



KAYSVILLE CITY PLANNING COMMISSION NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, May 27, 2021 starting at 7:00 p.m. at the Kaysville City Municipal Building located at 23 East Center Street. The public is encouraged to attend in person or may view the meeting online via www.Kaysvillelive.com.

The agenda shall be as follows:

1. Opening and approval of the minutes from the May 13, 2021 meeting.
2. Conditional Use Permit for a Major Home Occupation 'B' – Perennial Plant Wholesale and Nursery at 489 E. Center Street – Mark and Debora Shepard
3. Public Hearing and request to rezone .32 acres of property at 1599 West 200 North from the R-1-20 to the R-1-14 (single family residential) zoning district. – Keith Russell
4. Public Hearing and request to rezone .22 acres of property at 327 East 200 North from the R-1-8 (single family residential) to the R-2 (one or two family residential) zoning district. – Dick Bourne
5. Public Hearing and request to rezone 1.1 acres of property at approximately 600 North and Main Street from GC (General Commercial) to the R-M (Residential Multi-Family) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone. – Destination Homes.
6. Public Hearing for the enactment of Kaysville City Ordinance to create Chapter 27 – Mixed Use (MU) Zoning District of Title 17 Planning and Zoning, of the Kaysville City Ordinances.
7. Call to the public.
8. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
9. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Monday May 24, 2021.

Lyle Gibson – Community Development Director

Planning Commission Staff Report



Conditional Use Permit for a Perennial Plant Wholesale Home Occupation and Nursery. May 27, 2021

Applicant/Owner: Mark and Debora Shepard
Location: 489 E Center Street
Zone: R-D (Single Family Dwelling)

Description:

The applicant is seeking a conditional use permit to conduct a Nursery and Wholesale Perennial Plant business from their home. Debora anticipates putting up a detached Green House style building where she can grow some plant starts. She will also have some growing beds situated and organized outside of the green house. She will maintain an office as well in her home of no more than the allowed area.

The business plan is to grow and sell wholesale to subdivision developers and landscapers. They will have no outside employees or customers coming to residence for pick up. They will deliver orders to the location of placement.

A nursery is specifically listed as an approved business type for a home occupation B under [KCC 17-26-4](#). This section also indicates the minimum requirements for this business type.

EXISTING CONDITIONS i.e. 'There is a detached garage/shop where the equipment related to the business is stored with a possible small Kubota tractor and trailer on premise. The land where the applicant hopes to keep the greenhouse and plants is currently on the parcel next door owned by other family members.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a home occupation, nursery and wholesale business at the above listed address subject to pursuit of a lot line adjustment so that the nursery is part of the lot where the business owner lives.

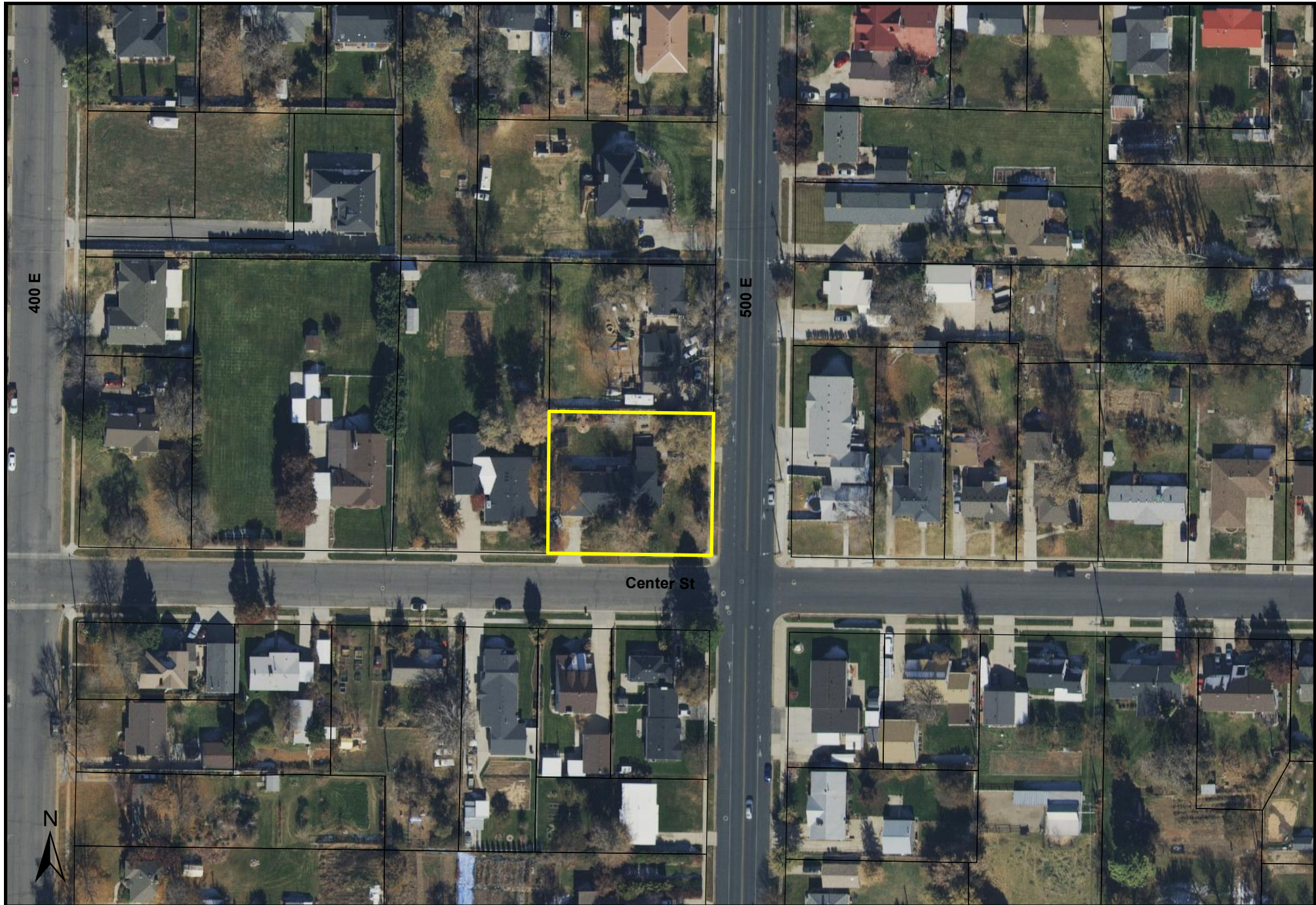
Unless the Planning Commission interprets the ordinance in a different manner than staff, an alternate option may be to consider changes to the ordinance to accommodate the use as proposed.

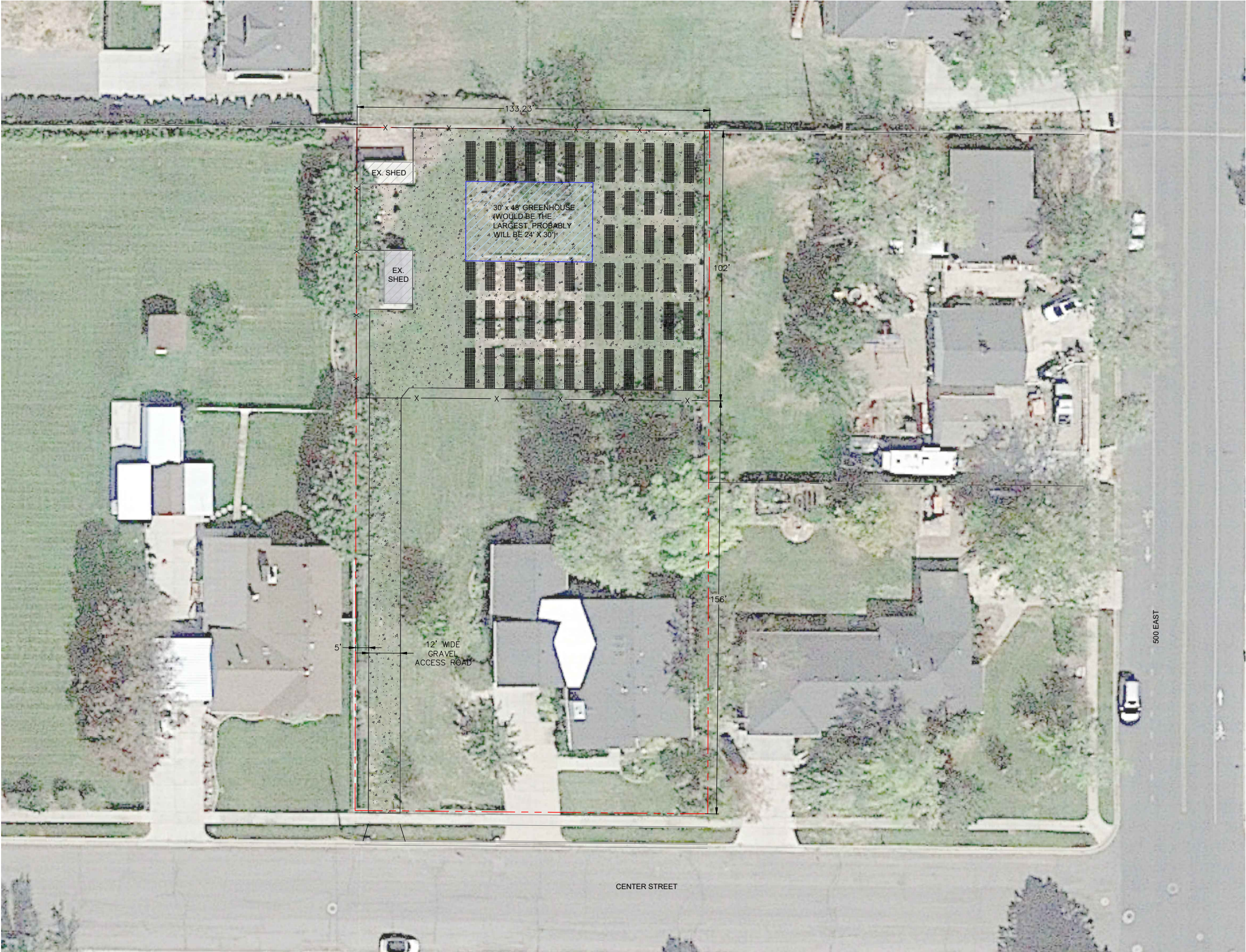
Reasoning:

The restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area Map
Attachment 2: Site Plan

489 E Center Street





LEGEND:

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED CURB
- PROPOSED BUILDING

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

© 2019 BY LEGACY DESIGN GROUP, LLC;
DRAWING NOT TO BE REUSED IN WHOLE OR
IN PART WITHOUT WRITTEN PERMISSION



Planning Commission Staff Report

Public Hearing and request to rezone . 32 acres of property at 1599 West 200 North from the R-1-20 (Residential single family 20,000 square feet) to R-1-14 (Single Family Residential 14,000 square feet) zoning district.

May 27, 2021

Applicant/Owner: Keith Russell

Description:

A zone change is being requested at the subject address in order to accommodate a proposed lot line adjustment. The property, is currently zoned to accommodate a Single Family Dwelling with a minimum 20,000 square feet lot. The Applicant would like to sell a large portion of his rear yard to the neighbor south east of him at 181 N. Mountain Vistas Rd. The lot is now 24,994 square feet, and the zone would allow him to keep a minimum of 14,000 square feet and sell off any portion of remaining lot.

As a rezone action the Planning Commission has broad discretion as to whether or not to pass along a favorable recommendation to the City Council.

17-14-1 Purpose

To provide for areas in appropriate locations where quiet medium density neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, many of whom will have children. To this end, the regulations permit the establishment of one and two-family dwellings, and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

The City's **General Plan states**, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

Growth and Development

A. Growth should mostly occur through development within the City. Development should improve public safety and sense of community. An adequate revenue base should be developed to fund City operations and infrastructure.

1. Refurbish or replace deteriorating structures so that land is used to its long-term potential.
2. Reserve land and promote development that is high quality, diversified and adaptable to changing conditions.
3. Encourage businesses and industries to locate and invest within the City.
4. Regulate the more intensive uses that create traffic and public service problems and costs

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 - 1. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).
 - 2. East of I-15, allow for housing compatible with and complimentary to existing neighborhoods while considering medium densities along major streets and higher densities near transit stops and arterial streets (200 North, Main Street, Interstate 15, and U.S. 89).
- B. The majority of the housing should be single unit attached or detached. The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes. Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

Recommendation:

Rezone:

After holding a Public Hearing, the Planning Commission should make a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location. The Planning Commission may make recommendations to approve, approve with modifications or specific conditions that could be imposed by a development agreement, or deny the request. The Planning Commission may also table a decision pending additional information.

Attachment 1: Area Map

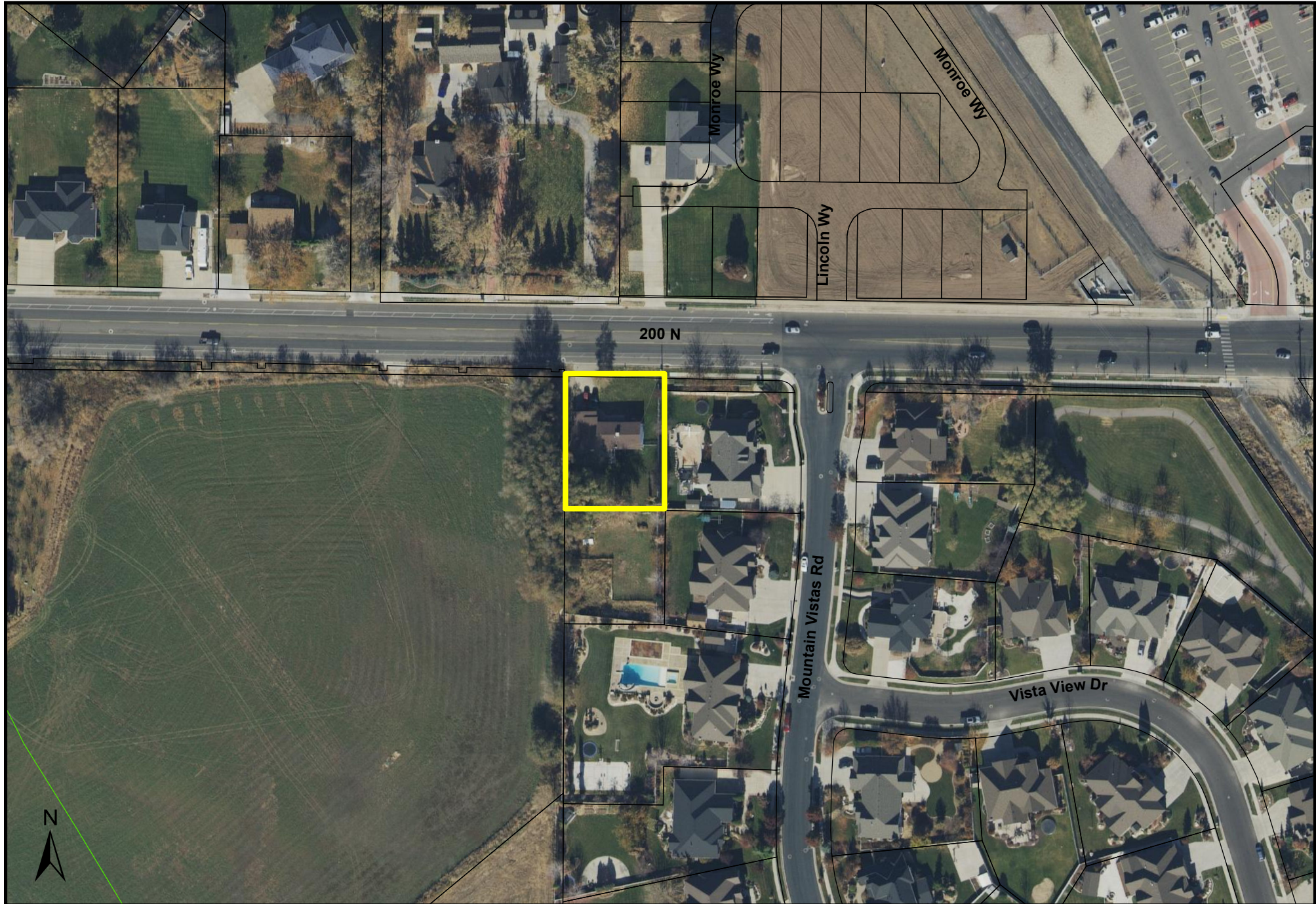
Attachment 2: Zoning Map

Attachment 3: Letter from applicant

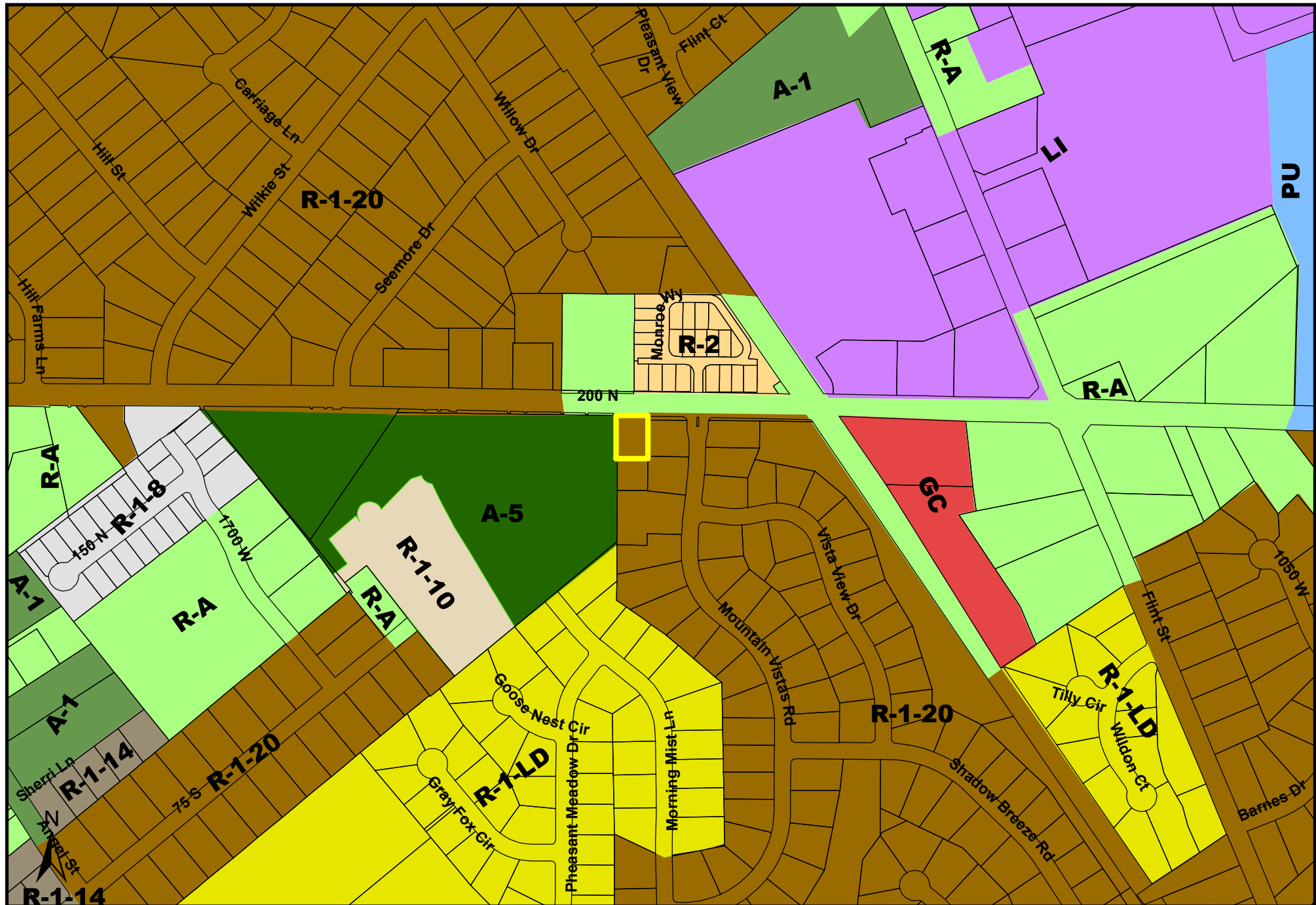
Attachment 4: Details of lot adjustment concept

Attachment 3: Rezone Ordinance

1599 West 200 North - Rezone to R-1-14



1599 West 200 North - Rezone to R-1-14



Purpose of the re-zone request:

The purpose of this rezone request of the home at 1599 West 200 North Street is to accommodate the neighbor to the south who wants to purchase the back portion of the property and add it to his yard. In order to accommodate the neighbor it requires a zone change on the home facing 200 North Street because the new property line would make the home lot under the current 20,000 square foot minimum in the R-1-20 zone.

The proposal is to rezone the home to R-1-14 and create a 14,000 square foot lot and sell the remaining 10,790 square feet to the neighbor who lived on Lot 2, Mountain Vistas Phase 1A Cluster Subdivision. In order to maintain a 14,000 square foot lot there would be a slight jog in the back yard as shown on the attached exhibit drawing.

2021-04-13

Exhibit "A"

**Keith R. Russell Property Description
for home at 1599 West 200 North Street, Kaysville Utah**

Proposed R-1-14 Zone

Beginning on the south line of 200 North Street, said point being South $0^{\circ}03'30''$ West, 40.00 feet, more or less, along the section line from the West Quarter Corner of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;

Thence South $89^{\circ}07'35''$ East 100.01 feet along the south line of said 200 North Street to the Northwest Corner of Common Area No. 3 as shown on the Mountain Vistas Phase 1A Cluster Subdivision;

Thence South $0^{\circ}03'30''$ West 132.33 feet along the west line of Common Area No. 3 to, along and to the Southwest Corner of Lot 1, Mountain Vistas Phase 1A Cluster Subdivision;

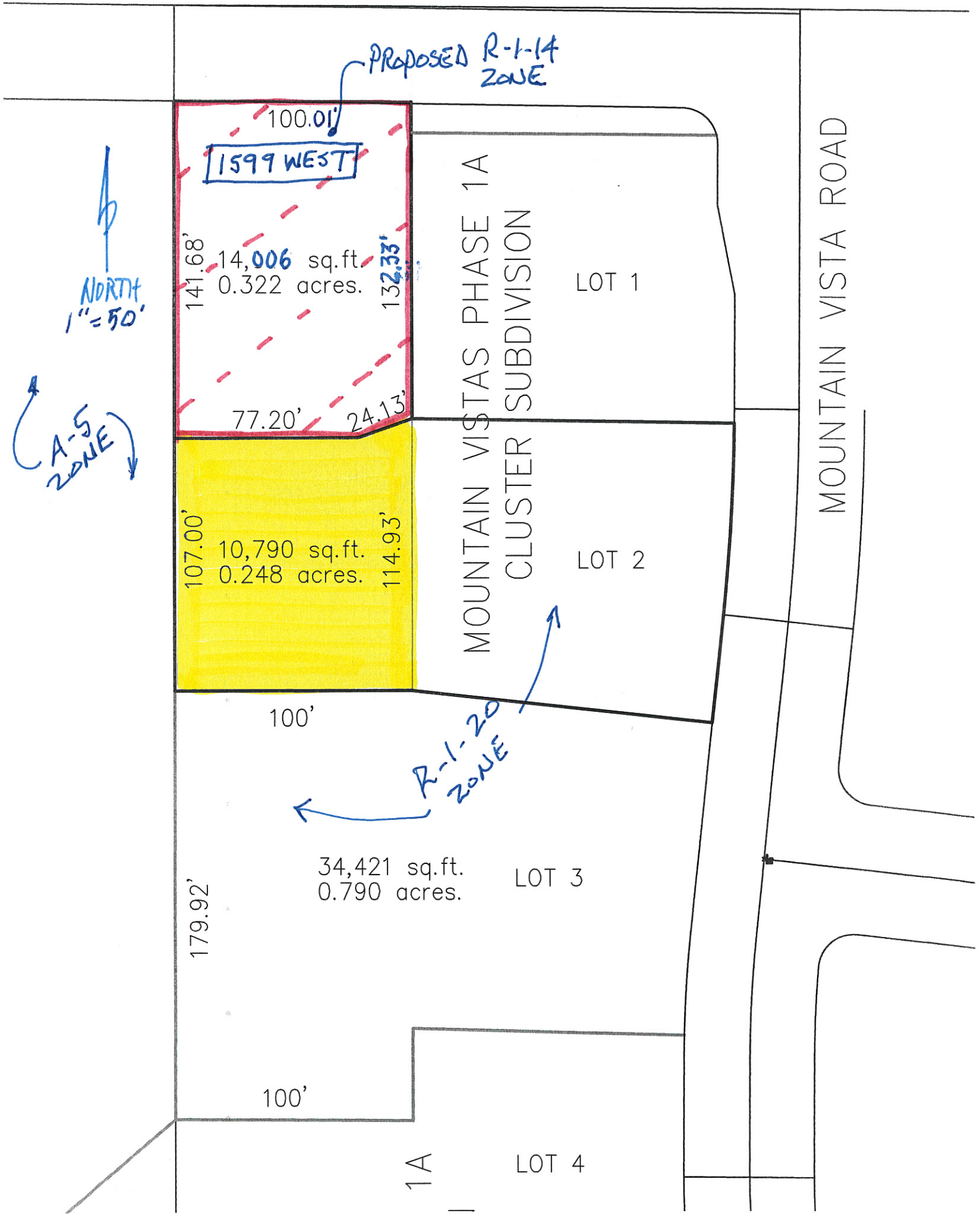
Thence South $70^{\circ}52'28''$ West 24.13 feet;

Thence North $89^{\circ}56'30''$ West 77.20 feet to the section line;

Thence North $0^{\circ}03'30''$ East 141.68 feet along the section line to the point of beginning.

Contains 14,006 square feet, 0.322 acres.

200 NORTH STREET



SW Quarter
Section 33
4N 1W

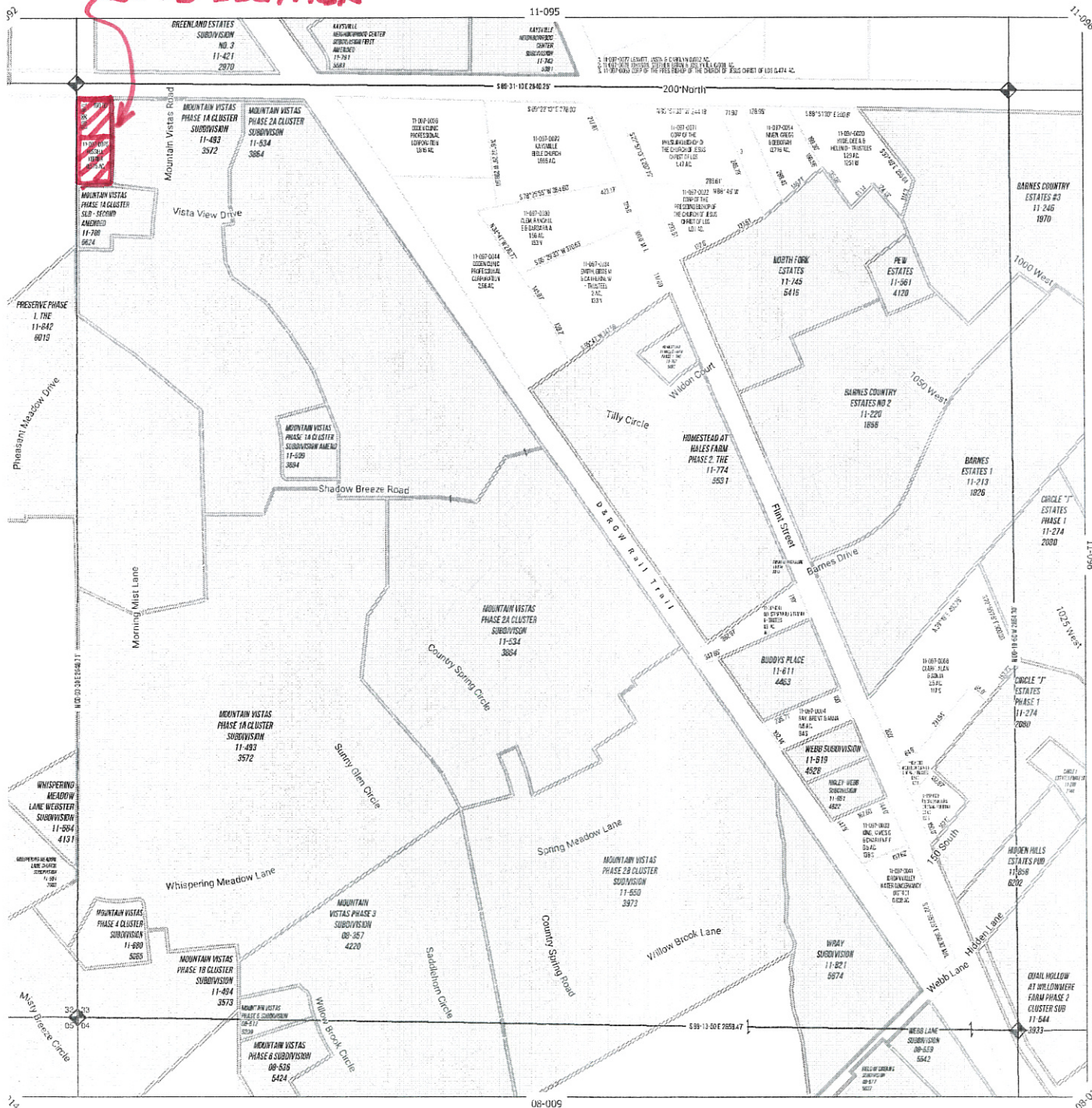
SLB & M

Tax ID Prefix

11 - 097

Sheet 1 of 1

SITE LOCATION



NOTE: Distances, bearings and
radius values are approximate.
User needs to refer to the record
legal descriptions for exact
bearing and distances. For
additional or technical information
see the dedicated plat and/or
descriptions in recorded documents.

200 North

200 North

200 North

200 North

200 North

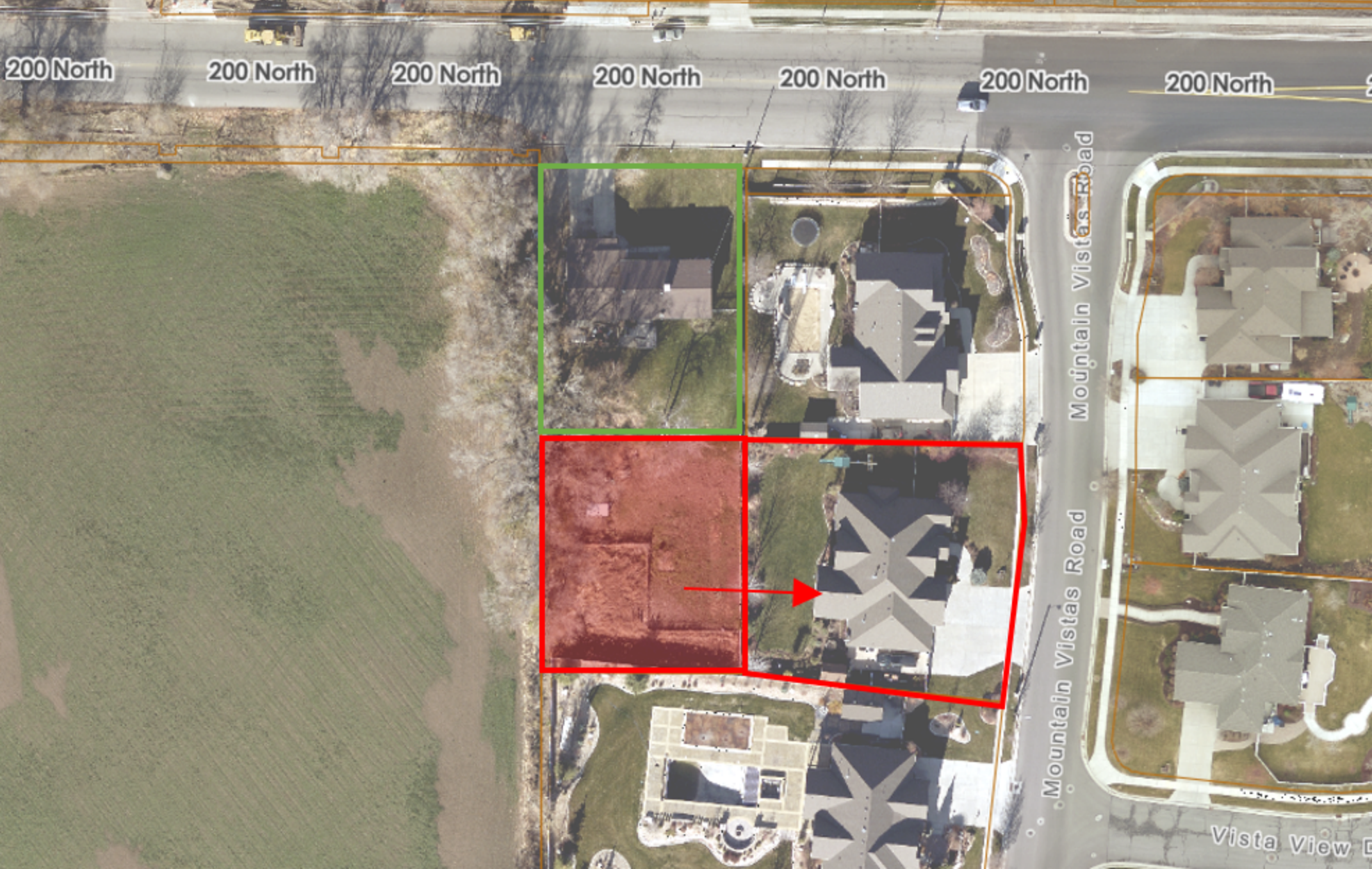
200 North

200 North

Mountain Vistas Road

Mountain Vistas Road

Vista View D



ORDINANCE NO. 21-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE R-1-20 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE R-1-14 (SINGLE FAMILY RESIDENTIAL) ZONING, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone the subject property from the R-1-20 district to the R-1-14 zoning district for the purpose of allowing a smaller single family home lot; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, after providing notice and holding a Public Hearing the Kaysville City Planning Commission has made a recommendation to the City Council on said zoning action; and

WHEREAS, the City Council after due consideration of the R-1-14 district has concluded that it is in the best interest of the City and the inhabitants thereof that said zoning be implemented;

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

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II:

The real property described below and as shown on the attached map, which is made a part hereof, containing approximately 0.322 acres, shall be and the same is hereby rezoned and the Zoning Map amended by changing the zoning designation from the R-1-20 district to the R-1-14 district.

Legal Description:

Beginning on the south line of 200 North Street, said point being South 0°03'30" West, 40.00 feet, more or less, along the section line from the West Quarter Corner of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;

Thence South 89°07'35" East 100.01 feet along the south line of said 200 North Street to the Northwest Corner of Common Area No. 3 as shown on the Mountain Vistas Phase 1A Cluster Subdivision;

Thence South 0°03'30" West 132.33 feet along the west line of Common Area No. 3 to, along and to the Southwest Corner of Lot 1, Mountain Vistas Phase 1A Cluster Subdivision;

Thence South 70°52'28" West 24.13 feet;

Thence North 89°56'30" West 77.20 feet to the section line;

Thence North 0°03'30" East 141.68 feet along the section line to the point of beginning.

Contains 14,006 square feet, 0.322 acres.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI:

This Ordinance shall take effect upon approval of a final subdivision plat found to be consistent with the provisions of the approved development agreement for the subject property.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney



Planning Commission Staff Report

Public Hearing and request to rezone .22 acres of property at 327 East 200 North from the R-1-8 (Residential single family 8,000 square feet) to R-2 (One or Two Family Residential) zoning district.

May 16, 2021

Applicant/Owner: Dick Bourne

Description:

A zone change is being requested at the subject address in order to accommodate a proposed Duplex or Twin Home. The property is currently zoned to accommodate a single family dwelling on an 8,000 square foot lot.

While the R-1 zoning district has some provisions to allow for two-family dwellings, there are multiple within close proximity in the R-D zoning district to the south that requires the consideration of a different zone if a two-family dwelling is desired.

As a rezone action the Planning Commission has broad discretion as to whether or not to pass along a favorable recommendation to the City Council.

KCC 17-14 One to Two Family Residential District

17-14-1 - Purpose

To provide for areas in appropriate locations where quiet medium density neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, many of whom will have children. To this end, the regulations permit the establishment of one and two-family dwellings, and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

The entire code can be found through the link above, the main difference in allowed uses from the existing and requested district is that a two-family dwelling is a permitted use in the requested zone.

The City's **General Plan states**, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

Growth and Development

A. Growth should mostly occur through development within the City. Development should improve public safety and sense of community. An adequate revenue base should be developed to fund City operations and infrastructure.

1. Refurbish or replace deteriorating structures so that land is used to its long-term potential.
2. Reserve land and promote development that is high quality, diversified and adaptable to changing conditions.

3. Encourage businesses and industries to locate and invest within the City.
4. Regulate the more intensive uses that create traffic and public service problems and costs

Goals and Policies

I. Housing

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.
 1. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).
 2. East of I-15, allow for housing compatible with and complimentary to existing neighborhoods while considering medium densities along major streets and higher densities near transit stops and arterial streets (200 North, Main Street, Interstate 15, and U.S. 89).
- B. The majority of the housing should be single unit attached or detached. The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes. Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
- C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
- D. Housing developments should essentially pay for themselves.

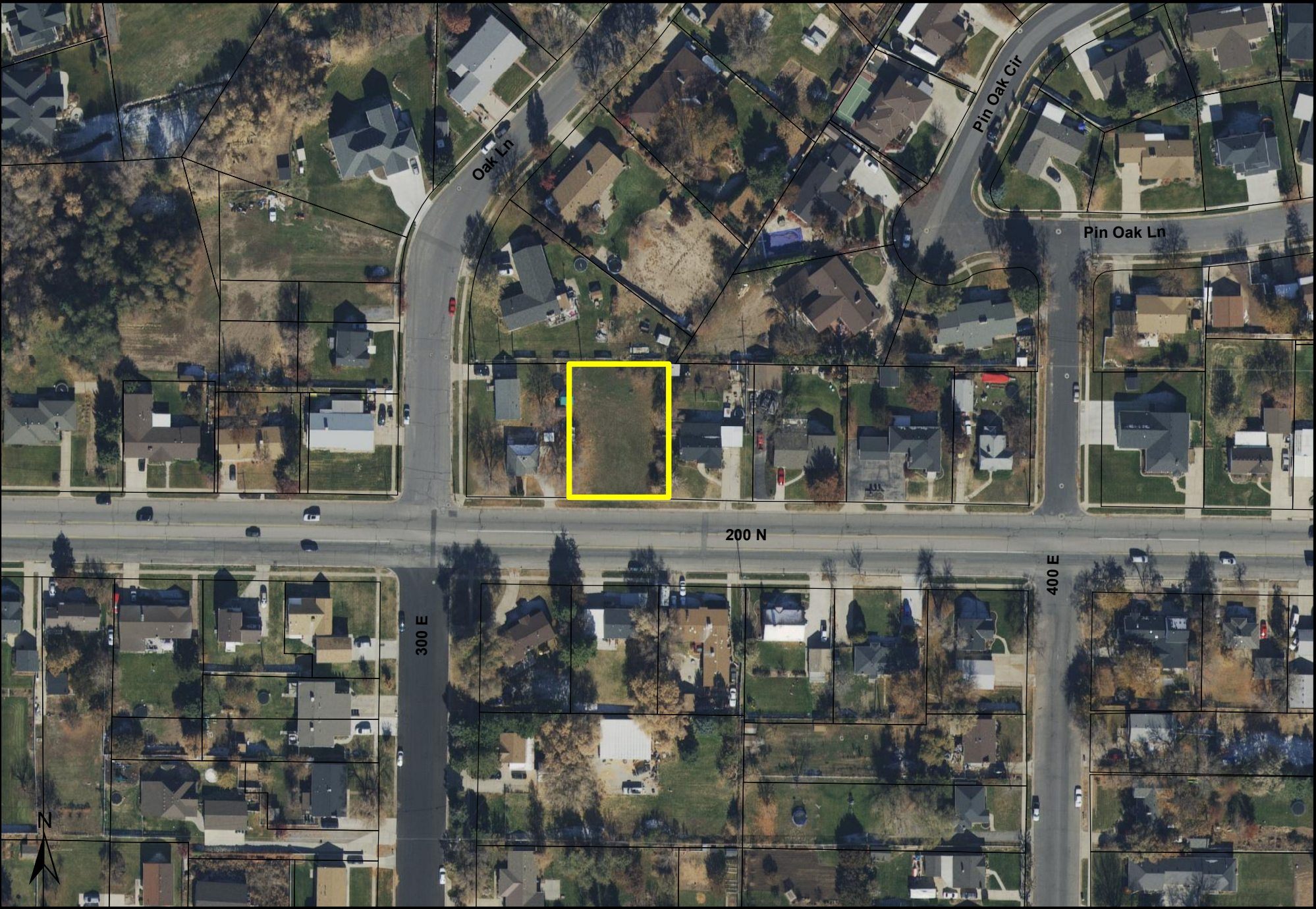
Recommendation:

Rezone:

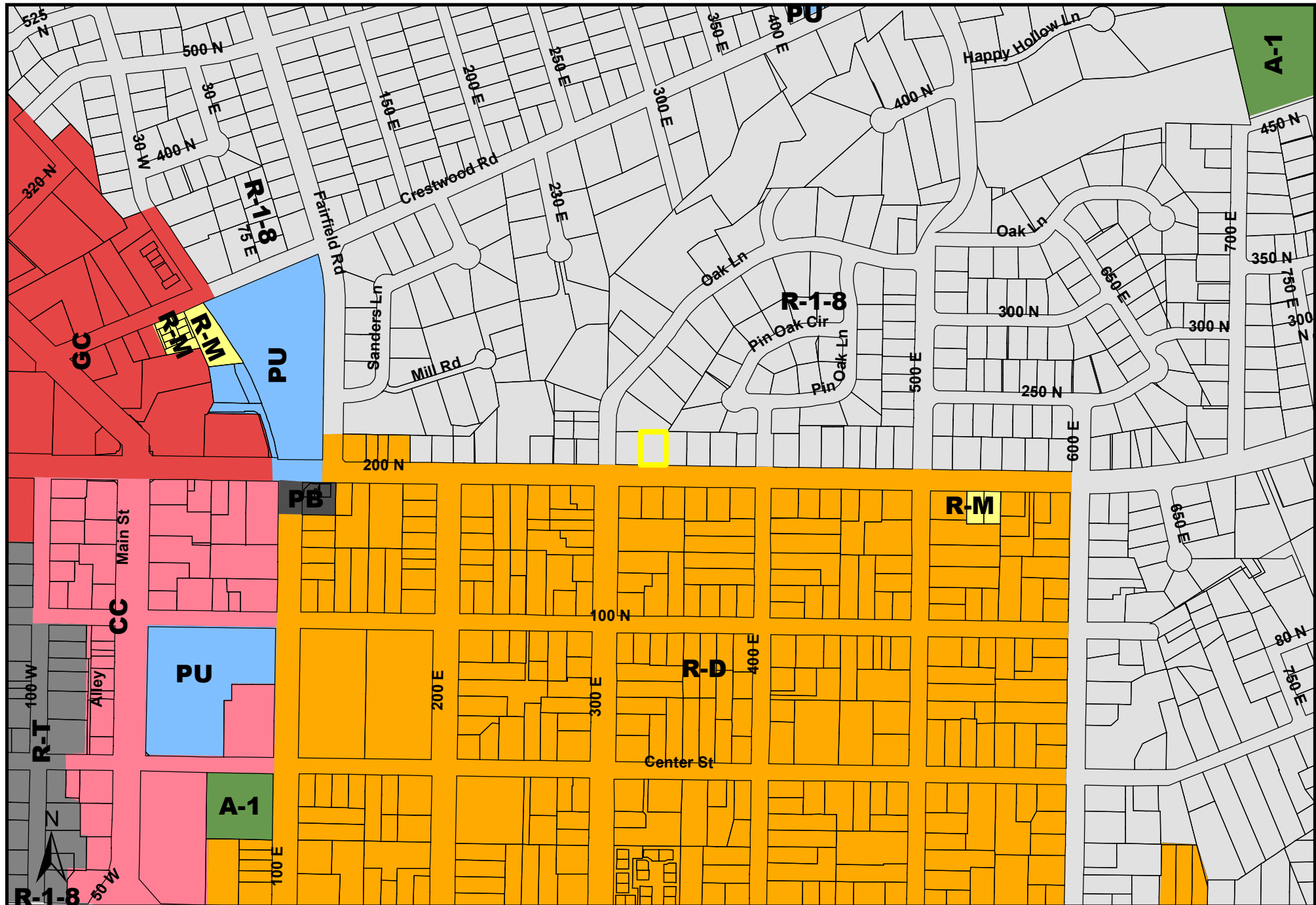
After holding a Public Hearing, the Planning Commission should make a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location. The Planning Commission may make recommendations to approve, approve with modifications or specific conditions that could be imposed by a development agreement, or deny the request. The Planning Commission may also table a decision pending additional information.

- Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Rezone Ordinance

327 East 200 North - Rezone to R-2



327 East 200 North - Rezone to R-2



ORDINANCE NO. 21-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE R-1-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE R-2 (ONE TO TWO FAMILY RESIDENTIAL) ZONING, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone the subject property from the R-1-8 district to the R-2 zoning district for the purpose of allowing a two-family dwelling or twin home; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, after providing notice and holding a Public Hearing the Kaysville City Planning Commission has made a recommendation to the City Council on said zoning action; and

WHEREAS, the City Council after due consideration of the R-2 district has concluded that it is in the best interest of the City and the inhabitants thereof that said zoning be implemented;

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

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II:

The real property described below and as shown on the attached map, which is made a part hereof, containing approximately 0.22 acres, shall be and the same is hereby rezoned and the Zoning Map amended by changing the zoning designation from the R-1-8 district to the R-2 district.

Legal Description:

ALL OF LOT 1, SANDERS SUBDIVISION. CONT. 0.22000 ACRES.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI:

This Ordinance shall take effect upon approval of a final subdivision plat found to be consistent with the provisions of the approved development agreement for the subject property.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney



Planning Commission Staff Report

Public Hearing and request to rezone 1.1 acres of property at approximately 600 North and Main Street from GC (General Commercial) to the R-M (Residential Multi-Family) zoning district to include the PRUD (Planned Residential Unit Development) overlay zone.

May 27, 2021

Applicant/Owner: Destination Homes

Description:

Destination Homes is seeking a rezone at the subject property to accommodate future residential development.

The existing zoning district permits office and retail sales and services, but does not allow for residential uses except for single family units needed to support a business function.

The property is abutting commercial property along Main Street to the north and south and residential development to the east. There are some R-M zoned properties in the vicinity across the street and near the corner of Mutton Hollow and Main Street.

The R-M zoning district regulated through Title 17-16 allows for multiple-dwelling structures by permitted use and zone may have a density of 15.5 units per acre.

In consideration of the rezone the Planning Commission should consider how the use fits with the city's general plan and how it works at the specific location.

The City's **General Plan** states, among other things:

Identity and Character:

Kaysville should be primarily a residential community with a vision to promote business, industry and public use.

Housing:

- A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

2. East of I-15, allow for housing compatible with and complimentary to existing neighborhoods while considering medium densities along major streets and higher densities near transit stops and arterial streets (200 North, Main Street, Interstate 15, and U.S. 89).
- B. The majority of the housing should be single unit attached or detached. The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes. Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.
 - C. Housing development should have a minimum of through vehicular traffic and a maximum of open space.
 - D. Housing developments should essentially pay for themselves.
- II. Business and Industry
- A. Most sites used primarily for business or industry should be located on major streets. Mitigate impacts on adjacent residential uses through compliance with ordinances and regulations.

Chapter 16 R-M Multiple Family Residential District

17-16-1 Purpose

To provide for areas in appropriate locations where neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment suitable primarily for adult living. To this end, the regulations permit, in accordance with stated regulations, dwellings ranging from single-family to multiple and necessary public services and activities subject to proper controls.

17-16-2 Site Plan Review

All permitted and conditional uses in an R-M Zone District, except for single-family and two-family (duplex) dwellings, temporary buildings and temporary offices, and the keeping of farm animals, shall be subject to a site plan review as specified in [KCC Chapter 18-4](#). On a case-by-case basis, the Planning Commission may also require temporary buildings and temporary offices to obtain site plan approval.

17-16-3 Permitted Uses

1. Single-family dwellings.
2. Multiple dwellings.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
4. Minor home occupations subject to the provisions of KCC Chapter 17-26.
5. Two household pets per dwelling unit.
6. Private swimming pools subject to the provisions of KCC 17-31-9.
7. Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of KCC 17-31-2.

17-16-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to [KCC Chapter 17-30](#).

8. Public or quasi-public buildings of the educational, recreational, religious, cultural, or public service type; not including storage or repair yards, warehouses, and similar uses.
9. Major home occupations A and B subject to the provisions of KCC Chapter 17-26.
10. Residential child care subject to the provisions of KCC Chapter 17-26.
11. Temporary buildings for uses incidental to construction work subject to the provisions of KCC 17-30-7, which buildings must be removed upon the completion or abandonment of the construction.
12. Temporary tract offices and development signs subject to the provisions of KCC 17-30-7 and KCC Chapter 17-33.
13. Twin homes subject to the provisions of KCC Chapter 17-28.
14. Public utility substations subject to the provisions of KCC 17-31-15.
15. Farm animals subject to the provisions of KCC Chapter 17-24.
16. Business, professional, and government offices.
17. Swimming clubs subject to the provisions of KCC 17-3-10.

17-16-5 Height Regulations

1. No building shall exceed thirty feet (30') in height, except as provided in KCC 17-25-2.
2. No accessory building shall exceed fifteen feet (15') in height, except as provided in KCC 17-25-2 and KCC 17-31-2.
3. No main building shall be less than ten feet (10') in height, and no accessory building less than six feet (6') in height.

The purpose for the PRUD overlay zone is to accommodate a common open space subdivision where the units could be platted individually for potential owner occupancy. [KCC 17-34](#) regulates the PRUD overlay zone.

The project as proposed would require some adjustment in order to meet all the provisions of the common open space subdivision ordinance. Revisions of note are number of units, amount of open space, placement of buildings in relation to street.

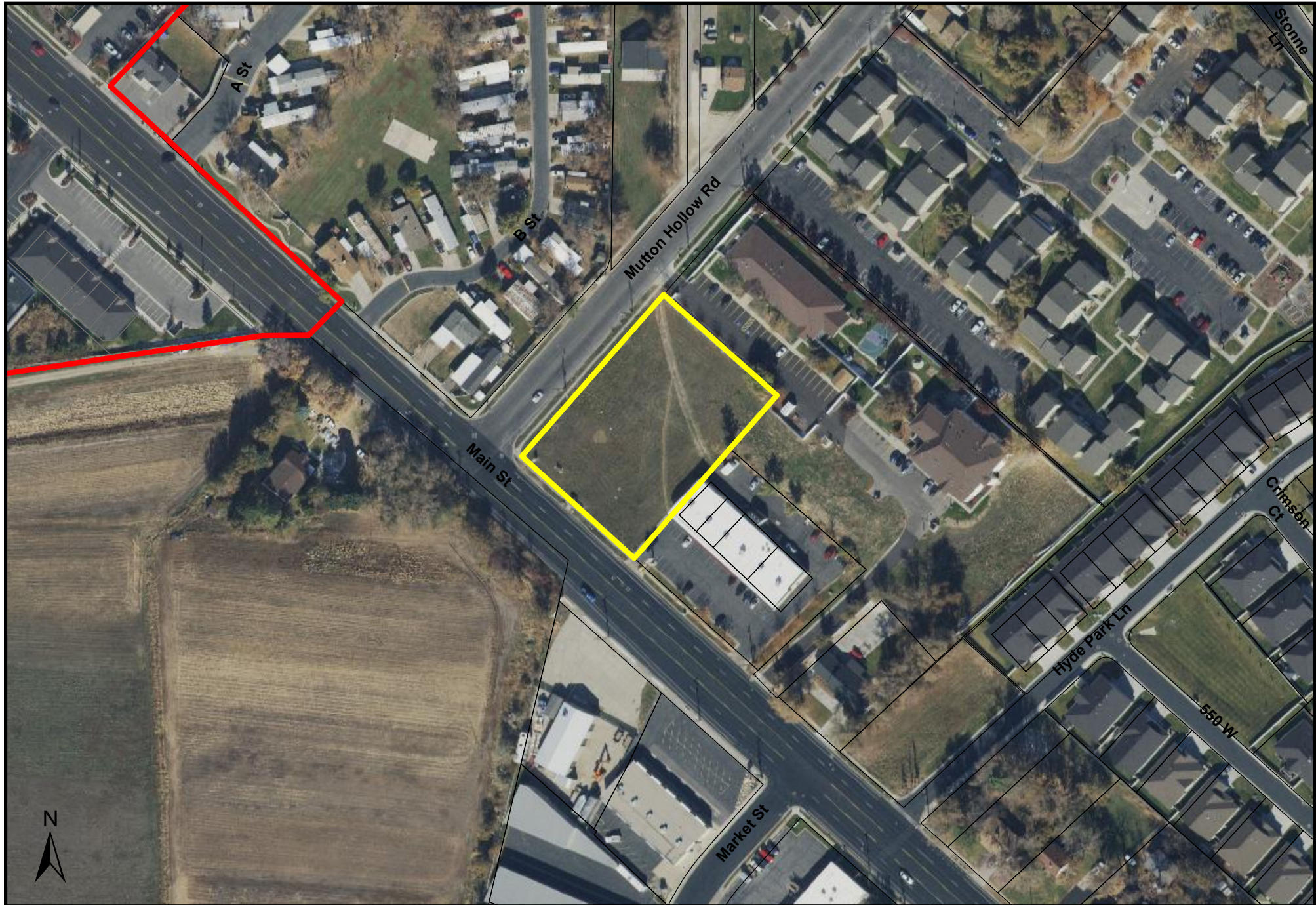
Recommendation:

The Planning Commission is tasked with making a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location.

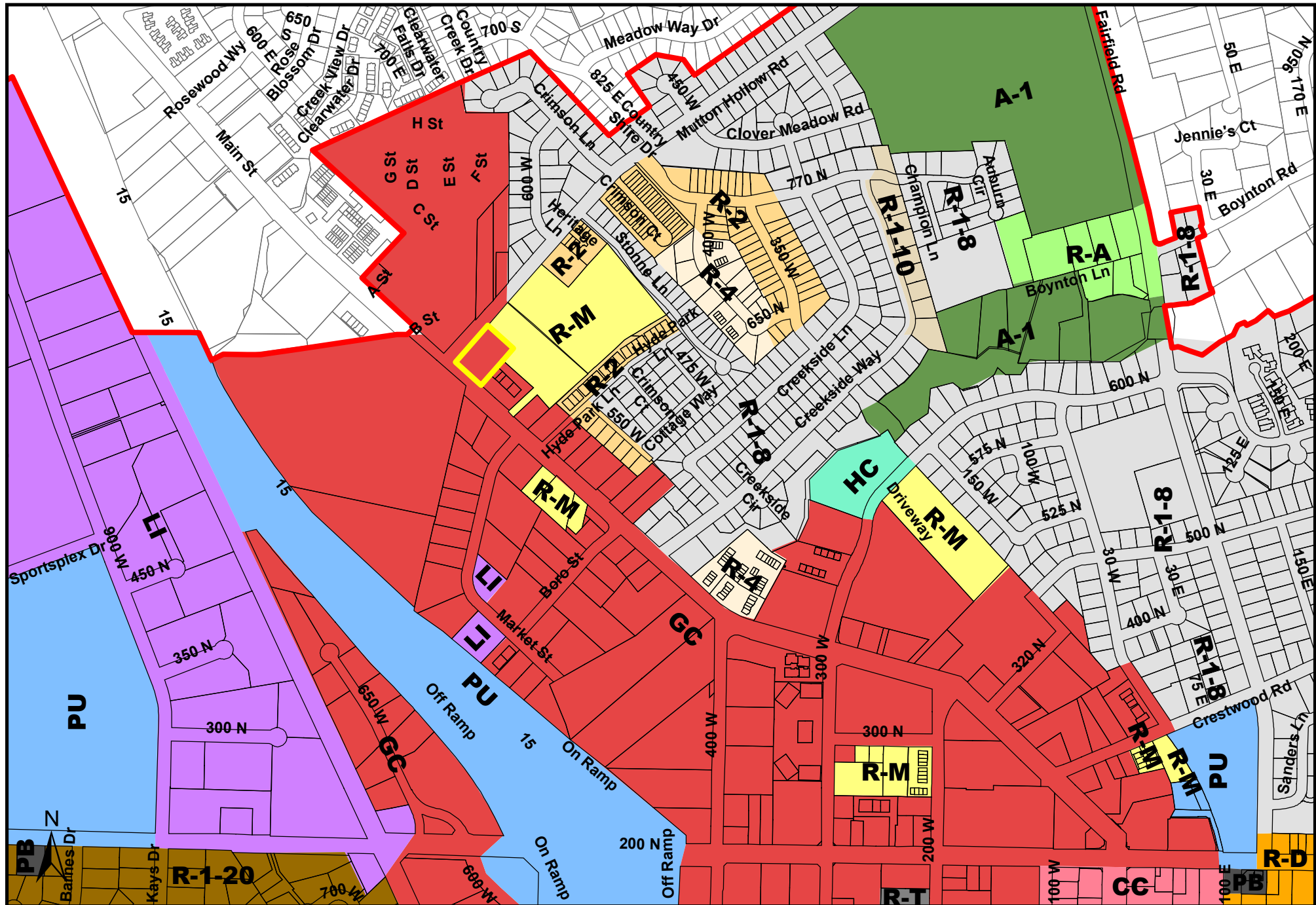
Staff recommends that additional direction be given to the applicant. If residential development is desirable at this location, additional direction may be given to address concerns or opportunities. A development agreement would be appropriate to further refine the proposal and ensure desirable development. The Commission may request review of such detail at preliminary plat review or request that it be part of a development agreement to be either reviewed again by the Planning Commission or to be presented to the City Council.

- Attachment 1: Area Map
- Attachment 2: Zoning Map
- Attachment 3: Architectural Details / Concept Plan
- Attachment 4: Rezone Ordinance

Rezone of 650 North Main Street from GC to R-M PRUD



Rezone of 650 North Main Street from GC to R-M PRUD



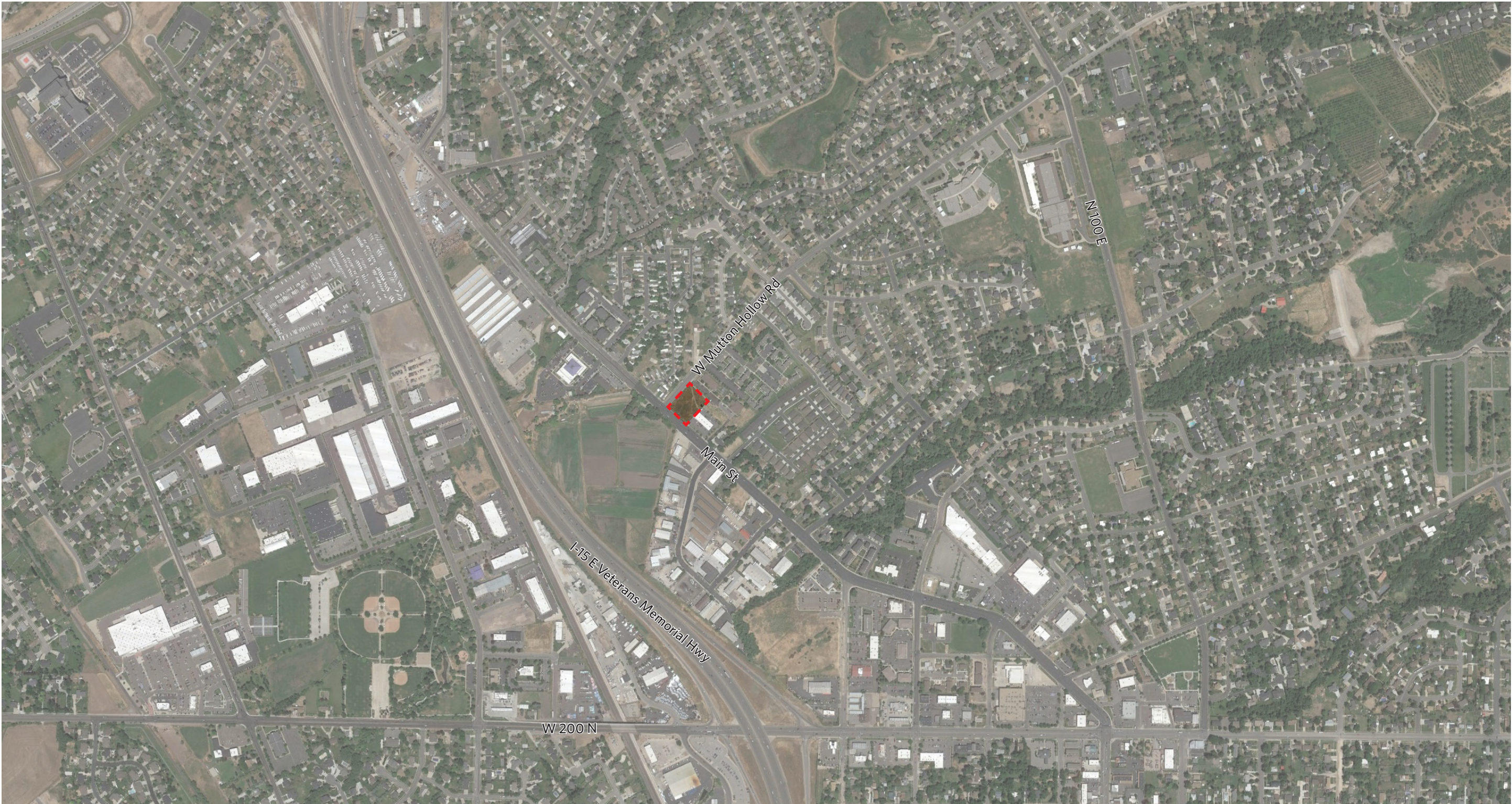
An aerial architectural rendering of a townhouse development. The townhouses are arranged in a row, featuring a mix of light-colored siding and dark wood accents. They have gabled roofs with dormer windows. The development is set on a street corner, with a sidewalk and young trees in front. A large blue rectangular overlay is positioned on the right side of the image, containing text and a logo.

20 May 2021
Kaysville, Utah

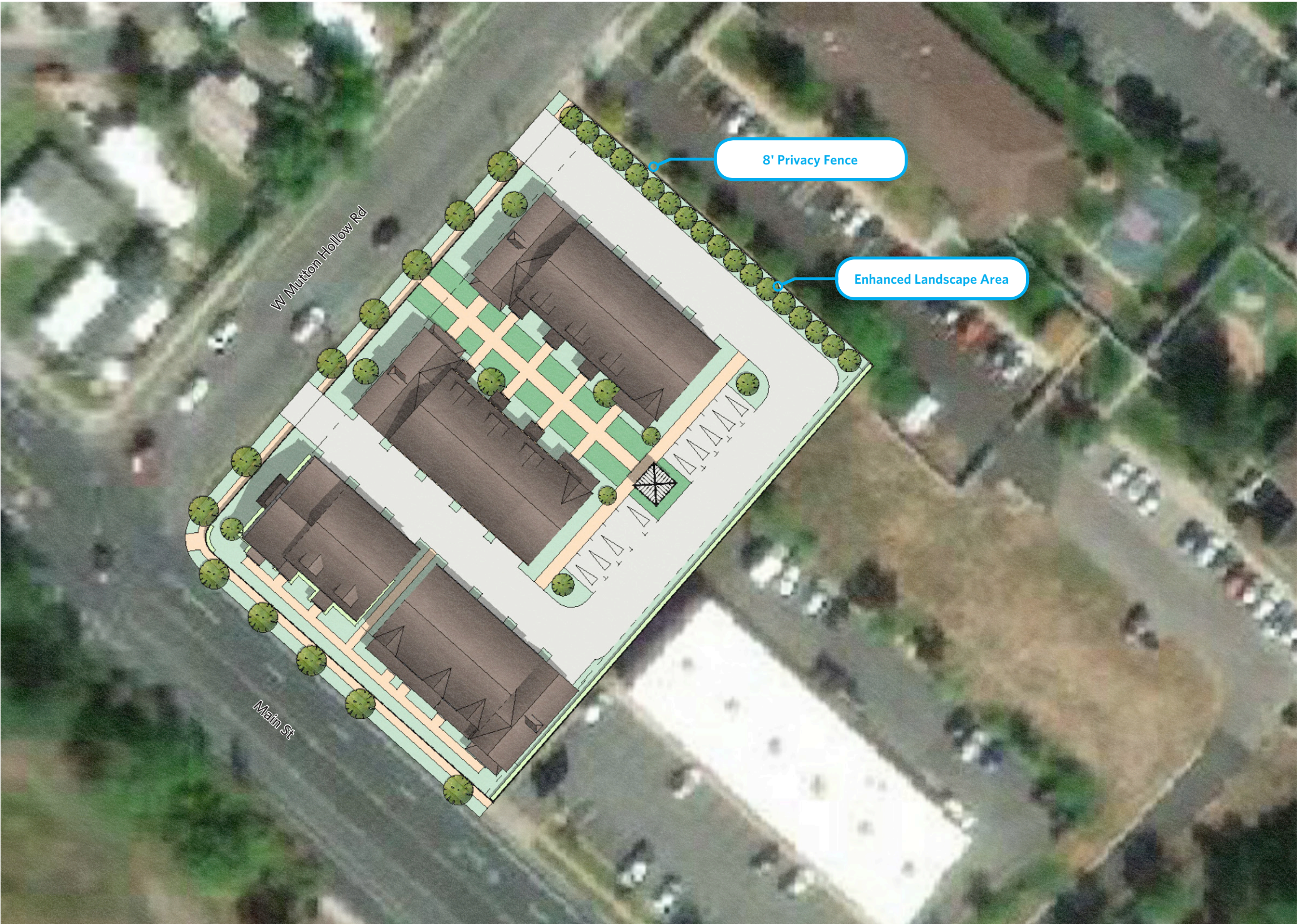


MUTTON HOLLOW TOWNHOUSES

Conceptual Architecture

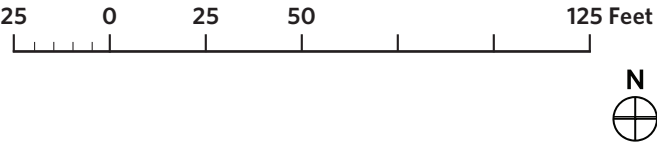


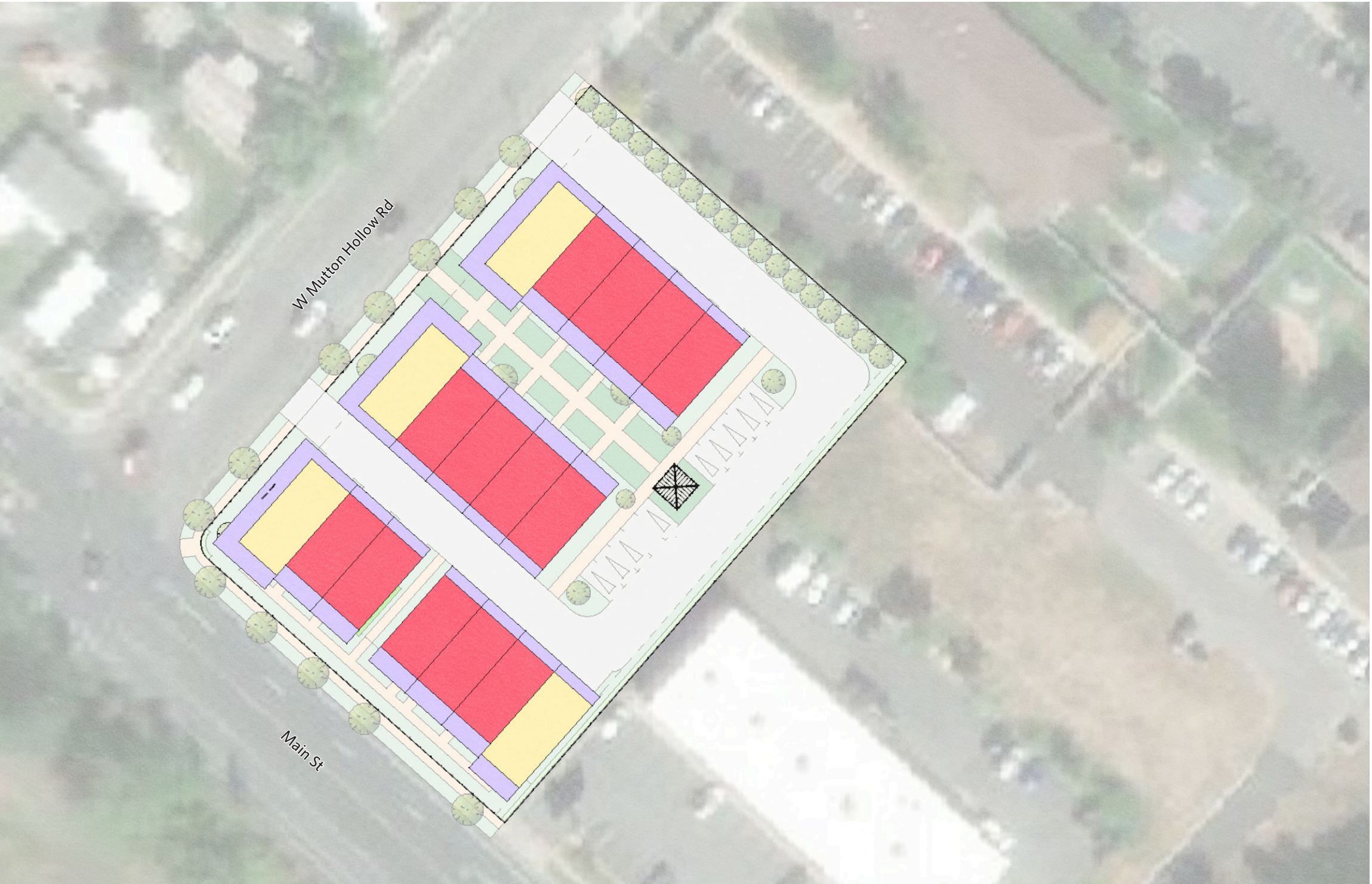
SITE LOCATION MAP



ILLUSTRATIVE PLAN

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 20 MAY 2021

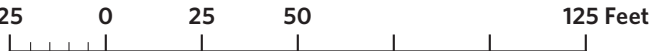




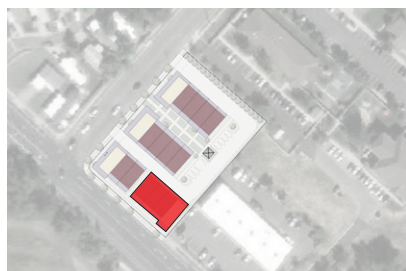
DESTINATION HOMES		
	Count	Ratio
Arlington	4	24%
Oakland	13	76%
Total	17	-

PORCH AND SETBACK ZONES

Parking: 9 Spaces



SITE PLAN & DEVELOPMENT PROGRAM



BUILDING 1





FRONT ELEVATION



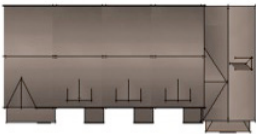
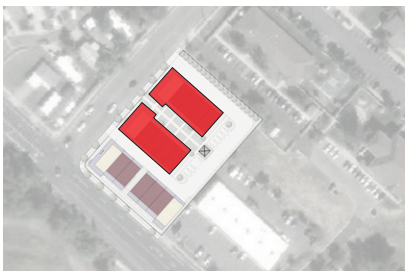
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



BUILDING 2



Arlington B — Front Entry
FRONT ELEVATION

Oakland B

Oakland B



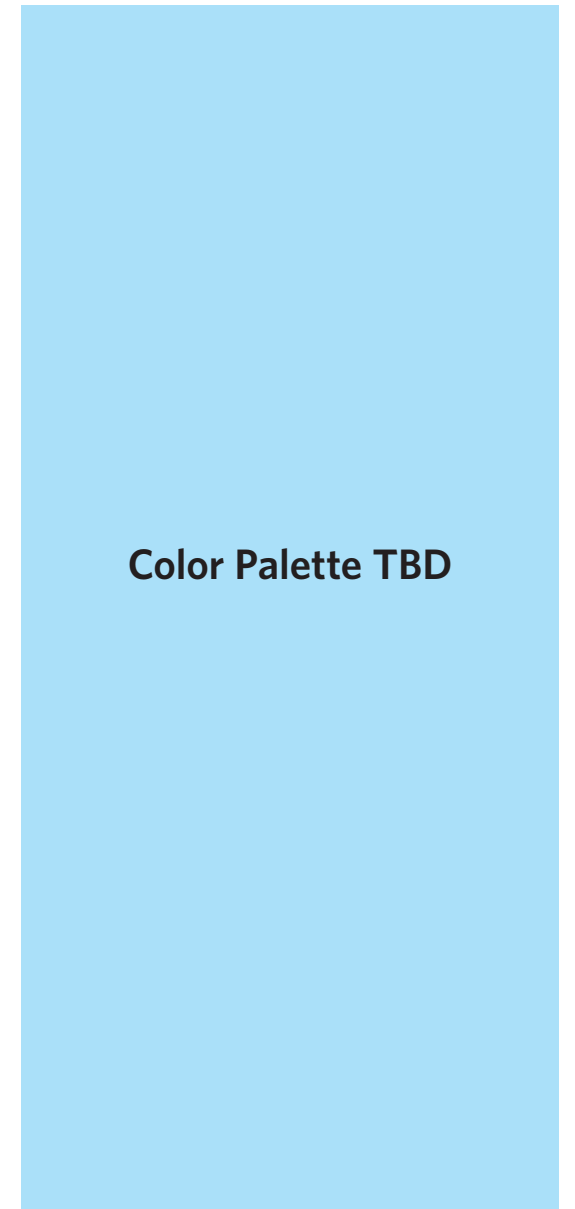
RIGHT ELEVATION



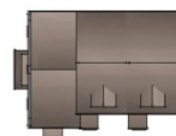
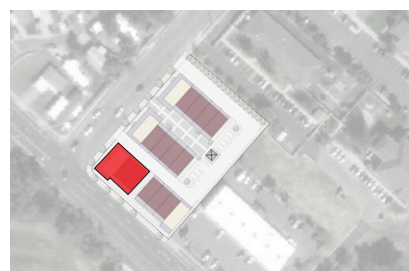
REAR ELEVATION



LEFT ELEVATION



Color Palette TBD



BUILDING 3



AERIAL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 20 MAY 2021



AERIAL VIEW



EYE-LEVEL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 20 MAY 2021



EYE-LEVEL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 20 MAY 2021

ORDINANCE NO. 21-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY FROM THE GC (GENERAL COMMERCIAL) ZONING DISTRICT TO THE R-M (RESIDENTIAL MULTI-FAMILY) ZONING DISTRICT TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE FOR A COMMON OPEN SPACE SUBDIVISION, HEREINAFTER FULLY DESCRIBED; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open meeting to rezone the subject property from the GC district to the R-M zoning district to include the PRUD (Planned Residential Unit Development) overlay for the purpose of creating a common open space subdivision; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, after providing notice and holding a Public Hearing the Kaysville City Planning Commission has made a recommendation to the City Council on said zoning action; and

WHEREAS, the City Council after due consideration of the R-M district and PRUD overlay zone has concluded that it is in the best interest of the City and the inhabitants thereof that said zoning be implemented;

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

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II:

The real property described below and as shown on the attached map, which is made a part hereof, containing approximately 1.1 acres, shall be and the same is hereby rezoned and the Zoning Map amended by changing the zoning designation from the GC district to the R-M district to include the PRUD overlay zone.

Legal Description: A PARCEL OF LAND SIT IN THE NE 1/4 OF SEC 33 & THE SE 1/4 OF SEC 28-T4N-R1W, SLM; DESC AS FOLLOWS: BEG AT A PT ON THE S'LY LINE OF A PARCEL OF LAND CONV IN A WD & RECORDED AS E# 1182300 BK 1879 PG 1578 WH PT IS 67.79 FT S 0°33'50" E ALG THE SEC LINE & 126.47 FT W FR THE NE COR OF SEC

33-T4N-R1W, SLM; & RUN TH N 48°42'47" W 181.84 FT TO THE S'LY LINE OF MUTTON HOLLOW ROAD; TH S 40°57'10" W 264.89 FT, M/L, ALG SD S'LY LINE OF MUTTON HOLLOW ROAD TO THE E'LY R/W LINE OF STATE HWY 106; TH S 48°12'00" E 181.86 FT, M/L, ALG SD R/W LINE TO THE N'LY LINE OF CENTURY PLAZA CONDOMINIUM RECORDED AS E# 1312228 BK 2109 PG 460 IN SD DAVIS CO RECORDERS' OFFICE; TH N 40°57'10" E 266.52 FT ALG SD N'LY LINE TO THE POB. CONT. 1.171 ACRES

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI:

This Ordinance shall take effect upon approval of a final subdivision plat found to be consistent with the provisions of the approved development agreement for the subject property.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this ___th day of _____, 2021.

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nicholas C. Mills, City Attorney

Planning Commission Staff Report



Public Hearing for the enactment of Chapter 27 – Mixed Use (MU) Zoning District of Title 17 Planning and Zoning, of the Kaysville City Ordinances.

May 27, 2021

Description:

After multiple meetings discussing the concept of a mixed use zoning district and having reviewed different examples, notice has been provided to hold a public hearing to begin official consideration of a new zoning district that may be considered to accommodate new development types in Kaysville City.

As of the date of this report a completed ordinance for review is not yet complete and is expected to be available for the commission and public in this packet for review by 5/25/2021.

Recommendation:

After review of the proposed draft and having held a public hearing, staff recommends the commission review the proposed ordinance and provide input to staff for any changes it feels should be made. These changes may come back to the Planning Commission to re-review or go straight to the city council. If the ordinance is acceptable after review and having taken public input, the commission may forward a recommendation to the city council for their consideration.

AN ORDINANCE ENACTING CHAPTER 27 – MIXED USE (MU) ZONING DISTRICT OF TITLE 17 PLANNING AND ZONING, OF THE REVISED ORDINANCES OF KAYSVILLE CITY PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Kaysville City Planning Commission determined that the city would benefit from a new zone to as a tool for considering new types of future development; and

WHEREAS, Kaysville City has traditionally allowed development to be either commercial in nature or residential; and

WHEREAS, recent public outreach has identified interest in allowing future growth to occur in a mixed use development pattern at select locations; and

WHEREAS, the Kaysville City Planning Commission has deliberated in multiple public meetings the idea of creating a mixed use zone and voted to recommend approval of said district; and

WHEREAS, the Kaysville City Council has reviewed the proposed ordinance prepared by the Kaysville City Planning Commission and voted to approve a new zoning district.

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

SECTION I: Repealer. If any provisions of the City’s Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. CHAPTER 27 – MIXED USE (MU) ZONING DISTRICT OF TITLE 17 PLANNING AND ZONING, of the Revised Ordinances of Kaysville City, 1993, is enacted to read as follows:

Chapter 27 (MU) MIXED-USE ZONE

17-27-1 PURPOSE.

The purpose of the Mixed-Use (MU) zoning district is to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community with more diverse development types providing a broader range in residential and commercial choice. This zoning district shall be applied as an overlay zone in the R-M, GC, and CC zoning district where specifically approved. The uses permitted in the underlying district shall be a priority. Where the use of this district is desired in a location that is not zoned R-M, GC, or CC, a rezone of the underlying zone to a qualifying district should accompany the request for the use of this overlay.

The flexibility in use provided by this zone should help promote "live, work, and play" opportunities within the city while creating an appropriate transition from surrounding development. A mixed use project can utilize ‘horizontal mixed use where commercial, office and residential uses are designed as a single project yet constructed in separate and distinct building footprints. A mixed use project may also employ ‘vertical’ design strategies where commercial, office and residential uses are designed as a single project and constructed within the same footprint.

17-27-2 PROJECT EVALUATION / REVIEW PROCESS

All proposals to include a property within the MU zone shall be accompanied by a development agreement and project details which show compatibility with:

1. The Kaysville City General Plan
2. The Kaysville City Zoning Ordinance
3. The purpose of the MU Zone
4. Sound planning practices
5. Surrounding land-uses
6. All other City-approved studies

The Development Agreement shall show compatibility with the items above by providing at a minimum a site plan, a landscape and amenities plan, conceptual building elevations and design schemes, streetscape and building setback diagrams, and a plan justifying the amount of off street parking being provided. The number and type of units and the general categories and uses to be established within a mixed-use project shall be specified and enumerated in the design provided with the Development Agreement.

The City may deny any zone map amendment or development proposal that does not comply with any of these criteria.

17-27-3 ALLOWED USES

The allowed uses within a project are as follows:

1. When applied with the R-M zoning district:
 - A. The uses allowed within the underlying zone and the following shall be considered Permitted Uses.
 1. Offices.
 2. Retail sales and services, not including storage services, sale of beer for consumption on the premises, sale of liquor for consumption on the premises and conditional uses in KCC 17-19-4
 3. Amusement arcades
 - ii. Where the R-M zone limits the number of dwellings to no more than 1 dwelling per 2,800 sq. ft. of property, the MU Zone has no maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of potential units.
 - B. The uses allowed by conditional use permit in the underlying zone and the following shall be considered Conditional Uses:
 - i. Motels or hotels.
 - ii. Sale of beer for consumption on the premises of a full-service restaurant, limited service restaurant, beer-only restaurant, banquet or reception center.
 - iii. Sale of liquor for consumption on the premises of a full-service restaurant, limited service restaurant, banquet or reception center.
 - C. 50% or more of the development must be residential use.
2. When applied with the GC and CC zoning districts:
 - A. The uses allowed within the underlying zone and the following shall be considered Permitted Uses.
 - i. Multiple dwellings. No maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of units allowed.

- ii. Minor home occupations subject to the provisions of KCC 17-26.
 - iii. Major Home Occupation 'C' subject to the provisions of KCC 17-26.
 - iv. Two household pets per dwelling unit.
 - v. Private swimming pools subject to the provisions of KCC 17-31-9.
 - vi. Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of KCC 17-31-2.
- B. The uses allowed by conditional use permit in the underlying zone shall continue to be considered conditional uses, however; the following uses are not allowed on a site where the MU zone has been applied:
- i. Public utility substations
- C. 30% or more of the square footage of development must be for commercial use.

17-27-4 PROHIBITED USES

1. Uses that are incompatible with this purpose of this chapter including auto related uses, such as repair shops, and industrial uses are not allowed. Detached, single-family dwellings are also not allowed.

17-27-5 HEIGHT REGULATION

1. The following shall apply in lieu of the height requirements of the underlying zoning district.
 - a. The main floor of any building fronting a major street shall have a minimum ceiling height of twelve feet (12').
 - b. No building shall exceed thirty-five feet (35') in height subject to the following exception:
 - i. Elements that meet exceptions found in KCC 17-25-2.
 - ii. Any portion of a building within 75 feet of a collector street shall not exceed forty feet (40') in height.
 - iii. Any portion of a building within 50 feet of a residential district with the MU overlay shall not exceed thirty feet (30') in height.
 - c. No accessory building shall exceed fifteen feet (15') in height, except as provided in KCC 17-25-2 and KCC 17-31-2.
 - d. No main building shall be less than ten feet (10') in height, and no accessory building less than six feet (6') in height.

17-27-6 AREA, LOT COVERAGE, AND YARD REQUIREMENT

- 1) The lot and yard requirements shall be that of the underlying zoning district.
- 2) Flag lots are not permitted.

17-26-7 DEVELOPMENT STANDARDS

The following shall be the base standard for review of any project. Variations to the standards outlined may be altered by specific approval of the City Council in a development agreement when demonstrated that alternate standards are superior to those listed within this chapter.

- 1) Compatibility And Review:
 - a) All uses and structures shall be sited and designed to be compatible with one another and surrounding development. To determine compatibility, a review, including, but not limited to, the following characteristics of the uses and structures shall be conducted relative to other affected uses and structures: location, orientation, operation, massing, scale and visual and sound privacy.
- 2) Building Placement and Orientation Standards.

- a) It is the intent of this section to ensure that new development is pleasant and inviting to pedestrians by placing building closer to the street and where primary building entrances are visually prominent and easily accessible.
- b) In cases where it is not practical to orient buildings to streets, the intent of these standards is to use a combination of setbacks, low-level screening and building variation to soften the visual impact of side or rear facing facades and to create street frontages that are inviting and pleasant for residents and passersby.
- c) Buildings and their primary entrances shall be oriented to streets or common courtyards unless prohibited by unique site conditions.
- d) No more than 30% of the frontage of any lot shall be occupied by any combination of parking, driveways and lanes. The predominant visible development from the street shall be buildings or landscaping.
 - i) Side yards unoccupied by that exceed fifteen feet (15') in width located adjacent to another side yard that exceeds fifteen feet (15') in width should be avoided unless the areas are to be used as a unified public gathering area or courtyard;
 - ii) The percentage of building frontage required along the lot width may be reduced to accommodate site plan approved pedestrian plazas located between buildings;

3) Building Design Criteria:

- a) Where applicable, such as the GC and CC zoning districts, the following shall apply in addition to the Kaysville City Commercial Building Design requirements of KCC 18-5. The following are also applicable for projects in the R-M zone.
 - i) Entrances shall be accessible to the public as a regular building entry from the public sidewalk.
 - ii) The street level floor elevation should match the elevation of the sidewalk at the front of the building as closely as possible to facilitate accessibility and primary street orientation.
 - iii) Fenestration:
 - (1) A minimum of fifty percent (50%) fenestration is required on the street level of all street facing facades. Street level is considered to be between two (2) and ten (10') on these street types. Upper stories shall have a minimum of thirty percent (30%) fenestration for each story;
 - (2) Windows of tinted or reflective glass may not be located between two feet (2') and eight feet (8') above the sidewalk grade on street facing facades;
 - iv) Maximum Building Length.
 - (1) In order to contribute to a pedestrian oriented environment and ensure compatibility with adjoining residential areas. The length of a building along a street frontage or a property boundary adjacent to a residential zoning district shall not exceed 150 ft.
 - (2) Detailing at intervals of thirty feet (30') shall be provided to break up expanses of blank walls with no openings. Additionally, walls with no openings shall be set back from the public right of way a minimum of fifteen feet (15') and buffered with landscaping. Landscaping shall include trees spaced at thirty foot (30') intervals and at least one row of additional plants and/or shrubs.
 - (3) For every 75' in building length along the street frontage or adjoining a Neighborhood Residential Zone, the design shall include at least one significant break in the vertical wall plane with a minimum depth of at least 5 feet a minimum length of at least 20 feet, and running the full height of the building.

4) Open Space Requirements

- a) There shall be provided a minimum amount of open space provided within each development determined based on the underlying zone as follows:
 - i) CC – 0%
 - ii) GC – 10%
 - iii) R-M – 20%
- b) The use of front yard areas for buildings that have nonresidential uses on the ground floor shall be oriented toward the pedestrian and shall include related amenities such as entrance walks, plazas, benches, bike racks, raised flower boxes or other such features.

5) Parking And Circulation:

- a) Projects shall provide safe and attractive pedestrian and bicycle connections to building entries and public sidewalks;
- b) Off street parking for vehicles shall not occupy any space located between the building and the primary street and the secondary street where applicable for a corner lot. Parking areas located to the side of structures shall be located a minimum of ten feet (10') back from the back of the adjacent sidewalk. The space between the parking and the walk in this instance shall be landscaped to help screen the parking area.
- c) The site shall be configured and landscaping provided so as to minimize the visual impacts of parking areas, parking structures and residential garages on streets, open spaces and adjoining developments;
 - i) Where an off street parking lot is visible from the street in a side yard, it shall be screened by either a two foot (2') tall screen wall or eighteen inch (18") seat wall located between the parking lot and the sidewalk. Where a parking lot is adjacent to a residential use, a three foot (3') screen wall and landscaping, sufficient to screen up to the headlight level of vehicles, shall be located between the residential use and the parking lot.
- d) Amount of Parking Required
 - i) Commercial Parking Requirements:
 - (1) Minimum number of stalls based on use type.
 - ii) Residential Parking Requirements:
 - (1) Studio/One Bedroom Units – 1.5 parking stalls/unit
 - (2) Two Bedroom or larger Units – 2 parking stalls/unit
 - iii) The city may allow for shared parking and time of use parking scenarios to count towards required parking stalls upon review of a parking proposal provided by the developer.
 - iv) On street parking located along the frontage of a lot may be credited toward meeting the parking requirements for that use.
 - v) The number of parking stalls may be reduced by up to 25% based on the following table.
 - (1) Reduction:
 - (a) 10% within ¼ mile of transit stop.
 - (b) 20% within 1/8 mile of transit stop.
 - (c) Additional 5% reduction up to 2 stalls for including bike racks on site for use of residents and the public.
- 6) Connectivity:
 - a) Connectivity throughout the area is critical for the mixed use nature of the area to function as a pedestrian oriented environment. Connectivity will be evaluated for multiple modes of travel, including the pedestrian and bicycle.
- 7) Sidewalks:
 - a) Sidewalks shall be provided on both sides of each motorized street, with the exception of alleys or private streets.
- 8) Alleys:
 - a) Alleys are allowed in any mixed use district in this chapter to minimize curb cuts off of streets and to provide common access to parking and service areas behind buildings. Alleys should be generally oriented so that they are parallel to the primary street to which they serve. Alleys may be incorporated as drive aisles for rear parking lots or as a fire access. However, alleys shall not be considered a fire access unless specifically approved as such by the City Fire Department and the pavement width meets city standards.
- 9) Signs:
 - a) Signs within the mixed use district shall comply with other city sign standards and any applicable rules of the underlying zoning district.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IV: Effective Date. This Ordinance shall take effect 20 days after being passed and adopted by the City Council.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2021

Katie Witt
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

APPROVED AS TO FORM:

Nic Mills
City Attorney

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

May 13, 2021

Planning Commission Members in Attendance: Chairperson Joshua Sundloff, Vice Chairperson Quan Nguyen, Steve Lyon, Toby Barrus, Jared Doxey, Wilf Sommerkorn and Abigayle Hunt.

Staff Present: Lyle Gibson, Dan Jessop.

Public Attendees: Council Member Tammy Tran, Deborah Shepard, Thomas Pruess, Ryan Wild

OPENING

The Planning Commission meeting was held on Thursday, May 13, 2021 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Steve Lyon made a motion to approve the minutes from the April 22, 2021 meeting. Abigayle Hunt seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR FARM ANIMALS (HORSES) AT 304 NORTH SEEMORE DRIVE FOR THOMAS PRUESS.

Commissioner Sundloff announced that this item will be postponed to later in the meeting having been previously informed the applicant won't be available to attend the meeting until later.

CONDITIONAL USE PERMIT FOR FARM ANIMALS (COWS, SHEEP, CHICKENS) LOCATED AT 1429 SOUTH SUNSET DRIVE FOR CRAIG LARSEN.

Dan Jessop introduced the items. The applicant plans to keep 7 cows, 16 sheep, and 10 chickens. The animals are a 4H project for kids. He recommended approval of use as requested without the need for additional conditions.

Deborah Shepard representing the applicant stood to say they primarily have cows, not horses. They are raised for the annual fair then brought to ranch in Idaho or sold before new animals are brought on site for children to learn to care for. The property is double fenced. Improvements have been done to chicken coop to keep rodents out.

Commissioner Sundloff reminded the commission that it should be approved unless they can find items that need to be addressed with conditions.

Commissioner Nguyen asked if there had been any comments from neighbors. Staff replied they

had not receive any comments.

Commissioner Lyons motioned to recommend approval as recommended by staff. Commissioner Sommerkorn seconded the motion.

Vote on the motion was unanimous.

**PRELIMINARY AND FINAL PLAT FOR THE DESERET LANDING SUBDIVISION
1ST AMENDMENT AT APPROXIMATELY 600 SOUTH DESERET DRIVE FOR
RIVERDALE BUSINESS PARK/MIKE FORD.**

Lyle Gibson presented the application showing the proposed commercial development. The property which is directly south of Boondocks is currently 1 large lot, the applicant proposed splitting the property for the purpose of letting businesses have individual ownership of their space. The plat accounts for 2 buildings with 2 parcels covering each and a 3 acre lot to the east with development still to be determined. Staff reminded the Planning Commission that while they were seeing some details on what the plat would accommodate, their purview was to consider the subdivision.

Matt Beckstrand general manager for Boondocks asked what the height of the proposed buildings may be, how close they may be, that the architecture near their business be well thought out. They like the façade architecture that is shown and are glad to have something other than a weed lot next door.

The chair suggested that as a neighboring business they reach out to the developer to discuss the potential development to make sure things work well for each other.

Quan Nguyen asked staff if fencing was going to come.

It was discussed by staff and the commission that the city's ordinances do state fencing can be required if it is between incompatible uses. The Commission would need to find that this commercial development is incompatible with the commercial development to the north.

The representative from Boondocks stated that he didn't know that access or fencing mattered, but wanted to make sure that the business knows Boondocks sometimes has spillover parking that they don't want to become a problem with the neighbors.

Commissioner Nguyen asked if the commission was interested in a fence.

Commissioner Hunt motioned to recommend approve the preliminary plat and approve the final plat subject to the City Council's approval of the preliminary.

Steve Lyon seconded the motion

The vote on the motion was unanimous.

FINAL PLAT FOR THE ORCHARD RIDGE PHASE 4 SUBDIVISION AT APPROXIMATELY 1406 NORTH HIGHWAY 89 FOR COMPASS HOLDINGS.

Lyle Gibson introduced the item reminding the commission that they just approved phases 2 and 3 at the last meeting. This phase 4 would be built immediately following those phases and has been reviewed and found to be in compliance with applicable standards and ordinances so is ready for approval.

Wilf Sommerkorn motioned to approve the final plat for Phase 4 of the Orchard Ridge Subdivision,

Toby Barrus second the motion.

Vote on the motion was unanimous.

CONDITIONAL USE PERMIT FOR FARM ANIMALS (HORSES) AT 304 NORTH SEEMORE DRIVE FOR THOMAS PRUESS.

Mr. Pruess arrived and his item was introduced by Dan Jessop from city staff. There is sufficient area to keep horses and the property has fencing in place to contain the animals.

Staff's recommendation to the commission was to approve the request as proposed without additional conditions needing to be imposed.

Steve Lyon motioned to approve the request for farm animals as presented.

Quan Nguyen seconded the motion.

The vote on the motion was unanimous.

WORK ITEM: MIXED USE ZONING - CONCEPT PROJECT.

Lyle Gibson informed the commission that to further the discussion which has been held over a couple of previous meetings, Ryan Wild, a developer hoping to do a mixed use project along 200 North, has agreed to use his project as an example to talk through some of the concerns or opportunities it presents for the commission to consider in preparing a Mixed Use Ordinance.

Ryan Wild introduced what he controls and what he is hoping to put together in general terms. The concept project included a stand-alone drive thru restaurant, and an updated concept with townhomes nearest the existing residential and a larger format building up against 200 North Street with office/retail space on the ground floor and apartments above.

Steve Lyon mentioned that sugarhouse, bountiful main street are good examples of how this type of use can work and believes it is a great buffer to a nearby neighborhood. Said the city needs rooftops to support businesses in this area. He further stated that the city needs to be creative with parking requirements near transit.

Points of interest from the Planning Commission included:

- Making sure there is sufficient parking for this and other future projects.
- Having a great streetscape/sidewalk environment.
- Density and number of units does not need a cap, should be controlled by building height scale, form and parking.

The chairman wanted to make sure that the code isn't too restrictive so as to allow for creativity as future developments consider.

Mr. Wild stated that this proposal is roughly 25% commercial 75% residential.

Commission Lyon stated that this will create a product that Kaysville is missing and will add value to the city.

Commissioner Lyon and Sundloff each stated that the more flexibility the better. The city's ordinances should get too specific as to where mixed use is appropriate. The idea was brought up that perhaps it could be an overlay to allow some residential to come into a commercial area, or allow some commercial to squeeze into a residential area.

Commissioner Doxey recognized that the commercial component of these development may not have much value to developers so the city should be careful about requiring too much.

Mr. Wild recommended that a certain portion of the residential be for sale product.

Commissioner Hunt asked if transit will come before more intense development or after. The following discussion gave examples of transit coming before and after development, but the primary feeling was that there needed to be enough housing or office to support the transit before it would come.

Comments from the commission indicated that the existing height requirements of 35 ft. may be too low. The commission asked staff to look at other city ordinances. Don't impose too many design requirements, allow the market to be flexible and developers to be creative.

The discussion ended with the anticipation that an ordinance be writing and continued discussion could be had with that text in hand to review.

CALL TO THE PUBLIC

Nothing was brought forward.

CORRESPONDANCE AND CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, May 27, 2021.

Staff reminded the commission that come July it will be time to elect a new Chair and Vice Chair.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:47 pm.