and development agreement for the subject property.

The subdivision consists of 82 lots on approximately 23 acres of property east of Highway 89. The Common Open Space subdivision consists of private streets with 2 access points off of the frontage road, with open space along the bottom section along the frontage road which includes a covered pavilion and playground as well as entry features and manicured landscaping. There is additional open space to the east including a paved trail connection to the wilderness park.

There are no dead end streets and the development is arranged to deal with the slopes in the area and to work with the fault lines identified by the geotechnical studies on site and the aqueduct towards the east edge of the property. The lots all meet the minimum lot size allowed by the development agreement, parking has been provided near the main open space to the west.

The Council's consideration of the preliminary plat should be based on its findings of compliance with the city's ordinances and the development agreement which has been previously approved (primarily to section 2 (A)).

Council Options: Approve, Deny, Table for more information

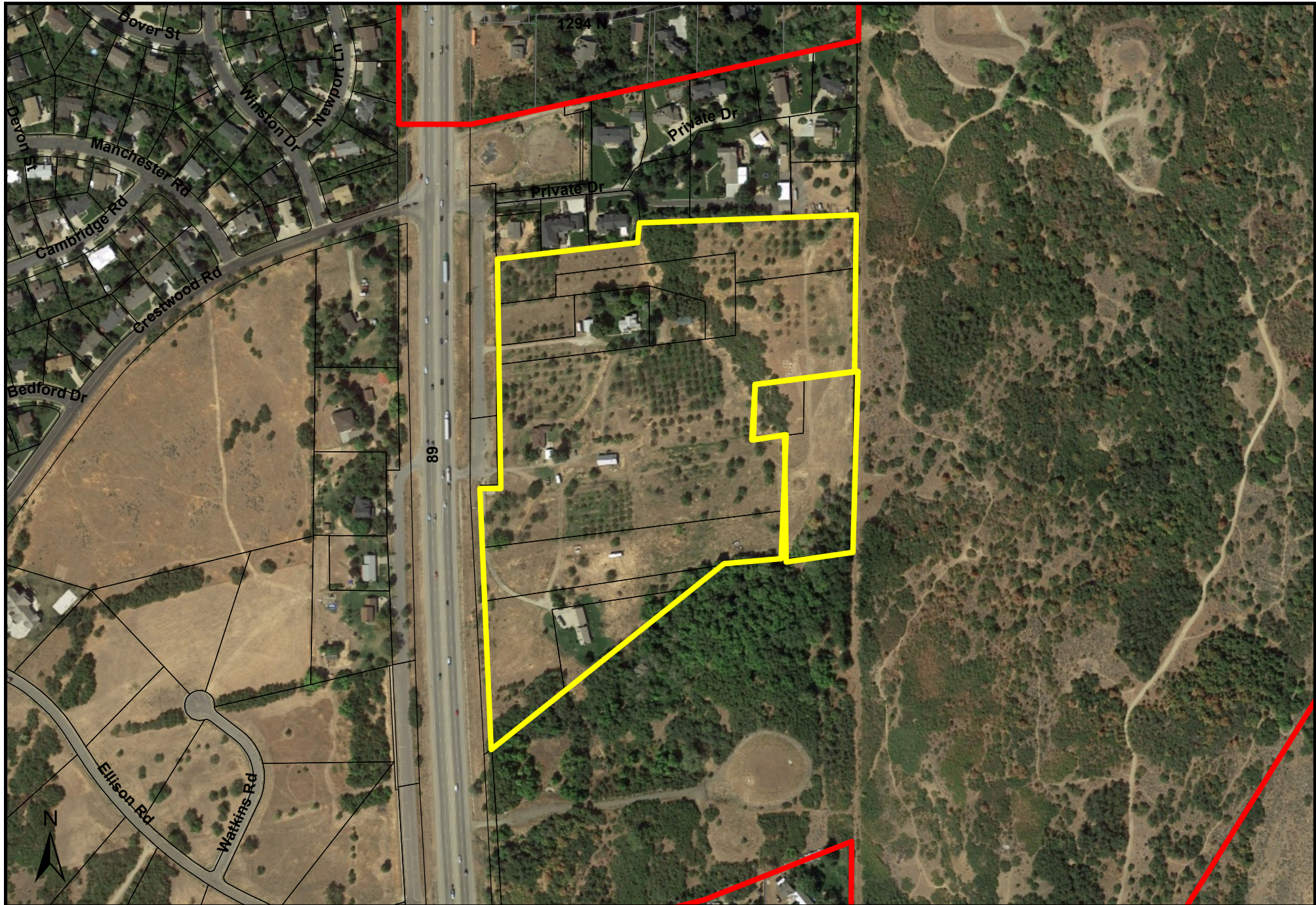
Recommended Options: The Planning Commission voted unanimously to recommend approval of the Preliminary Plat as proposed with the following additional condition to be met prior to recording:

- An easement be provided on the plat over the trail access road for the use of emergency services.

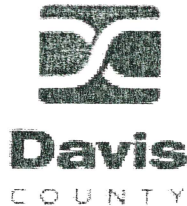
Fiscal impact & Fund Source for Recommended Action: N/A

Attachments: Area Map, Development Agreement, Subdivision Plat (2 pages), Site Plan, Landscape Plan (3 pages).

Talbot Estates Subdivision - Approximately 1300 E. 1084 N.



Office of the Davis County Recorder



UNOFFICIAL COPY

Recorder
Richard T. Maughan
Chief Deputy
Laile H. Lomax

11/16
E 3281530 B 7574 P 719-734
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/13/2020 12:21 PM
FEE \$0.00 Pgs: 16
DEP RTT REC'D FOR KAYSVILLE CITY C
ORP

THE UNDERLYING DOCUMENT ATTACHED HERETO IS AN ORIGINAL DOCUMENT SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH. THE DOCUMENT HAS INSUFFICIENT MARGIN SPACE FOR THE REQUIRED RECORDING ENDORSMENT STAMP. THIS PAGE BECOMES THE FRONT PAGE OF THE DOCUMENT FOR RECORDING PURPOSES.

THE DOCUMENT HEREIN RECORDED IS A DEVELOPMENT AGREEMENT

(Document Type)

11-037-0044, 11-037-0032, 11-037-0048, 11-037-0027, 11-037-0046, 11-037-0050
11-037-0042, 11-037-0041, 11-037-0009, 11-037-0023, 11-037-0022

Tax Serial Number(s)

When Recorded, Return to:

Kaysville City
Community Development Office
23 East Center Street
Kaysville, UT 84037

Affecting Tax Parcel No.: See Exhibit A

**DEVELOPMENT AGREEMENT
FOR A COMMON OPEN SPACE SUBDIVISION**

THIS AGREEMENT is made and entered into this 6th day of August, 2020
by and between Kaysville City, a municipal corporation organized and existing under the laws of
the State of Utah (hereinafter the "City"), and Morton Development Group (hereinafter the
"Developer;") ("Developer" includes successors and/or assigns of Developer), as follows:

RECITALS

WHEREAS, Developer is desirous of developing a single family subdivision (Talbot
Estates) on certain real property located in the City of Kaysville, County of Davis, State of Utah
and more particularly described on the Property Location Map attached hereto as Exhibit A .

WHEREAS, the purpose of this Agreement is to define the development standards,
conditions and improvements, schedule for development of the Subdivision and other terms and
conditions pursuant to which the Subdivision proposed by Developer is to be developed within
the City; and

WHEREAS, the City is willing to grant the PRUD (Planned Residential Unit
Development) overlay upon approval of a final plat and to authorize the development of the
subdivision proposed by Developer in conformance with this Agreement, City Ordinances, and
applicable Utah law;

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

AGREEMENT

1. GENERAL DESCRIPTION.

A. Area Description. The property upon which the Facility shall be developed (the “Property”) is located as shown on the Property Location Map, a copy of which is attached as Exhibit A hereto and incorporated by reference herein. The property is further described as parcels # 110370044, 110370032, 110370048, 110370050, 110370027, 110370046, 110370042, 110370041, 110370009, 110370023, 110370022

B. Project Description. The project proposed by Developer is a common open space subdivision, which will consist of up to 82 residential lots.

2. DEVELOPMENT STANDARDS AND GUIDELINES

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Facility (the “Development Standards”), the following in addition to all other applicable City Ordinances, standards and guidelines:

- (1) Concept Plan. Plan shown in Exhibit B
The following requirements shall apply.
 - a. Minimum Open Space – 2.2 Acres
 - b. Minimum Lot Size - 5,000 SF
 - c. Final plat shall resemble the lot sizes and overall subdivision layout of the concept plan shown in Exhibit B

(2) Roads and Parking. All roads within development shall be private and maintained by community HOA. Road Cross Section shown in Exhibit C.

- a. Parking shall only be allowed on one side of the road
- b. Additional parking shall be incorporated in the western open space

(3) Yards. The following minimum requirements shall apply in lieu of standard requirements of the R-1-8 zoning district:

- a. Yards abutting a Public Street: 20 feet

- b. Front Yards abutting the private drive: 20 feet to garage, 15 feet to building
 - c. Side Yards: 5 feet – 10 feet between homes within this subdivision.
 - d. Rear Yards: 15 feet.
- (4) Amenities. A playground or tot lot shall be part of the common open space
- (5) Fire Break.
- a. A minimum of 50' clearing from homes and vegetation is required on the south boundary of project.
 - i. City consents to grant permission for developer to utilize 30 feet of city property as shown in exhibit D for the purpose of creating a fire break. This property shall be cleared and revegetated by developer in accordance with plans and details to be approved by Kaysville City. City to maintain clearing.
 - ii. Rear yard setback shall be a minimum of 20'.
 - b. A minimum of 30' clearing from homes and vegetation is required on the east boundary of project
 - i. Powerline easement will provide 10' of clearing.
 - ii. Rear yard setback shall be a minimum of 20'.

Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, promotes the creation of a desirable residential development in an appropriate location. The City further finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, will not violate the general purpose, goals and objectives of the City Ordinances and any plans adopted by the Planning Commission and City Council of the City.

Subject to the Developer's performance and compliance with the terms of this Agreement and City Ordinances in effect on the date of this Agreement, Developer's rights to develop the Facility in accordance with the approved site plan, construction drawings and building plans is vested.

3. ON-SITE PROJECT IMPROVEMENTS

Developer shall construct and install all site improvements, including utilities, required for the Subdivision, at Developer's sole cost and expense, in compliance with approvals, and all applicable ordinances, regulations, standards and status of the City, The Central Davis Sewer District, other providers and the State of Utah.

4. OFF-SITE PROJECT IMPROVEMENTS

In accordance with applicable standards and subject to the design approval of the City Engineer, Developer shall construct and install improvement tie-ins needed for two access points to development which requires stubbing improvements, sidewalks, utilities, and drainage improvements to the outside of ROW on highway 89 east frontage road as shown in Exhibit E. Work to be completed prior to UDOT finishing road improvements.

5. REPRESENTATIONS OF DEVELOPER

A. Authority. Developer hereby represents that is has authority to proceed with the Subdivision.

B. Ability. Developer represents that it has the ability to timely proceed with the development and construction of the Subdivision.

6. ASSIGNMENT

Developer may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld, upon a showing to the satisfaction of the City that such third party has the financial ability to perform Developer's obligations hereunder.

The City may withhold approval of assignment, without consequence, if the city reasonably believes that the anticipated assignee will be unable to meet the requirements of this agreement or any City ordinances.

7. BINDING EFFECT

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

8. ATTORNEY'S FEES

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

9. SEVERABILITY

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

10. CAPTIONS

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

11. GOVERNING LAW

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

12. ENTIRE AGREEMENT

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

13. CONSTRUCTION

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

14. AUTHORIZATION OF EXECUTION

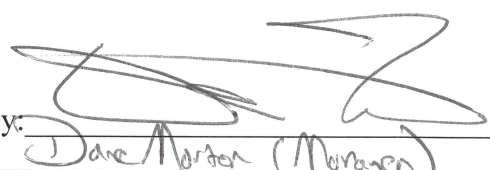
A. City. The execution of this Agreement by the City has been authorized by the City Council of Kaysville City at a regularly scheduled meeting of that body, pursuant to the notice.

B. Developer. The execution of this Agreement has been duly authorized by the Developer.

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

ATTEST:

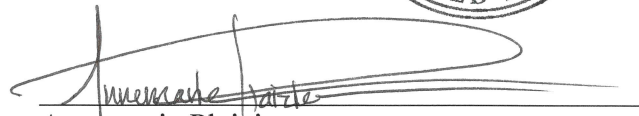
DEVELOPER

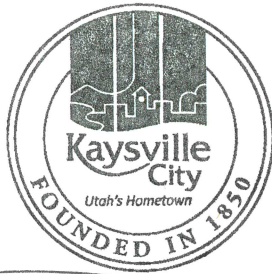
By: 

Dana Morton (Manager)
TITLE

TITLE

ATTEST:


Annemarie Plaizier
City Recorder

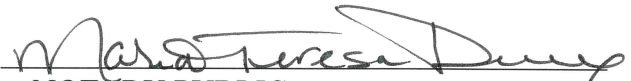


KAYSVILLE CITY

By: 
Katie Witt
Mayor

On the 17th day of August, 2020, personally appeared before me KATIE WITT, and ANNEMARIE PLAIZIER, who being by me duly sworn did say, each for himself and herself that he, the said KATIE WITT, is the Mayor of Kaysville City, Davis County, State of Utah and that she, the said ANNEMARIE PLAIZIER, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the City Council of Kaysville City and said KATIE WITT and ANNEMARIE PLAIZIER, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

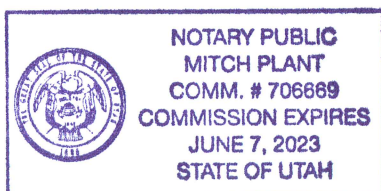


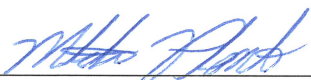

NOTARY PUBLIC

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On the 6th day of August, 2020, personally appeared before me, David Porter, the signer of the foregoing Development Agreement for DEVELOPER, who duly acknowledged to me that he executed the same for and on behalf of DEVELOPER.

(SEAL)




NOTARY PUBLIC

STATE OF UTAH

)

: ss.

COUNTY OF DAVIS

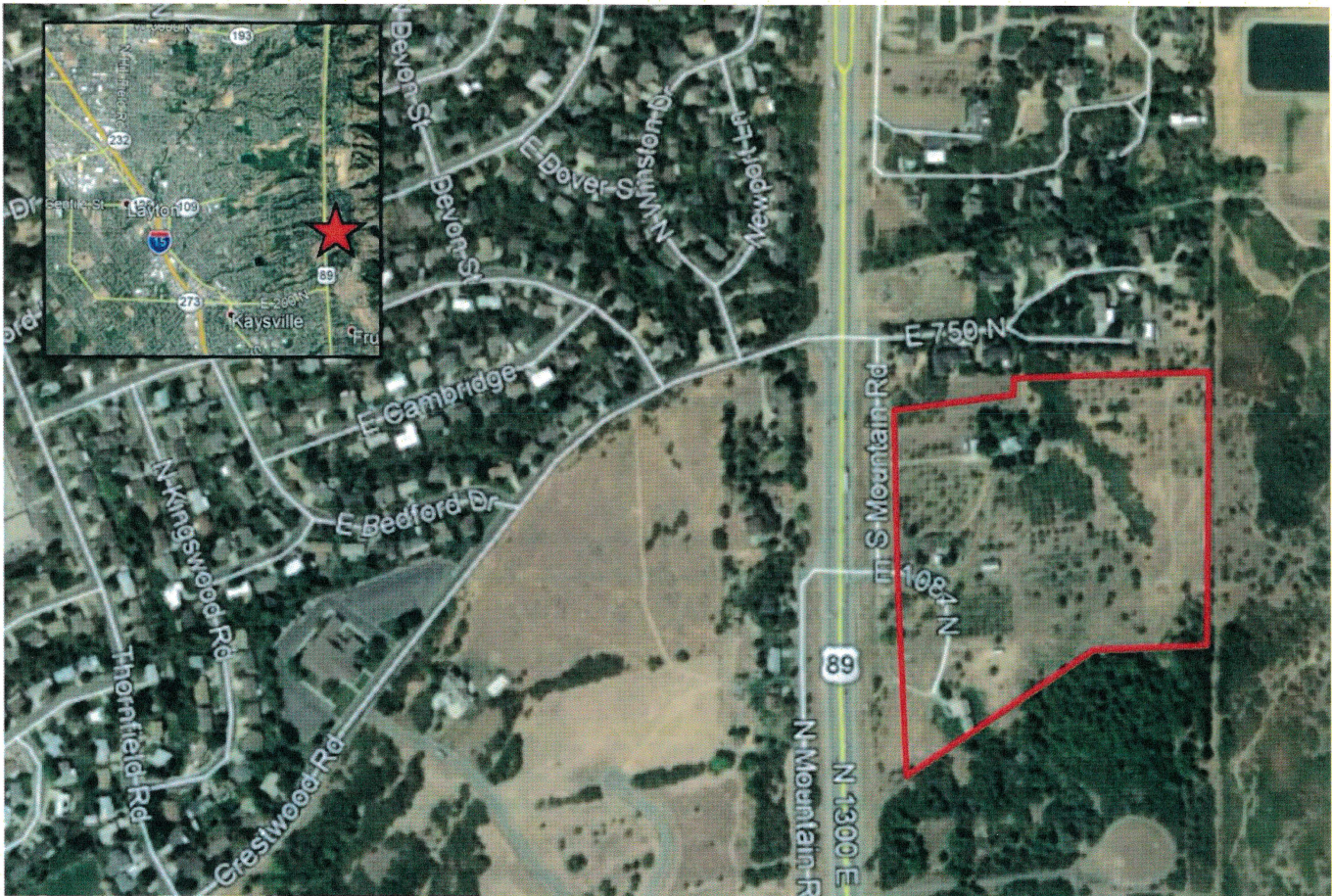
)

Exhibit A

ADDRESS - 1300 East 1084 North Kaysville, Utah

Parcel ID's - 110370044, 110370032, 110370048, 110370050, 110370027, 110370046, 110370042, 110370041, 110370009, 110370023, 110370022

Location Map



Legal Descriptions:

110370044 - BEG AT A PT ON THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184721 BK 7340 PG 754 AT A PT N 143.29 FT & E 612.32 FT & S 84°00' W 256.21 FT & S 00°26' E 171.66 FT & N 84°01'36" E 16.61 FT FR THE W 1/4 COR OF SEC 25-T4N-R1W, SLB&M; & RUN TH N 84°01'36" E 362.89 FT ALG AN EXTENSION OF & ALG THE S'LY BNDRY OF OTT ESTATES (AMD); TH ALG THE E & S'LY BNDRY OF SD OTT ESTATES (AMD) THE FOLLOWING TWO (2) COURSES: (1) N 00°26' W 59.20 FT, (2) N 88°13'04" E 579.84 FT TO THE 40 ACRE LINE; TH S 00°18' W 140.06 FT; TH S 82°40' W 321.04 FT; TH N 00°26' W 80.40 FT; TH S 82°40' W 481.80 FT; TH S 00°26' E 60.00 FT; TH S 82°40' W 142.79 FT TO THE E LINE OF SD WARRANTY DEED; TH N 00°26'00" W 125.80 FT ALG SD E LINE TO THE POB. CONT 2.457 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370032 - BEG AT A PT S 89°46' E 259.6 FT & S 0°26' E 2512.0 FT & N 83°35' E 70.3 FT & S 0°26' E 483.57 FT & N 82°40' E 561.00 FT FR THE NW COR OF SEC 25-T4N-R1W, SLM; RUN TH N 0°26' W 100.00 FT; TH N 74°41'24" W 154.71 FT; TH S 82°40' W 251.00 FT; TH N 0°26' W 60.00 FT, M/L, TO A PT S 0°26' E 60.00 FT FR THE S LINE OF OTT ESTATES AMD; TH N 82°40' E 481.80 FT; TH S 0°26' E 220.00 FT TO A PT N 82°40' E OF THE POB; TH S 82°40' W 80.80 FT TO THE POB. CONT. 1.056 ACRES

110370048 - A PART OF SW 1/4 OF SEC 25-T4N-R1W, SLB&M; BEG AT A PT ON E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184720 BK 7340 PG 751 AT A PT 223.91 FT (RECORD 161.60 FT) S 89°46'00" E ALG THE SEC LINE & 2950.77 FT (RECORD 2959.70 FT) S 00°26'00" E & 117.40 FT N 82°40'00" E FR NW COR OF SD SEC 25; TH ALG SD E LINE OF PPTY CONV IN SD WARRANTY DEED THE FOLLOWING COURSE: N 00°26'48" E 110.00 FT; TH N 82°40' E 181.98 FT, M/L; TH S 0°26' E 110 FT; TH S 82°40' W 181.95 FT TO THE POB. CONT. 0.456 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370027 - BEG AT A PT ON THE E LINE OF THE FRONTAGE RD, WH IS S 89°46' E 259.6 FT, S 0°26' E 2512 FT, N 83°35' E 70.3 FT (72.52 FT) & S 0°26' E 433.57 FT & S 0°26' E 50 FT ALG THE FRONTAGE RD; TH N 82°40' E 411 FT FR THE NW COR OF SEC 25-T4N-R1W, SLM; & RUN TH N 82°40' E 150 FT; TH N 0°26'00" W 100 FT; TH N 74°41'24" W 154.718 FT, M/L, TO A PT S 0°26'00" E OF POB; TH S 0°26'00" E 160 FT TO THE POB. CONT. 0.444 ACRES.

110370046 - BEG ON THE E LINE OF HWY 89, AT A PT S 00°11'30" W 971.02 FT ALG THE SEC LINE & S 89°48'30" E 338.34 FT & N'LY ALG THE ARC OF A 22,833.31 FT RADIUS CURVE TO THE RIGHT 144.38 FT ALG SD E LINE OF HWY 89 (LC BEARS N 03°05'34" W 144.38 FT) & N'LY 144.38 FT ALG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 22833.31 FT, CHORD BEARS N 03°05'34" W 144.38 FT & N'LY 166.73 FT ALG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 22833.31 FT, CHORD BEARS N 01°48'27" W 166.73 FT & N 88°28'00" E 45.00 FT TO A PT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 22763.31 FT & N'LY ALG THE ARC OF SD CURVE 319.23 FT, CHORD BEARS N 01°08'10" W 319.23 FT & N 82°40'00" E 37.65 FT FR THE W 1/4 COR OF SEC 25-T4N-R1W, SLB&M; & RUN TH N 82°40' E 603.842 FT; TH N 00°26' W 139.63 FT; TH N 82°40' E 321.04 FT; TH S 00°18' W 275.07 FT; TH S 82°40' W 269.97 FT; TH S 00°18' W 147.60 FT; TH N 82°40' E 82.69 FT; TH S 00°18' W 200.23 FT; TH S 82°40' W 748.71 FT TO A PT ON THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184681 BK 7340 PG 475; TH ALG SD LINE THE FOLLOWING COURSE: N 00°33'09" W 482.14 FT TO THE POB. CONT. 9.585 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370050 - A PART OF THE SW 1/4 OF SEC 25-T4N-R1W, SLB&M; BEG AT A PT ON THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184719 BK 7340 PG 748 AT A PT WH IS S 89°46' E 259.6 FT, S 0°26' E 2512 FT, N 83°35' E 70.3 FT (72.52 FT) & S 0°26' E 433.57 FT & N 82°40'00" E 17.50 FT FR THE NW COR OF SD SEC 25; & RUN TH ALG SD E LINE S 0°26'48" E 50.00 FT; TH N 82°40' E 393.49 FT; TH N 0°26' W 160 FT; TH S 82°40' W 211.55 FT; TH S 0°26' E 110 FT; TH S 82°40' W 181.95 FT TO THE POB. CONT. 0.98 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370042 - BEG ON THE E'LY LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184727 BK 7340 PG 780 AT A PT S 00°11'30" W 971.02 FT ALG THE SEC LINE & S 89°48'30" E 338.34 FT & N'LY 144.38 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 22833.31 FT (LC BEARS N 03°05'34" W 144.38 FT & N 82°40'00" E 55.86 FT) FR THE W 1/4 COR OF SEC 25-T4N-R1W, SLB&M, & RUN TH N 82°40' E 748.71 FT; TH S 00°18' W 133.94 FT; TH S 83°40' W 142.49 FT; TH S 81°28' W 603.82 FT TO SD E'LY LINE; TH ALG SD PPTY THE FOLLOWING TWO COURSES: N'LY ALG THE ARC OF A 4960.00 FT RADIUS CURVE TO THE RIGHT 131.17 FT (LC BEARS N 1°17'23" W 131.07 FT); TH N 00°33'09" W 12.57 FT TO THE POB. CONT 2.322 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370041 - A PART OF THE SW 1/4 OF SEC 25-T4N-R1W, SLB&M; BEG AT A PT ON THE E LINE OF PPTY CONV IN WARRANTY DEED RECORDED 09/05/2019 AS E# 3184727 BK 7340 PG 780, WH PT IS S 0°11'30" W 971.02 FT ALG THE SEC LINE & S 89°48'30" E 338.34 FT & N 81°28' E 51.31 FT, M/L, FR THE W 1/4 COR OF SD SEC 25; & RUN TH N 81°28' E 603.82 FT; TH S 51°31' W 100.99 FT; TH S 81°28' W 389.00 FT; TH S 8°32' E 224.14 FT; TH S 51°31' W 179.31 FT TO E'LY LINE SD WARRANTY DEED; TH ALG SD LINE THE FOLLOWING TWO COURSES: N'LY ALG THE ARC OF A 5270.00 FT RADIUS CURVE TO THE LEFT 39.85 FT (LC BEARS N 05°36'34" W 39.85 FT) TO A PT ON A 4960.00 FT RADIUS CURVE TO RIGHT; TH ALG THE ARC OF SD CURVE 325.37 FT (LC BEARS N 03°56'48" W 325.31 FT) TO THE POB. CONT. 1.53 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

110370009 - BEG AT A PT S 0°11'30" W 993.75 FT ALG THE SEC LINE & S 89°48'30" E 522.55 FT FR THE W 1/4 COR OF SEC 25-T4N-R1W, SLM; TH N 81°28' E 389 FT; TH S 51°31' W 448.95 FT; TH N 8°32' W 224.14 FT TO POB. CONT. 1.00 ACRES TOGETHER WITH A DESC R/W ANNEXED 949-693

110370023 - BEG AT A PT WH IS S 89°46' E 161.1 FT & S 0°26' E 3144.70 FT; TH N 82°46' E 99.9 FT TO E LINE OF FRONTAGE RD; TH N 82°40' E 699.96 FT FR NW COR OF SEC 25-T4N-R1W, SLM; & RUN TH N 82°40' E 136.67 FT; TH S 0°18' W 147.60 FT; TH S 82°40' W 136.67 FT; TH N 0°18' E 147.60 FT TO THE POB. CONT. 0.46 ACRES.

110370022 - A PART OF THE SW 1/4 OF SEC 25-T4N-R1W, SLBM; BEG AT A PT ON THE 1/4 SEC LINE, WH IS S 89°46' E 161.6 FT, S 0°26' E 3144.70 FT & N 82°40' E 1132.40 FT FR THE NW COR OF SD SEC 25; & RUN TH S 0°18' W 478.2 FT ALG THE 1/4-1/4 SEC LINE; TH S 83°40' W 191.16 FT; TH N 0°18' E 327.23 FT; TH N 82°40' E 53.98 FT; TH N 0°18' E 147.60 FT; TH N 82°40' E 137.6 FT TO THE POB. CONT. 1.90 ACRES.

Exhibit B

CONCEPT PLAN



Exhibit C

ROAD CROSS SECTION

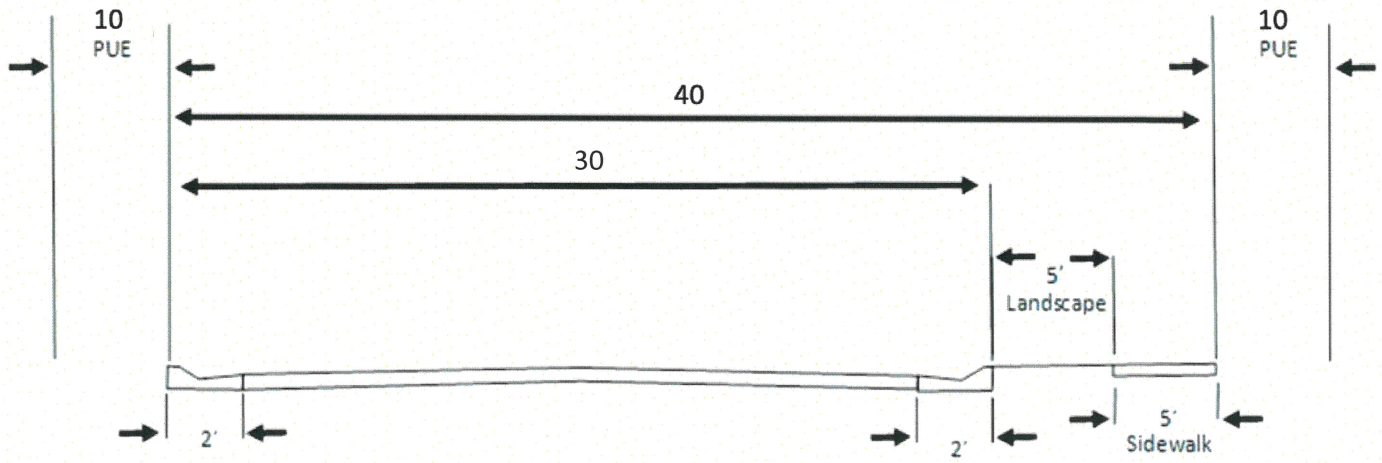


Exhibit D

Fire Break

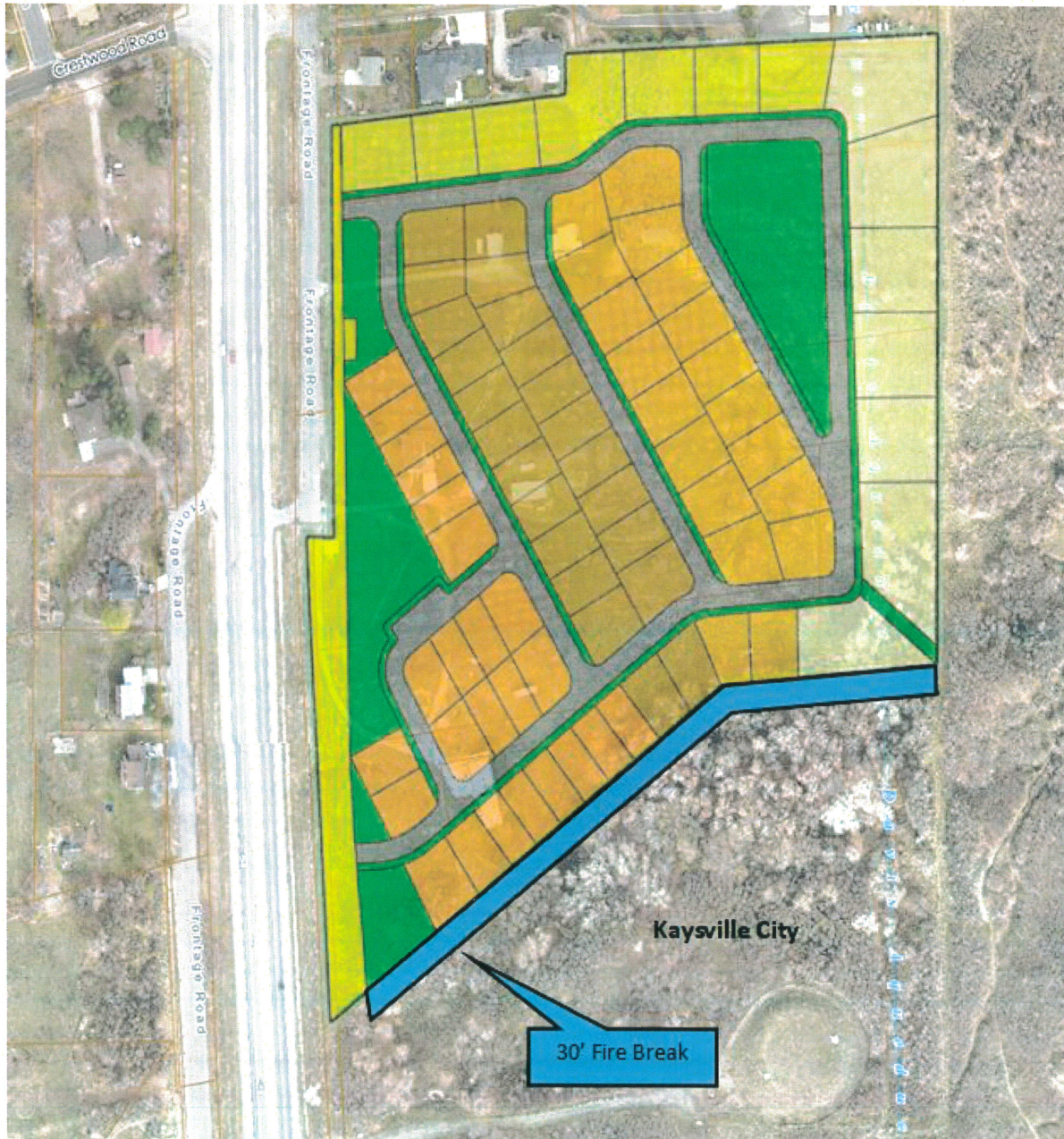
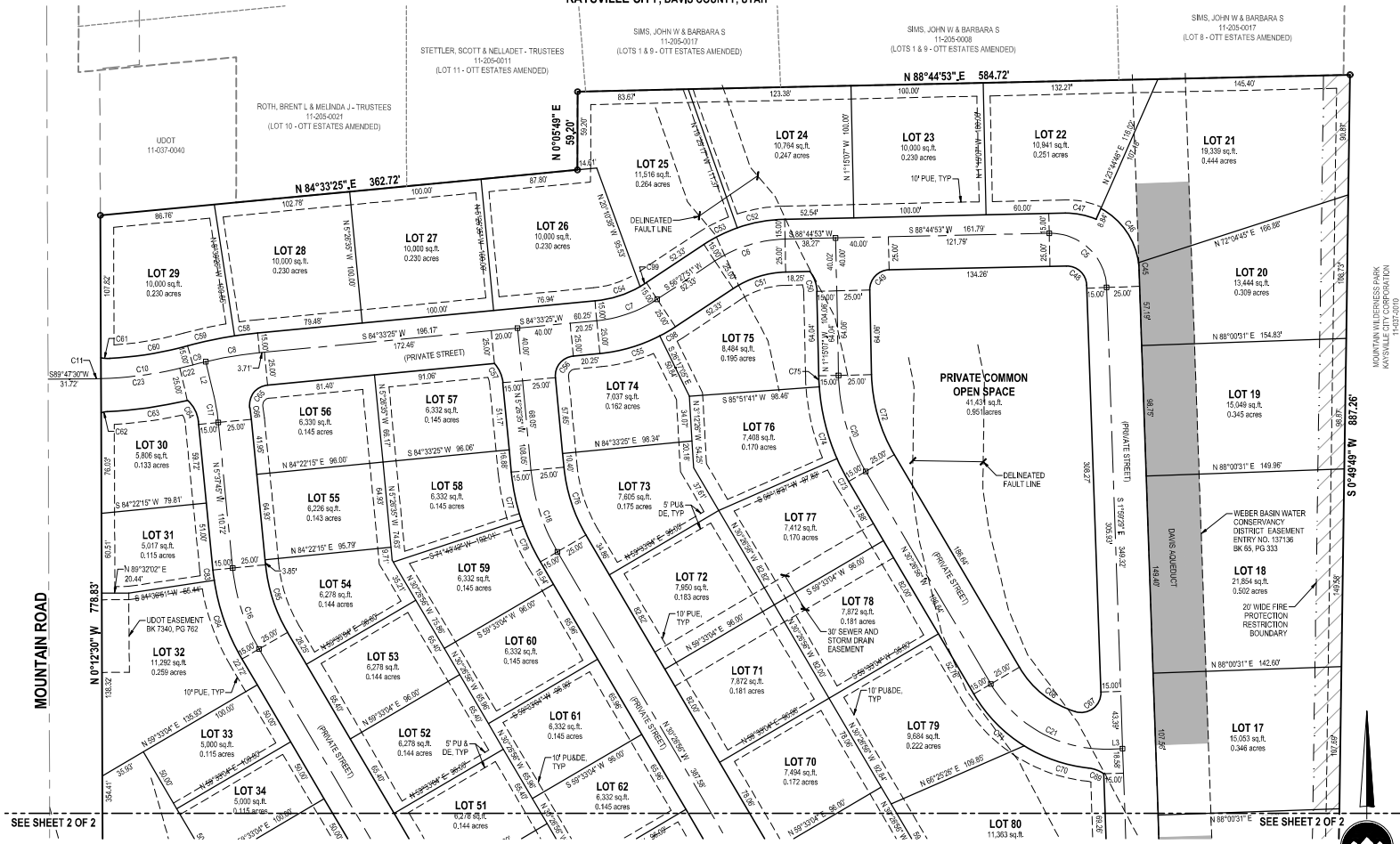


Exhibit E

Highway 89 Tie-In's



TALBOT ESTATES PRUD
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 8034679, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as, TALBOT ESTATES PRUD, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest and Southwest Quarters of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Eastern Right-of-Way Line of a frontage road of UDOT Project No. S-008914061308, said point being North 00°32'09" East 1,316.48 feet and East 416.58 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running

thence along said Eastern Right-of-Way Line of a frontage road the following three (3) courses:
(1) Northwesteary 39.85 feet along the arc of a 560.20 foot radius curve to the left (center bears South 86°46'08" West and the chord bears North 05°16'11" West 39.85 feet with a central angle of 04°04'34")
(2) Northwesteary 455.54 feet along the arc of a 4,880.00 foot radius curve to the right (center bears North 84°31'04" East and the chord bears North 92°50'43" West 455.38 feet with a central angle of 05°16'28")
(3) North 00°12'30" West 778.83 feet to the extension of Southerly Boundary Line of Ott Estates Amended Subdivision; thence along said extension and the Southerly Boundary Line the following three (3) courses:
(1) North 84°33'25" East 362.72 feet;
(2) North 00°05'49" East 58.20 feet;
(3) North 88°44'53" East 584.72 feet;
thence South 00°05'49" West 807.26 feet;
thence South 83°42'41" West 322.36 feet;
thence South 51°19'11" West 741.79 feet to the point of beginning.

Contains 964,648 Square Feet or 22.145 Acres

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Kaysville City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "PRIVATE COMMON OPEN SPACE" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "PRIVATE COMMON OPEN SPACE" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

TALBOT ESTATES PRUD

do hereby dedicate for perpetual use of the public all parcels of land, including streets, and utility easements as shown on this plat as intended for public use under the authority and auspices of the KAYSVILLE CITY and other applicable state and federal laws and regulations. Pursuant to Code 10-6a-6040 the owner hereby conveys the Common Area and Private Streets as indicated hereon to

In witness whereof we have hereunto set our hands this _____ day of _____ A.D., 20__

LLC: _____
By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

On the _____ day of _____ A.D., 20__ personally appeared before me

the signer (s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of _____ an _____ of said LLC, and that she, they, duly acknowledged to me that the Owners Dedication was executed by (he, she, they) having authority from said LLC for the purposes described herein.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

TALBOT ESTATES PRUD

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER : 94730
MANAGER : BAM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/05/2020

ENSIGN
SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.8529
Fax: 801.255.4449
WWW.ENSIGNCON.COM

DEVELOPER
ANDERSON DEVELOPMENT
9537 S 700 E
SANDY, UTAH 84070
PHONE: 801.990.4995

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

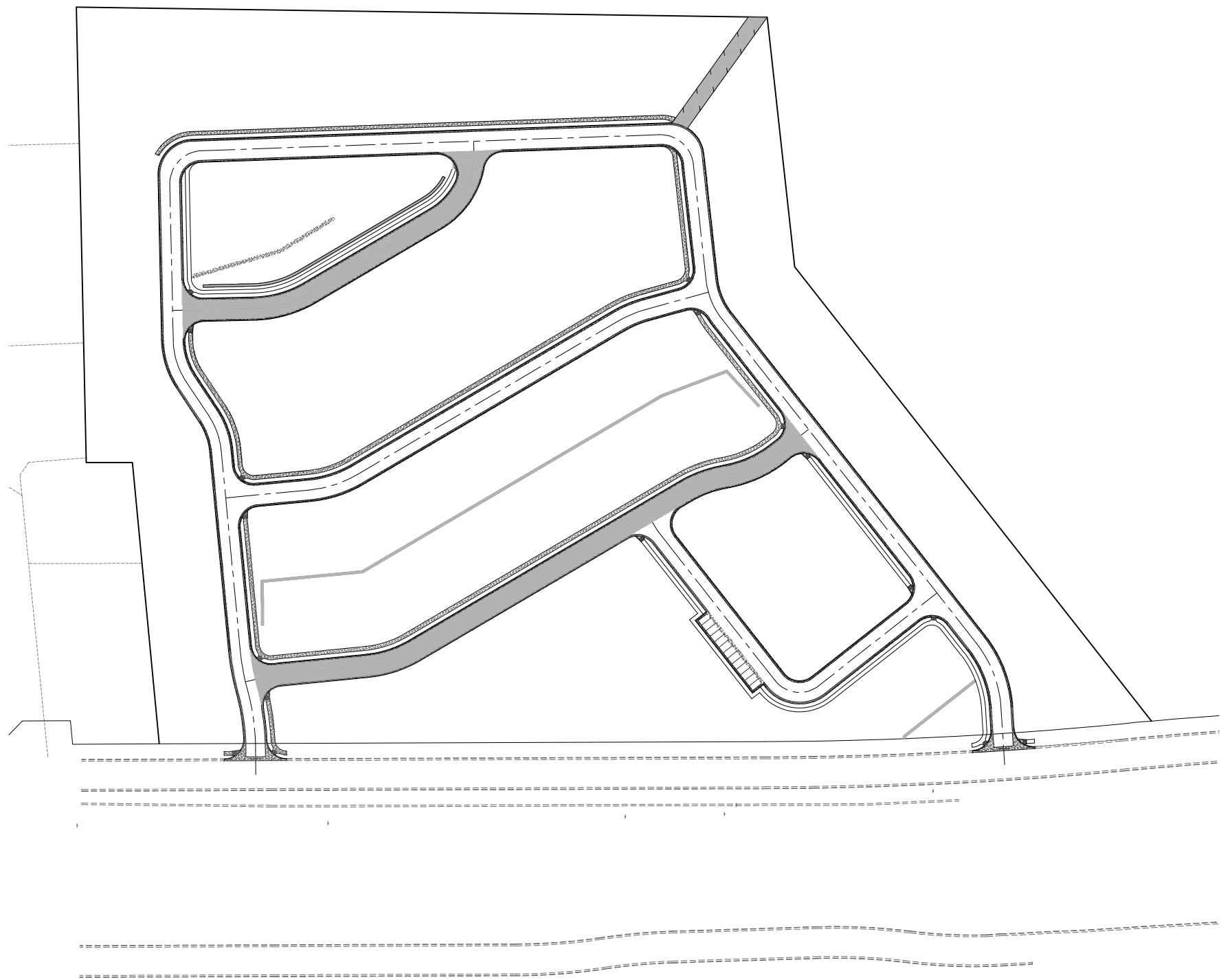
DAVIS AND WEBER CANAL COMPANY
APPROVED THIS _____ DAY OF _____, 20__
BY THE DAVIS AND WEBER CANAL COMPANY.
DAVIS AND WEBER CANAL COMPANY

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20__
BY THE KAYSVILLE CITY ATTORNEY.
KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20__
BY THE CITY PLANNING COMMISSION APPROVAL
CHAIRPERSON, KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20__
BY THE KAYSVILLE CITY ENGINEER
KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20__
BY THE KAYSVILLE CITY COUNCIL
CITY RECORDER CITY MAYOR





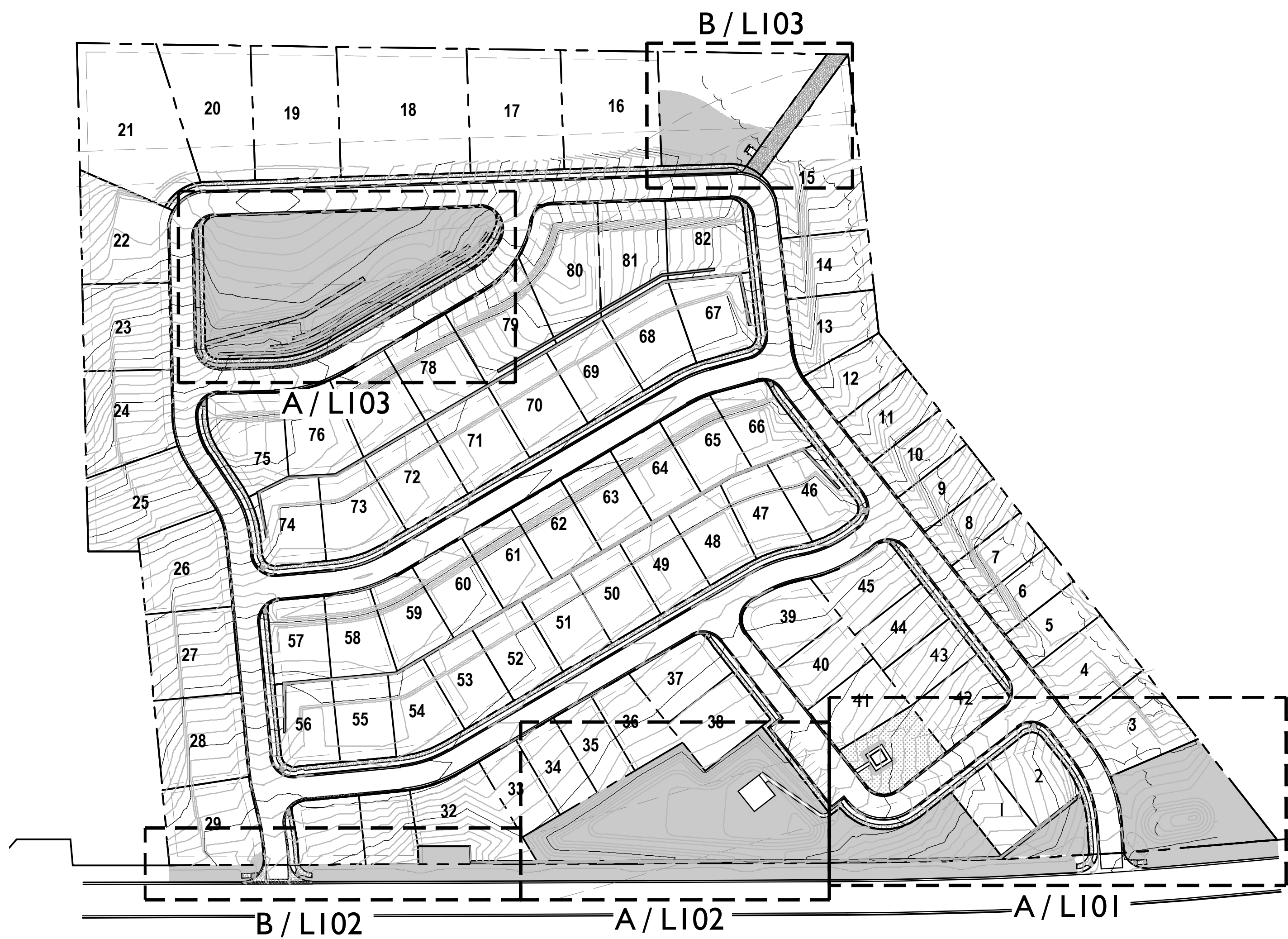
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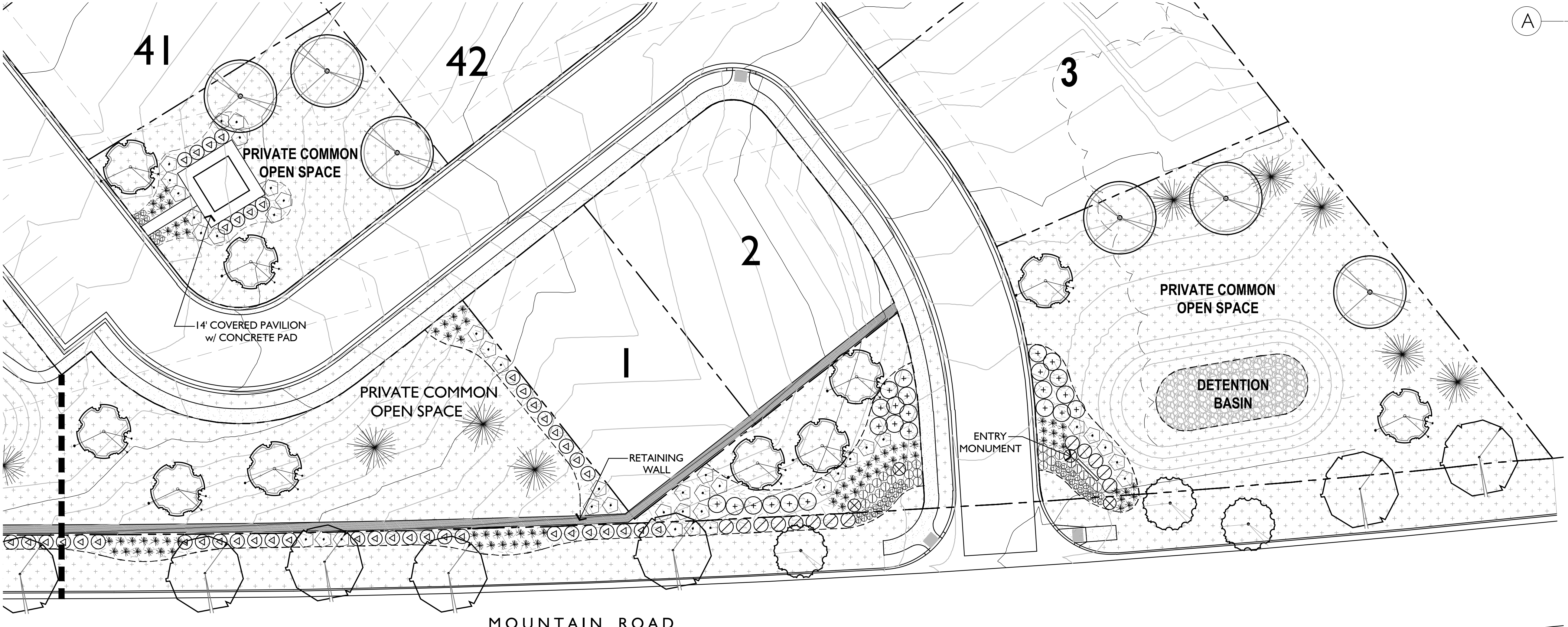
This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2020

LANDSCAPE SCHEDULE

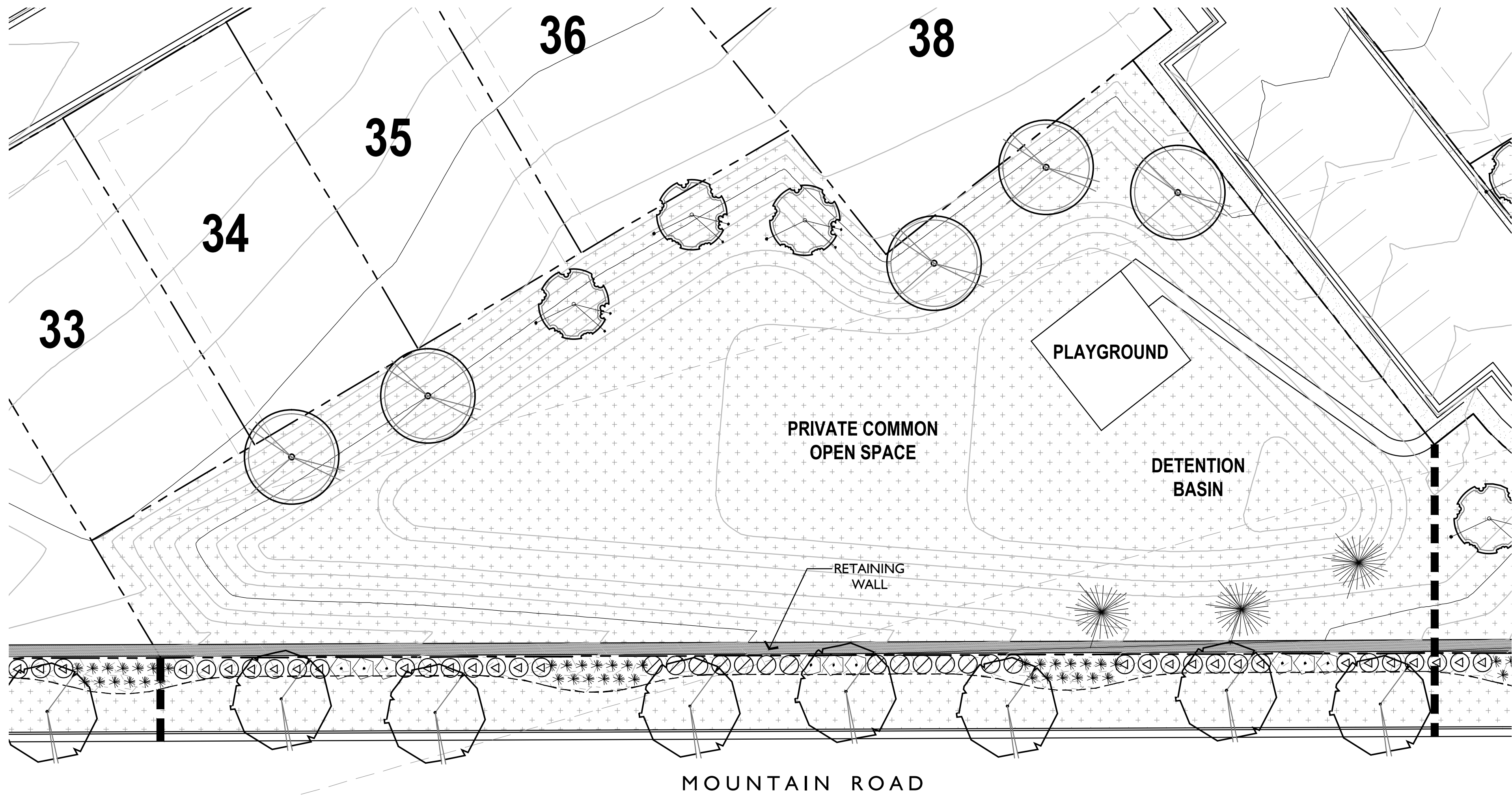
QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
30	Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Maple	2" Cal.
23	Malus 'Spring Snow'	Spring Snow Crabapple	20 Gal.
18	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	20 Gal.
24	Picea omorika 'Gotelli Weeping'	Serbian Spruce	7' - 8'
26	Zelkova serrata 'Village Green'	Village Green Zelkova	2" Cal.
SHRUBS			
42	Buddleia davidii 'Black Knight'	Butterfly Bush	5 Gal.
44	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	5 Gal.
49	Hibiscus syriacus 'Notwoodtwo' White Chiffon	Rose of Sharon	5 Gal.
272	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
91	Viburnum opulus 'Compactum'	Compact European Cranberry Bush	2 Gal.
ORNAMENTAL GRASSES			
329	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
204	Miscanthus sinensis 'Sinensis'	Slender Maiden Grass	1 Gal.
PERENNIALS			
39	Gaura lindheimeri 'Crimson Butterflies'	Crimson Butterflies Wandflower	1 Gal.
76	Hemerocallis Stella d' Oro	Stella d' Oro Daylily	1 Gal.
31	Lavandula intermedia 'Gros Bleu'	French Lavender	1 Gal.
TURF			
116,050 S.F.	Chanshare Imperial Blue	Sod	
MULCH			
23,636 S.F.	Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise		3"
1,030 S.F.	Cobble, 2" - 3", Detention Basin		3"
MOWSTRIP			
Metal, 3/16" x 4", 3' Diameter for Trees in Turf Areas			



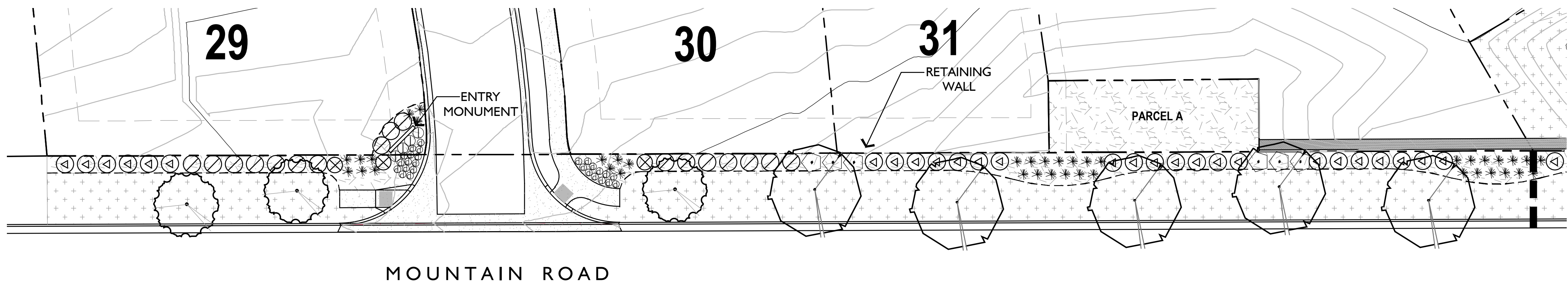
A OVERALL LANDSCAPE PLAN
SCALE: 1"=50'-0" NORTH



B LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



A LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



B LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH

LANDSCAPE SCHEDULE			
QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
30	Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Maple	2" Cal.
23	Malus 'Spring Snow'	Spring Snow Crabapple	20 Gal.
18	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	20 Gal.
24	Picea omorika 'Gotelli Weeping'	Serbian Spruce	7' - 8'
26	Zelkova serrata 'Village Green'	Village Green Zelkova	2" Cal.
SHRUBS			
42	Buddleia davidii 'Black Knight'	Butterfly Bush	5 Gal.
44	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	5 Gal.
49	Hibiscus syriacus 'Notwoodtwo' White Chiffon	Rose of Sharon	5 Gal.
272	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
91	Viburnum opulus 'Compactum'	Compact European Cranberry Bush	2 Gal.
ORNAMENTAL GRASSES			
329	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
204	Miscanthus sinensis 'Sinensis'	Slender Maiden Grass	1 Gal.
PERENNIALS			
39	Gaura lindheimeri 'Crimson Butterflies'	Crimson Butterflies Wandflower	1 Gal.
76	Hemerocallis Stella d' Oro	Stella d' Oro Daylily	1 Gal.
31	Lavandula intermedia 'Gros Bleu'	French Lavender	1 Gal.
TURF			
116,050 S.F.	Chanshare Imperial Blue		Sod
MULCH			
23,636 S.F.	Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise		3"
1,030 S.F.	Cobble, 2" - 3", Detention Basin		3"
MOWSTRIP			
	Metal, 3/16" x 4", 3' Diameter for Trees in Turf Areas		

LANDSCAPE GENERAL NOTES

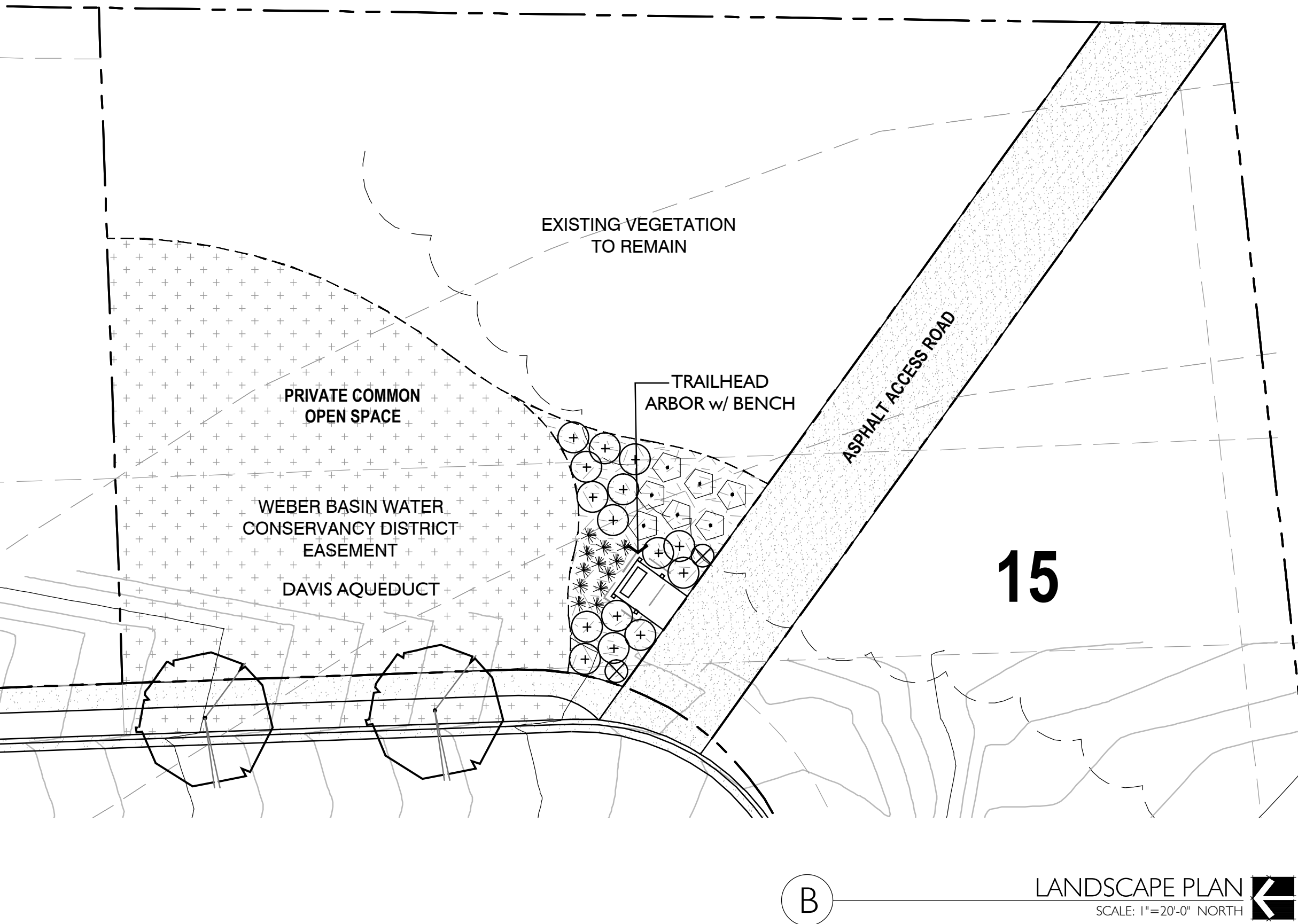
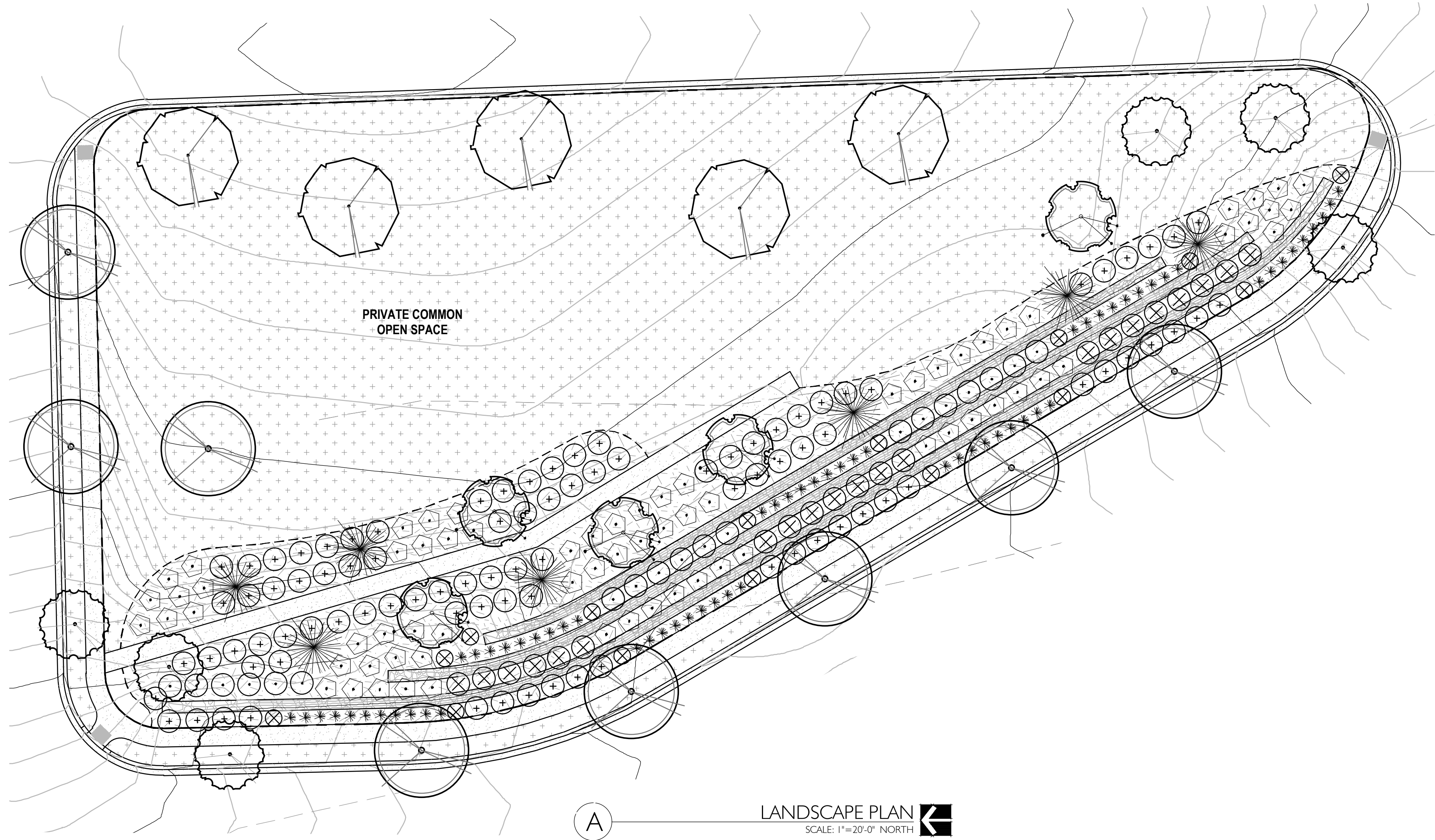
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones ¾" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
- Prune trees in accordance with current horticultural practices.
- All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. Pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
- All shrubs, groundcover and perennial plants to be watered on zones separate from turf.

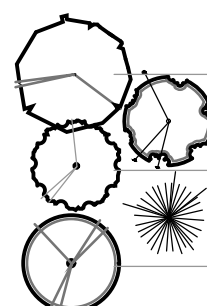
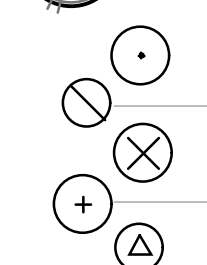
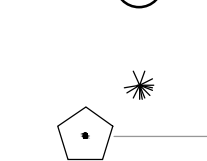
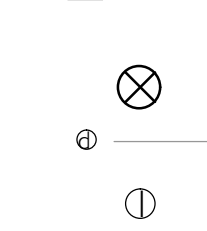
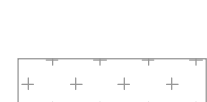
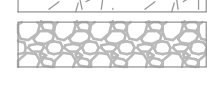
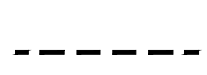


ISSUE DESCRIP.	DATE
	11.05.2020

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LANDSCAPE SCHEDULE				
	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	TREES			
	30	Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Maple	2" Cal.
	23	Malus 'Spring Snow'	Spring Snow Crabapple	20 Gal.
	18	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	20 Gal.
	24	Picea omorika 'Gotelli Weeping'	Serbian Spruce	7' - 8'
	26	Zelkova serrata 'Village Green'	Village Green Zelkova	2" Cal.
	SHRUBS			
	42	Buddleia davidii 'Black Knight'	Butterfly Bush	5 Gal.
	44	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	5 Gal.
	49	Hibiscus syriacus 'Notwoodtwo' White Chiffon	Rose of Sharon	5 Gal.
	272	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
	91	Viburnum opulus 'Compactum'	Compact European Cranberry Bush	2 Gal.
	ORNAMENTAL GRASSES			
	329	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	204	Miscanthus sinensis 'Sinensis'	Slender Maiden Grass	1 Gal.
	PERENNIALS			
	39	Gaura lindheimeri 'Crimson Butterflies'	Crimson Butterflies Wandflower	1 Gal.
	76	Hemerocallis Stella d' Oro	Stella d' Oro Daylily	1 Gal.
	31	Lavandula intermedia 'Gros Bleu'	French Lavender	1 Gal.
	TURF			
	116,050 S.F.	Chanshare Imperial Blue		Sod
MULCH				
	23,636 S.F.	Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise		3"
	1,030 S.F.	Cobble, 2" - 3", Detention Basin		3"
MOWSTRIP				
		Metal, 3/16" x 4", 3' Diameter for Trees in Turf Areas		



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