



Kaysville City Planning Commission Meeting Notice and Agenda

The Kaysville City Planning Commission will hold a regular meeting on November 10, 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 October 13, 2022 Planning Commission meeting
3. Preliminary Plat Subdivision approval for Johnson Farms for David Nielsen for the property at 602 South Angel Street
4. Preliminary Plat Subdivision approval for Manor Estates for Phil Holland for the property at 67 North Angel Street
5. Public Hearing for the rezone application from Bryan Carling for 97 East Crestwood from R-1-8 Single Family Residential to R-1-6 Single Family Residential
6. Public Hearing for amending the 2022 General Plan to incorporate Moderate Income Housing requirements
7. Call to the Public
8. Other matters that properly come before the Planning Commission:
 - a. Reports
 - b. Correspondence
 - c. Calendar
9. Adjournment

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

Mindi Edstrom
Community Development Department

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Dan Jessop, Zoning Administrator
Date: October 25, 2022

Agenda Item #3: Preliminary Plat Subdivision approval for Johnson Farms for David Nielsen for the property at 602 South Angel Street

Meeting Date	November 10, 2022
Application Type	Preliminary Plat for Subdivision
Applicant Owner	Evelyn L. Johnson Trust David Johnson
Address Parcel ID Number	62 North Angel Street 08-009-0102
Zoning	R-1-14 PRUD
Lot Size	1.66 acres 72,309.6 square feet
Current Use	Single family dwelling
Number of New Lots	4
Lot Sizes	14,000 to 24,644 square feet

1. BACKGROUND

A while back if you recall the Johnson's property was re-zoned to R-1-14 PRUD after being denied an R-1-8 rezone application.

The Evelyn L Johnson Trust-David Johnson are now submitting a preliminary subdivision plat application which includes four proposed lots with a private lane PRUD that will meet the size, frontage, and buildable envelope set-backs that will meet the R-1-14 zone.



The subdivision consists of four total lots. Lot 1 and Lot 2 will may face the public right of way, Angel Street, or the new Private Street, Dawn Lane, however they see fit due to the corner lot location. Lots 3 and 4 will face the proposed private lane. The lots range from 14,000 square feet to 24,644.86 square feet.

2. PUBLIC NOTICING AND PUBLIC COMMENT

A sign placed on the property on November 4, 2022. The City does not mail notices for subdivisions.

3. RECOMMENDATION

The proposed subdivision is consistent with the anticipated development of the R-1-14 zone. It is in compliance with applicable zoning districts, and proposes four desirable building lots. Staff has reviewed the proposed subdivision plat and is recommending that the Planning Commission forward a favorable recommendation of approval to the City Council the proposed preliminary plat for Johnson Farms PRUD Subdivision. The approval is subject to the following conditions:

- A. The subdivision title includes the term PRUD.
- B. The private road is dedicated to the HOA.
- C. Utility signature blocks are removed.

Attachments:

- 1. Preliminary Plat

JOHNSON FARMS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH

dedicate road
to HOA

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HERBY SET APART AND SUBDIVIDED THE SAME INTO LOTS AND STREET AS SHOWN ON THIS PLAT, AND THE NAME OF SAID TRACT IS

JOHNSON FARMS SUBDIVISION
AND DO HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY, PURSUANT TO CITY CODE xxxxxx(d), AND SHALL WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

SIGNED THIS _____ DAY OF _____ A.D.20____
BY THE PROPERTY OWNERS

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S
COUNTY OF DAVIS }

ON THE _____ DAY OF _____ A.D., 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, THE SIGNER(I) OF THE ABOVE OWNERS DEDICATION I NUMBER, WHO DULY ACKNOWLEDGE TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY _____

BOUNDARY DESCRIPTION

JOHNSON FARMS SUBDIVISION
NE¼ OF SECTION 4, T3N R 1W
SALT LAKE BASE & MERIDIAN

BASIS OF BEARING IS BETWEEN THE WITNESS CORNER MONUMENT THAT LIES 91.15 FEET WEST FROM THE NE CORNER OF SECTION 4 T3N R1W AND THE WITNESS CORNER MONUMENT THAT LIES 57.35 FEET WEST FROM THE N 1/4 OF SECTION 4 T3N R1W S 89° 20' 55" W 2717.10'

COMMENCING AT THE DAVIS COUNTY WITNESS CORNER MONUMENT THAT LIES 57.35' WEST OF THE N 1/4 CORNER OF SECTION 4 T3N R1W, THENCE S33°30'55"W 2,802.22 FEET
TO AN ANGEL STREET MONUMENT 3" FLAT BRASS CAP OFFSET FROM THE CL OF ANGEL STREET, THENCE S 19°57'24" E 102.92 FEET TO THE EDGE OF THE ANGEL STREET RIGHT OF WAY AND POINT OF BEGINNING, THENCE AROUND THE BOUNDARY OF THE JOHNSON FARMS SUBDIVISION THE FOLLOWING 5 COURSES.

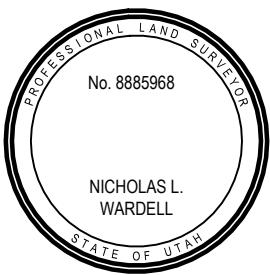
- 1.) S 41° 14' 43" W 315.18' ALONG THE BOUNDARY OF THE BIG CREEK SUBDIVISION.
- 2.) N 48° 23' 20" W 239.36' ALONG THE BOUNDARY OF THE ANGEL CREST SUBDIVISION.
- 3.) N 41° 47' 37" E 174.14' ALONG THE BOUNDARY OF THE ANGEL CREST SUBDIVISION.
- 4.) N 53° 21' 42" E 207.39' FEET ALONG THE BOUNDARY OF THE ANGEL CREST SUBDIVISION TO THE ANGEL STREET RIGHT OF WAY.
- 5.) ALONG THE ANGEL STREET RIGHT OF WAY 204.84 FEET ALONG CURVE WITH A RADIUS OF 749.39 FEET. [CHORD BEARS S 30°42'36" 204.20 FEET] TO THE POINT OF BEGINNING.

CONTAINING 1.80 ACRES MORE OR LESS

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	204.84	749.39	15°39'40"	S30°42'36"W	204.2
C2	15.75	50	18°02'41"	S56°16'04"W	16.3
C3	40.84	26	90°00'00"	S86°14'43"W	33.94
C4	40.84	26	90°00'00"	S03°45'17"W	33.94
C5	8.19	26	18°02'41"	N50°16'04"W	7.52
C6	102.39	749.21	07°49'50"	S26°47'41"W	102.34
C7	102.39	749.21	07°49'50"	S34°37'31"W	102.34

SURVEYOR'S CERTIFICATE
I NICHOLAS WARDELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT LICENSE NO. 88859668, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF TOM HILL.
2. THE LAND SURVEY LIES WITHIN SECTION 4, T3N, R1W, SLB&M AND THE SURVEY WAS COMPLETED ON 10/15/2022.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE, AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED. THE SURVEY IS ALSO IN ACCORDANCE WITH SECTION 17-23-17, UTAH STATE CODE.



CITY ATTORNEY

APPROVED THIS _____ DAY OF _____
A.D. 20 ____ BY _____
SYRACUSE CITY ATTORNEY

COUNTY RECORDER

STATE OF UTAH _____
COUNTY OF DAVIS _____
RECORDED AND FILED A THE REQUEST OF _____
DATE: _____ TIME: _____
ENTRY# _____ FEE: _____
COUNTY RECORDER

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY SYRACUSE CITY LAND USE AUTHORITY
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____
A.D., 20 ____
SYRACUSE CITY ENGINEER



PO BOX #160183
CLEARFIELD, UTAH 84016

LEGEND

- SECTION CORNER
- W/C DAVIS COUNTY WITNESS CORNER
- R/M DAVIS COUNTY REFERENCE MONUMENT
- STREET MONUMENT
- PROPERTY CORNER
- PROPERTY CORNER - SET REBAR & CAP
- WATER METER
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- SETBACK
- INGRESS/EGRESS
- UTILITY EASEMENT

We do not
require utility
signatures

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____
20 ____
BY _____
TITLE
ROCKY MOUNTAIN POWER

COMCAST

APPROVED THIS _____ DAY OF _____
20 ____
BY _____
TITLE
ROCKY MOUNTAIN POWER

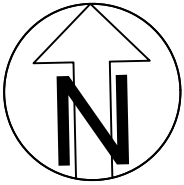
CENTURY LINK

APPROVED THIS _____ DAY OF _____
20 ____
BY _____
TITLE
CENTURY LINK

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY _____
TITLE
DOMINION ENERGY UTAH



FOUND
REFERENCE MONUMENT
T3N, R1W, SLB&M
DAVIS COUNTY SURVEY MONUMENT
PG 443

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Dan Jessop, Zoning Administrator
Date: November 1, 2022

Agenda Item #4: Preliminary Plat Subdivision approval for Manor Estates for Phil Holland for the property at 67 North Angel Street

Meeting Date	November 10, 2022
Application Type	Preliminary Plat
Applicant Owner	The Holland Group INC.
Address Parcel ID Number	67 North Angel Street 11-109-0041
Lot Size	5.27 acres 229,561 ft ²
Current Use	Single family dwelling
Current Zoning	R-1-14
Number of New Lots	11
Lot Sizes	15,243 ft ² to 24,799 ft ²

1. BACKGROUND

The subject property is a 5.27 acre / 229,561 ft² parcel on the west side of Angel Street and the corner of Bonneville Lane with one existing single family home which faces east. The applicant was granted a rezone from A-1 Light Agricultural District, to R-1-14 single family which has a 14,000 square foot minimum lot size requirement. The subdivision plat has 11 lots ranging from 15,243 square feet to 24,799 square feet. All lots meet required square footage and frontage as per R-1-14 zone ordinance.



2. SUMMARY

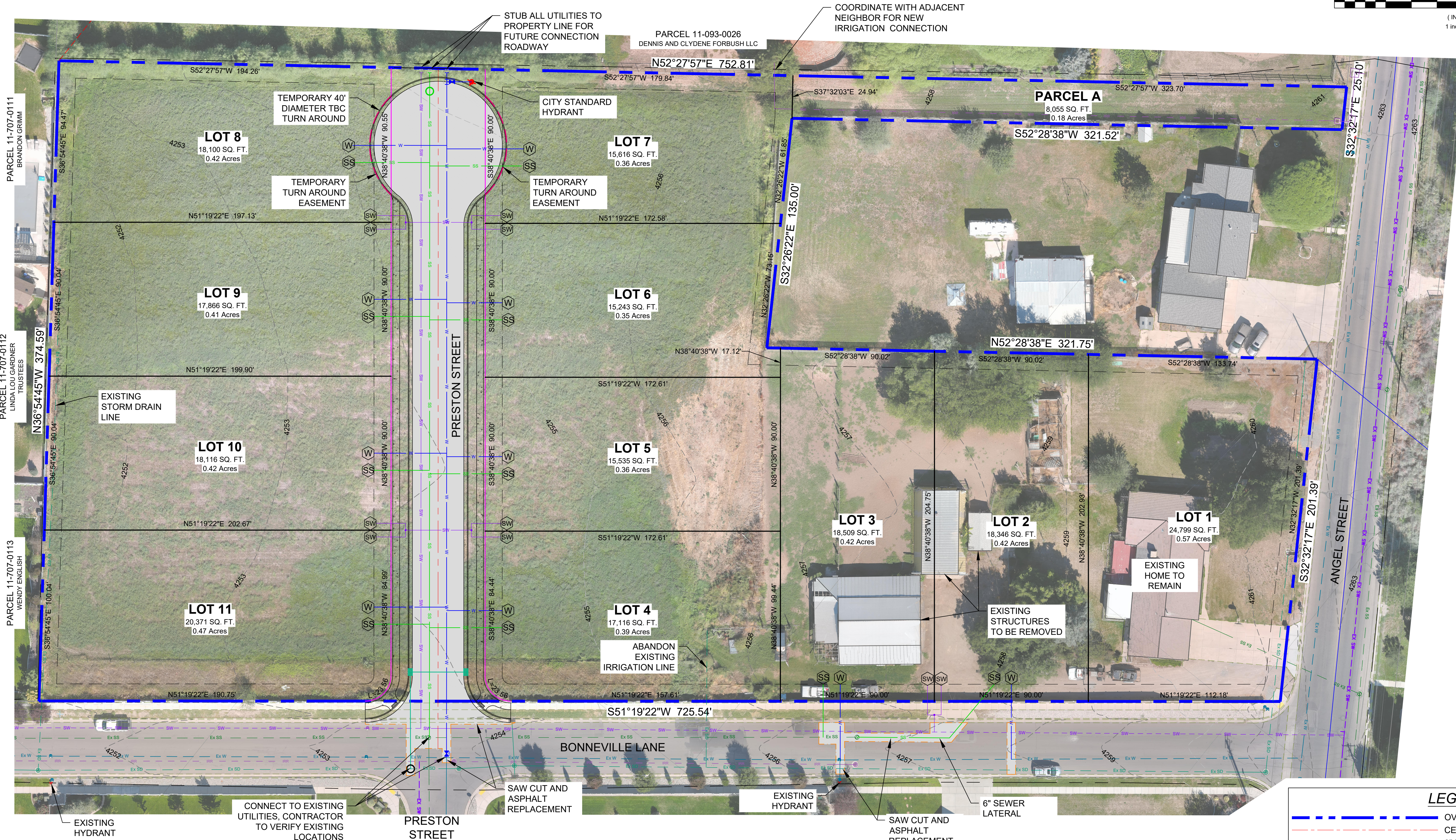
The applicant submitted the attached concept of their proposed eleven lot subdivision. The subdivision proposes one lot with the existing home (which will remain) facing Angel Street, and two lots facing Bonneville Lane. The plat has a total of eight lots facing Preston Street with a seventy-five foot temporary turn around for a future road connection when development continues on contiguous properties to the north.

3. RECOMMENDATION

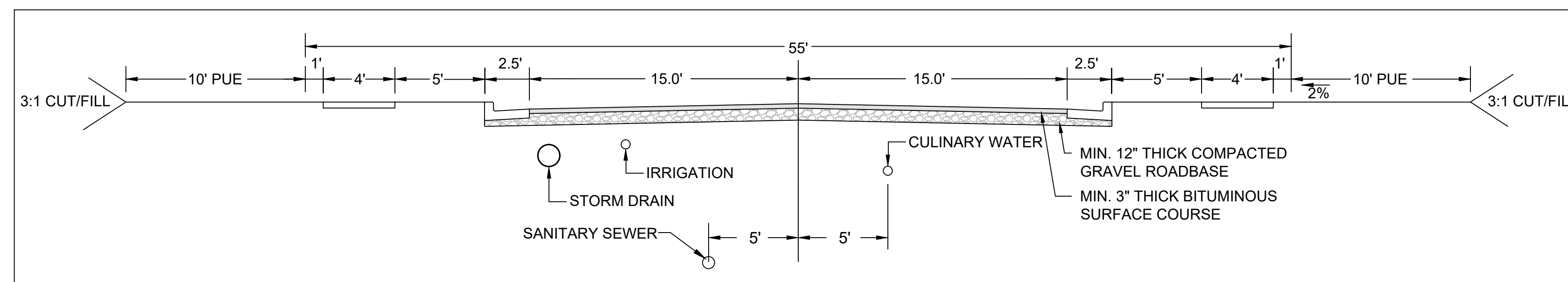
The proposed subdivision is consistent with the anticipated development of the R-1-14 zone. It is in compliance with applicable zoning districts, and proposes eleven desirable building lots. The Planning Commission may make a recommendation to approve the preliminary plat for Manor Estates.

Attachments:

- A. Preliminary Plat documents



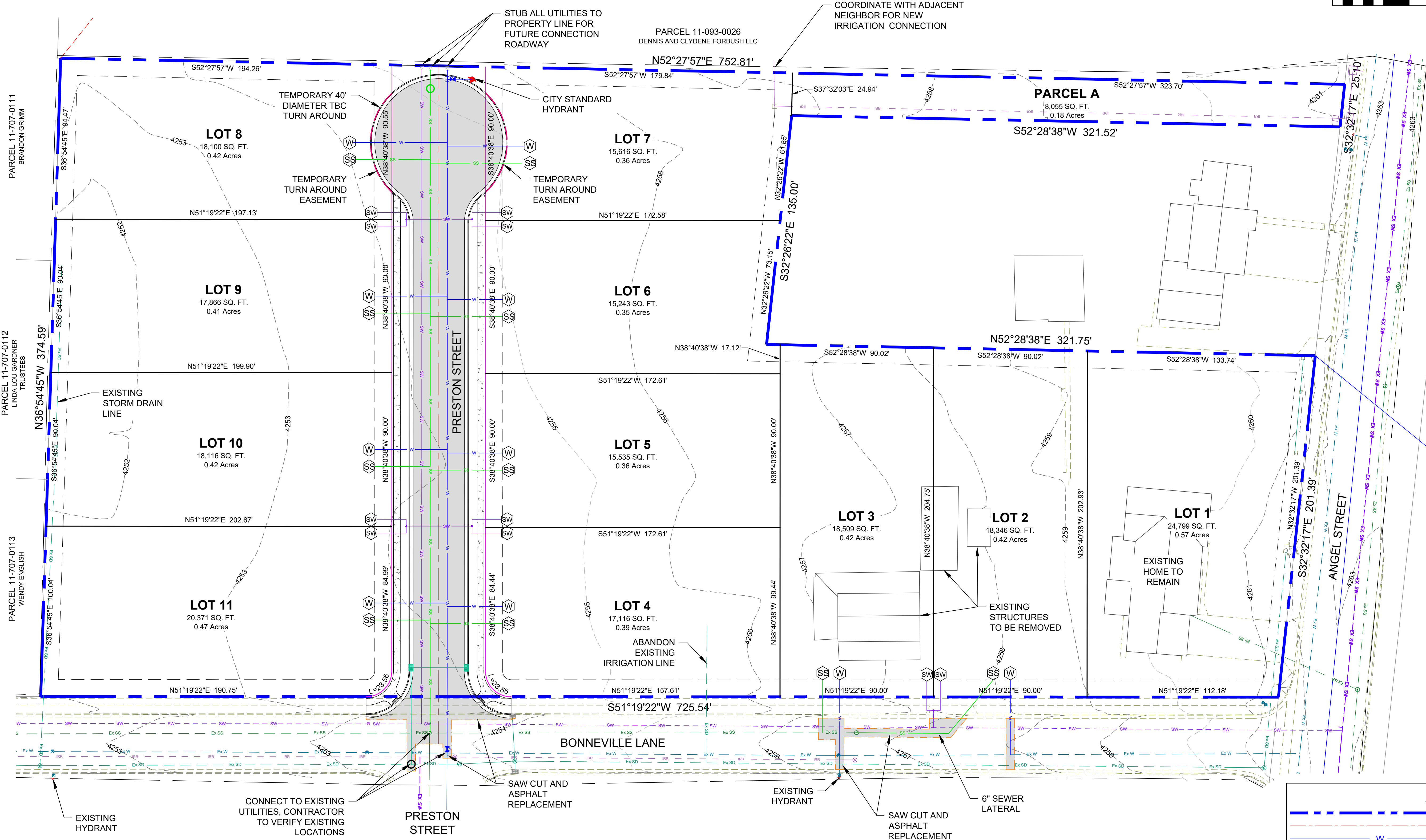
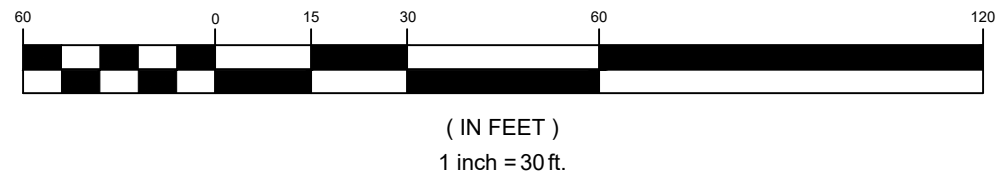
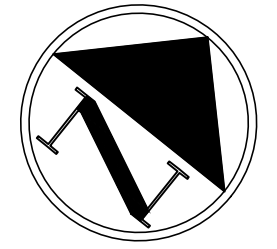
CONTAINING 228,118.48 SQUARE FEET OR 5.2369 ACRES, MORE OR LESS



	OVERALL PROPERTY BOUNDARY
	CENTERLINE
	8" PVC C900 DR-14 WATER LINE
	EXISTING 8" WATER LINE
	8" PVC SDR 35 SEWER LINE
	EXISTING 8"-24" SEWER LINE
	18" RCP CLASS III STORM DRAIN LINE
	EXISTING 15" STORM DRAIN LINE
	4' or 5' Ø MANHOLE
	CITY STANDARD FIRE HYDRANT
	8" WATER/SECONDARY WATER VALVE
	INLET BASIN
	4" SEWER LATERAL
	3/4" WATER LATERAL W/ A 3/4" METER
	1" SINGLE/ 1.5" DOUBLE SEC WATER LAT

SP1

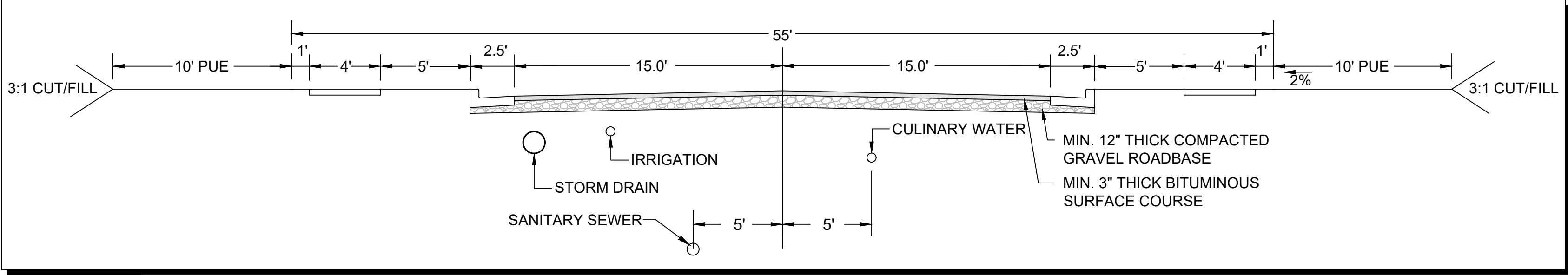
MANOR ESTATES
PRELIMINARY PLAN



BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED SOUTH 89°43'27" EAST 2154.95 FEET AND SOUTH 1010.69 FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N.52°27'57"E., A DISTANCE OF 752.81 FEET; THENCE S.32°32'17"E., A DISTANCE OF 25.10 FEET; THENCE S.52°28'38"W., A DISTANCE OF 321.52 FEET; THENCE S.32°26'22"E., A DISTANCE OF 135.00 FEET; THENCE N.52°28'38"E., A DISTANCE OF 321.75 FEET; THENCE S.32°32'17"E., A DISTANCE OF 201.39 FEET; THENCE S.51°19'22"W., A DISTANCE OF 725.54 FEET; THENCE N.36°54'45"W., A DISTANCE OF 374.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 228,118.48 SQUARE FEET OR 5.2369 ACRES, MORE OR LESS.



LEGEND

- OVERALL PROPERTY BOUNDARY
- CENTERLINE
- 8" PVC C900 DR-14 WATER LINE
- EXISTING 8" WATER LINE
- 8" PVC SDR 35 SEWER LINE
- EXISTING 8"-24" SEWER LINE
- 18" RCP CLASS III STORM DRAIN LINE
- EXISTING 15" STORM DRAIN LINE
- 4" or 5" Ø MANHOLE
- CITY STANDARD FIRE HYDRANT
- 8" WATER/SECONDARY WATER VALVE
- INLET BASIN
- 4" SEWER LATERAL
- 3/4" WATER LATERAL W/ A 3/4" METER
- 1" SINGLE/ 1.5" DOUBLE SEC WATER LAT

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE
IF BAR DOES NOT
MEASURE 1 INCH
0 1/2 1

MANOR ESTATES
PRELIMINARY PLAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

Scott P. McFarland, PE
Project Manager
347 East 1325 South
Kaysville, Utah 84037
801.265.6797 (P)
spm1@jdsbo.com



DESIGN: SPM
PROJECT: 1745
DATE: 10-31-22

SHEET:
SP1

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Dan Jessop, Zoning Administrator
Date: October 20, 2022

Agenda Item #5: Public Hearing for the rezone application from Bryan Carling for 97 East Crestwood from R-1-8 Single Family to R-1-6 Single Family Residential District

Meeting Date	November 10, 2022
Application Type	Rezone
Applicant Owner	Bryan Carling
Address Parcel ID Number	97 East Crestwood 11-101-0007
Lot Size	.34 acre 14,810 ft ²
Current Use	One single family dwelling
Current Zoning	R-1-8 Diverse Residential single family
Density Entitlement	One dwelling unit
Requested Zoning	R-1-6
Number of New Lots	2

1. BACKGROUND

There is one existing single family home which faces south. The applicant is requesting the lot be re-zoned from R-1-8 which has a minimum lot size 8,000 ft² to R-1-6, which has a minimum lot size of 6,000 ft². The proposed change in zoning would allow for the construction of one dwelling unit on a new 6,000 ft² minimum lot with a 25 foot setback, and 55 foot frontage.



2. SURROUNDING LAND USE AND ZONING

The parcel is located on the northwest corner of Crestwood Drive and Fairfield Road. For the Commission's consideration of the whether or not the application of the R-1-6 zone on the subject property is appropriate, the character of the surrounding area and neighborhood includes:

- **Adjacent** – Directly adjacent to the property is R-1-8.

- **North** – The subject property is bordered by R-1-8.
- **South** – Heritage Park is across the street to the south and is zoned PU Public Use.
- **East** – R-1-8.
- **West** –R-1-8 with General Commercial further west. There is a small area zoned R-M Multiple Family Residential to the west and across Crestwood Road to the south.

The majority of the land surrounding the subject property is single family, and while the R-1-6 would increase the density on this particular lot, the single family feel of the area would arguably not be jeopardized as the R-1-6 zoning falls within the category of single family zoning.

3. GENERAL PLAN

The 2022 General Plan Future Land Use Map calls for this property to remain Single Family Residential. The requested zone of R-1-6 is a single family zone and complies with the proposed zone change. Goal 1 of Chapter 3 of the 2022 General Plan states:

PROVIDE A FULL RANGE OF HOUSING OPPORTUNITIES TO MEET THE ECONOMIC, LIFESTYLE AND LIFECYCLE NEEDS AND EXPECTATIONS FOR RESIDENTS.



Single Family Residential

Homes on smaller lots and smaller homes would accommodate a varying economic, lifecycle and lifestyle need of the community. The 2022 General Plan contains goals and policy objectives which support approval of the rezone request.

4. SUMMARY

The applicant submitted the below concept of their proposed two-lot subdivision.



PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: November 3, 2022

Agenda Item #6: Public Hearing for amending the 2022 General Plan to incorporate Moderate Income Housing requirements

Meeting Date	November 10, 2022
Application Type	General Plan Amendment
Applicant	Kaysville City

1. BACKGROUND

At the Planning Commission meeting on September 22, 2022, the Planning Commission directed staff to compose a General Plan Amendment to be compliant with Utah State Code 10-9a-403 and asked the following items be included in that amendment.

(A) rezone for densities necessary to facilitate the production of moderate income housing;

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones; AND

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530

(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;

Alternate selected strategies the Commission wanted to propose to the City Council include:

(J) implement zoning incentives for moderate income units in new developments;

(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;

As directed, staff has drafted amendments to the 2022 General Plan which should meet all regulatory requirements for the General Plan. As this plan will establish a baseline for future moderate income

housing reporting, staff has also updated numbers and figures used in the chapter. The proposed amendments are attached to this staff report.

2. RECOMMENDATION

Staff recommends the Planning Commission send a recommendation of approval to the proposed General Plan Amendment.

Attachments:

1. Redlined proposed General Plan amendment

General Plan Amendment

Chapter 3: Housing & Neighborhoods

Existing Housing

Kaysville City is an established community with 31,49432,945 residents, according to the 20192020 U.S. Census Bureau Population Estimates. Between 2010 to 20192020, the city has experienced an average annual population growth of 1.6%, growing from 27,300 to its current residential count.

As shown in Table 3.1, Kaysville has 8,7778,920 housing units in total, of which 8,7128,832 are occupied units. There are many more homeowners than renters in Kaysville, with 87.786.8 percent of homes owner-occupied. This is due mostly to the large amount of single-family homes in the city, and very few multi-family housing units. The city has 7,6437,666 owner occupied units and 1,0691,166 renter occupied units. Occupied housing has grown at an annual average growth rate ("AAGR") of 2.420 percent from 2010 through 20192020, with owner occupied housing units growing at 2.12.2 percent and renter occupied units growing at 4.443 percent.

As shown in Table 3.2, 90-92 percent of Kaysville's occupied housing stock is single family with 10-8 percent multi-family, mobile home and other housing types. By comparison, Davis County's housing stock is comprised of 94 percent single family homes and 6 percent multi-family, mobile home and other housing types.

TABLE 3.1

Table 3.1 Kayville Housing Units			
	2009	2020	AAGR
Total Housing Units	7268	8920	2.1%
Occupied Housing units	7064	8832	2.3%
Owner- Occupied units	6340	7666	2.2%
Renter Occupied units	724	1166	4.3%

TABLE 3.2

TABLE 3.2 KAYSVILLE OCCUPIED HOUSING UNITS						
Type	Owner Occupied		Renter Occupied		Total	% OF TOTAL
Single Family	7,508	97.94%	605	51.89%	8,113	92%
2 to 4 units	78	1.02%	281	24.10%	359	4%
5 to 9 units	15	0.20%	69	5.92%	84	1%
10 or more units	0	0%	189	16.21%	189	2%
Mobile home	65	0.80%	22	1.89%	87	1%
Total	7,666	86.80%	1,166	1	8,832	100%

Housing Stock

Figure 3.1 depicts the age of the housing stock within the city. The eastern portion of the city contains development primarily from the initial city settlement between 1849 and 1939. Development remained concentrated in this area and expanded in all areas, especially to the east and south through the 1980s. In the 1990s, the concentration of residential development moved westward. The heavy concentration of home building continues to be on the western

border of the city. By age, the central eastside housing stock will be more vulnerable and may be prime areas to focus rehabilitation efforts.

Historic Building Permits

The city has issued building permits for ~~1,399~~ 1,401 residential units over the last 10 years. These include ~~19~~ 24 multi-family units, 2 duplex or twin homes, 1 mobile home, and 1,372 single family units. Historically, Kaysville has constructed mainly single family units. Multi-family units, including townhomes, condos, and apartments, have been more prevalent in recent years and will continue to be an important tool to address moderate income housing needs within the city.

TABLE 3.6

Table 3.6 Kaysville Building Permits					
Year	Single Family Units	Duplex Dwellings	Multi Family Units	Mobile/Manufactured	Total Constructed Units
2011	83				83
2012	135				135
2013	151	2			153
2014	168				168
2015	190				190
2016	157				157
2017	124				124
2018	158		18		178
2019	105		6	1	112
2020	101				101
Total	1,372	2	24	1	1401

Housing Gap Analysis

The Utah Housing and Community Development Division within the Utah Department of Workforce Services (DWS) utilizes American Community Survey data and the U.S. Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) to identify the current number of rental households, as well as project the number of units needed over the next five years, by percentage of household area median family income (HAMFI). The total number of moderate to low income renter households according to CHAS is 1,530.

As illustrated in Table 3.7, at ≤80 percent HAMFI, there are 810 renter households with 755 units currently available. This suggests a shortage of 55 rental units at the ≤80 percent of HAMFI income level. However, the city has a total of 940 affordable units suggesting a surplus of affordable units for this income bracket.

This mismatch in available and affordable housing suggests 185 households are living in affordable housing despite their median income being above the ≤80 percent HAMFI threshold. The mismatch is more also seen in the ≤50 percent HAMFI category as a 65 affordable unit deficit exists, as well as a mismatch in renters with incomes higher than the ≤50 percent threshold occupying 285 units. At ≤30 percent HAMFI, there is a deficit of 95 rental units.

TABLE 3.7

3.7 Kaysville Housing Gap

Shortage	Renter Households	Affordable Rental Units	Available Renter Units	Affordable Units- Renter Households	Available units-Renter Households	Housing Mismatch
≤ 80% HAMFI	810	940	755	130	-55	185
≤ 50% HAMFI	490	710	425	220	-65	285
≤ 30% HAMFI	230	270	135	40	-95	135

The current ACS and CHAS data indicate the number of rental units lags behind the number of rental households. The Kem C. Gardner Institute identified this lag citing the period from 2010-2018 where the number of rental households were increasing at a faster pace than housing units.

Since 2010, the increase in households has outpaced the growth in housing units by an average annual growth rate of 2.4 percent. The current inverse relationship is evidence of the housing shortage in Utah. The Kaysville gap analysis further identifies a need to provide affordable housing for households in all three categories – 30 percent, 50 percent, and 80 percent of HAMFI.

TABLE 3.8

3.8 Renter Population Projection		
Shortage	5 Year Projection	10 Year Projection
≤ 80% HAMFI	3,982	4,621
≤ 50% HAMFI	3,755	5,441
≤ 30% HAMFI	1,157	1,358

The demand for affordable housing is anticipated to grow over the next 10 years. The demand for units meeting the ≤50 percent HAMFI category requirements is expected to grow the most with a growth rate of 7.7 percent per year. The other two categories will grow about 3 percent per year.

Table 3.8 provides the projected population in the three categories– 30 percent, 50 percent, and 80 percent of HAMFI in 5 and 10 years. Table 3.9 provides projected housing demand in the three categories along with the current affordable rental unit housing supply.

TABLE 3.9

3.9 Projected Affordable Housing Needs

Shortage	Affordable Rental Units	Growth Rate	5 Year Unit Demand	10 Year Unit Demand
≤ 80% HAMFI	940	3.02%	1,091	1266
≤ 50% HAMFI	710	7.70%	1,029	1,491
≤ 30% HAMFI	270	3.26%	317	372

Housing Cost Burden

As shown in Table 3.3, the median household income in Kaysville is ~~\$99,597~~\$103,730. The median household income has grown at an AAGR of 3.04 percent from 2009 through ~~2019~~2020. The Kaysville owner-occupied income in ~~2019-2020~~ was ~~\$107,962~~\$111,130 while renter-occupied income was ~~\$44,178~~\$54,038. The renter gross median income grew at an AAGR of ~~2.08~~2.6 percent compared to a ~~4.01~~4.02 percent growth rate in median gross rent.

The overall average monthly housing costs for all owner-occupied housing in Kaysville is ~~\$1,421~~\$1,524. Monthly costs for owner-occupied housing units with a mortgage is ~~\$1,761~~\$1,894 while those without a mortgage is ~~\$421~~\$423. The median gross rent in the city is ~~\$948~~\$1,077. The ratio of the city's median rent to renter income is ~~25.82~~23.9 percent. The ratio of the city's median income to median household owner income is ~~19.62~~20 percent. Ratios greater than 30 percent indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50 percent suggest a severe burden. Currently, the overall renter income to rent ratio is not considered a burden. However, the ratio is nearing the burden threshold.

The area median income (AMI) for Davis County for 2019 was \$83,310. The median family income for a family of four in Davis County is \$93,688. The Appendix Table 3.4, represents the ratio of median rent in Kaysville at 100 percent of the AMI income for a family of four in Davis County. Ratios greater than 30 percent indicate a burden based on typical housing costs within the County. Ratios greater than 50 percent suggest a severe burden. At 30 percent of AMI, a family of four is burdened and nearing the severe burden threshold.

The U.S. Department of Housing and Urban Development annually reviews fair market rents to determine a standard for various housing programs in order to publish HOME Investment Partnership Program ("HOME") rent limits. The rent limits for the Ogden-Clearfield HUD Metro FMR Area for 2021 is found in the Appendix Table 3.5.

TABLE 3.3

Table 3.3 Kaysville Housing Cost Burden Ration			
	2009	2020	AAGR
Median Income	\$78,395	\$103,730	2.6
Owner Occupied Median Income	\$84,498	\$111,130	2.56
Renter Occupied Median Income	\$37,477	\$54,038	4.5
Median Gross Rent	\$692	\$1,077	4.2
Owner-Occupied w/Mortgage Cost	\$1,591	\$1,894	1.7
Median Rent to Renter Income	22.20%	0.23%	1.5
Median Mortgage to Owner Income	22.60%	20%	-0.9

Affordable Housing Moderate Income Housing

Recommendations for Affordable Housing

Purpose

By Utah State Statute, "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.” A few years ago, the Utah State Legislature began efforts to address housing affordability within the state. Part of those efforts included revising state code to mandate that municipalities dedicate a section in their General Plan to housing affordability, particularly moderate income housing (MIH). When the requirement was initially put in Utah State Code 10-9a-403, the law gave a list of items intended to increase possibilities for a greater affordability of housing. In 2019, Kaysville city amended the General Plan to include some of those items prescribed in state law, therefore meeting requirements. Since 2019, Kaysville city has also submitted annual MIH reporting as required by state law.

During the 2022 legislative session, House Bill 462 was passed, changing many of the requirements of the MIH section of a General Plan. The revisions require the MIH plan to be more detailed than previous mandates. Further, cities must now include a timeline for selected strategies and provide an implementation for each adopted strategy. The law also provides penalties for cities who fail to comply with these mandates. Kaysville City desires to be compliant with state statute and further desires to serve its residents by creating opportunities for affordable housing to be developed.

It should be noted that while Kaysville City does not develop housing or provide housing as a service, but upon implementation, the adopted strategies may provide opportunities for the development of moderate income housing.

Community Profile

Kaysville is an established community with a population of ~~32,945~~ 31,494 and total number of households of 8,712, according to the ~~2019-2020 Census~~ American Community Survey. Kaysville aims to facilitate a reasonable opportunity for a variety of housing, including moderate income. Currently, the median rent and median income ratio is below the 30 percent cost burden suggesting affordability in the near-term. Likewise, the median mortgage and household owner income ratio is below the 30 percent cost burden. However, rents and mortgage loan rates are increasing at a higher rate than income.

There is also cause for concern that ownership of single-family homes is becoming too expensive for moderate-income households as housing prices continue to outpace income increases. The housing element of the General Plan is designed to determine the demand for moderate income housing and provide an outline of how to meet the needs of current and future residents. Kaysville land use plans and programs may encourage diverse housing opportunities that complement and enhance the existing community.

In 2021, Y2 Analytics conducted a Kaysville Community Survey which provided resident feedback regarding a variety of community topics, including housing. From this survey, and feedback from community members, the guiding principles regarding housing – including moderate income housing – were developed.

Utah Code 10-9a-4 requires the city to implement strategies for ensuring moderate income housing options are available throughout the community. The following selected strategies, verbatim from state code, goals and recommendations fulfill this requirement, address community sentiments, and address strategies to provide opportunities for development of moderate income housing over the next five years and beyond. These strategies are further addressed in the Goal & Objective section at the end of the chapter.

- ~~Meet state requirements for affordable housing~~
- ~~Accommodate a full range of housing opportunities to meet the economic, lifestyle and life-cycle needs and expectations of the city~~
- ~~Encourage the preservation of open space through clustered development and the protection of foothills, natural drainages and remaining agricultural areas~~
- ~~Facilitate the incorporation of Accessory Dwelling Units (ADUs) into existing neighborhoods~~

- (A) rezone for densities necessary to facilitate the production of moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530
- (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;

AND/OR

- (J) implement zoning incentives for moderate income units in new developments;
- (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;

Kaysville City residents appreciate the lifestyle offered by their community and have the desire to share the community with their children and others while preserving the existing sense of place. The focus of many residential zones is on single family residential units in low and medium density neighborhoods. To provide housing opportunities while maintaining the existing sense of place, a focus on cluster development in undeveloped areas and low-rise mixed use redevelopment within central commercial areas was supported by the Y2 Analytics survey.

Clustered development allows for a concentration of homes in one area to allow extra land to be preserved as open space or other nonresidential land uses such as parks, neighborhood commercial sites, and public infrastructure. A revitalization of the commercial areas along Main Street and above 200 North can offer the needed housing opportunities for the area.

Existing zoning allows residential development in several zones. These zones include:

- Old Kaysville Townsite Residential District (R-T)
- Single Family Residential District (R-1)
- Diverse Residential District (R-D)
- One To Two Family Residential District (R-2)
- One To Four Family Residential District (R-4)
- Multiple Family Residential District (R-M)
- Central Commercial District (CC)
- General Commercial (Mixed Use Zoning District Overlay)
- Light Industry/Research Use (Mixed Use Zoning District Overlay)

Development activity within the city, especially west of I-15 where the majority of vacant developable land is located, is expected to continue expanding the low and medium density neighborhoods within the city. With a majority of housing stock between I-15 and West Davis Corridor focused on single family homes, allowing clustering will encourage open space preservation. Kaysville has a strong desire to preserve their existing community culture while providing a full range of housing opportunities to meet the economic, lifestyle and lifecycle needs and expectations for residents. The land use map for Kaysville promotes a mixed use low rise downtown core. The inclusion of mixed use and flex space land uses will offer variety in the housing stock.

A focus on mixed use opportunities with diverse multifamily housing stock in the central part of the city will provide a variety in housing stock and options for diverse living styles. This will provide housing for people with different life cycles, housing needs, and offer affordable housing options. The statewide housing demand has pushed an emphasis on the need for variety in housing types to increase affordability. Through redevelopment, the diversification of housing stock near Main Street and north of 200 North may provide affordable housing options to meet the current and projected needs of the city.

Accessory dwelling units also offer an additional affordable housing opportunity for Kaysville. An Accessory Dwelling Unit (ADU) is a secondary residential area within an existing residential lot. ADUs can be attached, such as an addition or in a basement, or they may be detached. These low impact units can be incorporated by homeowners into existing residential parcels. Their presence within established neighborhoods could benefit the city by increasing affordability for property owners and renters alike.

Additionally, ADUs do not require significant infrastructure and are constructed individually by property owners. Often rented below market rate, ADUs can provide moderate income housing opportunities, frequently to family and friends, and provide homeowners with an additional income source.

The city should seek to work with the numerous existing programs available to encourage the development and preservation of affordable housing at all income levels.

Goals & Objectives

GOAL 1: PROVIDE A FULL RANGE OF HOUSING OPPORTUNITIES TO MEET THE ECONOMIC, LIFESTYLE AND LIFECYCLE NEEDS AND EXPECTATIONS FOR RESIDENTS

Objective 1.1: Allow for higher density and mixed use within the City Center to diversify housing stock

Objective 1.2: ~~Facilitate the incorporation of Accessory Dwelling Units (ADUs) into existing neighborhoods~~

~~(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones AND~~

~~(R) Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530~~

Timeline

In 2023, staff will present an ordinance to the Planning Commission for a recommendation and seek approval from the City Council.

Implementation Measures

- Present a text amendment to Planning Commission and seek approval from the City Council to amend existing accessory dwelling unit ordinance to expand allowances to include detached accessory dwelling units.
- Review impact fees and present elimination of such impact fees associated with accessory dwelling units to the City Council for approval.

Objective 1.3

(A) Rezone for densities necessary to facilitate the production of moderate income housing;

Timeline

Presenting a timeframe on this item is not possible as the City merely processes rezoning applications and doesn't have any control or influence on when applications are submitted.

Implementation Measures

- Give appropriate guidance to future applicants on rezone application options to guide development which would have the greatest chance of approval.
- Give positive staff recommendations to rezone applications which are harmonious with the future land use map and the General Plan.
- Give strong consideration to rezone applications which are supported by elements of the General Plan but may not align with the future land use map.
- Give consideration to rezone applications which may not have support of the currently adopted General Plan, but make sense in locations which will not detract from the character of existing neighborhoods.

Objective 1.4

(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.

Timeline

Presenting a timeframe on this item is not possible as the City merely processes rezoning applications and doesn't have any control or influence on when applications are submitted. However, amending existing code for mixed use development can be accomplished in 2023.

Implementation Measures

- a. Give appropriate guidance to future applicants on rezone application possibilities for mixed use zoning options which would have the greatest chance of approval.
- b. Give positive staff recommendations to rezone applications which are harmonious with the future land use map and the General Plan.
- c. Give strong consideration to rezone applications which are supported by elements of the General Plan but may not align with the future land use map.

- d. Give consideration to rezone applications which may not have support of the currently adopted General Plan, but make sense in locations which will not detract from the character of existing neighborhoods.
- e. Amend existing mixed use code to allow for greater flexibility in relation to moderate income housing.

OPTIONAL STRATEGIES

Objective 1.5

(J) Implement zoning incentives for moderate income units in new developments.

Timeline

In 2023, research best practices for zoning incentives and density bonuses in preparation for presenting appropriate text amendments to the Planning Commission and City Council in 2024.

Implementation Measures

- a. Conduct research regarding best practices on zoning incentives in relation to moderate income and affordable housing.
- b. Solicit feedback from the local development community on feasible and desirable incentives and incorporate feedback into text amendments as appropriate.
- c. Draft applicable text amendments for residential and mixed use zones to incentivize and allow for the construction of moderate income housing.

Objective 1.6

(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.

Timeline

In 2024, identify funding source and draft policy to take to the City Council for approval in 2025, with implementation of the program to commence in 2026.

Implementation Measures

- a. Identify a funding source for mortgage assistance programs.
- b. Research best practices on mortgage assistance programs.
- c. Draft policy and qualification criteria for mortgage assistance program and seek approval from the City Council.
- d. Create and implement a process for mortgage assistance program applications.
- e. Solicit a RFQ to find firms or organizations who are capable of providing administration of a mortgage assistance programs.
- f. Select a firm for administration of a mortgage assistance program and seek contract approval from the City Council.

GOAL 2: WORK WITH THE NUMEROUS PROGRAMS AVAILABLE TO ENCOURAGE THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING AT ALL INCOME LEVELS



**Kaysville City Planning Commission Meeting Minutes
October 13, 2022**

The Planning Commission meeting was held on October 13, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Toby Barrus, Commissioners Steve Lyon, Jared Doxey, Rachel Lott, and Paul Allred

Staff Present: Mindi Edstrom and Dan Jessop

Public Attendees: Rebecca Barrus, Wen Fe Yu, Mark Lund, Kelly White, Doug Dakloen, and City Council Member Abbi Hunt

1-OPENING

Chair Toby Barrus opened the meeting by welcoming all in attendance to the October 13, 2022 Planning Commission meeting. Chair Barrus also declared his conflict of interest with item three of the agenda and said that he will recuse himself as per recommendation of the City Attorney.

2- APPROVAL OF THE MINUTES FROM THE SEPTEMBER 22, 2022 PLANNING COMMISSION MEETING

Commissioner Lyons made the motion to approve the minutes from the September 22, 2022 meeting and Commissioner Doxey seconded the motion.

The vote was unanimous (5-0) in favor of the motion.

3- CONDITIONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR BLOOMIN' BLINDS AT 847 COUNTRY SHIRE DR.

Introduced by: Mindi Edstrom

Ms. Edstrom gave a brief description of the Bloomin' Blinds business. Ms. Barrus will have one van parked at the home that will be used for servicing and blind repair. She has adequate parking for the vehicle. Her business hours will be determined on the need of repairs. Staff is recommending approval of this Conditional Use Permit.

Applicant, Rebecca Barrus, approached the Commissioners.

Commissioner Lyons asked Ms. Barrus if she was going to have any customers at the house and she replied, "No." Ms. Barrus said that the service will be all website driven and at the customers home.

Commissioner Lyons also asked where her supplies will be stored. Ms. Barrus said that there will be deliveries to the home and stored in the garage or in the service van.

Commissioner Allred said that this business will have very little impact and asked if any of the work will be done at the home.

Ms. Barrus said that all the work will be done at the customer's home and not at her home.

No additional conditions were requested.

Commissioner Lyons made a motion to approve the Conditional Use Permit for Bloomin' Blinds and Commissioner Doxey seconded the motion.

The vote was unanimous in favor of the motion. (5-0)

4-5-6 CONDITIONAL USE PERMITS FOR TWIN HOMES LOCATED AT 301 EAST 475 SOUTH, 309 EAST 475 SOUTH, AND 317 EAST 475 SOUTH.

Introduced by: Dan Jessop

Mark Lund and Kelly White applied for three Conditional Use Permits for twin homes for the lots 301, 309, and 317 East in Meril Estates subdivision. Staff reviewed the site plans and the three lots meet the required frontage, setbacks, and building envelope and staff is recommending the conditional use permit for twin homes at 301, 309, and 317 East 475 South be approved.

Commissioner Allred asked if these will be attached units so there would be three twin homes.

Mr. Jessop responded saying that they are single family dwellings with a zero lot line.

Commissioner Allred asked if there will be a 20 foot front yard side yard on Main Street.

Mr. Jessop replied, "Yes" sharing that there is going to be a 20 foot setback on the corner lot on Main Street and 25 ft. setback on the front.

Commissioner Allred asked if the conditional use permit process would allow for additional setback flexibility.

The applicants, Mark Lund and Kelly White were asked to approach the Commission and Mr. White told the Commissioners that they had discussed the PRUD overlay with staff and said the PRUD Overlay is for developments with private roads and therefore staff didn't recommend that option. Commissioner Lyons asked the applicants if this was a build to rent project.

Kelly White responded saying that it would depend on the terms of their loan.

Commissioner Doxey asked staff if the height of 30 feet was allowable for this project.

Mr. Jessop responded stating they fit the requirements of the R-1-8 zone and 30 feet in height is allowed.

The Commissioner discussed other conditions that could or should be imposed. They discussed parking, but those needs are addressed through building permit process and there should be sufficient parking stalls.

Commissioner Allred suggested adding findings for the motion.

- 1) Staff recommends approval based on compliance with the ordinance.
- 2) The conditional use permits for the twin homes meets all the conditions as per city code.

Commissioner Doxey made a motion to approve the conditional use permit for Meril Estate that meets the requirements of the city ordinance 301 East/ 305 East 475 South and Commissioner Lyon seconded the motion.

The vote was unanimous in favor of the motion. (5-0)

Commissioner Doxey made a motion to approve the conditional use permit for Meril Estate that meets the requirements of the city ordinance for 309 East/311 East 475 South and Commissioner Lyon seconded the motion.

The vote was unanimous in favor of the motion. (5-0)

Commissioner Doxey made a motion to approve the conditional use permit for Meril Estate that meets the requirements of the city ordinance 317 East/ 321 East 475 South and Commissioner Lyon seconded the motion.

The vote was unanimous in favor of the motion. (5-0)

7- CALL TO THE PUBLIC

Wen Fe Yu approached the Commissioners to ask if the six lots would be the same as six units making it now to be 12 units Meril Estates and Commissioner Barrus responded saying that it would only be three twin homes.

8- OTHER MATTERS THAT PROPERLY COME BEFORE PLANNING COMMISSION

Commissioner Allred shared that he likes that even though the lots are zoned R-1, the code allows for the attached homes and was a good outcome for the Meril Estates.

Training for Utah Land Use is at the end of the month on the 25th and the 26th of October.

9- ADJOURNMENT

Commissioner Lyons motioned to adjourn the meeting at 7:28 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 September 22, 2022 regular meeting



3. Conditional Use Permit for a Major B Home Occupation for Bloomin' Blinds at 847 Country Shire Drive

847 Country Shire Dr.



847 Country Shire Dr.





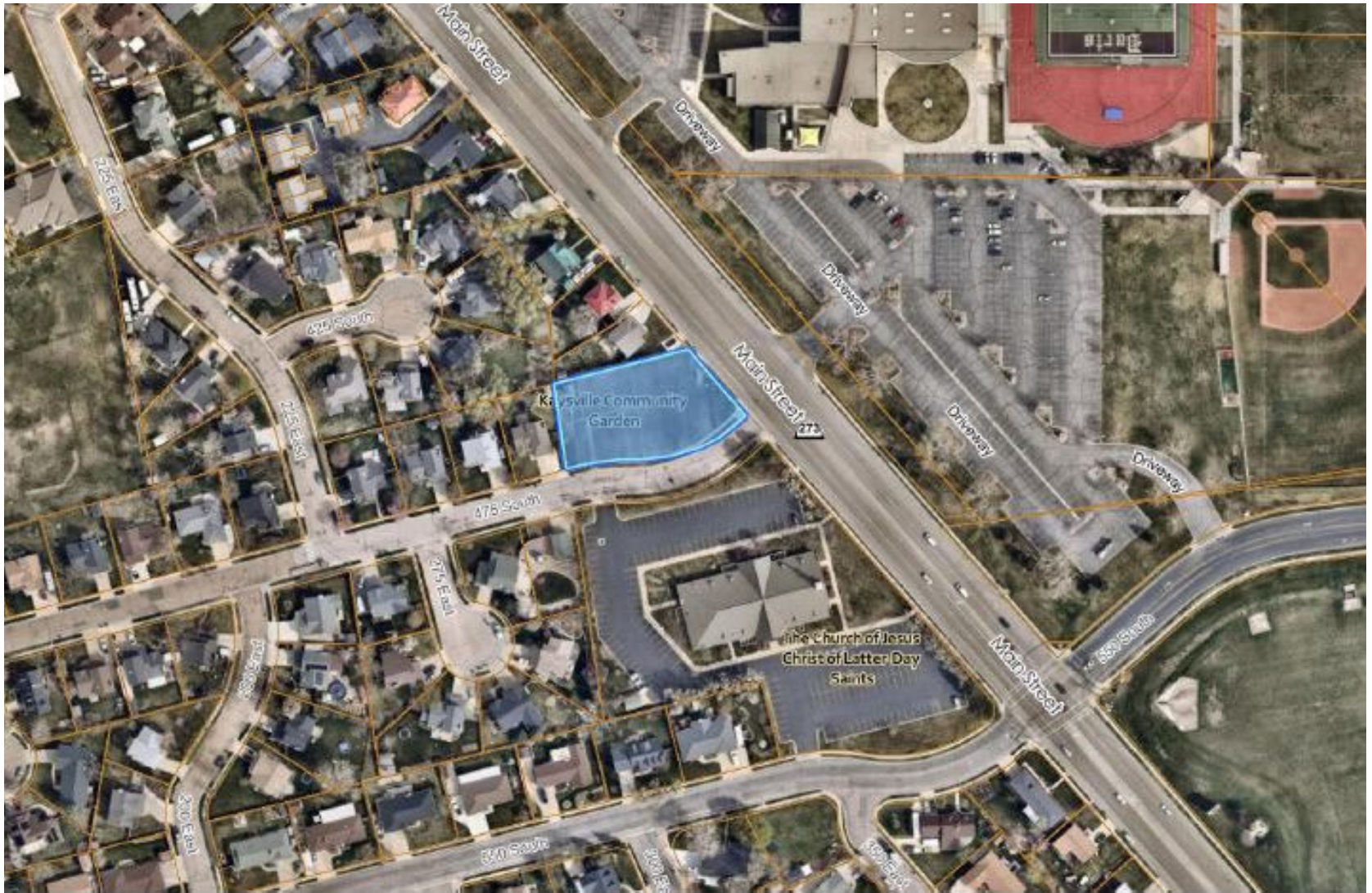
#4,5,& 6 Conditional Use Permits for Twin Homes located at:

- 301 East 475 South
- 309 East 475 South
- 317 East 475 South

301 East | 309 East | 317 East

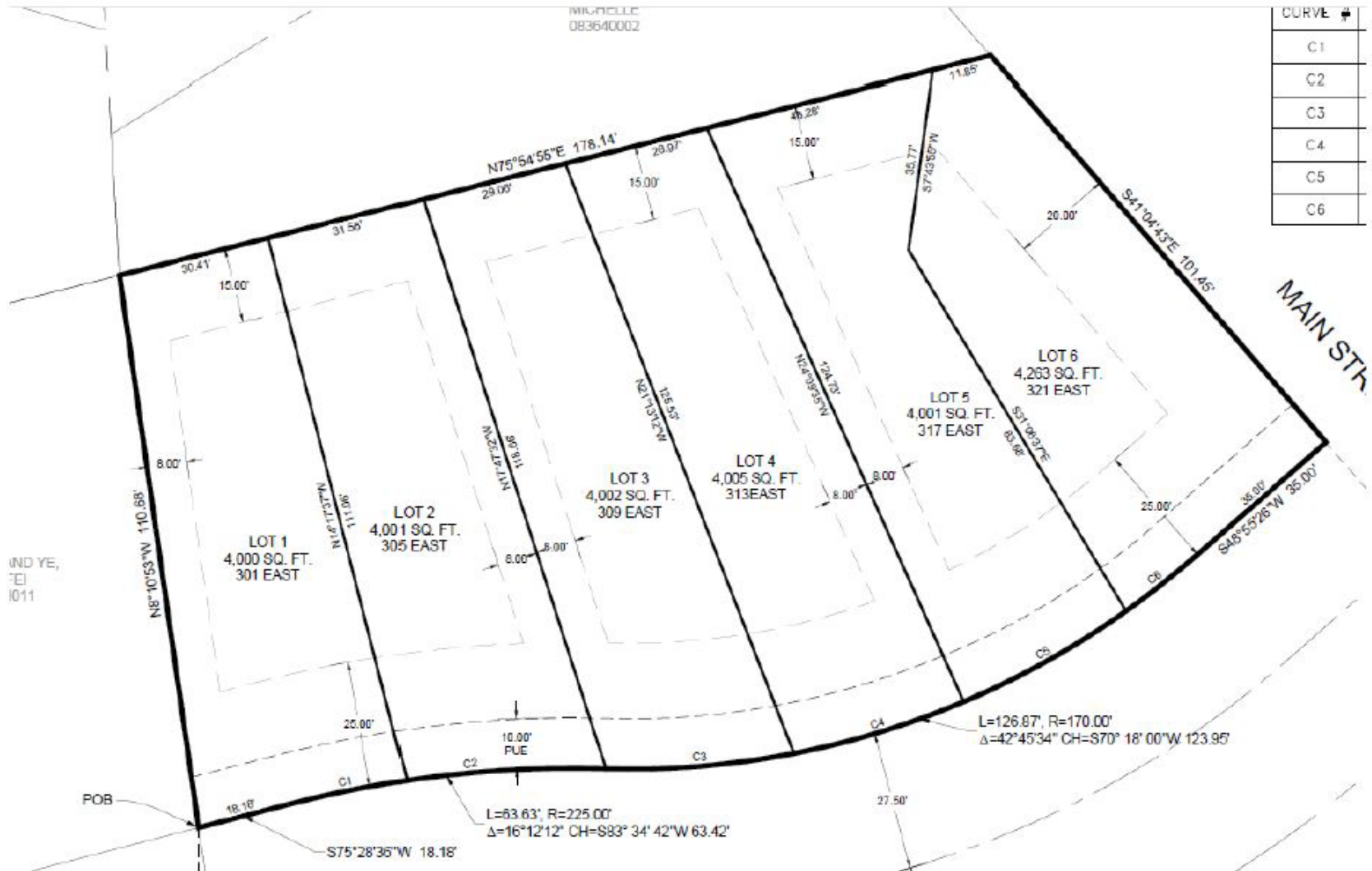
Meeting Date	October 13, 2022
Application Type	Twin Home C.U.P.
Applicant Owner	Mark Lund & Kelly White
Address Parcel ID Number	08-002-0116 301 East 475 South (305 East 475 South) 309 East 475 South (313 East 475 South) 317 East 475 South (321 East 475 South)
Zoning	R-1 8
Lot Size	4,000 ft ² to 4263 ft ²
Current Use	Undeveloped
Number of Lots	3 (current); 6 twin home lots
Lot Size	4,000 ft ² to 4,263 ft ²

301 East | 309 East | 317 East Aerial View



301 East | 309 East | 317 East

Aerial View





Staff is recommending that the Planning Commission approve the conditional use permits for twin homes for the Meril Subdivision.

Utah's Hometown *In the middle of everything*



7. Call to the Public



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

- Reports
- Correspondence
- Calendar

Utah's Hometown *In the middle of everything*



9. Adjournment



Kaysville
City

Utah's Hometown

In the middle of everything