



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

The Kaysville City Planning Commission will hold a regular meeting on August 25, 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. Approval of the minutes from the August 11, 2022 Planning Commission Meeting
3. Conditional Use Permit for farm animals at 690 East Center Street for Ann and Tom Pritt
4. Conditional Use Permit for a Major Home Occupation B, Stoneybrook Preschool, located at 930 North Stoneybrook Road for Ann Crabb
5. Discussion on State Code 17-27a-403(2) Moderate Income Housing Element and incorporating strategies into the 2022 General Plan
6. Call to the Public
7. Other matters that properly come before the Planning Commission:
 - a. Reports
 - b. Correspondence
 - c. Calendar
8. Adjournment

On Friday, August 19, 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: August 19, 2022

Agenda Item #3: Conditional Use Permit for Animals at 690 East Center Street

Meeting Date	August 25, 2022
Application Type	Conditional Use Permit for Animals
Applicant Owner	Thomas and Ann Pritt
Address Parcel ID Number	690 East Center Street 11-1150-0111
Zoning	R-1-8
Lot Size	.95 acres 41,382 ft ²
Current Use	Single family dwelling

1. BACKGROUND

Tom and Ann Pritt had animals for a long time in prior years of living at the address listed above. They since have removed the animals for longer than one year, and now they are anticipating getting a conditional use permit reinstated for the property at 690 East Center Street.

2. ZONING

The property at 690 East Center Street falls within the R-1-8 zoning district. Animals are allowed in this zone as a conditional use under KCC 17-12-4.



17-12-4 Conditional Uses

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

1. Public or quasi-public buildings of the educational, recreational, religious, cultural, or public service type, not including corporation yards, storage or repair yards, warehouses, and similar uses.
2. Major home occupations A and B subject to the provisions of [KCC 17-26](#).
3. Instructional Home Occupation Subject to the provisions of KCC 17-26.
4. Residential child care subject to the provisions of [KCC 17-26](#).
5. Public utility substations subject to the provisions of [KCC 17-31-15](#).
6. Farm animals other than those allowed as a permitted use subject to the provisions of [KCC 17-24](#).

The allowance of animals is determined by square footage of the property as defined by KCC 17-24-2.

17-24-2 Animal Allowance

Rooster chickens are not permitted in R-T, R-1, R-D, R-2, R-4 and R-M zones. The minimum residential lot size for the keeping of farm animals within any zone district shall be 8,000 square feet. The kind and number of animals that may be kept on a lot in any zone district (not including suckling offspring) is as follows:

Animals	Minimum Lot Size In Square Feet	Lot Area In Square Feet Required For Each Animal
Fowl, rabbits or similar animals	8,000	1,600
	14,000	1,400
	20,000	800
	21,780	435
Sheep, goats, llamas or similar Animals	20,000	10,000
	21,780	5,445
Horses, cattle or similar animals	21,780	10,890

Their lot size of 41,382 ft² allows them to have any of the animals listed above. Based on the square footage, they could have up to 3 horses or cows. They can have up to 7 sheep or llama sized animals, and they can have up to 95 chickens, fowl, or rabbits. They are allowed to have all, or any combination of the listed animals as per ordinance.

3. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday, August 19th, 2022.

4. RECOMMENDATION

Staff is recommending that the Planning Commission approve of the Conditional Permit request for farm animals at the 690 East Center Street address. The Commission may apply any

ATTACHMENTS:

1. KCC 17-24 Farm Animals

Chapter 24 Farm Animals

17-24-1 Purpose

17-24-2 Animal Allowance

17-24-3 Yard And Structure Regulations

17-24-4 Other Requirements

17-24-1 Purpose

This chapter establishes the standards by which farm animals may be kept within Kaysville City in a manner that will protect the public health and minimize the potential for nuisance.

17-24-2 Animal Allowance

Rooster chickens are not permitted in R-T, R-1, R-D, R-2, R-4 and R-M zones. The minimum residential lot size for the keeping of farm animals within any zone district shall be 8,000 square feet. The kind and number of animals that may be kept on a lot in any zone district (not including suckling offspring) is as follows:

Animals	Minimum Lot Size In Square Feet	Lot Area In Square Feet Required For Each Animal
Fowl, rabbits or similar animals	8,000	1,600
	14,000	1,400
	20,000	800
	21,780	435
Sheep, goats, llamas or similar Animals	20,000	10,000
	21,780	5,445
Horses, cattle or similar animals	21,780	10,890
Swine, including pot belly pigs	43,560	43,560

17-24-3 Yard And Structure Regulations

- Structures for the care and keeping of fowl, rabbits or similar animals may be permitted in all districts where fowl, rabbits or similar animals are permitted, provided that all such structures are located at least fifteen feet (15') from all buildings on adjacent lots predominantly used or occupied by humans. Other structures for the care and keeping of farm animals except swine, may be permitted in all districts where farm animals are permitted, provided that all such structures are located at least fifty feet (50') from all buildings on adjacent lots predominantly used or occupied by humans. Structures for the care and keeping of swine shall be located at least two hundred feet (200') from all buildings on adjacent lots predominantly used or occupied by humans.
- Applicant shall show that odor, dust, noise, or drainage will be so controlled as to not constitute a nuisance or hazard to adjoining property or uses.
- Farm animals must be kept within an enclosed area or structure sufficient to contain the animals on site.

17-24-4 Other Requirements

In zoning districts where farm animals are allowed as a conditional use, the provisions of this chapter shall be the minimum requirements. The Planning Commission may add additional conditions as provided in [KCC 17-30](#).

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Mindi Edstrom, Business License Officer
Date: August 19, 2022

Agenda Item #4: Conditional Use permit for a Major Home B Occupation for Stoneybrook Preschool for Ann Crabb located at 930 North Stoneybrook Road

Meeting Date	August 25, 2022
Application Type	Conditional Use Permit
Applicant Owner	Ann Crabb
Address Parcel ID Number	930 North Stoneybrook Road 11-044-0318
Lot Size	0.25 acres 10,890 ft ²
Current Use	Single Family Residential
Conditional Use	Preschool

1. BACKGROUND

Ann Crabb applied for a business license August 4, 2022 for a home occupation. Ann Crabb is the owner of Stoneybrook Preschool. The preschool hours will be from 9:00 a.m. to 12:00 p.m., Monday thru Thursday and will have up to eight students at a time in her preschool.



2. ZONING

The property is zoned R-1-8 and the stated purpose of the zone 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.

KCC 17-26-1 Home Occupations purpose states:

The purpose of these provisions is to ensure that home occupations remain incidental and accessory uses within the dwelling or on the dwelling site and that any coincidental nuisance remains within the dwelling or on the dwelling site.

Regulations for Mayor Home Occupations B includes:

17-26-4 Major Home Occupations B

A Major Home Occupation B is a home business which may generally have more materials or larger vehicles than other home businesses and may provide services to groups of a limited size.

The following regulations shall apply to all major home occupations B:

1. The use shall be conducted primarily within the dwelling site and carried on by the inhabitants thereof and no others.
2. The use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or the emission of sounds, noises, or vibrations.
3. No more than 400 square feet, or 20 percent of the gross floor area of the dwelling, may be used for the home occupation. (The least restrictive shall apply.) Accessory buildings as allowed in the zone district may be used for the home occupation as permitted. The home occupation shall occupy no more than five percent (5%) of the lot area.
4. There shall be no signs present on the property except for one wall sign, not to exceed one square foot, indicating the address and the occupant's name, for example, Joe Doe - Accountant. See Name Plates in KCC 17-33, Sign Regulations.
5. There shall not be conducted on the premises the business of selling stocks of merchandise, supplies, or products, provided that incidental retail sales may be made in connection with other permitted home occupations; for example, a single-chair beauty parlor would be allowed to sell combs, hair spray, and other miscellaneous items to customers. However, a dressmaker would be required to do only custom work for specific clients and would not be allowed to develop stocks of dresses for sale to the general public on-site.
6. There shall be no exterior storage on the premises of material used in the home occupation nor of any explosive material. No activity shall be allowed which would interfere with radio or television transmission in the area; nor shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line.
7. The home occupation, including studios or rooms for instruction, shall provide additional off-street parking area reasonably adequate to accommodate needs created by the home occupation of not less than one parking space for each 200 square feet of floor area devoted to the home occupation.
8. Deliveries from commercial suppliers may not be made more than once each week, and the deliveries shall not restrict traffic circulation.

9. Parties for the purpose of selling merchandise or taking orders shall not be held more often than four times each month.
10. Notwithstanding any provision contained herein to the contrary, garage, basement, yard, or other similar sales shall be permitted not more than twice a year, and each sale shall not last more than two (2) consecutive days.
11. The allowable number and size of vehicles and equipment used by the home occupation shall be as determined by the Planning Commission. Only one (1) vehicle over twenty-two feet (22') in length shall be used in the home occupation. Vehicles over twenty-two feet (22') in length including trailers shall not be parked on the street nor within a yard abutting a street.
12. Major home occupations B may include, but are not necessarily limited to the following:
 1. Any use allowed as a minor home occupation;
 2. Photo studios and developing;
 3. Organized classes (limits shall be placed on the number of students and/or the number of vehicles transporting students to prevent congestion);
 4. Television and other electrical repairs excluding major appliances such as refrigerators, or storage;
 5. Small engine repairs, excluding automobiles, motorcycles, and snowmobiles;
 6. Upholstering;
 7. Woodworking;
 8. Preschools with no more than 12 students in any class;
 9. Contractors that have equipment such as a trailer stored at the home;
 10. Ceramics (kilns smaller than six (6) cubic feet);
 11. Carpet or upholstery cleaning;
 12. Gun repair;
 13. Plant nurseries; and
 14. Pest or weed control service.
13. The following uses, by the nature of the investment or operation, have a pronounced tendency once started to increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses specified below shall not be permitted as home occupations B:
 1. Minor or major auto repair, painting of vehicles, trailers, or boats;
 2. Funeral chapel or home;
 3. Gift shops,
 4. Medical or dental clinic; and
 5. Welding or machine shops.

3. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on August 19, 2022.

4. RECOMMENDATION

Staff is recommending approval of this application with any conditions the Planning Commission feels are appropriate.



PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: August 19, 2022

Agenda Item #5: Discussion on State Code 17-27a-403(2) Moderate Income Housing Element and incorporating strategies into the 2022 General Plan

Meeting Date	August 25, 2022
Application Type	Discussion
Applicant	Kaysville City

1. BACKGROUND

During the 2022 Utah State Legislative session, new laws were passed regarding General Plans and incorporation of Moderate Income Housing elements into General Plans. The City Council adopted the 2022 General Plan on August 18, 2022, but the plan needs to be amended in order to comply with the new laws.

Staff is seeing input from the Planning Commission on which strategies to adopt as General Plan elements to facilitate more affordable housing within Kaysville city. The items the city may select is included in the attachment which has more information regarding the requirements.

Attachment:

Workforce Services Moderate Income Housing Element for a General Plan



Moderate Income Housing Element for a General Plan

OUTLINE



Introduction

- Purpose of the Plan
- Description of how the moderate income housing plan fits within the context of the community's general plan and how the cooperation of jurisdiction departments will facilitate the accomplishment of goals outlined in the plan
- Discussion of how the community's planning efforts fit within the context of regional planning efforts and the coordination that has taken place between the jurisdiction and other entities in the development of the moderate income housing plan
- Background information about the community (growth patterns, community sentiments towards housing, local economy, etc.)

CURRENT POPULATION

- Demographic data from the most recent U.S. Census or American Community Survey
 - This can be supplemented with any jurisdictional annual surveys
- Summary of how the population has changed over the past five to ten years
- Number of households within targeted income groups (< 80% AMI, < 50% AMI, and < 30% AMI)

CURRENT HOUSING STOCK

- Total number of housing units
- Breakdown of housing units by:
 - Occupancy (renter-occupied or owner-occupied)
 - Size (number of bedrooms)
 - ADUs (number of internal and detached units)
 - Quality ("new," "dilapidated," etc.)
- Affordability of existing housing stock for targeted income groups

CURRENT MODERATE INCOME HOUSING AVAILABILITY AND NEED

- Availability of existing housing stock for targeted income groups and number of additional units needed
- Availability of moderate income housing for different races and ethnic groups and number of additional units needed
- Availability of moderate income housing for different special needs groups (homeless, disabled, veterans, elderly, youth aging out of foster care, victims of domestic violence, etc.) and number of additional units needed
- Availability of a variety of housing sizes and number of additional units needed

5-YEAR AND 10-YEAR POPULATION PROJECTIONS

- Low, medium, and high population projections for the next five and ten years
- Estimate of percentage of the population that will fall within targeted income levels and special needs groups over the next five and ten years

FORECAST OF MODERATE INCOME HOUSING NEED

- Comparison of projected population growth and expected housing construction for the next five and ten years
- Estimate of the number of housing units needed by residents within targeted income levels and special needs groups for the next five and ten years

REGULATORY ENVIRONMENT

- Analysis of how current zoning regulations and land uses impact the availability of moderate income housing
- Discussion of any potential barriers to moderate income housing or Fair Housing

PLANS TO MEET THE MODERATE INCOME HOUSING NEED

- Goals, strategies, and actions designed to:
 - Strategically meet current and forecasted moderate income housing needs
 - Eliminate regulatory barriers to moderate income housing
 - Preserve and improve existing moderate income housing
- Strategies should include at a minimum the number of required strategies from the UCA listed strategies
 - Jurisdictions can exceed the minimum number
 - Jurisdictions may also include additional, creative strategies once the minimum state-listed strategies have been incorporated

- Forecasting for moderate income housing:
 - Number of moderate income housing units to be built
 - Possible locations for new moderate income housing units
- Implementation plan for each strategy with the following:
 - A timeline
 - ← Provide flexibility in timing in case outside factors impact the implementation timing
 - ← Identify the measures and benchmarks to be achieved, one-time and ongoing
- Responsible party(ies)
- Community resources that can be used to support the implementation (RDA/EDA housing set-aside funds, fee waivers, local CDBG funds, donated land, etc.)

Moderate Income Housing Reporting Criteria in the Utah Code

(Updated: May 2022)

Municipal Land Use Code

Definitions - UCA 10-9a-103

- (40) "Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.
- (49) "Plan for moderate income housing" means a written document adopted by a municipality's legislative body that includes:
 - (a) an estimate of the existing supply of moderate income housing located within the municipality;
 - (b) an estimate of the need for moderate income housing in the municipality for the next five years;
 - (c) a survey of total residential land use;
 - (d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
 - (e) a description of the municipality's program to encourage an adequate supply of moderate income housing.

General Plan Requirement - UCA 10-9a-401(3)

- (a) The general plan of a specified municipality, as defined in Section 10-9a-408, shall include a moderate income housing element that meets the requirements of Subsection 10-9a-403(2)(a)(iii).
- (b) On or before October 1, 2022, a specified municipality, as defined in Section 10-9a-408, with a general plan that does not comply with Subsection (3)(a) shall amend the general plan to comply with Subsection (3)(a).

Moderate Income Housing Element - UCA 10-9a-403(2)

- (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education,

- public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) includes a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
- (ii) a transportation and traffic circulation element that:
 - (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - (B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
 - (C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
 - (D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan; and
- (iii) for a specified municipality as defined in Section 10-9a-408, a moderate income housing element that:
 - (A) provides a realistic opportunity to meet the need for additional moderate income housing within the next five years;
 - (B) selects three or more moderate income housing strategies described in Subsection (2)(b)(iii) for implementation, including one additional moderate income housing strategy as provided in Subsection (2)(b)(iv) for a specified municipality that has a fixed guideway public transit station; and
 - (C) includes an implementation plan as provided in Subsection (2)(c).
- (b) In drafting the moderate income housing element, the planning commission:
 - (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
 - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
 - (ii) for a town, may include, and for a specified municipality as defined in Section 10-9a-408, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;

- (iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following moderate income housing strategies:
- (A) rezone for densities necessary to facilitate the production of moderate income housing;
 - (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
 - (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
 - (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
 - (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
 - (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
 - (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
 - (I) amend land use regulations to allow for single room occupancy developments;
 - (J) implement zoning incentives for moderate income units in new developments;
 - (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund;
 - (L) reduce, waive, or eliminate impact fees related to moderate income housing;
 - (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
 - (N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
 - (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing

Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

- (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
 - (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
 - (R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
 - (S) create a program to transfer development rights for moderate income housing;
 - (T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
 - (U) develop a moderate income housing project for residents who are disabled or 55 years old or older;
 - (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;
 - (W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
 - (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing; and
- (iv) in addition to the recommendations required under Subsection (2)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement:
- (A) the strategy described in Subsection (2)(b)(iii)(V); and
 - (B) a strategy described in Subsection (2)(b)(iii)(G), (H), or (Q).
- (c)
- (i) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(C), the planning commission shall

- establish a timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation.
- (ii) The timeline described in Subsection (2)(c)(i) shall:
 - (A) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and
 - (B) provide flexibility for the municipality to make adjustments as needed.
 - (d) In drafting the land use element, the planning commission shall:
 - (i) identify and consider each agriculture protection area within the municipality;
 - (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture; and
 - (iii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-9a-403.1.
 - (e) In drafting the transportation and traffic circulation element, the planning commission shall:
 - (i)
 - (A) consider and coordinate with the regional transportation plan developed by the region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or
 - (B) consider and coordinate with the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization; and
 - (ii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-9a-403.1.

Applicability - UCA 10-9a-408(1)(e)

"Specified municipality" means:

- (i) a city of the first, second, third, or fourth class;
- (ii) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; or
- (iii) a metro township with a population of 5,000 or more.

Reporting Requirement - UCA 10-9a-408(2)-(4)

- (2)
 - (a) Beginning in 2022, on or before October 1 of each calendar year, the legislative body of a specified municipality shall annually submit a written moderate income housing report to the division.
 - (b) The moderate income housing report submitted in 2022 shall include:
 - (i) a description of each moderate income housing strategy selected by the specified municipality for implementation; and
 - (ii) an implementation plan.

- (c) The moderate income housing report submitted in each calendar year after 2022 shall include:
 - (i) the information required under Subsection (2)(b);
 - (ii) a description of each action, whether one-time or ongoing, taken by the specified municipality during the previous fiscal year to implement the moderate income housing strategies selected by the specified municipality for implementation;
 - (iii) a description of each land use regulation or land use decision made by the specified municipality during the previous fiscal year to implement the moderate income housing strategies, including an explanation of how the land use regulation or land use decision supports the specified municipality's efforts to implement the moderate income housing strategies;
 - (iv) a description of any barriers encountered by the specified municipality in the previous fiscal year in implementing the moderate income housing strategies;
 - (v) information regarding the number of internal and external or detached accessory dwelling units located within the specified municipality for which the specified municipality:
 - (A) issued a building permit to construct; or
 - (B) issued a business license to rent;
 - (vi) a description of how the market has responded to the selected moderate income housing strategies, including the number of entitled moderate income housing units or other relevant data; and
 - (vii) any recommendations on how the state can support the specified municipality in implementing the moderate income housing strategies.
- (d) The moderate income housing report shall be in a form:
 - (i) approved by the division; and
 - (ii) made available by the division on or before July 1 of the year in which the report is required.
- (3) Within 90 days after the day on which the division receives a specified municipality's moderate income housing report, the division shall:
 - (a) post the report on the division's website;
 - (b) send a copy of the report to the Department of Transportation, the Governor's Office of Planning and Budget, the association of governments in which the specified municipality is located, and, if the specified municipality is located within the boundaries of a metropolitan planning organization, the appropriate metropolitan planning organization; and
 - (c) subject to Subsection (4), review the report to determine compliance with Subsection (2).
- (4)
 - (a) The report described in Subsection (2)(b) complies with Subsection (2) if the report:
 - (i) includes the information required under Subsection (2)(b);

- (ii) demonstrates to the division that the specified municipality made plans to implement:
 - (A) three or more moderate income housing strategies if the specified municipality does not have a fixed guideway public transit station; or
 - (B) subject to Subsection 10-9a-403(2)(b)(iv), five or more moderate income housing strategies if the specified municipality has a fixed guideway public transit station; and
 - (iii) is in a form approved by the division.
- (b) The report described in Subsection (2)(c) complies with Subsection (2) if the report:
 - (i) includes the information required under Subsection (2)(c);
 - (ii) demonstrates to the division that the specified municipality made plans to implement:
 - (A) three or more moderate income housing strategies if the specified municipality does not have a fixed guideway public transit station; or
 - (B) four or more moderate income housing strategies if the specified municipality has a fixed guideway public transit station;
 - (iii) is in a form approved by the division; and
 - (iv) provides sufficient information for the division to:
 - (A) assess the specified municipality's progress in implementing the moderate income housing strategies;
 - (B) monitor compliance with the specified municipality's implementation plan;
 - (C) identify a clear correlation between the specified municipality's land use regulations and land use decisions and the specified municipality's efforts to implement the moderate income housing strategies; and
 - (D) identify how the market has responded to the specified municipality's selected moderate income housing strategies.

Incentives & Restrictions - UCA 10-9a-408(5)-(8)

(5)

- (a) A specified municipality qualifies for priority consideration under this Subsection (5) if the specified municipality's moderate income housing report:
 - (i) complies with Subsection (2); and
 - (ii) demonstrates to the division that the specified municipality made plans to implement:
 - (A) five or more moderate income housing strategies if the specified municipality does not have a fixed guideway public transit station; or

(B) six or more moderate income housing strategies if the specified municipality has a fixed guideway public transit station.

(b) The following apply to a specified municipality described in Subsection (5)(a) during the fiscal year immediately following the fiscal year in which the report is required:

- (i) the Transportation Commission may give priority consideration to transportation projects located within the boundaries of the specified municipality in accordance with Subsection 72-1-304(3)(c); and
- (ii) the Governor's Office of Planning and Budget may give priority consideration for awarding financial grants to the specified municipality under the COVID-19 Local Assistance Matching Grant Program in accordance with Subsection 63J-4-802(6).

(c) Upon determining that a specified municipality qualifies for priority consideration under this Subsection (5), the division shall send a notice of prioritization to the legislative body of the specified municipality, the Department of Transportation, and the Governor's Office of Planning and Budget.

(d) The notice described in Subsection (5)(c) shall:

- (i) name the specified municipality that qualifies for priority consideration;
- (ii) describe the funds or projects for which the specified municipality qualifies to receive priority consideration;
- (iii) specify the fiscal year during which the specified municipality qualifies for priority consideration; and
- (iv) state the basis for the division's determination that the specified municipality qualifies for priority consideration.

(6)

(a) If the division, after reviewing a specified municipality's moderate income housing report, determines that the report does not comply with Subsection (2), the division shall send a notice of noncompliance to the legislative body of the specified municipality.

(b) The notice described in Subsection (6)(a) shall:

- (i) describe each deficiency in the report and the actions needed to cure each deficiency;
- (ii) state that the specified municipality has an opportunity to cure the deficiencies within 90 days after the day on which the notice is sent; and
- (iii) state that failure to cure the deficiencies within 90 days after the day on which the notice is sent will result in ineligibility for funds under Subsection (7).

(7)

(a) A specified municipality is ineligible for funds under this Subsection (7) if the specified municipality:

- (i) fails to submit a moderate income housing report to the division; or
- (ii) fails to cure the deficiencies in the specified municipality's moderate income housing report within 90 days after the day on which the division

- sent to the specified municipality a notice of noncompliance under Subsection (6).
- (b) The following apply to a specified municipality described in Subsection (7)(a) during the fiscal year immediately following the fiscal year in which the report is required:
- (i) the executive director of the Department of Transportation may not program funds from the Transportation Investment Fund of 2005, including the Transit Transportation Investment Fund, to projects located within the boundaries of the specified municipality in accordance with Subsection 72-2-124(5); and
 - (ii) the Governor's Office of Planning and Budget may not award financial grants to the specified municipality under the COVID-19 Local Assistance Matching Grant Program in accordance with Subsection 63J-4-802(7).
- (c) Upon determining that a specified municipality is ineligible for funds under this Subsection (7), the division shall send a notice of ineligibility to the legislative body of the specified municipality, the Department of Transportation, and the Governor's Office of Planning and Budget.
- (d) The notice described in Subsection (7)(c) shall:
- (i) name the specified municipality that is ineligible for funds;
 - (ii) describe the funds for which the specified municipality is ineligible to receive;
 - (iii) specify the fiscal year during which the specified municipality is ineligible for funds; and
 - (iv) state the basis for the division's determination that the specified municipality is ineligible for funds.
- (8) In a civil action seeking enforcement or claiming a violation of this section or of Subsection 10-9a-404(4)(c), a plaintiff may not recover damages but may be awarded only injunctive or other equitable relief.

County Land Use Code

Definitions - UCA 10-9a-103

- (43) "Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located.
- (52) "Plan for moderate income housing" means a written document adopted by a county legislative body that includes:
- (a) an estimate of the existing supply of moderate income housing located within the county;
 - (b) an estimate of the need for moderate income housing in the county for the next five years;

- (c) a survey of total residential land use;
- (d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- (e) a description of the county's program to encourage an adequate supply of moderate income housing.
- (f) an estimate of the existing supply of moderate income housing located within the municipality;
- (g) an estimate of the need for moderate income housing in the municipality for the next five years;
- (h) a survey of total residential land use;
- (i) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- (j) a description of the municipality's program to encourage an adequate supply of moderate income housing.

General Plan Requirement - 17-27a-401(3)(a)

- (i) The general plan of a specified county, as defined in Section 17-27a-408, shall include a moderate income housing element that meets the requirements of Subsection 17-27a-403(2)(a)(iii).
- (ii) On or before October 1, 2022, a specified county, as defined in Section 17-27a-408, with a general plan that does not comply with Subsection (3)(a)(i) shall amend the general plan to comply with Subsection (3)(a)(i).

Moderate Income Housing Element - UCA 17-27a-403(2)

- (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) includes a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
 - (ii) a transportation and traffic circulation element that:
 - (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - (B) addresses the county's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce; and
 - (C) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;

- (iii) for a specified county as defined in Section 17-27a-408, a moderate income housing element that:
 - (A) provides a realistic opportunity to meet the need for additional moderate income housing within the next five years;
 - (B) selects three or more moderate income housing strategies described in Subsection (2)(b)(ii) for implementation; and
 - (C) includes an implementation plan as provided in Subsection (2)(e); and
 - (iv) a resource management plan detailing the findings, objectives, and policies required by Subsection 17-27a-401(3).
- (b) In drafting the moderate income housing element, the planning commission:
- (i) shall consider the Legislature's determination that counties should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
 - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and
 - (ii) shall include an analysis of how the county will provide a realistic opportunity for the development of moderate income housing within the planning horizon, including a recommendation to implement three or more of the following moderate income housing strategies:
 - (A) rezone for densities necessary to facilitate the production of moderate income housing;
 - (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
 - (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) identify and utilize county general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county for the construction or rehabilitation of moderate income housing;
 - (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
 - (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers;
 - (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
 - (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
 - (I) amend land use regulations to allow for single room occupancy developments;
 - (J) implement zoning incentives for moderate income units in new developments;
 - (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund;

- (L) reduce, waive, or eliminate impact fees related to moderate income housing;
 - (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
 - (N) implement a mortgage assistance program for employees of the county, an employer that provides contracted services for the county, or any other public employer that operates within the county;
 - (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
 - (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
 - (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
 - (R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
 - (S) create a program to transfer development rights for moderate income housing;
 - (T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
 - (U) develop a moderate income housing project for residents who are disabled or 55 years old or older;
 - (V) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
 - (W) demonstrate implementation of any other program or strategy to address the housing needs of residents of the county who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.
- (iii) If a specified county, as defined in Section 17-27a-408, has created a small public transit district, as defined in Section 17B-2a-802, on or before January 1, 2022, the specified county shall include as part of the specified county's recommended strategies under Subsection (2)(b)(ii) a recommendation to implement the strategy described in Subsection (2)(b)(ii)(Q).
- (c) In drafting the land use element, the planning commission shall:
- (i) identify and consider each agriculture protection area within the unincorporated area of the county or mountainous planning district;
 - (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture; and

- (iii) consider and coordinate with any station area plans adopted by municipalities located within the county under Section 10-9a-403.1.
- (d) In drafting the transportation and traffic circulation element, the planning commission shall:
 - (i)
 - (A) consider and coordinate with the regional transportation plan developed by the region's metropolitan planning organization, if the relevant areas of the county are within the boundaries of a metropolitan planning organization; or
 - (B) consider and coordinate with the long-range transportation plan developed by the Department of Transportation, if the relevant areas of the county are not within the boundaries of a metropolitan planning organization; and
 - (ii) consider and coordinate with any station area plans adopted by municipalities located within the county under Section 10-9a-403.1.
- (e)
 - (i) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(C), the planning commission shall establish a timeline for implementing each of the moderate income housing strategies selected by the county for implementation.
 - (ii) The timeline described in Subsection (2)(e)(i) shall:
 - (A) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the county; and
 - (B) provide flexibility for the county to make adjustments as needed.

Applicability - UCA 17-27a-408(1)(e)

"Specified county" means a county of the first, second, or third class, which has a population of more than 5,000 in the county's unincorporated areas.

Reporting Requirement - UCA 17-27a-408(2)-(4)

- (2)
 - (a) Beginning in 2022, on or before October 1 of each calendar year, the legislative body of a specified county shall annually submit a written moderate income housing report to the division.
 - (b) The moderate income housing report submitted in 2022 shall include:
 - (i) a description of each moderate income housing strategy selected by the specified county for implementation; and
 - (ii) an implementation plan.
 - (c) The moderate income housing report submitted in each calendar year after 2022 shall include:
 - (i) the information required under Subsection (2)(b);
 - (ii) a description of each action, whether one-time or ongoing, taken by the specified county during the previous fiscal year to implement the moderate income housing strategies selected by the specified county for implementation;
 - (iii) a description of each land use regulation or land use decision made by the specified county during the previous fiscal year to implement the

- moderate income housing strategies, including an explanation of how the land use regulation or land use decision supports the specified county's efforts to implement the moderate income housing strategies;
- (iv) a description of any barriers encountered by the specified county in the previous fiscal year in implementing the moderate income housing strategies; and
 - (v) information regarding the number of internal and external or detached accessory dwelling units located within the specified county for which the specified county:
 - (A) issued a building permit to construct; or
 - (B) issued a business license to rent;
 - (vi) a description of how the market has responded to the selected moderate income housing strategies, including the number of entitled moderate income housing units or other relevant data; and
 - (vii) any recommendations on how the state can support the specified county in implementing the moderate income housing strategies.
- (d) The moderate income housing report shall be in a form:
- (i) approved by the division; and
 - (ii) made available by the division on or before July 1 of the year in which the report is required.
- (3) Within 90 days after the day on which the division receives a specified county's moderate income housing report, the division shall:
- (a) post the report on the division's website;
 - (b) send a copy of the report to the Department of Transportation, the Governor's Office of Planning and Budget, the association of governments in which the specified county is located, and, if the unincorporated area of the specified county is located within the boundaries of a metropolitan planning organization, the appropriate metropolitan planning organization; and
 - (c) subject to Subsection (4), review the report to determine compliance with Subsection (2).
- (4)
- (a) The report described in Subsection (2)(b) complies with Subsection (2) if the report:
 - (i) includes the information required under Subsection (2)(b);
 - (ii) demonstrates to the division that the specified county made plans to implement three or more moderate income housing strategies; and
 - (iii) is in a form approved by the division.
 - (b) The report described in Subsection (2)(c) complies with Subsection (2) if the report:
 - (i) includes the information required under Subsection (2)(c);
 - (ii) demonstrates to the division that the specified county made plans to implement three or more moderate income housing strategies;
 - (iii) is in a form approved by the division; and
 - (iv) provides sufficient information for the division to:
 - (A) assess the specified county's progress in implementing the moderate income housing strategies;
 - (B) monitor compliance with the specified county's implementation plan;
 - (C) identify a clear correlation between the specified county's land use decisions and efforts to implement the moderate income housing strategies; and

- (D) identify how the market has responded to the specified county's selected moderate income housing strategies.

Incentives & Restrictions - UCA 17-27a-408(5)-(8)

(5)

- (a) A specified county qualifies for priority consideration under this Subsection (5) if the specified county's moderate income housing report:
 - (i) complies with Subsection (2); and
 - (ii) demonstrates to the division that the specified county made plans to implement five or more moderate income housing strategies.
- (b) The following apply to a specified county described in Subsection (5)(a) during the fiscal year immediately following the fiscal year in which the report is required:
 - (i) the Transportation Commission may give priority consideration to transportation projects located within the unincorporated areas of the specified county in accordance with Subsection 72-1-304(3)(c); and
 - (ii) the Governor's Office of Planning and Budget may give priority consideration for awarding financial grants to the specified county under the COVID-19 Local Assistance Matching Grant Program in accordance with Subsection 63J-4-802(6).
- (c) Upon determining that a specified county qualifies for priority consideration under this Subsection (5), the division shall send a notice of prioritization to the legislative body of the specified county, the Department of Transportation, and the Governor's Office of Planning and Budget.
- (d) The notice described in Subsection (5)(c) shall:
 - (i) name the specified county that qualifies for priority consideration;
 - (ii) describe the funds or projects for which the specified county qualifies to receive priority consideration;
 - (iii) specify the fiscal year during which the specified county qualifies for priority consideration; and
 - (iv) state the basis for the division's determination that the specified county qualifies for priority consideration.

(6)

- (a) If the division, after reviewing a specified county's moderate income housing report, determines that the report does not comply with Subsection (2), the division shall send a notice of noncompliance to the legislative body of the specified county.
- (b) The notice described in Subsection (6)(a) shall:
 - (i) describe each deficiency in the report and the actions needed to cure each deficiency;
 - (ii) state that the specified county has an opportunity to cure the deficiencies within 90 days after the day on which the notice is sent; and
 - (iii) state that failure to cure the deficiencies within 90 days after the day on which the notice is sent will result in ineligibility for funds under Subsection (7).

(7)

- (a) A specified county is ineligible for funds under this Subsection (7) if the specified county:
 - (i) fails to submit a moderate income housing report to the division; or

- (ii) fails to cure the deficiencies in the specified county's moderate income housing report within 90 days after the day on which the division sent to the specified county a notice of noncompliance under Subsection (6).
- (b) The following apply to a specified county described in Subsection (7)(a) during the fiscal year immediately following the fiscal year in which the report is required:
 - (i) the executive director of the Department of Transportation may not program funds from the Transportation Investment Fund of 2005, including the Transit Transportation Investment Fund, to projects located within the unincorporated areas of the specified county in accordance with Subsection 72-2-124(6); and
 - (ii) the Governor's Office of Planning and Budget may not award financial grants to the specified county under the COVID-19 Local Assistance Matching Grant Program in accordance with Subsection 63J-4-802(7).
- (c) Upon determining that a specified county is ineligible for funds under this Subsection (7), the division shall send a notice of ineligibility to the legislative body of the specified county, the Department of Transportation, and the Governor's Office of Planning and Budget.
- (d) The notice described in Subsection (7)(c) shall:
 - (i) name the specified county that is ineligible for funds;
 - (ii) describe the funds for which the specified county is ineligible to receive;
 - (iii) specify the fiscal year during which the specified county is ineligible for funds; and
 - (iv) state the basis for the division's determination that the specified county is ineligible for funds.
- (8) In a civil action seeking enforcement or claiming a violation of this section or of Subsection 17-27a-404(5)(c), a plaintiff may not recover damages but may be awarded only injunctive or other equitable relief.



**Kaysville City Planning Commission Meeting Minutes
August 11, 2022**

The Planning Commission meeting was held on August 11, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Commissioners Barrus, Lott, Allred, Sundloff, and Sommerkorn

Staff Present: Mindi Edstrom and Melinda Greenwood

Public Attendees: Lorn Pitt, Tony Spinello, Sharon Hadley, Sean Bourne, Sue Bourne, Rick George, Stephen Johnson, Abbigayle Hunt, Linda Earl, Blake Bastian, David Black, and Emily Cramer

1-OPENING

Chair Barrus opened the meeting by welcoming all in attendance to the August 11, 2022 Planning Commission meeting.

2- APPROVAL OF THE MINUTES FROM THE JULY 28, 2022 PLANNING COMMISSION MEETING

Commissioner Sommerkorn made a motion to approve the minutes from the July 28, 2022 meeting and Commissioner Sundloff seconded the motion. All voted in favor of approving the minutes (5-0).

3- SWEARING IN OF RACHEL LOTT AS A PLANNING COMMISSIONER

Ms. Edstrom led the swearing in of Rachel Lott, who took the Oath of Office for Planning Commission.

4- FINAL PLAT SUBDIVISION APPROVAL FOR HINCKLEY SUBDIVISION FOR CLINT TAYLOR LOCATED AT APPROXIMATELY 815 NORTH BROOKSHIRE DRIVE

Introduced by: Melinda Greenwood

Ms. Greenwood reviewed the staff report which was included in the packet. Her presentation showed aerial views of the subdivision as well as the plat which detailed the two lots being created. There is a jog out on the lot line lot to accommodate an existing gazebo. The final plat was submitted with all the requested corrections from the preliminary plat approval. She informed the Commission the plat complies with code and staff recommends approval of the Final Plat of the Hinckley Subdivision.

Chair Barrus asked the applicant if there was anything that they would like to add or comment on from the presentation and Mr. Taylor said he was good with everything that had been presented.

Commissioner Allred made the motion to recommend to the City Council the approval of the Final Plat for the Hinckley Subdivision. Commissioner Sommerkorn seconded the motion and the vote was unanimous (5-0) in favor of the motion.

5- FINAL PLAT SUBDIVISION APPROVAL FOR HUCKLEBERRY ESTATES FOR ROBERT AND LINDA BOURNE LOCATED AT 1742 PHILLIPS STREET

Introduced by: Melinda Greenwood

Ms. Greenwood presented the staff report for Huckleberry Estates. Slides were presented of the aerial view of the subdivision as well and the final plat. The final plat shows that Bourne Drive and Huckleberry Way would be a private street. The final plat shown had all the corrections and requirements needed for approval and staff is recommending approval of the Final Plat of the Hinckley Subdivision. Ms. Greenwood also shared that the Bourne's were in attendance if there were to be any questions from the commissioners.

Commissioner Sundloff asked if this final plat had come to the Planning Commission as a preliminary plat.

Ms. Greenwood responded that came before them under the name of Bourne Estates Subdivision.

Commissioner Allred asked about the corrections he had asked the Bourne's to make in regards to the Final Plat and Ms. Greenwood said that the corrections had all been made. He also asked if a PRUD overlay was a Conditional Use and Ms. Greenwood stated that it was not.

Commissioner Sundloff shared that this is a PRUD overlay because of the private lane.

Commissioner Allred made the motion to recommend to the City Council the approval of the final plat for Huckleberry Estates. Commissioner Sundloff seconded the motion and the vote was unanimous (5-0) in favor of the motion.

6- PUBLIC HEARING FOR REZONE REQUEST ON 500 NORTH MAIN STREET FROM GC GENERAL COMMERCIAL DISTRICT TO R-M MULTIPLE FAMILY RESIDENTIAL DISTRICT

Introduced by: Melinda Greenwood

Ms. Greenwood presented information from the staff report, stating the lot is 28,749 square feet and the zone change would allow for a density entitlement of ten units. She shared slides showing the aerial view of the property as well as the zoning map for the area. The zoning map showed that R-M, R-2, R-1-8, R-4, and GC zones were in the area surrounding 500 North Main Street. She also shared the R-M zone requirements for density, lot width, building height, front, side, and rear setbacks.

Ms. Greenwood discussed goals and objectives from the 2019 General Plan and the identity and character of the area. The rezone on 500 North Main Street would create more residential property in the city keeping in line with Kaysville being a primarily residential community. She said the Commission would want to address the question of whether or not converting commercial property into residential uses creates a vision to promote business in the community.

Ms. Greenwood continued, sharing that the R-M zone allows for multifamily developments such as townhomes, and that adding medium density housing options would continue to add diversity to existing housing opportunities and that the rezone request to R-M supports this goal and policy.

She stated that North Main Street 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. She continued saying that 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.

She continued by speaking to the plan for addition moderate income housing. And there are 4 of the 9 principals that are germane to this rezone. The main one is zoning properties to allow for more dense housing, permitting less costly size, design, materials, and construction of housing, allowing for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers or employment centers, and rezones for densities necessary to assure the production of moderate income housing.

Ms. Greenwood shared a concept plan that was submitted by the applicant which shows 8 units and that fitting any more than 8 would be really tight. She also shared that 79 public hearing notices were mailed to a 500' radius and the city had received 6 comments. The citizen comments were concerning density, water availability, privacy and impacts to existing residences, traffic, crime, and the preference for a community garden.

She said based on the findings in the staff report and the support of the 2019 General Plan, staff recommends approval of the rezone at 500 North Main Street.

The applicant, Blake Bastian, with Elite Craft Homes came before the Commissioners and said he feels that something residential on that lot would be less impactful to neighbors than a commercial building.

Commissioner Barrus asked the applicant if he had any conversations with the neighbors and Mr. Bastian said that he had just received a copy of the emails that had been submitted online and would be happy to sit down and meet with them.

Commissioner Sommerkorn says that the 2019 General Plan does indicate that this lot is in an area where the city is looking at allowing for mixed use and asked Mr. Bastian if there was consideration of putting this lot as a mixed use.

Mr. Bastian answered no they hadn't considered mixed use and said he felt that this project would fit really well in that area.

Chair Barrus opened up the meeting for the Public Hearing.

Commissioner Sundloff asked those in attendance who are wanting to comment to address a preference for either a commercial building or residential building.

Linda Earl shared she has lived in Kaysville for a little over a year and thanked staff on her report. She feels that the area is already very dense and thinks that density could be spaced out over other areas of the city. She said people are not living in commercial buildings so that they would not be there late at night in a high rise looking down on the neighbor's properties. She said she feels that residential would be much different. She also spoke to traffic and the parking concerns. Ms. Earl also addressed the applicant asking if there were any other projects in the area that they have done in the last five years.

Tom Wood spoke to the previous application that was turned in four years ago for this piece of property. The applicant at the time did not have any general renderings or ideas of what he was wanting to put on the property and the rezone application was denied. Mr. Wood addressed Commissioner Sundloff's question about residential versus commercial and gave two examples of projects going on right now that he feels are large. He likes the idea of commercial on the lot. He also shared his frustration of the city not sharing the burden of high density housing being dispersed throughout the city.

Steve Johnson said that several years ago the Planning Commission denied re-zoning a couple of lots to

the south of 500 North Main Street saying that needed to stay commercial and doesn't understand why Planning Commission would be okay with making it residential now and he wants the lot to stay commercial.

David Black said he doesn't agree with calling this medium density as he feels it is high density. He mentioned the three other projects that are going on in this area but feels that these kind of projects can go to other places in the city. He would like the city to spread out the density.

Tony Spinello said he lives about 200 feet from the lot in question. He is concerned about the three homes 40 feet away from the property that are \$850,000-875,000 and he wonders how will their value go down living near a property with apartments. His greatest concern is the water situation and asked why we would add more homes when we don't even have the resource to water our own lawns.

Sharon Hadley said she lives in the home that is on the north side of the property. She is concerned with having two-story homes going in where they could look down on her property. She shared a concern about traffic and safety on Main Street. She is also concerned with the private lane street being connected to her street.

Brian Stenquist's fence is along the fence line of the 500 North property. He is indifferent to residential or commercial, he is just concerned with privacy.

Lorn Pitt lives south of 500 North. The houses to the south of him were to be built as single family homes, however the person who bought them put in a three-story home and there has been water problems ever since. He feels the city is wise not to give up any commercial zoned areas. The city is very lean with available commercial. If the lot stays commercial then it makes his lot more valuable.

Emily Cramer said she agreed with everything that Lorn Pitt just shared.

There were no other comments and Chair Barrus closed the Public Hearing.

Chair Barrus invited Mr. Bastian back up to talk with the Commissioners.

Mr. Bastian commented about traffic and said a commercial building would bring in more traffic than a residence and that a building could be put right up against the sidewalk, where if it was residential there would be a 20 foot setback to allow for a better line of sight. He addressed the concern of renters saying that each unit would have an individual tax number and that they were planning on selling them. He mentioned some of the projects Elite Craft has done in Davis County and Weber County.

Mr. Bastian spoke about building height and privacy concerns. He said there would be some windows on the south and north sides and few windows on the east. He also said that they would only be two-story units. They plan on having a one-car garage, 16 parking spaces and the units would be about 1,700 square feet with three bedrooms and two baths. He said the rear setback is 15 feet, so it would be hard to look into the neighbor's yards. He also said he doesn't see any way to get more than 8 units on the property and that these concepts are identical to the units that are being built just north of 500 North.

An inaudible question was asked from the audience.

Mr. Bastian said that they could put up an eight foot vinyl fence and trees to help with privacy.

A resident in audience asked about putting the parking on the east side of the property and Mr. Bastian

said that is possible.

Linda Earl approached again saying that privacy is not the only concern and that this area has its fair share of high density. She asked the applicant if perhaps these could be made into a senior residential with less impact on school and social concerns.

Mr. Bastian spoke to the senior residential comment saying that he has built those kind of projects however most of those communities do not want to have stairs.

Commissioner Allred asked the applicant if these will be plated as townhomes and Mr. Bastian said they would be.

Commissioner Lott asked if there could be more parking on the east side and Mr. Bastian said they could accommodate three units on one building and five in the other building.

Commissioner Lott asked Ms. Greenwood about the moderate income housing 15% number and where Kaysville is with that.

Ms. Greenwood said she isn't sure but knows the city is not anywhere close to where it needs to be.

Commissioner Allred says that a good rule of thumb is that most communities are about three single family homes to every attached home. Over the next 10 years we will see things change. He also spoke to the building of his home and the research he did to make sure he was making a good investment. He also believes that this is a good proposal for the city to approve this rezone and that Main Street is a great place for this project. He spoke to the fact that residential use brings less traffic.

Commissioner Lott was feeling torn between the two options. She spoke to her time living in that area and has empathy for the neighbor's concerns.

Commissioner Barrus feels that there is a need to preserve all the commercial zoned areas.

Commissioner Sommerkorn says that the 2019 General Plans really calls for this area to be Mixed Use. He knows that we need to have more housing and feels that we could more. He suggested doing a Mixed Use overlay on this zone that way it can address both the commercial and residential needs.

Commissioner Sundloff explains that it allows commercial and residential on one parcel. He shared with all the input and efforts that have gone into getting enough data to give to a consultant who created the Future Land Use map. It reflects what the citizens have wanted for the future in Kaysville. In the area that we are discussing shows as Mixed Use on the 2022 Future Land Use Map. In his mind if we are making decision we need to start making changes based on the 2022 General Plan. He would like to see the mixed use on these properties as opposed to strict residential.

Commissioner Sommerkorn echoes what Commissioner Sundloff shared.

Commissioner Allred shared that many are unfamiliar with what mixed use is here in Utah. It not only means have commercial and residential on the same property but that they could be in the same building. They are starting to become popular in the state of Utah. We will be moving to mixed use more and more in the state of Utah. He feels that making this property as mixed use will be moving it further down the road.

Commissioner Barrus commented on the challenge a resident made to having density in more than one area in the city.

Commissioner Allred answered him by saying that most of our land has been locked up in large lot residential. He asked Ms. Greenwood how much raw land do we still have in Kaysville? She responded that there are less than 300 acres. She also shared that there is an application that will be coming for mixed use on the west side of the city that would bring in over 80 units.

Commissioner Sundloff said that those that come to public meetings with data to prove their argument instead of using emotion make a better case. He talked about the general plan survey taken by residents to come up with the data for the maps and the goals for the city and that the information comes from what the residents are wanting in Kaysville.

Commissioner Sommerkorn made a motion to recommend denial of the R-M rezone of 500 North Main Street to City Council with the basis that this area would be better served by having the mixed use overlay placed upon the commercial zoning that is currently in place. Commissioner Sundloff seconded the motion and the vote was 4-1 in favor of the motion, with Commissioner Allred dissenting.

7- DISCUSSION ON GENERAL PLAN AMENDMENTS AND REZONE APPLICATIONS

Ms. Greenwood answered Commissioner Sommerkorn's question about timing of the adoption of the General Plan. She said that it will be an action item on the agenda August 18th at City Council. The past General Plans have not had a Future Land Use map and added that anticipating the General Plan will be adopted, she asked the Commission how they would prefer to process rezone applications when they are not in line with what the future land use map? She asked if we should add a General Plan text amendment. Ms. Greenwood is interested in which direction the Planning Commission would like to go.

Commissioner Sommerkorn said that he is a planner and his perspective is to be true to your plan. Why go through the effort in doing a plan and then you don't stick to it.

Commissioner Sundloff's view of a General Plan is that it is a general high level way of saying how we want things to look like. If you allow or require map amendments to the General Plan in conjunction with rezone amendments then the General Plan map is essentially the Zoning Map 2.0 and it is not intended for that. He doesn't feel that you need to change the General Plan because then that just makes the General Plan less of a guiding document and it's not meant to be a zoning map.

Commissioner Sommerkorn said he will now argue the other way. When you do a rezone who is giving the input for that rezone? It is typically those that live around the area of the rezone so you don't get broad community input.

Commissioner Allred believes that the General Plan is by design is a guiding document not a regulating document. The zone and laws regulate the zone. If every time we were to consider a zone change and it doesn't perfectly follow the General Plan, then we have become like states that require all rezoning to follow the General Plan.

Commissioner Sundloff said they key part to all of this is if the elected officials recognize the importance of the General Plan and that that should be the presumption that they are approaching rezone questions.

Ms. Greenwood shared that oftentimes people get hung up on the General Plan as nothing more than the Land Use Map, but the General Plan is much more than that. It is the goals and the objectives of the city.

Even though the future land use map is a very large piece of the plan and easy to understand, the goals and objectives are a little more challenging to understand.

Ms. Greenwood summarized the feedback of the Planning Commission was to keep the process the same as current and not to add a general plan amendment to the process.

8- CALL TO THE PUBLIC

Rick George approached the Commissioners on behalf of the Northern Wasatch Association of Realtors. He was glad to hear the conversation about adding more medium density housing to Kaysville. He is concerned that his children will not be able to afford housing and just wanted to thank the Planning Commission for having the discussion.

9- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Commissioner Sommerkorn asked staff where they are at in the Appeals Process. Ms. Greenwood said that it she has looked into other cities to see their process and continue to research the process.

Ms. Greenwood said that staff will be bring a Mixed Use text amendment to address several concerns with parking and public transit, height allowances if specific types of developments were to come to 35' just would not be enough for a hotel.

Ms. Greenwood reminded the Commissioners about the email with planning conferences that are coming up and we would love to get them registered if they are able to attend.

10- ADJOURNMENT

Commissioner Sommerkorn made a motion to adjourn the meeting at 9:44 pm.



Kaysville
City

Utah's Hometown

In the middle of everything

Utah's Hometown *In the middle of everything*



1. Opening



2. Approval of the minutes from the July 28, 2022 regular meeting



3. Swearing in of Rachel Lott as a Planning Commissioner



I, Rachel Lott, 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.



4. Final Plat Subdivision approval
for Hinkley Subdivision for Clint
Taylor located at approximately
815 North Brookshire Drive



Application Type: Final Plat

Applicant: Clint and Nichole Taylor

Address: 815 North Brookshire Drive

Zoning: R-1-8

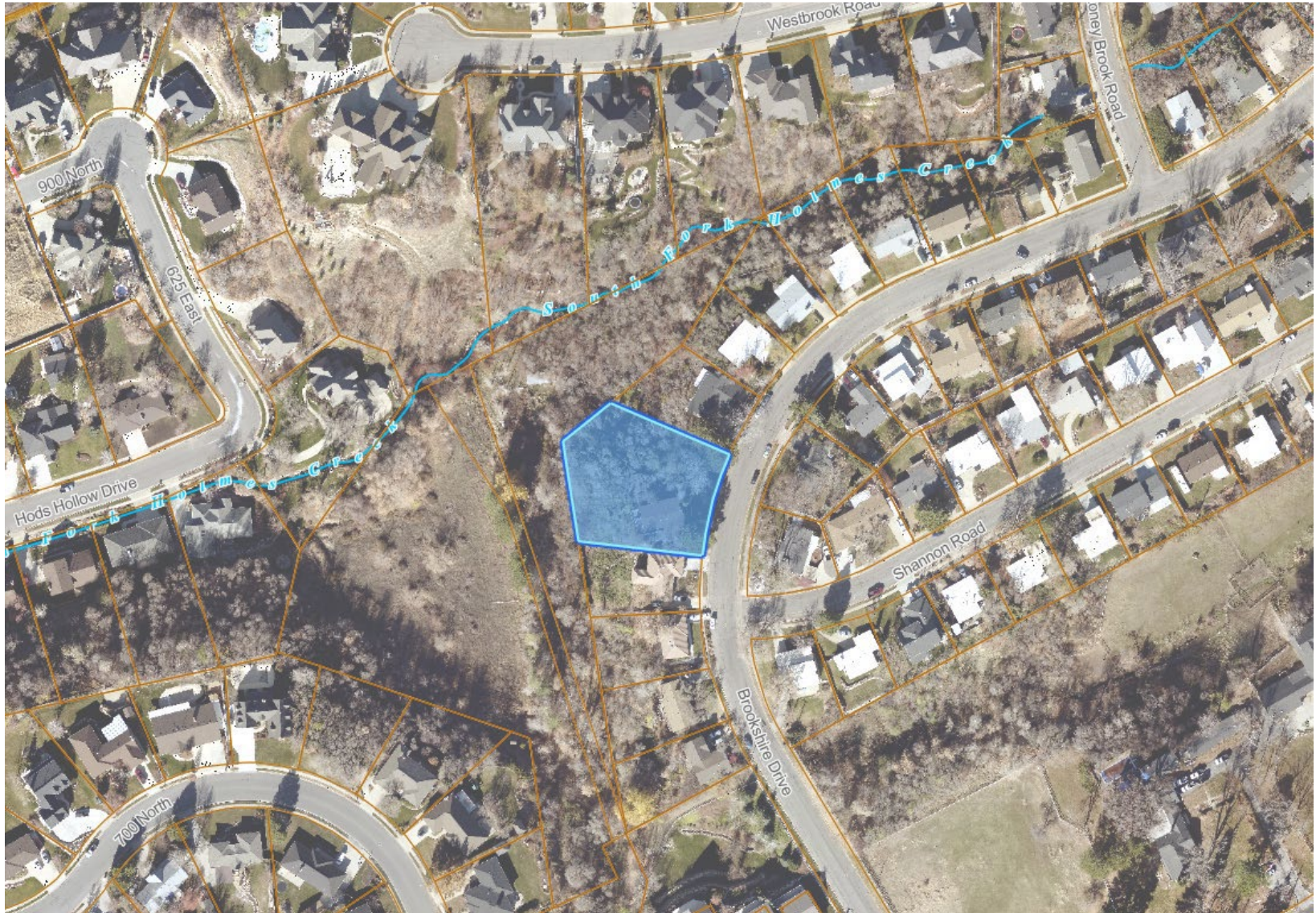
Lot Size: .63 acres | 27,442.8 ft²

Current Use: Single family dwelling

Number of Lots: 2

Lot Sizes: 11,969 ft² and 15,254 ft²

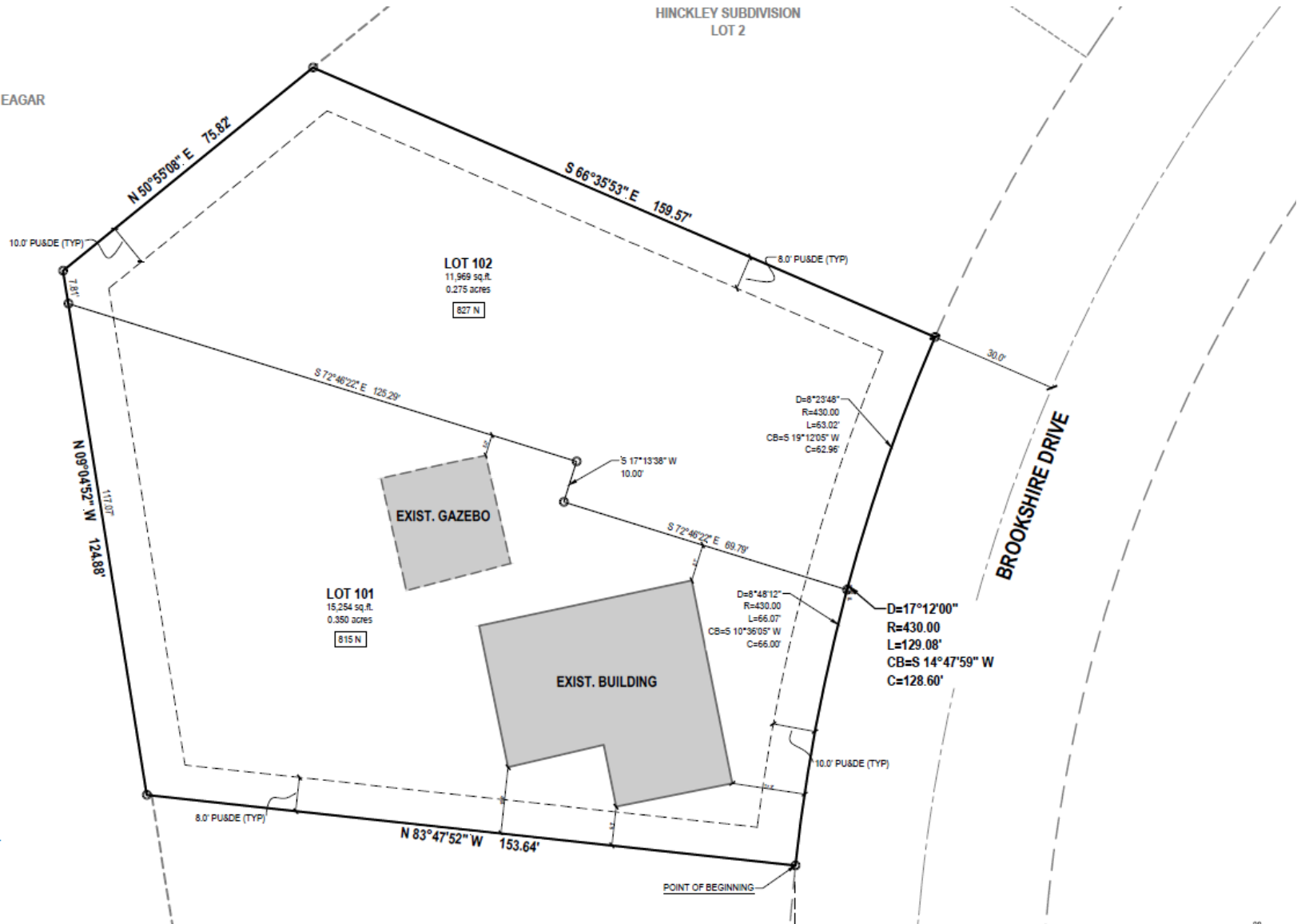
815 North Brookshire Drive



Hinkley Subdivision – Final Plat

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

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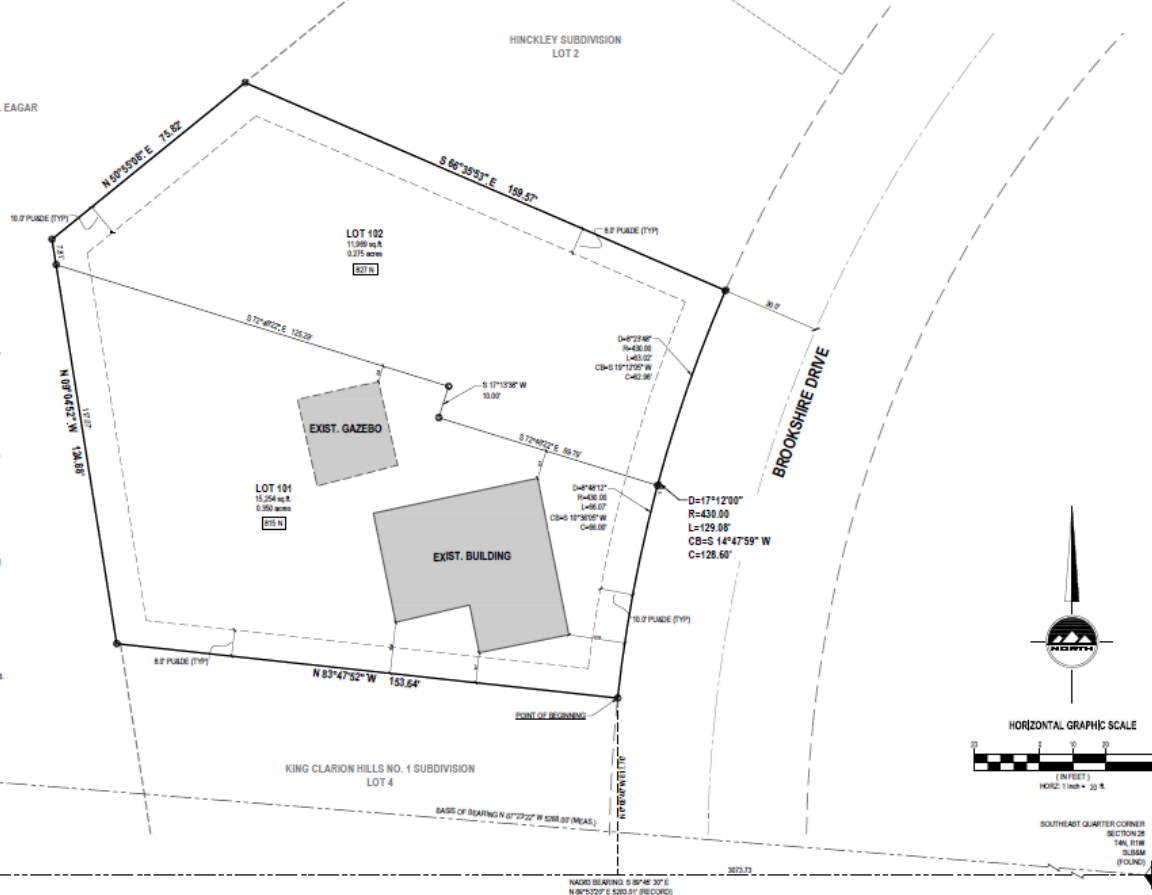
Hinkley Subdivision – Final Plat

HINKLEY 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
11-941-0018

HINKLEY SUBDIVISION
LOT 2



- LEGEND**
- SECTION CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SET 5/8\"/>
- NOTES**
- PROPERTY IS TO BE ZONED R-14.
 - FRONT YARD SETBACK: 0.30'
 - SIDE YARD SETBACK: 10' BETWEEN STRUCTURES (IF 4:1)
 - REAR SETBACK: 10'
 - PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
 - 5/8\"/>

SURVEYOR'S CERTIFICATE

I, TRENT P. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 30362. In accordance with Title 38, Chapter 23 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 17-23-27 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 shown 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 general 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, and pointing North 89°52'32\"/>

Continued 27,223 square feet, 0.625 acres.

July 26, 2022

Date

Trent P. Williams, P.L.S.
License No. 30362-05

OWNER'S DEDICATION

Except all then by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, heretofore known as the

HINKLEY SUBDIVISION FIRST AMENDED

do hereby indicate for perpetual use of the public a portion of said tract as indicated for public use, in witness whereof I, we have hereunto set our hand (s) this _____ day of _____, A.D. 20____

By: _____

By: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH (), A.D. 20____

County of Davis

On this _____ day of _____, A.D. 20____, I, _____, of the 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.

HINKLEY 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. _____ FILE _____

PAID _____ FILED FOR RECORD _____

RECORDED THIS _____ DAY OF _____, 20____

AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 1

PROJECT NUMBER: 1501

DRAWN BY: TWE/EAS

CHECKED BY: TWE/EAS

DATE: 10/07

ENSIGN

LAYTON
1400 W. HIGHLAND RD. 204
Layton UT 84040
Phone: 801.541.1100
Fax: 801.542.0100
www.ensignsurvey.com

SALT LAKE CITY
Phone: 801.266.0000
TOMBALL
Phone: 801.266.0000
CRANES CITY
Phone: 801.266.0000
ALPENALE
Phone: 801.266.0000

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

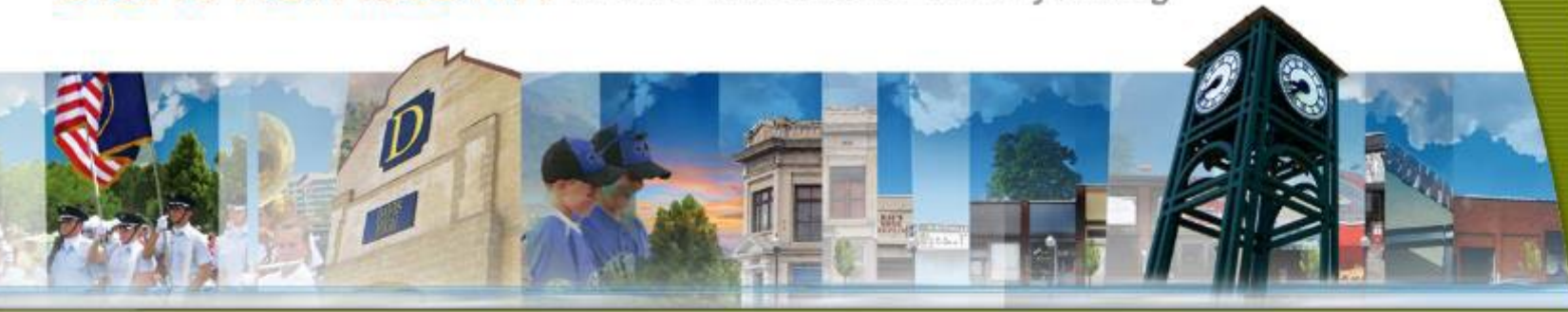
APPROVED THIS _____ DAY OF _____, 20____

BY THE KAYSVILLE CITY COUNCIL

CITY RECORDER CITY MAYOR



Recommendation:
Approval of the final plat subdivision
for Hinkley Subdivision.



5. Final Plat Subdivision approval for Huckleberry Estates for Robert and Linda Bourne located at 1742 Phillips Street



Application Type: Final Plat

Applicant: Robert and Linda Bourne

Address: 1742 W Phillips Street

Zoning: R-1-LD PRUD

Lot Size: 2.54 acres | 110,624 ft²

Current Use: Single family dwelling

Number of Lots: 5

Lot Sizes: 17,886 ft² to 22,921 ft²

1742 West Phillips Street



Legend

- Monument to be set
- Found Cornerstone Monument
- Radius Line
- Non-Radius Line
- Public Utility Easement
- Public Utility & Drainage Easement
- Fence
- Buildable Area
- Right of Way Dedication
- Easement
- Buildable Area
- Existing Boundary
- Set back & Total
- Set back not full in Curve
- Set back Extension of Property
- Set back & Total
- Set back & Total

Huckleberry Estate
A part of the North Half of Section 32 and Section 29, T4N, R1W, S1B&M, U.S.
Kaysville City, Davis County, UT
July 20, 2002

Curve #	Date	Radius
C1	7/21/02	178.64'
C2	8/24/02	18.98'
C3	9/16/02	18.98'

Card & Monitor
11/10/02

1 21.00' m.N. 179.0' m. Middle St.

2 17.84' m.N. 179.0' m. Huckleberry Way

3 17.84' m.N. 179.0' m. Huckleberry Way

4 22.87' m.N. 179.0' m. Huckleberry Way

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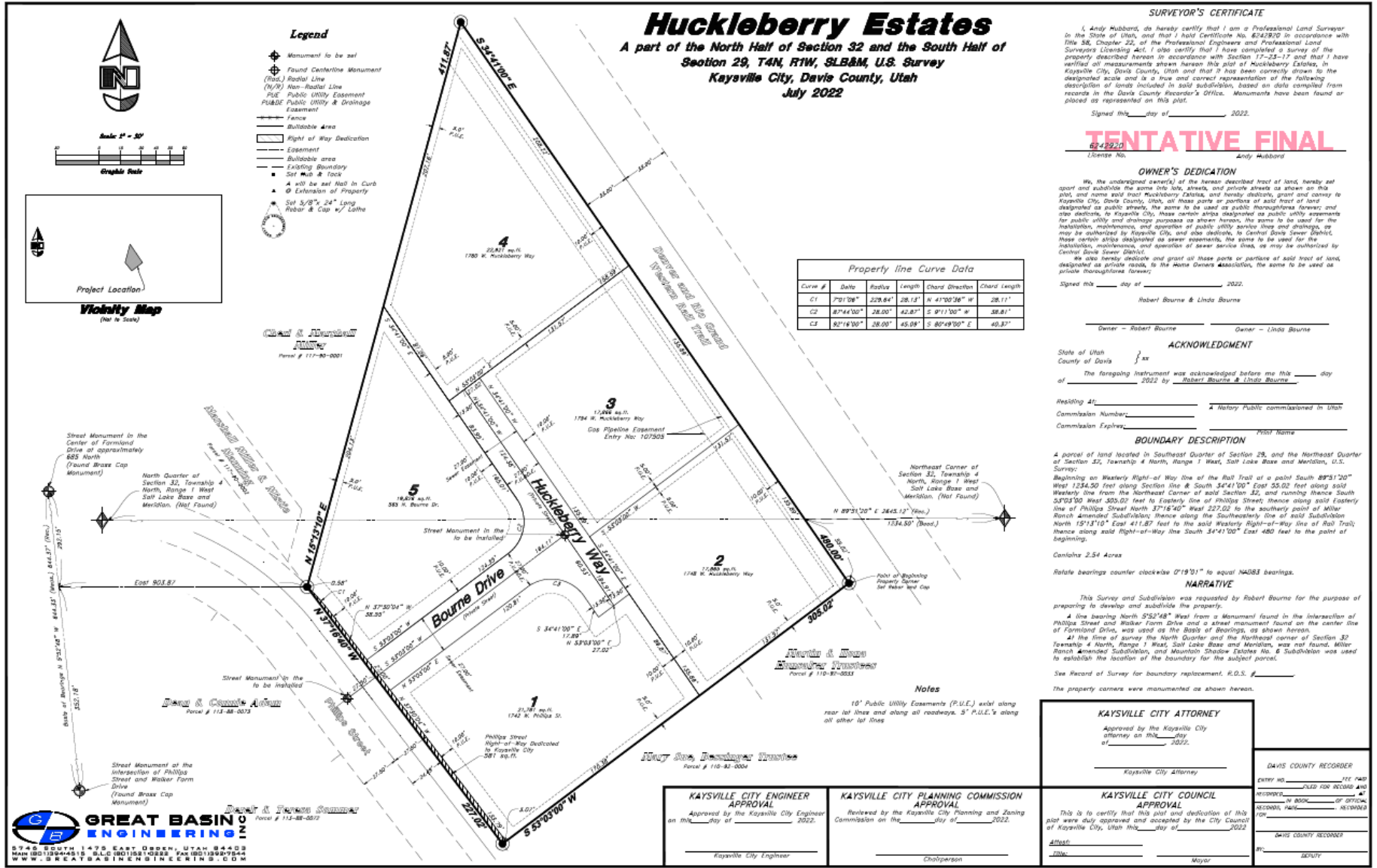
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97 17.84' m.N.

Huckleberry Estates – Final Plat





Recommendation:
Approval of the final plat subdivision
for Huckleberry Estates.



6. Public Hearing for rezone request on 500 North Main Street from GC General Commercial District to R-M Multiple Family Residential District



Applicant: Elite Craft Homes | Julie A. Duerden & Robert Douglas Duerden

Address: 500 North Main

Lot size: .66 acre | 28,749 ft²

Current Use: One single family dwelling

Current Zoning: GC General Commercial

Density Entitlement: N/A

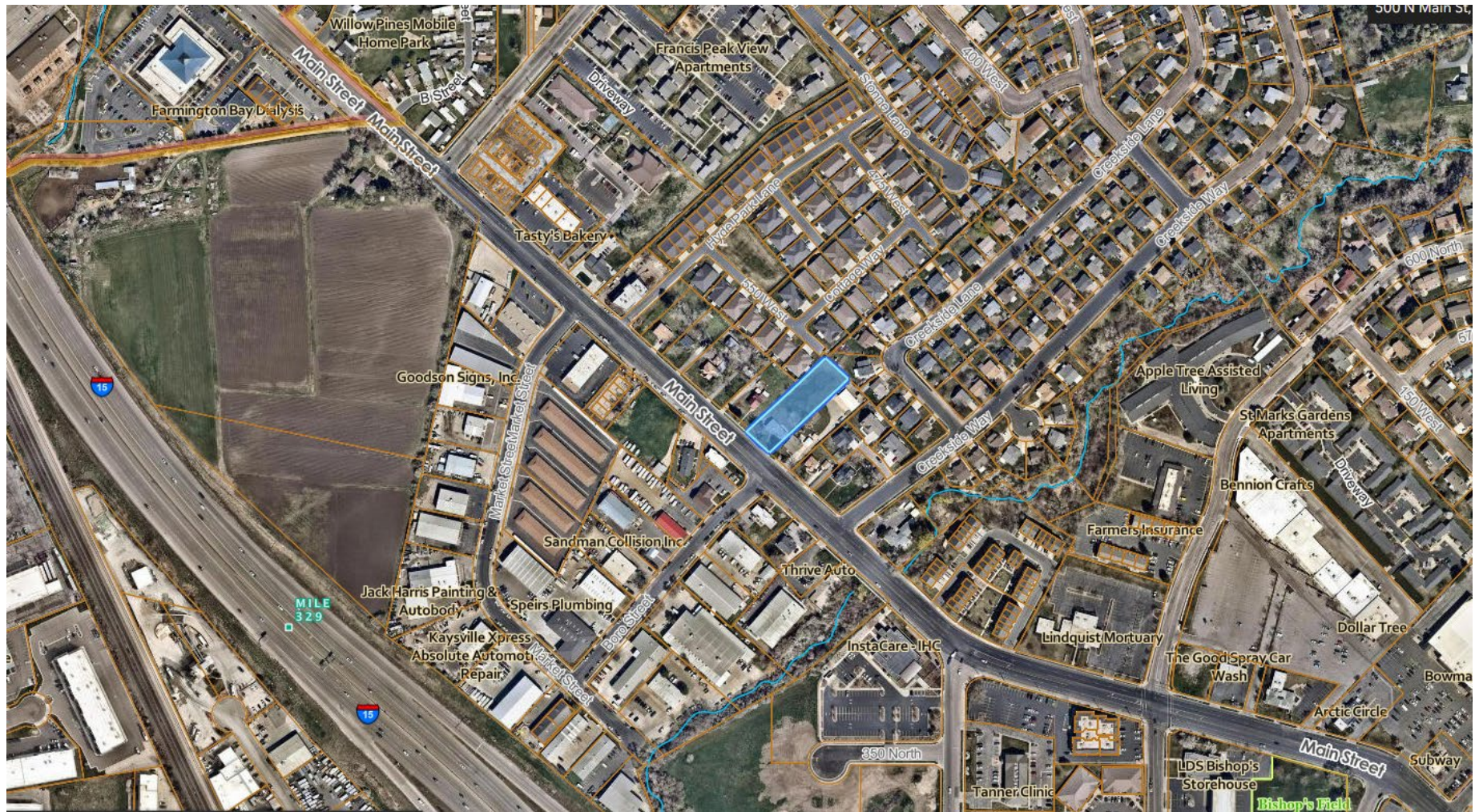
Requested Zoning: R-M Multiple Family Residential

Density Entitlement: 10 dwellings

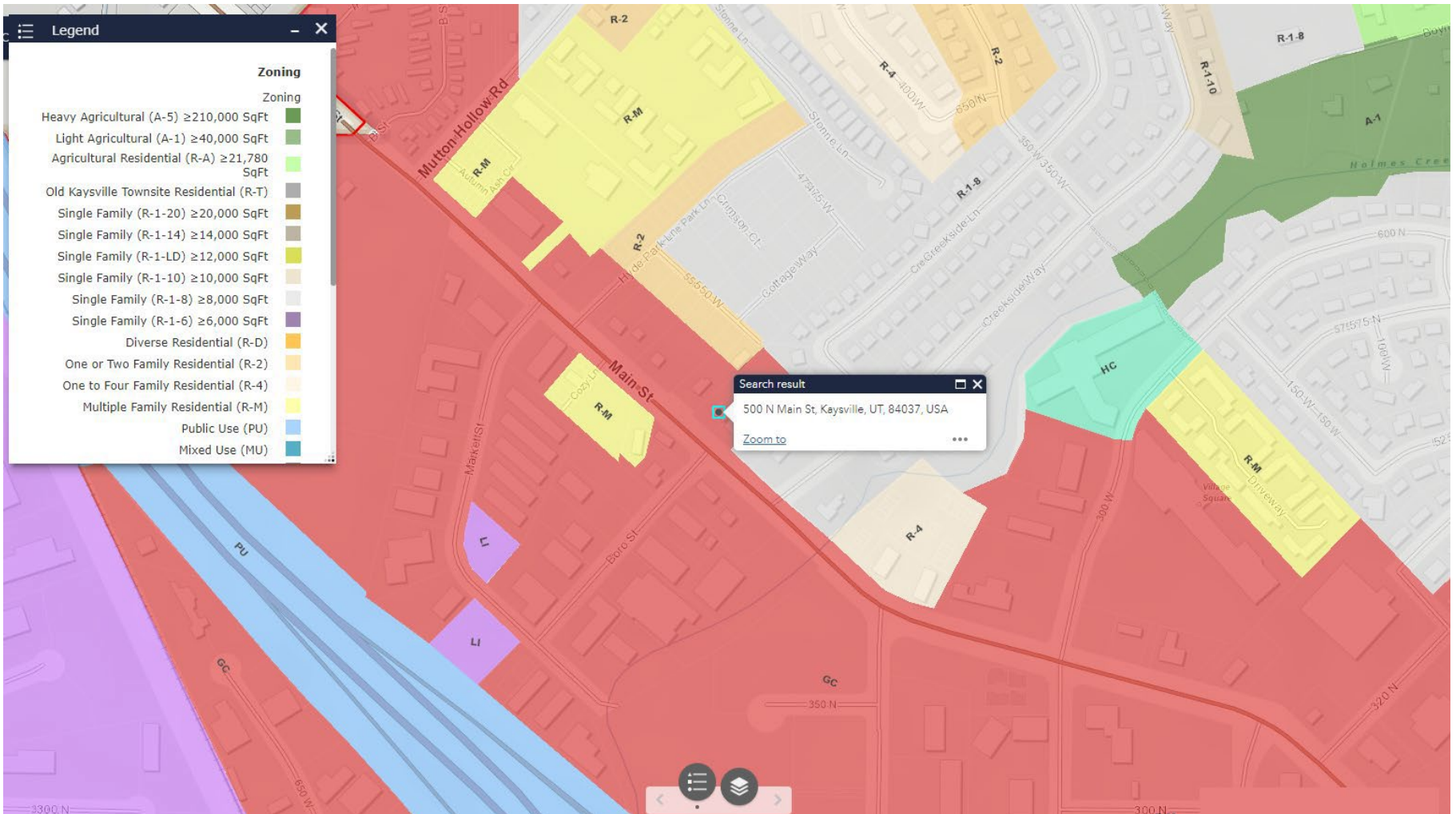
500 North Main Street



500 North Main Street



500 North Main Street





GC vs R-M

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

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 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.

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).

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.

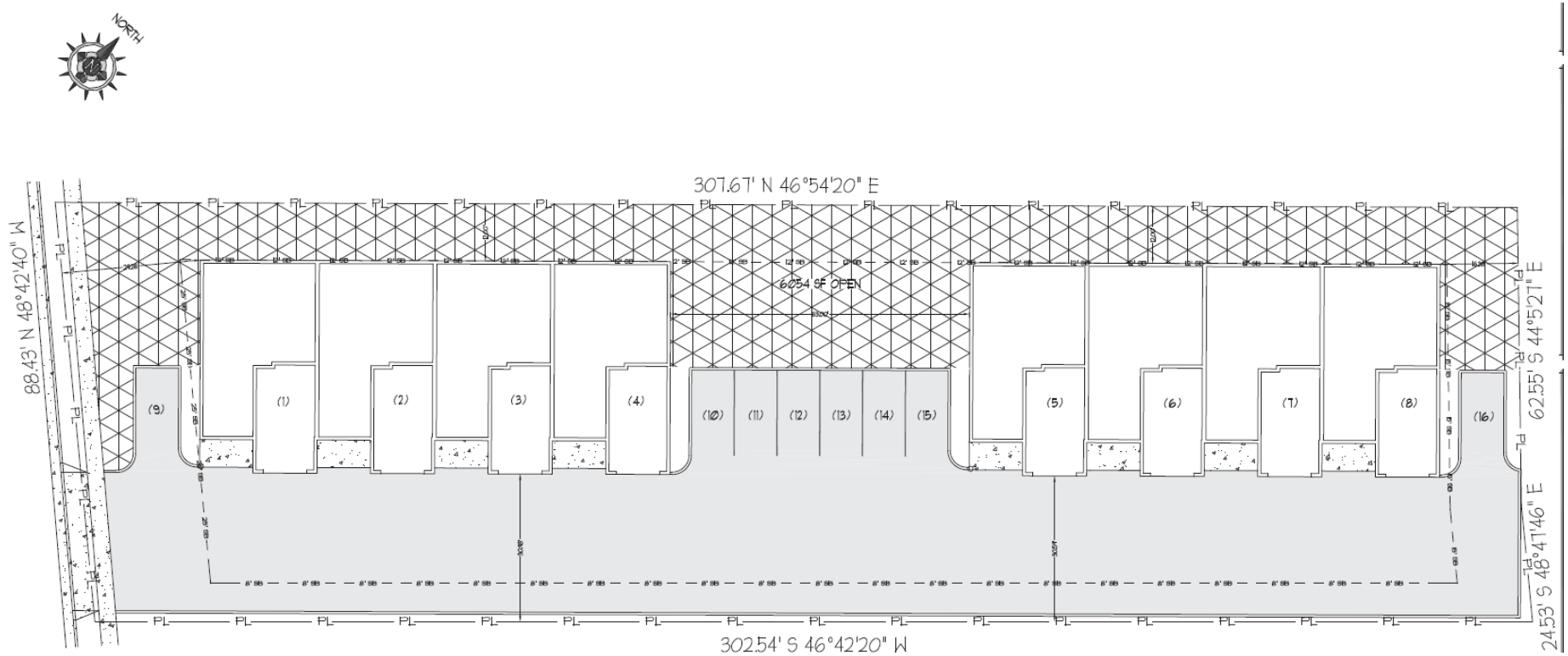
2019 General Plan

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.*
- 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.*

Concept Plans

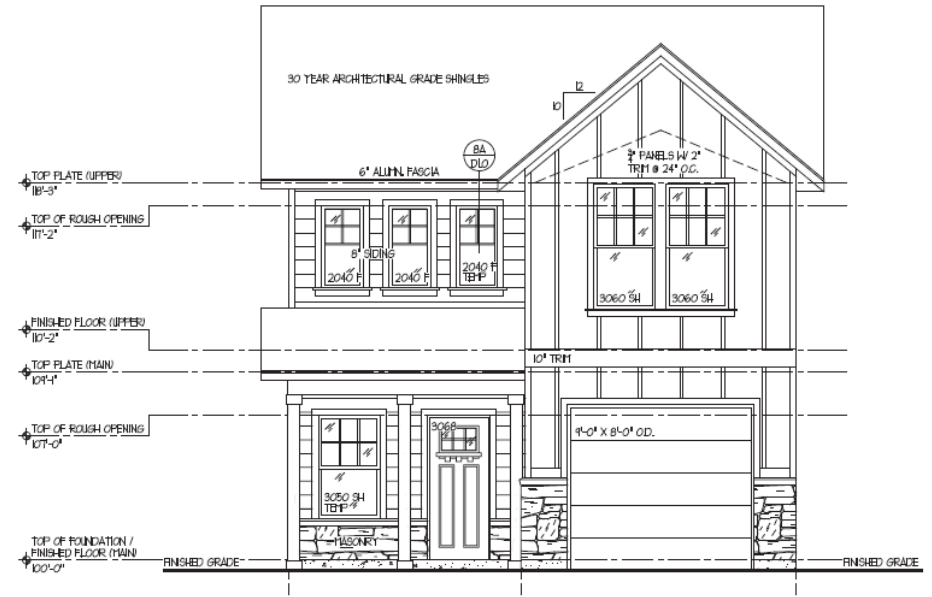


Concept Plans

ELEVATION A



ELEVATION B



Concept Plans



Mindi Edstrom
Business License Officer

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



Public Comments Received

- Anti-density
- Water availability
- Privacy and impacts to existing residences
- Traffic
- Crime
- Preference for a community garden



Recommendation:

Approval of the requested zone change from GC General Commercial to R-M Multiple Family Residential at 500 North Main Street.

Utah's Hometown *In the middle of everything*



Public Hearing



7. Discussion on General Plan Amendments and Rezone applications

Utah's Hometown *In the middle of everything*



8. Call to the Public



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

- Reports
- Correspondence
- Calendar

Utah's Hometown *In the middle of everything*



10. Adjournment



Kaysville
City

Utah's Hometown

In the middle of everything