



**Kaysville City Planning Commission
Meeting Notice and Agenda**

The Kaysville City Planning Commission will hold a regular meeting on Thursday, July 28, 2022, at 7:00 p.m. 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.

1. Opening
2. Election of a Chair and Vice-Chair
3. Approval of the minutes from the July 14, 2022 Planning Commission meeting
4. Preliminary Plat Subdivision approval for Meril Estates for Mark Lund and Kelly White for the property at 478 South Main Street
5. Call to the Public
6. Other matters that properly come before the Planning Commission:
 - a. Reports
 - b. Correspondence
 - c. Calendar
7. Adjournment

On Friday, July 22, 2022, a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).

A handwritten signature in blue ink that reads "Melinda Greenwood".

Melinda Greenwood
Community Development Director

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Dan Jessop, Zoning Administrator
Date: July 19, 2022

Agenda Item #3: Preliminary Plat Subdivision approval for Meril Estates

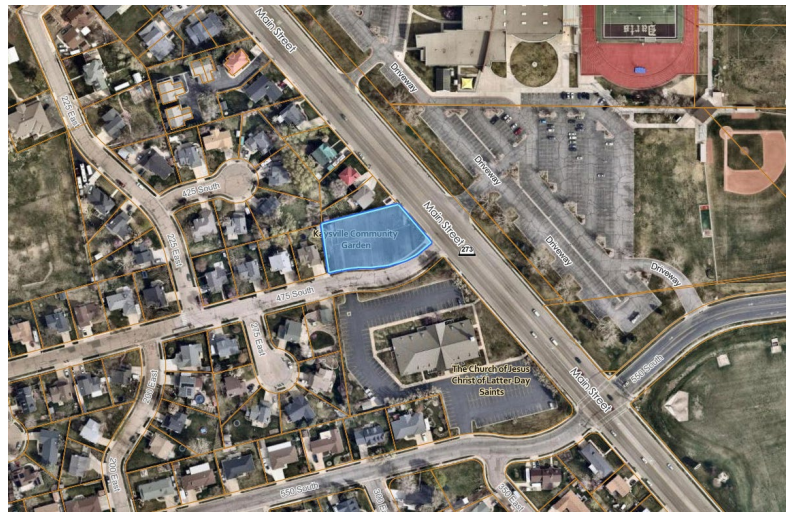
Meeting Date	July 28, 2022
Application Type	Preliminary Plat for Subdivision
Applicant Owner	Mark Lund and Kelly White
Address Parcel ID Number	478 South Main Street 08-002-0116
Zoning	R-1-8
Lot Size	.56 acres 24,393 ft ²
Current Use	Single family R-1-8
Number of Lots	3
Lot Sizes	8,001 ft ² to 8,269 ft ²

1. BACKGROUND

Mark Lund and Kelly White were here in March and applied for an R-M rezone, which was denied by City Council. They have now submitted a Preliminary Plat for a three-lot subdivision, which meets the frontage, and square footage, for the existing R-1-8 zone.

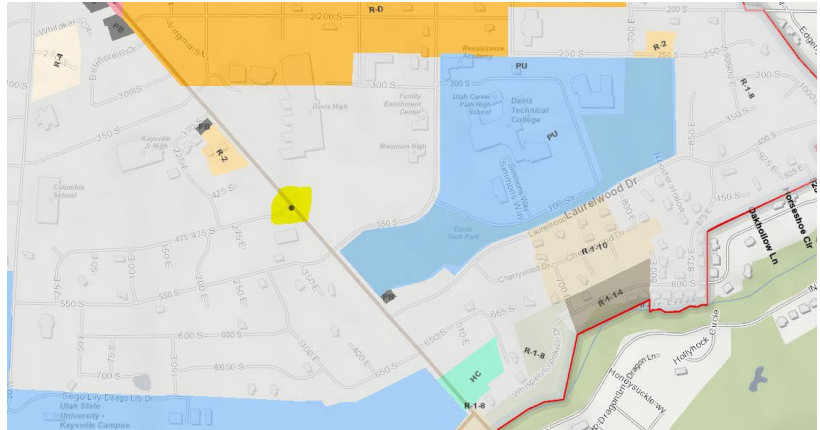
Mr. Lund and Mr. White submitted a preliminary plat application giving detail regarding the anticipated subdivision of the .56 acre site.

The subdivision consists of three total lots facing the public street on 475 South Main. Lot 1 would be an 8,001 square foot parcel. Lot 2 would be a new 8,007 square foot developable lot for a single-family dwelling and lot 3 would be 8,269 Square feet. The three proposed lots exceed the 60 foot minimum front width, and the 8,000 square foot minimum lot size requirement.



2. SURROUNDING LAND USE AND ZONING

- **Adjacent** –R-1-8
- **North** – R-1-8
- **South** – R-1-8
- **East** – R-1-8
- **West** – R-1-8



3. ZONING

The stated purpose of the R-1 Single Family Residential District is: To provide for areas in appropriate locations where quiet, low-density residential neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, most of whom will have children. To this end, the regulations permit the establishment of single-family dwellings and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

4. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday, July 22, 2022.

5. RECOMMENDATION

The proposed subdivision is consistent with the anticipated development of the R-1-8 zone. It is in compliance with applicable zoning districts, and proposes three desirable building lots.

Planning and Engineering staff have reviewed the proposed plat and recommend that the Planning Commission forward a favorable recommendation to the City Council for approval of the proposed preliminary plat for the Meril Estates Subdivision.

Attachments:

1. Preliminary Plat with staff comments

MERIL ESTATES
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
KAYSVILLE CITY, DAVIS COUNTY, UTAH
JUNE 2022

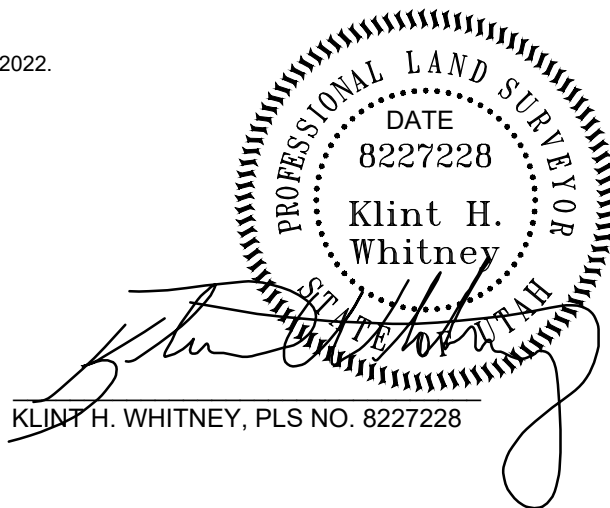
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 475 SOUTH STREET AND THE EAST BOUNDARY LINE OF KAYLYN MANOR BEING LOCATED NORTH 89°29'25" WEST 580.09 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (BASIS OF BEARING IN NAD 83 NORTH STATE PLANE GRID BEARING) AND NORTH 0°00'00" EAST 1272.82 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 8°10'53" WEST 110.68 FEET ALONG SAID EAST BOUNDARY LINE; THENCE NORTH 75°54'55" EAST 178.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 41°04'43" EAST 101.45 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOLLOWING FOUR (4) COURSES: (1) SOUTH 48°55'28" WEST 35.00 FEET; (2) ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT 126.87 FEET, HAVING A CENTRAL ANGLE OF 42°45'34" WITH A CHORD BEARING SOUTH 70°18'00" WEST 123.95 FEET; (3) ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT 63.63 FEET, HAVING A CENTRAL ANGLE OF 16°12'12" WITH A CHORD BEARING SOUTH 83°34'42" WEST 63.42 FEET; (4) SOUTH 75°28'36" WEST 18.18 FEET TO THE POINT OF BEGINNING. CONTAINING 24,272 SQUARE FEET OR 0.56 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MERIL ESTATES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF _____, 2022.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

MERIL ESTATES

AND HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY KAYSVILLE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2022.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this ____ day of _____, 2022, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SCOTT STRATFORD. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°29'19" WEST NAD 83 NORTH STATE PLANE GRID BEARING.

KAYSVILLE CITY
ENGINEER

KAYSVILLE CITY
ATTORNEY

APPROVED BY THE KAYSVILLE CITY
ENGINEER, _____
SIGNED THIS ____ DAY OF _____, 2022.

APPROVED BY THE KAYSVILLE CITY
ATTORNEY, _____
SIGNED THIS ____ DAY OF _____, 2022.

CITY ENGINEER

CITY ATTORNEY

KAYSVILLE CITY PLANNING
COMMISSION

APPROVED BY THE Kaysville CITY PLANNING
COMMISSION, _____
SIGNED THIS ____ DAY OF _____, 2022.

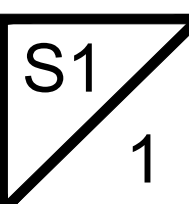
KAYSVILLE CITY APPROVAL

APPROVED BY THE KAYSVILLE CITY
COUNCIL, _____
SIGNED THIS ____ DAY OF _____, 2022.

ATTEST: _____
TITLE: _____

CHAIRMAN

MAYOR



DAVIS COUNTY RECORDER

BOOK NUMBER _____
PAGE NUMBER _____
ENTRY NUMBER _____
TIME RECORDED _____
DATE RECORDED _____
FEE PAID _____
DAVIS COUNTY RECORDER
BY: _____
DEPUTY RECORDER

NOTES

- ZONE (R1-8) CURRENT YARD SETBACKS: FRONT 25 FEET; SIDE: 8 FEET WITH BOTH SIDE EQUAL TO 16 FEET; REAR: 15 FEET.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49011C0243E WITH AN EFFECTIVE DATE OF JUNE 1, 2007.

LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP
- "GARDNER ENGINEERING"
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

SETBACK LINES

Scale in Feet
1" = 20'

R:\1951 - STRATFORD, SCOTT\SURVEY\DWG\SCOTT STRATFORD.DWG



**Kaysville City Planning Commission Meeting Minutes
July 14, 2022**

The Planning Commission meeting was held on July 14, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Commissioners Allred, Barrus, Doxey, Lyon, Keetch, and Sommerkorn

Staff Present: Mindi Edstrom and Melinda Greenwood

Public Attendees: Dawn Steel, Patty Lawrence, Christina Castro, Dave Johnson, Dave Nielsen, Justin Taylor, Nikki Taylor and Clint Taylor

1-Opening

Vice Chair Lyon opened the meeting and welcomed those in attendance.

2- Swearing in of Krista Keetch as a Planning Commissioner

Ms. Greenwood led the swearing in of Krista Keetch, who took the Oath of Office for Planning Commission.

3- Approval of the minutes from the June 23, 2022 Planning Commission/City Council work session

Vice-chair Lyon asked for a motion to approve the minutes from June 23rd joint meeting as well as the regular meeting. Commissioner Barrus made a motion to approve both sets of minutes and Commissioner Sommerkorn seconded the motion. All commissioners voted in favor of approving the minutes and the motion passed 6-0.

4- Preliminary Plat Subdivision approval for Hinckley Lot Split for Clint Taylor located at approximately 815 North Brookshire Drive

Introduced by: Melinda Greenwood

Ms. Greenwood introduced the lot located at 815 North Brookshire Drive. The lot currently has one single family home and the subdivision would create a second lot. She said one lot would be 11,969 ft² and the other would be 15,254 ft² and stated that both lots meet the required minimum of 8,000 ft². Staff and engineering reviewed this application and they recommend approval.

Vice-chair Lyon opened the meeting up to questions.

Commissioner Allred noticed that there were a few small items that need to be added to the plat. He asked that the motion include a catch-all condition that says other corrections as may be needed per staff review.

Commissioner Lyon asked the applicant if they had anything they would like to add to the discussion and Clint Taylor said he did not have any additional comments for the Commission.

Commissioner Allred asked about the accessory structure and if it meets code.

Clint Taylor approached the Commissioners to let them know that it does meet the setback requirements.

Commissioner Doxey made a motion to approve the Hinckley lot split for Clint Taylor located at 185 North Brookshire drive as explained by staff as well with any additional conditions deemed necessary by staff. Commissioner Allred seconded the motion and the Commissioners voted 6-0 in favor of the motion.

6- Public Hearing for the rezone application from BeBuilders for 602 South Angel Street from A-1 Light Agricultural District to R-1-14 Single Family Residential District with a PRUD Planned Unit Residential Overlay

Introduced by: Melinda Greenwood

Ms. Greenwood started off by sharing that this application should look familiar to the Planning Commission as there was a rezone for R-1-8 that came before them in May. She said the rezone received an approval recommendation from the Planning Commissioner but it was denied by City Council. BeBuilders has since reapplied for the R-1-14 zone. Based on the size of the lot, the applicant would be allowed up to five single family homes with the minimum lot size of 14,000 ft². BeBuilders submitted a concept drawing with their application which showed four lots and they have included a PRUD overlay with a private street.

Ms. Greenwood shared information from the staff report about how the rezone fits within goals and objectives outlined in the 2019 General Plan. She also shared the public feedback and their concerns with connectivity and public safety access, density, and losing the rural character. She also said that there was much less opposition with this application and only four email comments were received.

David Nielsen, the applicant, was invited to approach the commissioners as the representative for the Johnson Trust. From the slides he submitted, he discussed that two of the lots in the subdivision are the exact same size as other lots in the neighborhood.

Commissioner Barrus asked the applicant if the homes were going to be the same price point as proposed before, and the applicant said that they will not be the same. There will be four single family home with a price point of a million dollars up to 1.5 million dollars.

Commissioner Allred asked if the road would be a private road. Dave Nielsen responded by telling him that it would be a private road that would not connect to Angel Crest Way.

Commissioner Lyons opened up the meeting for the Public Hearing.

Justin Taylor shared that he loves the proposed plan and is in support of the rezone.

No other individuals came forward to speak, so Vice-chair Lyon closed the Public Hearing.

Commissioner Doxey said the last application for R-1-8 that came to Planning Commission was supported 4-2, which would have given us a much more affordable price point for housing, but it was unfortunately turned down. He expressed concern that there have been lots of rezones approved on the east side of Kaysville and none on the west side of the city.

Commissioner Allred echoed the same sentiments of Commissioner Doxey and said he wholeheartedly agrees. He said he feels it behooves the Planning Commission and the city to look at these kind of requests

and make reasonable recommendations to support any kind of housing that helps with the housing shortage situation we have.

Commissioner Barrus stated that the sentiment Commissioner Allred share is precisely how he feels.

Commissioner Allred made a motion to recommend approval to the City Council to rezone to R-1-14 based on the findings in the staff report, as well as being able to provide a slightly different and a greater variety of housing choice with lot sizes uncharacteristic to the west side of Kaysville, the rezone would not do harm to the general public in terms of infrastructure, it complies with the general Plan, and partly goes towards addressing the housing crisis. Commissioner Doxey seconded the motion. All Commissioners voted in favor of the motion to rezone, 6-0.

6- Call to the public

There were no public comments.

7- Other matters that properly come before the Planning Commission: Reports, Correspondence, and Calendar

Ms. Greenwood said she is hopeful the 2022 General Plan will be adopted by the August 4th meeting.

Ms. Greenwood said she decided to hold off on revising bylaws until after the new Planning Commissioners were in place, so that project will be coming up in the next couple of months. Vice-chair Lyon suggested the bylaws should be updated to allow electronic meetings as well as electronic voting so that we are covered in emergencies. Ms. Greenwood also suggested adding a deadline for items to be submitted as part of the record so the Planning Commission can have adequate time to review information prior to making a decision.

Ms. Greenwood shared language with the Commissioners that was added to the explosives ordinance based on direction from the Planning Commission on June 23, 2022. Staff worked with the Fire Chief, City Attorney and Building Official to add "Commercially manufactured black powder intended to be used for rocket motors solely in compliance with the State of Utah's currently adopted edition of the International Fire Code and in compliance with NFPA 1122 Code for Model Rocket" to the ordinance as an exception. She said the item will be before the Council on July 14th.

The Commission discussed dates for upcoming conferences and training, including the APA Conference in Herriman on September 8th and 9th. There is also a Utah Land Use Institute at the end of October and the Utah League of Cities and Towns conference in October on the 5th and 6th.

Commissioner Lyon made a motion to adjourn the meeting at 7:51 p.m.



Kaysville
City

Utah's Hometown

In the middle of everything



1. Opening – Election of a Chair and Vice Chair



2. Swearing in of Krista Keetch as a Planning Commissioner



I, Krista Keetch, having been appointed to the office of Kaysville City Planning Commission Member, do solemnly swear or affirm that I will support, obey and defend the Constitution of the United States and the Constitution of the State of Utah, and that I will discharge the duties of my office with fidelity.



3. Approval of the minutes from the
June 23, 2022 joint meeting

4. Approval of the minutes from the
June 23, 2022 regular meeting

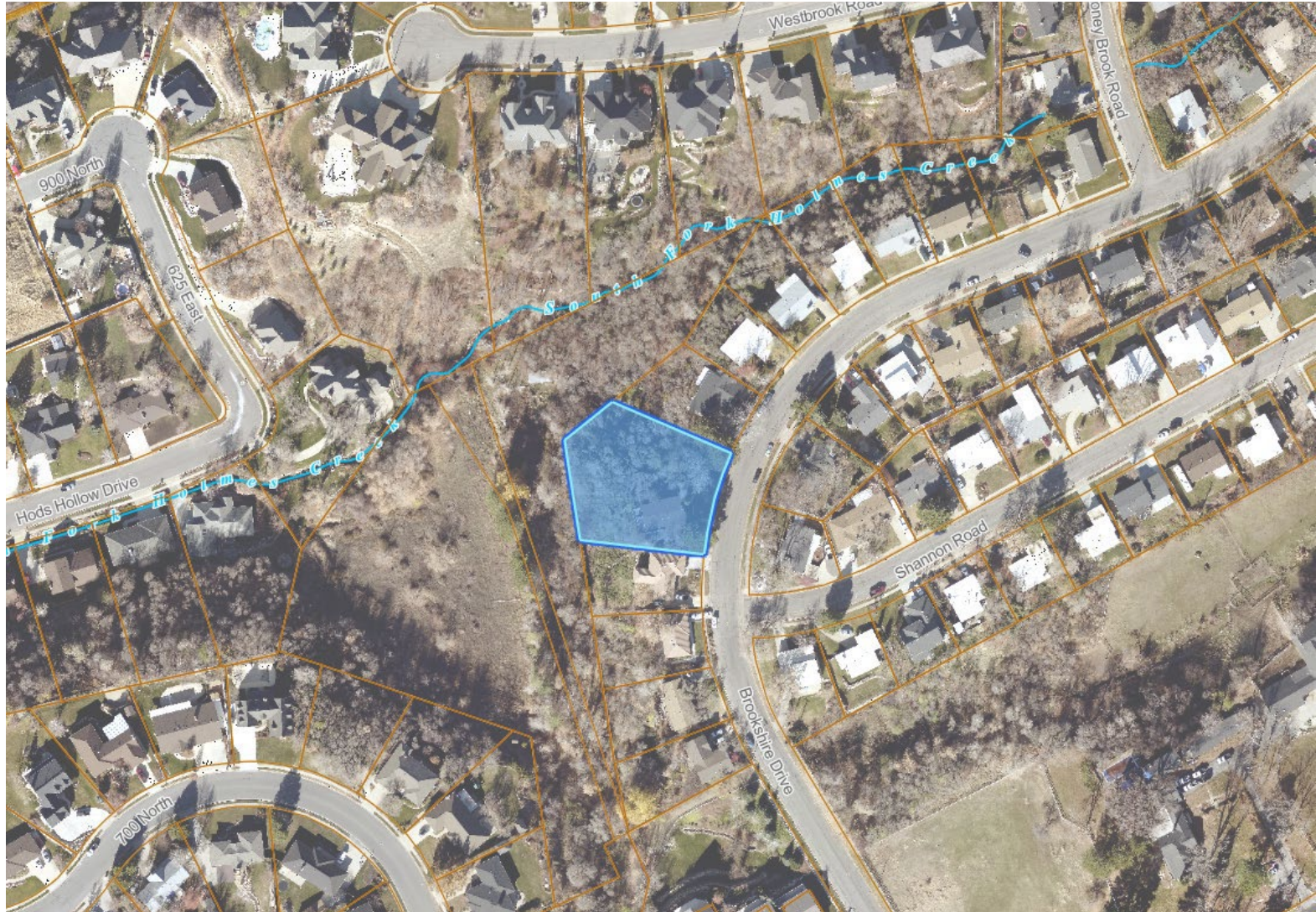


5. Preliminary Plat Subdivision approval for Hinkley Lot Split for Clint Taylor located at approximately 815 North Brookshire Drive



Application Type: Preliminary Plat
Applicant: Clint and Nichole Taylor
Address: 815 North Brookshire Drive
Zoning: R-1-8
Lot Size: .63 acres | 27,442.8 ft²
Current Use: Single family dwelling
Number of Lots: 2
Lot Sizes: 11,969 ft² and 15,254 ft²

Hinkley Lot Split



Hinkley Lot Split

ENNIFER A. EAGAR
-041-0018





6. Public Hearing

Rezone of 602 South Angel
Street from A-1 LI to R-1-14
Single Family with a PRUD
Planned Unit Residential Overlay



Applicant: BeBuilders | The Evelyn L. Johnson Trust

Lot size: 1.66 acres | 72,309 ft²

Current Use: One single family dwelling

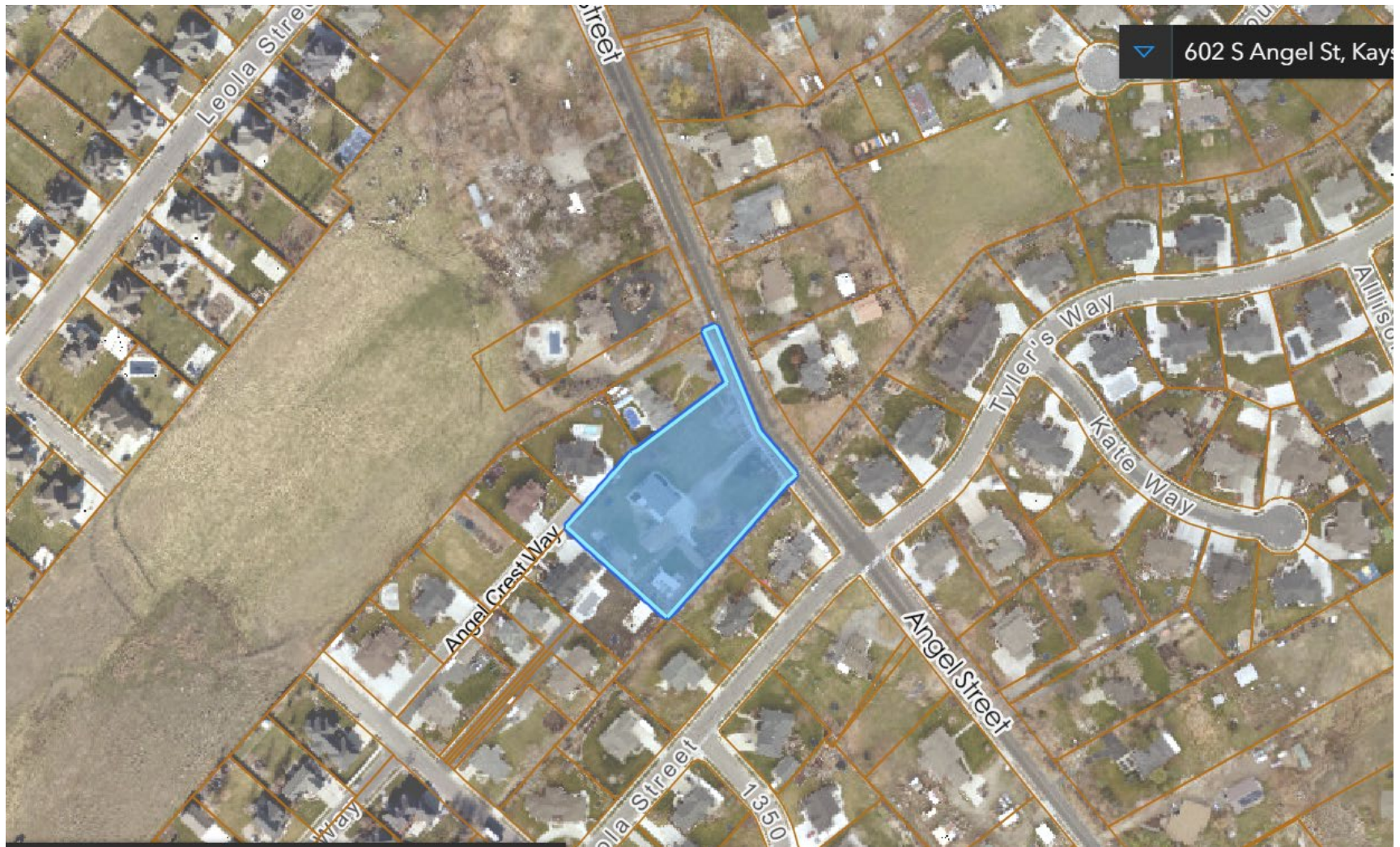
Current Zoning: A-1 Light Agricultural

Density Entitlement: 1 single family dwelling

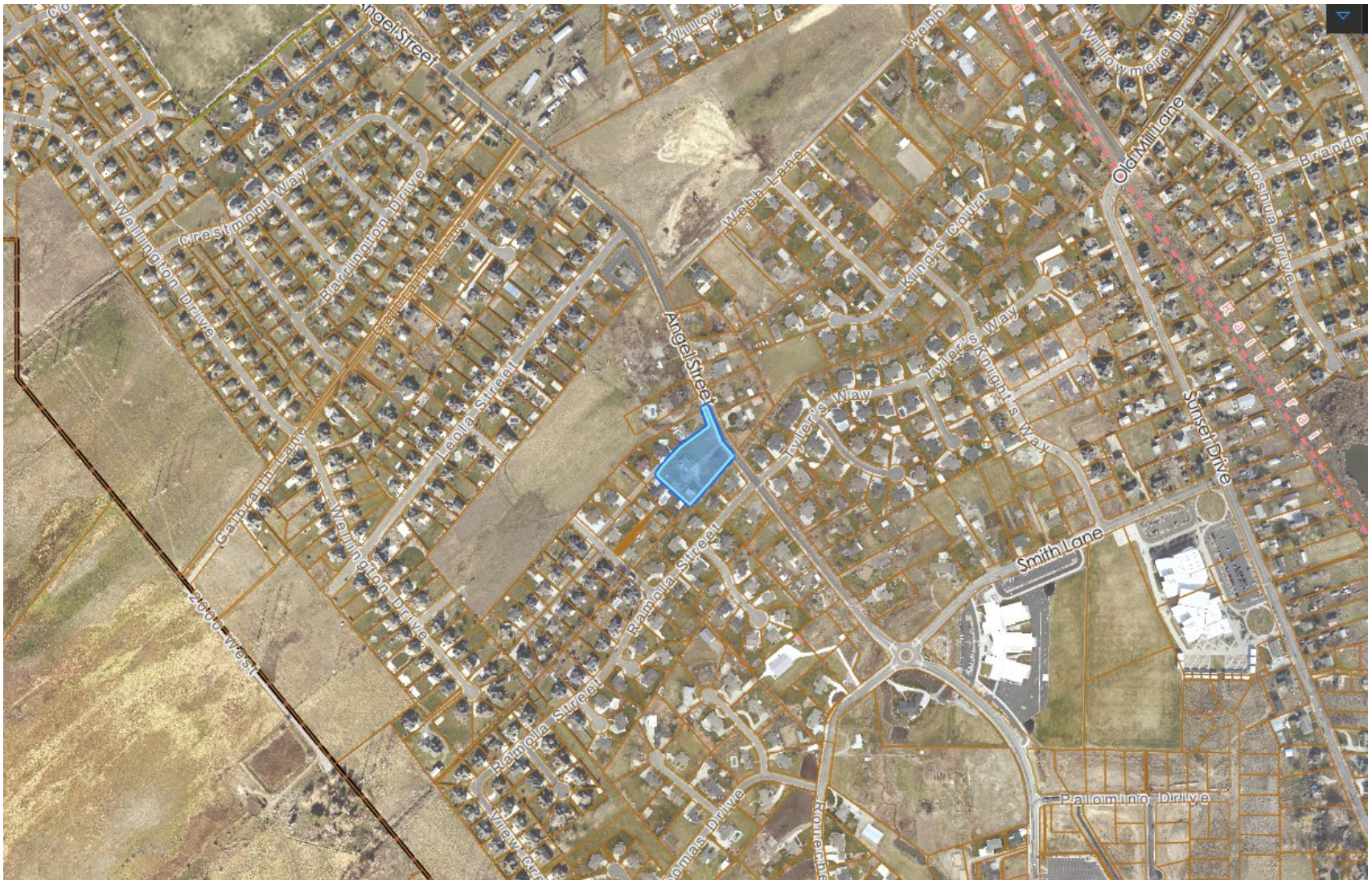
Requested Zoning: R-1-14 single family residential
with PRUD overlay

Density Entitlement: 5 single family dwellings

602 South Angel Street



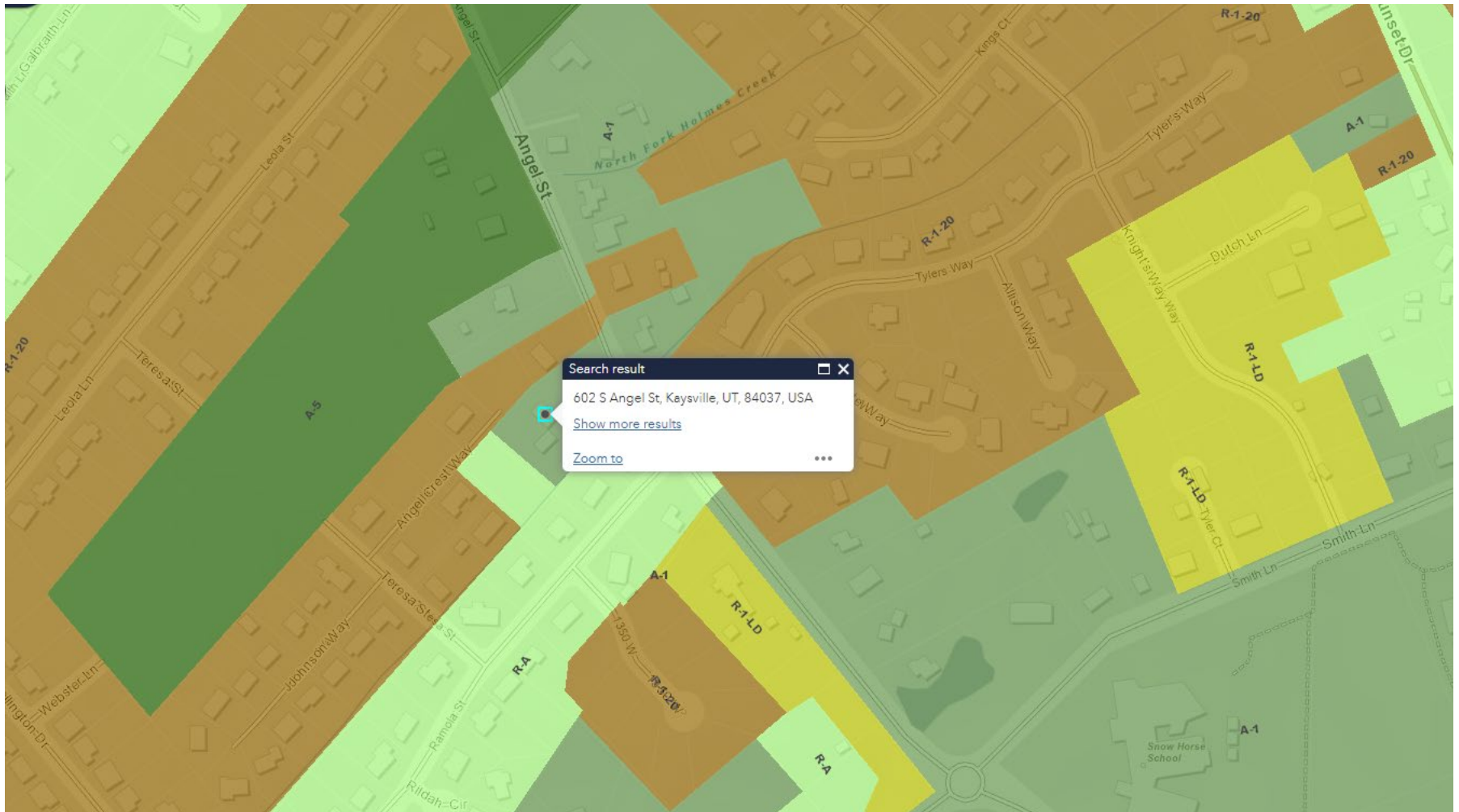
602 South Angel Street



602 South Angel Street



602 South Angel Street

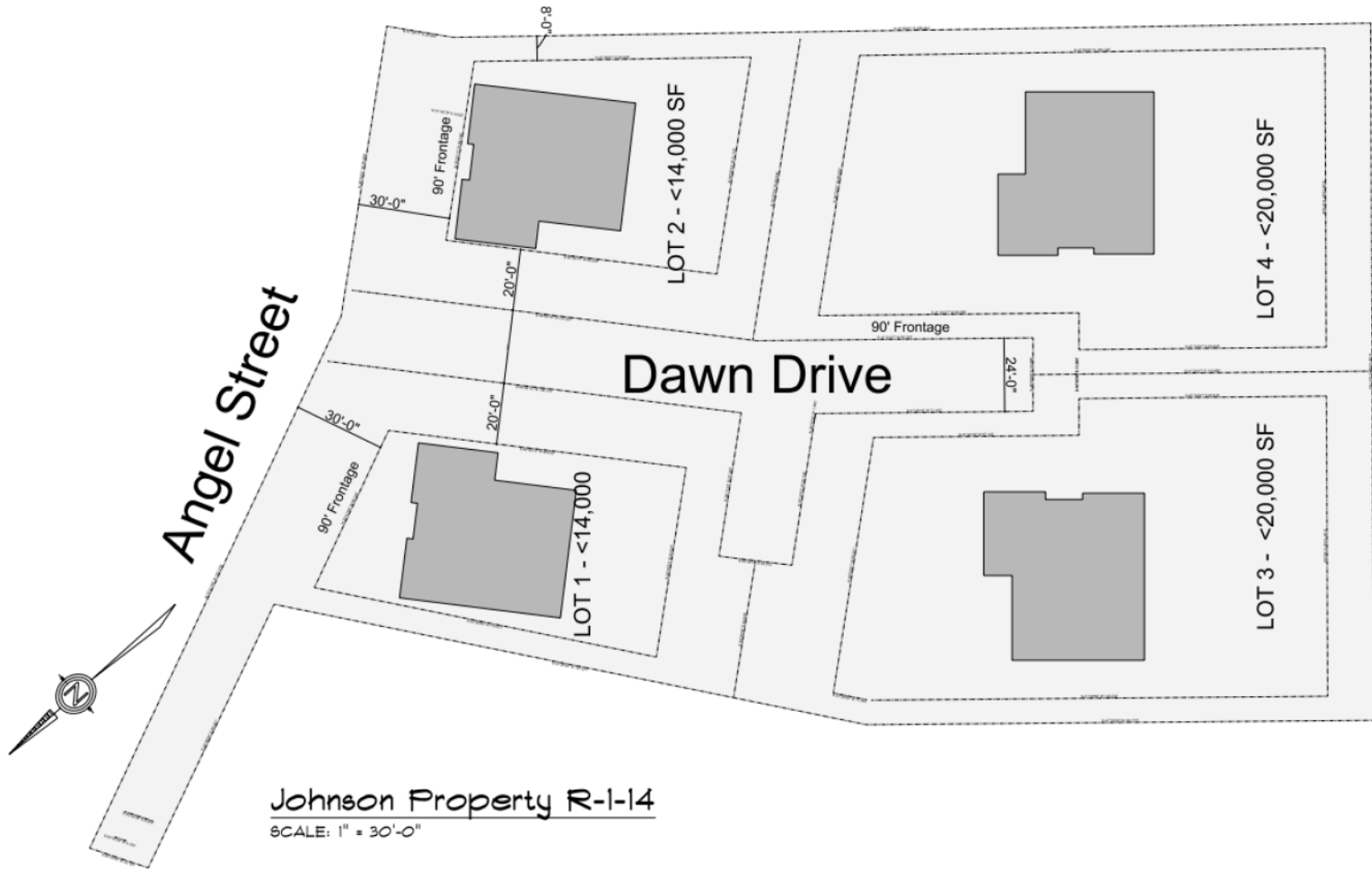




A-1 vs R-1-14

	A-1	R-1-14
Minimum Lot Size	40,000 ft ²	14,000 ft ²
Density (based on lot size)	1	5
Minimum Lot Width	100'	90'
Front Setback	30'	30'
Side Setback	≥ 10'	≥ 8'
Rear Setback	30'	15'
Maximum Building Height	30'	30'

Concept Plan



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.*

The R-1-14 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-1-14 zone allows for single family lots of a smaller size than what currently exists in the area, which would diversify housing opportunities. The rezone request to R-1-14 supports 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. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).

The subject property is located west of I-15 and on Angel Street which is considered an arterial street. Given its location along Angel Street, it is appropriate to give careful consideration of applying the R-1-14 zone.

*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 housing in the area is currently developed as low density single family lots. Approximately 150 feet to the west, there are lots as small as ~10,000 ft², though the majority of the parcels are sized around half an acre, or around 20,000 ft². The change to the R-1-14 zone would create additional single unit housing opportunities and allow for varying sizes of homes while still preserving the residential feel and provide for large lots.

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.*

- 4. **Permitting less costly size, design, materials and construction of housing.***
- 9. **Rezone for densities necessary to assure the production of moderate income housing.***

The R-1-14 zone reduces lot size to 14,000 ft² and would allow for 4 more single family units than presently exist. Application of the PRUD, which allows for variation from some standards will permit less costly construction of housing. The requested zone change would diversify available housing products in the area and provide additional housing options at a lower cost due to the smaller lot sizes.

Public Hearing Notice



KAYSVILLE CITY PUBLIC HEARING NOTICE

The Kaysville City Planning Commission will hold a public hearing on Thursday, May 12, 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 BeBuilders who is requesting a zone change for 602 South Angel Street from [A-1 Light Agricultural District](#) to [R-1-8 Single Family Residential District](#) with a [PRUD Planned Unit Residential Overlay](#). The subject property is a 1.66 acre/72,309 ft² parcel on Angel Street which is currently used as a single family residence. The rezone would allow up to nine single family lots.



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

If 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 May 2, 2022.

Melinda Greenwood
Community Development Director

- **31 notices mailed**
- **500' radius of subject property**





Public Comments Received

- Connectivity and public safety access
- Density
- Losing rural character
- Much less opposition than with R-1-8
- Four email comments received

Applicant Slides

Johnson Farms

Request for R-1-4 Zone with a
PRUD Overlay on Existing A-1 Lot of 1.66 Acre

Angel Street

LOT 1 - <14,000

LOT 2 - <14,000 SF

Evelyn Drive

LOT 3 - <20,000 SF

LOT 4 - <20,000 SF

- Johnson Family Participation
- Neighborhood involvement with those most directly affected by this change.
- (4) Single Family Homes.
- (2) half-acre lots.
- (2) 1/3 acre lots.

- 14,000 SF Minimum Size
- 90' Minimum Width
- 30' Front Setback
- 20' Side Corner Setback
- 8' Side Setback
- 15' Rear Setback

Kaysville General Plan – How does this fit?

- We are looking to provide housing that is “diversified and adaptable to changing conditions”. *III. Growth and Development A.2.*
- Angel street is defined as an “arterial street” and eligible for “medium and higher density consideration”. This is not medium density. This is single-family. *I. Housing A.2*
- We are seeking to provide “housing choice throughout the community” by “allowing homes of a variety of size”. *I. Housing B.*
- Based on our available square footage we are looking to rezone for 4 homes. Average lot size is 14,000-20,000 SF
- We know that a larger parcel was just approved last week by the City Council less than 1 mile away from the property on Angel Street from A-1 to R-14

Utah's Hometown *In the middle of everything*



Public Hearing

Utah's Hometown *In the middle of everything*



7. Call to the Public



8. Other matters that properly come before the Planning Commission:

- Reports
- Correspondence
- Calendar

Utah's Hometown *In the middle of everything*



9. Adjournment



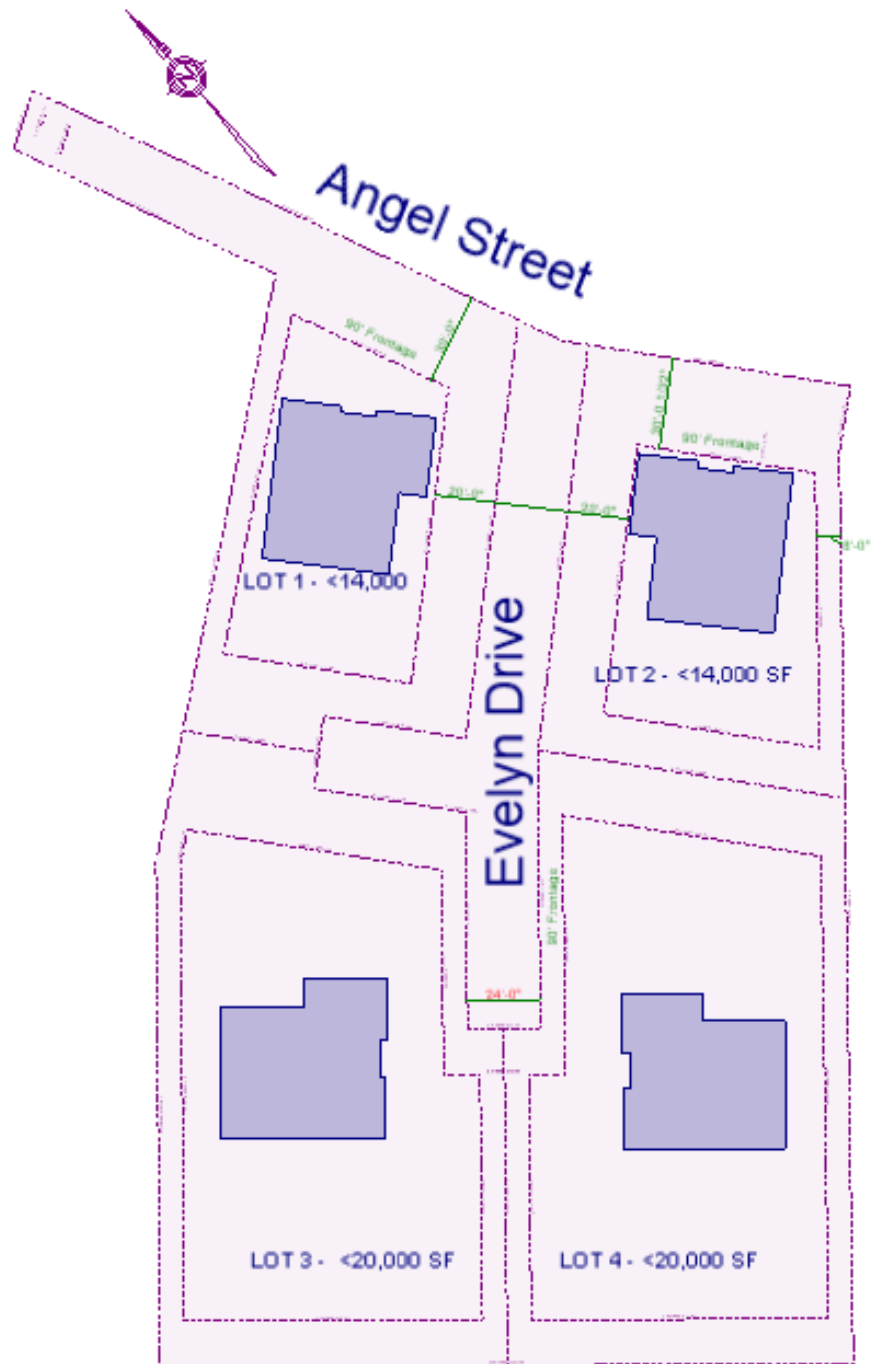
Kaysville
City

Utah's Hometown

In the middle of everything

Johnson Farms

Request for R-1-4 Zone with a
PRUD Overlay on Existing A-1 Lot of 1.66 Acre



Johnson Farms Proposal

Quick Facts:

- Johnson Family Participation
- Neighborhood involvement with those most directly affected by this change.
- (4) Single Family Homes.
- (2) half-acre lots.
- (2) 1/3 acre lots.

This meets or exceeds the R-1-4 Zoning Requirements:

- 14,000 SF Minimum Size
- 90' Minimum Width
- 30' Front Setback
- 20' Side Corner Setback
- 8' Side Setback
- 15' Rear Setback

Kaysville General Plan – How does this fit?

- We are looking to provide housing that is “diversified and adaptable to changing conditions”. *III. Growth and Development A.2.*
- Angel street is defined as an “arterial street” and eligible for “medium and higher density consideration”. This is not medium density. This is single-family. *I. Housing A.2*
- We are seeking to provide “housing choice throughout the community” by “allowing homes of a variety of size”. *I. Housing B.*
- Based on our available square footage we are looking to rezone for 4 homes. Average lot size is 14,000-20,000 SF
- We know that a larger parcel was just approved last week by the City Council less than 1 mile away from the property on Angel Street from A-1 to R-14