



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

The Kaysville City Planning Commission will hold a regular meeting on August 11, 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](http://www.Kaysvillelive.com).

1. Opening
2. Approval of the minutes from the July 28, 2022 Planning Commission Meeting
3. Swearing in of Rachel Lott as a Planning Commissioner
4. Final Plat Subdivision approval for Hinkley Subdivision for Clint Taylor located at approximately 815 North Brookshire Drive
5. Final Plat Subdivision approval for Huckleberry Estates for Robert and Linda Bourne located at 1742 Phillips Street
6. Public Hearing for rezone request on 500 North Main Street from GC General Commercial District to R-M Multiple Family Residential District
7. Discussion on General Plan Amendments and Rezone applications
8. Call to the Public
9. Other matters that properly come before the Planning Commission:
  - a. Reports
  - b. Correspondence
  - c. Calendar
10. Adjournment

On Friday, July 8, 2022, a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).

Melinda Greenwood  
Community Development Director

## PLANNING COMMISSION STAFF REPORT

**To:** Kaysville City Planning Commission  
**From:** Dan Jessop, Zoning Administrator  
**Date:** August 4, 2022

**Agenda Item #4:** Final Plat approval for Hinckley Lot Split for Clint Taylor located at approximately 815 North Brookshire Drive

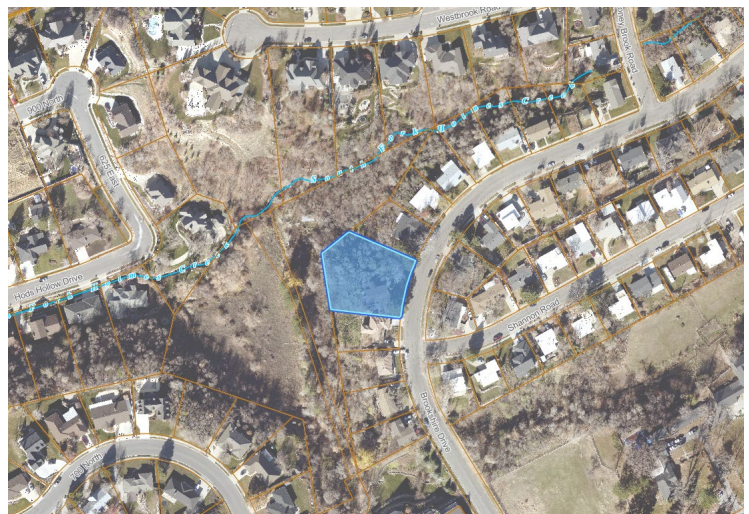
|                                   |                                                   |
|-----------------------------------|---------------------------------------------------|
| <b>Meeting Date</b>               | August 11, 2022                                   |
| <b>Application Type</b>           | Final Plat                                        |
| <b>Applicant   Owner</b>          | Clint and Nichole Taylor                          |
| <b>Address   Parcel ID Number</b> | 815 North Brookshire Drive   11-472-0001          |
| <b>Zoning</b>                     | R-1-8                                             |
| <b>Lot Size</b>                   | .63 acres   27,442 ft <sup>2</sup>                |
| <b>Current Use</b>                | Single family dwelling                            |
| <b>Number of Lots</b>             | 2                                                 |
| <b>Lot Sizes</b>                  | 11,969 ft <sup>2</sup> and 15,254 ft <sup>2</sup> |

### 1. BACKGROUND

Clint Taylor and wife Nichole have submitted a final plat application giving detail regarding the anticipated subdivision of the site listed above. The existing lot is .63 acres.

The City Council approved the preliminary plat on August 4, 2022.

The subdivision consists of 2 total lots facing the public street Brookshire Drive and is zoned R-1-8. Lot 101 would have existing home and out building with a total of 15,254 square feet. Lot 102 would be a new 11,969 square foot developable lot for a single family dwelling. The lots would both exceed the 60 foot minimum front width and exceed the 8,000 square foot minimum.



## **2. PUBLIC NOTICING AND PUBLIC COMMENT**

No public comments have been received as of the date of this report.

## **3. RECOMMENDATION**

The final plat submittal includes the corrections notated in the preliminary plat approval. The proposed subdivision is consistent with the anticipated development of the R-1-8 zone. It is in compliance with applicable zoning districts and the subdivision code, and proposes a desirable building lot.

Staff is recommending that the Planning Commission approve the proposed Final Plat for Hinckley Subdivision.

### **Attachments:**

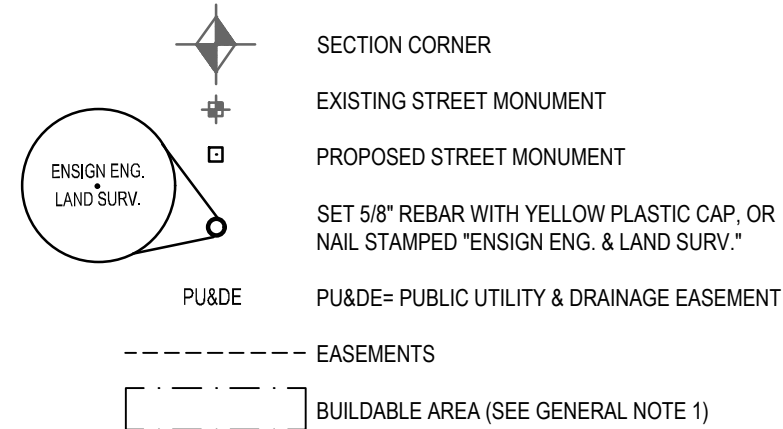
1. Final Plat with staff comments

## HINCKLEY SUBDIVISION FIRST AMENDED

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 26  
TOWNSHIP 4 NORTH RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
KAYSVILLE, DAVIS COUNTY, UTAH  
JULY 2022

BRIAN P. & JENNIFER A. EAGAR  
11-041-0018

### LEGEND



### NOTES

- PROPERTY IS TO BE ZONED R-1-8.  
A. FRONT YARD SETBACK IS 20'  
B. SIDE YARD SETBACK IS 13' BETWEEN STRUCTURES (8' & 5')  
C. REAR SETBACK IS 15'
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

WITNESS CORNER TO THE  
SOUTHWEST QUARTER CORNER  
SECTION 26  
T4N, R1W  
SLB&M  
(FOUND)

SOUTHWEST QUARTER CORNER  
SECTION 26  
T4N, R1W  
SLB&M  
(NOT FOUND)



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Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.855.1453  
RICHFIELD  
Phone: 435.896.2983

### CITY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE KAYSVILLE CITY ATTORNEY.

KAYSVILLE CITY ATTORNEY

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

### CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE KAYSVILLE CITY ENGINEER

KAYSVILLE CITY ENGINEER

### CITY COUNCIL APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE KAYSVILLE CITY COUNCIL

CITY RECORDER CITY MAYOR

### SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679, 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 described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

### BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 26, Township 4 North, Range 1 West, Salt Lake Base and Meridian also being in Kaysville City, Davis County, Utah. Being more particularly described as follows:

Beginning at the Northeast Corner of Lot 4, King Clarion Hills No. 1 Subdivision, said point being North 89°53'20" West 3073.73 feet and North 00°06'40" West 817.70 feet from the South East Corner of said Section 26 (NAD83 Bearing being: N 89°45'30" W between the SE and SW corners of said section 26, per the Davis County Township Reference Plat) and running thence;

North 83°47'52" West 153.64 feet along the North line of Lot 4;

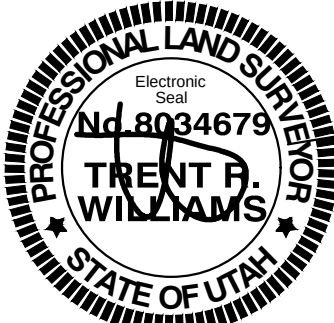
thence North 09°04'52" West 124.88 feet;

thence North 50°55'08" East 75.82 feet to the westerly Corner of Lot 2, Hinckley Subdivision;

thence South 66°35'53" East 159.57 feet along the southerly line of said Lot 2 to a point on the right-of-way line of Brookshire Drive;

thence southwesterly 129.08 feet along the arc of a 430.00-foot radius curve to the left (center bears South 66°35'47" East and the long chord bears South 14°47'59" West 128.60 feet with a central angle 17°12'00") along said right-of-way to the Point of Beginning.

Contains 27,223 square feet, 0.625 acres.



July 26, 2022

Date

Trent R. Williams, PLS  
License No. 8034679

### OWNER'S DEDICATION

Known all men by these presents that I / we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

## HINCKLEY SUBDIVISION FIRST AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

By: \_\_\_\_\_ By: \_\_\_\_\_

By: \_\_\_\_\_ By: \_\_\_\_\_

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of Davis J.S.S.

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_,  
personally appeared before me, the undersigned Notary public, in and for said County of \_\_\_\_\_ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, \_\_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

## HINCKLEY SUBDIVISION FIRST AMENDED

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 26  
TOWNSHIP 4 NORTH RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
KAYSVILLE, DAVIS COUNTY, UTAH

### DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY \_\_\_\_\_ DEPUTY RECORDER

### SHEET 1 OF 1

PROJECT NUMBER: 10381

MANAGER: T.WILLIAMS

DRAWN BY: C.WRIGHT

CHECKED BY: T.WILLIAMS

DATE: 7/26/22





## PLANNING COMMISSION STAFF REPORT

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**To:** Kaysville City Planning Commission  
**From:** Dan Jessop, Zoning Administrator  
**Date:** August 5, 2022

**Agenda Item #5:** Final Plat Subdivision approval for Huckleberry Estates for Robert and Linda Bourne located at 1742 Phillips Street

|                                   |                                                  |
|-----------------------------------|--------------------------------------------------|
| <b>Meeting Date</b>               | August 11, 2022                                  |
| <b>Application Type</b>           | Final Plat                                       |
| <b>Applicant   Owner</b>          | Robert and Linda Bourne                          |
| <b>Address   Parcel ID Number</b> | 1742 W Phillips Street   11-077-0023             |
| <b>Zoning</b>                     | R-1-LD PRUD                                      |
| <b>Lot Size</b>                   | 2.54 acres   110,624 ft <sup>2</sup>             |
| <b>Current Use</b>                | One single family home                           |
| <b>Number of Lots</b>             | 5                                                |
| <b>Lot Sizes</b>                  | 17,886 ft <sup>2</sup> to 22,921 ft <sup>2</sup> |

### 1. BACKGROUND

The proposed Final Plat for Huckleberry Estates, PRUD subdivision is before the Planning Commission for consideration for Final Plat approval. The final plat is consistent with the Preliminary Plat, which was approved at the City Council meeting on March 4, 2022.



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. The lots range from 17,886 ft<sup>2</sup> to 22,921 ft<sup>2</sup>.

The applicant has now completed the engineering and is requesting Final Plat approval.

## **2. PUBLIC NOTICING AND PUBLIC COMMENT**

No public comments have been received as of the date of this report.

## **3. RECOMMENDATION**

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.

Staff recommends that the Planning Commission grant approval for the Final Plat of the Huckleberry Estates PRUD Subdivision.

## **ATTACHMENTS**

1. Final Plat



# Huckleberry Estates

A part of the North Half of Section 32 and the South Half of  
Section 29, T4N, R1W, SLB&M, U.S. Survey  
Kaysville City, Davis County, Utah  
July 2022

## 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 Huckleberry Estates, 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.

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 Huckleberry 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 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, and also dedicate, to Central Davis Sewer District, those certain strips designated as sewer easements, the same to be used for the installation, maintenance, and operation of sewer service lines, as may be authorized by Central Davis Sewer District.

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

A parcel of land located in Southeast Quarter of Section 29, and the Northeast Quarter of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

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 of said Section 32, 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 feet 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. R.O.S. # \_\_\_\_\_.

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 RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ AT  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_

DAVIS COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY

## KAYSVILLE CITY COUNCIL APPROVAL

This is to certify that this plat 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

## 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

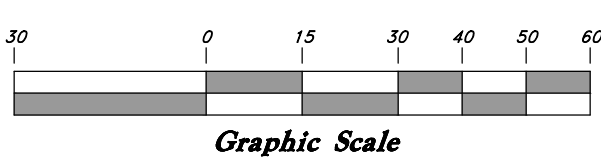
## Notes

10' Public Utility Easements (P.U.E.) exist along rear lot lines and along all roadways. 5' P.U.E.'s along all other lot lines

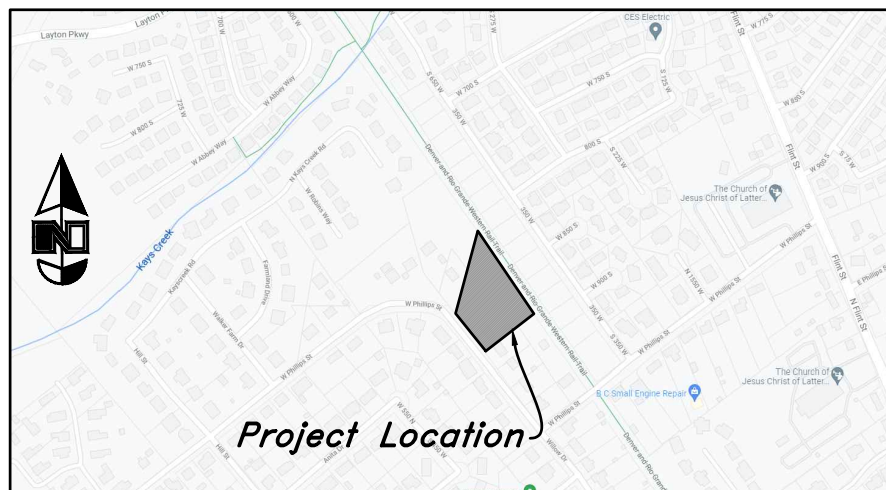
## Legend

- 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
- Right of Way Dedication
- 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

Scale: 1" = 30'



Graphic Scale



**Vicinity Map**  
(Not to Scale)

Cheri & Marshall Miller  
Parcel # 117-90-0001

Marshall Miller & Mistie Manning  
Parcel # 117-90-0002

North Quarter of Section 32, Township 4 North, Range 1 West Salt Lake Base and Meridian. (Not Found)

Street Monument in the Center of Farmland Drive at approximately 685 North (Found Brass Cap Monument)

Dean & Connie Adam  
Parcel # 113-88-0073

Street Monument at the intersection of Phillips Street and Walker Farm Drive (Found Brass Cap Monument)

Derek & Teresa Sommer  
Parcel # 113-88-0072

**GREAT BASIN ENGINEERING**  
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WWW.GREATBASINENGINEERING.COM



## PLANNING COMMISSION STAFF REPORT

**To:** Kaysville City Planning Commission

**From:** Dan Jessop, Zoning Administrator and Melinda Greenwood, Community Development Director

**Date:** August 8, 2022

**Agenda Item #6:** Public Hearing for the rezone application from Blake Bastian for 500 North Main from GC General Commercial to R-M Multi Family Residential District

|                                   |                                                               |
|-----------------------------------|---------------------------------------------------------------|
| <b>Meeting Date</b>               | August 11, 2022                                               |
| <b>Application Type</b>           | Rezone                                                        |
| <b>Applicant   Owner</b>          | Julie A. Duerden and Robert Douglas Duerden                   |
| <b>Address   Parcel ID Number</b> | 500 North Main   11-100-0030                                  |
| <b>Lot Size</b>                   | .66 acre   28,749 ft <sup>2</sup>                             |
| <b>Current Use</b>                | One single family dwelling                                    |
| <b>Current Zoning</b>             | GC General Commercial                                         |
| <b>Density Entitlement</b>        | N/A                                                           |
| <b>Requested Zoning</b>           | R-M Multiple Family Residential                               |
| <b>Density Entitlement</b>        | 10 family residential dwelling (1 per 2,800 ft <sup>2</sup> ) |

### 1. BACKGROUND

The subject property is a 28,749 ft<sup>2</sup> parcel at 500 North Main Street with one existing single family home which faces south. The applicant is requesting the lot be rezoned from GC General Commercial, which has no minimum lot size, to R-M Multiple Family Residential, which has a minimum lot size of 8,000 ft<sup>2</sup>.

If approved, the zone change could allow for the construction of up to ten dwelling units as the code allows one unit per every 2,800 square feet.

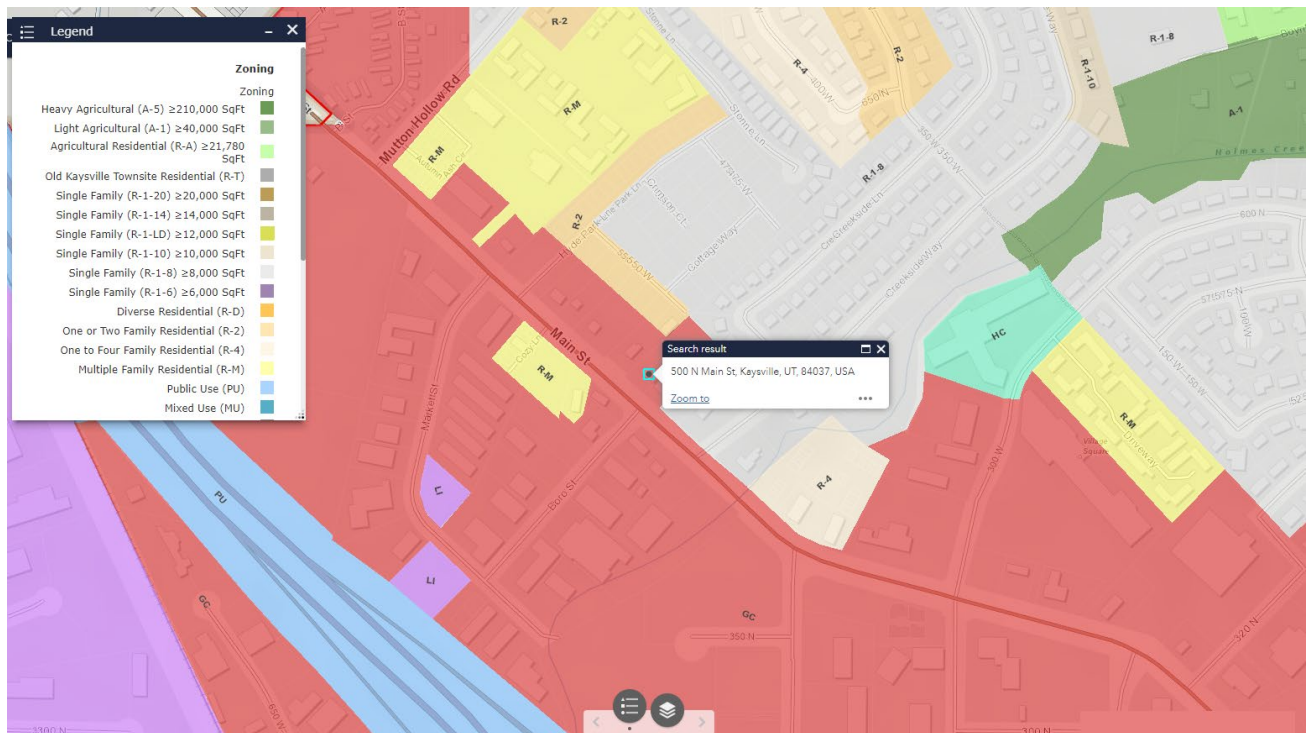




## 2. SURROUNDING LAND USE AND ZONING

The parcel is located on the north side of Main Street at 500 North. The surrounding area and neighborhood includes a mix of residential densities in the vicinity. Specifically, the area includes the following zones:

- **Adjacent** – Directly adjacent to the subject property is General Commercial with R-2 abutting the north portion of the lot.
- **North** – The subject property is bordered by GC General Commercial and some R-2 zoning.
- **South** – Directly south of the parcels are GC General Commercial with R-1-8 and some R-4 further south.
- **East** – R-1-8 single family.
- **West** – The subject property is surrounded by GC General Commercial and across the street some R-M Multiple Family Residential.



The Planning Commission should take the neighborhood character and surrounding zoning uses into consideration when determining if the R-M Multiple Family Residential zone is appropriate in this area.

The Commission may also want to discuss the loss of commercially zoned property on Main Street and whether or not the addition of housing could compensate for the loss of commercial opportunities.

### **3. GENERAL PLAN**

The 2019 Kaysville City General Plan sets the following goals and policies. These excerpts are relevant to the R-M Multiple Family Residential rezone application and should be considered as findings 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 rezone of 500 North Main Street to R-M Multiple Family Residential would create more residential property in the city, keeping in line with Kaysville being a primarily residential community. As mentioned in the previous section and relevant to this goal, is the question of whether or not converting commercial property into residential uses creates a vision to promote business and industry.

#### ***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 multifamily developments such as townhomes, adding medium density housing options which would continue to add diversity to existing housing opportunities, which are by large, single family. 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 on North Main Street which is considered an arterial street and it is east of I-15. Given its location, it is appropriate to consider applying the R-M 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 2019 General Plan calls for multiple unit housing consisting of three to six units and specifically calls for having a variety of housing opportunities throughout the city. The concept plan submitted shows two four-unit buildings, which is within the limitations detailed.

### ***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.*
- 7. Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.*
- 9. Rezone for densities necessary to assure the production of moderate income housing.*

The requested zone converts commercially zoned property to residential uses, which satisfies objective one above. The requested change would also diversify available housing products in the area and provide additional housing options at a lower cost due to construction methods used in townhome style products. The addition of properties zoned for medium density housing meets objectives in the 2019 MIH Plan.

The 2019 General Plan contains adequate goals and policies to support the rezone of the property at 500 North Main Street to R-M Multiple Family Residential.

## **4. ZONING**

### **A. R-M Single Family Residential District**

*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, discussion at the Planning Commission meeting, and any findings determined during this process, the Commission may find it appropriate to apply the R-M zone to the subject property.

### **B. Density**

The subject property is 28,749 ft<sup>2</sup>, which could allow for up to ten dwelling units on the site. While math based solely on square footage would allow for ten units, taking the lot size, shape,



setbacks and other regulations into consideration, maximizing the density to ten units on the site is unlikely.

### C. Regulations

Differences between lot size requirements and other regulations between the GC General Commercial zone (current) and R-M (proposed) zones are identified in the chart below.

|                                    | GC (Current Zone) | R-M (Proposed Zone)                                                                                   |
|------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------|
| <b>Minimum Lot Size</b>            | N/A               | 8,000 ft <sup>2</sup>                                                                                 |
| <b>Density</b> (based on lot size) | N/A               | 10                                                                                                    |
| <b>Lot Width</b>                   | N/A               | 70'                                                                                                   |
| <b>Building Height</b>             | 35'               | 30'                                                                                                   |
| <b>Front Setback</b>               | N/A               | 25'                                                                                                   |
| <b>Side Setback</b>                | N/A               | ≥ 8'                                                                                                  |
| <b>Rear Setback</b>                | N/A               | 15'                                                                                                   |
| <b>Residential Setback</b>         | 20'               | N/A                                                                                                   |
| <b>Open Space</b>                  | N/A               | 800 ft <sup>2</sup> for 2 + 600 ft <sup>2</sup> for 3 and 4+ 400 ft <sup>2</sup> each additional unit |
| <b>Outdoor Storage</b>             | N/A               | 20 ft <sup>2</sup> per unit                                                                           |

## 5. PUBLIC NOTICING AND PUBLIC COMMENT

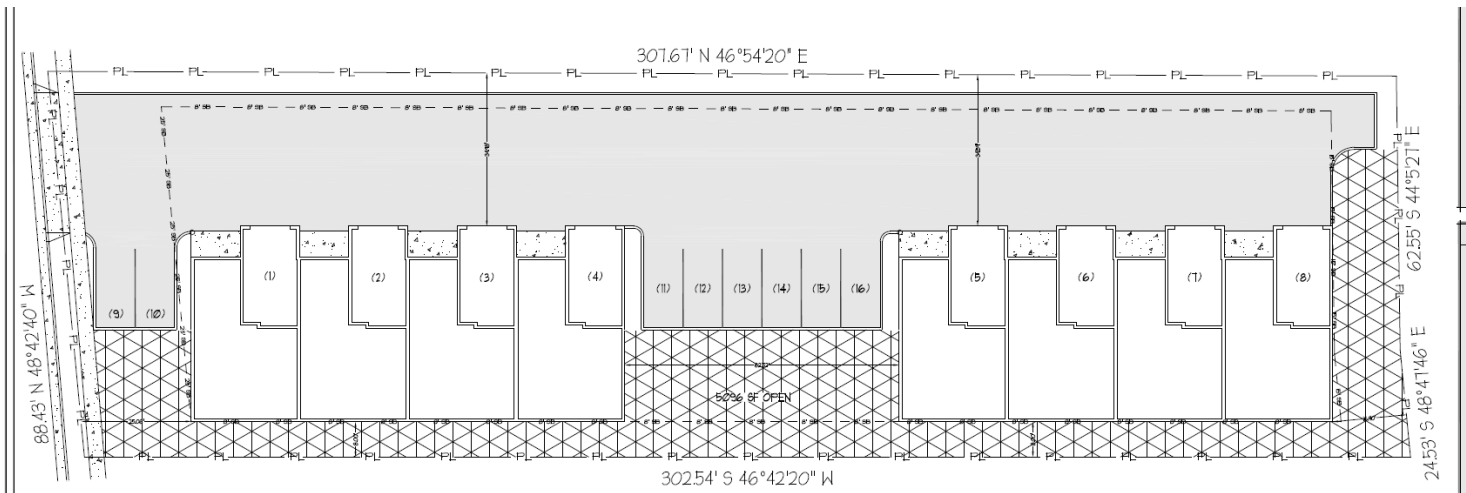
A sign was placed on the property on Thursday, August 4, 2022 and 79 public notices were mailed to property owners within 500 foot radius of the subject property.

Several comments have been submitted via the City's website stating concerns about privacy, water availability, traffic, crime, opposition to density.

## 6. SUMMARY

The 2019 General Plan contains adequate goals and policy objectives to support approval of the rezone request.

The applicant submitted the below concept of an eight-unit development as an example for what may be constructed should the zone change be approved.



The Planning Commission should further debate the rezone request, the findings in this report, compatibility with the 2019 General Plan, how well the R-M zone would fit into the neighborhood character at this particular location and public comments received.

## **7. RECOMMENDATION**

Staff recommends the Planning Commission make a recommendation to the City Council to approve the requested zone change from GC General Commercial to R-M Multiple Family Residential at 500 North Main Street.

ECH TOWNHOMES

26,631 SQ. FT.  
0.611 ACRES

500 NORTH MAIN STREET  
KAYSVILLE, UTAH, 84031



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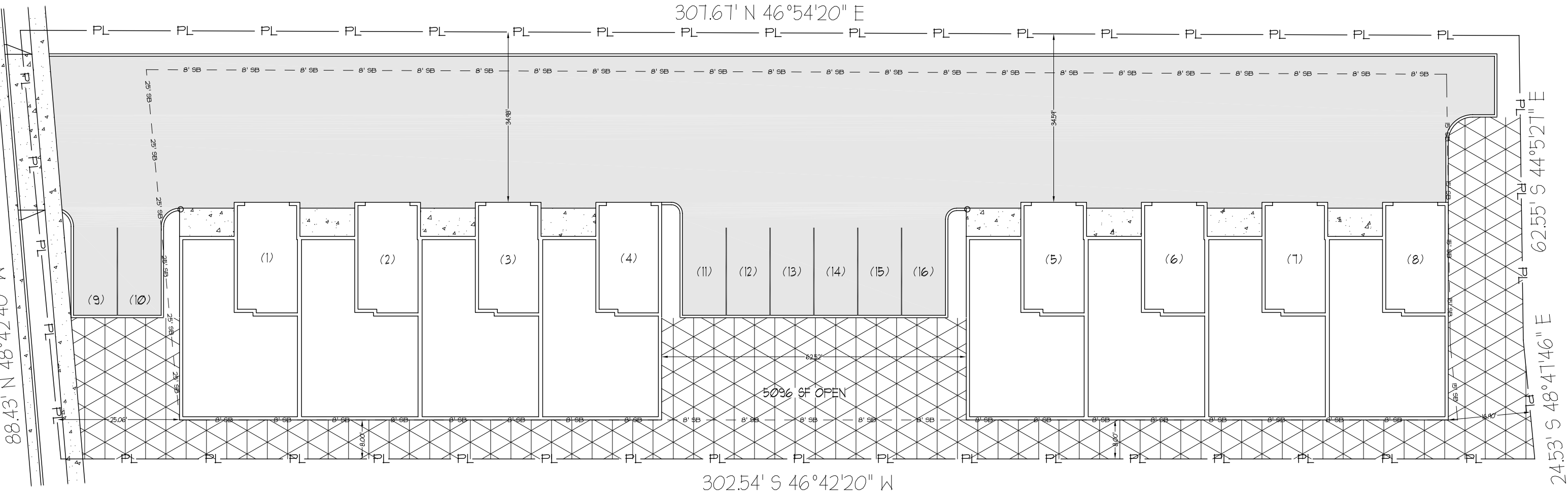
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31 N. MAIN STREET, FARMINGTON, UTAH 84025

PROJECT DETAILS:

ELITE CRAFT TOWNHOMES  
500 NORTH MAIN STREET  
KAYSVILLE, UTAH, 84031

DATE PUBLISHED:  
Jul. 25, 2022

PLAN NUMBER:  
ECH TOWNHOMES



- LINETYPE KEY**

  - PL ——— PROPERTY LINE
  - 8' SB ——— 8' SETBACK
  - 15' SB ——— 15' SETBACK
  - 25' SB ——— 25' SETBACK
  - TOPOGRAPHY LINE
- KAYSVILLE MUNICIPAL CODE**

PARKING II-32-5:  
MINIMUM OF (2) SPACES PER UNIT -- 8 REQUIRED

FUNCTIONAL OPEN SPACE II-5-6:  
600 SF PER UNIT PER UNIT -- 4800 SF REQUIRED

OUTSIDE STORAGE SPACE II-5-6:  
(20) SQUARE FEET FOR EACH DWELLING UNIT -- 160 REQUIRED

SITE PLAN (ZONE R-4)

SCALE: | 12X18: 1" = 20' | 24X36: 1" = 10' |

SHEET: 42.0

ECH TOWNHOMES

26,631 SQ. FT.  
0.611 ACRES

500 NORTH MAIN STREET  
KATYSVILLE, UTAH, 84031



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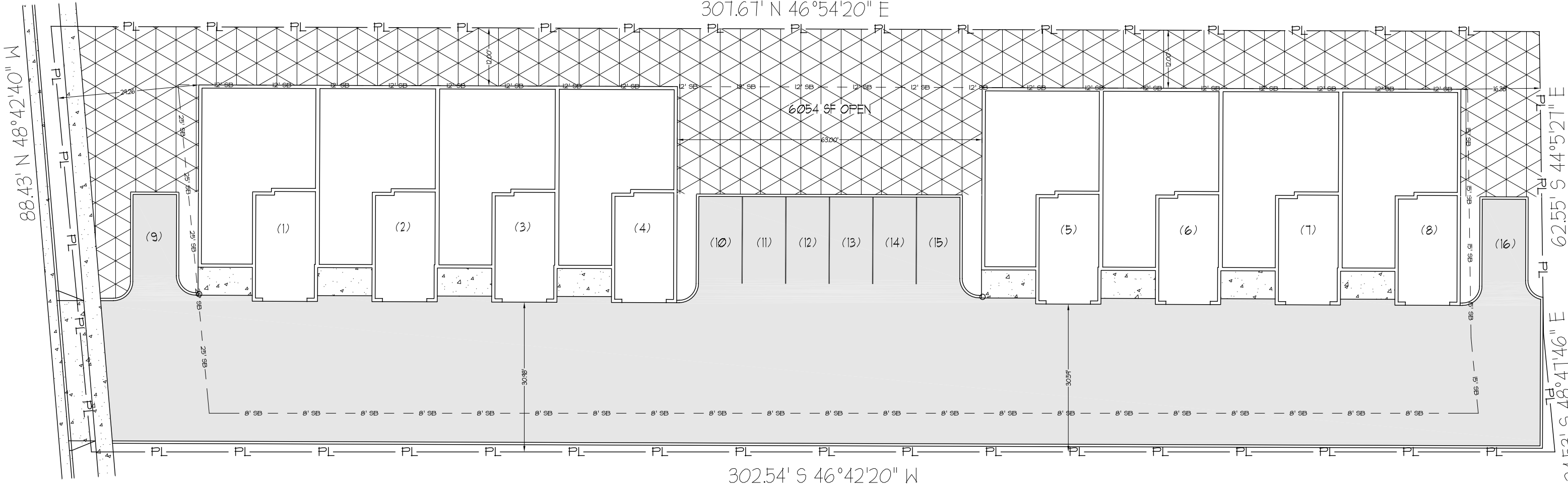
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PROJECT DETAILS:

ELITE CRAFT TOWNHOMES  
500 NORTH MAIN STREET  
KATYSVILLE, UTAH, 84031

DATE PUBLISHED:  
Jul. 25, 2022

PLAN NUMBER:  
ECH TOWNHOMES



LINETYPE KEY

- PL PROPERTY LINE
- 12' SB 12' SETBACK -- 8' MIN. + 2' FOR (4) UNITS
- 15' SB 15' SETBACK
- 25' SB 25' SETBACK
- TOPOGRAPHY LINE

KATYSVILLE MUNICIPAL CODE

SIDE SETBACKS (11-16-1):  
STARTING WITH 8'-0" - ADD 2'-0" FOR EVERY UNIT ABOVE (2)  
UNITS - 16'-0" TOTAL ABSOLUTE MINIMUM -- 12' REQUIRED  
PARKING (11-32-5):  
MINIMUM OF (8) SPACES, WITH (15) SPACES FOR EACH  
ADDITIONAL UNIT OVER (5) -- 16 REQUIRED  
FUNCTIONAL OPEN SPACE (11-16-6):  
600 SF PER UNIT PER (3) AND (4) FAMILY DWELLINGS, AND  
400 SQUARE FEET PER UNIT PER EACH ADDITIONAL DWELLING  
UNIT EXCLUDES LANDING STRIPS -- 1200 SF REQUIRED  
OUTSIDE STORAGE SPACE (11-6-6):  
(20) SQUARE FEET FOR EACH DWELLING UNIT -- 120 REQUIRED

SITE PLAN (ZONE R-M)

SCALE: 12X18: 1" = 20' 24X36: 1" = 10'

SHEET: 42.1





**Kaysville City Planning Commission Meeting Minutes  
July 28, 2022**

The Planning Commission meeting was held on July 28, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

**Planning Commission Members in Attendance:** Commissioners Barrus, Doxey, Keetch, Sundloff, and Sommerkorn

**Staff Present:** Mindi Edstrom and Dan Jessop

**Public Attendees:** Laurene Starkey

**1-OPENING**

**2- ELECTION OF A CHAIR AND VICE-CHAIR**

Upon opening the meeting, Wilf Sommerkorn motioned to elect Toby Barrus as Planning Commission Chair for the next year. Commissioner Doxey seconded the motion and the vote was unanimous (5-0) in favor of the motion.

Chair Barrus asked for nominations for Vice-Chair. Commissioner Sommerkorn nominated Commissioner Doxey and Commissioner Keetch seconded the motion and the vote was unanimous (5-0) in favor of the motion.

**3- APPROVAL OF THE MINUTES FROM THE JULY 14, 2022 PLANNING COMMISSION MEETING**

Commissioner Doxey made a motion to approve the minutes from the July 14, 2022 meeting and Commissioner Keetch seconded the motion. All voted in favor of approving the minutes.

**4- PRELIMINARY PLAT SUBDIVISION APPROVAL FOR MERIL ESTATES FOR MARK LUND AND KELLY WHITE FOR THE PROPERTY AT 478 SOUTH MAIN STREET**

**Introduced by: Dan Jessop**

The property at 478 South Main, formally known as the Community Garden, submitted their application for a Preliminary Plat approval. The parcel is 0.56 acres which is 24,393 ft<sup>2</sup> and is currently zoned R-1-8, allowing three lots. All requirements are met and city staff recommends approval.

Commissioner Sommerkorn asked staff if this application meets all the requirements and Mr. Jessop responded with a yes.

Commissioner Barrus asked the applicants if there was anything else that they would like to add by way of information and reminded the audience that there is no need to have public comment for the administrative action.

Commissioner Sommerkorn asked for a clarification of the name of the subdivision. There was some

confusion between the packet that was printed and the packet that was online. Mr. Jessop explained that the correct plat name is Meril Estates.

Commissioner Sundloff explained the difference between a legislative item and an administrative item. He shared that the first time the application was presented for the rezone it was a legislative item and that is why there was a public hearing. The subdivision is an administrative item and as long as the applicant complies with the city code requirements, even if the Commissioners don't like the item, they are bound to approve it.

Commissioner Doxey made the motion to recommend to the City Council the approval of the preliminary plat subdivision of Meril Estates. Commissioner Sundloff seconded the motion and the vote was unanimous (5-0) in favor of the motion.

#### 5- Call to the public

Laurene Starkey expressed her appreciation for the oversight to determine safety and sufficient parking. She spoke with an architect and he suggested that it would be really good to hear from the property owners to see what their long term intentions are and if they are planning to build something to rent or to own. She said that she is interested in hearing what the developers are hoping to do eventually.

#### 7- Other matters that properly come before the Planning Commission:

Dan Jessop shared with the Commissioners that we will have a rezone on the agenda for August 11<sup>th</sup>. Commissioner Sommerkorn shared the APA Conference September 8<sup>th</sup> and 9<sup>th</sup> in Lehi.

#### 8- Adjournment

Commissioner Sommerkorn made a motion to adjourn the meeting at 7:15 pm.



Kaysville  
City

Utah's Hometown

*In the middle of everything*

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# 1. Opening

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## 2. Election of a Chair and Vice-Chair





# 3. Approval of the minutes from the July 14, 2022



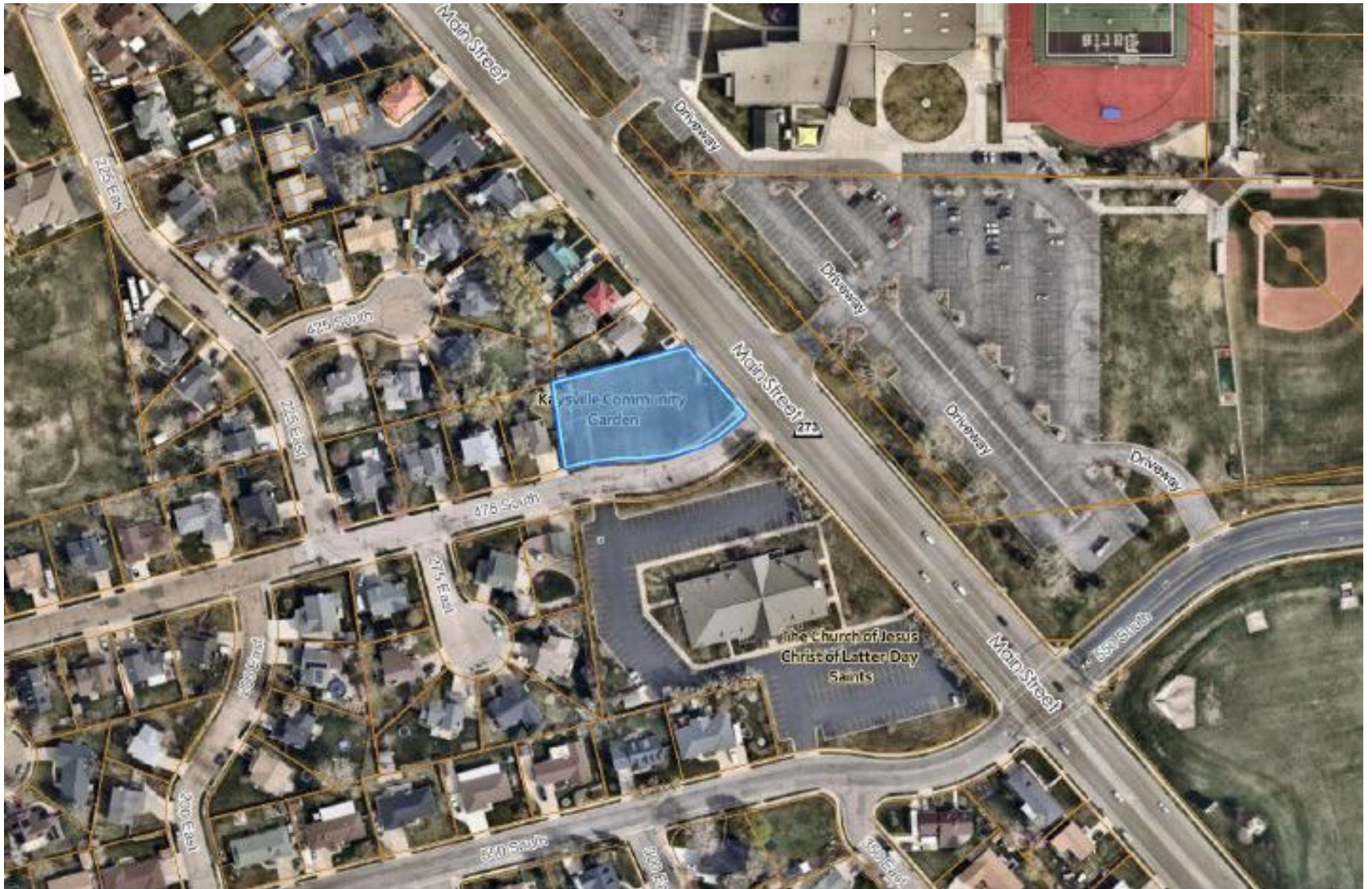
## 4. Preliminary Plat Subdivision approval for Meril Estates for Mark Lund and Kelly White for the property at 478 South Main Street



**Application Type:** Preliminary Plat  
**Applicant:** Mark Lund and Kelly White  
**Address:** 478 South Main Street  
**Zoning:** R-1-8  
**Lot Size:** .58 acres | 24,393 ft<sup>2</sup>  
**Current Use:** Single family dwelling  
**Number of Lots:** 3  
**Lot Sizes:** 8,001 ft<sup>2</sup> and 8,269 ft<sup>2</sup>



# Meril Estates



# Meril Estates







## 6. Other matters that properly come before the Planning Commission:

- Reports
- Correspondence
- Calendar

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# 7. Adjournment



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