



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

The Kaysville City Planning Commission will hold a regular meeting on December 8, 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 November 10, 2022 Planning Commission meeting
3. Public Hearing for a text amendment for:
 - a. [17-2-2 Definitions](#)
 - b. [17-8-3 Permitted Uses](#) for A-5 Heavy Agricultural District
 - c. [17-9-3 Permitted Uses](#) for A-1 Light Agricultural District
 - d. [17-10-3 Permitted Uses](#) for R-A Agricultural Residential District
 - e. [17-11-3 Permitted Uses](#) for R-T Old Kaysville Townsite Residential District
 - f. [17-12-3 Permitted Uses](#) for R-1 Single Family Residential District
 - g. [17-13-3 Permitted Uses](#) for R-D Diverse Residential District
 - h. [17-14-3 Permitted Uses](#) for R-2 One To Two Family Residential District
 - i. [17-15-3 Permitted Uses](#) for R-4 One To Four Family Residential District
 - j. [17-16-3 Permitted Uses](#) for R-M Multiple Family Residential District
 - k. [17-20-4 Conditional Uses](#) for CC Central Commercial District
 - l. [17-27-3 Allowed Uses](#) for Mixed Use Zoning District Overlay
4. Public Hearing for a rezone application for 391 North Flint Street from John V. Flint & Shauna S. Flint to go from [A-1 Light Agricultural District](#) to [R-M Multiple Family Residential District](#) with a [Mixed Use Zoning District Overlay](#) over a portion of the property
5. Call to the Public
6. Other matters that properly come before the Planning Commission:
 - a. Reports
 - b. Correspondence
 - c. Calendar
7. Adjournment

On Friday, December 2, 2022, a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).



PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission

From: Melinda Greenwood, Community Development Director

Date: December 1, 2022

Agenda Item #3: Public Hearing for text amendments to Kaysville City Code Title 17 Regarding the Allowed Use of Household Animals

Meeting Date	December 8, 2022
Application Type	Text Amendment
Applicant	Kaysville City
Chapter Title Section	17-2-2 Definitions 17-8-3 Permitted Uses for A-5 Heavy Agricultural District 17-9-3 Permitted Uses for A-1 Light Agricultural District 17-10-3 Permitted Uses for R-A Agricultural Residential District 17-11-3 Permitted Uses for R-T Old Kaysville Townsite Residential District 17-12-3 Permitted Uses for R-1 Single Family Residential District 17-13-3 Permitted Uses for R-D Diverse Residential District 17-14-3 Permitted Uses for R-2 One To Two Family Residential District 17-15-3 Permitted Uses for R-4 One To Four Family Residential District 17-16-3 Permitted Uses for R-M Multiple Family Residential District 17-20-4 Conditional Uses for CC Central Commercial District 17-27-3 Allowed Uses for Mixed Use Zoning District Overlay

1. BACKGROUND

At the October 20, 2022 City Council meeting, the Council adopted Ordinance 22-10-03 which changed the allowed number of pets in KCC 15-3-6. This was done by request of the Davis County Animal Control Department who provides animal control services for many cities in Davis County, including Kaysville. For ease of enforcement, the County wanted to have the number of allowed pets in each city they serve to be consistent.

Many chapters in Kaysville City Code Title 17 Planning and Zoning contain language regarding the number of household pets allowed. This text amendment would remove the ownership of household pets from the land use code and let KCC 15-3-6 govern ownership.

Approving this text amendment is a housekeeping item based on the Council's action from October. The October 20, 2022 ordinance changes the Council adopted are attached to this memo.

2. PUBLIC NOTICING AND PUBLIC COMMENT

Public notices were posted in compliance with state law. As of the date of this memo, no public comments have been received.

3. RECOMMENDATION

Staff recommends the Planning Commission send a recommendation of approval to the City Council for the text amendments as presented by staff for the below listed sections of code.

- [17-2-2 Definitions](#)
- [17-8-3 Permitted Uses](#) for A-5 Heavy Agricultural District
- [17-9-3 Permitted Uses](#) for A-1 Light Agricultural District
- [17-10-3 Permitted Uses](#) for R-A Agricultural Residential District
- [17-11-3 Permitted Uses](#) for R-T Old Kaysville Townsite Residential District
- [17-12-3 Permitted Uses](#) for R-1 Single Family Residential District
- [17-13-3 Permitted Uses](#) for R-D Diverse Residential District
- [17-14-3 Permitted Uses](#) for R-2 One To Two Family Residential District
- [17-15-3 Permitted Uses](#) for R-4 One To Four Family Residential District
- [17-16-3 Permitted Uses](#) for R-M Multiple Family Residential District
- [17-20-4 Conditional Uses](#) for CC Central Commercial District
- [17-27-3 Allowed Uses](#) for Mixed Use Zoning District Overlay

ATTACHMENTS:

1. Draft Ordinances:
 - [17-2-2 Definitions](#)
 - [17-8-3 Permitted Uses](#) for A-5 Heavy Agricultural District
 - [17-9-3 Permitted Uses](#) for A-1 Light Agricultural District
 - [17-10-3 Permitted Uses](#) for R-A Agricultural Residential District
 - [17-11-3 Permitted Uses](#) for R-T Old Kaysville Townsite Residential District
 - [17-12-3 Permitted Uses](#) for R-1 Single Family Residential District
 - [17-13-3 Permitted Uses](#) for R-D Diverse Residential District
 - [17-14-3 Permitted Uses](#) for R-2 One To Two Family Residential District
 - [17-15-3 Permitted Uses](#) for R-4 One To Four Family Residential District
 - [17-16-3 Permitted Uses](#) for R-M Multiple Family Residential District
 - [17-20-4 Conditional Uses](#) for CC Central Commercial District
 - [17-27-3 Allowed Uses](#) for Mixed Use Zoning District Overlay
2. Kaysville Ordinance 22-10-03 Amending Title 15, Chapter 3, Section 6 of the Kaysville City Code Regarding the Number of Dogs and Cats Allowed in the City

ORDINANCE 22-XX-XX

AN ORDINANCE AMENDING TITLE 17; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Kaysville City desires to maintain a code that is easily readable and concise; and

WHEREAS, City Staff has reviewed aspects of Title 17 regarding the household pets and found them in need of amendment to be in compliance with other recent amendments; and

WHEREAS, the City Council of Kaysville City finds it to be in the best interest of its citizens to amend these sections of the City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. Title 17 shall be amended to read as follows:

17-2-2 Definitions

~~Household Pets - Two or fewer animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries. More than a total of two such animals and fowl are not permitted as household pets.~~

Kennel - Any lot or premise on which ~~three (3)~~ four (4) or more dogs (or similar household pets) at least four (4) months old are kept.

17-8-3 Permitted Uses

1. Accessory building or use customarily incidental to any permitted or conditional use subject to the provisions of KCC 17-31-2.
2. Agriculture, agricultural experiment station.
3. Corral, stable, or building for keeping animals or fowl, as set forth in KCC 17-24.
4. Dairy farm, milk processing and retail sale, provided at least fifty percent (50%) of milk sold is produced and processed on the premises.
5. Farm animals and fowl kept for family food production and the keeping of horses for private use, together with their dependent young, as set forth in KCC 17-24.
6. Farms devoted to the hatching, raising (including fattening as an incidental to raising) of chickens, turkeys, or other fowl, rabbits or fish.
7. Fruit or vegetable stand, storage and packaging for produce grown on the premises only.
8. Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation.
9. Internal Accessory Dwelling Unit subject to the provisions of KCC 17-31-3

10. Publicly owned treatment works.
11. ~~Two household pets.~~
12. Parking lot accessory to uses allowed in this Zone District.
13. Private swimming pool subject to the provisions of [KCC 17-31-9](#).
14. Single-family dwelling.
15. Temporary buildings or use incidental to construction work but not to include temporary dwellings. Such building shall be removed upon completion or abandonment of the construction work.
16. The keeping and raising of not more than ten (10) hogs, more than sixteen (16) weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.
17. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals, provided that such raising and grazing when conducted in conjunction with any livestock feed yard or livestock sales shall:
 - a. Not exceed a density of twenty-five (25) head per acre of used land.
 - b. Be not closer than three hundred feet (300') to any dwelling, public or semi-public building on an adjoining parcel of land.
18. Farms devoted to the raising, breeding, keeping and training of horses.
19. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
20. Minor home occupations subject to the provisions of [KCC 17-26](#).
21. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).

17-9-3 Permitted Uses

1. Accessory building or use customarily incidental to any permitted or conditional use subject to the provisions of [KCC 17-31-2](#).
2. Agriculture, agricultural experiment station.
3. Corral, stable, or building for keeping animals or fowl, as set forth in [KCC 17-24](#).
4. Farm animals and fowl kept for family food production and the keeping of horses for private use, together with their dependent young, as set forth in [KCC 17-24](#).
5. Fruit or vegetable stand for produce grown on the premises only.
6. Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation.
7. Internal Accessory Dwelling Unit subject to the provisions of [KCC 17-31-3](#).
8. ~~Two household pets.~~
9. Parking lot accessory to uses allowed in this Zone District.
10. Private swimming pool subject to the provisions of [KCC 17-31-9](#).
11. Single-family dwelling.
12. Temporary buildings or use incidental to construction work but not to include temporary dwellings. Such building shall be removed upon completion or abandonment of the construction work.

13. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
14. Minor home occupations subject to the provisions of [KCC 17-26](#).
15. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).

17-10-3 Permitted Uses

1. Agriculture.
2. Single-family dwellings.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
4. Minor home occupations subject to the provisions of [KCC 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).
6. ~~Two household pets per dwelling unit.~~
7. The keeping of farm animals and fowl for family food production and the keeping of horses for private use, together with their dependent young, as set forth in [KCC 17-24](#).
8. Private swimming pools subject to the provisions of [KCC 17-31-9](#).
9. Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#).
10. Internal Accessory Dwelling Unit subject to the provisions of [KCC 17-31-3](#)
11. Temporary buildings for uses incidental to construction work subject to the provisions of [KCC 17-30-7](#), which buildings must be removed upon the completion or abandonment of the construction, subject to administrative review.
12. Temporary tract offices and development signs subject to the provisions of [KCC 17-30-7](#) and [KCC 17-33](#), subject to administrative review.

17-11-3 Permitted Uses

1. Agriculture.
2. Single-family dwellings.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
4. Minor home occupations subject to the provisions of [KCC 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).
6. ~~Two household pets per dwelling unit.~~
7. Private swimming pools subject to the provisions of [KCC 17-31-9](#).
8. Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of [KCC 17-31-2](#).
9. Internal Accessory Dwelling Unit subject to the provisions of [KCC 17-31-3](#)
10. Fowl, rabbits, or similar animals subject to the provisions of [KCC 17-24](#).
11. Temporary buildings for uses incidental to construction work subject to the provisions of [KCC 17-30-7](#), which buildings must be removed upon the completion or

abandonment of the construction, subject to administrative review.

17-12-3 Permitted Uses

1. Agriculture.
2. Single-family dwellings.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
4. Minor home occupations subject to the provisions of [KCC 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).
6. ~~Two household pets per dwelling unit.~~
7. Private swimming pools subject to the provisions of [KCC 17-31-9](#).
8. Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#).
9. Internal Accessory Dwelling Unit subject to the provisions of [KCC 17-31-3](#)
10. Fowl, rabbits, or similar animals subject to the provisions of [KCC 17-24](#).
11. Temporary buildings for uses incidental to construction work subject to the provisions of [KCC 17-30-7](#), which buildings must be removed upon the completion or abandonment of the construction, subject to administrative review.
12. Temporary tract offices and development signs subject to the provisions of [KCC 17-30-7](#) and [KCC 17-33](#), subject to administrative review.

17-13-3 Permitted Uses

1. Single-family dwellings.
2. Agriculture.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
4. Minor home occupations subject to the provisions of [KCC 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).
6. ~~Two household pets per dwelling unit.~~
7. Private swimming pools subject to the provisions of [KCC 17-31-9](#).
8. Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#).
9. Internal Accessory Dwelling Unit subject to the provisions of [KCC 17-31-3](#)
10. Fowl, rabbits, or similar animals subject to the provisions of [KCC 17-24](#).
11. Temporary buildings for uses incidental to construction work subject to the provisions of [KCC 17-30-7](#), which buildings must be removed upon the completion or abandonment of the construction, subject to administrative review.
12. Temporary tract offices and development signs subject to the provisions of [KCC 17-30-7](#) and [KCC 17-33](#), subject to administrative review.

17-14-3 Permitted Uses

1. Single-family dwellings.
2. Two-family dwellings.
3. Agriculture.
4. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
5. Minor home occupations subject to the provisions of [KCC 17-26](#).
6. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).
7. ~~Two household pets per dwelling unit.~~
8. Private swimming pools subject to the provisions of [KCC 17-31-9](#).
9. Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#).
10. Fowl, rabbits, or similar animals subject to the provisions of [KCC 17-24](#).
11. Temporary buildings for uses incidental to construction work subject to the provisions of [KCC 17-30-7](#), which buildings must be removed upon the completion or abandonment of the construction, subject to administrative review.
12. Temporary tract offices and development signs subject to the provisions of [KCC 17-30-7](#) and [KCC 17-33](#), subject to administrative review.

17-15-3 Permitted Uses

1. Single-family dwellings.
2. Multiple dwellings not to exceed four (4) dwelling units per building.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no admission is charged.
4. Minor home occupations subject to the provisions of [KCC 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).
6. ~~Two household pets per dwelling unit.~~
7. Private swimming pools subject to the provisions of [KCC 17-31-9](#).
8. Accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of [KCC 17-31-2](#).
9. Fowl, rabbits, or similar animals subject to the provisions of [KCC 17-24](#).
10. Temporary buildings for uses incidental to construction work subject to the provisions of [KCC 17-30-7](#), which buildings must be removed upon the completion or abandonment of the construction, subject to administrative review.
11. Temporary tract offices and development signs subject to the provisions of [KCC 17-30-7](#) and [KCC 17-33](#), subject to administrative review.

17-16-3 Permitted Uses

1. Single-family dwellings.
2. Multiple dwellings.
3. Public parks and playgrounds, and privately-owned parks, playgrounds, and recreational grounds not operated as a business in whole or part and to which no

admission is charged.

4. Minor home occupations subject to the provisions of [KCC 17-26](#).
5. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).
6. ~~Two household pets per dwelling unit.~~
7. Private swimming pools subject to the provisions of [KCC 17-31-9](#).
8. Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of [KCC 17-31-2](#).
9. Temporary buildings for uses incidental to construction work subject to the provisions of [KCC 17-30-7](#), which buildings must be removed upon the completion or abandonment of the construction, subject to administrative review.
10. Temporary tract offices and development signs subject to the provisions of [KCC 17-30-7](#) and [KCC 17-33](#), subject to administrative review.

17-20-4 Conditional Uses

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

1. Theaters.
2. Motels or hotels.
3. Light industry/research uses subject to the provisions of [KCC 17-23](#).
4. Dwellings ~~and household pets.~~
5. Social halls, lodges, fraternal organizations.
6. Automotive repair that does not break the continuity of retail store frontage for pedestrians, does not impose a nuisance on residences or other surrounding uses, does not create traffic hazards or undue traffic congestion, and has pump islands located so that vehicles serviced or awaiting service do not block any public sidewalk or driveway.
7. Amusement arcades.
8. Public utility substations.
9. Sale of beer for consumption on the premises of a full-service restaurant, limited-service restaurant, beer-only restaurant, banquet or reception center.
10. Sale of liquor for consumption on the premises of a full-service restaurant, limited-service restaurant, banquet or reception center.

17-27-3 Allowed Uses

The allowed uses within a project are as follows:

1. When applied in the R-M zoning district:
 - a. The uses allowed within the underlying zone and the following shall be considered Permitted Uses.
 - i. Offices.
 - i. Retail sales and services, not including storage services, sale of beer for consumption on the premises, sale of liquor for consumption on

the premises and conditional uses in [KCC 17-19-4](#).

- i. Amusement arcades
 - iv. Where the R-M zone limits the number of dwellings to no more than 1 dwelling per 2,800 sq. ft. of property, the MU Zone has no maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of potential units.
 - b. The uses allowed by conditional use permit in the underlying zone and the following shall be considered Conditional Uses:
 - i. Motels or hotels.
 - i. Sale of beer for consumption on the premises of a full-service restaurant, limited service restaurant, beer-only restaurant, banquet or reception center.
 - i. Sale of liquor for consumption on the premises of a full-service restaurant, limited service restaurant, banquet or reception center.
 - c. 50% or more of the square footage of development should be residential use and 30% or more of the square footage of development should be for commercial use.
 - i. Required commercial shall be built before or at the same time as residential development.
2. When applied with the GC and CC zoning districts:
- a. The uses allowed within the underlying zone and the following shall be considered Permitted Uses.
 - i. Multiple dwellings. No maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking ratios will determine the number of units allowed.
 - i. Minor home occupations subject to the provisions of [KCC 17-26](#).
 - i. Major Home Occupation 'C' subject to the provisions of [KCC 17-26](#).
 - iv. ~~Two household pets per dwelling unit.~~
 - v. Private swimming pools subject to the provisions of [KCC 17-31-9](#).
 - vi. Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of [KCC 17-31-2](#).
 - b. The uses allowed by conditional use permit in the underlying zone shall continue to be considered conditional uses, however; the following uses are not allowed on a site where the MU zone has been applied:
 - i. Public utility substations
 - c. 50% or more of the square footage of development should be for commercial use, and 30% or more of the square footage of development should be for residential use:
 - i. Required commercial shall be built before or at the same time as residential development.

3. When applied with the LI zoning district:
- a. The uses allowed within the underlying zone and the following shall be considered Permitted Uses.
 - i. Multiple dwellings. No maximum residential density prescribed. Instead building form, height, site envelope, yards, open space standards and parking rations will determine the number of units allowed.
 - ii. Minor home occupations subject to the provisions of KCC 17-26.
 - iii. Major Home Occupation 'C' subject to the provisions of KCC 17-26.
 - iv. ~~Two household pets per dwelling unit.~~
 - v. Private swimming pools subject to the provisions of KCC 17-31-9.
 - vi. Accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the provisions of KCC 17-31-2.
 - b. The uses allowed by conditional use permit in the underlying zone shall continue to be considered conditional uses, however; the following uses are not allowed on a site where the MU zone has been applied:
 - i. Public utility substations.
 - c. 50% or more of the square footage of development should be for commercial/(clean) light industrial use, and 30% or more of the square footage of development should be for residential use.

Required commercial shall be built before or at the same time as residential development.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IV: Effective Date. This ordinance being necessary for the peace, health and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this X day of _____, 2023.

Tamara Tran, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

**KAYSVILLE CITY
ORDINANCE 22-10-03**

**AN ORDINANCE AMENDING TITLE 15, CHAPTER 3, SECTION 6 OF THE
KAYSVILLE CITY CODE REGARDING THE NUMBER OF DOGS AND CATS
ALLOWED IN THE CITY AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Kaysville City has a long standing relationship where Davis County provides animal care and control for the City; and

WHEREAS, the County Animal Control Department works with most of the municipalities throughout the County; and

WHEREAS, the County has asked the City (and sister cities throughout the County) to amend its code so that there is continuity throughout the County; and

WHEREAS, the Kaysville City Council has determined that amending its Animal codes to favor county-wide continuity advances the public health, safety, and well-being of Kaysville City.

NOW THEREFORE, be it ordained by the Council of the Kaysville City, in the State of Utah, as follows:

SECTION 1: AMENDMENT “15-3-6 Number Of Dogs Per Residence” of the Kaysville City Code is hereby *amended* as follows:

A M E N D M E N T

15-3-6 Number Of Dogs Per Residence

No person or persons at any one (1) residence within the jurisdiction of this Title shall at any one time own, harbor, license or maintain more than ~~two (2)~~ three (3) cats and dogs in any combination, ~~except as otherwise provided in this Chapter.~~ The Animal Control Division may issue a permit to owners of Dogs and Cats to keep up to four (4) dogs or cats (but not more than four Household Pets) in a residential area.

1. Exemptions for number of dogs and cats per residence:

- a. Under the provisions of Section 10-8-65, Utah Code Annotated, a person may keep a service animal, a retired service animal, or both in addition to that limit. See “Service Animal” as defined in 06.04.010 (AB) Definitions. An exemption shall be issued for such dog upon the filing of an affidavit with the county showing that the dog qualifies for exemption;
- b. Dogs especially trained to assist officials of governmental agencies in the performance of their duties, and which are owned or maintained by such agencies. An exemption shall be issued for such dog upon the filing of an

affidavit with the county showing that the dog qualifies for exemption.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

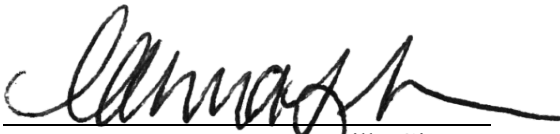
SECTION 4: **EFFECTIVE DATE** This Ordinance shall become effective shall become effective 20 days after publication or posting, or 30 days after final passage by the governing body, whichever is sooner.

PASSED AND ADOPTED BY THE KAYSVILLE CITY COUNCIL OCTOBER 20, 2022.

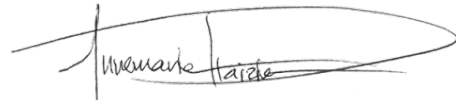
	AYE	NAY	ABSENT	ABSTAIN
Council Member Adams	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Council Member Blackham	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Council Member Hunt	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Council Member Jackson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Council Member Oaks	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Tamara Tran, Mayor, Kaysville City



Annemarie Plaizier, City Recorder,
Kaysville City



PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: December 2, 2022

Agenda Item #4: Public Hearing for a rezone application for 391 North Flint Street from John V. Flint & Shauna S. Flint to go from A-1 Light Agricultural District to R-M Multiple Family Residential District with a Mixed Use Zoning District Overlay over a portion of the property

Meeting Date	December 8, 2022
Application Type	Rezone
Applicant Owner	John V. Flint & Shauna S. Flint
Address Parcel ID Number	391 North Flint Street 11-095-0106
Lot Size	~6.43 acre ~280,307 ft ²
Current Use	One single family dwelling and farm land
Current Zoning	A-1 Light Agricultural District
Density Entitlement	7 single family dwellings (40,000 ft ² minimum)
Requested Zoning	R-M Multiple Family and R-M Mixed Use Overlay
Density Entitlement	R-M (~4.59 acres; 199,940 ft ²) – 71 dwelling units (46 proposed) R-M MU (~1.84 acres; 80,150 ft ²) – No assigned density (36 proposed)

1. BACKGROUND

The subject property is a 6.43 acre (280,307 ft²) parcel on the west side of Flint Street adjacent to the back side of Smith's Marketplace. The applicant is requesting a rezone from A-1 Light Agricultural District to R-M Multiple Family Residential District with a Mixed Use Zoning District Overlay (MU) over approximately 1.84 acres (80,150 ft²) of the east side of the property which fronts Flint Street.





The proposed R-M MU property includes a mix of five commercial buildings for a total ~18,000 ft² of ground floor commercial which would border Flint Street. Four of the commercial buildings would have 2 floors of apartments over the commercial space, with the northernmost building having only one story of live-work space above. In total, 36 dwellings are proposed on the R-M MU parcel.

The proposal includes 4.69 acres of R-M that includes 16 single-family or twin-homes and 30 townhome style residences. Overall, the project includes 82 dwelling units.

The project proposes a public road connecting from Flint Street into Pleasant View Drive. It provides shared open space which includes a walking path and a playground. A connection to the Denver and Rio Grande Western Rail Trail which would be open to the public, is also proposed.

2. SURROUNDING LAND USE

The parcel is located directly north of the Smith's Marketplace on Flint Street. The area currently consists of a grocery store, restaurants and several other commercial services. There is a regional rail trail on the west side of the property and the north portion of the property is adjacent to a handful of single family homes. The existing zones and characteristics are discussed in more detail in the bulleted list which follows.

- **Adjacent** – Directly adjacent to the subject property is LI, R-1-20 and some R-A.
- **North** – The subject property is bordered by R-1-20 and R-A.
- **South** – Directly south of the parcel is Smith's Marketplace, which is zoned LI.
- **East** – Across Flint Street to the east is R-A and LI.
- **West** – The property is bordered by the Denver and Rio Grande Western Rail Trail, with R-1-20 on the other side of the trail.

3. 2022 GENERAL PLAN

The 2022 General Plan Future Land Use Map shows the property is to be used as Single Family Residential, so this zone change is not consistent with this particular component of the 2022 General Plan. However, the fourth of the five **Guiding Principles** in the 2022 General Plan is to "Provide diverse housing options" with the following statement:

We will work to preserve our existing neighborhoods while accommodating a full range of housing opportunities to meet the economic, lifestyle and life-cycle needs of our residents.

Given the zoning and surrounding uses noted in section 2 of this report, a rezone of the subject property to R-M and Mixed Use Zoning District Overlay would provide more diverse housing options and serve as a transitional buffer between the incompatible uses of a commercial zone backing up to single family homes. This rezone application and request is aligned with the guiding principle of the 2022 General Plan.



Provide diverse housing options

We will work to preserve our existing neighborhoods while accommodating a full range of housing opportunities to meet the economic, lifestyle and life-cycle needs of our residents.

Chapter 1, Goal 7 of the 2022 General Plan advises we should *“Ensure land uses are compatible and/or utilize adequate buffers to enhance compatibility.”* Objective 7.1 states we should *“Provide land use transitions and development buffers between incompatible land uses”* and provides this implementation measure:

- *Buffer residential uses from commercial and similar uses through the use of transitional land uses and/or physical buffers (tree rows, walls, fences, berms, etc.).*

The applicant has been particularly thoughtful as they designed this project to buffer the entire property with a walking path, placing townhomes towards the LI property to the south and placing single family homes or twin homes on the north portion of the project where they would abut single family homes which are in existence. This rezone request and the proposed project fulfills this goal.

Chapter 1, Goal 8 continues with *“Provide a range of housing options and price points that help ensure Kaysville is an affordable place to live.”* Kaysville is limited in its existing housing options and affordability, so the provision of patio homes, twin homes, town homes and apartments would diversify housing options and costs. Additionally, the implementation measure states we should *“Allow and encourage new residential development models that meet the future needs of the community.”* The diversity of housing types provided within this proposed project can meet the full life-cycle of housing needs.

Chapter 2: Transportation & Connectivity reiterates the importance of having neighborhoods which are connected and the section regarding Neighborhood Streets stresses that we should *“Connect new development to the existing street and pathway network in ways that respect and support neighborhood livability.”* Pleasant View Drive is a stubbed road which abuts the subject property near the northwest portion of the property. The roadway was meant to be connected to future development and the proposed project provides that connectivity with the extension of Pleasant View Drive through the project to Flint Street.

The **Community Trail Corridors** section states that trail corridors should *“include frequent access points to the surrounding Kaysville neighborhoods.”* The project would bring a neighborhood connection to the Denver and Rio Grande Western Rail Trail which the neighborhood to the north is currently lacking. The project also provides for an open space walking path through the development.

Chapter 2, Goal 1 says we should look to *“Preserve and enhance access to and from the greater region”* with Objective 1.6 stating we should look for ways to *“Reduce travel demand for single occupant vehicle trips.”* A mixed-use project’s intent is to reduce vehicle travel. Those who live in the housing in the proposed development as well as those who would work there would have close and easy pedestrian access to grocery shopping, restaurants and a full service park, which would likely reduce the amount of vehicle trips.

Objective 2.3 says we should *“Create a connected network”* by creating highly connected streets and pathways for both existing and new development as well as access to community destinations. The proximity of this project to a regional trail, park and a retail hub and the proposed road extension and pathway connections are congruent with this objective.

Objective 2.5 states we should increase access to the existing trail corridors and specifically calls out the Denver & Rio Grande Western Rail Trail. The proposed project would provide a new and close proximity access for the existing homes as well as the mixed-use development.

Chapter 3: Housing and Neighborhoods was recently amended to account for state requirements for moderate income housing elements in the general plans. The chapter reports that 92% of housing in Kaysville is single family housing. This project would provide needed housing which is outside the customary housing product offered in the city. The goals and objectives recently revised in this chapter offer great support for this rezone and project.

Chapter 3, Goal 1 states Kaysville should aim to *“Provide a full range of housing opportunities to meet economic, lifestyle, and lifecycle needs and expectations for residents.”* **Objective 1.3**, taken word for word from state code says we should *“Rezone for densities necessary to facilitate the production of moderate income housing.”* The R-M and R-M MU rezone would meet this objective and approval of the rezone would allow us to report positive progress back to the State in the 2023 Moderate Income Housing report.

Other objectives in Chapter 3 continue to support this rezone application, and **Objective 1.4** offers great specificity in support of this application.

(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.

As similarly mentioned above, approval of this rezone would also assist in reporting measureable progress for the Moderate Income Housing requirements.

As detailed in this section, the 2022 General Plan contains adequate principals, goals and objectives to support the requested rezone.

4. ZONING

The Mixed Use Zoning District Overlay requires a development agreement to be accompanied with the zone change application, and that agreement is attached to this memo.

The purpose statement of the MU overlay zoning code says the district is designed:

“...to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community with more diverse development types providing a broader range in residential and commercial choice.”

The purpose statement continues with:

“The flexibility in use provided by this zone should help promote "live, work, and play" opportunities within the city while creating an appropriate transition from surrounding development.”

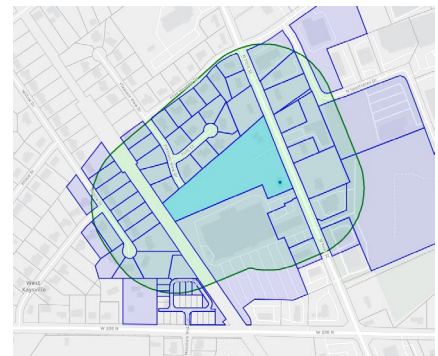
The R-M MU overlay zone allows offices, retail service and sales, arcades, hotels and beer sales by conditional use permit. The proposed project is a mix of ground floor commercial with apartments above, some twin homes, townhomes and single family homes. As proposed, the project uses are in compliance with the zoning code.

Staff believes the rezone request and proposed project meet the stated purpose of the Mixed Use Zoning District Overlay.

Further, staff has completed a review of the proposed project in relation to the zoning regulations and believes the project and development agreement are in compliance with the zoning code.

5. PUBLIC NOTICE AND PUBLIC COMMENT

On November 23, 2022, a total of 62 public notices were mailed to property owners within 500' of the subject property as shown in the map. As of the date of this report, two email comments have been received. One citizen was in favor of the project and another cited concerns of density, traffic, parking, and emergency vehicle access.



6. SUMMARY

The full site plan, concept and building renderings are attached as well as the development agreement and the traffic impact study.

The traffic study has been reviewed by both the Public Works Director and City Engineer and due to the low impact of the project, there are no recommended mitigation measures.

These findings are offered to the Planning Commission in consideration of the rezone request.

- a. The project is harmonious with the Guiding Principle of the 2022 General Plan “Provide diverse housing options.”

- b. Chapters 1, 2 and 3 of the 2022 General Plan contain adequate goals, policy objectives and implementation measures which support approval of the rezone request.
- c. The rezone approval would allow the city to account for positive progress to the State for the 2023 Moderate Income Housing reporting.
- d. The design of the project as outlined in the site plan and development agreement would not negatively impact the character of the existing neighborhood to the north.
- e. The project would diversify the housing product available in Kaysville and provide opportunities for full life-cycle housing within the development.
- f. The proposed rezone and project enhances connectivity to regional trails and neighborhood access.
- g. The project will not profoundly negatively impact traffic in the area.
- h. Staff review has found the project to be compliant with the R-M and Mixed-Use zoning code.

7. RECOMMENDATION

Based on the findings outlined in the staff report, staff recommends the Planning Commission forward a recommendation of approval to the City Council for the Development Agreement and the rezone of 391 North Flint Street from A-1 to R-M with the Mixed Use Overlay over the eastern portion of the property.

ATTACHMENTS:

- 1. Draft Development Agreement for 397 North Flint Street
- 2. Proposed Flint Street Mixed Use Site Plan
- 3. Flint Property Traffic Impact Study (October 6, 2022)

**DEVELOPMENT AGREEMENT
FOR 391 NORTH FLINT STREET**

THIS AGREEMENT is made and entered into this ____ day of _____, 2023 by and between Kaysville City, a municipal corporation organized and existing under the laws of the State of Utah (hereinafter the "City"), and Millstream Management, LLC, a Utah limited liability company and its successors and/or assigns (hereinafter collectively referred to as the "Developer").

RECITALS

WHEREAS, Developer is desirous of developing a mixed-use development (the "Community") on certain real property located at 391 North Flint Street in the City of Kaysville, County of Davis, State of Utah and more particularly described on the Property Location Map attached hereto as Exhibit A (the "Property") and in the Area Description in Section 1.A of this Agreement; and

WHEREAS, the purpose of this Agreement is to define the development standards, conditions and improvements, schedule for development of the Community and other terms and conditions pursuant to which the Community proposed by Developer is to be developed within the City; and

WHEREAS the City is willing to grant the R-M (Multiple Family Residential District) rezone of the Property with the Mixed-Use Zoning District Overlay to a portion of the Property as further set forth in this Agreement and to generally authorize the development of the Community proposed by Developer in conformance with this Agreement, City Ordinances, and applicable Utah law;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. GENERAL DESCRIPTION.

- A. Area Description. The Property upon which the Community will be constructed is located as shown on the Property Location Map, a copy of which is attached as Exhibit A hereto and incorporated by reference herein. The property is further described as a 6.435 acre parcel of real property identified on the Davis County records as parcel #11-095-0106 and addressed as 391 North Flint Street.
- B. Project Description. The project proposed by Developer is a mixed-use development consisting of rentable commercial space (office/retail) and residential space including single family homes, twin homes, townhomes and/or apartments substantially

conforming to the concept site plan attached hereto as Exhibit B and incorporated by this reference (the "Site Plan").

- C. Subdivision for Mixed-Use Overlay. Development of the Community will require a subdivision of the Property once the City Council has approved a rezone of the Property to R-M (Multiple Family Residential District) with the Mixed-Use Zoning District Overlay on the eastern portion of the Property fronting Flint Street. Consequently, within 180 days of the date the City Council approves such rezoning request, Developer shall apply for, and the City shall grant, subdivision of the Property into two separate parcels that substantially complies with the Site Plan and separates the Property into a (a) "Mixed-Use Overlay Parcel" consistent with the legal description of said parcel set forth on Exhibit C attached hereto and incorporated by this reference, and (b) a R-M Parcel, which consists of the remainder of the Property other than the Mixed-Use Overlay Parcel portion (and each referred to in this Agreement as the "Mixed-Use Overlay Parcel" and the "R-M Parcel", respectively). The City hereby acknowledges that Developer would not seek subdivision of the Property prior to receiving City approval of the Community and as such approval of the subdivided parcels with approval of the portions of the Community to be built thereon shall be provided in timely manner as a matter of right as long as Developer submits such subdivision request in compliance with the other terms and conditions of this Agreement.

2. DEVELOPMENT STANDARDS AND GUIDELINES

- A. Adoption of Development Standards. As allowed by Kaysville City Code 17-27-7, the City hereby adopts, as the development standards and guidelines for the Community (the "Development Standards"), the following in addition to all other applicable City Ordinances, standards and guidelines:

- (1) Compliance with Approved Plans. Developer shall develop the site in substantial compliance with the Site Plan. This includes:
- a. Approximately 18,000 square feet of rentable commercial space within the Mixed-Use Overlay Parcel;
 - b. 36 residential units within the Mixed-Use Overlay Parcel;
 - c. 97 parking stalls within the Mixed-Use Overlay Parcel;
 - d. 16 single family and/or twin homes on the north side of the Extended Road (as defined below) and along the existing fence on the north side of the Property within the R-M Zone;
 - e. No more than 30 townhomes on the south side of the Extended Road and/or along the existing fence bordering the Smith's retail development on the south side of the Property within the R-M Zone;
 - f. Approx. 1.8 total acres of open space (including park strips, etc.) shall be provided for the Community with open space to include an area with

playground equipment for children and open space shall be counted towards the requirement for both the R-M Parcel and the Mixed-Use Overlay Parcel;

- g. Connectivity between the sidewalks and/or pathways within the Community and the rail trail adjacent to the west border of the Property; and.
- h. Setbacks within the Mixed-Use Overlay parcel shall follow those outlined in the site plan attached in Exhibit B.

(2) Density. Based on the size of the Property within the R-M Parcel, Developer and City are aware the Developer may construct up to 71 dwelling units within the R-M Parcel. In consideration of this Agreement, Developer agrees, and the City approves, the construction of up to 46 dwelling units within the R-M Parcel. Within the Mixed-Use Overlay Parcel, Developer agrees, and the City approves, 36 residential units. The overall Community unit count shall not exceed 82 units.

(3) Architecture. Developer shall construct the Community in substantial compliance and conformance with the Architecture styles known as Craftsman, Traditional or contemporary Farmhouse *provided, however*, that within the Mixed-Use Overlay Parcel the buildings shall be constructed in a commercially reasonable manner using Architectural styles generally found in other mixed-use developments in Davis County, Utah.

(4) Building Height. In the Mixed-Use Overlay Parcel, no building shall be permitted to exceed thirty-five feet (35') in height as defined by Kaysville City Ordinances. In the R-M Parcel, no building shall be permitted to exceed thirty feet (30') in height as defined by Kaysville City Ordinances.

(5) Fencing. The existing fence along the north side of the Property shall be maintained or a new fence installed along property lines shared with existing residential homes. Any new fencing shall be a solid or visual screening structure and shall meet all fence standards as defined by Kaysville City Ordinances.

(6) Commercial Uses. Developer agrees to use the first floor of any building within the Mixed-Use Overlay Parcel as rentable commercial space.

(7) Parking. Developer acknowledges the parking requirements of the Kaysville City Code and shall provide parking as follows:

- a. Within the R-M Parcel, each dwelling unit shall have a dedicated garage, and the number of parking stalls shall meet or exceed requirements set forth in Kaysville City Code 17-32-5-2.
- b. Within the Mixed-Use Overlay Parcel Developer shall provide 3.5 stalls per 2,000 feet of rentable commercial space and shall comply with Kaysville City

Code 17-32-5-2 with respect to any residential units within the Mixed-Use Overlay Parcel; *provided* that Developer may receive duplicative credit of up to two stalls for the rentable commercial space requirement and residential unit requirement (e.g., if 103 spaces are required total per code for both commercial and residential, Developer will be deemed to be in compliance by providing 101 spaces) as allowed by Kaysville City Code 17-27-7-5.

(8) Road Connection. Developer agrees to construct a road built to city standards which will connect Pleasant View Drive with Flint Street in substantially the manner conceived in the Site Plan.

(9) Landscaping. Developer will not install grass or sod in park strip areas but will use water wise vegetation and materials. Developer agrees to use water wise vegetation and materials in other landscaping areas where commercially reasonable. To provide screening and privacy, trees shall be planted between the R-M Parcel and existing housing to the north at a minimum distance of 30'.

(10) Neighbor Concessions. Developer has held several meetings with residents in close proximity to the Property to gather feedback and understand potential neighbor concerns with the Community. Developer desires to develop the Community in a manner that responds to such concerns where commercially reasonable, and as such the site plan includes the following items that are included as a result of the Developer's efforts to incorporate neighbor feedback into the Community:

- a. The northern-most building in the Mixed-Use Overlay Parcel is designed to be two stories instead of three stories in order to provide a more gradual transition from single-family homes facing Flint Street to the north of the Community.
- b. The improvements on the north side of the Community (north of the new extended Pleasant View Drive) were designed to be single-family homes in order to have "like border like" and act as a more natural transition.
- c. The Community was originally designed to have a cluster of four townhomes in the northwest corner of the Property (to the west of Pleasant View Drive) but that was changed to two connected single-family units in response to concerns from the neighbor immediately to the north (Jake and Sharon Garn).
- d. Installing a walking trail system that connects the Community to the rail trail to the west.
- e. Connecting the Community trail system to the rail trail system on the side by Smith's as opposed to along the northwest corner of the Community (which

adds linear feet and will increase costs to construct the Community) in order to draw foot traffic away from the single-family home that borders the northwest corner of the Community.

- f. Design of walking trail between the fence on the north side of the Community and the patio homes to be developed in order to add further “buffer” between the new Community and the existing single-family homes to the north.
- g. Orientation of the townhome clusters in order to promote view corridors in response to concerns that tight single family, two-story homes or other kinds of commercial development can create a “wall” feel.
- h. Providing a park for new Community residents.
- i. Replacement of the existing chain link fence along the north side of the Property with a more presentable and functional fence (See Section 2.A(5) above).
- j. Placement of screening trees along the north side of the Property (See Section 2.A(9) above).

- B. Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Community, in conformance with the Development Standards and this Agreement, promotes the creation of a desirable residential Community in an appropriate location. The City further finds that the development of the Community, in conformance with the Development Standards and this Agreement, will not violate the general purpose, goals and objectives of the City Ordinances and any plans adopted by the Planning Commission and City Council.

Subject to the Developer’s performance and compliance with the terms of this Agreement and City Ordinances in effect on the date of this Agreement, Developer’s rights to develop the Community in accordance with the approved site plan, construction drawings and building plans is vested.

3. ON-SITE PROJECT IMPROVEMENTS

Developer shall construct and install all site improvements, including utilities, required for the Community, at Developer’s sole cost and expense, in compliance with approvals, and all applicable ordinances, regulations, standards and status of the City, the secondary water provider as applicable, The Central Davis Sewer District, and other relevant providers and the State of Utah.

4. OFF-SITE PROJECT IMPROVEMENTS

In accordance with applicable standards and subject to the design approval of the City Engineer, Developer shall construct and install street improvements, sidewalks, utilities, and drainage improvements along the Property frontage with Flint Street with the construction of the on-site improvements.

5. REPRESENTATIONS OF DEVELOPER

A. Authority. Developer hereby represents that it has authority to proceed with the Community.

B. Ability. Developer represents that it has the ability to timely proceed with the development and construction of the Community. Developer agrees to begin construction of the Community as soon as practicable and use commercially reasonable efforts to complete development with occupancy approval by December 31, 2024 absent the occurrence of any global pandemic or systematic supply-chain disruptions.

6. ASSIGNMENT

Developer may assign this Agreement to any other third party provided that the City staff consents to such assignment, which consent shall not be unreasonably withheld, conditioned or delayed upon a showing to the satisfaction of the City staff that such third party has the financial ability to perform Developer's obligations hereunder *provided, however* that Developer may assign this Agreement to any other third party in which Developer, or any affiliate of Developer, holds an ownership interest without the consent of the City staff.

7. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. ATTORNEY'S FEES

In the event of any dispute between the parties hereto arising out of or relating to this Agreement or the breach hereof, or the interpretation hereof, or brought to enforce the terms hereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, including, without limitation, reasonable attorneys' fees, and costs incurred herein, or in the enforcement or collection of judgment or award rendered therein.

9. SEVERABILITY

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

10. CAPTIONS

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

11. GOVERNING LAW

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah without regard to the conflict or choice of law provisions thereof.

12. ENTIRE AGREEMENT

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the parties hereto, and supersedes all prior agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

13. CONSTRUCTION

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

14. AUTHORIZATION OF EXECUTION

A. City. The execution of this Agreement by the City has been authorized by the City Council of Kaysville City at a regularly scheduled meeting of that body, pursuant to the notice.

B. Developer. The execution of this Agreement has been duly authorized by the Developer.

(remainder of page intentionally left blank; signature page follows)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

Millstream Partners

By: _____

TITLE

TITLE

ATTEST:

KAYSVILLE CITY

By:

Annemarie Plaizier
City Recorder

Tamara Tran
Mayor

On the _____ day of _____, 2023, personally appeared before me TAMARA TRAN, and ANNEMARIE PLAIZIER, who being by me duly sworn did say, each for herself that she, the said TAMARA TRAN, is the Mayor of Kaysville City, Davis County, State of Utah and that she, the said ANNEMARIE PLAIZIER, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the City Council of Kaysville City and said TAMARA TRAN and ANNEMARIE PLAIZIER, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

NOTARY PUBLIC

(SEAL)

STATE OF UTAH)

: ss.

COUNTY OF DAVIS)

On the ____ day of _____, 202__, personally appeared before me, _____, the signer of the foregoing Development Agreement for 391 North Flint Street, who duly acknowledged to me that he executed the same for and on behalf of Millstream Management, LLC, a Utah limited liability company.

NOTARY PUBLIC

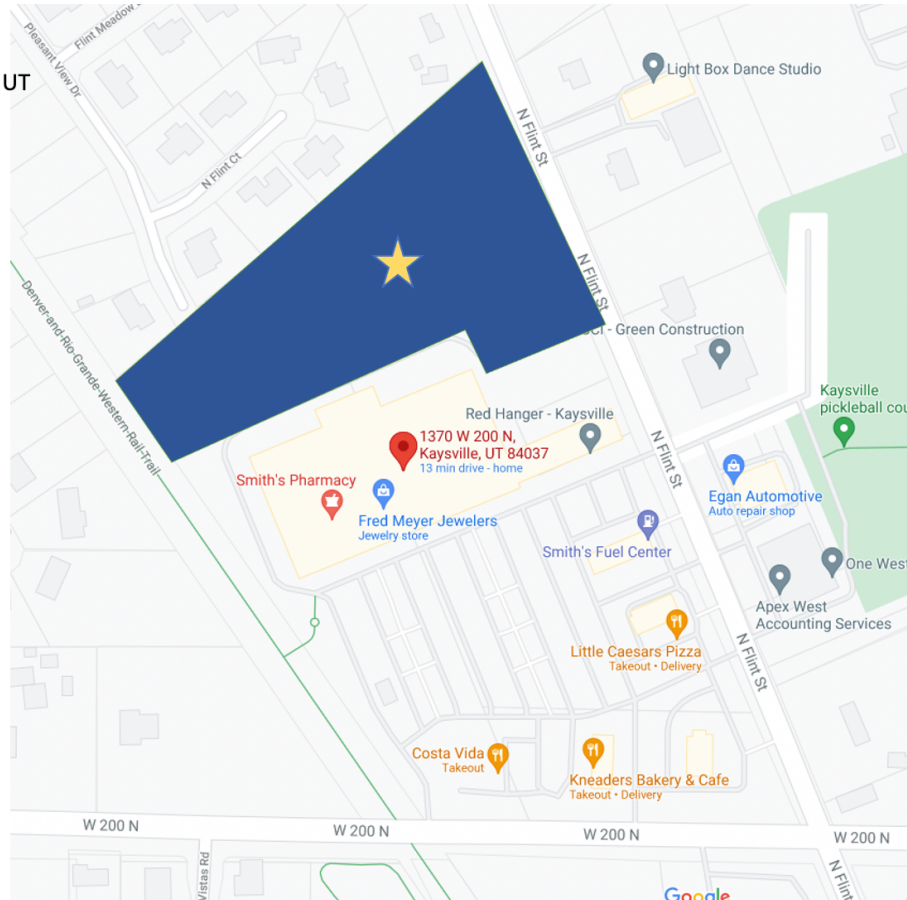
(SEAL)

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

EXHIBIT A

PROPERTY LOCATION MAP & LEGAL DESCRIPTION

- **Address**
391 N. Flint St., Kaysville, UT
84037
- **Parcel ID** – 110950106
- **Acrage** - 6.435
- **Current Zoning:** A-1



LEGAL DESCRIPTION:

BEG AT A PT ON THE E BNDRY LINE OF THE UTAH TRANSIT AUTHORITY PPTY, SD COR BEING S 89°31'10" E 181.65 FT ALG THE SEC LINE & N 761.02 FT FR THE W 1/4 COR OF SEC 33-T4N-R1W, SLB&M; TH N 34°42'20" W 154.32 FT ALG SD E LINE TO THE SW COR OF FLINT MEADOWS SUB; TH N 49°20'55" E 718.30 FT ALG THE S BNDRY LINE OF SD FLINT MEADOWS SUB TO THE SW COR OF THE LARRY & CLAIR HARRIS PPTY; TH N 49°54'19" E 57.97 FT (N 46°13'27" E 37.47 FT BY DEED) ALG THE S BNDRY LINE OF SD HARRIS PPTY TO THE NW COR OF THE LLOYD & JERALDINE COLEMERE PPTY; TH THE FOLLOWING 2 (TWO) COURSES BEING ALG SD COLEMERE PPTY: (1) S 22°40'32" E 185.18 FT (S 23°25'00" E 188.10 FT BY DEED); (2) N 48°00'00" E 155.73 FT (N 45°25'00" E BY DEED) TO A PT ON THE W'LY LINE OF FLINT STR, SD PT BEING 39.00 FT PERP'LY DISTANT W'LY FR THE CENTERLINE THEREOF; TH S 22°37'45" E 360.56 FT (S 23°25'00" BY DEED) TO A PT ON THE N'LY BNDRY LINE OF KAYSVILLE NEIGHBORHOOD CENTER SUB; TH THE FOLLOWING 3 (THREE)

COURSES BEING ALG SD KAYSVILLE NEIGHBORHOOD CENTER SUB: (1) S 67°22'15" W 190.00 FT (S 65°28'30" W BY DEED); (2) N 22°37'45" W 103.54 FT (S 24°31'30" E BY DEED); (3) S 67°22'15" W 663.14 FT TO THE POB. CONT. 5.77 ACRES. ALSO, BEG ON W LINE OF PPTY CONV IN WARRANTY DEED RECORDED 05/08/2014 AS E# 2802674 BK 6014 PG 62, AT A PT 21.60 CHAINS E & 22.15 CHAINS N 23°25' W & S 48°17'56" W 6.36 FT FR SW COR OF NW 1/4 OF SEC 33-T4N-R1W, SLM; TH S 45°25' W 153.36 FT; TH N 23°25' W 2.85 CHAINS TO BNDRY LINE AGMT 2216-1174; TH ALG SD AGMT THE FOLLOWING COURSE: N 48°00'00" E 153.15 FT TO W LINE HWY #6; TH S 22°19'50" E 184.59 FT ALG SD W LINE TO POB. CONT. 0.665 ACRES. TOTAL ACREAGE 6.435 ACRES. (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

EXHIBIT B

SITE PLAN

(see attached)

EXHIBIT C

MIXED-USE OVERLAY PARCEL DESCRIPTION

A part of the Northwest Quarter of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Davis County, Utah:

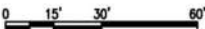
Beginning at the Northeasterly Corner of Lot 1, Kaysville Neighborhood Center Subdivision on the Westerly Line of Flint Street as widened to 39.00 foot half-width located 1000.61 feet South $89^{\circ}13'14''$ East along the Section Line; and 1000.63 feet North $0^{\circ}46'46''$ East from the West Quarter Corner of said Section 33; and running thence South $67^{\circ}40'11''$ West 190.03 feet along the Northerly Line of said Lot 1 to an angle point in said Northerly Line; thence North $22^{\circ}19'49''$ West 111.50 feet along the Northerly Line of said Lot 1 and said line extended; thence North $67^{\circ}40'11''$ East 40.18 feet; thence North $22^{\circ}19'49''$ West 220.48 feet; thence North $10^{\circ}34'57''$ West 79.56 feet; thence North $22^{\circ}19'49''$ West 88.87 feet; thence North $48^{\circ}31'15''$ East 141.48 feet to the Westerly Line of said Flint Street; thence South $22^{\circ}19'50''$ E 545.15 feet along said Westerly Line to the point of beginning.

**Contains 80,248 sq ft
or 1.842 acres**



Flint Property Road and Trails

1" = 30'-0"
(1" = 60'-0" ON 11x17 PAPER)







Flint St. Mixed Use

Kaysville, Utah





Flint St. Mixed Use

Kaysville, Utah

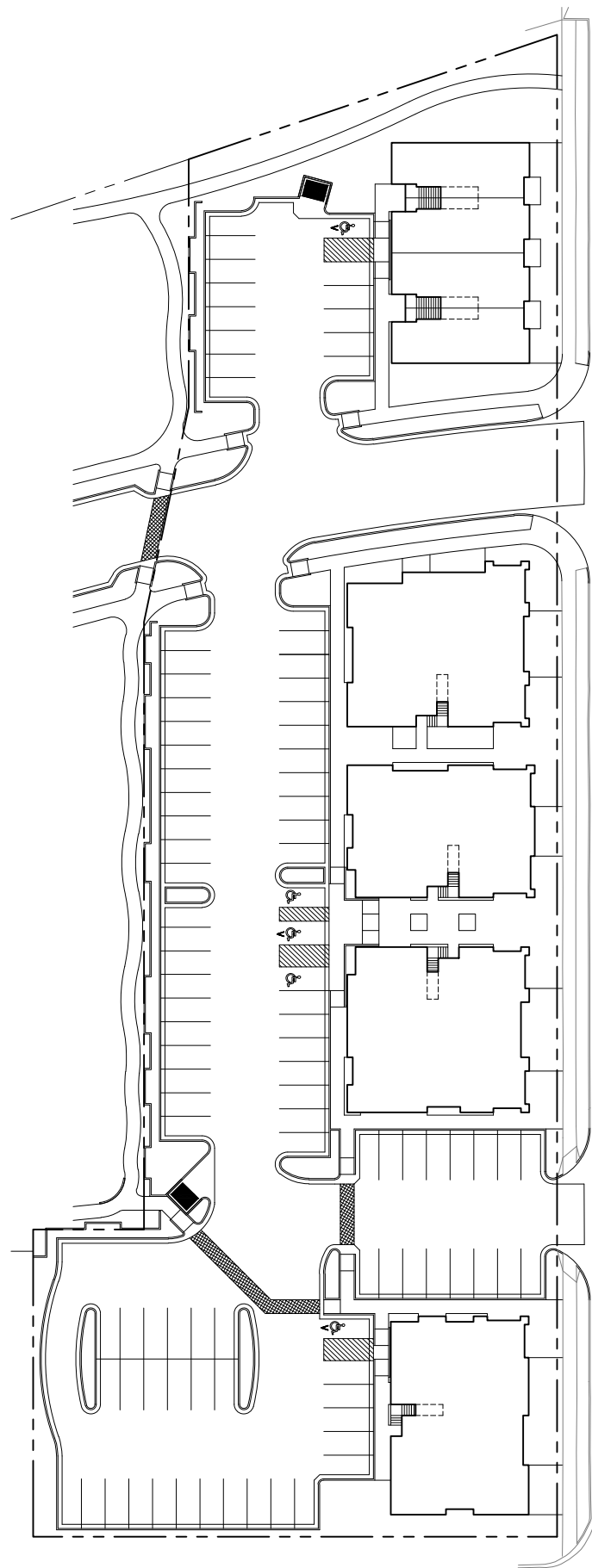




Flint St. Mixed Use
Kaysville, Utah

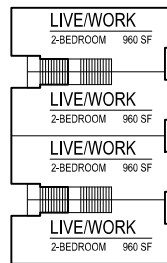


OPEN SPACE
 80,240 SF OPEN SPACE (EXCLUDING PARK STRIPS)
 7,388 SF PARK STRIP LANDSCAPING
 87,628 SF TOTAL OPEN SPACE (2.01 ACRES)
 (NOTE: OPEN SPACE AREA INCLUDES TRAILS AROUND AND THROUGH THE PROPERTY, BUT EXCLUDES SIDEWALKS ALONG THE ROAD AND NEXT TO THE COMMERCIAL BUILDINGS.)

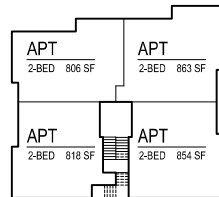


LEVEL ONE PLANS

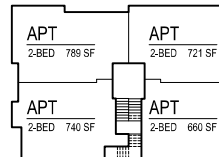
C1 LIVE/WORK
RETAIL/OFFICE 3,620 SF
2-STORY BUILDING



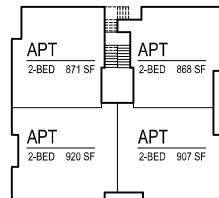
C2 MIXED USE
RETAIL/OFFICE 3,468 SF
3-STORY BUILDING



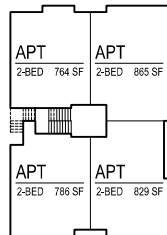
C3 MIXED USE
RETAIL/OFFICE 3,032 SF
3-STORY BUILDING



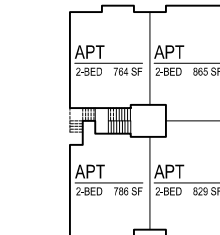
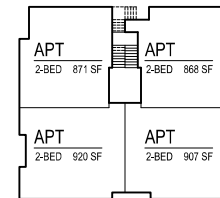
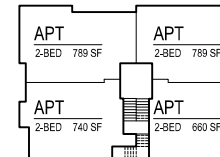
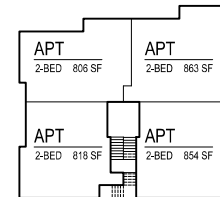
C4 MIXED USE
RETAIL/OFFICE 3,694 SF
3-STORY BUILDING



C5 MIXED USE
RETAIL/OFFICE 3,402 SF
3-STORY BUILDING



LEVEL TWO PLANS



LEVEL THREE PLANS

Flint Mixed Use Residential Unit Plans

1" = 30'-0"
(1" = 60'-0" ON 11x17 PAPER)

0 15' 30' 60'



Flint Property

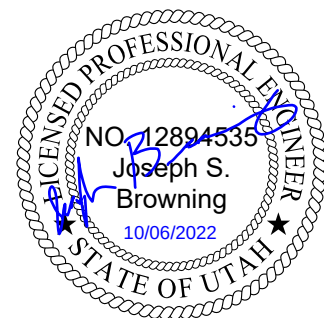
Traffic Impact Study



Kaysville, Utah

October 6, 2022

UT22-2326



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Flint Property development located in Kaysville, Utah. The development is located on the west side of Flint Street, just south of Flint Meadow Drive.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions with and without the proposed project and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Evening Peak Hour Level of Service Results

Intersection	Level of Service			
	Existing (2022)		Future (2027)	
	BG	PP	BG	PP
1 Flint Meadow Drive / Flint Street	c	c	c	c
2 Flint Street / 200 North	C	C	C	C
3 Pleasant View Drive / Flint Street	-	b	-	b
4 Mixed-use Access / Flint Street	-	b	-	b

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, October 2022

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of residential townhome, apartment, and single-family units, as well as some office and retail space
- The project is anticipated to generate approximately 1,316 weekday daily trips, including 102 trips in the morning peak hour, and 168 trips in the evening peak hour

2022	Background	Plus Project
Assumptions	None	Some background traffic was rerouted through new Pleasant View Dr connection
Findings	- Acceptable LOS - Excessive queueing at the Flint St / 200 North intersection	- Acceptable LOS - Excessive queueing at the Flint St / 200 North intersection

Mitigations	• Flint St / 200 North: The City could consider planning for a future NB RT lane ○ This improvement may not be feasible at this time due to the location of existing utilities. However, it is recommended that the improvement be implemented once funding becomes available.	• None
2027	Background	Plus Project
Assumptions	• West Davis Corridor partially complete	• None
Findings	• Acceptable LOS • Excessive queueing at the Flint St / 200 North intersection	• Acceptable LOS • Excessive queueing at the Flint St / 200 North intersection

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Flint Property development located in Kaysville, Utah. The proposed project is located on the west side of Flint Street, just south of Flint Meadow Drive. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions with and without the proposed project and to recommend mitigation measures as needed.



Figure 1: Vicinity map showing the project location in Kaysville, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Flint Meadow Drive / Flint Street
- Flint Street / 200 North
- Pleasant View Drive / Flint Street
- Mixed-use Access / Flint Street

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

II. EXISTING (2022) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

Flint Street – is a city-maintained roadway which is classified by the Kaysville General Plan (Draft) as a collector. The roadway has one travel lane in each direction with a center two-way left-turn lane along the property frontage. The posted speed limit is 30 mph in the study area.

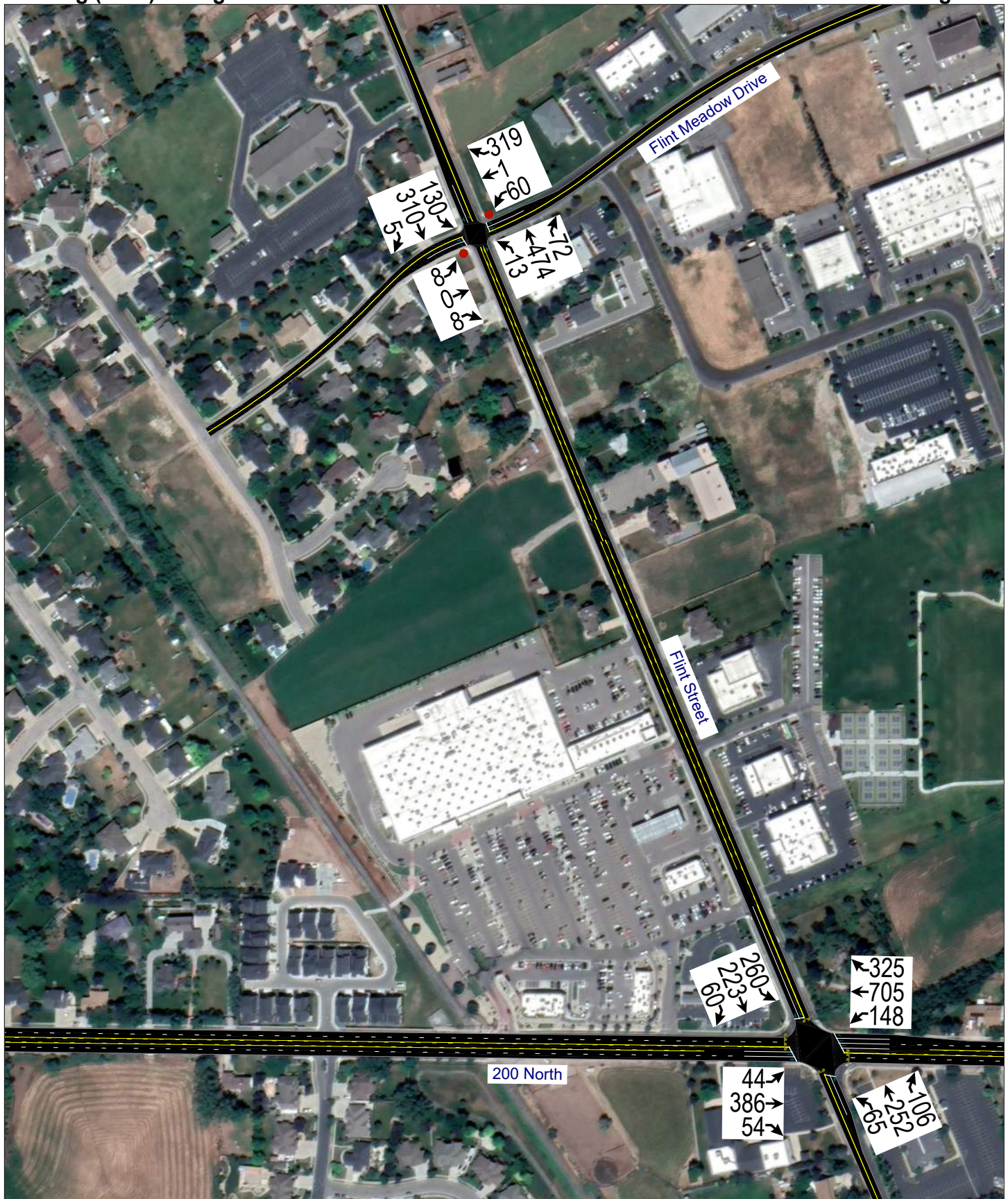
C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Flint Meadow Drive / Flint Street
- Flint Street / 200 North

The counts were performed on Tuesday, September 20, 2022. The morning peak hour was determined to be between 8:00 and 9:00 a.m., and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The evening peak hour volumes were approximately 70% higher than the morning peak hour volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions. Detailed count data are included in Appendix B.

Figure 2 shows the existing evening peak hour volumes as well as intersection geometry at the study intersections.



D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the evening peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2022) conditions.

Table 2: Existing (2022) Background Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Flint Meadow Drive / Flint Street	EB/WB Stop	WBT	20.9	c
Flint Street / 200 North	Signal	-	28.3	C

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Some significant queueing was observed during the evening peak hour. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Flint Meadow Dr / Flint St:
 - Westbound: 150 feet
- Flint St / 200 North:
 - Northbound: 425 feet

F. Mitigation Measures

No mitigation measures are recommended. A separate northbound right-turn lane at the Flint Street / 200 North intersection would likely reduce the queue, but this improvement may not be feasible at this time as it would require moving utility systems and possibly a signal pole. The City could consider planning ahead for such an improvement in the future when funding becomes available.

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Flint Property development is located on the west side of Flint Street, just south of Flint Meadow Drive. The development will consist of a mixture of residential units, including single-family detached, townhome, and apartment units, as well as some retail/office space along the Flint Street frontage. A concept plan for the proposed development is provided in Appendix A. The proposed land use for the development has been identified in Table 3.

Table 3: Project Land Uses

Land Use	Intensity
Single-family detached housing	14 Units
Townhomes	32 Units
Apartments	36 Units
Commercial / Retail	9,350 sq. ft.
Office	9,350 sq. ft.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Trip generation for the proposed project is included in Table 4.

The total trip generation for the development is as follows:

- Daily Trips: 1,316
- Morning Peak Hour Trips: 102
- Evening Peak Hour Trips: 168

Table 4: Trip Generation

Trip Generation Kaysville - Flint Property TIS								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Detached Housing (210)	14	DU	166	50%	50%	83	83	166
Single-Family Attached Housing (215)	32	DU	194	50%	50%	97	97	194
Multifamily Housing (Low-Rise) (220)	36	DU	308	50%	50%	154	154	308
Small Office Building (712)	9.4	KSF	136	50%	50%	68	68	136
Strip Retail Plaza, <40k (822)	9.4	KSF	512	50%	50%	256	256	512
TOTAL			1,316			658	658	1,316
AM Peak Hour								
Single-Family Detached Housing (210)	14	DU	14	26%	74%	4	10	14
Single-Family Attached Housing (215)	32	DU	12	31%	69%	4	8	12
Multifamily Housing (Low-Rise) (220)	36	DU	36	24%	76%	9	27	36
Small Office Building (712)	9	KSF	16	82%	18%	13	3	16
Strip Retail Plaza, <40k (822)	9	KSF	24	60%	40%	14	10	24
TOTAL			102			44	58	102
PM Peak Hour								
Single-Family Detached Housing (210)	14	DU	16	63%	37%	10	6	16
Single-Family Attached Housing (215)	32	DU	16	57%	43%	9	7	16
Multifamily Housing (Low-Rise) (220)	36	DU	38	63%	37%	24	14	38
Small Office Building (712)	9	KSF	22	34%	66%	7	15	22
Strip Retail Plaza, <40k (822)	9	KSF	76	50%	50%	38	38	76
TOTAL			168			88	80	168
1. Land Use Code from the Institute of Transportation Engineers (ITE) <u>Trip Generation</u> , 11th Edition, 2021. SOURCE: Hales Engineering, October 2022								

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the evening peak hour is shown in Table 5.

Table 5: Trip Distribution

Direction	% To/From Project
North	30%
South	30%
East	35%
West	5%

These trip distribution assumptions were used to assign the evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

E. Access

The proposed access for the site will be gained at the following locations:

Flint Street:

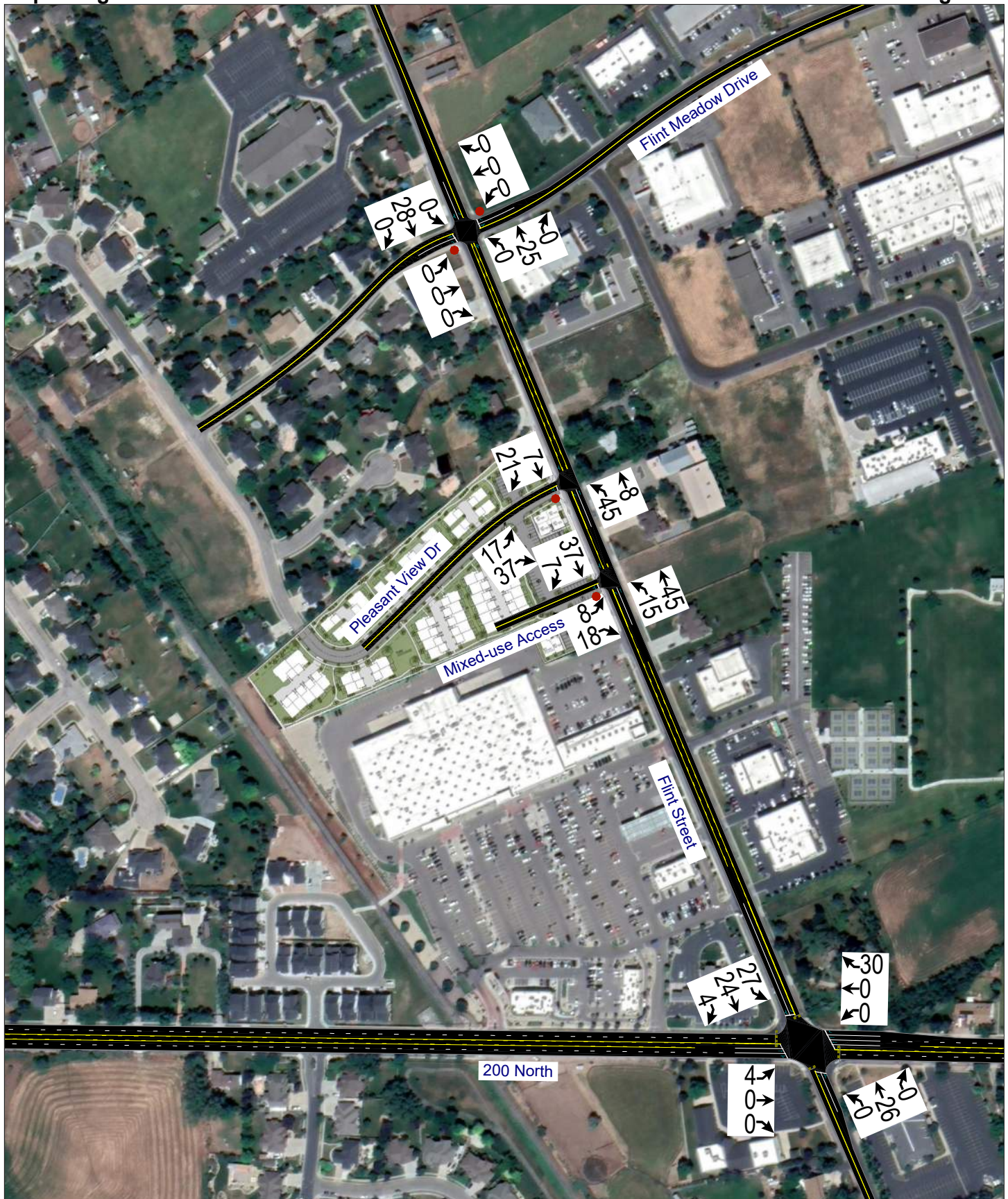
- Pleasant View Drive will be located approximately 610 feet south of the of the Flint Meadow Drive / Flint Street intersection. It will access the project on the west side of Flint Street. It is anticipated that the access will be stop-controlled.
- The Mixed-use Access will be located approximately 110 feet north of the North Smith's Access / Flint Street intersection. It will access the project on the west side of Flint Street. It is anticipated that the access will be stop-controlled.

F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended. The existing TWLTL should accommodate northbound left turns into the site.



IV. EXISTING (2022) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2022) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2022) background traffic volumes to predict turning movement volumes for existing (2022) plus project conditions. It was assumed that minimal traffic would reroute through the new Pleasant View Drive connection. Existing (2022) plus project evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour with project traffic added, as shown in Table 6.

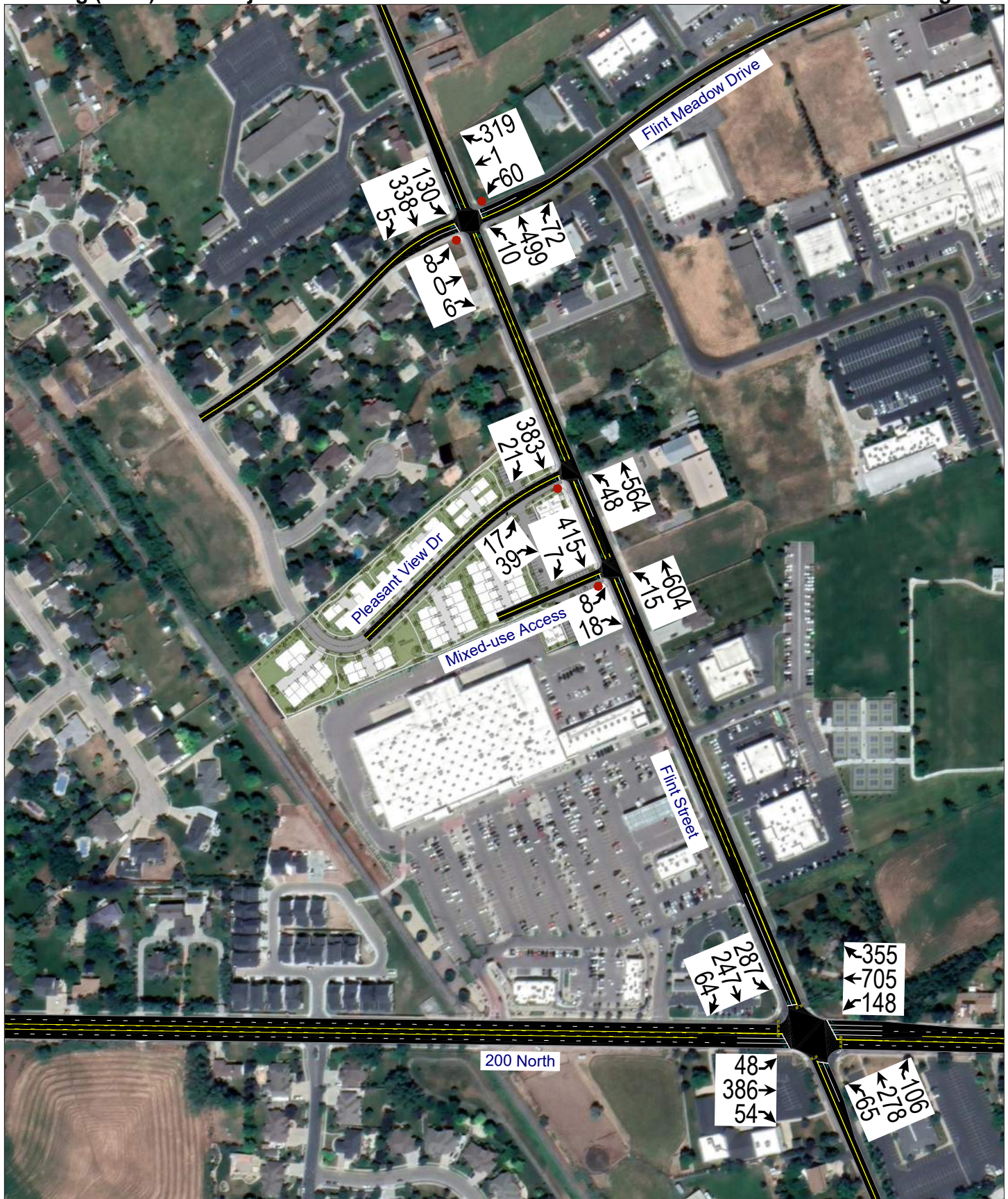
Table 6: Existing (2022) Plus Project Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Flint Meadow Drive / Flint Street	EB/WB Stop	WBL	19.9	c
Flint Street / 200 North	Signal	-	32.7	C
Pleasant View Drive / Flint Street	EB Stop	EBL	12.5	b
Mixed-use Access / Flint Street	EB Stop	EBL	10.7	b

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022



D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Some significant queueing is anticipated during the evening peak hour. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Flint Meadow Dr / Flint St:
 - Westbound: 150 feet
- Flint St / 200 North:
 - Northbound: 525 feet

E. Mitigation Measures

No mitigation measures are recommended.

V. FUTURE (2027) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2027) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

West Davis Corridor is currently under construction, and it was assumed that it would be partially complete by 2027. This was accounted for in the analysis.

C. Traffic Volumes

Hales Engineering obtained future (2027) forecasted volumes from the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2027) evening peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the evening peak hour in future (2027) background conditions, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2027) conditions.

Table 7: Future (2027) Background Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Flint Meadow Drive / Flint Street	EB/WB Stop	WBL	21.7	c
Flint Street / 200 North	Signal	-	31.8	C

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022



E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Some significant queueing is anticipated during the evening peak hour. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Flint Meadow Dr / Flint St:
 - Westbound: 150 feet
- Flint St / 200 North:
 - Northbound: 525 feet

F. Mitigation Measures

No mitigation measures are recommended.

VI. FUTURE (2027) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2027) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2027) background traffic volumes to predict turning movement volumes for future (2027) plus project conditions. Future (2027) plus project evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour in future (2027) plus project conditions, as shown in Table 8.

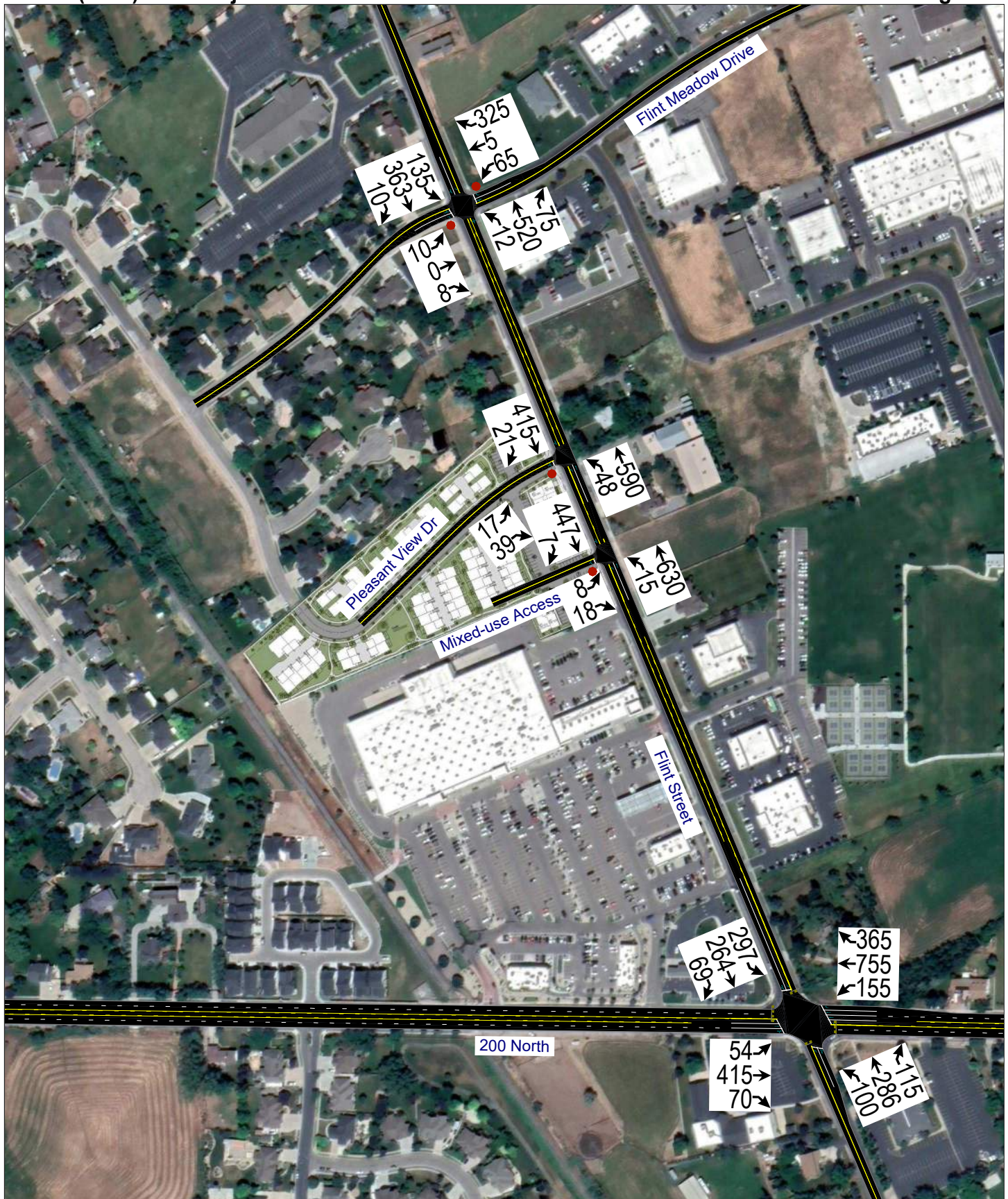
Table 8: Future (2027) Plus Project Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement ¹	Aver. Delay (Sec. / Veh.)	LOS ²
Flint Meadow Drive / Flint Street	EB/WB Stop	WBL	24.0	c
Flint Street / 200 North	Signal	-	33.9	C
Pleasant View Drive / Flint Street	EB Stop	EBL	12.7	b
Mixed-use Access / Flint Street	EB Stop	EBL	12.9	b

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022



D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Some significant queueing is anticipated during the evening peak hour. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Flint Meadow Dr / Flint St:
 - Westbound: 150 feet
- Flint St / 200 North:
 - Northbound: 550 feet

E. Mitigation Measures

No mitigation measures are recommended.

APPENDIX A

Site Plan



C1 **LIVE/WORK**
RETAIL/OFFICE 3,840 SF
2-STORY BUILDING - 4 UNITS

C2 **MIXED USE**
RETAIL/OFFICE 3,497 SF
3-STORY BUILDING - 8 UNITS

C3 **MIXED USE**
RETAIL/OFFICE 3,745 SF
3-STORY BUILDING - 8 UNITS

C4 **MIXED USE**
RETAIL/OFFICE 3,605 SF
3-STORY BUILDING - 8 UNITS

C5 **MIXED USE**
RETAIL/OFFICE 4,005 SF
3-STORY BUILDING - 8 UNITS

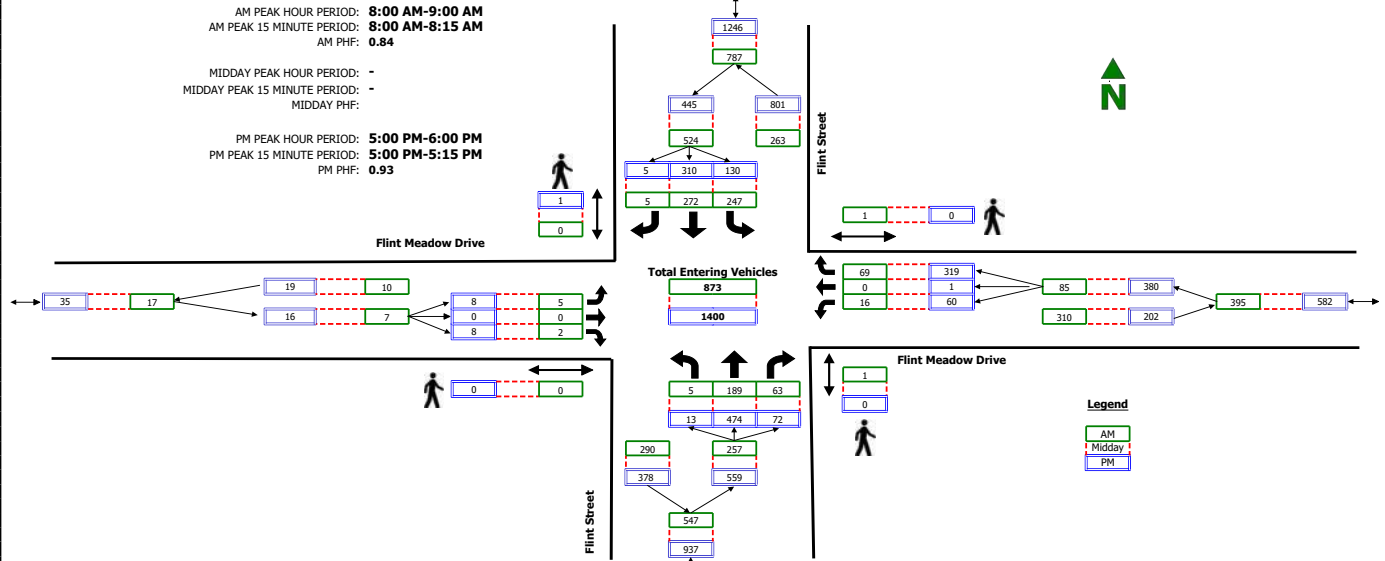
APPENDIX B

Turning Movement Counts

Intersection Turning Movement Summary

Intersection: Flint Street / Flint Meadow Drive
North/South: Flint Street
East/West: Flint Meadow Drive
Jurisdiction: Kaysville
Project Title: Kaysville Flint Property TIS
Project No: UT22-2326
Weather: Clear

Date: 9-20-22, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

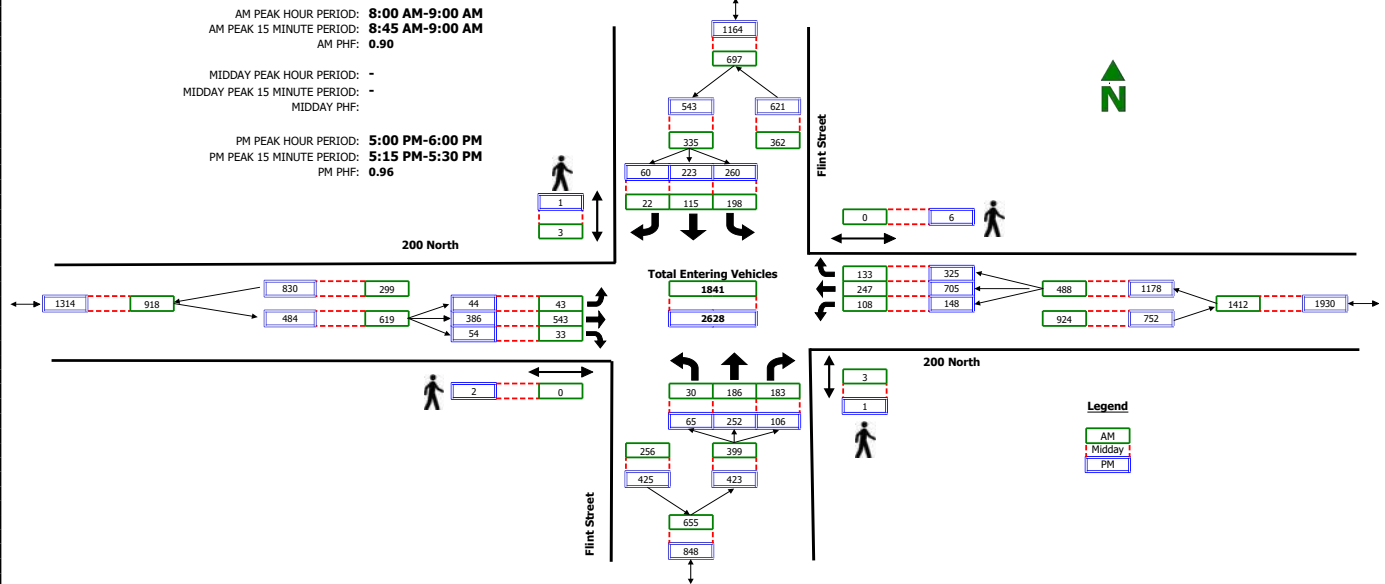


RAW COUNT SUMMARIES	Flint Street Northbound				Flint Street Southbound				Flint Meadow Drive Eastbound				Flint Meadow Drive Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	19	7	0	42	78	0	0	0	0	8	0	11	0	12	0	177
7:15 - 7:30	0	32	8	0	54	76	0	0	0	1	6	0	4	0	9	0	180
7:30 - 7:45	1	31	6	0	64	84	0	0	2	0	0	0	5	0	20	0	213
7:45 - 8:00	2	45	19	0	80	86	0	0	3	0	2	0	7	0	16	0	260
8:00 - 8:15	3	38	18	0	78	98	2	0	1	0	0	0	3	0	20	0	261
8:15 - 8:30	0	54	13	1	47	52	0	0	1	0	0	0	5	0	19	0	191
8:30 - 8:45	0	42	8	0	55	63	0	0	1	0	1	0	4	0	11	0	185
8:45 - 9:00	2	55	24	0	67	59	3	0	2	0	1	0	4	0	19	1	236
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	1	90	12	0	45	56	4	0	1	0	0	0	18	1	80	0	308
16:15 - 16:30	5	122	4	0	25	64	2	0	5	0	3	0	7	1	39	0	277
16:30 - 16:45	2	111	10	0	41	83	4	0	2	0	2	0	7	0	52	0	314
16:45 - 17:00	1	133	27	1	37	76	5	0	4	0	2	0	12	0	56	0	353
17:00 - 17:15	1	129	19	0	25	79	2	0	3	0	2	0	13	1	102	0	376
17:15 - 17:30	2	126	19	0	40	72	1	1	0	0	2	0	14	0	92	0	368
17:30 - 17:45	5	125	17	0	31	84	1	0	0	0	2	0	10	0	56	0	331
17:45 - 18:00	5	94	17	0	34	75	1	0	5	0	2	0	23	0	69	0	325

Intersection Turning Movement Summary

Intersection: Flint Street / 200 North
North/South: Flint Street
East/West: 200 North
Jurisdiction: Kaysville
Project Title: Kaysville Flint Property TIS
Project No: UT22-2326
Weather: Clear

Date: 9-20-22, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	Flint Street Northbound				Flint Street Southbound				200 North Eastbound				200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	2	15	30	0	90	37	6	0	4	233	5	0	8	37	18	0	485
7:15 - 7:30	6	18	35	0	73	25	4	0	6	193	3	0	32	57	27	0	479
7:30 - 7:45	3	23	25	0	61	28	2	0	7	135	5	0	17	55	21	0	382
7:45 - 8:00	6	26	33	1	79	32	7	0	12	165	5	0	28	41	27	0	461
8:00 - 8:15	6	45	53	1	52	61	3	0	13	150	12	0	39	52	23	0	509
8:15 - 8:30	5	43	52	1	42	20	8	0	7	136	2	0	30	40	23	0	408
8:30 - 8:45	9	34	44	1	56	14	6	0	6	112	9	0	14	73	36	0	413
8:45 - 9:00	10	64	34	0	48	20	5	3	17	145	10	0	25	82	51	0	511
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	21	62	28	0	41	52	4	0	11	96	10	0	38	127	53	0	543
16:15 - 16:30	15	65	26	0	61	45	5	2	5	78	8	0	32	134	67	0	541
16:30 - 16:45	22	89	30	0	63	38	11	0	12	87	8	0	21	138	64	1	583
16:45 - 17:00	14	65	24	0	66	42	8	0	20	99	13	1	35	174	69	0	629
17:00 - 17:15	22	76	30	1	46	51	16	1	8	104	7	0	34	174	76	4	644
17:15 - 17:30	15	62	23	0	62	60	16	0	13	95	16	0	40	196	88	0	686
17:30 - 17:45	14	60	21	0	80	51	16	0	13	94	14	2	40	160	81	0	644
17:45 - 18:00	14	54	32	0	72	61	12	0	10	93	17	0	34	175	80	2	654

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Kaysville - Flint Property TIS
Analysis Period: Existing (2022) Background
Time Period: Evening Peak Hour

Project #: UT22-2326

Intersection: Flint Street & Flint Meadow Drive
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	13	14	106	4.8	A
	T	536	532	99	1.9	A
	R	72	67	93	1.6	A
	Subtotal	621	613	99	1.9	A
SB	L	130	128	98	6.3	A
	T	310	313	101	0.6	A
	R	5	6	120	0.9	A
	Subtotal	445	447	100	2.2	A
EB	L	8	8	97	14.8	B
	R	8	8	97	6.2	A
	Subtotal	16	16	100	10.5	B
WB	L	60	59	99	18.3	C
	T	1	1	100	20.9	C
	R	319	320	100	12.1	B
	Subtotal	380	380	100	13.1	B
Total		1,462	1,456	100	5.0	A

Intersection: Flint Street & 200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	65	63	97	45.8	D
	T	252	242	96	51.6	D
	R	106	103	97	42.1	D
	Subtotal	423	408	96	48.3	D
SB	L	260	257	99	43.0	D
	T	223	228	102	30.5	C
	R	60	60	100	22.4	C
	Subtotal	543	545	100	35.5	D
EB	L	44	48	109	37.6	D
	T	386	384	100	23.9	C
	R	54	56	103	17.0	B
	Subtotal	484	488	101	24.5	C
WB	L	148	141	95	28.2	C
	T	705	710	101	22.1	C
	R	325	324	100	10.1	B
	Subtotal	1,178	1,175	100	19.5	B
Total		2,626	2,616	100	28.3	C

SimTraffic LOS Report

Project: Kaysville - Flint Property TIS
Analysis Period: Existing (2022) Plus Project
Time Period: Evening Peak Hour

Project #: UT22-2326

Intersection: Flint Street & Flint Meadow Drive
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	4.6	A
	T	500	498	100	1.8	A
	R	72	74	103	1.2	A
	Subtotal	582	582	100	1.8	A
SB	L	130	135	104	6.4	A
	T	338	338	100	0.6	A
	R	5	5	100	0.5	A
	Subtotal	473	478	101	2.2	A
EB	L	8	7	85	17.1	C
	R	6	7	117	6.2	A
	Subtotal	14	14	100	11.7	B
WB	L	60	57	95	19.9	C
	T	1	0	0		
	R	319	314	98	14.0	B
	Subtotal	380	371	98	14.9	B
Total		1,449	1,445	100	5.4	A

Intersection: Flint Street & 200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	65	65	100	52.7	D
	T	278	277	100	60.5	E
	R	106	108	102	51.6	D
	Subtotal	449	450	100	57.2	E
SB	L	287	287	100	55.3	E
	T	247	243	98	27.4	C
	R	64	68	107	22.4	C
	Subtotal	598	598	100	40.2	D
EB	L	48	49	102	41.9	D
	T	386	390	101	26.1	C
	R	54	58	107	20.1	C
	Subtotal	488	497	102	27.0	C
WB	L	148	145	98	33.2	C
	T	705	706	100	25.1	C
	R	355	355	100	12.4	B
	Subtotal	1,208	1,206	100	22.3	C
Total		2,742	2,751	100	32.7	C

SimTraffic LOS Report

Project: Kaysville - Flint Property TIS
Analysis Period: Existing (2022) Plus Project
Time Period: Evening Peak Hour

Project #: UT22-2326

Intersection: Flint Street & Pleasant View Dr
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	48	48	99	3.9	A
	T	564	566	100	0.4	A
	Subtotal	612	614	100	0.7	A
SB	T	384	384	100	0.8	A
	R	21	18	87	0.6	A
	Subtotal	405	402	99	0.8	A
EB	L	17	16	93	12.5	B
	R	39	38	97	6.2	A
	Subtotal	56	54	96	8.1	A
Total		1,073	1,070	100	1.1	A

Intersection: Flint Street & Mixed-use Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	15	98	6.0	A
	T	666	665	100	2.8	A
	Subtotal	681	680	100	2.9	A
SB	T	415	414	100	0.4	A
	R	7	9	124	0.1	A
	Subtotal	422	423	100	0.4	A
EB	L	8	8	97	10.7	B
	R	18	18	99	5.6	A
	Subtotal	26	26	100	7.2	A
Total		1,130	1,129	100	2.0	A

SimTraffic LOS Report

Project: Kaysville - Flint Property TIS
Analysis Period: Future (2027) Background
Time Period: Evening Peak Hour

Project #: UT22-2326

Intersection: Flint Street & Flint Meadow Drive
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	92	4.6	A
	T	555	558	101	2.0	A
	R	75	70	93	1.6	A
	Subtotal	645	642	100	2.0	A
SB	L	135	132	98	6.7	A
	T	335	338	101	0.7	A
	R	10	11	107	0.5	A
	Subtotal	480	481	100	2.3	A
EB	L	10	10	98	15.3	C
	R	10	13	127	5.6	A
	Subtotal	20	23	115	9.8	A
WB	L	65	68	105	21.7	C
	T	5	5	100	20.2	C
	R	325	316	97	12.8	B
	Subtotal	395	389	98	14.5	B
Total		1,541	1,535	100	5.4	A

Intersection: Flint Street & 200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	100	103	103	52.5	D
	T	260	255	98	61.5	E
	R	115	109	95	49.7	D
	Subtotal	475	467	98	56.8	E
SB	L	270	277	103	47.6	D
	T	240	239	100	29.2	C
	R	65	67	103	22.8	C
	Subtotal	575	583	101	37.2	D
EB	L	50	46	92	42.4	D
	T	415	406	98	26.0	C
	R	70	73	105	18.2	B
	Subtotal	535	525	98	26.4	C
WB	L	155	151	97	31.9	C
	T	755	750	99	24.8	C
	R	335	341	102	12.0	B
	Subtotal	1,245	1,242	100	22.1	C
Total		2,830	2,817	100	31.8	C

SimTraffic LOS Report

Project: Kaysville - Flint Property TIS
Analysis Period: Future (2027) Plus Project
Time Period: Evening Peak Hour

Project #: UT22-2326

Intersection: Flint Street & Flint Meadow Drive
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	12	11	90	4.4	A
	T	521	506	97	1.8	A
	R	75	77	103	1.3	A
	Subtotal	608	594	98	1.8	A
SB	L	135	130	96	6.8	A
	T	363	362	100	0.7	A
	R	10	9	88	0.4	A
	Subtotal	508	501	99	2.3	A
EB	L	10	10	98	19.9	C
	R	8	10	121	6.4	A
	Subtotal	18	20	111	13.2	B
WB	L	65	69	107	24.0	C
	T	5	4	80	21.9	C
	R	325	330	102	13.5	B
	Subtotal	395	403	102	15.4	C
Total		1,530	1,518	99	5.8	A

Intersection: Flint Street & 200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	100	99	99	54.6	D
	T	286	280	98	62.1	E
	R	115	115	100	53.2	D
	Subtotal	501	494	99	58.5	E
SB	L	297	302	102	48.4	D
	T	264	265	100	27.1	C
	R	69	68	99	22.2	C
	Subtotal	630	635	101	36.7	D
EB	L	54	53	98	43.9	D
	T	415	410	99	29.3	C
	R	70	75	108	22.8	C
	Subtotal	539	538	100	29.8	C
WB	L	155	154	99	35.8	D
	T	755	759	101	27.4	C
	R	365	354	97	13.5	B
	Subtotal	1,275	1,267	99	24.5	C
Total		2,945	2,934	100	33.9	C

SimTraffic LOS Report

Project: Kaysville - Flint Property TIS
Analysis Period: Future (2027) Plus Project
Time Period: Evening Peak Hour

Project #: UT22-2326

Intersection: Flint Street & Pleasant View Dr
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	48	47	97	4.1	A
	T	590	576	98	0.4	A
	Subtotal	638	623	98	0.7	A
SB	T	415	418	101	0.9	A
	R	21	24	116	0.8	A
	Subtotal	436	442	101	0.9	A
EB	L	17	18	104	12.7	B
	R	39	44	113	5.9	A
	Subtotal	56	62	111	7.9	A
Total		1,131	1,127	100	1.2	A

Intersection: Flint Street & Mixed-use Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	92	6.2	A
	T	690	674	98	2.8	A
	Subtotal	705	688	98	2.9	A
SB	T	447	454	102	0.4	A
	R	7	7	97	0.2	A
	Subtotal	454	461	102	0.4	A
EB	L	8	8	97	12.9	B
	R	18	17	93	5.7	A
	Subtotal	26	25	96	8.0	A
Total		1,186	1,174	99	2.0	A

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Kaysville - Flint Property TIS

Analysis: Existing (2022) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT22-2326

Intersection	NB			SB		EB					WB			
	L	LTR	TR	L	TR	L	LT	R	T	TR	L	LT	R	T
01: Flint Street & Flint Meadow Drive		50		75		50					75	150		
02: Flint Street & 200 North	425		250	275	275	75			150	175	150		150	225

SimTraffic Queueing Report

Project: Kaysville - Flint Property TIS

Analysis: Existing (2022) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT22-2326

Intersection	NB			SB		EB						WB			
	L	LTR	TR	L	TR	L	LR	LT	R	T	TR	L	LT	R	T
01: Flint Street & Flint Meadow Drive		50		75								75	150		
02: Flint Street & 200 North	525		250	350	375	75				150	175	175		150	225
03: Flint Street & Pleasant View Dr	50						75								
04: Flint Street & Mixed-use Access							50								

SimTraffic Queueing Report

Project: Kaysville - Flint Property TIS

Analysis: Future (2027) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT22-2326

Intersection	NB			SB		EB					WB			
	L	LTR	TR	L	TR	L	LT	R	T	TR	L	LT	R	T
01: Flint Street & Flint Meadow Drive		50		75		50	50				100	150		
02: Flint Street & 200 North	525		250	300	275	75			175	175	175		175	250

SimTraffic Queueing Report

Project: Kaysville - Flint Property TIS

Analysis: Future (2027) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES  **ENGINEERING**
innovative transportation solutions

Project #: UT22-2326

Intersection	NB			SB		EB						WB			
	L	LTR	TR	L	TR	L	LR	LT	R	T	TR	L	LT	R	T
01: Flint Street & Flint Meadow Drive		50		75				50	50			100	150		
02: Flint Street & 200 North	550		250	325	325	100				175	200	200		200	275
03: Flint Street & Pleasant View Dr	50						75								
04: Flint Street & Mixed-use Access							50								



**Kaysville City Planning Commission Meeting Minutes
November 10, 2022**

The Planning Commission meeting was held on November 10, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Barrus, Commissioners Lyon, Branch, Sundloff, and Allred

Staff Present: Mindi Edstrom and Melinda Greenwood

Public Attendees: David Nielsen, Katherine Carling, Jason Carling, Tom Carling, Gentry Maag, Gina Carling, Phil Holland, Mike Macfarlane, and Sydney Macfarlane.

1-OPENING

Chair Barrus opened the meeting by welcoming all in attendance to the November 10, 2022 Planning Commission meeting.

2- APPROVAL OF THE MINUTES FROM THE OCTOBER 13, 2022 PLANNING COMMISSION MEETING

Commissioner Lyon made a motion to approve the minutes from the October 13, 2022 meeting and Commissioner Sundloff seconded the motion. All voted in favor of approving the minutes (5-0).

3- PRELIMINARY PLAT SUBDIVISION APPROVAL JOHNSON FARMS FOR DAVID NIELSEN FOR THE PROPERTY AT 602 SOUTH ANGEL STREET

Ms. Greenwood began by sharing that this property at 602 South Angel Street was recently rezoned to R-1-16 with a PRUD overlay. She said the subdivision would subdivide into four lots with a private street and a hammerhead turn around. The City Engineer has reviewed the plat and staff is recommending approval based on the conditions outlined in the staff report.

Commissioner Allred asked if roads and other items will be added to the plat. He also asked about the turnaround areas and if the street area is included in the square footage of the lot area. Ms. Greenwood responded that it was not.

Commissioner Sundloff asked if there will be curb and gutter and will it tie into Angel Street and whether or not it would tie in to the west side of Angel Street. He said if Angel Street is in need of curb and gutter, then now would be the time to add it in. Commissioner Lyon responded that there is curb and gutter on that side of the road.

Ms. Greenwood mentioned that road is a private drive and we do not require curb and gutter on private streets.

Commissioner Allred asked about the turn around and recommends that the applicant makes sure to

show the turning radius for both sides of the road on the final plat.

Commissioner Allred asked the applicant if he is good with the curb, gutter and sidewalk in the right of way outside of the property line and the applicant was good with the suggestion.

Commissioner Allred made the motion to approve the subdivision with the conditions included by staff in red on the preliminary plat and with the additional following conditions: the depiction of the turn radii from Angel Street onto the private drive, showing public improvements on Angel Street outside the boundaries of the subdivision plat, adding an easement for public safety, adding a note stating maintenance on the road to be denoted as the responsibility of the HOA, and a note on the final plat that the turnaround area is not included in the area of the lot. The motion was seconded by Commissioner Lyons.

Vote was approved unanimous in favor of the Preliminary Plat (5-0).

4- PRELIMINARY PLAT SUBDIVISION APPROVAL FOR MANOR ESTATES FOR PHIL HOLLAND FOR THE PROPERTY AT 67 NORTH ANGEL STREET

Introduced by: Melinda Greenwood

Ms. Greenwood began by explaining the agenda item was a rezone from a couple months back and is now zoned R-1-14. She said the property has an existing home on the lot, and the intent is to keep the home and then add 11 lots with a required temporary turnaround for a future road connection to the property to the north. This application has been reviewed by the City Engineer and staff and they are recommending approval of preliminary plat.

Commissioner Allred asked about the temporary turnaround and if the curved radii will be removed. In his experience the developer needs to be protected with a holding strip and to note on the plat with a dashed line so that there is no question at all that it is a requirement for this applicant or future property owner that the road will need to be connected.

Mr. Holland says that ownership wise they will be taking the road all the way to the end and then dedicate the right of way to the city.

Commissioner Allred asked if staff can add a couple of dashed lines and an additional note on the final plat saying for future reference this will be the responsibility of an abutting property owner to install public improvements at the request of the city and he can leave the temporary cul-de-sac where it is if he's going to be required to put those improvements all in.

Commissioner Sundloff asked staff what the plan is for the fully built out right-of-way, will it have curb, gutter, and sidewalk on both sides of the street?

Ms. Greenwood answered that the city would require a side walk to be installed.

Mr. Holland said lot one will be fully improved and they are planning on taking the improvements all the way on both sides of the street.

Ms. Greenwood repeated back to the Commission that they wanted it denoted that the road would be developed and would tie into the property to the north for future development and that the plat would show the sidewalk being added in on Angel Street.

A motion was made by Commissioner Allred to approve the Preliminary Plat for Manor Estates as proposed with the conditions of adding a note and a dashed line that there is plan to connect a future road to the north and that sidewalk will be added to Angel Street as our findings for support and with the noted changes on the preliminary plat per our discussion. Seconded by Commissioner Branch. Vote was unanimous in favor of the applicant. (5-0)

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

Introduced by: Melinda Greenwood

Ms. Greenwood explained the property on 97 East Crestwood is a .34 acre parcel and the owner is requesting for R-1-8 to R-1-6 zone change. The intent of the applicant is to add an additional home that would front Crestwood. Zoning across the street in that area is PU - Public Use and this rezone is supported by the future land use map because R-1-6 is single family residential.

The required square footage of R-1-6 would allow for two dwelling units as the set backs are a little bit smaller.

The applicant submitted a concept plan for the rezone with his application which was shown to the Commission. Ms. Greenwood said staff was recommending approval and the applicant was at the meeting for any questions.

Commissioner Allred asked if there a requirement for which direction the home would face. Applicant would be only adding one home. The applicant would have some flexibility based on the context on what is around the property.

Mr. Carling gave a history of the lot that it is actually not .37 acres but is actually it is .34 acres. The existing home is non-compliant, non-conforming. Mr. Carling said that they will be keeping the huge tree in the front yard with no intention of taking it down.

Commissioner Barrus opened the public hearing and there were no comments. Commissioner Barrus closed the public hearing.

Commissioner Allred made a motion to recommend the rezone with the proposed findings: That staff has reviewed the General Plan and gives a strong recommendation and it complies with Future Land Use Map, also the rezone represents a direction Kaysville City is moving towards. Commissioner Sundloff seconded the motion. The vote is unanimous in favor (5-0).

6- PUBLIC HEARING FOR AMENDING THE 2022 GENERAL PLAN TO INCORPORATE MODERATE INCOME HOUSING REQUIREMENTS

Ms. Greenwood gave an introduction to the proposed document and explained the objectives were word from word from state code.

Ms. Greenwood shared some of the changes she made from the draft document included in the packet based on the recommendation from the state who reviewed the plan for compliance issues.

Commissioner Sundloff wanted to make a clarification in regards to A, E, R, F and items J and N. It was required to have three items to submit to the state and if we submitted five, then it would give us priority

funding or qualify us for priority funding. He asked if it was three or five items to get us to the priority funding.

Ms. Greenwood responded saying that three are required and five gives us special points for funding.

Commissioner Sundloff asked for clarification on the and/or in the document in regards to the items that the city would be submitting because it is notoriously ambiguous and it is fought over all the time in court.

Ms. Greenwood answered that the and/or in the document was just to use for discussion and that it would not left in the final draft of the ordinance. She also circled back to the recommendations of the Planning Commission being A, E, R, F and N.

Commissioner Barrus opened the public hearing and there was no comment. Commissioner Barrus closed the public hearing.

Commissioner Sundloff made a motion to recommend approval with the clarification that paragraph with the and/or between E and R be moved to after J. The motion was seconded by Commissioner Lyons. Commissioner Branch conveyed that he wants the City Council to know that A, E, and R are the top three strategies ranked high to low.

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

7- CALL TO THE PUBLIC

No comments made.

8-OTHER MATTERS THAT PROPERLY COME BEFORE PLANNING COMMISSION

Ms. Greenwood shared the staff packet for the Weston Ridd appeal hearing and that there will be a response in the next week. She has also has been working on amendment for the MU zone hopefully by January/February.

Commissioner Allred said he may have a conflict of interest with the applicant for the MU rezone as he has met with them about their propose project, and asked how the Commissioners felt about that.

Commissioner Lyons responded saying that until it comes to the Planning Commission he is good, however, once it comes before the Planning Commission then all communication between the applicant and Commissioners should cease.

9-ADJOURNMENT

Commissioner Lyon motioned to adjourn the meeting at 8:37 pm.



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1. Opening



2. Approval of the minutes from the October 13, 2022 meeting



3. Preliminary Plat Subdivision approval for Johnson Farms for David Nielsen at 602 South Angel Street



Application Type: Preliminary Plat Subdivision

Applicant: Evelyn L. Johnson Trust | David Johnson

Address: 602 South Angel Street

Zoning: R-1-14 PRUD

Lot Size: 1.66 acres | 72,309.6 ft²

Current Use: Single family dwelling

602 South Angel Street



Preliminary Plat





Recommendation:

A recommendation of approval to the City Council with the following conditions:

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



4. Preliminary Plat Subdivision approval for Manor Estates for Phil Holland for the property at 67 North Angel Street

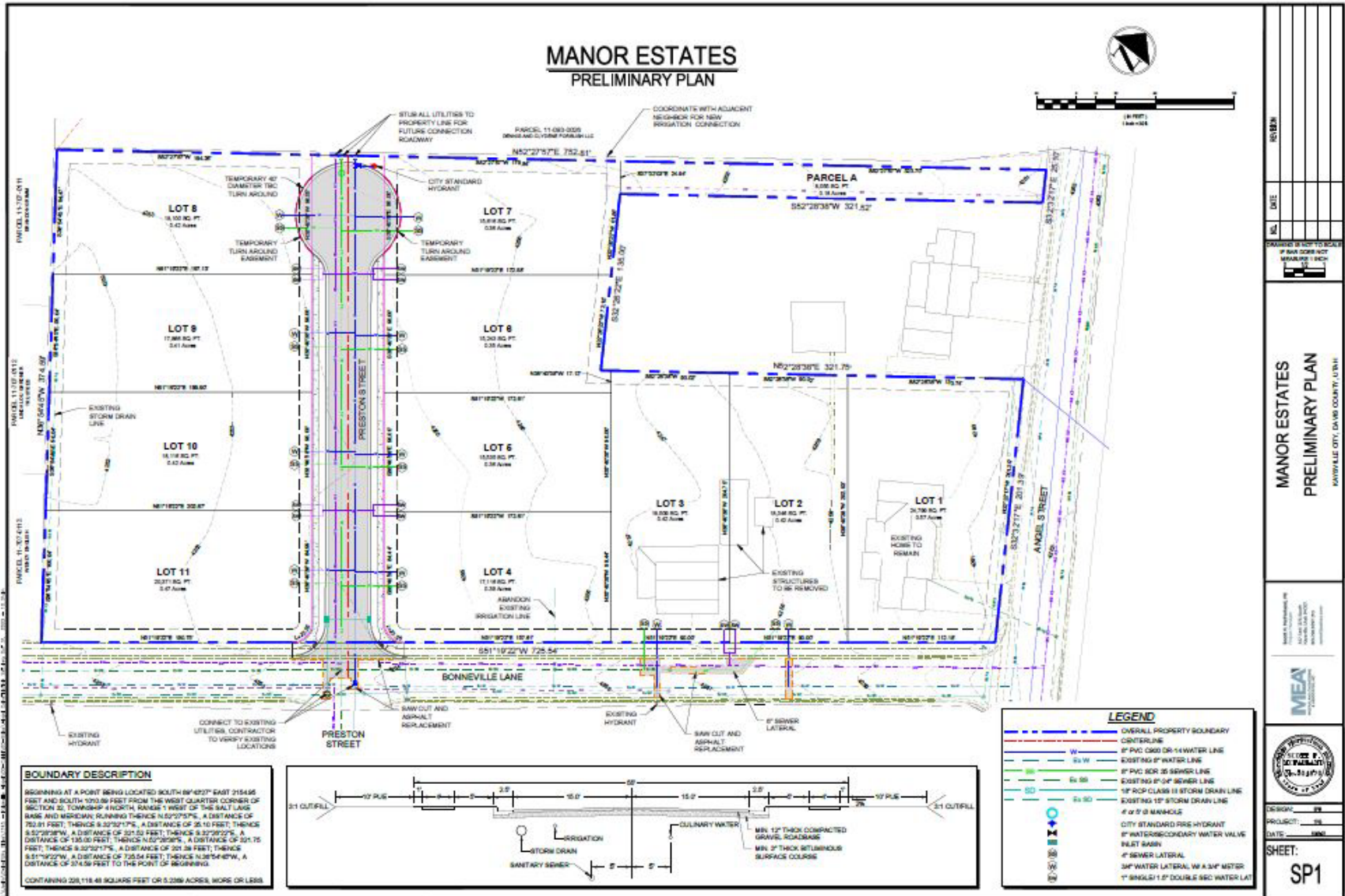


Application Type: Preliminary Plat Subdivision
Applicant: The Holland Group INC.
Address: 67 North Angel Street
Zoning: R-1-14
Lot Size: 5.27 acres | 229,561 ft²
Current Use: Single family dwelling

67 North Angel Street



Preliminary Plat





Recommendation:

A recommendation of approval to the City Council.



5. Public Hearing for a rezone application from Bryan Carling for 97 East Crestwood from R-1-8 to R-1-6



Applicant: Bryan Carling

Address: 97 East Crestwood | 11-101-0007

Lot size: .34 acre | 14,810 ft²

Current Use: One single family dwelling

Current Zoning: R-1-8

Density Entitlement: One dwelling unit

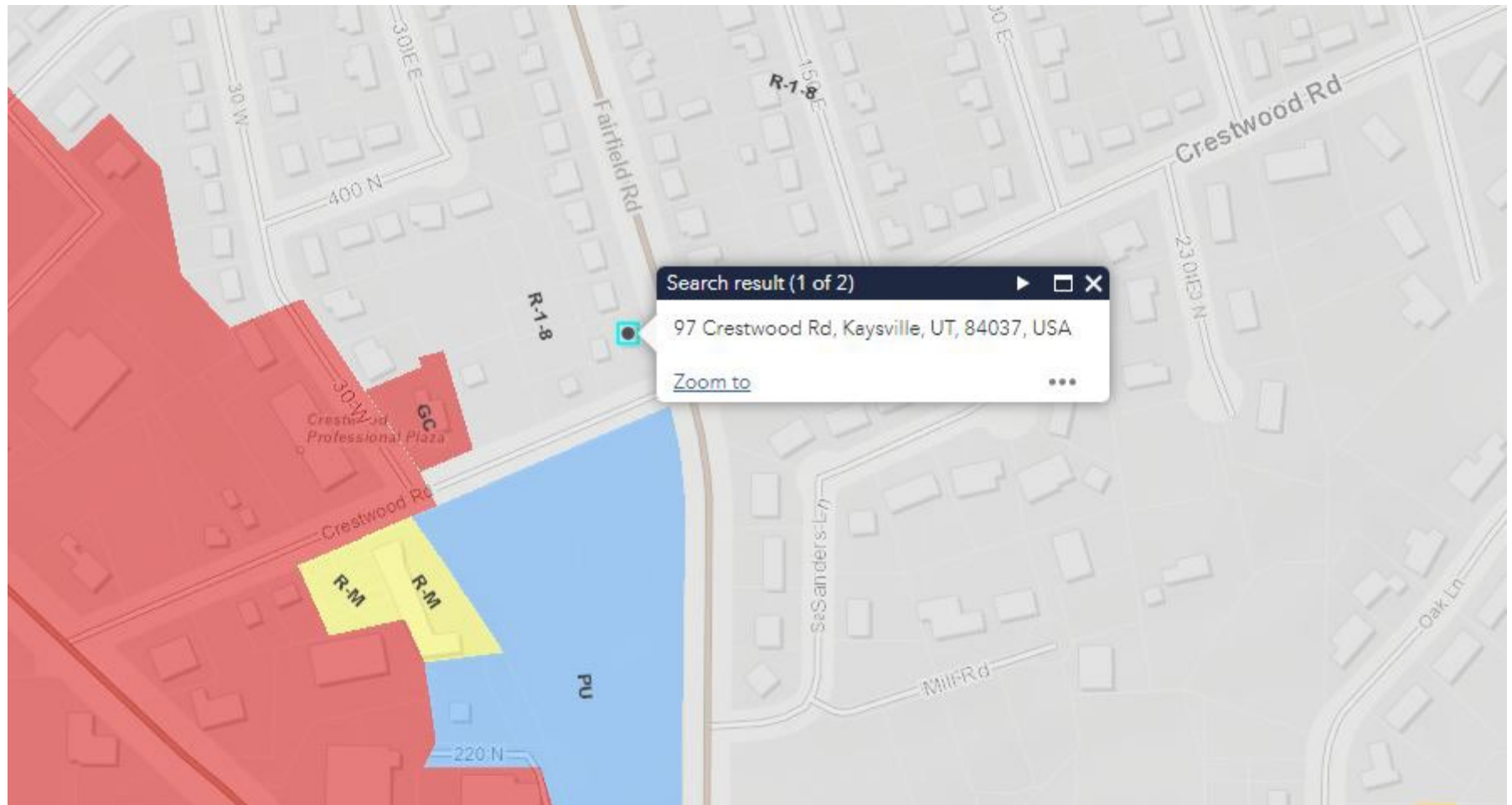
Requested Zoning: R-1-6

Number of New Lots: 2

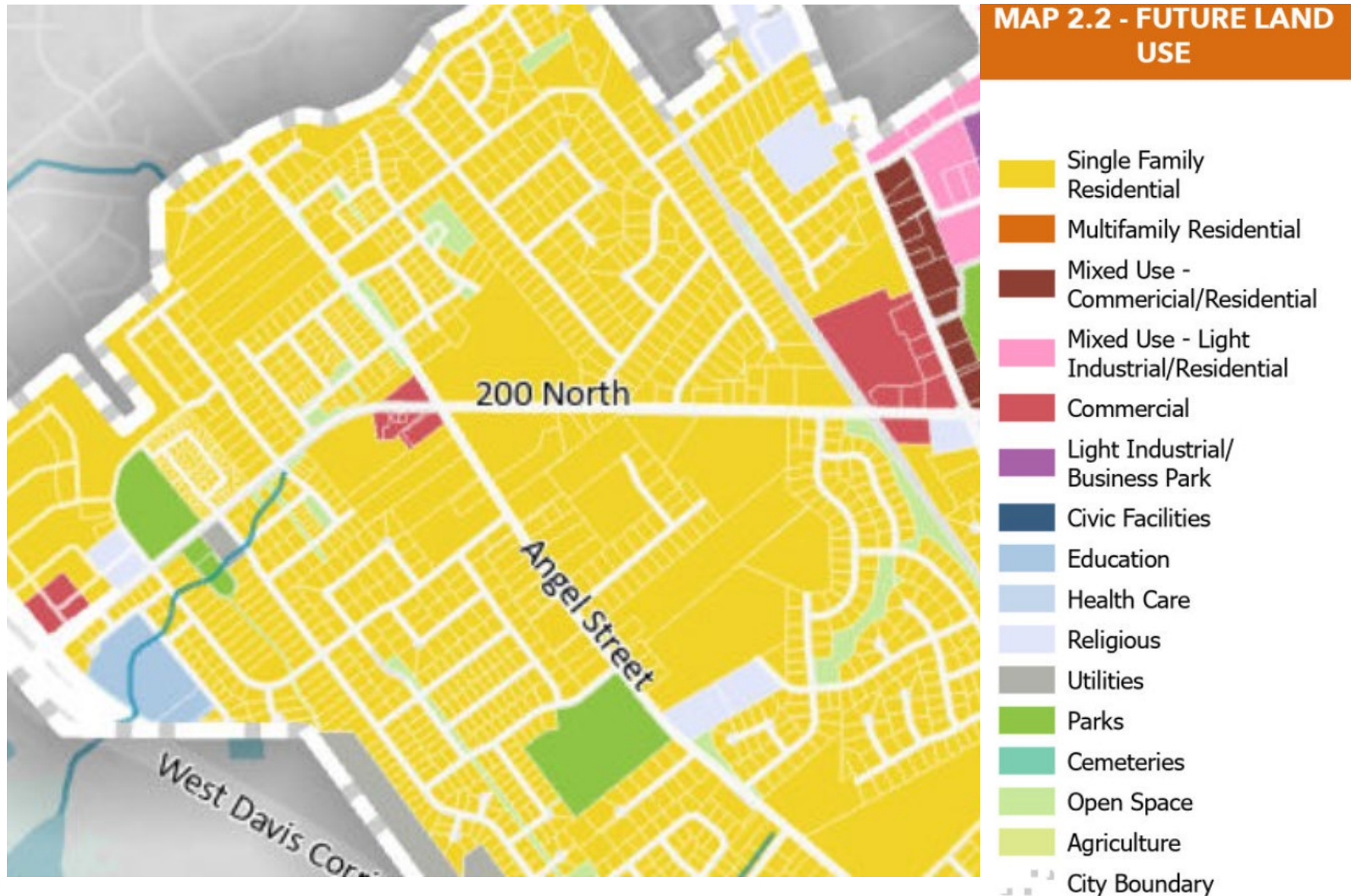
97 East Crestwood



97 East Crestwood



General Plan Future Land Use Map



R-1-8 vs R-1-6

	R-1-8	R-1-6
Minimum Lot Size	8,000 ft ²	6,000 ft ²
Density (base on lot size)	one single family dwelling	two single family dwellings
Minimum Lot Width	60'	55'
Front Setback	25'	25'
Side Setback	8'	5'
Rear Setback	15'	15'
Maximum Building Height	30'	30'

[illegible]



Recommendation:

Staff recommends the Planning Commission forward a recommendation of approval the rezone application for 97 East Crestwood Road from R-1-8 to R-1-6.



6. Public Hearing for amending the 2022 General Plan to incorporate Moderate Income Housing requirements

Moderate Income Housing

(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;

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;

Moderate Income Housing

Objective 1.2:

- (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.

Moderate Income Housing

Objective 1.3

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

Timeline

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

- The City will update the zoning map on an annual basis.
- As warranted, the City will update the Future Land Use Map.
- In keeping with best practices, the City will begin a General Plan Update in 2027.

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.

Moderate Income Housing

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 difficult as the City merely processes rezoning applications and doesn't have any control or influence on when applications are submitted. Amending existing code for mixed use development can be accomplished in 2023.
- The City will update the zoning map on an annual basis.
- As warranted, the City will update the Future Land Use Map.
- In keeping with best practices, the City will begin a General Plan Update in 2027.

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.

Moderate Income Housing

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.

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.



Recommendation:

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

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7. Call to the Public



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

- Reports
- Correspondence
- Calendar

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9. Adjournment



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

The Kaysville City Planning Commission will hold a regular meeting on December 8, 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 November 10, 2022 Planning Commission meeting
3. Public Hearing for a text amendment for:
 - a. [17-2-2 Definitions](#)
 - b. [17-8-3 Permitted Uses](#) for A-5 Heavy Agricultural District
 - c. [17-9-3 Permitted Uses](#) for A-1 Light Agricultural District
 - d. [17-10-3 Permitted Uses](#) for R-A Agricultural Residential District
 - e. [17-11-3 Permitted Uses](#) for R-T Old Kaysville Townsite Residential District
 - f. [17-12-3 Permitted Uses](#) for R-1 Single Family Residential District
 - g. [17-13-3 Permitted Uses](#) for R-D Diverse Residential District
 - h. [17-14-3 Permitted Uses](#) for R-2 One To Two Family Residential District
 - i. [17-15-3 Permitted Uses](#) for R-4 One To Four Family Residential District
 - j. [17-16-3 Permitted Uses](#) for R-M Multiple Family Residential District
 - k. [17-20-4 Conditional Uses](#) for CC Central Commercial District
 - l. [17-27-3 Allowed Uses](#) for Mixed Use Zoning District Overlay
4. Public Hearing for a rezone application for 391 North Flint Street from John V. Flint & Shauna S. Flint to go from [A-1 Light Agricultural District](#) to [R-M Multiple Family Residential District](#) with a [Mixed Use Zoning District Overlay](#) over a portion of the property
5. Call to the Public
6. Other matters that properly come before the Planning Commission:
 - a. Reports
 - b. Correspondence
 - c. Calendar
7. Adjournment

On Friday, December 2, 2022, a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).