KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, March 24, 2022, at 7:00 pm in the Council Chambers of 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 March 10, 2022 meeting
2. Public Hearing for the rezone of 471 East 200 North from R-1 Single Family Residential District to R-M Multiple Family Residential District
3. Preliminary Subdivision of Bourne Estates Planned Residential Unit Development
4. Call to the Public
5. Other matters that properly come before the Planning Commission:
    a. Reports
    b. Correspondence
    c. Calendar
6. Adjournment

On Monday, March 21, 2022, a copy of the foregoing Notice of Meeting was posted in accordance with Section 52-4-202 (3).

Melinda Greenwood
Community Development Director

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: March 18, 2022

Agenda Item #2: Public Hearing and request to rezone 0.25 acres of property at 471 East 200 North from R-1 Single Family Residential District to R-M Multiple Family Residential District

Meeting Date	March 24, 2022
Application Type	Rezone
Applicant | Owner	Christian Nielsen
Address | Parcel ID Number	471 East 200 North | 11-110-0012
Lot Size	.25 acre | 10,890 ft²
Current Use	One single family home
Current Zoning	R-1-8 Single Family Residential
Density Entitlement	1 single family detached unit (minimum 8,000 ft²)
Requested Zoning	R-M Multiple Family Residential
Density Entitlement	3 attached residential units

1. BACKGROUND

The subject property is currently a 10,890 ft² parcel on the north side of 200 North with one existing single family home facing 200 North Street. The owner is requesting a rezone from R-1-8 Single Family Residential to R-M Multiple Family Residential. The change in zoning would allow for the construction of up to three dwelling units as prescribed per R-M zone ordinance.

The applicant has not submitted any concept drawings.

2. SURROUNDING LAND USE AND ZONING

The parcel is located on the north side of 200 North at 471 East. For the Commission's consideration of the whether or not the application of the R-M zone on the subject property is an appropriate location, the character of the surrounding neighborhood includes:

- **Adjacent** – Directly adjacent to the subject property is R-1-8 zoning and single family dwellings which are located on the north, east and west sides.
- **North** – The subject property is bordered by R-1-8 zoning.
- **South** – Across 200 North and south of the parcel is R-D Diverse Residential District zoning.

- **East** – The subject property is bordered by R-1-8 zoning with a single parcel zoned R-M approximately 375 feet to the east.
- **West** – The subject property is bordered by R-1-8 zoning with a single parcel zoned R-2 approximately 780 feet to the east.

The subject property, 471 East 200 North is highlighted in yellow.

3. General Plan

The 2019 Kaysville City General Plan contains the following goals and policies (emphasis added). These excerpts are relevant to the R-M rezone application and should be considered as deciding criterion when the Commission makes their recommendation to the City Council.

I. Identity and Character

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

The R-M zone is a residential zone, therefore the rezone request falls in line with this goal and policy.

III. Growth and Development

*A.2. Reserve land and promote development that is high quality, **diversified and adaptable to changing conditions**.*

The R-M zone allows for attached dwelling units and multiple dwellings on a single site which can diversify housing opportunities. The rezone request to R-M supports this goal and policy.

I. 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).*

The subject property is located east of I-15 and on 200 North. Given its location, consideration of applying a medium density to this site is appropriate.

*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**.*

The majority of the housing in the area is currently developed as single family detached housing, the addition up to three units can diversify the size and type of housing while preserving the existing residential feel.

Plan For Additional Moderate Income Housing
***Approximately fifteen percent (15%) of the additional housing should be moderate income housing.** Kaysville will continue to use the following means and techniques to provide a realistic opportunity for development of a variety of housing, including moderate income housing:*

*1. **Zoning properties** townsite (R-T), single family (R-1), diverse (R-D), two-family (R-2), one to four family (R-4), and **multiple family (R-M) residential** and central commercial (CC) which allows housing.*

*3. **Permitting multiple unit structures in single family residential zones.***

*4**. Permitting less costly size, design, materials and construction of housing**.*

*9. **Rezone for densities necessary to assure the production of moderate income housing.***

Because the R-M zone allows multiple attached units which are typically considered more affordable than single family residences, the zone change would diversify available housing products in the area.

4. ZONING

A. R-M Zone

The stated purpose of the R-M zone is:

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.

Based on information in this report, public comment, and discussion at the Planning Commission meeting, the Commission should determine whether or not the application of the R-M zone in this location would meet the stated purpose of the R-M zone.

B. Density

The subject property is 10,890 ft², which would allow for up to three attached dwelling units on the site. There is an existing single family residence on the site. Under the current zoning, a portion of the home could be used for an internal accessory dwelling unit, for a density allowance of two units on the site.

The most practical application of the R-M zone with the existing structure would be conversion of the home to a rental unit on the main floor with a second unit on the bottom floor.

C. Parking

KCC Chapter 17-32-5-2 states that each three-unit dwelling would require two parking spaces per unit, for a total of six parking stalls required with the maximum density.

D. Open Space

The R-M zone prescribes specific amounts of open space for outdoor leisure. A three-unit development would require a minimum of 2,000 ft².

E. Storage

The R-M zone requires a minimum of 20 ft² of enclosed outside storage for each dwelling unit, totaling 60 ft² for six units.

F. Other Regulations

Differences between the height and setback regulations between the current and proposed zones are identified in the chart below.

	R-1-8	R-M
Height	30’	30’
Front Setback	25’	25’
Side Setback	≥ 8’ both side yards ≥16’	≥ 8’ both side yards ≥16’ + 2’ per unit over two;
Rear Setback	15’	15’

5. PUBLIC NOTICING AND PUBLIC COMMENT

A total of 61 public notices were mailed to property owners within 500' of the subject property.

As of the date of this report, two comments (attached) have been received in opposition of the request and cited concerns with traffic, parking, neighborhood character, lot size, noise and crime.

6. SUMMARY

The 2019 General Plan contains adequate goals and policy objectives to support approval of the rezone request. Further, there are two properties with multifamily zoning designations within approximately one block of the subject property. The property at 327 East which is zoned R-2 and the property addressed at 520-542 East is zoned R-M. The request to rezone from R-1-8 to R-M would not be out of character for the neighborhood.

7. RECOMMENDATION

The Planning Commission should make a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the 2019 General Plan, considerations listed within this staff report and how well this requested zone works at this particular location.

The Planning Commission may make a recommendation to approve or deny the rezone request.

8. ATTACHMENTS

A. Draft rezone ordinance
B. Location map
C. Zoning map
D. Public comments

ORDINANCE NO. 22-_____

AN ORDINANCE REZONING A CERTAIN PORTION OF KAYSVILLE CITY TO THE RM (MULTIPLE FAMILY RESIDNETIAL) ZONING DISTRICT, 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 at 471 East 200 North from the R-1-8 Single Family Residential district to the R-M Multiple Family Residential for the purpose of allowing potential future multiple family dwellings; and

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

WHEREAS, the applicant for the rezone request has agreed to place certain limitations on the potential use of property to address concerns of the RM zoning district by development agreement; and

WHEREAS, on March 24, 2022, the Kaysville City Planning Commission has made a recommendation of approval/denial to the City Council on said zoning action; and

WHEREAS, the City Council after due consideration of said district has concluded that it is in the best interest of the City and the inhabitants thereof that said zone 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: Rezone. The real property at 471 East 200 North, and known by Tax Identification Number 11-110-0012, as shown on the attached map which is made a part hereof, containing approximately .25 acre of land, shall be rezoned and the Zoning Map amended by removing it from the Kaysville City R-1-8 Single Family Residential district as currently delineated and rezoning it to the R-M Multiple Family Residential 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 VI: This Ordinance shall take effect upon execution of the ordinance.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this __th day of _____, 2022

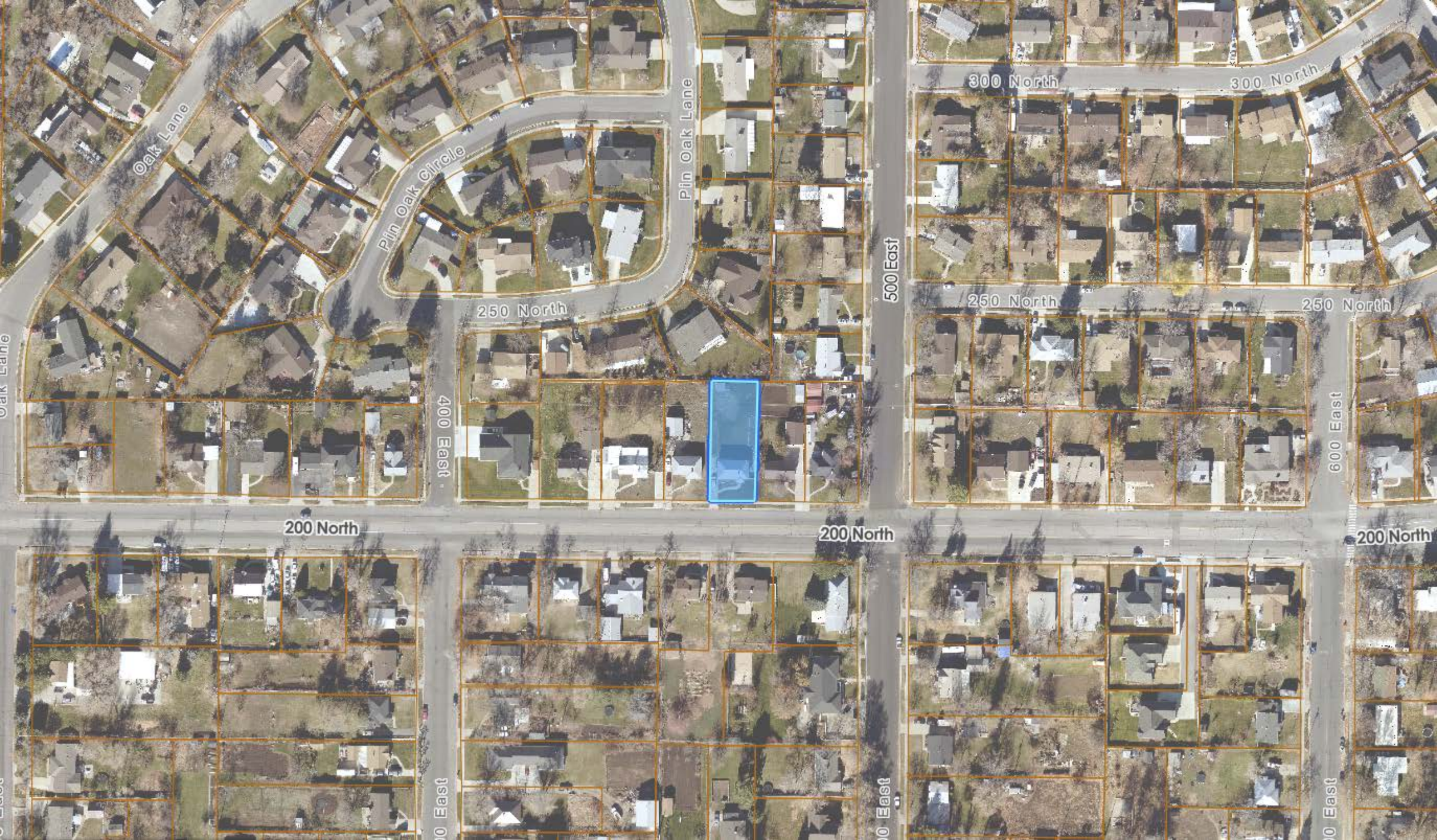
_____

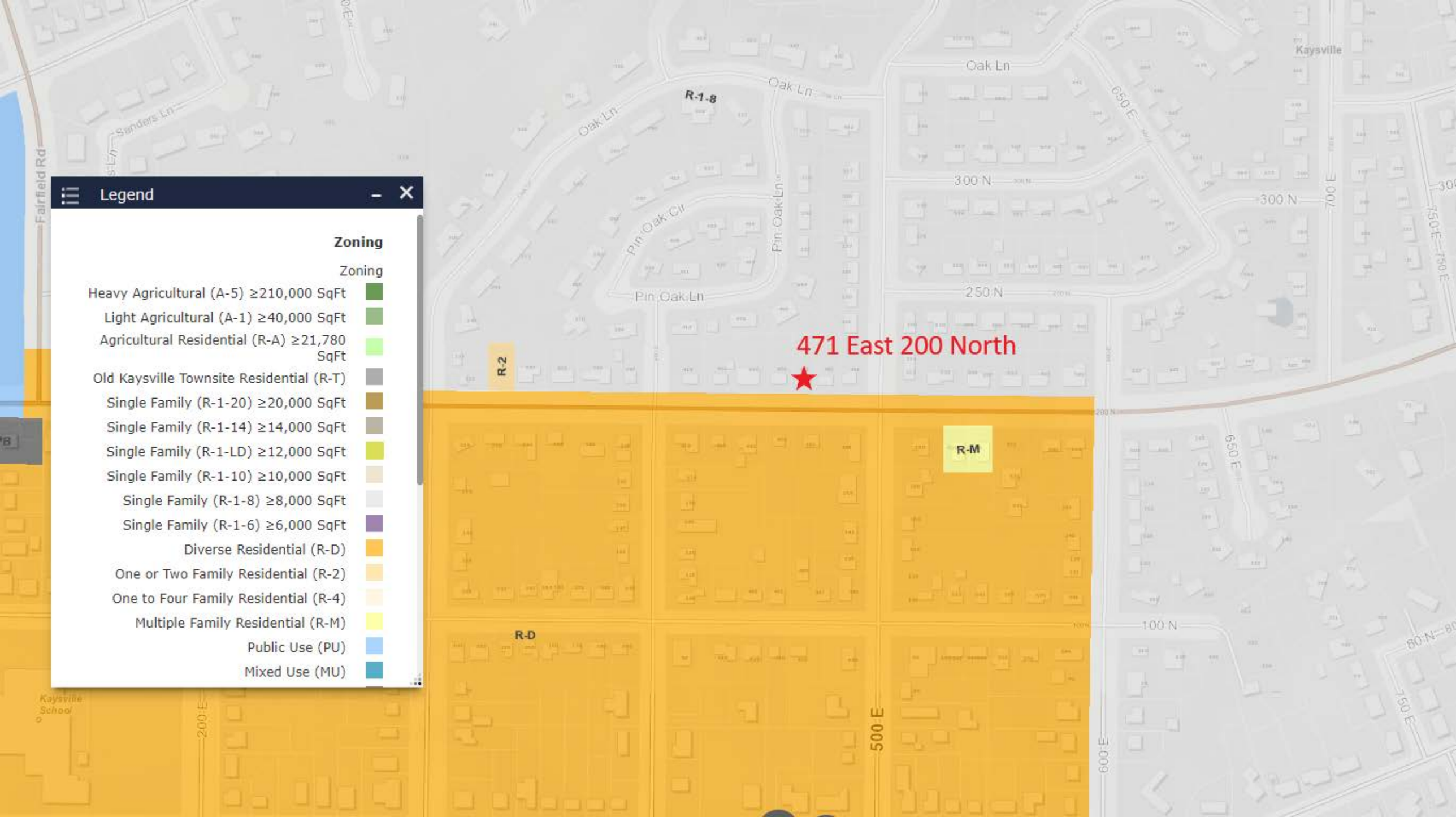
Tamara Tran
Mayor

ATTEST:

_____

Annemarie Plaizier
City Recorder


Oak Lane
Pin Oak Circle
Pin Oak Lane
300 North
300 North
500 East
250 North
250 North
250 North
Oak Lane
400 East
600 East
200 North
200 North
200 North
0 East
0 East
0 East


Legend
Zoning
Zoning
Heavy Agricultural (A-5) ≥210,000 SqFt
Light Agricultural (A-1) ≥40,000 SqFt
Agricultural Residential (R-A) ≥21,780 SqFt
Old Kaysville Townsite Residential (R-T)
Single Family (R-1-20) ≥20,000 SqFt
Single Family (R-1-14) ≥14,000 SqFt
Single Family (R-1-LD) ≥12,000 SqFt
Single Family (R-1-10) ≥10,000 SqFt
Single Family (R-1-8) ≥8,000 SqFt
Single Family (R-1-6) ≥6,000 SqFt
Diverse Residential (R-D)
One or Two Family Residential (R-2)
One to Four Family Residential (R-4)
Multiple Family Residential (R-M)
Public Use (PU)
Mixed Use (MU)
471 East 200 North
R-1-8
R-2
R-M
R-D
Oak Ln
Pin Oak Cir
Pin Oak Ln
Sanders Ln
Fairfield Rd
Kaysville
300 N
250 N
100 N
650 E
700 E
750 E
500 E
600 E
200 E
Kaysville School

Melinda Greenwood

From: noreply@civicplus.com
Sent: Friday, March 11, 2022 1:10 PM
To: Melinda Greenwood; Mindi Edstrom; Dan Jessop; [redacted]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	William Skinner
Email Address	[redacted]
Address	[redacted]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[redacted]
Your Message	I am unable to attend the planning commission meeting on the 24th where the zoning change request is being made. This request is for the property located at 471 E 200 North. As being the property owner of the property directly west of this location I am writing you to let you know that I am OPPOSED to this zoning change. The reasons for this are numerous. Some of them being 1. Property Size. The property layout is currently not large enough to accommodate 3 attached dwelling units and also provide the needed parking for the families. 2 Parking. Currently parking is a nightmare on 200 north. There is not enough parking available on the street for this place to use during the summer months and the property size does not allow for enough space for the needed parking for this many dwellings. 3. Traffic, Currently 200 north is a two lane highway and is very busy with traffic. I usually have to back into my driveway in order to be able to get out during the day as traffic

	is too busy to allow you to back out into the roadway. 4. A property 1 block away had put in for the same zoning change and was denied for much of these same reasons. Finally having a 3 unit dwelling will not fit in with the rest of the neighborhood which is all single family homes. Not to mention the additional noise, crime and other things that go along with apartments.
Upload an Attachment	*Field not completed.*
Upload an Attachment	*Field not completed.*
Upload an Attachment	*Field not completed.*

Email not displaying correctly? View it in your browser.

March 7, 1022

Planning Commission

Kaysville City Corporation

RE: Christian Nielsen's investment home zone change

Please refer to Google maps to review lot or visit the property in person before considering rezoning.

I have been a resident at this address since 1973 (49 years) so I am well acquainted with the increase in traffic to a monumental proportion over time which only continues to grow.

On the proposed property there is not the required access to get to the back yard for a multi-unit. Only a single-width driveway exists which sits on the property line and cannot be widened.

Several years ago the Bitter family (owners) requested Kaysville City a permit to build a Mother-in-law's unit in back – they were turned down by Kaysville City for this reason and others (pluming & sewer) etc.

The current renters have two vehicles. If the front car is needed they have to back out both vehicles onto the busy 200 North to get the front car out. If other units were to be built in the back the problem would only multiply. Each unit would probably have more than one car as well as a consideration should be made of having any overnight guests during the winter months (Nov-Mar) no parking on street.

Years ago my family member lived in a duplex (485 East 100 N) with a similar problem with only two families involved. Their back unit was challenged many times in having to ask the neighbors to move their car so they could drive out, (single wide driveway also). Frustrating.

Many reasons why rezoning this property is a bad idea. Multi-unit would devalue existing properties as well as privacy of existing immediate residents would be affected.

Why is it allowed you're considering a buyer coming into a neighborhood which he has never lived or to be acquainted with make such radical changes in that neighborhood which affects so many people especially those with adjoining properties?

We oppose any changes in zoning.

Thank you

Karen L Lee

Karen Lee

[redacted]

Kaysville Utah

Planning Commission

Kaysville City

RE: Zone change of 471 E 200 N

Approval on this project shouldn't be granted until a study of traffic is conducted on the block of 200 North and 500 East for reasons stated below.

Please visit the location of consider 200 North which is a very busy street that is especially congested at various hours along with traffic funneling onto 200 North from 500 East especially from the DATC and Davis High students turning westbound. It is a nightmare for residence backing out on 200 North westbound from 500 East. Think about the traffic and the affects it would have of a multiple residence backing out onto 200 North from this property. Right now the UDOT huge double dump trucks which uses 200 North (22 trucks per 1/2hour) along with the normal ongoing traffic is what exists today.

Awhile ago a car veered across 200 North (westbound) from 500 East jumping the curb wiping out the cement barrier between 471 E and 483 E on 200 N continuing on and hitting the front porch of this home cracking the front porch which is still visible today. Owners of the home (Johnson's) at that time moved soon afterward feeling it was to unsafe to raise their young family.

Also consider parking. Everyone on this block has multi-cars. Imagine multiplying those cars (2 cars x 3 units = 6 cars) at least. What about overnight guests during the winter? They cannot park on the street between Nov - Mar.

Also, this home has a narrow single wide driveway which cannot be widened. It sits on the property line. Any cars parked on existing home wouldn't allow for other cars passage.

We cannot find one positive for allowing the multiunit being approved.

Albert G Warren

Christine Warren

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Dan Jessop, Zoning Administrator
Date: March 18, 2022

Agenda Item #3: Preliminary Subdivision of Bourne Estates Planned Residential Unit Development

Meeting Date	March 24, 2022
Application Type	Preliminary Subdivision
Applicant | Owner	Robert and Linda Bourne
Address | Parcel ID Number	1742 W Phillips Street| 11-077-0023
Lot Size	2.54 acres | 110,624 ft²
Current Use	One single family home
Current Zoning	R-1-LD PRUD
Subdivision Density	5 single family lots

1. BACKGROUND

The proposed preliminary subdivision plat for the Bourne Estates PRUD subdivision is before the Planning Commission for consideration for preliminary plat approval. The plat is consistent

with the zoning ordinance of R-1-LD with a PRUD overlay allowing for a private lane subdivision. Five lots, all of which comply with minimum lot size and frontage requirements, are proposed on this Preliminary Plat.

The 5 lots proposed are on approximately 2.5 acres of land zoned with the R-1-LD zoning district and approval for the PRUD overlay to accommodate a private street configuration last year. The lots range from 17,886 thousand ft² to 22,921 ft².

The applicant has now completed the engineering and is requesting preliminary plat approval.

2. REASONING

The plat is in compliance with the existing R-1-LD (PRUD) zone, and the engineering and design has been reviewed by all applicable agencies and found to be in compliance with applicable ordinances and standards.

3. RECOMMENDATION

Staff recommends that the Planning Commission grant approval for the preliminary plat of the Bourne Estates PRUD Subdivision.

4. ATTACHMENTS

A. Preliminary Plat

Bourne Subdivision

A part of the North Half of Section 32 and the South Half of Section 29, T9N, R2W, SLB&M, U.S. Survey
Kaysville City, Davis County, Utah
March 2022

Scale: 1" = 30'

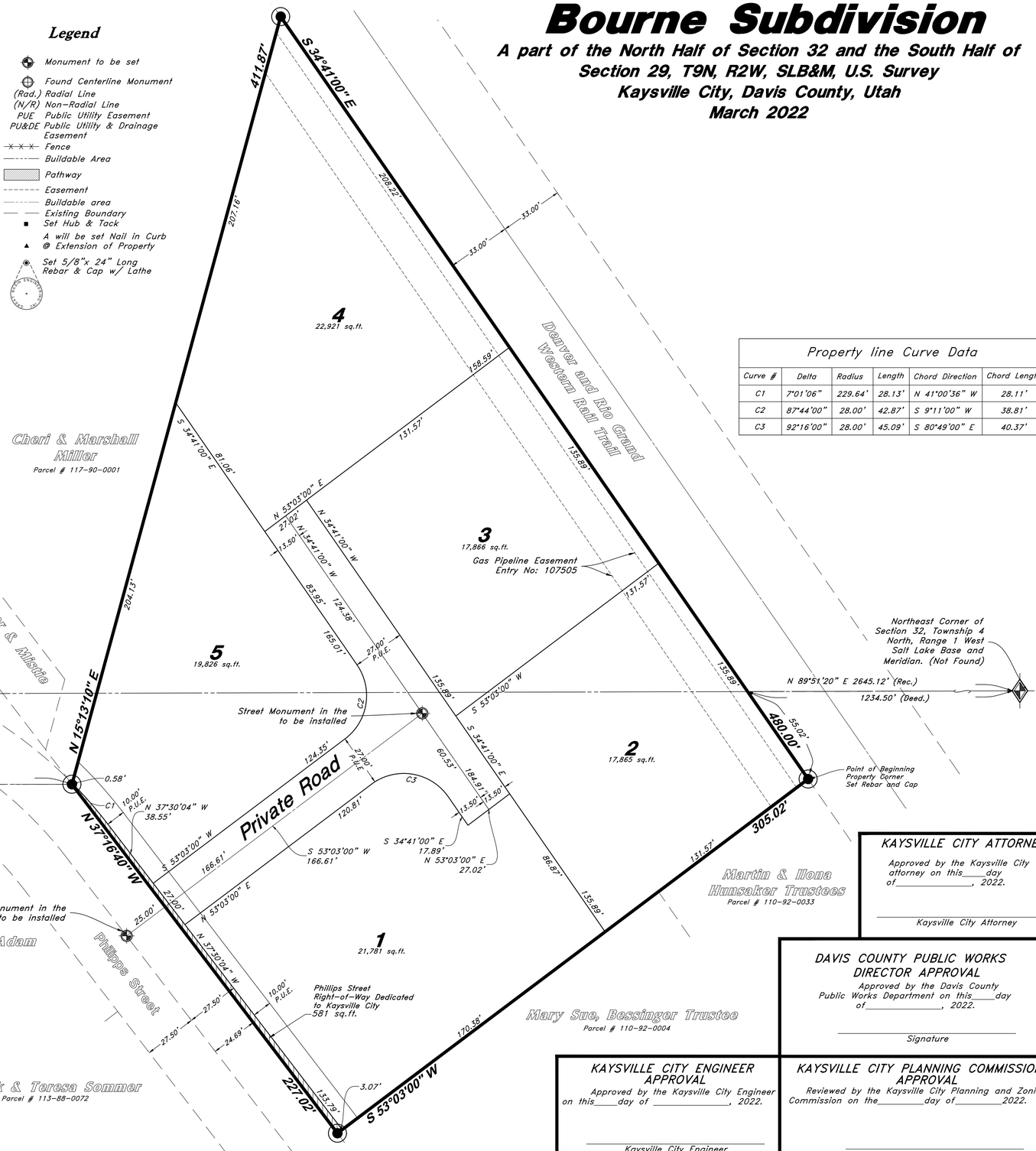
30 0 15 30 40 50 60

Graphic Scale

Vicinity Map
(Not to Scale)

Legend

- Monument to be set
- Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe



Cheri & Marshall Miller
Parcel # 117-90-0001

Marshall Miller & Mandy Miller
Parcel # 117-90-0002

Dean & Connie Adam
Parcel # 113-88-0073

Derek & Teresa Sommer
Parcel # 113-88-0072

Martin & Ilona Hunsaker Trustees
Parcel # 110-92-0033

Mary Sue, Bessinger Trustee
Parcel # 110-92-0004

Property line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	7°01'06"	229.64'	28.13'	N 41°00'36" W	28.11'
C2	87°44'00"	28.00'	42.87'	S 9°11'00" W	38.81'
C3	92°16'00"	28.00'	45.09'	S 80°49'00" E	40.37'

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon In accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Bourne Subdivision, in Kaysville City, Davis County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this____day of_____, 2022.

TENTATIVE FINAL

6242920
License No. Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots, streets, and private streets as shown on this plat, and name said tract Bourne Subdivision, and hereby dedicate, grant and convey to Kaysville City, Davis County, Utah, all those parts or portions of said tract of land designated as public streets, the same to be used as public thoroughfares forever; and also dedicate, to Kaysville City, those certain strips designated as public utility easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Kaysville City.

We also hereby dedicate and grant all those parts or portions of said tract of land, designated as private roads, to the Home Owners Association, the same to be used as private thoroughfares forever;

Signed this _____ day of _____, 2022.

Robert Bourne & Linda Bourne

_____ _____
Owner - Robert Bourne Owner - Linda Bourne

ACKNOWLEDGMENT

State of Utah }
County of Davis } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2022 by Robert Bourne & Linda Bourne.

Residing At:_____ _____
A Notary Public commissioned in Utah
Commission Number:_____
Commission Expires:_____ _____
Print Name

BOUNDARY DESCRIPTION

Beginning on Westerly Right-of Way line of the Rail Trail at a point South 89°51'20" West 1234.50 feet along Section line & South 34°41'00" East 55.02 feet along said Westerly line from the Northeast Corner Section 32 Township 4 North Range 1 West Salt Lake Base and Meridian and running thence South 53°03'00 West 305.02 feet to Easterly line of Phillips Street; thence along said Easterly line of Phillips Street North 37°16'40" West 227.02 to the southerly point of Miller Ranch Amended Subdivision; thence along the Southeasterly line of said Subdivision North 15°13'10" East 411.87 feet to the said Westerly Right-of-Way line of Rail Trail; thence along said Right-of-Way line South 34°41'00" East 480 feet to the point of beginning.

Contains 2.54 Acres

Rotate bearings counter clockwise 0°19'01" to equal Nad83 bearings.

NARRATIVE

This Survey and Subdivision was requested by Robert Bourne for the purpose of preparing to develop and subdivide the property.

A line bearing North 5°52'48" West from a Monument found in the intersection of Phillips Street and Walker Farm Drive and a street monument found on the center line of Farmland Drive, was used as the Basis of Bearings, as shown hereon.

At the time of survey the North Quarter and the Northeast corner of Section 32 Township 4 North, Range 1 West, Salt Lake Base and Meridian, was not found. Miller Ranch Amended Subdivision, and Mountain Shadow Estates No. 6 Subdivision was used to establish the location of the boundary for the subject parcel.

See Record of Survey for boundary replacement.

The property corners were monumented as shown hereon.

KAYSVILLE CITY ATTORNEY

Approved by the Kaysville City attorney on this_____day of_____, 2022.

_____
Kaysville City Attorney

DAVIS COUNTY PUBLIC WORKS DIRECTOR APPROVAL

Approved by the Davis County Public Works Department on this_____day of_____, 2022.

_____
Signature

CENTRAL DAVIS SEWER DISTRICT APPROVAL

Approved by the Central Davis Sewer District on this_____day of_____, 2022.

_____
Signature

KAYSVILLE CITY ENGINEER APPROVAL

Approved by the Kaysville City Engineer on this_____day of _____, 2022.

_____
Kaysville City Engineer

KAYSVILLE CITY PLANNING COMMISSION APPROVAL

Reviewed by the Kaysville City Planning and Zoning Commission on the_____day of_____2022.

_____
Chairperson

KAYSVILLE CITY COUNCIL APPROVAL

This is to certify that this pat and dedication of this plat were duly approved and accepted by the City Council of Kaysville City, Utah this_____day of_____2022

Attest:_____ _____
Title: Mayor

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID
_____FILED FOR RECORD AND
RECORDED_____, AT
_____IN BOOK_____ OF OFFICIAL
RECORDS, PAGE_____. RECORDED
FOR_____

_____
WEBER COUNTY RECORDER

BY:_____
DEPUTY

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

21N327

KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES

March 10, 2022

Planning Commission Members in Attendance: Vice Chairman Lyon, Commissioners Page, Doxey, Sundloff, Barrus, Branch, and Allred

Staff Present: Melinda Greenwood, Mindi Edstrom

Public Attendees: See attached Planning Commission sign-in sheet

OPENING

The Planning Commission meeting was held on Thursday, March 10 2022 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Vice Chairperson Steve Lyon opened the meeting by welcoming those present.

Melinda Greenwood: A resident brought to our attention that some names were missing from the list of attendees in the February 24, 2022 draft minutes. The resident brought in letter with the names of those who attended the meeting but were not listed as attending and asked that the minutes be corrected to include the names listed in her letter. A resident also provided staff with the accident report data mentioned in the public hearing portion of the meeting on the 24th. (see attached documents)

Commissioner Sundloff made a motion to amend the draft minutes to include the missing names and to approve the February 24, 2022 meeting minutes. Commissioner Branch seconded the motion and they were unanimously approved with a vote of 7-0.

Commissioner Lyon introduced the next item and reminded the public that the meeting was not a public hearing. He added he will allow public comments but asked if they spoke at the last meeting they not speak again and that they limit comments to 1.5 minutes. He reminded the public that if they spoke at the last meeting, their comments were on public record and they didn't need to readdress the Planning Commission.

Consideration of a development agreement and rezone of 478 South Main Street from R-1 Single Family to R-M Multiple Family Residential District (item continued from the February 10, 2022 public hearing)

Introduced by: Melinda Greenwood

Description: Ms. Greenwood shares that the presentation will be very similar to what was shared last time. She explained the process of a rezone and said we send out mailers and hold a

public hearing for the public to have dedicated time to come and speak on the record. She said that all information that has been gathered from the public will be given to the City Council.

She said the applicant is wanting to rezone from R-1-8 to R-M and the site has been used as a community garden. As currently zoned, three single family homes would be allowed. The applicant requested a rezone to a Multi Family, which would allow them to put up to eight units based on the size of the property.

Melinda Greenwood presented images of the property in discussion and showed within the local area several different zones exist.

Melinda Greenwood shared information from the 2019 General plan and how portions of the policy support the rezone. Because the R-M zone allows for townhomes, which are typically considered more affordable than single family residences due to construction methods and efficiency of land development, this project would diversify available housing products and provide options which are more affordable than single family homes.

Ms. Greenwood reviewed the differences between R-1-8 and R-M, including building height allowances, front setbacks, side setbacks, rear setbacks, and the corner setback. (See attachments for chart)

She reviewed that public comment summarized from February 24th Public Hearing included concerns about traffic, parking, increased density, impact to neighborhood character, high tenant turnover, safety and said a petition opposing the rezone with over 200 signatures was submitted to the Commission.

Melinda Greenwood said she met with the applicant to discuss changing the rezone application to R-2 instead of R-M. However, the applicant wanted to stay the course with the R-M zone and a six-unit townhome project. She stated the developer was willing to enter into a development agreement which would limit the project to a six unit townhome product, provide a minimum of 12 parking spaces, add buffering features on the east and north side of the property and limit design to Craftsman or Farmhouse style.

She explained that staff discussed the R-2 zone said when considering traffic, having a singular point of ingress and egress was thought to be preferable to having three separate driveways. She said 475 South has some curvature and grade change which make having one entry further away from Main Street a better option. She said she confirmed with the City Engineer and UDOT that a traffic study on a project this small was not necessary.

Commissioner Allred asked staff for clarification on the parking stalls, wondering if the number the total stalls of included enclosed stalls and those in the driveway.

Melinda Greenwood stated the R-M and parking code does not specify if parking has to be enclosed or otherwise but said the applicant is wanting to have some type of garage if they can.

The applicant said they want to have as much parking as possible on the property.

Commissioner Lyon invited the applicants to approach the Planning Commission, and the applicants, Mark Lund and Kelly White, introduced themselves.

Commissioner Allred asked about total capacity of parking on the site, wondering if it would be just twelve stalls or if a resident could also park two cars in the driveway.

Mark Lund said they will provide a minimum of twelve stalls but that they want to put in as much parking as possible.

Melinda Greenwood informed the commission they were having technical difficulties at the moment and the live stream from YouTube was not working but they were trying to remedy the issues.

Commissioner Sundloff said his understanding of the intent of development agreement is to limit the project to six units. He cited concerns about wording in section 2.a.2 of the draft development agreement and suggested some wording modifications. Melinda Greenwood those changes could be made and the application agreed to the wording modification and confirmed intent to only construct six units.

Vice Chair Lyon reminds the public that tonight's meeting was not a public hearing but invited the public to speak, asking them to limit their comments to two minutes.

Ms. Nedra Saunders, who lives at 578 South 300 East began by stating concerns about Davis High School pedestrian traffic. She said she lives in a well-connected community with owners and not renters. She said the property has an underground stream flowing from the northeast to the southwest and also goes under Main Street. She said that during heavy rain there is flooding of basements of homes on 475 South and suggested more pavement could affect the neighbors and the project. She pleaded with the Commissioners to imagine having this project next door to their own house and said that a buffer of trees would take years to grow. She feels that an R-M Zone leaves too many unknowns and would prefer to have the Planning Commission recommend the property to be R-2 so that it is complimentary to the community.

Tim Stevens said he appreciates the concession of six units down from eight units as well as the architectural design. He said the design with garage doors on the front would give the project a warehouse kind of feel. He asked for permission to approach the rostrum to show a photograph of a townhome project where garages were located on the back of the project and it has the units closer to the street.

Brian Benyon, Lives at 574 South 250 East said he knows that the Planning Commission and the City Code and building requirements are there to protect the investment of the applicant, but they are also there to protect the investment of the community. He relayed concerns with the

extra width double car garages would add stating it would make the project look like a warehouse. He said there is a significant grade change on the site and he hopes that the developer would consider stepping the units rather than creating a large box that would be five times the size of the neighbor next door.

Applicant Kelly White said they don't have any issues with putting parking in the back and they are not necessarily stuck to the concept provided with their application.

Applicant Mark Lund reaffirmed that they are wanting to build something that looks great, stating he may even live in one of the units.

Al Starky, 573 South 350 East, said he would like to add comments to the record and submitted to the Commission a copy of accident data. (See attachments). He stated "The report only shows six accidents between 17 and 21 on 475 South, however there could be another seven points which would double accidents within a reason when an officer writes a report, he has to make some judgements on what is the location where the car comes from. He as an individual cannot get access to those reports, so his request is this, could somebody from the city ask for the reports and we could look at them and see if there are additional reports?" His also said the accident data is for five years, two of which are COVID years. "You will see with the chart that it's questionable whether you face a safety decision based on two questionable years." Mr. Starky drives up to intersection of Main Street and 475 South many times and the offset on the East may cause partially blind corners and needs to be considered with ability to not encumber vision for drivers as they come out. He suggested a vision is limited sign be placed at the intersection.

Wen Fe Yu lives at 293 East 475 South, right next door to the property. He thanks Commissioner Allred for asking about the parking stalls and enclosed parking and said he is glad it is written into the development agreement. Fe said he has looked at the development agreement and the project is to be setback more than 30 feet back from curb which makes it so his driveway is aligned with the project. He suggests putting in a concrete wall along the fence on the west side of the property. He is also concerned about the concrete and asphalt from the project making storm water funnel down and flooding his property and doesn't see anything about this concern in the development agreement. He is also concerned that with 80-90 residents using the narrow entries every day, a 30 feet high building will block traffic view, and the on-street parking will worsen. Wen Fe Yu also shared that one of the major reasons they are against the R-M zone is they fear that the developers would not be able to finish the project and the next developer would not be under the same development agreement. He stated he and his neighbors are strongly against the rezone to R-M.

Spenser Neel, 388 South Main said he lives in a duplex north of the rezone property, living in one half and renting out the other half and said there is a way to meet in the middle. He feels a duplex would fit better with the neighborhood and asks the Planning Commissioners to be mindful about what is actually being built.

Melinda Greenwood referred to the slide from the presentation about what the development agreement defines and said the agreement does not specify if parking spaces are to be within a garage or not.
a- Limited to 6 units
b- Townhome product
c- 12 parking spaces minimum (10 required)
d- Buffering to residential on east and north sides with trees and fencing
c- Architectural design limited to Craftsman or Farmhouse

Commissioner Lyon closed comments to the public.

Commissioner Sundloff asks staff what are the setbacks shown on exhibit B from the front of those units and asked how close those could come to the sidewalk with no driveways on the front and have driveways or the garages in the rear.

Melinda Greenwood responds to Commissioner Sundloff's question sharing the presentation slide which compares setbacks between R-1-8 and R-M zones. R-M setbacks are 20 feet each side abutting a street so the front setback would have to be 20 feet on Main Street and 25 feet on the side of 475 South. They would also have to meet 15 foot rear setback from the north side of the property. She said she was not sure if the developer would be able to make rear parking work for this project.

Commissioner Sundloff stated having the rear parking would be really difficult and thinks the only way it would possible is if rezoned it to R-M with a PRUD overlay which would give the project more flexibility. Does the applicant even want to consider doing the PRUD overlay?

Melinda Greenwood said they probably could do a PRUD overlay but that may create other concerns, such as trading traffic and pedestrian safety for aesthetics that may feel better to the neighborhood.

Commissioner Sundloff suggested the applicant work with safety and design concerns and maybe a PRUD overlay could be included in the agreement.

Commissioner Lyon asks staff about water concerns and if the City Engineer will look over this project for any concerns with storm water.

Melinda Greenwood stated a storm water review is part of the development process and that the project would have to meet any requirements of development ordinances. She said building permits would not be approved if storm water was not successfully dealt with.

Commissioner Allred said a PRUD is a valid suggestion but creates its own concerns. By moving the development closer to the street it would provide more safety because buildings that are closer to the street creates a calming effect and slows down traffic. He said he likes the idea of having rear parking, but said that may create trade-offs with recreation areas and the drainage

system. Commissioner Allred asked staff if the applicant would need to have additional approval for the PRUD overlay and would that push the project back for the applicant.

Commissioner Sundloff answers Commissioner Allred telling him it would be a rezone and that is a legislative action.

Melinda Greenwood said if adding the PRUD overlay was the recommendation from the Planning Commission then the City Council would consider the development agreement with the PRUD. She cautioned the applicant has not engineered the site enough to know if a rear-loading garages would create other problems. Melinda Greenwood agreed with Commissioner Sundloff that fitting rear garages would be tight, especially with the setbacks on the books and asked the applicants if they are amenable to the idea.

Commissioner Page commented to the Commission that all the homes are all setback 30 feet and by putting parking in the rear and moving the building closer to the street would make this project stick out from the others in the neighborhood. He wondered about putting a children's play area closer to the front by the street. He also said he feels that builders and the developer know best about how to design the project. He said he hates to see legislators building homes from the bench.

Commissioner Branch asked Melinda Greenwood about her conversations with the developer on the R-2 zoning and traffic. She responded that if the rezone were to go R-2, the applicant would need to start the rezone process all over including noticing, sending mailers, signs, and public hearings and the applicant did not want to delay the process. She also said the developer desired to utilize economies of scale that come into place when you share walls on building versus three separate buildings.

Applicant Mark Lund shared that the reason that they want to go with R-M to eliminate parking issues, saying if they changed R-2 or R-4 there would be multiple driveways and fitting adequate parking becomes an issue. He said parking is a big concern for the neighborhood, so the decision to do R-M was not just about costs but also about safety issues.

Commissioner Sundloff asked applicant to clarify his thoughts on parking differences between three structures and one structure. Mark Lund replied saying it would be challenging to fit parking if there were three separate structures. Consolidating to one building makes it so that parking and traffic will be easier.

Commissioner Lyons asked the Commission to make a motion.

Motion: Commissioner Barrus made a motion to recommend approval of the development agreement as presented.
Second: Commissioner Doxey
Vote: Vote is unanimous 7-0

Melinda Greenwood thanked the public in attendance and said the City Council, who is the deciding body on the application will hear the matter on April 14th.

Call to the Public:

Christian Nelson addressed the Commission and said he thinks it makes sense to rezone all properties along major streets to R-M.

Mark Jensen liked Commissioner Sundloff's recommendation to shore up the development agreement and stated concerns that the motion was approved without even caveating the changes feels like a misstep.

Melinda Greenwood stated was going to make the changes mentioned by Commissioner Sundloff and because it wasn't a substantive matter to the agreement there isn't a need to have that change in the motion.

Other matters that properly come before the Planning Commission

a. Reports
b. Correspondence
c. Calendar

Ms. Greenwood thanked the Commissioners that came to the training on February 24th. She mentioned she will be attending the APA Conference in Kanab March 23-25 and will be joining the Planning Commission on the 24th via Zoom.

She mentioned that the City Council will hold a meeting April 14th, which is technically a Planning Commission meeting night, so that meeting would be cancelled. The next meeting dates would be March 24th and then April 28th.

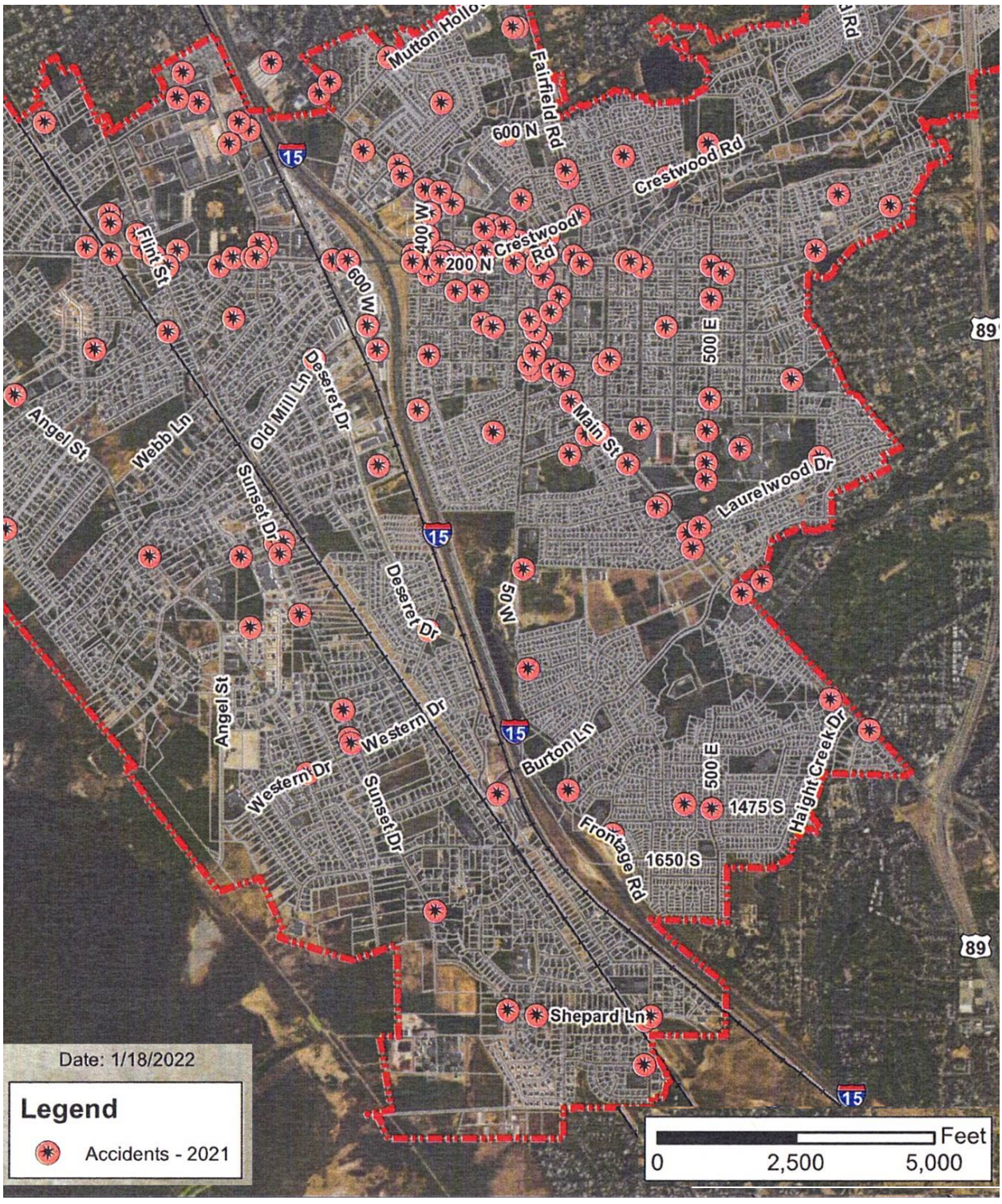
Adjournment

Motion to adjourn by Commissioner Sundloff.
Meeting was adjourned at 8:15 pm.

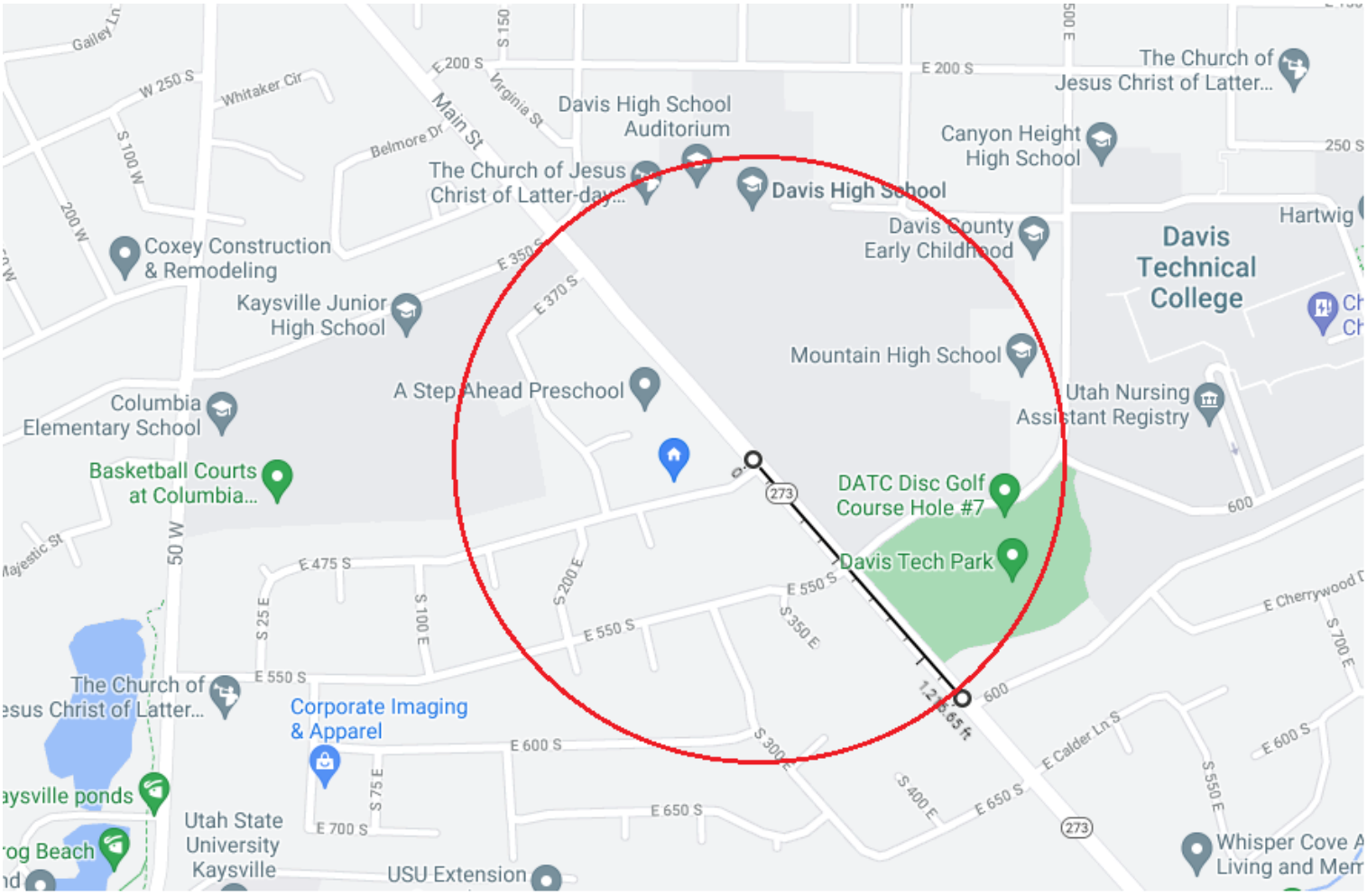
PLANNING COMMISSION MEETING

PLEASE PRINT YOUR NAME *(LEGIBLY)*	REPRESENTING
[illegible]	Self.
[illegible]	self
[illegible]	Self
Daryl Downs	Self
Ellen Dains	self
Dakota Dains	Self
Dette Jensen	self
Mark Jensen	Self
James S. Bean Jr.	Self
Shauntel Hogan	self
CRAIG CARLYLE	SELF
Thomas Burningham	Self

Car accidents in 2021



Car accidents happen within 1200 FEET radius from Kaysville Community garden during last 5 years,
Total: 157



Car accidents happen within 1200 FEET radius from Kaysville Community garden during last 5 years,
Total: 157

1,200 FT RADIUS FROM 478 S MAIN ST

Incident_number	Incident_nature	Incident_address	When_reported
K17-00051	Acc Property	490 S 500 E	08:27:02 01/03/2017
K17-00278	Acc PI Law Only	446 S Main St	11:50:16 01/11/2017
K17-00499	Acc PI Law Only	325 S Main St	07:33:37 01/20/2017
K17-00517	Acc Property	475 S Main St	19:30:31 01/20/2017
K17-00527	Acc Property	550 S Main St	08:15:52 01/21/2017
K17-00745	Acc PI Law Only	550 S Main St	16:04:35 01/27/2017
K17-00789	Acc Property	350 S MAIN ST	07:22:41 01/30/2017
K17-01101	Acc Property	300 S Main St	12:45:52 02/09/2017
K17-01306	Hit & Run	325 S Main St	16:04:48 02/16/2017
K17-01521	Acc Property	325 S Main St	07:31:46 02/24/2017
K17-01568	Hit & Run	350 S Main St	07:54:26 02/27/2017
K17-01570	Acc Property	550 S Main St	08:01:56 02/27/2017
K17-01595	Acc PI Law Only	350 S Main St	17:22:59 02/27/2017
K17-01631	Acc Property	550 S Main St	09:13:18 03/01/2017
K17-01893	Acc Property	325 S Main St	14:25:34 03/08/2017
K17-02349	Acc Property	560 S Main St	15:01:56 03/24/2017
K17-02954	Acc Property	500 S Main St	14:25:16 04/18/2017
K17-03453	Hit & Run	600 S Main St	23:21:20 05/06/2017
K17-03618	Acc PI Law Only	350 S Main St	11:17:58 05/12/2017
K17-05399	Acc Property	584 S Main St	02:33:30 07/19/2017
K17-05584	Acc Property	550 S Main St	10:09:42 07/27/2017
K17-05596	Acc PI Law Only	550 S Main St	16:55:11 07/27/2017
K17-06156	Acc PI Law Only	300 S Main St	19:31:24 08/20/2017
K17-06244	Acc PI Law Only	350 S Main St	07:22:48 08/24/2017
K17-06357	Acc Property	550 S Main St	07:15:35 08/28/2017
K17-06822	Acc Property	400 S Main St	07:25:00 09/14/2017
K17-07114	Acc Property	325 S Main St	07:28:18 09/25/2017
K17-07182	Acc Property	350 S Main St	14:58:40 09/27/2017
K17-07263	Acc PI Law Only	325 S Main St	22:11:40 09/29/2017
K17-07301	Disorderly	325 S Main St	07:17:33 10/02/2017
K17-07302	Acc Property	325 S Main St	08:34:23 10/02/2017
K17-07497	Acc Property	550 S Main St	08:47:14 10/09/2017
K17-07499	Acc Property	500 S Main St	09:15:14 10/09/2017
K17-07942	Hit & Run	325 S Main St	15:45:38 10/26/2017
K17-08064	Acc Property	325 S Main St	12:31:13 10/31/2017
K17-08672	Acc Property	325 S Main St	13:51:06 11/22/2017
K17-08783	Acc Property	325 S Main St	08:31:16 11/28/2017
K17-08798	Acc Property	550 S Main St	13:55:36 11/28/2017
K17-08972	Acc Property	325 S Main St	06:52:03 12/04/2017
K17-09312	Acc Property	550 S Main St	12:57:57 12/15/2017
K18-00143	Acc PI Bravo	550 S Main St	15:40:44 01/05/2018
K18-00553	Acc Property	325 S Main St	15:25:36 01/19/2018
K18-01174	Acc Property	325 S Main St	12:11:34 02/09/2018
K18-01282	Acc Property	550 S Main St	08:24:19 02/13/2018
K18-01367	Acc Property	325 S Main St	09:01:38 02/16/2018
K18-02180	Acc Property	325 S Main St	14:36:46 03/20/2018

1,200 FT RADIUS FROM 478 S MAIN ST

Incident_number	Incident_nature	Incident_address	When_reported
K18-02201	Acc PI Law Only	300 S Main St	12:16:34 03/21/2018
K18-02274	Citizen Assist	325 S Main St	12:20:28 03/23/2018
K18-02635	Hit & Run	325 S Main St	16:32:43 04/06/2018
K18-03103	Acc PI Law Only	475 S Main St	10:56:56 04/25/2018
K18-03180	Acc Property	325 S Main St	14:48:40 04/27/2018
K18-03206	Acc Property	325 S Main St	12:10:44 04/28/2018
K18-03209	Acc Property	293 E 475 S	15:29:53 04/28/2018
K18-03284	Acc Property	550 S Main St	16:03:56 05/01/2018
K18-03828	Acc Property	325 S Main St	14:49:03 05/18/2018
K18-04074	Acc PI Bravo	650 S Main St	21:01:18 05/25/2018
K18-04365	Acc Property	550 S Main St	11:03:48 06/05/2018
K18-04678	Acc Property	550 S Main St	18:48:47 06/16/2018
K18-05441	Acc Property	475 S Main St	17:21:02 07/14/2018
K18-06015	Hit & Run	325 S Main St	13:53:46 08/03/2018
K18-06190	Hit & Run	550 S Main St	11:49:31 08/09/2018
K18-06480	Acc Property	326 E 550 S	07:07:23 08/20/2018
K18-06599	Acc Property	325 S Main St; Davis High Scho	13:43:37 08/24/2018
K18-07080	Acc Property	650 S Main St	18:48:34 09/09/2018
K18-07175	Acc Property	550 S Main St	12:02:33 09/12/2018
K18-07416	Acc Property	325 S Main St; Davis High Scho	11:10:13 09/21/2018
K18-08646	Acc Property	325 S Main St; Davis High Scho	12:13:47 11/05/2018
K18-09515	Acc Property	325 S Main St; Davis High Scho	11:15:20 12/14/2018
K18-09585	Acc Property	325 S Main St; Davis High Scho	09:19:49 12/18/2018
K19-00383	Acc PI Bravo	550 S Main St	15:06:50 01/17/2019
K19-00662	Hit & Run	325 S Main St; Davis High Scho	13:36:08 01/30/2019
K19-00812	Acc Property	560 S Main St	12:32:30 02/05/2019
K19-00896	Acc Property	300 S Main St	15:19:45 02/07/2019
K19-00918	Acc PI Law Only	325 S Main St; Davis High Scho	07:13:32 02/08/2019
K19-00987	Acc Property	490 S 500 E; Mountain High Sch	08:57:08 02/11/2019
K19-01081	Acc PI Law Only	325 S Main St; Davis High Scho	06:33:57 02/14/2019
K19-01446	Acc Property	325 S Main St; Davis High Scho	08:34:18 02/28/2019
K19-01969	Acc PI Bravo	350 S Main St	14:46:33 03/19/2019
K19-01970	Acc Property	370 S Main St	15:03:52 03/19/2019
K19-02116	Acc Property	325 S Main St; Davis High Scho	12:16:10 03/25/2019
K19-02481	Acc Property	490 S 500 E; Mountain High Sch	09:50:07 04/10/2019
K19-02605	Acc Property	325 S Main St; Davis High Scho	12:28:21 04/15/2019
K19-02716	Acc Property	325 S Main St; Davis High Scho	23:21:42 04/19/2019
K19-02953	Acc Property	320 S Main St	11:12:04 04/30/2019
K19-03319	Acc Property	325 S Main St; Davis High Scho	12:34:34 05/14/2019
K19-03357	Acc Property	325 S Main St; Davis High Scho	13:12:51 05/15/2019
K19-03617	Acc PI Law Only	440 S Main St	16:33:21 05/25/2019
K19-04088	Acc PI Law Only	550 S Main St	20:21:16 06/14/2019
K19-04559	Acc Property	350 S Main St	16:22:35 07/03/2019
K19-05280	Acc PI Law Only	650 S Main St	11:23:07 08/01/2019
K19-05349	Acc PI Law Only	325 S Main St	17:02:17 08/03/2019
K19-06018	Acc PI Law Only	325 S Main St; Davis High Scho	17:05:35 08/30/2019

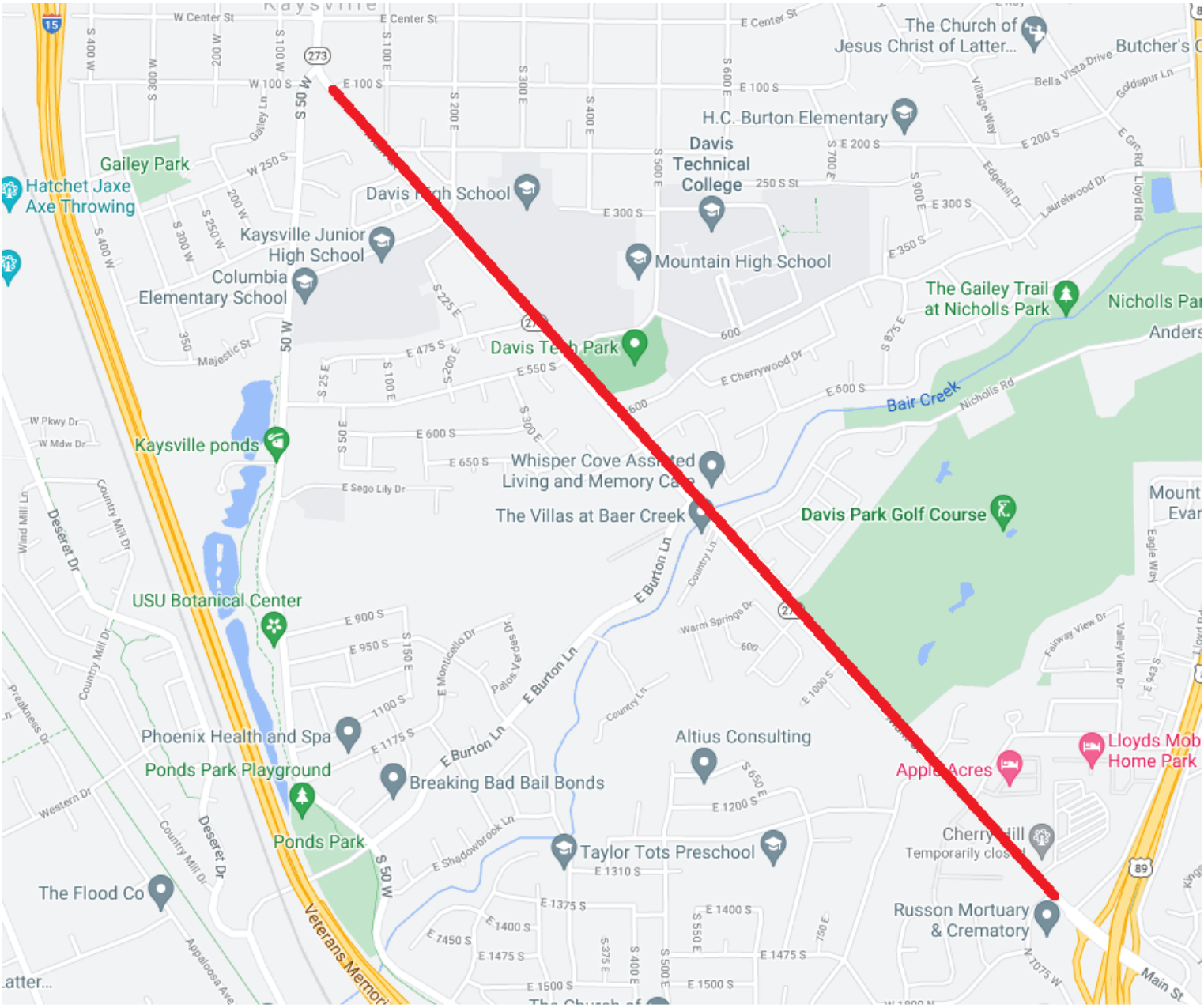
1,200 FT RADIUS FROM 478 S MAIN ST

Incident_number	Incident_nature	Incident_address	When_reported
K19-06125	Acc Property	550 S Main St	17:38:50 09/04/2019
K19-06190	Acc Property	325 S Main St; Davis High Scho	14:34:30 09/06/2019
K19-06367	Acc Property	350 S Main St	17:34:35 09/12/2019
K19-06399	Acc Property	650 S Main St	16:08:31 09/13/2019
K19-06401	Acc Property	650 S Main St	17:09:41 09/13/2019
K19-06586	Acc PI Law Only	550 S Main St	14:54:20 09/20/2019
K19-06956	Acc Property	325 S Main St; Davis High Scho	08:00:22 10/07/2019
K19-07142	Acc Property	325 S Main St; Davis High Scho	12:17:01 10/14/2019
K19-07149	Acc Property	325 S Main St; Davis High Scho	14:26:20 10/14/2019
K19-07708	Acc Property	550 S Main St	10:59:09 11/01/2019
K19-07818	Acc Property	325 S Main St; Davis High Scho	12:56:09 11/06/2019
K19-08018	Acc Property	325 S Main St; Davis High Scho	14:31:45 11/14/2019
K19-08300	Acc Property	550 S Main St	14:45:23 11/29/2019
K19-08519	Acc Property	325 S Main St; Davis High Scho	13:24:43 12/10/2019
K19-08645	Acc Property	325 S Main St; Davis High Scho	12:17:56 12/16/2019
K19-08669	Acc Property	550 S Main St	11:28:05 12/17/2019
K19-08673	Acc Property	325 S Main St; Davis High Scho	13:00:09 12/17/2019
K20-00310	Acc Property	550 S 400 E	08:30:40 01/15/2020
K20-00321	Acc Property	550 S Main St	17:29:41 01/15/2020
K20-00500	Acc Property	350 S Main St	10:51:18 01/25/2020
K20-00748	Acc Property	325 S Main St; Davis High Scho	08:34:01 02/04/2020
K20-00937	Acc Property	650 S Main St	14:51:03 02/11/2020
K20-01528	Acc Property	325 S Main St; Davis High Scho	07:25:37 03/04/2020
K20-01686	Acc Property	450 S Main St	14:43:11 03/09/2020
K20-03427	Acc Property	325 S Main St; Davis High Scho	12:34:40 05/22/2020
K20-04086	Acc Property	325 S Main St	18:19:36 06/14/2020
K20-05039	Acc Property	572 S Main St	23:09:12 07/21/2020
K20-06560	Acc PI Law Only	325 S Main St; Davis High Scho	17:55:24 09/10/2020
K20-07276	Acc Property	325 S Main St; Davis High Scho	14:24:31 10/05/2020
K20-07277	Acc Property	325 S Main St; Davis High Scho	14:54:07 10/05/2020
K20-07466	Acc Property	404 S Main St	22:51:56 10/10/2020
K20-07780	Acc Property	475 S Main St	12:40:14 10/22/2020
K20-08081	Acc Property	325 S Main St; Davis High Scho	11:15:19 11/03/2020
K20-08132	Acc Property	325 S Main St; Davis High Scho	14:29:50 11/04/2020
K20-09144	Hit & Run	490 S 500 E; Mountain High Sch	16:10:22 12/10/2020
K21-00308	Acc Property	325 S Main St; Davis High Scho	12:15:09 01/13/2021
K21-00602	Acc Property	350 S Main St	07:17:28 01/25/2021
K21-00783	Acc Property	550 S Main St	08:08:53 02/01/2021
K21-00827	Hit & Run	325 S Main St; Davis High Scho	16:52:59 02/02/2021
K21-01529	Acc Property	325 S Main St; Davis High Scho	14:41:33 03/03/2021
K21-01856	Acc Property	325 S Main St; Davis High Scho	14:36:26 03/18/2021
K21-02008	Acc Property	325 S Main St; Davis High Scho	14:49:01 03/24/2021
K21-02686	Acc Property	325 S Main St; Davis High Scho	12:29:45 04/22/2021
K21-02825	Hit & Run	325 S Main St; Davis High Scho	15:59:59 04/28/2021
K21-02968	Acc Property	550 S Main St	16:54:45 05/03/2021
K21-02996	Acc Property	350 S Main St	16:29:01 05/04/2021

1,200 FT RADIUS FROM 478 S MAIN ST

Incident_number	Incident_nature	Incident_address	When_reported
K21-03408	Hit & Run	550 S Main St	18:30:27 05/19/2021
K21-03990	Acc Property	350 S Main St	16:22:06 06/11/2021
K21-04322	Acc Property	550 S Main St	14:59:03 06/23/2021
K21-04705	Acc Property	650 S Main St	12:42:53 07/06/2021
K21-04810	Acc Property	350 S Main St	18:31:45 07/09/2021
K21-05256	Acc Property	400 E 550 S	14:40:35 07/27/2021
K21-06578	Acc PI Law Only	325 S Main St; Davis High Scho	14:27:32 09/09/2021
K21-06620	Acc Property	325 S Main St; Davis High Scho	14:47:06 09/10/2021
K21-06762	Acc PI Law Only	650 S Main St	08:53:42 09/15/2021
K21-07027	Acc Property	325 S Main St; Davis High Scho	12:17:13 09/23/2021
K21-07475	Hit & Run	325 S Main St; Davis High Scho	13:03:34 10/08/2021
K21-07876	Acc Property	650 S Main St	08:31:06 10/21/2021
K21-08333	Acc Property	325 S Main St; Davis High Scho	14:28:33 11/04/2021
K21-08334	Acc Property	325 S Main St; Davis High Scho	14:38:31 11/04/2021
K21-09293	Acc PI Law Only	325 S Main St; Davis High Scho	07:55:56 12/09/2021
K21-09312	Hit & Run	325 S Main St; Davis High Scho	17:00:52 12/09/2021
K22-00393	Acc Property	325 S Main St; Davis High Scho	12:08:57 01/14/2022
K22-00734	Acc Property	325 S Main St; Davis High Scho	16:33:06 01/26/2022
K22-00844	Hit & Run	325 S Main St; Davis High Scho	09:31:53 01/31/2022

Car accidents happen on Main street(100s to Fruit hight border) during last 5 years,
Total: 251



Car accidents happen on Main street(100s to Fruit hight border) during last 5 years,
Total: 251

MAIN ST FROM 100 S TO FRUIT HEIGHTS BORDER

Incident_number	Incident_nature	Incident_address	When_reported
K17-00135	Acc Property	E LAURELWOOD DR & S MAIN ST	12:54:38 01/05/2017
K17-00141	Acc Property	S MAIN ST & E BURTON LN; E 100	15:30:26 01/05/2017
K17-00150	Acc Property	E WOODLAND VALLEY DR & S MAIN	07:24:58 01/06/2017
K17-00226	Acc Property	135 S Main St	14:34:36 01/09/2017
K17-00278	Acc PI Law Only	446 S Main St	11:50:16 01/11/2017
K17-00450	Acc PI Law Only	Main St & Haight Creek Dr	14:52:00 01/18/2017
K17-00499	Acc PI Law Only	325 S Main St	07:33:37 01/20/2017
K17-00517	Acc Property	475 S Main St	19:30:31 01/20/2017
K17-00527	Acc Property	550 S Main St	08:15:52 01/21/2017
K17-00528	Acc Property	S MAIN ST & E BURTON LN; E 100	08:49:04 01/21/2017
K17-00745	Acc PI Law Only	550 S Main St	16:04:35 01/27/2017
K17-00789	Acc Property	350 S MAIN ST	07:22:41 01/30/2017
K17-01101	Acc Property	300 S Main St	12:45:52 02/09/2017
K17-01306	Hit & Run	325 S Main St	16:04:48 02/16/2017
K17-01521	Acc Property	325 S Main St	07:31:46 02/24/2017
K17-01529	Acc PI Law Only	200 S Main St	09:59:08 02/24/2017
K17-01568	Hit & Run	350 S Main St	07:54:26 02/27/2017
K17-01570	Acc Property	550 S Main St	08:01:56 02/27/2017
K17-01595	Acc PI Law Only	350 S Main St	17:22:59 02/27/2017
K17-01631	Acc Property	550 S Main St	09:13:18 03/01/2017
K17-01633	Acc PI Law Only	175 S Main St	12:26:44 03/01/2017
K17-01635	Acc Property	175 S Main St	12:37:04 03/01/2017
K17-01787	Acc PI Law Only	1247 S Main St	20:29:58 03/04/2017
K17-01893	Acc Property	325 S Main St	14:25:34 03/08/2017
K17-02286	Acc PI Law Only	100 S Main St	12:43:51 03/22/2017
K17-02349	Acc Property	560 S Main St	15:01:56 03/24/2017
K17-02954	Acc Property	500 S Main St	14:25:16 04/18/2017
K17-03334	Acc Property	S MAIN ST & E BURTON LN; E 100	14:49:33 05/03/2017
K17-03453	Hit & Run	600 S Main St	23:21:20 05/06/2017
K17-03618	Acc PI Law Only	350 S Main St	11:17:58 05/12/2017
K17-03723	Acc PI Law Only	100 S Main St	14:33:52 05/16/2017
K17-04719	Acc PI Law Only	1234 S Main St	17:25:59 06/22/2017
K17-04844	Acc Property	E BELMORE DR & S MAIN ST	17:11:47 06/27/2017
K17-05399	Acc Property	584 S Main St	02:33:30 07/19/2017
K17-05584	Acc Property	550 S Main St	10:09:42 07/27/2017
K17-05596	Acc PI Law Only	550 S Main St	16:55:11 07/27/2017
K17-05627	Citizen Assist	1325 S Main St	18:34:41 07/28/2017
K17-06156	Acc PI Law Only	300 S Main St	19:31:24 08/20/2017
K17-06226	Acc PI Law Only	200 S Main St	12:17:51 08/23/2017
K17-06244	Acc PI Law Only	350 S Main St	07:22:48 08/24/2017
K17-06357	Acc Property	550 S Main St	07:15:35 08/28/2017
K17-06822	Acc Property	400 S Main St	07:25:00 09/14/2017
K17-06868	Acc PI Bravo	Main St & Haight Creek Dr	09:09:36 09/15/2017
K17-07114	Acc Property	325 S Main St	07:28:18 09/25/2017
K17-07182	Acc Property	350 S Main St	14:58:40 09/27/2017
K17-07263	Acc PI Law Only	325 S Main St	22:11:40 09/29/2017

MAIN ST FROM 100 S TO FRUIT HEIGHTS BORDER

Incident_number	Incident_nature	Incident_address	When_reported
K17-07301	Disorderly	325 S Main St	07:17:33 10/02/2017
K17-07302	Acc Property	325 S Main St	08:34:23 10/02/2017
K17-07497	Acc Property	550 S Main St	08:47:14 10/09/2017
K17-07499	Acc Property	500 S Main St	09:15:14 10/09/2017
K17-07906	Acc Property	900 S Main St	07:25:49 10/25/2017
K17-07911	Acc PI Law Only	E WOODLAND VALLEY DR & S MAIN	13:25:41 10/25/2017
K17-07942	Hit & Run	325 S Main St	15:45:38 10/26/2017
K17-08064	Acc Property	325 S Main St	12:31:13 10/31/2017
K17-08672	Acc Property	325 S Main St	13:51:06 11/22/2017
K17-08783	Acc Property	325 S Main St	08:31:16 11/28/2017
K17-08798	Acc Property	550 S Main St	13:55:36 11/28/2017
K17-08972	Acc Property	325 S Main St	06:52:03 12/04/2017
K17-08974	Acc Property	E LAURELWOOD DR & S MAIN ST	07:24:11 12/04/2017
K17-09312	Acc Property	550 S Main St	12:57:57 12/15/2017
K18-00143	Acc PI Bravo	550 S Main St	15:40:44 01/05/2018
K18-00338	Acc Property	150 S Main St	07:26:03 01/12/2018
K18-00438	Acc Property	1100 S Main St	07:00:59 01/16/2018
K18-00439	Acc Property	S MAIN ST & E BURTON LN; E 100	07:26:31 01/16/2018
K18-00492	Acc Property	1150 S Main St	18:55:20 01/17/2018
K18-00553	Acc Property	325 S Main St	15:25:36 01/19/2018
K18-00582	Acc Property	S MAIN ST & E BURTON LN	10:59:13 01/20/2018
K18-00885	Acc Property	S MAIN ST & E NICHOLLS RD	07:19:14 01/31/2018
K18-01174	Acc Property	325 S Main St	12:11:34 02/09/2018
K18-01282	Acc Property	550 S Main St	08:24:19 02/13/2018
K18-01314	Acc Property	Main St & Haight Creek Dr	16:53:07 02/13/2018
K18-01367	Acc Property	325 S Main St	09:01:38 02/16/2018
K18-01429	Acc Property	Main St & Haight Creek Dr	10:29:18 02/19/2018
K18-02180	Acc Property	325 S Main St	14:36:46 03/20/2018
K18-02201	Acc PI Law Only	300 S Main St	12:16:34 03/21/2018
K18-02274	Citizen Assist	325 S Main St	12:20:28 03/23/2018
K18-02470	Acc Property	1065 S Main St	17:17:59 03/30/2018
K18-02635	Hit & Run	325 S Main St	16:32:43 04/06/2018
K18-02869	Acc Property	175 S Main St	14:41:10 04/16/2018
K18-02915	Acc Property	135 S Main St	14:47:04 04/18/2018
K18-03103	Acc PI Law Only	475 S Main St	10:56:56 04/25/2018
K18-03180	Acc Property	325 S Main St	14:48:40 04/27/2018
K18-03206	Acc Property	325 S Main St	12:10:44 04/28/2018
K18-03284	Acc Property	550 S Main St	16:03:56 05/01/2018
K18-03356	Acc Property	175 S Main St	12:29:45 05/03/2018
K18-03361	Acc Property	150 S Main St	14:33:37 05/03/2018
K18-03828	Acc Property	325 S Main St	14:49:03 05/18/2018
K18-04029	Acc Property	S MAIN ST & E BURTON LN; E 100	20:04:25 05/24/2018
K18-04074	Acc PI Bravo	650 S Main St	21:01:18 05/25/2018
K18-04180	Acc Property	1325 S Main St	16:27:06 05/29/2018
K18-04343	Acc Property	135 S Main St	20:15:52 06/04/2018
K18-04365	Acc Property	550 S Main St	11:03:48 06/05/2018

MAIN ST FROM 100 S TO FRUIT HEIGHTS BORDER

Incident_number	Incident_nature	Incident_address	When_reported
K19-03319	Acc Property	325 S Main St; Davis High Scho	12:34:34 05/14/2019
K19-03357	Acc Property	325 S Main St; Davis High Scho	13:12:51 05/15/2019
K19-03398	Acc PI Law Only	E Laurelwood Dr & S Main St	18:14:39 05/16/2019
K19-03617	Acc PI Law Only	440 S Main St	16:33:21 05/25/2019
K19-03964	Acc PI Law Only	900 S Main St	21:47:18 06/09/2019
K19-04038	Acc Property	S Main St & E Laurelwood Dr	16:04:40 06/12/2019
K19-04088	Acc PI Law Only	550 S Main St	20:21:16 06/14/2019
K19-04559	Acc Property	350 S Main St	16:22:35 07/03/2019
K19-04583	Acc Property	135 S Main St; RB's One Stop P	19:38:21 07/04/2019
K19-05142	Acc Property	E Nicholls Rd & S Main St	17:39:14 07/26/2019
K19-05280	Acc PI Law Only	650 S Main St	11:23:07 08/01/2019
K19-05349	Acc PI Law Only	325 S Main St	17:02:17 08/03/2019
K19-05624	Acc Property	S Fairway Cir & S Main St	15:54:55 08/15/2019
K19-05632	Acc Property	S Main St & E Laurelwood Dr	18:19:48 08/15/2019
K19-05934	Acc Property	S Haight Creek Dr & S Main St	20:36:42 08/27/2019
K19-06018	Acc PI Law Only	325 S Main St; Davis High Scho	17:05:35 08/30/2019
K19-06125	Acc Property	550 S Main St	17:38:50 09/04/2019
K19-06190	Acc Property	325 S Main St; Davis High Scho	14:34:30 09/06/2019
K19-06367	Acc Property	350 S Main St	17:34:35 09/12/2019
K19-06399	Acc Property	650 S Main St	16:08:31 09/13/2019
K19-06401	Acc Property	650 S Main St	17:09:41 09/13/2019
K19-06474	Acc Property	S Main St & E Burton Ln	10:05:41 09/17/2019
K19-06586	Acc PI Law Only	550 S Main St	14:54:20 09/20/2019
K19-06745	Hit & Run	S Haight Creek Dr & S Main St	12:24:27 09/26/2019
K19-06956	Acc Property	325 S Main St; Davis High Scho	08:00:22 10/07/2019
K19-07142	Acc Property	325 S Main St; Davis High Scho	12:17:01 10/14/2019
K19-07149	Acc Property	325 S Main St; Davis High Scho	14:26:20 10/14/2019
K19-07353	Acc Property	E Nicholls Rd & S Main St	08:59:35 10/21/2019
K19-07560	Hit & Run	175 S Main St	12:24:25 10/28/2019
K19-07708	Acc Property	550 S Main St	10:59:09 11/01/2019
K19-07818	Acc Property	325 S Main St; Davis High Scho	12:56:09 11/06/2019
K19-08018	Acc Property	325 S Main St; Davis High Scho	14:31:45 11/14/2019
K19-08063	Acc Property	S Main St & E Nicholls Rd	23:21:56 11/16/2019
K19-08300	Acc Property	550 S Main St	14:45:23 11/29/2019
K19-08519	Acc Property	325 S Main St; Davis High Scho	13:24:43 12/10/2019
K19-08633	Acc Property	200 S Main St	07:28:58 12/16/2019
K19-08645	Acc Property	325 S Main St; Davis High Scho	12:17:56 12/16/2019
K19-08669	Acc Property	550 S Main St	11:28:05 12/17/2019
K19-08673	Acc Property	325 S Main St; Davis High Scho	13:00:09 12/17/2019
K20-00098	Acc Property	S Main St & E Laurelwood Dr	07:25:20 01/06/2020
K20-00142	Acc Property	S Main St & E Laurelwood Dr	14:08:14 01/07/2020
K20-00321	Acc Property	550 S Main St	17:29:41 01/15/2020
K20-00500	Acc Property	350 S Main St	10:51:18 01/25/2020
K20-00502	Acc Property	50 S Main St	11:38:05 01/25/2020
K20-00644	Acc Property	S Main St & E Laurelwood Dr	21:16:19 01/30/2020
K20-00748	Acc Property	325 S Main St; Davis High Scho	08:34:01 02/04/2020

MAIN ST FROM 100 S TO FRUIT HEIGHTS BORDER

Incident_number	Incident_nature	Incident_address	When_reported
K20-00901	Acc Property	166 S Main St	15:53:27 02/10/2020
K20-00937	Acc Property	650 S Main St	14:51:03 02/11/2020
K20-01071	Acc Property	1142 S Main St	01:46:03 02/16/2020
K20-01163	Acc Property	E Burton Ln & S Main St	08:07:55 02/20/2020
K20-01528	Acc Property	325 S Main St; Davis High Scho	07:25:37 03/04/2020
K20-01686	Acc Property	450 S Main St	14:43:11 03/09/2020
K20-02211	Acc Property	1200 S Main St	15:02:33 03/29/2020
K20-02400	Acc PI Law Only	135 S Main St; RB's One Stop P	13:19:15 04/07/2020
K20-02911	Acc Property	E Burton Ln & S Main St	19:58:48 05/02/2020
K20-03427	Acc Property	325 S Main St; Davis High Scho	12:34:40 05/22/2020
K20-04086	Acc Property	325 S Main St	18:19:36 06/14/2020
K20-04630	Acc PI Law Only	S Main St & E Nicholls Rd	14:02:25 07/07/2020
K20-05039	Acc Property	572 S Main St	23:09:12 07/21/2020
K20-05430	Acc Property	900 S Main St; The Church of J	21:58:18 08/03/2020
K20-06560	Acc PI Law Only	325 S Main St; Davis High Scho	17:55:24 09/10/2020
K20-06606	Acc Property	E Nicholls Rd & S Main St	20:07:15 09/12/2020
K20-07276	Acc Property	325 S Main St; Davis High Scho	14:24:31 10/05/2020
K20-07277	Acc Property	325 S Main St; Davis High Scho	14:54:07 10/05/2020
K20-07411	Acc Property	E 350 S & S Main St	22:04:43 10/08/2020
K20-07466	Acc Property	404 S Main St	22:51:56 10/10/2020
K20-07780	Acc Property	475 S Main St	12:40:14 10/22/2020
K20-08081	Acc Property	325 S Main St; Davis High Scho	11:15:19 11/03/2020
K20-08132	Acc Property	325 S Main St; Davis High Scho	14:29:50 11/04/2020
K20-09427	Acc Property	S Haight Creek Dr & S Main St	21:00:45 12/22/2020
K21-00308	Acc Property	325 S Main St; Davis High Scho	12:15:09 01/13/2021
K21-00602	Acc Property	350 S Main St	07:17:28 01/25/2021
K21-00783	Acc Property	550 S Main St	08:08:53 02/01/2021
K21-00827	Hit & Run	325 S Main St; Davis High Scho	16:52:59 02/02/2021
K21-01529	Acc Property	325 S Main St; Davis High Scho	14:41:33 03/03/2021
K21-01822	Acc Property	175 S Main St	12:15:02 03/17/2021
K21-01856	Acc Property	325 S Main St; Davis High Scho	14:36:26 03/18/2021
K21-02008	Acc Property	325 S Main St; Davis High Scho	14:49:01 03/24/2021
K21-02451	Acc Property	175 S Main St; Kaysville Fire	12:21:32 04/12/2021
K21-02686	Acc Property	325 S Main St; Davis High Scho	12:29:45 04/22/2021
K21-02825	Hit & Run	325 S Main St; Davis High Scho	15:59:59 04/28/2021
K21-02968	Acc Property	550 S Main St	16:54:45 05/03/2021
K21-02996	Acc Property	350 S Main St	16:29:01 05/04/2021
K21-03357	Acc Property	200 S Main St	13:15:40 05/18/2021
K21-03408	Hit & Run	550 S Main St	18:30:27 05/19/2021
K21-03590	Acc Property	E Nicholls Rd & S Main St	19:25:30 05/26/2021
K21-03649	Acc Property	175 S Main St; Kaysville Fire	16:09:11 05/28/2021
K21-03990	Acc Property	350 S Main St	16:22:06 06/11/2021
K21-04094	Acc Property	1142 S Main St	14:52:48 06/15/2021
K21-04322	Acc Property	550 S Main St	14:59:03 06/23/2021
K21-04705	Acc Property	650 S Main St	12:42:53 07/06/2021
K21-04810	Acc Property	350 S Main St	18:31:45 07/09/2021

10 March 2022

To the City Planning Commission:

Dear Mindi,
Thank you so very much, for working to help make our record accurate.

The below people (to my understanding) attended and signed in, yet are not included in the list of persons attending.

Laurene Starkey,
Val Starkey,
Tim Stephens
Will Walter
Craig Carlyle
Mark Jensen
DeEtte Jensen
Brandi Dunn
Doug Hyer
Brian Bennion

Others not signing, but present (some spoke)
Wen Fe Yu

I have contacted a good share of the above persons, have photographs, and am willing to get written confirmation.

How do you recommend that this situation be remedied?
Thank you very much for your efforts.
Sincerely,

Laurene Starkey
537 S 350 E
Kaysville, Utah 84037
385.209,6409

Mindi Edstrom

From: noreply@civicplus.com
Sent: Thursday, March 10, 2022 11:15 AM
To: Melinda Greenwood; Mindi Edstrom; Dan Jessop; tobybarrus@gmail.com; slyon.planning@gmail.com; quan72@gmail.com; wilfsommerkorn@live.com; josh@babcockscott.com; larrypage@gmail.com; codyrbranch@gmail.com; pablotodorojo@gmail.com
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Nedra Saunders
Email Address	nsaunds@gmail.com
Address	578 S 300 E
City	Kaysville
State	UT
Zip Code	84037
Phone Number	8015298150
Your Message	Re: Proposed Re-zone and project at 475 S. and Main, Kaysville: 1. Ours is an inter-connected community of friends, who live in well cared-for single family homes. 2. There's an underground stream beneath the property, flowing from NE to SW, coming from beneath Main Street and going SW under the property. During heavy rains, there is basement flooding of homes along 475 S. The stream could affect building plans; more pavement could affect west residents. 3. Quality of proposed construction, fencing, landscaping and fire safety is still somewhat vague and concerning. 4. Overflow parking for guests is still a concern. 5. Six-unit townhomes is better than original proposal but still too big. Please limit Zoning to R-4, require good quality construction, and please give us an ASSET to our community. Thank you.
Upload an Attachment	*Field not completed.*

10 March 2022

My name is Laurene Starkey. I live at 573 south 350 east in Kaysville. I attended our last meeting a month ago along with a room full of neighbors. I signed in. I invited our neighbors who are dietary specialists, one at a Salt Lake hospital, working from 6 a.m. They brought their young children, with a "special need" grade schooler, to participate in local government. To be heard as "the people." What took place?

We heard at the beginning of the meeting; a council member sworn in to uphold the Constitution of the United States that begins with "We the people." May I ask how our Kaysville planning commission is acting " of the people, by the people, and for the people" if the most part of the first hour was spent hearing a special interest of a pyrotechnic neighbor? The next, explaining the mandates of state and federal legislation and the importance of the planning commission.

Our neighborhood showed up in full force. Even the Commissioner queried if they had mistaken the meeting for the Olympics. My husband stopped counting at 70. I saw photographs indicating a larger crowd that was represented on the books. My own signature was not included, along with 11 others, I am aware of. We have been told any other pages of meeting attendance cannot be found, which seems strange. The petition signed by 138 neighbors was omitted until I requested yesterday that it be included. The traffic data submitted was apparently "misplaced " until I resubmitted it last night and today. Neighbors waited until the meeting etched on until maybe 10 p.m.

As a neighbor, we been welcomed and will gladly welcome and warmly greet every new neighbor. The work that had been done on the preliminary agreement with the developer seems positive. Nevertheless, is it wrong to inquire a reason why Mr. White and his partner must receive an RM zoning if their end goal is six units? As I understand, most neighbors would accept an R2 zone. Our rejection is the big box, the blank check of RM, which if this developer fails as I understand it, will require few restrictions for any upcoming purchaser.

My father taught me as a child, NEVER sign a blank check. Are there reasons for defying prudent boundaries? What are the reasons for this parcel NOT to be zoned as R2?

Our planning commission pointed us to a parcel near the DATC. We drove past these units. They are zoned as R2.

In closing, imagine purchasing a home next to a neighborhood garden.
How would you feel if, within months, a developer imposed a big box apartment building?
Perhaps it is worth considering what "the people" in your city wish for, prefer, or choose accept.
Thank you for your kind consideration.

Laurene Starkey

Laurene Starkey
573 S 350 E
Kaysville UTAH
385.209.6409

Kaysville City

Utah's Hometown

In the middle of everything

Utah's Hometown *In the middle of everything*

Kaysville City

Approval of the minutes from the February 10, 2022 meeting

Utah's Hometown *In the middle of everything*

Kaysville City

Consideration of a development agreement and rezone of 478 South Main Street from R-1 Single Family Residential District to R-M Multiple Family Residential District (item continued from the February 10, 2022 public hearing)

478 South Main Street

Applicant: Mark Lund & Kelly White
Lot size: .56 acre (24,393 ft²)
Current Use: Undeveloped parcel; previous community garden
Current Zoning: R-1-8
Current Density: 3 single family dwellings
Requested Zone: R-M
Proposed Density: Up to 6 attached dwellings/townhomes

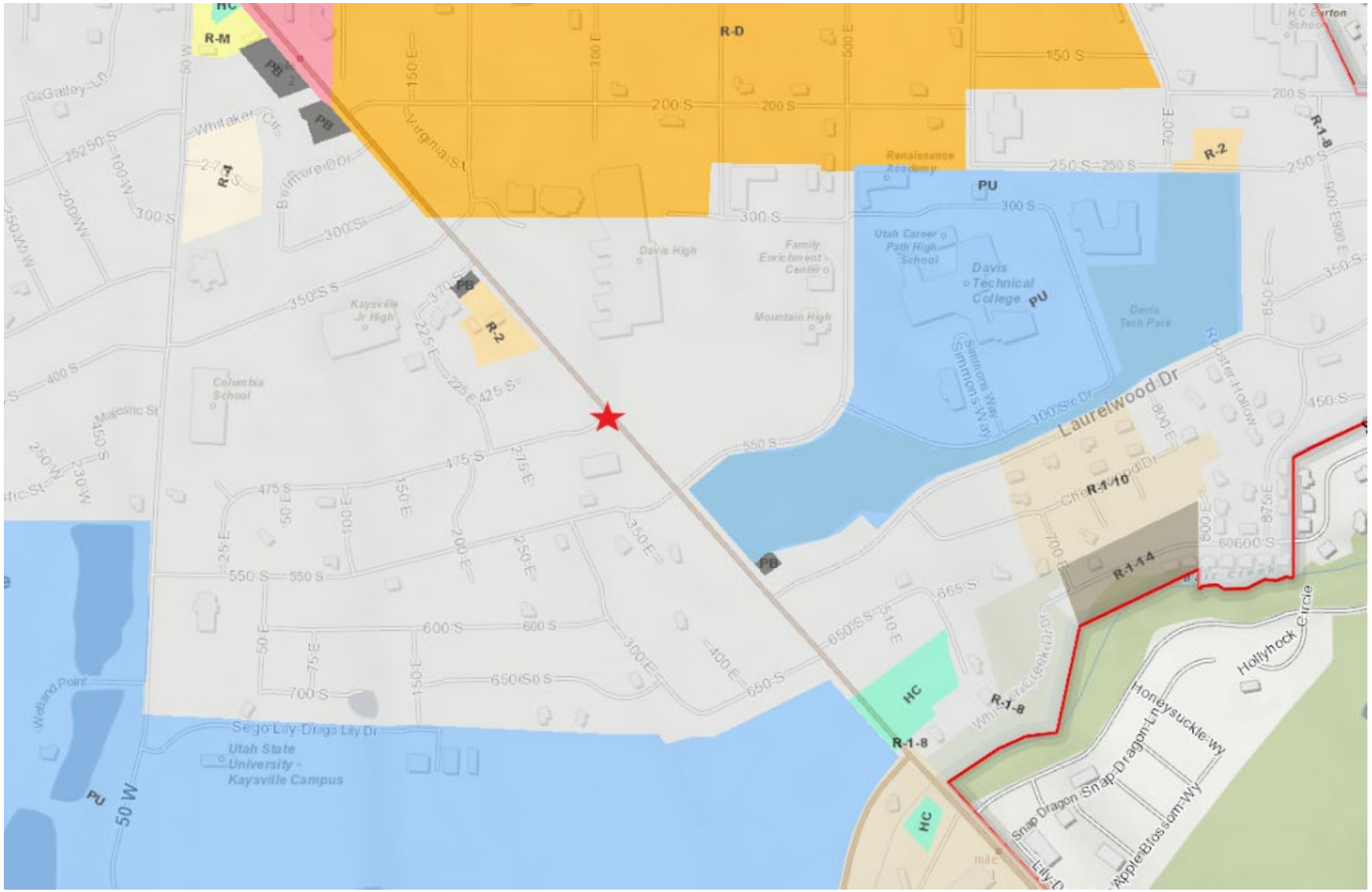
478 South Main Street

478 South Main Street

478 South Main Street

Area View

Zoning Map


R-M
R-D
PB
HC
R-2
PU
R-1-8
R-1-10
R-1-14
Virginia St
Laurelwood Dr
Davis High
Kaysville Jr High
Columbia School
Renaissance Academy
Utah Career Path High School
Davis Technical College
Davis Tech Park
Family Enrichment Center
Mountain High
Utah State University - Kaysville Campus
Sego Lily Dr
Hollyhock Circle
Honeysuckle Wy
Snap Dragon Ln
Snap Dragon Wy
AppleBlossom Wy
Simmons Way
Majestic St
Whitaker Cir
Belmore Dr
Wetland Point

2019 General Plan

I. Identity and Character

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

Because the R-M zone is considered a residential zone, the rezone request generally meets this goal and policy.

III. Growth and Development

*A.2. Reserve land and promote development that is high quality, **diversified and adaptable to changing conditions**.*

Because the R-M zone is allows for townhomes, it diversifies available housing products and generally meets this goal and policy.

2019 General Plan

I. 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****.*

Because the subject property is located east of the I-15 and on Main Street, the proposal generally meets this goal and policies. Further, the majority of the housing in the area is currently developed as single family detached housing, the addition of a six-unit townhome will diversify the size and type of housing while allowing for the preservation of currently existing development.

2019 General Plan

Plan For Additional Moderate Income Housing
Approximately fifteen percent (15%) of the additional housing should be moderate income housing. *Kaysville will continue to use the following means and techniques to provide a realistic opportunity for development of a variety of housing, including moderate income housing:*

1. ***Zoning properties*** *townsite (R-T), single family (R-1), diverse (R-D), two-family (R-2), one to four family (R-4), and* ***multiple family (R-M) residential*** *and central commercial (CC) which allows housing.*

3. ***Permitting multiple unit structures in single family residential zones.***

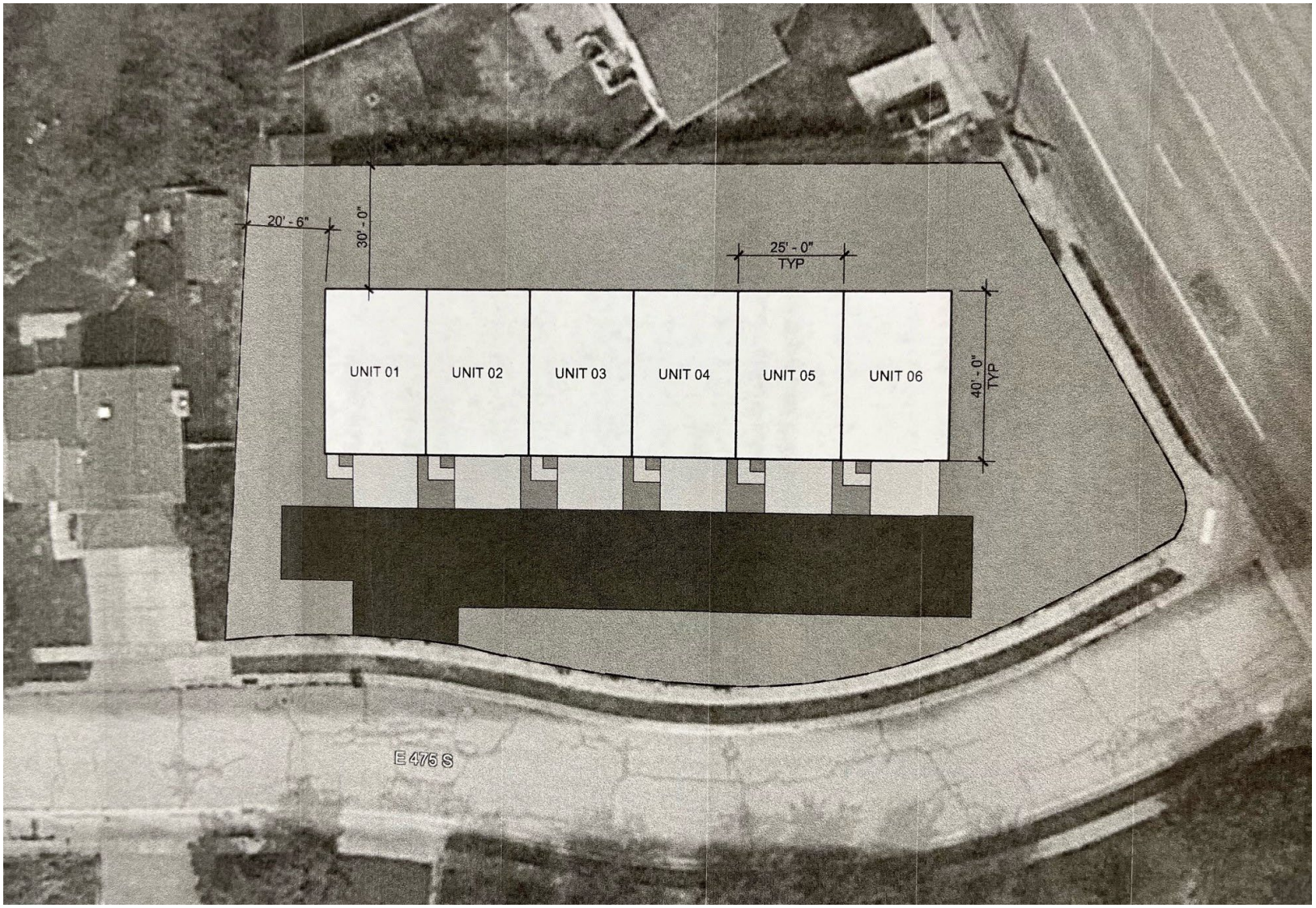
---

4. ***Permitting less costly size, design, materials and construction of housing****.*

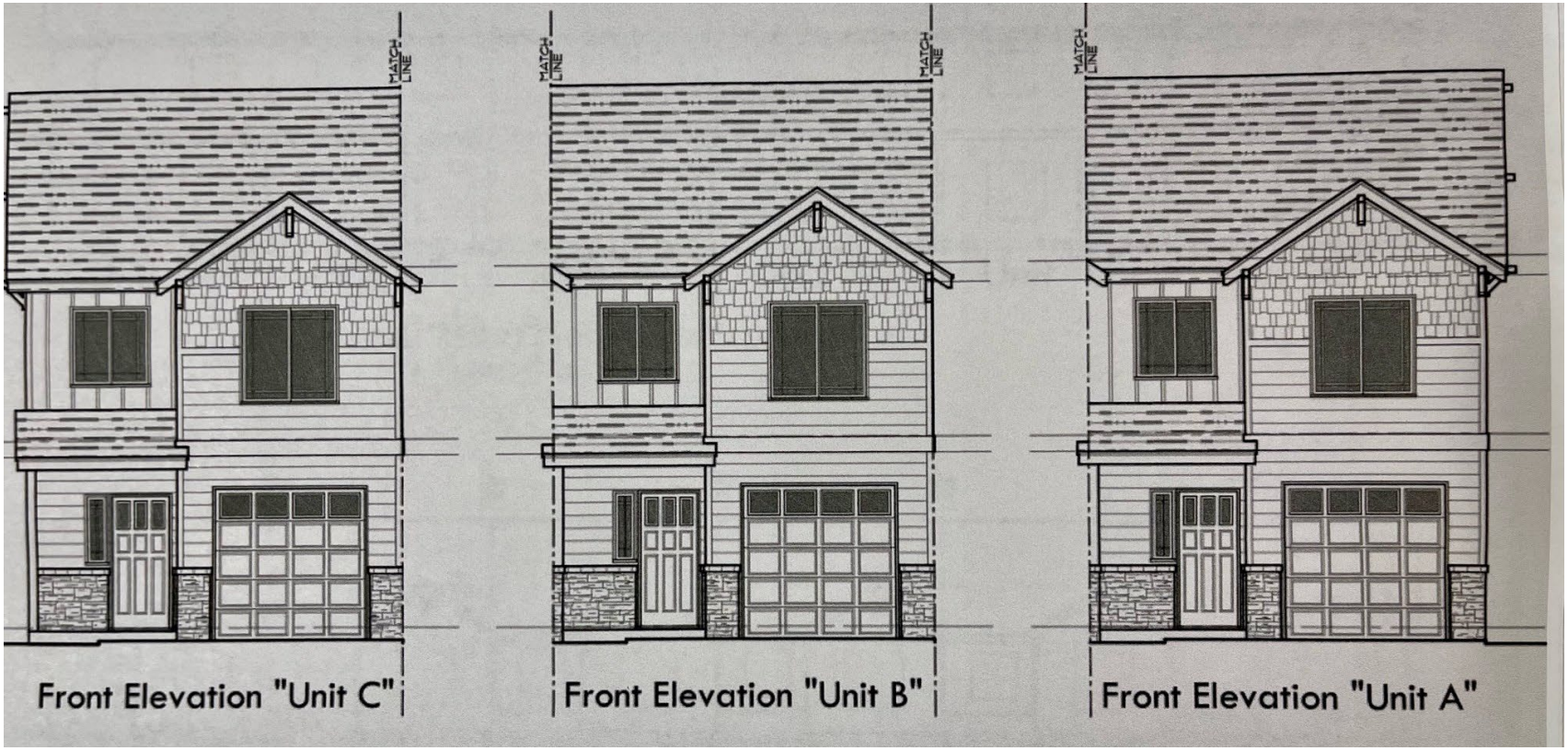
9. ***Rezone for densities necessary to assure the production of moderate income housing.***

Because the R-M zone allows for townhomes, which are typically considered more affordable than single family residences due to construction methods and efficiency of land development, this project would diversify available housing products and generally meets this goal and policies.

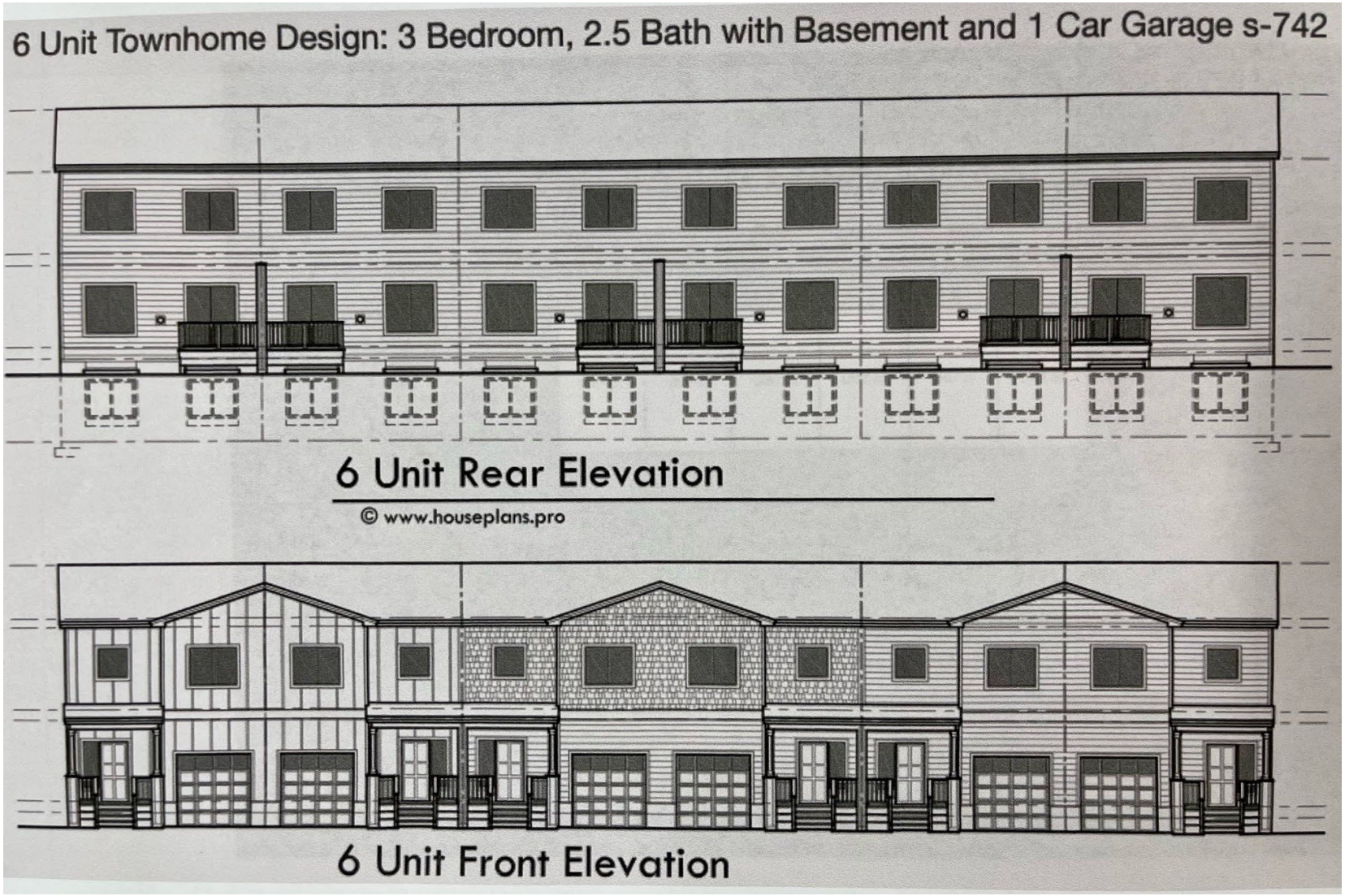
Proposed Concept



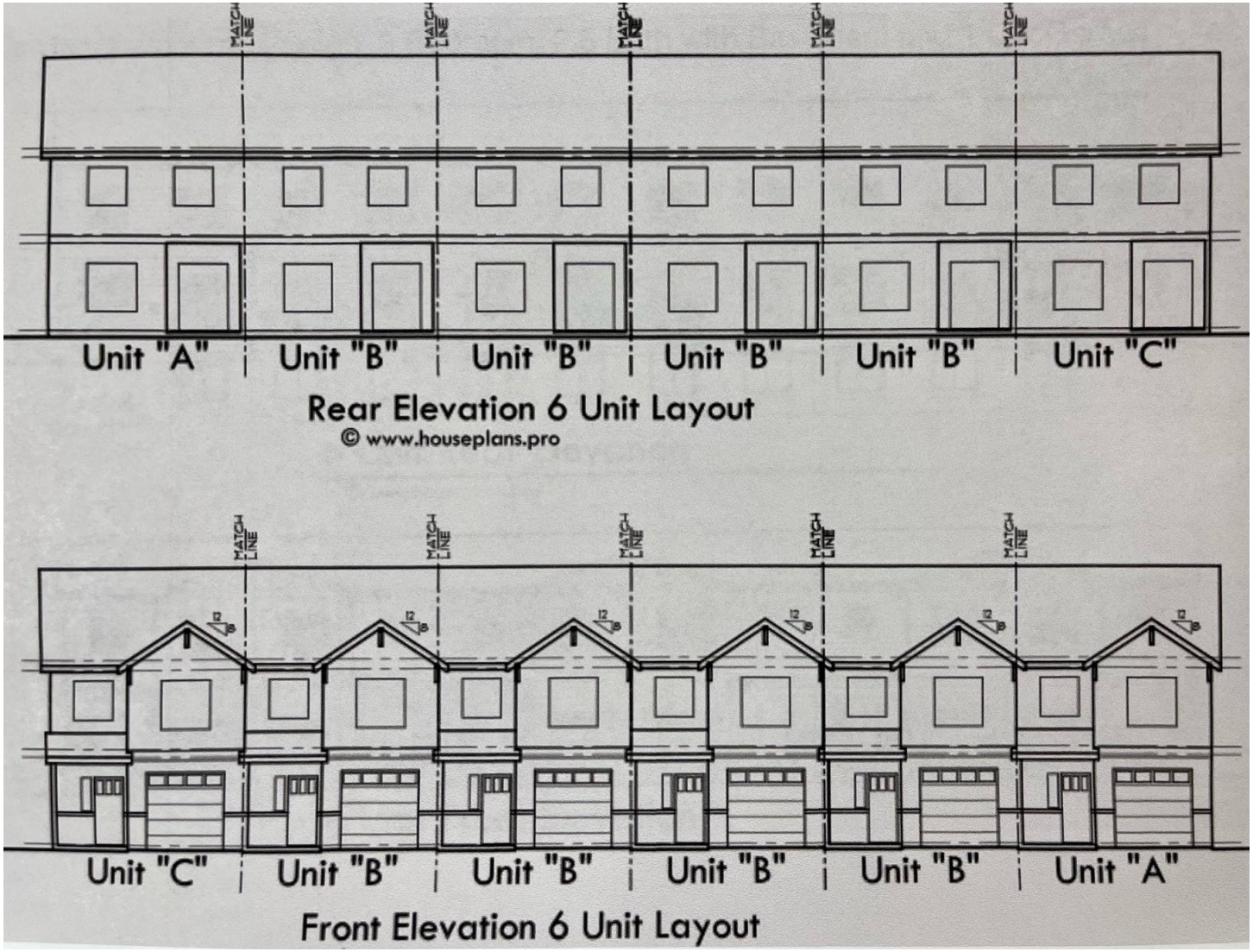
Proposed Concept



Proposed Concept



Proposed Concept



R-1-8 vs R-M

	R-1-8	R-M
Height	30’	30’
Front Setback	25’	25’
Side Setback	≥ 8’ both side yards ≥16’	≥ 8’ both side yards ≥16’ + 2’ per unit over two; totaling 8’ additional setback
Rear Setback	15’	15’
Corner	20’ side abutting street	20’ each side abutting street

478 South Main Street

KAYSVILLE CITY PUBLIC HEARING NOTICE

The Kaysville City Planning Commission will hold a public hearing on Thursday, February 10, 2022, at 7:00 p.m., in the Kaysville City Municipal Building Council Chambers located at 23 East Center Street, Kaysville, to consider:

An application from property owners Mark Lund & Kelly White, requesting a zone change for 478 South Main Street from KCC 17-12 R-1 Single Family Residential District to KCC Title 17-16 R-M Multiple Family Residential District. The subject property is a .56 acre/24,262 square foot undeveloped parcel on the corner of 475 South and Main Street. The zone change would allow for the construction of multiple dwelling units on the site.

Comments may be submitted by attending the public hearing or through the online form at: https://www.kaysvillecity.com/435/Planning-Commission (comment form is at the bottom of the webpage).

Should you have any questions, please contact the Kaysville City Community Development office at 801-546-1241.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by January 27, 2022.

Melinda Greenwood
Community Development Director

Public Comments

- Traffic – including accident data
- Parking
- Increased density
- Impacts to neighborhood character
- High tenant turnover
- Safety
- Petition against the rezone was submitted

Development Agreement

- Limited to 6 units
- Townhome product
- 12 parking spaces minimum (10 required)
- Buffering to residential on east and north sides with trees and fencing
- Architectural design limited to Craftsman or Farmhouse

Utah's Hometown *In the middle of everything*

Kaysville City

Call to the Public

- Reports
- Correspondence
- Calendar

Kaysville City

Utah's Hometown

In the middle of everything