KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, June 24, 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 June 10, 2021 meeting.

2. Conditional Use Permit for a Major Home Occupation 'B,' Preschool located at 1053 Roueche Lane for Emily Rasmussen-Bizzy Bee Preschool.

3. Conditional Use Permit for Major Home Occupation 'B,' Preschool located at 448 Fountain Crest Way for Nanette Banz- Bright Beginnings Preschool.

4. Conditional Use Permit for Major Home Occupation 'B,' Insulation located at 635 Kate Way for Britton Sommer- Energy Pro, LLC.

5. Conditional Use Permit for a Major Home Occupation 'B,' Flooring located at 18 W. Alfred Ave. for Greg Carter- GCS Floor Installation.

6. Conditional Use Permit for a temporary sales trailer at the Talbot Estates Subdivision located at 1100 N. Hwy 89 for Brighton Homes.

7. Conditional Use Permit for an auto body repair shop at 451 N. Main Street- Caliber Collision.

8. Tabled item-Request to rezone 1.1 acres of property at approximately 600 N. 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.

9. Preliminary Plat approval for the Mutton Hollow Townhomes at 600 N. Main Street for Destination Homes.

10. Tabled item-Consideration of Kaysville City Ordinance to create Chapter 27 – Mixed Use (MU) Zoning District of Title 17 Planning and Zoning, of the Kaysville City Ordinances.

11. Call to the public.

12. Other matters that properly come before the Planning Commission:
    a. Reports.
    b. Correspondence.
    c. Calendar.
13. 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 Friday, June 18, 2021.

Lyle Gibson – Community Development Director

Planning Commission
Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Preschool.
June 24, 2021

Applicant/Owner: Emily Rasmussen
Location: 1053 Roueche Lane
Zone: R-A

Description:

The applicant is requesting a conditional use permit for Major Home Occupation B at the above listed address to run an in-home preschool. The applicant plans to teach a morning class from 9:00 am to 11:30 am Monday and Wednesday. As preschool participants increase she will then move to sessions Monday, Tuesday, Wednesday, and Thursday's from 9:30 am-11:30 am and 12:30 pm-2:00 pm.

Because a preschool is an organized class, section 17-26-4 (12) d. requires that 'limits be placed on the number of students and/or the number of vehicles transporting students to prevent congestion. The applicant's home has a long driveway with room for several cars, and it is across the street from an open space area in the neighborhood where there is lots of room for cars to park at the curb for pick-up and drop-off.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation B, preschool, at the above listed address with the following condition:

- Groups be limited to no more than 12 students at a time.

Reasoning:

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

Attachment 1: Area Map

1053 South Roueche Lane

Planning Commission
Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Preschool.
June 24, 2021

Applicant/Owner:	Nanette Banz
Location:	448 Fountain Crest Way
Zone:	R-A

Description:

The applicant is requesting a conditional use permit for Major Home Occupation B at the above listed address to run an in-home preschool. The applicant plans to teach a morning class from 9am to 11am and an afternoon class from 12pm to 2pm Tuesday and Thursdays.

Because a preschool is an organized class, section 17-26-4 (12) d. requires that 'limits be placed on the number of students and/or the number of vehicles transporting students to prevent congestion. The applicant's home has a long driveway with room for several cars. Also there is no driveway across the street for cars to park at the curb for pick-up and drop-off.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation B, preschool, at the above listed address with the following condition:

- Groups be limited to no more than 12 students at a time.

Reasoning:

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

Attachment 1: Area Map

448 South Fountain Crest Way

Planning Commission
Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Contractor
June 24, 2021

Applicant/Owner:	Britton Sommer
Location:	635 Kate Way
Zone:	R-1-20 (Single Family Residential)

Description:

Mr. Sommer is requesting a conditional use permit from Major Home Occupation B at the above listed address for contractor office. The home would primarily be used for office purposes as scheduling and phone calls. All insulation supplies and equipment are stored away from the subject residence.

Recommendation:

Staff has visited with the applicant and reviewed the restrictions of Title 17-26-4 Major Home Occupations B.

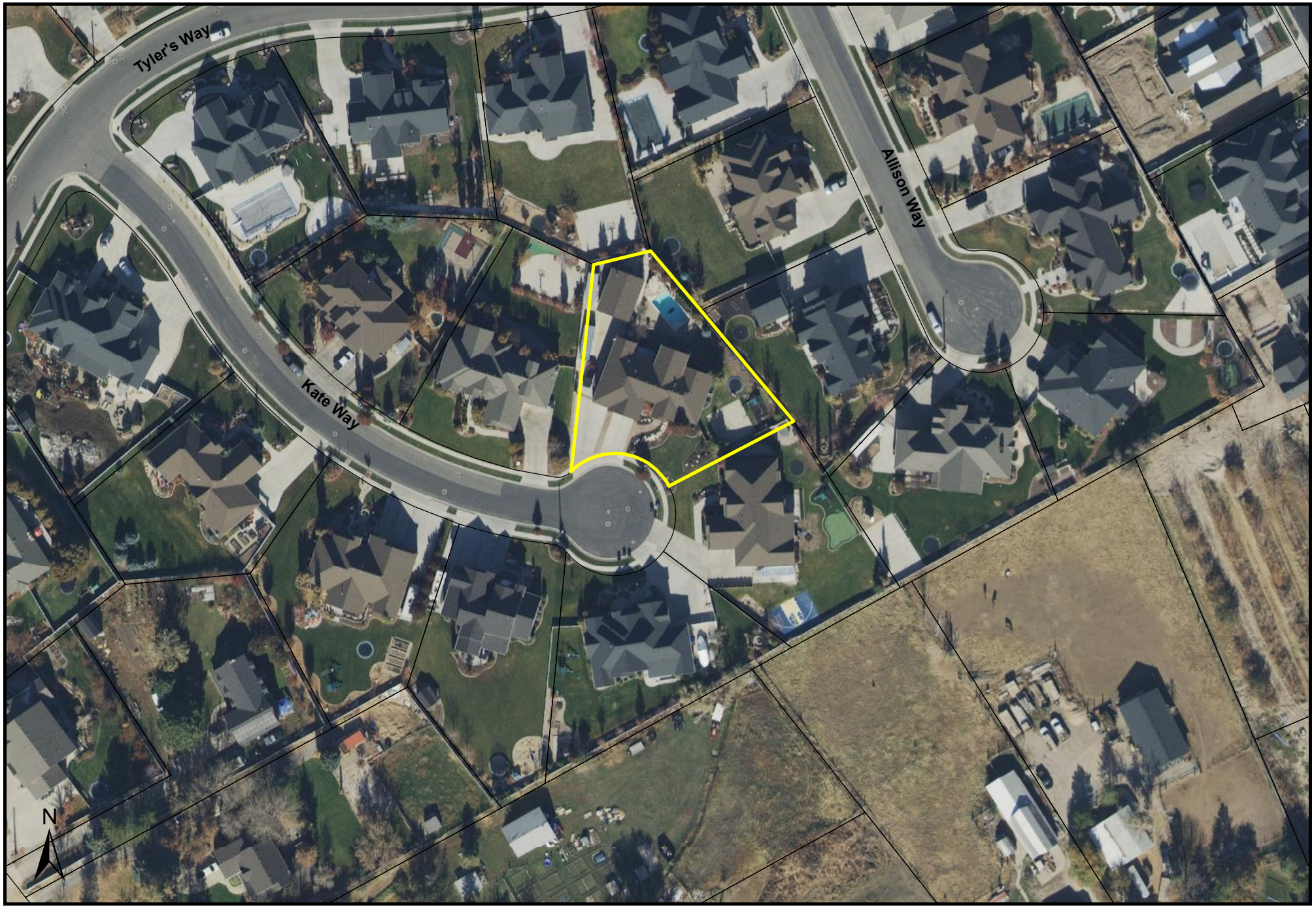
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation B, at the above listed address without additional conditions.

Reasoning:

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

Attachment 1: Area Map

635 Kate Way



Planning Commission
Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Flooring Installation.
June 24, 2021

Applicant/Owner:	Greg Carter
Location:	18 W. Alfred Ave
Zone:	R-1-10 (Single Family Residential)

Description:

Mr. Greg Carter is requesting a Conditional Use Permit for a Major Home Occupation "B" flooring installation at the address listed above. This type of business falls into the Major 'B' category as a contractor. Mr. Carter will not have any employees, materials delivered to the residence nor will he display any company signage outside his home. His home is used for phone calls and writing checks.

Mr. Carter has a truck that will be stored nightly in his driveway.

Staff has visited with the applicant and reviewed the restrictions of Title 17-26-4 Major Home Occupations B.

Recommendation:

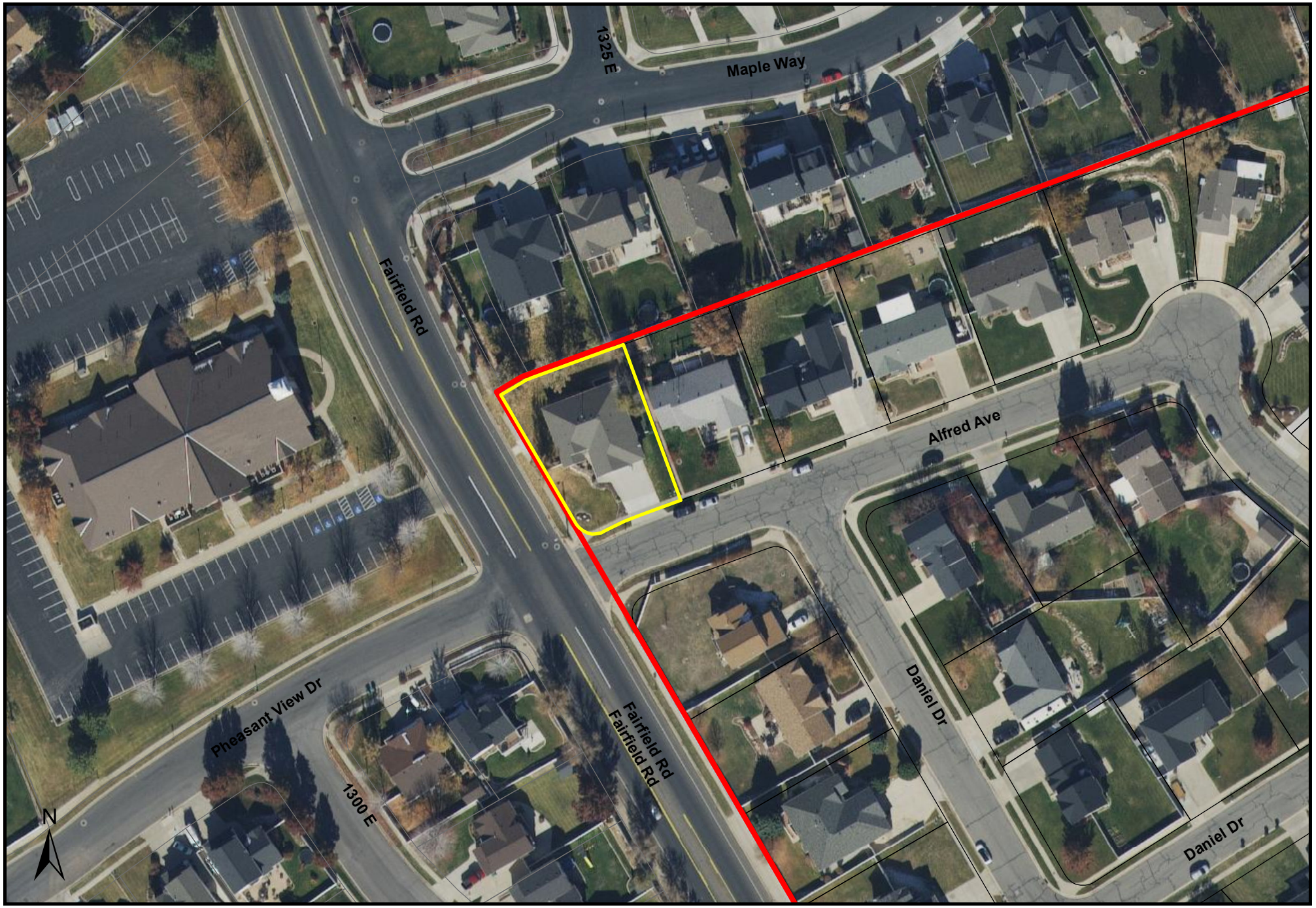
Staff is recommending approval of the proposed conditional use permits for a Major Home Occupation "B", Flooring installation, at the above listed address.

Reasoning:

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

Attachment 1: Area Map

18 West Alfred Avenue



Planning Commission
Staff Report

Conditional Use Permit for sales trailer at the Talbot Estates Subdivision.
June 24, 2020

Applicant/Owner: Brighton Homes
Location: Approximately 900 N Hwy 89.

Description:

Brighton Homes is requesting a conditional use permit for a sales trailer at the entrance to the Talbot Estates Subdivision currently under construction. The sales trailer would be placed near the south side of the development just off the frontage road on the east side of Highway 89.

The Subdivision is located in the R-1-8 zone which allows for model homes or sales trailers under the following provision:

17-14-4 Conditional Uses
Compliance with standards shall be determined by the Planning Commission by reference to KCC 17-30.

5. *Temporary tract offices and development signs subject to the provisions of KCC 17-30-7 and KCC 17-33.*

17-30-7 Temporary Uses

> A Conditional Use Permit for uses which are of a temporary nature only may be issued for the intended duration of the temporary use or for one (1) year, whichever period of time is shorter. The Planning Commission may grant extensions of six (6) months each under exceptional circumstances.

The typical visitors to the sales trailer are 2-3 per week, 20 minutes per visit. They will be parking along the frontage road. The hours of operation will be 12pm-6pm Monday through Saturday

The subdivision is under construction and will be completed in 2 phases with 82 lots and common open space areas. It is anticipated that the sales trailer will remain on site from July of 2021 to February of 2022 when they anticipate having a model home constructed to replace the need for the sales trailer.

Recommendation:

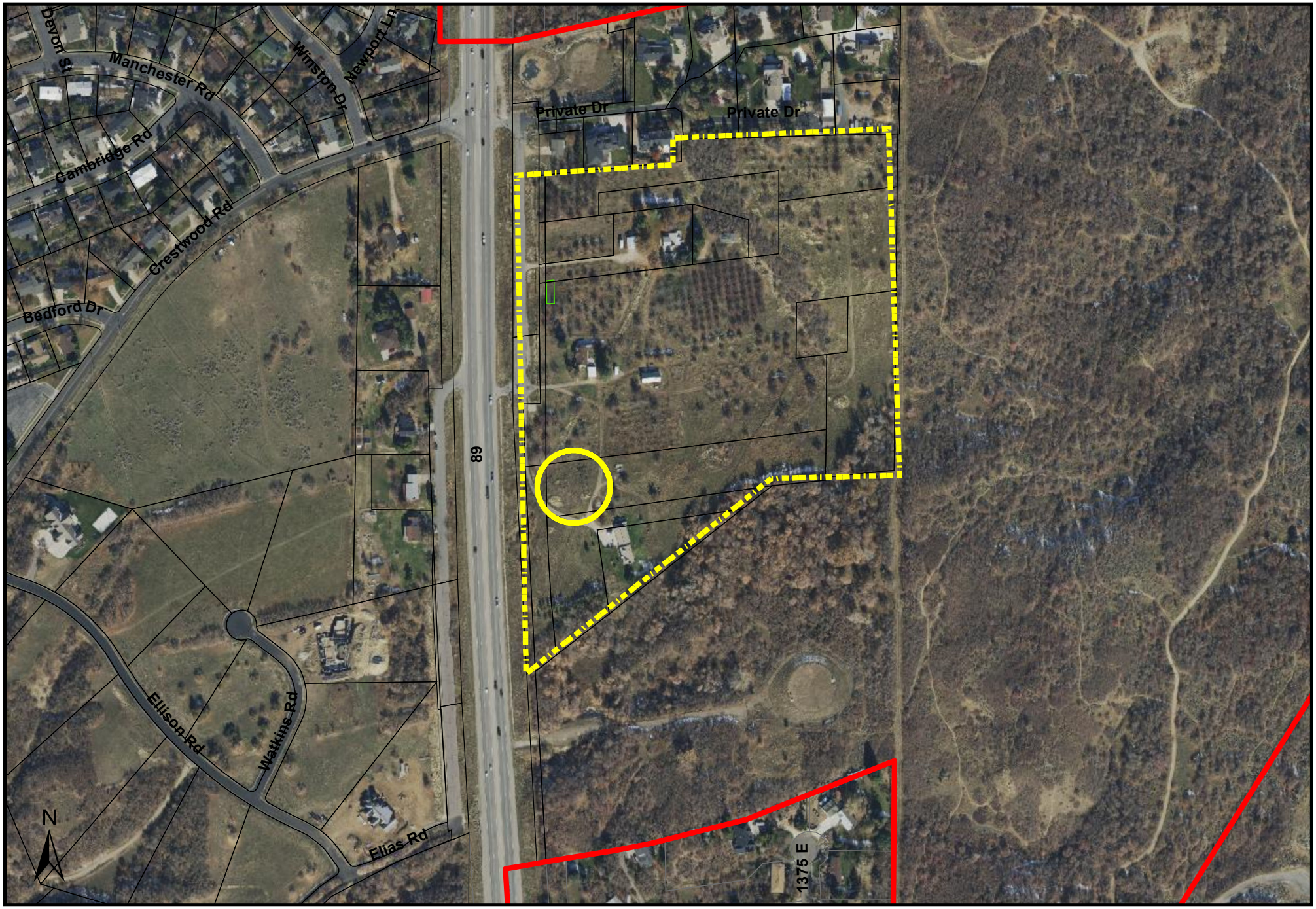
Staff recommends approval of the proposed sales trailer for a period of 1 year

Reasoning:

The request at the particular location should not create any traffic impact or undue burden on existing or proposed residential properties.

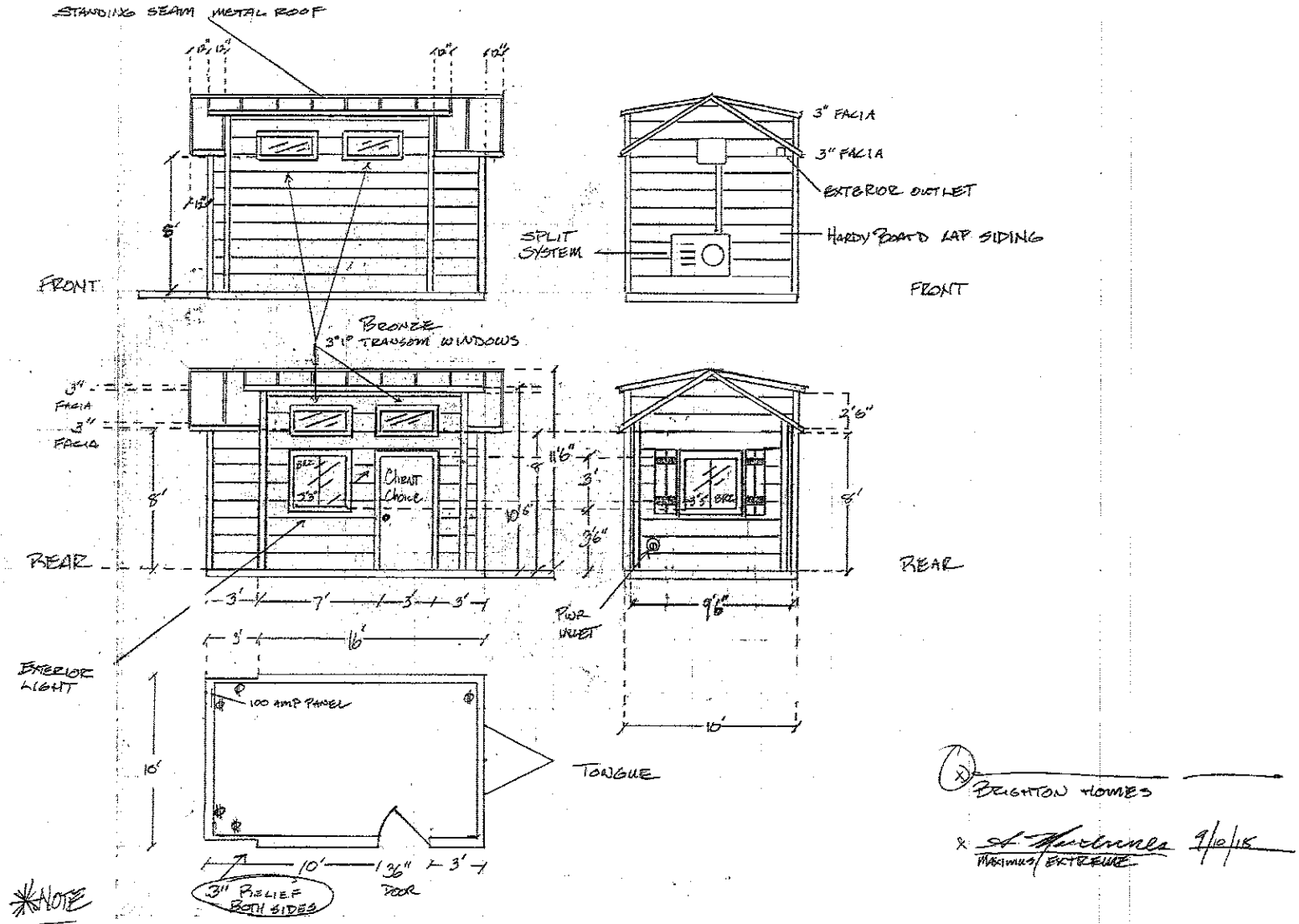
Attachment 1: location map
Attachment 2: Sales Trailer Plans
Attachment 3: Example Images
Attachment 4: Site Plan

Talbot Estates Subdivision



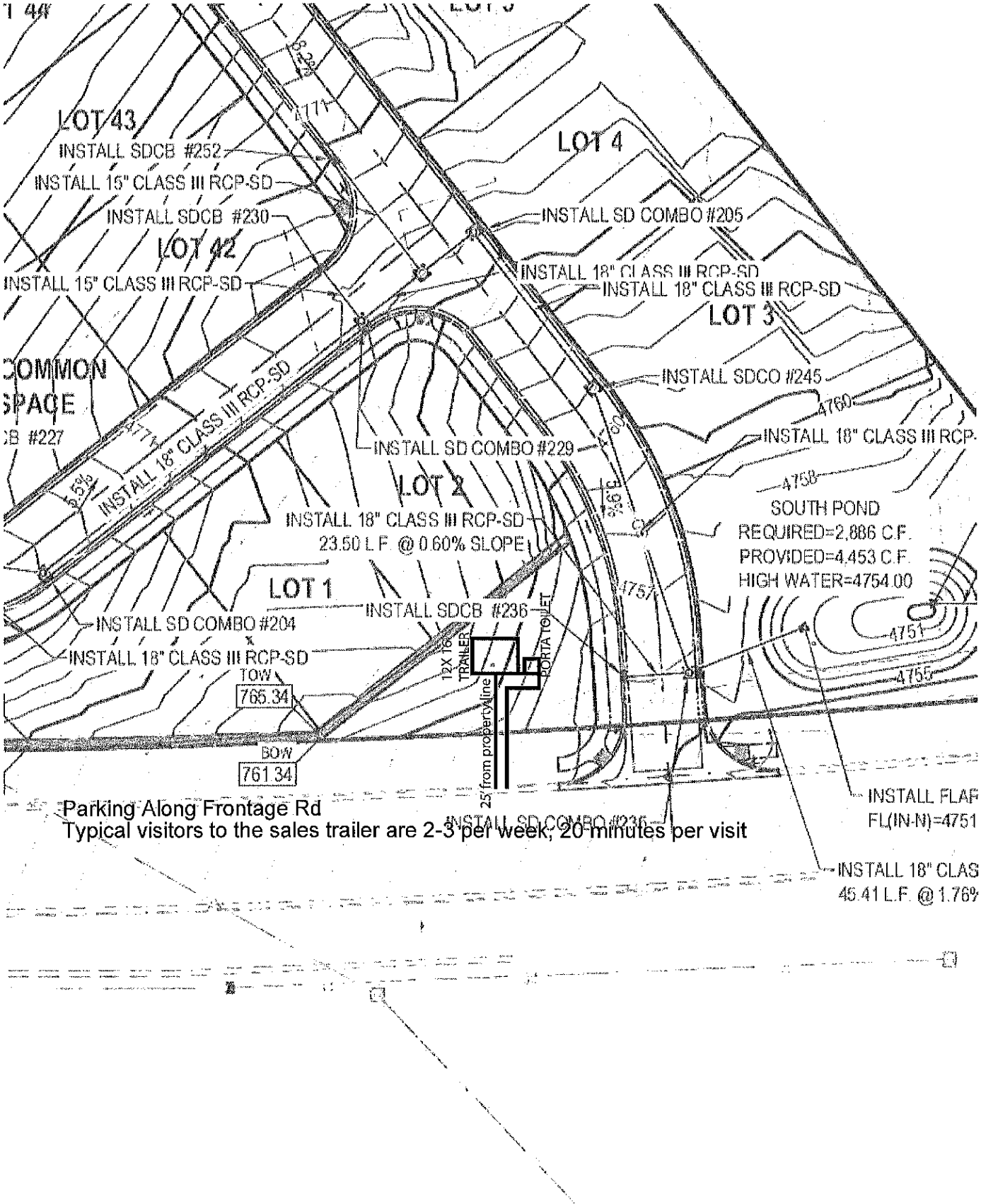
SALES TRAILER – TALBOT ESTATES (BRIGHTON HOMES)

BRIGHTON HOMES
REVISION



BRIGHTON HOMES

X _____ 9/6/16
MAXIMUS / EXTREME



Parking Along Frontage Rd
Typical visitors to the sales trailer are 2-3 per week, 20 minutes per visit

Planning Commission
Staff Report

Conditional Use Permit for a light industry/research use. June 24, 2020

Applicant/Owner: Caliber Collision
Zone: GC (General Commercial)
Location: 451 North Main Street

Description:

The applicant is requesting approval for an auto body repair shop at the subject location. The property was recently occupied by a car sales lot where a portion of the building was used for auto repair.

The proposed use fits in line with a retail service as a permitted use in some regard but due to the amount of processing the opinion of staff as the main purpose of the proposed business is repair and reassembly of vehicles that it fits into the light industry type use for review of the Planning Commission.

The applicant has provided a description of the business and their proposed changes to the site. In discussion with the applicant the business will have property paint booths and equipment for the work they are performing. The primary concern from staff was the storage of damaged vehicles to which the applicant has proposed putting a visual barrier fence on north west side of the property where such vehicles could be screened from site along Main Street.

The use as proposed seems to address the other elements identified in the ordinance under KCC 17-23 managing odors, smells, sounds and vibrations.

Recommendation:

Staff recommends approval of the proposed use as proposed by the applicant where vehicles to be repaired are stored behind the visual barrier fence.

Reasoning:

The request at the particular location should not create any traffic impact or undue burden on existing or proposed residential properties.

Attachment 1: location map
Attachment 2: Description of Request from Application
Attachment 3: Survey of Existing Site
Attachment 4: Proposed Site Plan
Attachment 5: Building Plans

451 North Main Street

timothy m. gallup
architect of record

601 S. Boulder Ave., Suite 808
Tulsa, Oklahoma 74119
918.949.9600

June 14, 2021

Mr. Lyle Gibson
Kaysville City Community Development
153 North 100 East
Lehi, UT 84043

Re: **Application for a Conditional Use**
Caliber Collision
451 North Main Street, Kaysville, UT
Parcel ID 110990039

Mr. Gibson:

We are seeking a conditional use permit to renovate an existing site and building for use as a Caliber Collision Automobile Body Repair Facility under KCC Title 17, Chapter 19 - General Commercial Use.

1. Conditional uses permitted in Chapter 19 include light industry/research uses subject to the provisions of KCC 17-23.
2. Conditional uses permitted in KCC 17-23 include manufacturing, compounding, processing, assembling, or packaging of articles or merchandise as allowed upon conditions.
3. Caliber Collision Facility repairs damaged automobiles by disassembling, repairing and re-assembling manufactured automobile parts.
4. Caliber Collision facility processing includes receiving damaged automobiles into the shop by appointment, repairing damaged areas in place or by removing damaged manufactured parts and repairing or replacing. Facility only performs automobile body repair, no engine repair. Repair work includes preparing and painting automobiles inside a self-contained automobile paint booth.

Existing Site and Building Use:

Zoning: GC - General Commercial.
Existing Site: 88,688.16 Square Feet (2.036 Acres).
Existing Building Square Footage: 15.080 Square Feet.

13,382 Square Feet First Floor
1,932 Square Feet Unused Second Floor

Existing Paved Parking: 27 Standard Spaces.
Existing site and building are currently vacant.
Site has an existing pole mounted sign.
Site has existing paved parking lot and drive.
Site has existing concrete sidewalks that are deteriorated or broken in several areas.
Site has existing drainage and utility easements around perimeter of parcel.

Building is a pre-engineered metal building structure with metal roof panels.
Building walls are non-structural painted concrete masonry units.

Building has aluminum storefront windows and entrance doors, hollow metal personnel doors and sectional overhead doors for automobile access to service areas.

Proposed Site and Building Use:

Planned Parking: 36 Standard Spaces, 2 Accessible Spaces

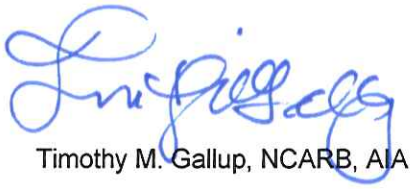
Planned Site Improvements include:
1. Add additional paved parking at front of building, seal and restripe existing asphalt paving.
2. Add 25 foot wide swinging chain link fence gate with vinyl slats. Add vinyl slats to existing chain link fences.
3. Add accessible sidewalk to building entrance at front of building.
4. Add chain link fence with metal roof panel compressor enclosure at back of building.
5. Add illuminated Caliber Collision monument sign at same location as existing pole sign.
6. Repair existing concrete sidewalks and provide ADA compliant sidewalk to building entrance.

Planned Building Improvements include:
1. Relocate building entrance and install new aluminum storefront entrance doors.
2. Paint concrete masonry unit walls, hollow metal doors and frames, and sectional overhead doors.
3. Add illuminated individual letter sign on wall at front of building.
4. Reconfigure and construct building interior for use as a Caliber Collision automobile body repair facility.
5. Install two manufactured equipment self-contained automobile paint booths.
    a. Paint booths will have a dry chemical fire suppression system installed within and a part of the paint booth equipment.
    b. Paint booth equipment is ETL, Listed and conforms to all applicable code requirements and standards for paint booth equipment.

Caliber Collision Center Operation Description:
1. Caliber Collision operates over 1150 automobile body repair facilities in 32 states and uses a standardized system of scheduling and tracking repair projects.
2. Owner of vehicle is referred to Caliber Collision by Automobile Insurance Provider.
3. Owner makes an appointment for an estimate or obtains an estimate on-line. Caliber determines the amount of material and labor that will be required to complete the work.
4. Owner schedules a time to bring the vehicle in to Caliber Collision for repair.
5. Owner brings the vehicle to Caliber Collision and work begins.
6. Vehicle is taken in the shop area and taken apart to identify all damage. Caliber establishes number of days work will take and establishes a completion date.
7. Damage is repaired, body is smoothed and sanded ready for paint application.
8. Vehicle body has primer, paint and clear coat applied.
9. Vehicle is assembled and inspected. Owner is contacted to come in to pick-up vehicle.
10. Tow trucks do not drop off damaged vehicles to await repair.
11. Vehicles being repaired will be inside the building at a work bay or temporarily parked in a back area behind chain link fencing with vinyl slats that screen the back area from any public area.
12. Caliber Collision does not allow damaged vehicles to clutter the site.
13. Front parking spaces are for customers and facility staff.

For the Firm,

TIMOTHY M. GALLUP, architect of record

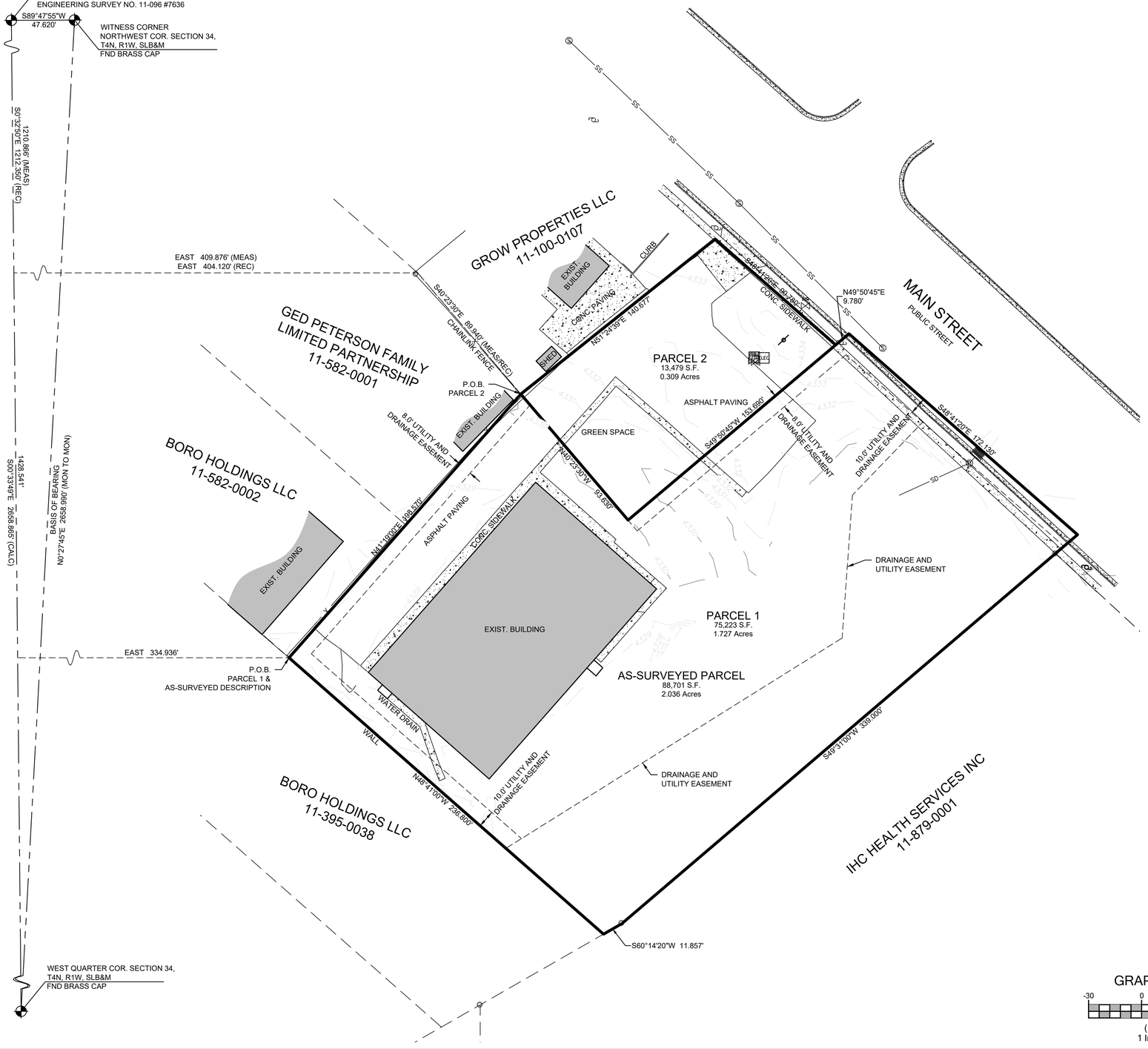


Timothy M. Gallup, NCARB, AIA

Attachments: Application for a Conditional Use
Site Survey
Site Plan
Building Elevations

BOUNDARY/TOPOGRAPHY SURVEY
Prepared For:
Caliber Collision

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN



VICINITY MAP

DEED DESCRIPTION

Parcel 1 All of Lot 1, MARKETBORO, a subdivision of part of Sections 33 and 34, Township 4 North, Range 1 West, Salt Lake meridian, in the city of Kaysville, according to the official plat thereof.

Parcel 2 Beginning on a fence line at a point South 0°32'50" East 1212.35 feet along the Section line and East 404.12 feet and South 40°23'30" East 89.94 feet from the Northwest corner of Section 34, Township 4 North, Range 1 West, Salt Lake Meridian; thence South 40°23'30" East 93.63 feet along an existing fence; thence North 49°50'45" East 153.69 feet along a fence to the Southwesterly line of State Highway; thence North 48°41'20" West 90.78 feet along said highway; thence South 51°24'39" West 140.677 feet to the point of beginning.

Subject to easements restrictions and rights of way appearing of record or enforceable in law and equity and taxes and thereafter.

AS-SURVEYED DESCRIPTION

Beginning at the West most Corner of Lot 1 of the Marketboro subdivision, according to the official plat thereof, said point lies South 00°33'49" East 1428.541 feet along the Section Line (Basis of bearings is North 0°27'45" East 2658.990' being the Monument Line between the West Quarter Corner and the Witness Corner to the Northwest Corner of Section 34, T4N, R1W, SLB&M) and East 334.936 feet from the Northwest Corner of Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running thence along said Lot 1 North 41°19'00" East 198.570 feet to a North Corner of said Lot 1; thence North 51°24'14" East 140.657 feet to the Southwesterly Right-of-Way Line of Main Street; thence along said Main Street South 48°41'20" East 90.780 feet to a point on said Lot 1; thence along said Lot 1 the following (5) courses: 1) North 49°50'45" East 9.780 feet; 2) South 48°41'20" East 172.130 feet; 3) South 49°31'00" West 339.000 feet; 4) South 60°14'20" West 11.857 feet; 5) North 48°41'00" West 236.800 feet to the point of beginning.

Property contains 2.036 acres.

LEGEND

- SECTION CORNER
- SURVEY MARKER
- ELEC — ELECTRIC BOX
- IRR — IRRIGATION VALVE
- CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY POLE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH ON THE GROUND THE HEREON DESCRIBED TRACT OF LAND FOR FUTURE SUBDIVISION AND PLATTING.

BASIS OF BEARINGS IS NORTH 0°27'45" EAST 2658.990' BEING THE MONUMENT LINE BETWEEN THE WEST QUARTER CORNER AND THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 34, T4N, R1W, SLB&M

SURVEYOR'S CERTIFICATE

I, Eric D. Robins, depose and say that I am a Professional Land Surveyor as prescribed by Utah State Law and that I hold certificate no. 5152671. I further state that the property described above was surveyed under my direct supervision and the results of that survey are depicted hereon.

GRAPHIC SCALE
-30 0 15 30 60
(IN FEET)
1 Inch = 30 ft.

PROFESSIONAL LAND SURVEYOR 5152671 ERIC D. ROBINS STATE OF UTAH

ERIC D. ROBINS P.L.S. 5152671
STATE OF UTAH
PERIGEE CONSULTING
9089 SOUTH 1300 WEST SUITE 160
WEST JORDAN, UTAH 84088

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 160
WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX
WWW.PERIGEECIVIL.COM

CITY ENGINEER DATE

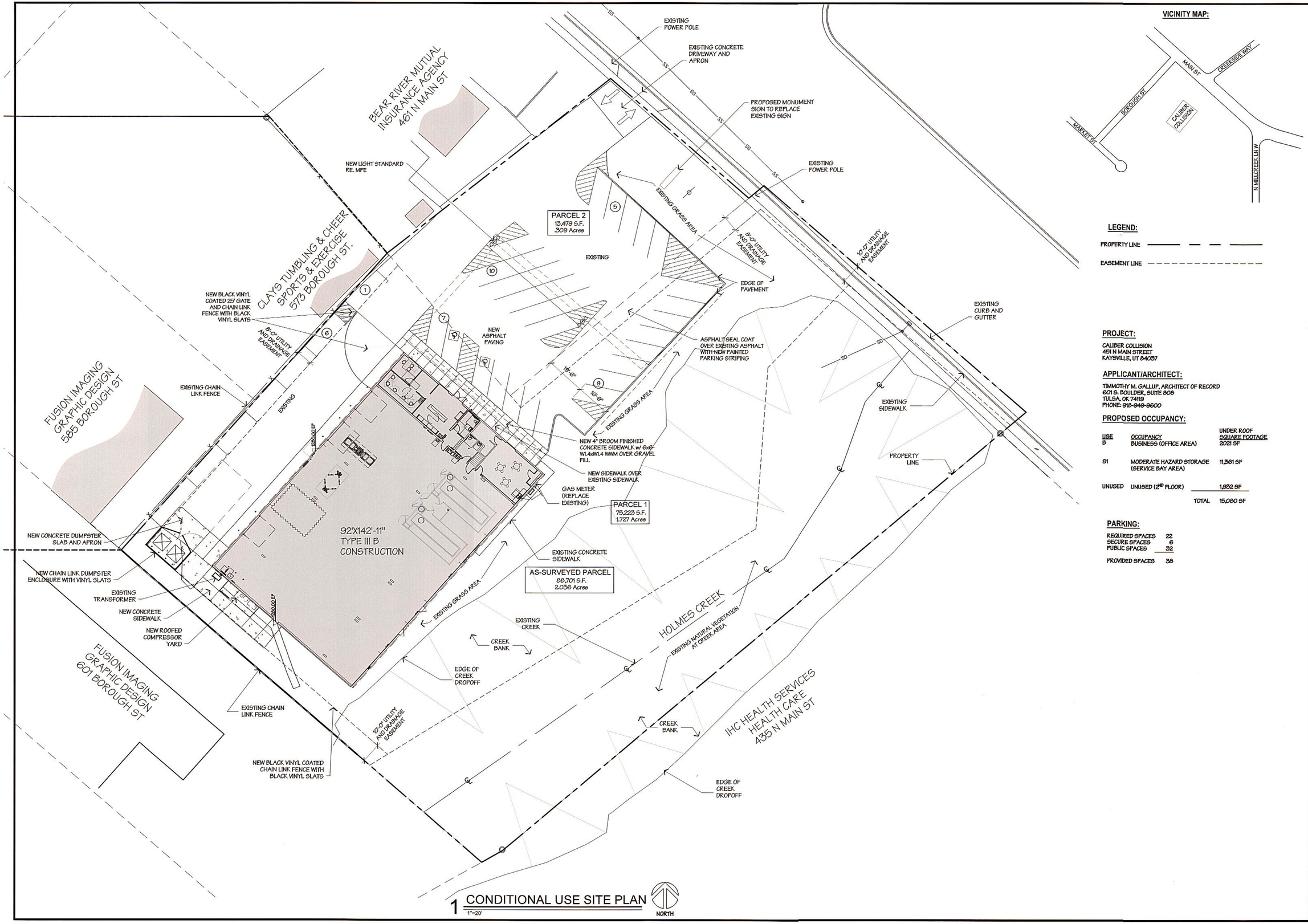
MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: MB
DRAWN BY:
SUBMITTED BY:
FILE NAME:
DATE:
CAD BY:
SIZE: ANSI D
REV:
SOLICITATION NO.
CONTRACT NO.
PLOT DATE:
PLOTTED BY:

BOUNDARY/TOPOGRAPHY SURVEY FOR Caliber Collision

SHEET NUMBER
1 OF 1
DRAWING NAME
SURVEY

N:\00365.Misc Survey Projects\365-2021-5-13 Caliber-Kaysville\dwg\Caliber-Kaysville.BTS.dwg, 5/26/2021 10:21:15 AM, DWG To PDF.pc3



1 CONDITIONAL USE SITE PLAN
1"=20'

NORTH

VICINITY MAP:

LEGEND:

PROPERTY LINE

EASEMENT LINE

PROJECT:

CALIBER COLLISION
451 N MAIN STREET
KAYSVILLE, UT 84037

APPLICANT/ARCHITECT:

TIMMOTHY M. GALLUP, ARCHITECT OF RECORD
601 S. BOULDER, SUITE 808
TULSA, OK 74119
PHONE: 918-949-9600

PROPOSED OCCUPANCY:

USE	OCCUPANCY	UNDER ROOF SQUARE FOOTAGE
B	BUSINESS (OFFICE AREA)	2021 SF
S1	MODERATE HAZARD STORAGE (SERVICE BAY AREA)	11,361 SF
UNUSED	UNUSED (2ND FLOOR)	1,892 SF
	TOTAL	15,080 SF

PARKING:

REQUIRED SPACES	22
SECURE SPACES	6
PUBLIC SPACES	32
PROVIDED SPACES	38

CALIBER COLLISION

TIMOTHY M. GALLUP LICENSED ARCHITECT 6249205-0301 STATE OF UTAH 6/11/21

timothy m. gallup
architect of record
601 S. Boulder Ave., Suite 808
Tulsa, Oklahoma 74119
918.949.9600

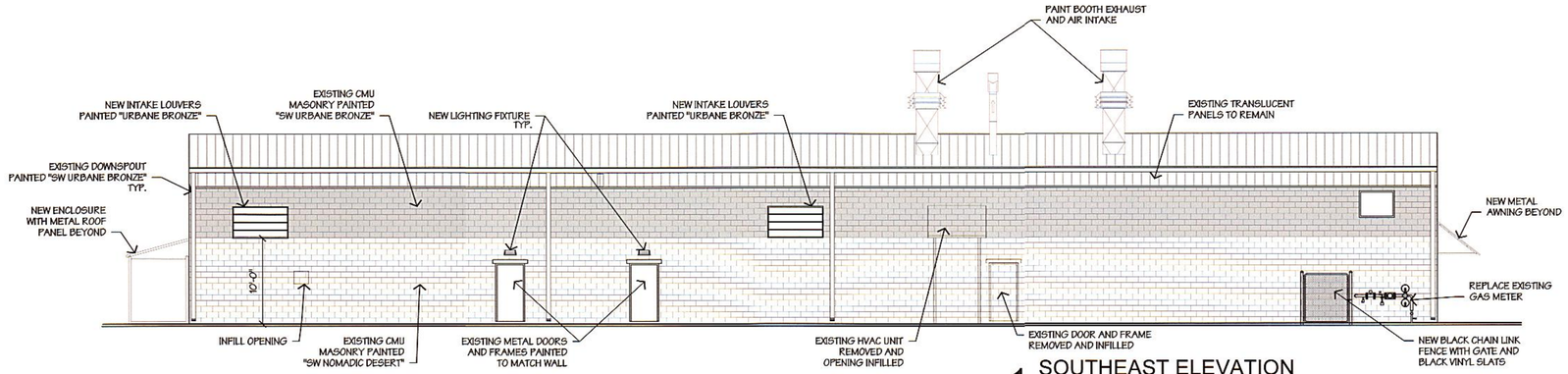
NO.	DATE	BY	REVISIONS DESCRIPTION

CONDITIONAL USE - SITE PLAN

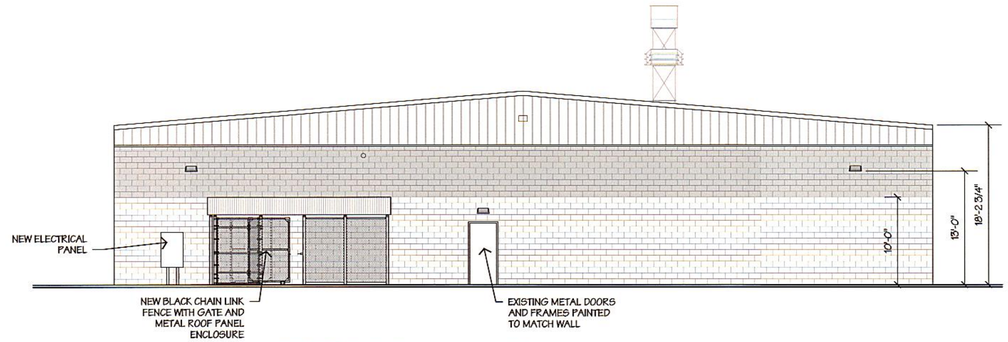
CALIBER COLLISION
451 N MAIN ST
KAYSVILLE, UT 84041
PROJECT NO. 212003

FILE NAME: 212003
DRAWN BY: MJE
DATE: 06/11/2021
REVIEWED BY: TMG

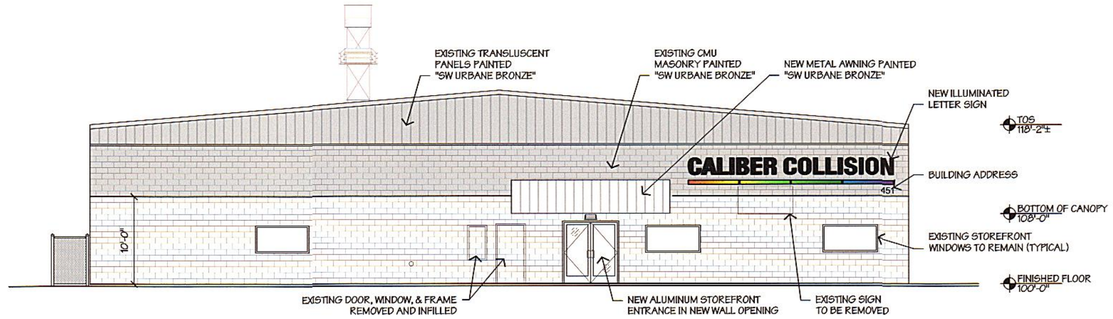
SP1.0



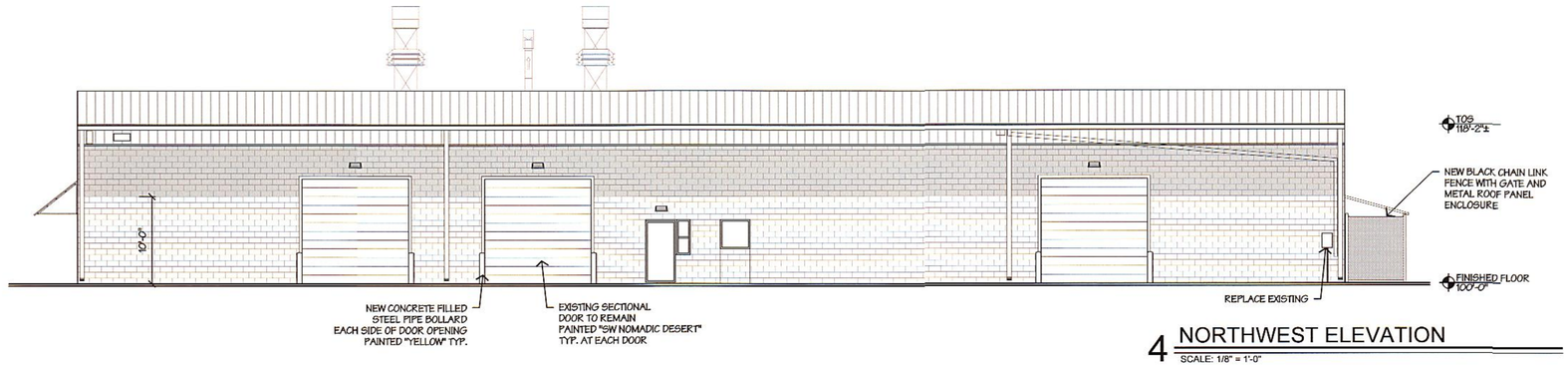
1 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

CALIBER COLLISION

timothy m. gallup
architect of record
601 S. Boulder Ave. Suite 868
Tulsa, Oklahoma 74119
918.949.9600

TIMOTHY M. GALLUP LICENSED ARCHITECT 6749205-0301 STATE OF UTAH

NO.	DATE	BY	DESCRIPTION
			REVISIONS

CONDITIONAL USE- BUILDING ELEVATIONS

CALIBER COLLISION
451 N MAIN ST
KAYSVILLE, UT 84041
PROJECT NO: 212003

FILE NAME: 212003
DRAWN BY: MJE
DATE: 06/11/2021
REVIEWED BY: TMG

A2.0

Planning Commission
Staff Report

Consideration of a rezone of 1.1 acres of property at approximately 600 N and Main Street from GC (General Commercial) to the R-M (Residential Multi-Family) to include the PRUD (Planned Residential Unit Development) overlay zone.

AND

Preliminary Plat for the Mutton Hollow Townhomes Subdivision

June 24, 2021
Tabled from May 27, and June 10 2021 meetings

Applicant/Owner: Destination Homes

Update:

The Planning Commission tabled this item after the last meeting primarily to see how the request fits in with the direction of the general plan update before making a recommendation to the City Council. The Commission has had time to consider concepts presented at the last meeting as to what uses may occur at the subject location based on the input received thus far in the planning process.

The applicant has also submitted a preliminary plat for consideration with the rezone request to better show the final details of what they hope to build.

The proposed subdivision includes 16 single family attached lots on a one way private drive.

Access: The private drive as shown is 20 ft. in width and sits 74 ft. from the intersection of Mutton Hollow and Main. The closest approach is an entrance only to avoid conflict from traffic existing onto Mutton Hollow Road near the intersection.

KCC 17-32-2 (3) Access. Adequate ingress and egress to all users shall be provided as follows:

1. Access for all uses except residential shall be by a maximum of one (1) driveway for each one hundred feet (100') of frontage on a public street, such driveways to be not over thirty-eight feet

(38') in width. The City Engineer may allow wider driveways or more driveways based upon a traffic study, anticipated large truck traffic or high traffic volumes or other applicable factors.

2. Access for residential uses shall be by a maximum of two (2) driveways for each seventy feet (70') of frontage on a public street, such driveways to be not over forty feet (40') in width, or less than ten feet (10') in width.
3. Access driveways shall not be closer to each other than twelve feet (12').
4. No residential driveway shall be closer than twenty feet (20') measured along the property lines to the point of intersection of two property lines at any corner.
5. In a commercial zone, no driveway shall be closer to an intersection of two streets than forty feet (40'). Combined driveway widths shall not cover more than fifty percent (50%) of the lot frontage.

Open Space: Based on the lot sizes provided a minimum of 12,968 sq. ft. of open space is required. The applicant has provided 14,460 sq. ft. including a pavilion as an amenity for the project. The proposal meets the yard requirements of the recently updated PRUD Ordinance.

Parking: There are 9 guest parking stalls in addition to the 2 car garage provided with each unit where a minimum of 2 per unit is required.

Original Report:

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.

Chapter 17-34 – Planned Residential Unit Development

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.

17-34-1 Purpose

The purpose of the Planned Residential Unit Development is to encourage a better living environment through greater flexibility of design that is not possible solely through the application of the standard zoning requirements; to encourage diversification in the relationship of residential uses and structures to their sites; to permit a more flexible development of such sites; to preserve meaningful open space, conservation areas, and sensitive lands such as wetlands, steep slopes, and unique vegetation; to preserve character, and assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development. New construction in already developed areas should to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings.

Recommendation:

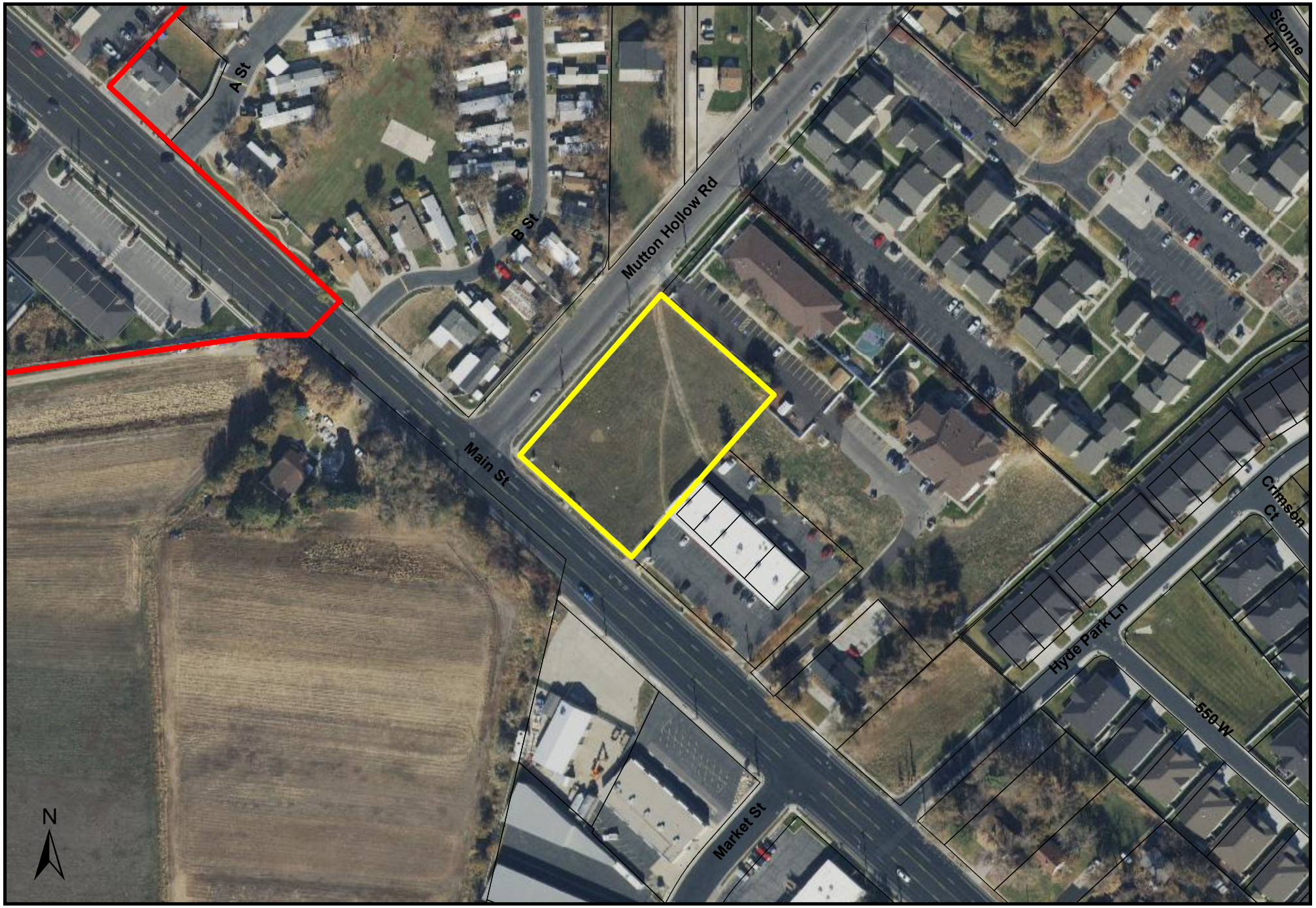
Rezone:
The Planning Commission is tasked with making a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location.

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.

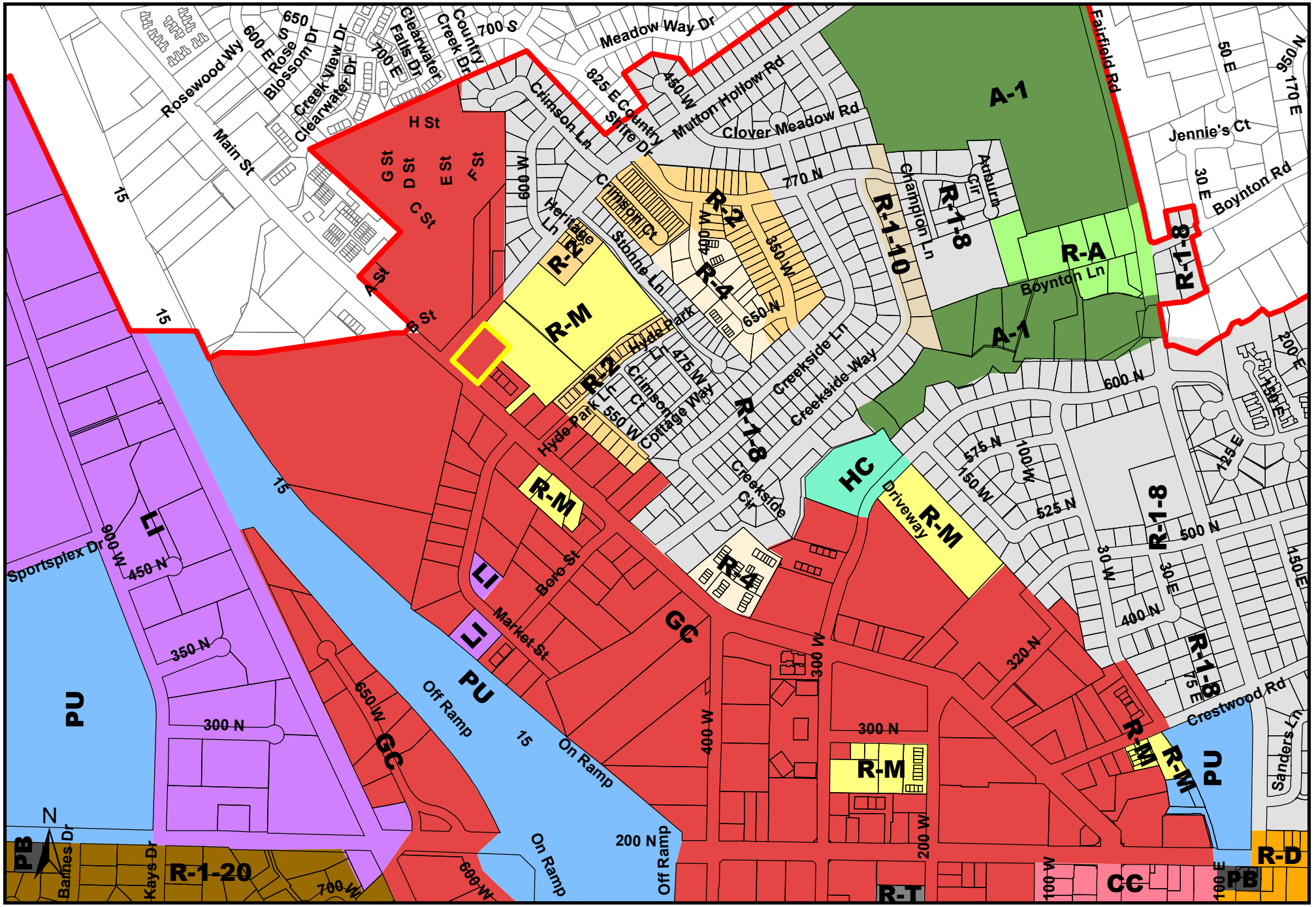
Preliminary Plat:
Staff recommends that the private drive be widened to 24 ft. for improved emergency service Access. The approval of the plat would be subject to receiving the requested zoning. The Planning Commission may request additional details or changes if it finds it necessary to meet the regulations of the PRUD ordinance such as additional landscaping detail if desired.

Attachment 1: Area Map
Attachment 2: Zoning Map
Attachment 3: Architectural Details / Concept Plan
Attachment 4: Preliminary Plat
Attachment 5: 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



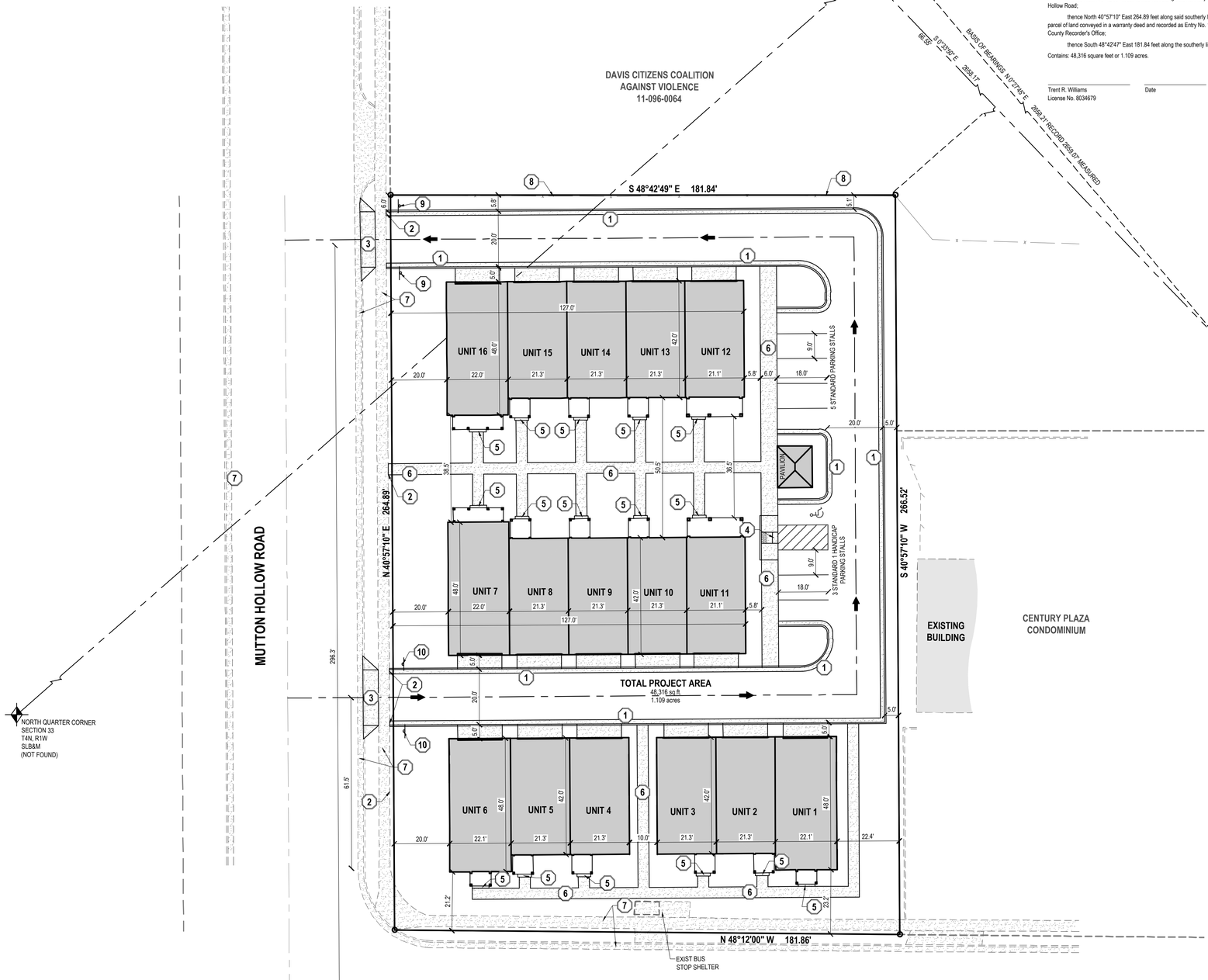
811 Know what's below. Call before you dig.

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

BENCHMARK

EAST QUARTER CORNER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4302.93'



DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 33 and the Southeast Quarter of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the southerly line of a parcel of land conveyed in a warranty deed and recorded as Entry No. 1182300 in Book 1879, Page 1578 in the Davis County Recorder's Office, said point being South 00°33'50" East 66.55 feet along the section line and South 89°26'10" West 126.46 fee from the Northeast Quarter Corner of said Section 33 and running thence:

thence South 40°57'10" West 266.52 feet to the northerly right-of-way line of Main Street;

thence North 48°12'00" West 181.86 feet along said northerly line to the southerly right-of-way line of Mutton Hollow Road;

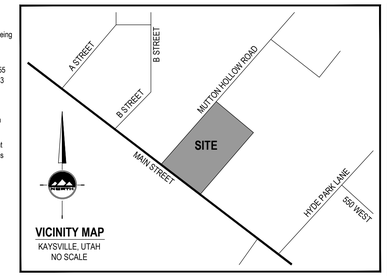
thence North 40°57'10" East 264.89 feet along said southerly line to the aforementioned southerly line of that parcel of land conveyed in a warranty deed and recorded as Entry No. 1182300 in Book 1879, Page 1578 in the Davis County Recorder's Office;

thence South 48°42'47" East 181.84 feet along the southerly line of said parcel to the Point of Beginning.

Contains: 48,316 square feet or 1.109 acres.

Trent R. Williams
License No. 8034679

Date



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 24" COLLECTION CURB AND GUTTER PER DETAIL 6/C-500
2. MATCH EXISTING IMPROVEMENTS
3. INSTALL DRIVE APPROACH PER KAYSVILLE CITY STANDARDS
4. INSTALL HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND SPECIFICATIONS
5. INSTALL STAIR(S)
6. INSTALL SIDEWALK
7. EXISTING CURB, GUTTER AND SIDEWALK
8. EXISTING VINYL FENCE ALONG PROPERTY LINE
9. INSTALL "EXIT ONLY" SIGN
10. INSTALL "ENTRANCE ONLY- NOT AN EXIT" SIGN

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	18,744 sq.ft.	38.8%
ROOF	15,152 sq.ft.	31.4%
LANDSCAPING	14,420 sq.ft.	29.8%
TOTAL SITE	48,316 sq.ft. 1.109 ACRES	100%
OPEN SPACE	14,460 sq.ft.	30.0%

PARKING DATA TABLE	
STANDARD STALLS	8
ADA - ACCESSIBLE STALLS	1
TOTAL STALLS	9

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

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

ENSIGN
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FOR:
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LAYTON, UTAH 84041
CONTACT:
JOHN WARNICK
PHONE: 801-593-0993

MUTTON HOLLOW TOWNHOMES

598 NORTH MAIN STREET
KAYSVILLE, UTAH

PROFESSIONAL ENGINEER — STATE OF UTAH — CAMERON HESS PRESTON
No. 9036180039
5-27-21

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

PRELIMINARY
SITE PLAN

PROJECT NUMBER	PRINT DATE
9594	5/27/21
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

1 OF 3

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

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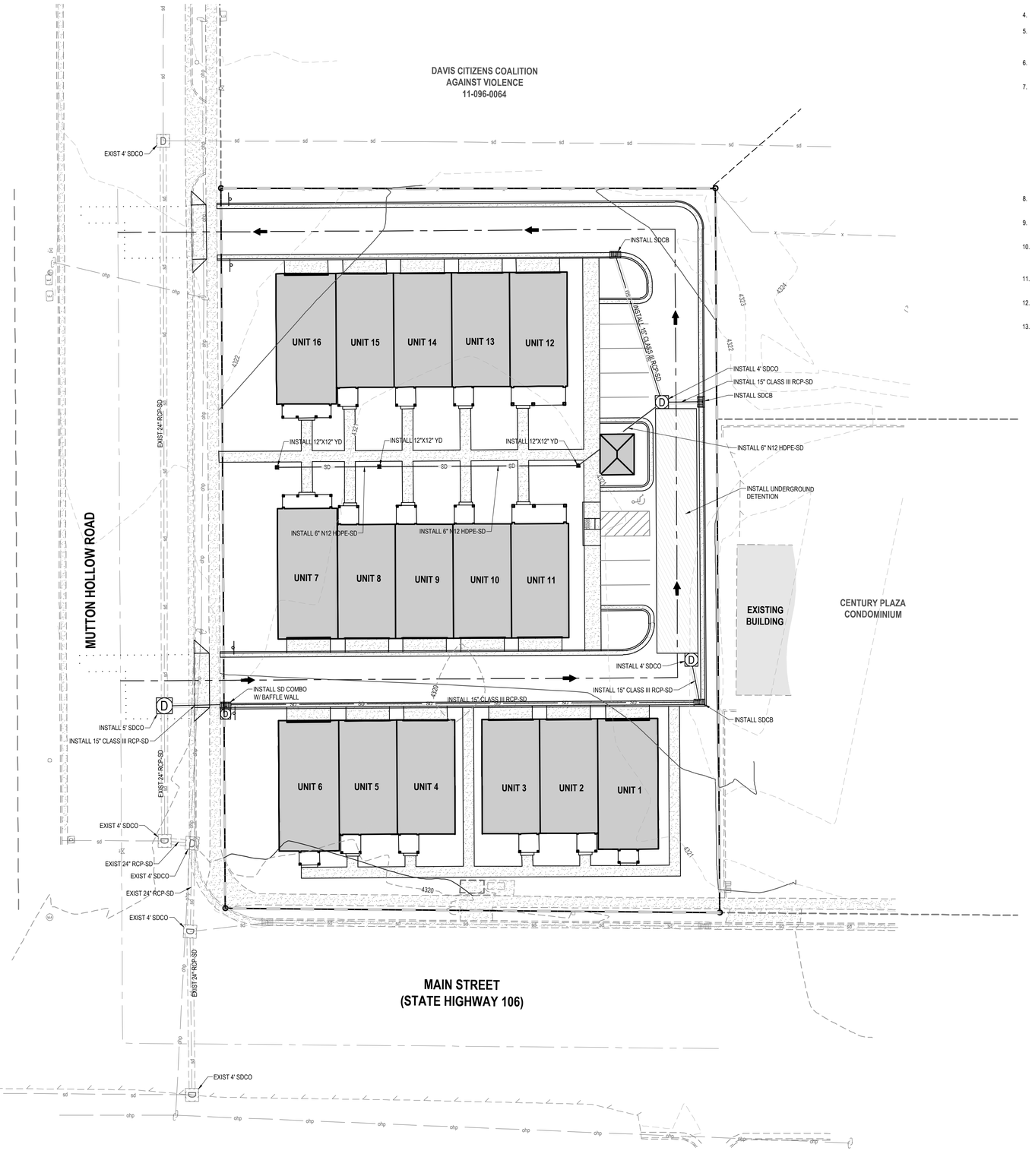

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

Study Summary Statistics

Phase 1:

	Area	C Value
Building Area	15,145	0.9
Total Hardscape	21,324	0.9
Landscaped Area	11,847	0.15
Total Area	48,316	
Weighted Average C		**0.716**
Total Area	48,316 SF	
Total Area	1.11 Acres	
Composite C	0.716	

Detention Calculations (10-year storm)

Basin Tributary Area	48,316	SF
Runoff coefficient C:	0.716	
Release Rate	0.20	cfs/acre
Peak Release	0.222	cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	3.65	870	67	803
10	2.78	1,325	133	1,192
15	2.30	1,644	200	1,445
30	1.55	2,216	399	1,817
60	0.96	2,736	799	**1,938**
120	0.59	3,351	1,597	1,754
180	0.42	3,569	2,396	1,173
360	0.25	4,306	4,792	(485)
720	0.16	5,319	9,583	(4,265)
1440	0.10	6,588	19,167	(12,579)
2880	0.06	7,686	38,333	(30,647)
		Required Detention:		1,938
		Provided Detention:		1,975

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PHONE: 801-593-0993

MUTTON HOLLOW TOWNHOMES

598 NORTH MAIN STREET
KAYSVILLE, UTAH

PROFESSIONAL ENGINEER
CAMERON HESS PRESTON
No. 9019039
5-27-21
STATE OF UTAH

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

PRELIMINARY GRADING PLAN

PROJECT NUMBER: 9594
PRINT DATE: 5/27/21
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

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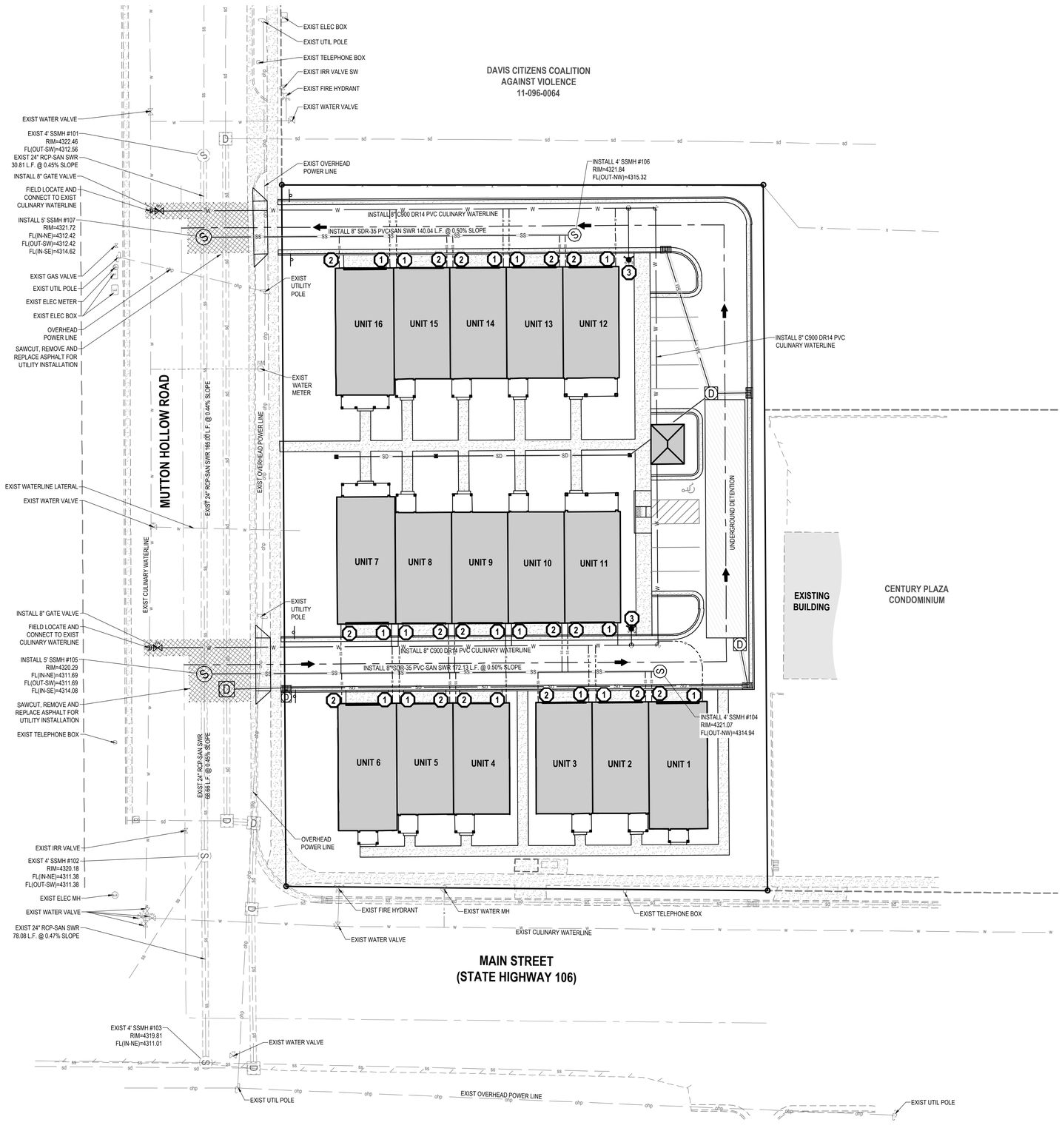
ELEV = 4302.93'

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT BOX
- STORM DRAIN CATCH BASIN
- STORM DRAIN COMBO BOX
- ELECTRICAL MANHOLE
- ELECTRICAL BOX
- UTILITY POLE
- EXISTING LIGHT
- PROPOSED LIGHT
- GAS METER
- GAS MANHOLE
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- SIGN
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- BUILDABLE AREA WITHIN SETBACKS
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING



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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" CULINARY WATER SERVICE LATERAL WITH 1" METER
2. INSTALL 4" SANITARY SEWER SERVICE @ 2.0% MIN. SLOPE
3. INSTALL FIRE HYDRANT WITH VALVE

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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598 NORTH MAIN STREET
KAYSVILLE, UTAH

PROFESSIONAL ENGINEER — 10356019039 — 5-27-21 — STATE OF UTAH — CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
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8			

PRELIMINARY UTILITY PLAN

PROJECT NUMBER 9594
PRINT DATE 5/27/21
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

3 OF 3

2 June 2021
Kaysville, Utah

UDA

MUTTON HOLLOW TOWNHOUSES

Conceptual Architecture

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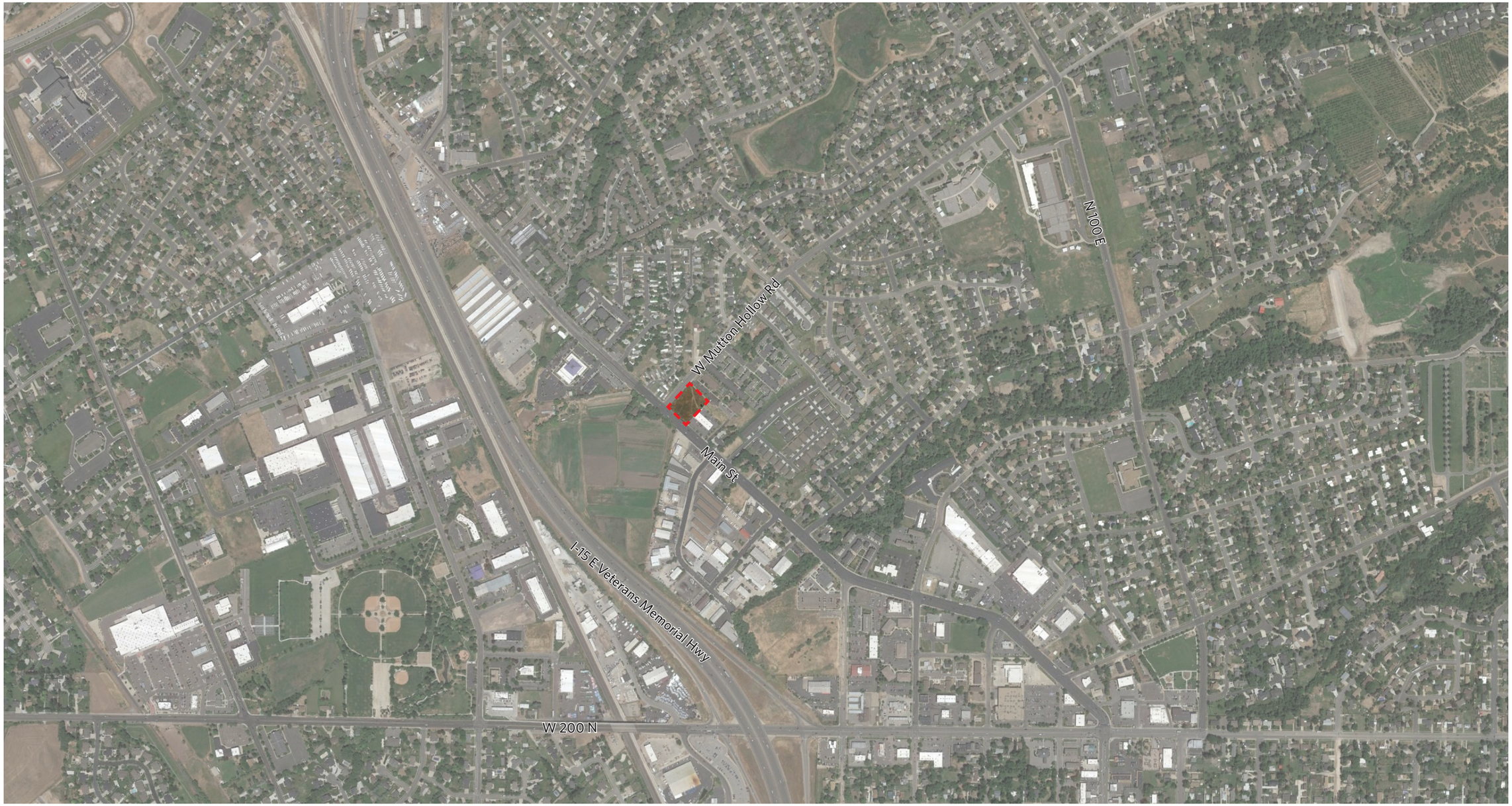


N

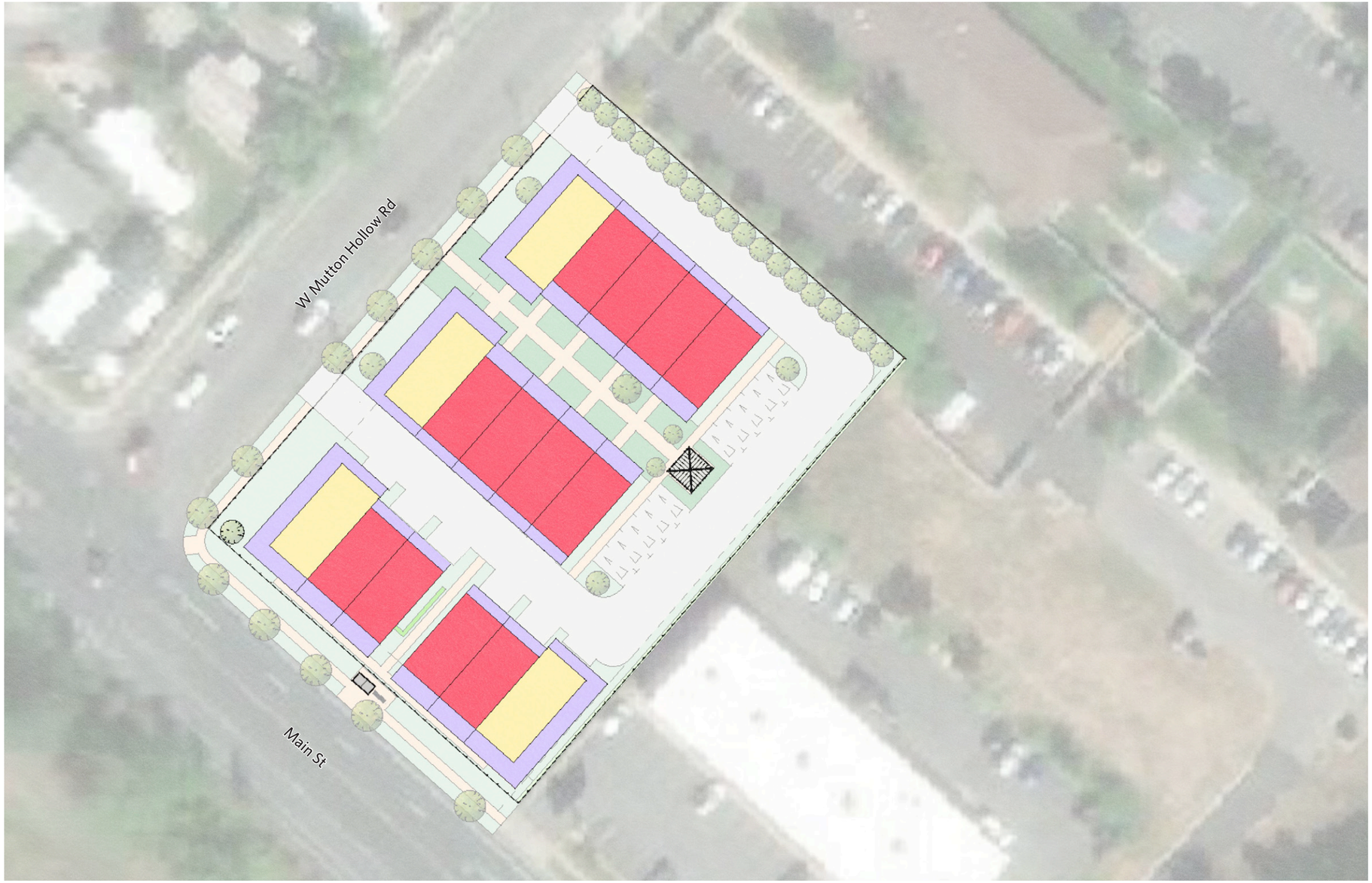
SITE LOCATION MAP

25 0 25 50 125 Feet

N

ILLUSTRATIVE PLAN

URBAN DESIGN ASSOCIATES



DESTINATION HOMES

	Count	Ratio
Arlington	4	24%
Oakland	12	76%
Total	**16**	**-**

PORCH AND SETBACK ZONES

Parking: 9 Spaces

N

25 0 25 50 125 Feet

SITE PLAN & DEVELOPMENT PROGRAM

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 2 JUNE 2021

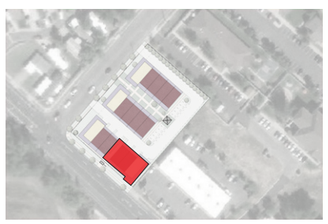
URBAN DESIGN ASSOCIATES

FRONT ELEVATION

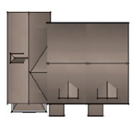
RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION



Color Palette TBD



8 0 8 16 40 Feet

BUILDING 1

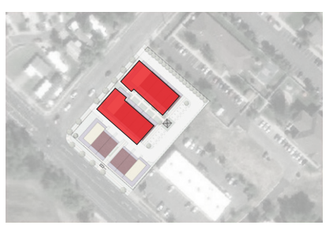
URBAN DESIGN ASSOCIATES

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION



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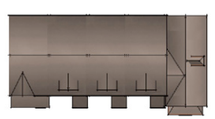


8 0 8 16 40 Feet

BUILDING 2

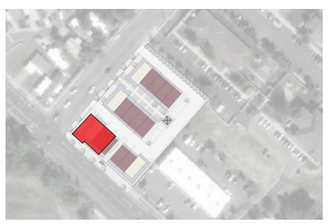
FRONT ELEVATION

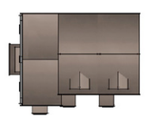
RIGHT ELEVATION

Color Palette TBD

REAR ELEVATION

LEFT ELEVATION





8 0 8 16 40 Feet

BUILDING 3

URBAN DESIGN ASSOCIATES

AERIAL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 2 JUNE 2021

URBAN DESIGN ASSOCIATES

AERIAL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 2 JUNE 2021

URBAN DESIGN ASSOCIATES

EYE-LEVEL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 2 JUNE 2021

EYE-LEVEL VIEW

MUTTON HOLLOW TOWNHOUSES / KAYSVILLE, UTAH / 2 JUNE 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

ORDINANCE NO. 2021-_____

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, and LI 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, or LI, 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, clean industrial, 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 square footage of development ~~must~~ should be residential use and 10% or more of the square footage of development should be for commercial 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 rations 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~~ should be for commercial use.

3. When applied with the LI zoning district:

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 rations 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. 40% or more of the square footage of development should be for commercial/(clean) light industrial use.

17-27-4 PROHIBITED USES

1. To be applied to all underlying zoning districts: Unless expressly permitted, all other uses that ~~Uses that are~~ incompatible with this purpose of this chapter, including short term rentals (occupancy of residential unit for less than 30 days), ~~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)~~(1) 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)~~(2) 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% of land area under consideration

ii) GC and LI – 10% of land area under consideration

iii) R-M – 20% of land area under consideration

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.
   ~~a)~~b) **In addition to signs permitted in the R-M zone by KCC 17-33, wall signs not to exceed 25% of the façade of a building are permitted. EMC signs are prohibited.**

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
June 10, 2021

This meeting was held on Thursday, June 10 2021 at 6:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Vice Chairperson Quan Nguyen, Commissioners Steve Lyon, Toby Barrus, Jared Doxey (via Zoom), Wilf Sommerkorn and Abigayle Hunt.

Staff Present: Lyle Gibson, Dan Jessop, Mindi Edstrom

Public Attendees: Sam Taylor, Tom Wood, Jay Welk, Amy Nguyen, David Black, Mike Blackham, and Tammy Tran

The Work Session began at 6:00 pm.

WORK SESSION: GENERAL PLAN AMENDMENT (PLANNING COMMISSION AND CONSULTANT)

Welcome: Lyle Gibson

Commission Nguyen will be conducting the meeting.
Commissioner Doxey joining by Zoom

Sam Taylor from Landmark Design is the consultant who will be presenting the data from the City Center Concepts Survey. He wants to be on the same track as the Planning Commission before they get too far along with the plans.

The survey data shows that the residents would like to see change on 200 North West of Main Street and the Industrial Park. The city center really is the epicenter for change with this project.

Mr. Taylor defined these areas on the maps and shares the results of what residents voted for in survey.

Mr. Taylor presents two concepts from the survey data. The ideas presented are aspirational and meant occur over time.

Concept A: Looking for activity centers. Main corridors with Main and 200 N. Seems logical to embrace the historic downtown. Barnes Park frontage of the park could be utilized. Continue to front the two main corridors. Transitional housing was suggested and states that the city primarily remain single family homes. Concept A suggests that the West side of I-15 would be good business areas. Desert Drive is going to continuing to evolve but generally has a good mix

of uses. The Flint Street area could embrace the park area and add housing adjacent to work places as desired. Look for a mix of residential and commercial all fronting the park.

The streets and trails for this concept were presented. Concept A makes use of existing street network. Concept has a trail to link together a green corridor to link east and west by providing a walk way over I-15.

Concept B: Similar to A. This primary difference is a more extreme change with the streetscapes. Concept B suggests residential along Barnes Park. Shows ways Main Street could be made over by adding landscape in the median and bike and bus infrastructure added. These additions would make the land uses start to change potentially losing parking spaces in order to better accommodate other transportation modes and pedestrians. The greenway will allow a flow of dining, stopping and enjoying. This would make this a complete street including all forms of transportation can use.

Discussion with Commission:

Commissioner Nguyen: Loves the proposals they are beautiful. Loves the Bike Lane. Ask the question of cost per mile on the raised lane.

Mr. Taylor: Says survey was great to help us know where we want to target change.

Commissioner Sommerkorn: It is the job of the Planning Commission to decide what concept they want to settle on and be able to present to residents

Commission Lyons: Would like to keep connectivity and MU in proposal and thinks that these concepts are on the right track

Commissioner Nguyen: Ask if we know a $$ cost on what either of these plans will entail. It is discussed that once we have a set plan then the price would be introduced.

Mr. Taylor: Rough concepts here without price tags. These plans will have to be realized over time. What is the priority from the city's budget?

Commissioner Nguyen: Why we have Sam here is because we want to know if there will be builders that would want to come and build this? Asks Sam on his pulse on the developers that would want to get involved in something like this project.

Mr. Taylor: The pulse is hot for this kind of project. Developers are building mixed use projects and higher density all over Utah.

Commissioner Hunt: Does this meet the input from the survey? She thinks yes. Mr. Taylor did a great job on applying information. She really likes the pedestrian walking over from west to east. Thinks this would build a better community.

Commissioner Lyons: How do we make Kaysville more of a destination location? Make Kaysville

a place to bike and hike and then add our amenities with commercial businesses.

Mr. Taylor: Mixed use areas will bring the excitement to the City Center areas

Commissioner Soomerkorn: Plans show green space near IHC. Wilf asks about new development. Mr. Gibson: There is new businesses coming in but what is known won't use the entire property.

Mr. Taylor: IHC is going to hold on to land holding for forever. So maybe make it a green space so that it flows more with the IHC business model. Suggested that the green space be an expansion of the Bishops Field across from Bowman's

Commissioner Soomerkorn: Likes the concept of the greenway.

Commissioner Hunt: Ask how about connect the greenway to the Rio Grande Trail?

Commissioner Barrus: Planning ahead you don't want to miss out on opportunities with the exits and potential businesses that could come.

Commissioner Page: Likes the focus on the corridor…likes what is being said in the meeting. We have not had a vision in the past and the developers have been the ones making the decisions. The younger generation are wanting a concept of community and these plans are worth spending money on. Thinks Commission moves forward with the plan.

Mr. Gibson asks Mr. Taylor if he is wanting us to hone down in which direction we want to go.

Commissioner Barrus: Plan B is a bit more expensive.

Commissioner Lyons: Rome not built over night. It will take time on future land uses. Leans more toward B than A. This is how we want the community to look in 20 years.

Commissioner Doxey: This plan will be the guiding light for the future. Really likes it. Feels that plan is very helpful.

Mr. Gibson will be emailing out the plans to all to study and make comments.

Planning Commission should look this over and get input to Lyle On Monday June 14th.

Commissioner Hunt: Will these plans be able to move or change with the next City Plan in 5 years?

Mr. Taylor: These are the plans for the next decade. The communities needs will change from time to time. Believes that these plans will be taking us into the right direction for the future.

Mr. Gibson: These plans are easily the most drastic change the city has had on the books for about 50 years for Kaysville. Change would not be very drastic in the next 5 years. It will be fun to watch.

Mr. Nguyen asks if we need to table this item, or if we can continue since Destination Homes as asked to be tabled this evening to get additional items gathered before Commission gives a recommendation.

Commissioner Nguyen motioned to continue discussion of the concepts presented.
Commissioner Lyons seconded the motion.
Vote was unanimous to proceed.

Commissioner Sommerkorn: Main Street and I-15 has some Industrial with vacant property to the north. Current plan calls it commercial. Doesn't believe it will all be commercial. Makes more sense for this area to me more MU.

Commissioner Lyons: Traffic is bad because of three major road projects. Suggests Clearfield City is an example of not to go too wild in correcting traffic. Transit will need to be connected at some point.

Commissioner Nguyen: Need to set aside commercial building space, but since COVID commercial office space is not as needed. He doesn't believe that a percentage needs to be set. We like MU. It makes sense.

Commissioner Sommerkorn: Neighborhood commercial nodes make sense to him. West side does need some services to make the travel much easier. The studies show that people will not cross over a barrier like I-15 to go shopping. Residents will stay on their side as to not cross over a barrier for shopping. Smiths is working because people choose to shop regionally.

Commission Hunt: Wants to know conceptually what the "nodes" they wanted. Neighborhood centric, salons, cafes, gas station. Fits in with the neighborhood, more mom and pop stores.

Mr. Gibson: C areas are a few intersection of major streets including one over by Davis Tech which may be a bit far-fetched. Commissioner Lyons mentions the grass fields. Could be a MU node. C areas are small but impactful.

Commissioner Nguyen wants concept A: Barnes Park makes sense to be a MU. Kaysville city has done well through the pandemic in retail not in office space.

Commissioner Hunt: She has not used a business on main street more than twice in 5 years. Can see this area changing to different uses.

Mr. Gibson gives the Commission until Monday for concept notes and suggestions to be turned in.

Commissioner Nguyen suggests a two minute break at 7:28 pm.
Break ends at 7:38pm

OPENING: Quan

The Planning Commission opened their regularly scheduled meeting at 7:38 pm. Chairperson Quan Nguyen opened the meeting by welcoming those present.

Commissioner Lyon made a motion to approve the minutes from the May 27, 2021 meeting. Abigayle Hunt seconded the motion and they were unanimously approved.

TABLED ITEM-REQUEST TO REZONE 1.1 ACRES OF PORPERTY 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

Commissioner Nguyen notified those in attendance that the applicant had requested earlier in the day to have this item tabled for a future discussion. He allowed those present that had interest in the item to speak.

Public Comments:

Dave Black approached the Planning Commission. He has emailed concerns. Enough is enough because they have the highest density. All the over flow is parking on the street. They have had enough. No open space, can't walk dog or even throw a ball. No more people into the area.

Tom Wood approached the Planning Commission. Christian made a more than full price offer and was rejected. Was to be a Bed and Breakfast. Not really been marketed for more than 20 years. Destination homes has had it wrapped up for over the last year. He looks favorable to a MU project on the west side. Neighbors would like it to go for once to the west side.

Commission: No Comment

Motion to table to future date determined by Destination
Motion to approve: Commissioner Soomerkorn
Motion to second: Commissioner Lyons
Vote is unanimous

TABLED ITEM-CONSIDERATION OF KAYSVILLE CITY ORDINANCE TO CREATE CHAPTER 27- MIXED USE (MU) ZONING DISTRICT OF TITLE 17 PLANNING AND ZONING, OF KAYSVILLE CITY ORDINANCES

Presentation by Mr. Gibson discussing the details of the proposed ordinance with the Commission:

Allows for horizontal or vertical MU. This is an overlay zone to allow for flexibility. As written, the city would review each project on case by case basis having a very detailed proposal to consider.

In discussion of section 17-27-3:
Commissioner Lyons: Do not allow this area to have Airbnb's.

Commissioner Sommerkorn: Item C should be clearer. It request 50 % but of what? Square footage? Must there be some of residential or mixed use combination?

Commissioner Nguyen: Do we even need to have "C" in there? Should we just strike it since it was confusing?

Commissioner Hunt: Thinks that there must contain some percentage of residential and other uses.

Commissioner Lyons: Should we use the world should vs shall?

Commissioner Hunt: She agrees with flexibility but allowing flexibility we could be allowing businesses coming in that are not desirable. i.e. dog crematorium. Make sure we restrict things we don't want.

Commissioner Lyons: We need to consider negative impacts that could come.

Mr. Gibson: We have the flexibility so it would be per project that would help shield us from what could be coming. The wording would allow us to not approve something.

17-27-4
Commissioner Lyons: Asked if the language proposed regarding mechanical repairs or computer repairs?
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17-27-6

Mr. Gibson: Are there any comments on the height component? Doxey and Lyon like the wording there. Accessory buildings state nothing too short. Building design criteria want to keep design and interest in buildings. The discussion indicated that the maximum length of a building could be removed.

Parking would be able to look at it case per case. Parking based on unit type.

Signage: Different districts could have different signs.

Commissioner Hunt: Lighted signs should not be permitted around a residential home. Changeable video screens not allowed. Maybe be different per district but should include a specific distance from residential uses.

Commissioner Nguyen: Put in language that allows us to look at it case by case.

Public Comments: None

Motion to table it for further discussion once staff has worked to amend a little more
Motion to approve: Commissioner Lyons
Motion to second: Commissioner Doxey
Vote is unanimous

CALL TO THE PUBLIC:

CORRESPONDANCE AND CALENDAR:

Meeting back on June 24th last meeting with this council. We will be reelecting a new Chair and Vice Chair in July.

Commissioner Nguyen asked about getting information and links for the discussions and involvement of the Planning Commission. Lyle tasked his office to this and will send out links once it is started for the Commission to see.

ADJOURNMENT

Commissioner Nguyen made a motion to adjourn the meeting. Commission Lyons seconded the motion to adjourn. It was approved unanimously and the meeting was adjourned at 8:27 pm.