



MEETING NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Council will hold a regular council meeting on Thursday, September 5, 2024, starting at 7:00 PM in the **Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT**. The meeting will be streamed on YouTube, and the link to the meeting will be posted on www.KaysvilleLive.com.

Public comment is only taken during a meeting for Action Items, "Call to the Public", or for a public hearing. **Those wishing to speak during these times must sign-up in person before the meeting begins.** Comments may also be directed to the City Council via email to publiccomment@kaysville.gov. Emailed comments will NOT be read out-loud at the meeting.

CITY COUNCIL Q&A – 6:30 PM

The City Council will be available to answer questions or discuss any matters the public may have.

CITY COUNCIL MEETING – 7:00 PM

The agenda shall be as follows:

- 1) OPENING
 - a) Provided by Council Member Perry Oaks
- 2) CALL TO THE PUBLIC (3 MINUTE LIMIT, MUST SIGN UP IN PERSON)
- 3) PRESENTATIONS AND AWARDS
 - a) Swearing-in of 2024-2025 Kaysville Youth City Council
 - b) Presentation recognizing Chad Call for his contributions as the Kaysville City 4th of July Parade Chair
 - c) Presentation recognizing the Kaysville Community Theater production group for their yearly contributions to the Kaysville Community Theatre
 - d) Presentation Recognizing Tournament-Winning All-Star Teams: Baseball Jr. High (Allen), and Softball 3rd and 4th Grade (Haverkamp)
 - e) Annual Parks & Recreation Department Report – Cole Stephens, Director
- 4) DECLARATION OF ANY CONFLICTS OF INTEREST
- 5) CONSENT ITEMS
 - a) Approval of Minutes of August 15, 2024 Council Meeting
 - b) A Resolution authorizing the acquisition of real property on Mutton Hollow and Main Street for the installation of infrastructure and improvements.
- 6) ACTION ITEMS
 - a) Rezone of 2.8 acres of property located at 1735 South 550 West from A-1 (Light Agricultural District) to R-4 (One to Four Family Residential District) for Bryan Carling
- 7) WORK ITEMS
 - a) Code Blue Shelter Update
- 8) COUNCIL MEMBERS REPORTS

9) CITY MANAGER REPORT

10) ADJOURNMENT

KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE MEETING

The agenda shall be as follows:

1) OPENING

2) CONSIDERATION OF A VARIANCE REQUEST FOR BUILDING MATERIALS FOR TRIM ART LOCATED AT 1142 WEST FLINT MEADOW DRIVE

3) CONSIDERATION OF A BUILDING ADDITION FOR TRIM ART LOCATED AT 1142 WEST FLINT MEADOW DRIVE

4) UPDATE ON SURVEY SENT TO KAYSVILLE BUSINESS PARK PROPERTY OWNERS AND CONSIDERATION OF TRANSITIONING ARC RESPONSIBILITY TO PROPERTY OWNERS

5) ADJOURNMENT

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services, or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235 at least 24 hours in advance of the meeting to be held.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Kaysville City Hall, Kaysville City website at www.kaysville.gov, and the Utah Public Notice website at www.utah.gov/pmn. Posted on August 30, 2024.



Annemarie Plaizier
City Recorder



Kaysville Parks and Recreation

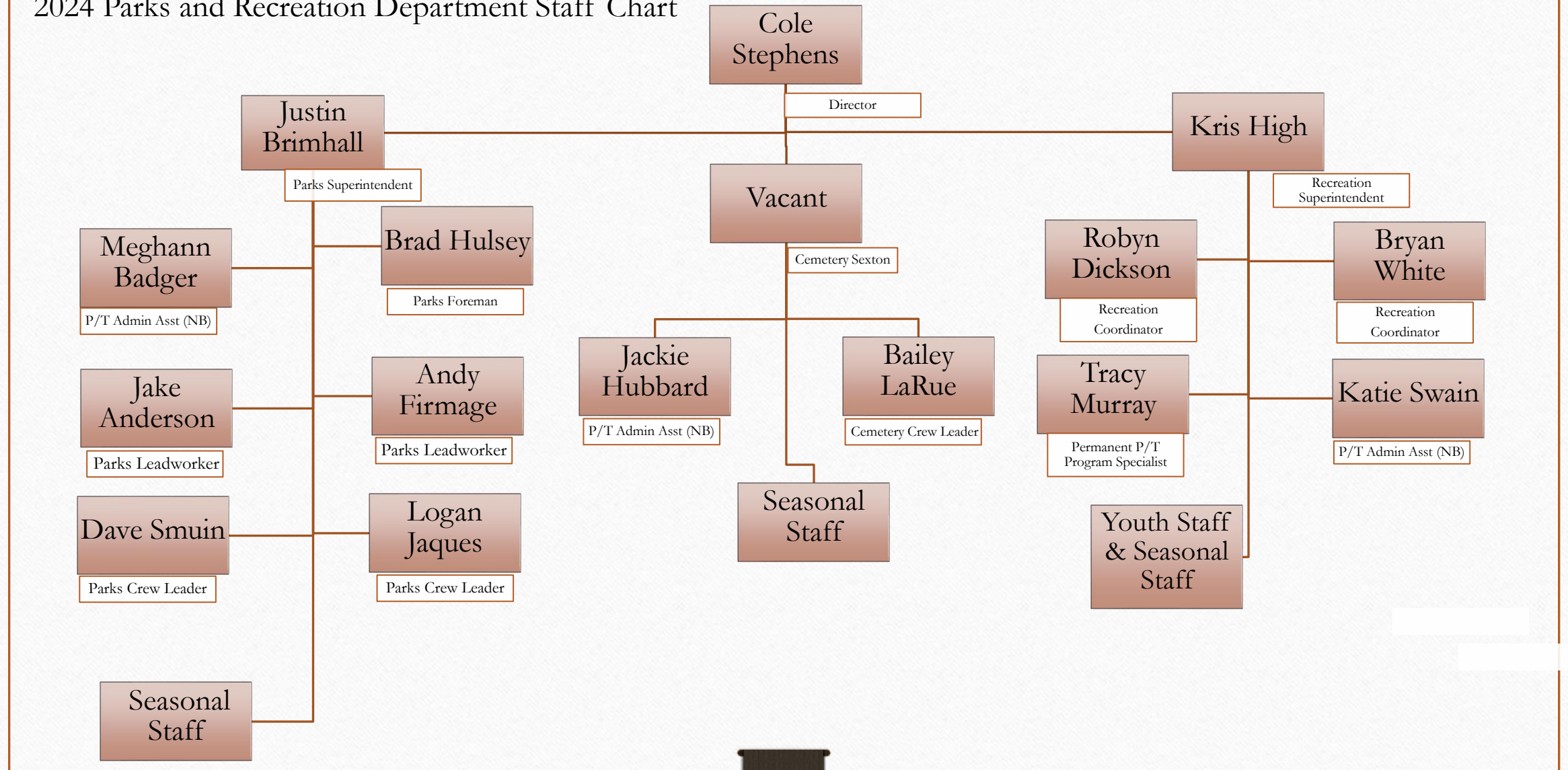
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Department Report September 5, 2024

Department Responsibilities

- Parks and Trails
- Recreation
- Cemetery
- City Facilities
- Community Events
- Other Public Properties (ROW, etc)
- Citizen Boards
 - Parks and Recreation Advisory Board
 - RAMP Advisory Board
 - Historic Preservation Commission

2024 Parks and Recreation Department Staff Chart

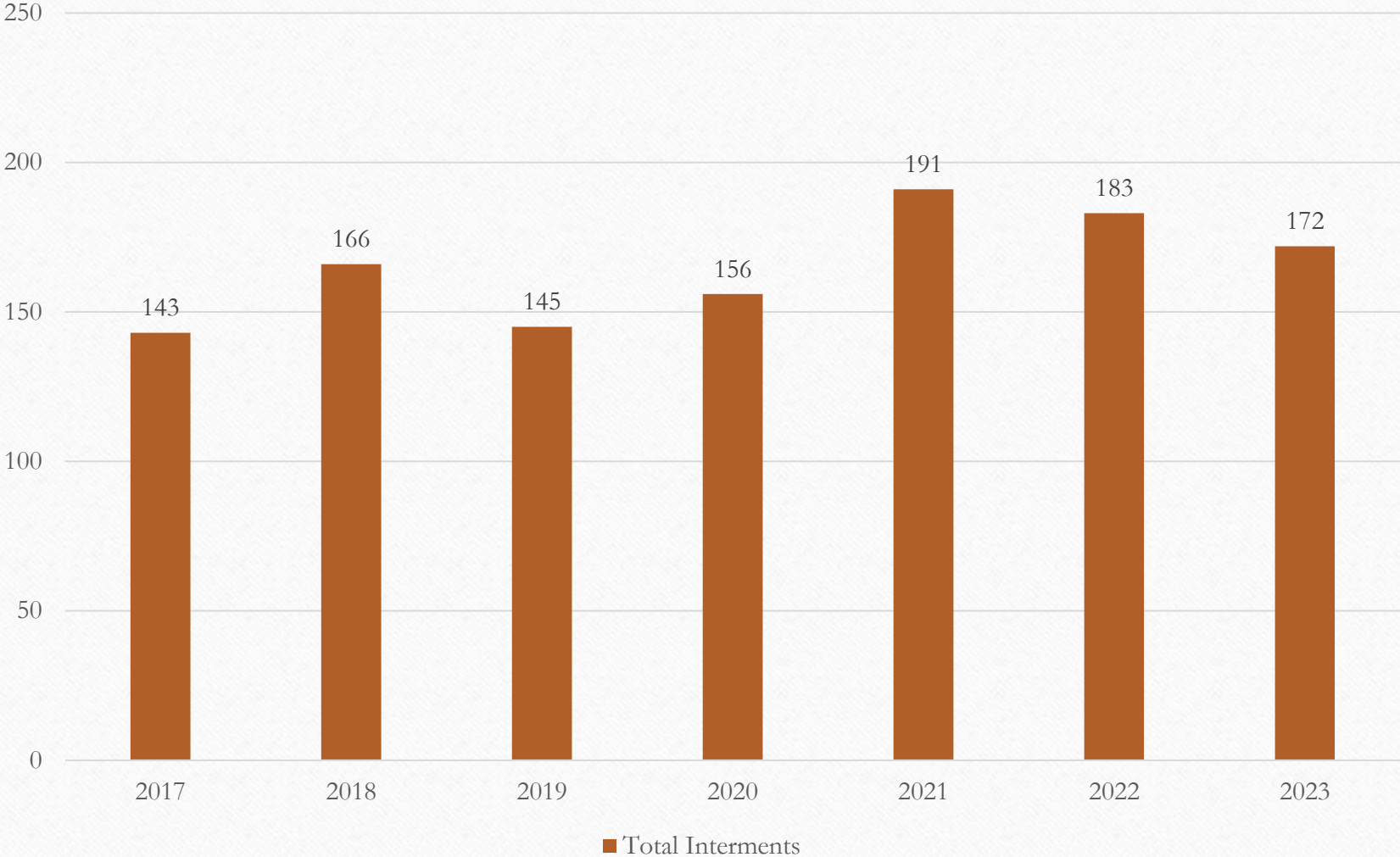


Kaysville City Cemetery

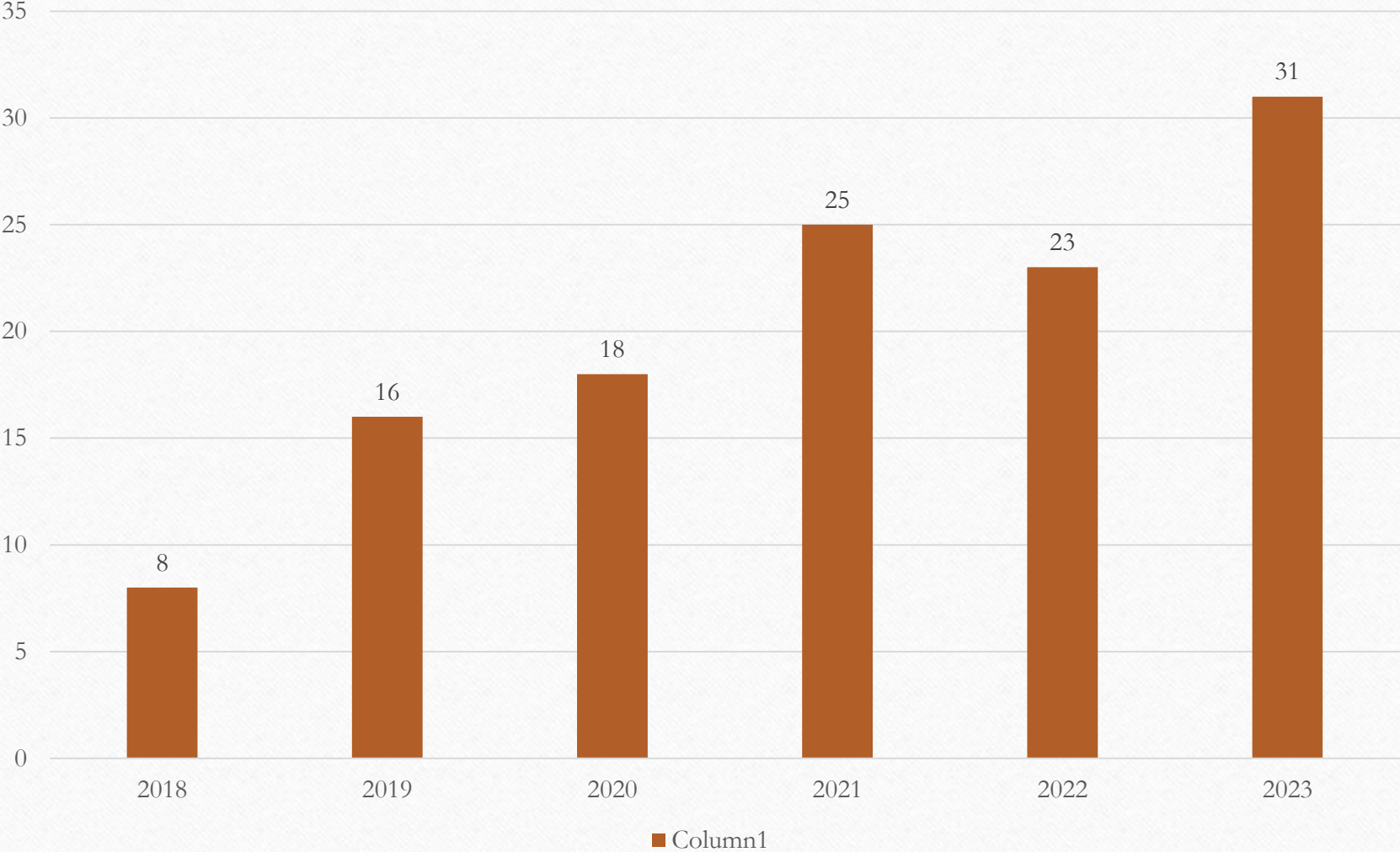
1865



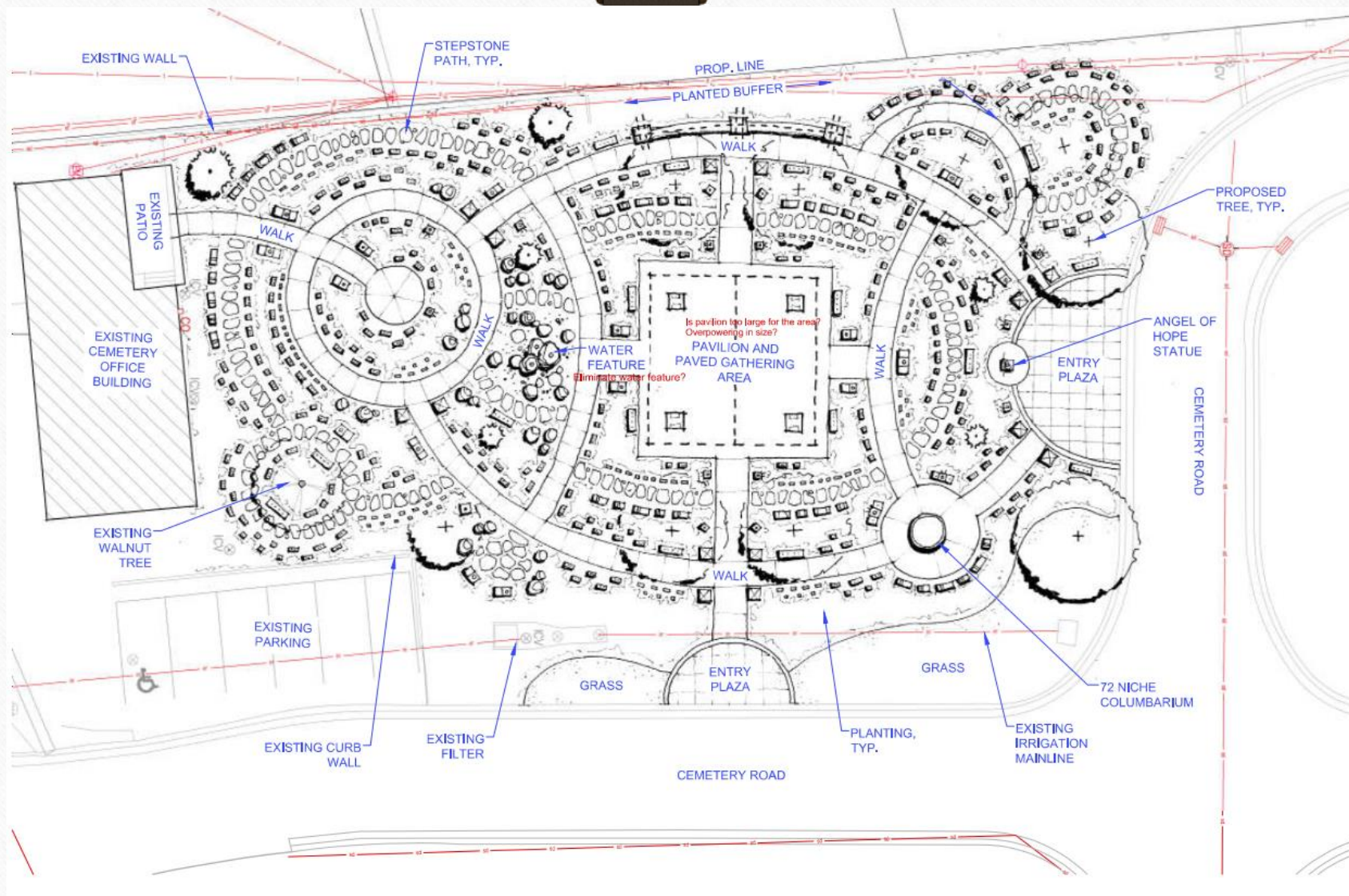
7 Year Interment History



6 Year Interment History – Urn Burials



- 22.4 acres
- Burial space right sales at need only
- Current and Future Short/Long term plans
 - FY 25 – Replacement of “old sections” irrigation system
 - FY 26 – Phase I of Memory/Cremation Garden Area
 - FY 27 – Phase II of Memory/Cremation Garden Area
 - Cemetery expansion/additions – What happens in 10 years?
- Cremations seeing an increase in numbers
- Staffing challenges
 - Vacant cemetery sexton position





TIMBER FRAME GABLE ROOF PAVILION WITH NICHE COLUMNS



C12B AND C13B PREMIUM COMPANION & INDIVIDUAL CORED MARKERS



C12 AND C13 PREMIUM COMPANION & INDIVIDUAL CORED MARKERS



C14 AND C15 COMPANION & INDIVIDUAL POST MARKERS



PONDLESS WATER FEATURE



C16A & C16B CORED PEAK MARKERS COMPANION & INDIVIDUAL



C17A & C17B CORED SHIELD MARKERS COMPANION & INDIVIDUAL



CREMATION BOULDERS



E7A & E7B - FAMILY COLUMBARIUM UNITS LARGE 4 NICHE & SMALL 2 NICHE



E12 CREMATION PEDESTAL W/ KNEELING ANGEL SCULPTURE



E12A CREMATION PEDESTAL W/ BASE AND VASES - BUTTERFLY SCULPTURE



E13 CREMATION PILLAR



NICHE PILASTERS



E14 72 NICHE COLUMBARIUM W/ SCULPTURE TOP



CUSTOM CURVED COLUMBARIUM



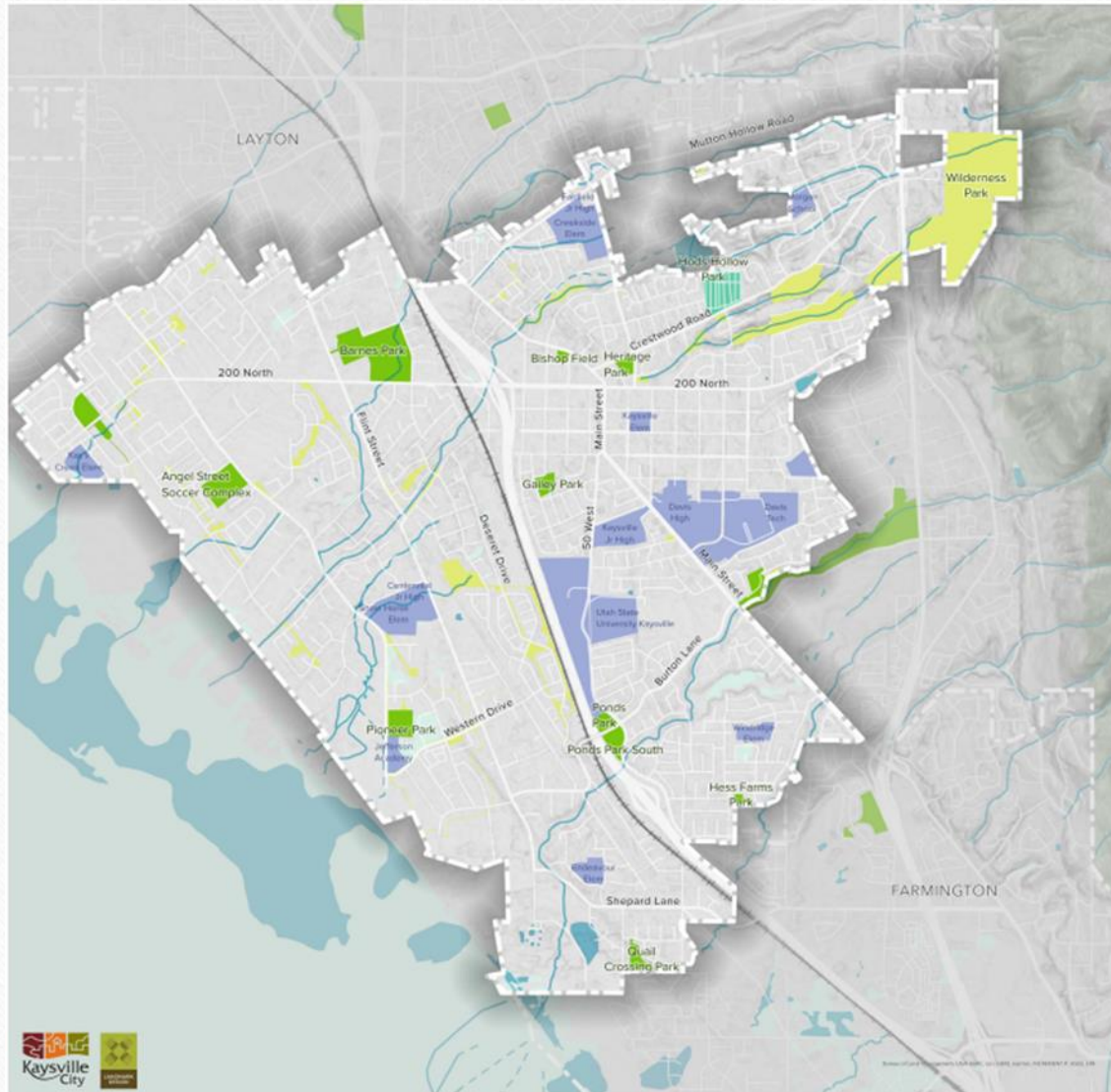
TRELLIS ON COLUMBARIUM



G5 CREMATION BENCH



Cremation Memorialization Examples



Parks



- **166.39** acres developed Parks and Public Properties maintained
- **201.66** acres undeveloped Parks and Public Properties maintained
- Completed Projects:
 - Wilderness Park Parking Lot expansion and new entrance sign – RAMP project
 - New post tension basketball court with lights at Barnes Park – RAMP project
 - Playground replacements at Quail Crossing and Ponds Park
 - Trappers Field south side of 200 North
- Upcoming Projects FY 25:
 - Rail Trail trailhead parking and restrooms (bid this fall) – RAMP Project
 - Playground replacement at Angel Street Soccer Complex
 - Pickleball court re-surfacing
- Future Projects:
 - Trappers Field north side of 200 North, design is completed
 - Continued playground replacements
- Water conservation projects are being planned:
 - Identifying areas of turfgrass that can be eliminated and re-landscaped with more drought tolerant landscaping (ex Fire Station and Operation Center). This will require budget funding.

- Staffing

- 4 of 6 full time park employees are 3 years or less
- Seasonal employees – make or break
- Growth of parks system and staffing challenges
 - West Davis Corridor, Trappers Field, added expectations, etc

Parks and Recreation Master Plan

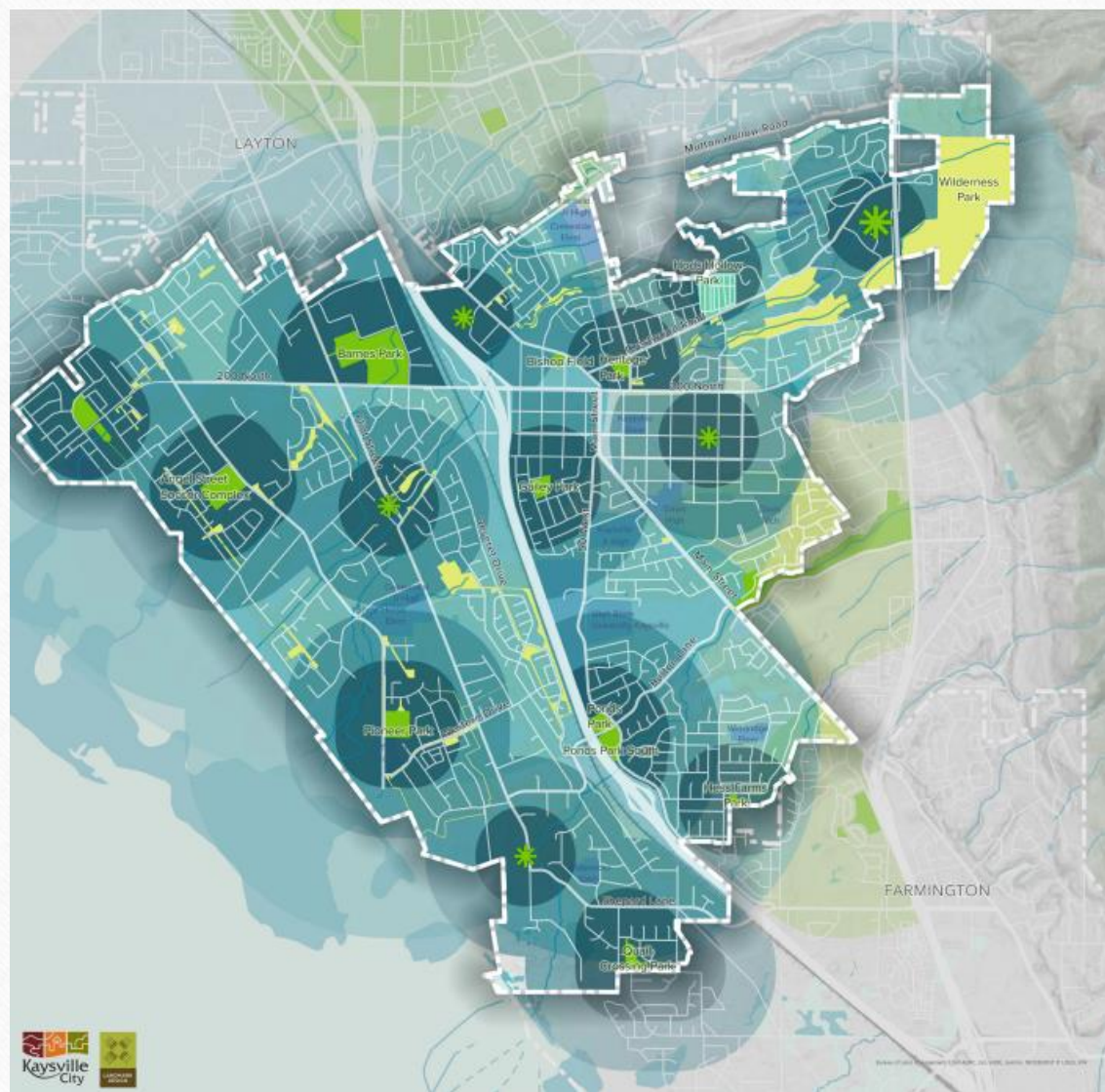
KAYSVILLE PARK VISION The community survey results indicate that residents are generally highly satisfied with the current park system, and want to see a system that expands its focus on recreation, trails and open space as opposed to traditional parks. When asked about allocating a hypothetical amount of money towards additional parks, recreational programs or facilities or trails in the City, constructing a recreation center, adding walking and biking trails and providing natural open spaces were the top three priorities of residents. Upgrading existing parks and playgrounds, additional athletic courts, and new neighborhood and community parks followed in popularity. The survey also indicated that 67-percent of survey respondents use parks primarily because of their proximity to home, which indicates this is an important factor in future park planning

Future Level of Service



Park Acres Needed to Fill Existing Gaps





Park Acres Needed 2021-2030



Park Acres Needed 2030-2050



Recreation



■ Recreation Programming

- Programs offered range from age 3 to adult of any age and ability. Our goal is to capture all ages and interests.
- Hosted and directed Northern Utah All Star baseball and softball tournaments
- Hosted the Utah Recreation and Parks Association Jr State Pickball tournament
- Summary of Program List for 2024 – Adult Pickleball Leagues/Classes, Bowling, Science Academy, Soccer, Golf, Jr Bees Baseball, Softball, Jr Jazz Basketball, Kids in the Park, Camp Champ, Ski/Snowboard, Pickleball Tournament, Summer Art Classes, Tennis, Track & Field, Tackle Football, Flag Football, Youth Fishing, Youth Pickleball, Accelerated Softball League, Adult Softball, Musical Theater, Family Super Sport.
- Coordination with DSD gymnasium space continues to present challenges for indoor programs such as Jr Jazz. This year we will have to limit the number of kids we can have play due to court space availability.

	Sets/Teams	Individual
Accelerated Softball	34	408
Adult Softball Fall	52	572
Adult Softball Spring	58	638
All Star Baseball and Softball	10	109
Baseball & Softball	106	1059
Basketball	1468	1574
Camp Champ		16
Daddy Daughter Dance	156	375
Fall Soccer	200	1937
Fishing	44	44
Flag Football	41	411
Game On! Sports for Girls	74	74
Kids in the Park		90
Lacrosse Clinic	1	34
Mom and Sons Event	18	42
Pickleball Classes		48
Pickleball Leagues		251
Pickleball Tournament Fall	159	318
Pickleball Tournament Spring	156	312
Ski/Snowboard	1	52
Spring Soccer	208	2136
Summer Art		83
Summer Golf- Adult	2	16
Summer Golf- Youth	6	83
Tennis Adult	2	20
Tennis Youth	3	178
Tournament Softball	164	1968

	Sets/Teams	Individual
Track and Field		81
URPA State Jr Pickleball Tournament	85	170
Volleyball Tournament	53	106
WFFL Football	13	323
Women On The Move		89
Youth Pickleball		229
Total Participants - Sept 2023 to Aug 2024		13,846

COLOR KEY
Adult Program
Adult Team Sport
Community Event
Pickleball
Summer Program
Youth Program
Youth Sport
Youth Team Sport



The Role of Private and School District Recreation Facilities

A handful of privately-owned and operated health and fitness facilities in Kaysville serve residents on a fee or membership basis. The facilities work in tandem with City-owned facilities, providing residents with private recreation and fitness opportunities. However, they are only available to those who are willing and able to pay. Some communities actively strive to join forces with private gyms and organizations to enhance the range of recreational facilities and services available to the public.

Kaysville has a cooperative relationship with Davis School District, sharing indoor gyms, outdoor fields and other facilities between students and the general public. While the City uses these facilities extensively for recreation programming purposes, they are available only with the continued agreement of the school district. Since cooperative agreements are not typically guaranteed in perpetuity, City use and access are not guaranteed. Partnering with local schools is nevertheless an important tool for maximizing the benefit provided, particularly for communities like Kaysville that have a high demand for limited resources. Furthermore, such partnerships minimize the duplication of park and recreation facilities in the City.

A New Recreation Center

The community survey indicated strong support for the creation of a full service Recreation Center in Kaysville, including a public pool. Four out of five respondents expressed interest and most were willing to pay additional property tax to fund a center. As such the City should prioritize study and examine the construction of a future recreation center.

Recreation Programming

Kaysville provides an extensive range of recreation programs for youth, including baseball/softball, basketball, flag football, soccer, ski/snowboarding, self defense, jump rope, and musical theater. Adult programming includes golf, softball, tennis, soccer and yoga. In addition, summer programming includes art classes, bowling, golf, tennis, track & field, youth pickleball and jump rope. The City also hosts tournaments in baseball/softball and pickleball.

The community survey indicated that only 28-percent of respondents had used City recreation programs in the past twelve months. Soccer, basketball and baseball were the most used recreation programs. When respondents were asked why they did not participate in recreation programs, they cited that they don't know what is being offered, they aren't interested in the activities, or a lack of adult recreation programs. The survey results indicated strong support for Active Aging Programs, swimming and pickleball programming, as well as live events such as concerts and festivals.

Based on community feedback, the City should make an extra effort to publicize existing programs and work towards expanding other programs offered, particularly to adults.

KEY TAKEAWAYS

- Kaysville has a wide variety of recreational programming.
- Kaysville residents are very interested in the construction of a new recreation center.
- The City should work to publicize existing recreational programming and work to expand offerings particularly to adults.

Citizen Boards

- Historic Preservation Commission
 - Meet at least quarterly
- Parks and Recreation Advisory Board
 - Quarterly meetings and park visits
 - Involved in Community Events
- RAMP Advisory Board
 - Meet in the early spring prior to budget year to recommend funding requests.
 - Meet once in the fall to set upcoming schedules for grant applications

Community Events

- Daddy Daughter Dance
- Easter Egg Hunt
- Arbor Day Program
- Memorial Day Observance Program
- Movie in the Park
- July 4th Celebration
- July 24th Scholarship Breakfast sponsored by Bowmans
- Veteran's Day Lunch
- Holiday Lighting
- Kaysville Gives and Fill the Fire Truck



Facilities

- Old Library building – 1944
- Recreation Building – 1968
- Municipal Center – 1986 with major remodel/addition 2020
 - Need a focus on interior design, wall art etc
- Operation Center – 1992
 - FY 24 Roof replaced
- Fire Station – 2000
- Police Station – 2014
- Total of 80,100 sq ft of maintained facilities
 - Custodial Services, HVAC systems, general maintenance and improvements, etc

Parks, open space, recreation and trails are a vital components of Kaysville's form and identity. Taken together as a system, they provide places to gather and recreate together with friends and family while maintaining ties to the City's roots and heritage. The City's parks, open spaces and trails also provide visual and physical relief from the built environment, serving as places of respite, recreation and connection to the natural environment. When fully-realized, the system will enhance the health and well-being of the community, creating a more complete and unified city in the process.

KAYSVILLE CITY COUNCIL
August 15, 2024

Minutes of a regular Kaysville City Council meeting held on August 15, 2024 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, and Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Information Systems Manager Ryan Judd, Information Systems Assistant Ardi Harsano, John Crofts, Val Starkey, Laurene Starkey, Jason Largey, Flemming D. Hyllested, Michael Lambert, Jill Dredge

OPENING

Council Member Jackson opened the meeting with a thought and led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Nothing was brought under this item.

PRESENTATIONS AND AWARDS

PRESENTATION BY USU BOTANICAL CENTER DIRECTOR, JERRY GOODSPEED

Utah State University Botanical Center Director Jerry Goodspeed expressed his gratitude for the invitation to speak at the council meeting and thanked the council members for their service, acknowledging the challenges they face and commending their efforts. Mr. Goodspeed then provided an update on activities at the Botanical Center, including the new indoor agricultural arena. Since its opening between late October and early December last year, the arena has hosted 53 paid events with 4,150 registered participants, not including additional visitors such as family members and friends. Events held at the arena have included team roping, barrel racing, team penning, mounted Western shooters, adult horse shows, 4H youth horse shows, dog shows, community Christmas events, and livestock shows. Mr. Goodspeed highlighted a new equine-assisted services program they are working to implement, which is aimed at helping individuals with traumatic experiences, depression, and veterans. The program is in the process of acquiring horses and ponies for therapeutic purposes. He also mentioned the success of the "Art in the Arboretum" event held in the spring and ongoing activities such as Tai Chi and yoga in the garden. The Botanical Center has been educating the public through its "Taste, Tour, & Ta-Dah!" in the Garden event, where participants can sample various fruits and learn about gardening, particularly in light of food security issues. Additionally, the center is preparing for its annual Scarecrow Walk

and a new event, the "Reindeer Express," scheduled for December 14th. Mr. Goodspeed also discussed the new Rasmussen Garden, which features plants that are colorful, drought-tolerant, and native to the Intermountain area. These plants are part of ongoing trials with Colorado State University.

Mayor Tran asked if the "Taste, Tour & Ta-Dah!" event required registration to attend.

Jerry Goodspeed confirmed that the event was free and provided details on the schedule, including a performance by a local band.

Council Member Blackham asked for clarification on the extent of the Utah State University Botanical Center's property and whether university students still conducted research projects there.

Jerry Goodspeed explained that the center encompasses 50 acres from Main Street, with an additional 100 acres used for demonstration purposes. Research is still conducted on-site, but the center primarily focuses on demonstrating successful agricultural practices to the public. He also mentioned that interns from various universities, not just Utah State, work at the center.

Council Member Jackson expressed enthusiasm about the introduction of new perennial colors and asked about UDOT's construction of a sound barrier near the Botanical Center. He suggested that a sound barrier would enhance the area, particularly near the pond.

Jerry Goodspeed acknowledged the noise issue and stated that UDOT had previously proposed a sound barrier, but Utah State University had opted for more exposure instead. He agreed to revisit the subject with the University.

Mayor Tran reminded the council that Mr. Goodspeed was honored as Kaysville City's 2024 Unsung Hero for his contributions, particularly his work at the USU Botanical Center. She encouraged more residents to visit the center and take advantage of its resources.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

Council Member Oaks made a motion to approve the following consent items:

- a) Approval of Minutes of July 18, 2024 Council Meeting

Council Member Hunt seconded the motion.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Hunt, yea
Council Member Jackson, yea

Council Member Oaks, yea
Council Member Blackham, yea

The motion passed unanimously.

WORK ITEMS

CODE BLUE SHELTER UPDATE

Mayor Tran provided an update on the progress of Davis County's Code Blue winter response plan, which had an August 1 deadline. Kaysville, as part of the task force, collaborated with other members to explore the idea of a warming bus. City Manager Jason Christensen conducted research and helped build momentum for this initiative. The task force unanimously supported the bus concept, and the plan was submitted to the state by the deadline. On August 6, Mayor Tran and City Manager Christensen met with the Utah State Department of Homeless Services to discuss the warming bus idea. The state expressed interest but indicated that there was a funding gap. The city requested \$150,000 to \$200,000 to purchase the bus, along with ongoing maintenance funds for the upcoming Code Blue season. The state responded on August 7, acknowledging the plan's submission but noted that it was non-compliant due to the funding gap. However, the state agreed to continue discussions about the warming bus idea with the task force. Mayor Tran emphasized her gratitude for the collaboration within the task force and stated that the city is awaiting further updates from the state. She also shared a personal experience of visiting Vero Beach, Florida, where she met with the mayor and representatives from The Source, a nonprofit that retrofits retired tour buses into warming buses, or what they call dignity buses. She and her husband inspected one of these buses, which featured 20 beds, a toilet, and other amenities. She was impressed by the cleanliness and practicality of the buses and felt confident in the initiative.

City Manager Christensen supported Mayor Tran's remarks, highlighting the successful collaboration within the task force and the positive steps taken in recommending the bus idea to the state.

Council Member Oaks expressed frustration with the state's unfunded mandate, noting that the state requires the city to implement the plan without providing the necessary funding.

Council Member Jackson acknowledged the challenges at the beginning of this Code Blue winter response process and praised Mayor Tran, Mr. Christensen, and Council Member Blackham for their efforts. He expressed optimism that the state would recognize the importance of the plan and potentially provide funding in the future.

Jill Dredge requested that she be allowed to present information to the council.

Mayor Tran responded that the council was not taking public comment for this item but would be happy to speak with her following the council meeting.

COUNCIL MEMBERS REPORTS

Council Member Blackham reported an increase in positive West Nile virus detections in mosquito pools within the area. The Davis County Mosquito Abatement regularly collects and tests mosquito pools throughout Davis County, and although there have been no human cases reported yet, the presence of the virus is concerning. He advised the public to use mosquito repellent, especially during dusk and dawn when mosquitoes are most active.

Mayor Tran asked why there has been an increase in West Nile virus activity.

Council Member Blackham responded that he was unsure but suggested that the council reach out to Gary Hatch, the manager at Davis County Mosquito Abatement, for more information. He praised Mr. Hatch's efforts, noting the use of new technology, such as drones, to treat smaller, hard-to-reach areas. Positive mosquito pools have been found in areas like West Kaysville and Farmington. He reiterated the importance of public awareness and preventive measures, as the disease is serious.

Council Member Adams inquired if there had been any noticeable changes in mosquito patterns.

Council Member Blackham responded that no significant changes have been observed, but as urban sprawl extends westward, more people are encountering mosquitoes, leading to an increase in complaints and the need for treatment. He mentioned that areas once considered marshland are now more populated, requiring additional attention.

Mayor Tran announced a new initiative from the Kaysville Youth City Council: a "Why I Love Kaysville" video contest. The contest will invite participants, including high school and junior high school students, as well as other community members, to create one- to three-minute videos showcasing why they love Kaysville. The contest, which will be judged by the City Council, will start in the next couple of weeks and conclude on November 15, with the winning videos being displayed publicly.

CITY MANAGER REPORT

City Manager Jaysen Christensen discussed the ongoing transition of the city's dispatch services from Davis County to Bountiful, following the council's approval earlier this year. This change, effective January 1, will involve a consolidated dispatch group serving cities from Kaysville to the southern border of Davis County. The transition is expected to be seamless, similar to the successful transition that occurred with Centerville a few years ago.

Mr. Christensen also mentioned that Kaysville Creamery, which won "Best Float" in the recent parade, will be presented with a traveling trophy. The presentation will take place at Kaysville Creamery at 3:20 PM on Monday, and a photo op is planned for the event. He commented on the creativity of their parade float, which recreated a scene from the movie Ferris Bueller's Day Off.

CLOSED SESSION

Council Member Blackham made a motion to recess the city council meeting at 7:29 p.m. and convene into a closed session to discuss pending or reasonably imminent litigation, in accordance with Utah State Code §52-4-205. The motion was seconded by Council Member Hunt and passed unanimously.

Council Member Oaks made a motion to adjourn the closed session at 8:23 p.m. and reconvene the city council meeting. The motion was seconded by Council Member Adams and passed unanimously.

ADJOURNMENT

Council Member Blackham made a motion to adjourn the city council meeting at 8:23 p.m. The motion passed unanimously.

RESOLUTION 24-~~XX-XX~~

**AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR THE
INSTALLATION OF INFRASTRUCTURE AND IMPROVEMENTS**

WHEREAS, Kaysville City (hereinafter “City”) has approved a project to install traffic signal, curb, gutter, and other infrastructure on Mutton Hollow and Main Street; and

WHEREAS, the City has been working with the property owners to acquire the necessary property rights to install this infrastructure; and

WHEREAS, the City, in exercise of its management of public property, believes that it is in the best interest of the public to authorize the acquisition of this property.

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

1. The City Manager, or his designee, are directed to conduct negotiations for a purchase Agreement (hereinafter “Agreement”) to acquire property at approximately 671 North Main Street, Kaysville UT 84037 (Parcel Id #110960070). This property shall be acquired for an amount that the City has obtained through a qualified appraisal. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an agreement. This resolution does not authorize purchases which exceed that authorized in the appraisal.

2. The City Manager, or his designee, are authorized to acquire this property and expend the necessary City funds without further City Council authorization.

3. At such time as the Agreement is in a form acceptable to the City Manager and City Attorney and after the property owners have properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by the City Manager shall constitute the City's acceptance of the offer by the property owners and the formal purchase of the property pursuant to the terms and conditions of the Agreement.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this **5th day of September, 2024.**

Tamara Tran, Mayor

ATTEST:

Annemarie Plaizier, City Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: September 5, 2024

TYPE OF ITEM: Action Item

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Rezone of 2.8 acres of property located at 1735 South 550 West from A-1 (Light Agricultural District) to R-4 (One to Four Family Residential District) for Bryan Carling

EXECUTIVE SUMMARY:

The application from Bryan Carling to rezone 2.8 acres of property at 1735 South 550 West from A-1 to R-4, allows attached dwellings in numbers up to four, depending on lot size. The item was presented at the July 11, 2024, Planning Commission meeting where a public hearing was held. The public hearing yielded the vast majority of comments opposing the rezone request. Emails which were submitted to the Planning Commission regarding the application are attached to the staff report. Minutes from the July 11 meeting are also included in the packet, which summarizes all the citizen comments from the public hearing.

At the conclusion of the Planning Commission's discussion, they directed staff and the applicant to work together to bring a development concept back which would address some of the concerns brought up that evening. In the end, the applicant's preference was to bring the R-4 application back for a decision (see attached concept), and he did not want to entertain a different zone or a development agreement. This resulted in staff recommending denial of the rezone application based on incompatibility with the 2002 General Plan. Specifically, the Future Land Use Map details the area to be used as single family.

That said, the Planning Commission had a thorough dialogue about the application again at the August 8, 2024, Planning Commission meeting. The item concluded with a motion to send a recommendation of approval of the R-4 rezone to the City Council. The motion failed to pass, and with only six members present, the call for the vote ended in a tie of 3-3. No subsequent motions were voted upon. The Planning Commission expressed the desire of staff to clearly communicate to the City Council that a rezone to R-1-8 with a development agreement would be supported by the Commissioners who were present at the August 8 meeting.

The Moderate Income Housing section of the 2022 General Plan indicates that the city should give "strong consideration" to applications which don't align with the Future Land Use Map but has other elements of support from the General Plan. This application falls into that category, and has sections of the General Plan which support the rezone as well as sections which do not support the request.

Minutes from the August 8, 2024 Planning Commission meeting are attached, but please be aware they are draft form, and have not been approved by the Planning Commission.

City Council Options:

1. Approve the rezone of 2.8 acres of property located at 1735 South 550 West from A-1 (Light Agricultural District) to R-4 (One to Four Family Residential District) for Bryan Carling.
2. Deny the rezone request.

Staff Recommendation:

Staff recommended the Planning Commission send a recommendation of denial to the City Council. However, with a 3-3 tie vote, the Planning Commission was not able to pass a favorable motion to recommend approval.

The Council may approve or deny the rezone request as this is a legislative decision which is discretionary in nature. Given the City's obligation to report the outcome of this application to the state in the 2025 Moderate Income Housing Report, staff recommends that should the Council desire to deny the rezone, the motion of denial should indicate specific reasons for the denial.

Fiscal Impact:

N/A

ATTACHMENTS:

1. Planning Commission Staff Report Carling RZN R-4 RZN 1735 S 550 W 8-8-24
 2. DRAFT PC Minutes Carling EXCERPT 08-08-2024
 3. PC Minutes 07-11-2024 Approved
 4. Carling Rezone R-4 Concept 27 Units
 5. Letter from Bryan Carling to Kaysville City
 6. Public Comments RZN R-4 1735 S 550 W Carling
 7. Ordinance RZN Carling A-1 to R-4 1735 S 550 W
-

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: August 5, 2024

Agenda Item #9: Consideration of a rezone application for 1735 South 550 West from A-1 Light Agricultural District to R-4 One to Four Family Residential District for applicant Bryan Carling (continued from July 11, 2024)

Meeting Date	August 8, 2024
Application Type	Rezone
Applicant Owner	Bryan Carling MOBA LLC
Address Parcel ID Number	1735 South 550 West 08-027-0008
Lot Size	2.8 acres 121,968 ft ²
Current Use	Agricultural
Current Zoning	A-1 Light Agricultural District (40,000 ft ² min. lot size)
Density Entitlement	3 dwelling units
Requested Zoning	R-4 One to Four Family Residential District (3,000 ft ² min. lot size)
Density Entitlement	≤ 40 dwelling units (27 Units Proposed)

1. BACKGROUND

This item was continued from the July 11, 2024 Planning Commission meeting as the Commission motioned for the applicant and staff work together to return with a different proposal which was less dense. After several discussions between staff and the applicant, Mr. Carling wishes to proceed with his application for R-4 as it was originally submitted.

As a refresher, Bryan Carling submitted an application to rezone his property located at approximately 1735 South 550 West from A-1 to R-4, which is a medium density zone. The property has historically been used for the keeping of horses and is largely surrounded by undeveloped agricultural land.



Access to the property comes from a private drive owned by the City but it is not dedicated as public right of way.

If the property were to be subdivided with the A-1 zoning, the potential to have three dwelling units is possible. If the R-4 zoning were to be implemented, although unlikely, the density allowed could be as many as 40 units. *It should be noted that in either subdivision scenario described in this paragraph the land needed to dedicate a public road and property dimensions are not taken into account. The number of allowable lots is likely 20-30% less than the figures outlined above.*

Mr. Carling submitted a subdivision concept (attached) that proposes 27 units which are townhome style dwellings and the initial creation of eight lots, broken down as shown below.

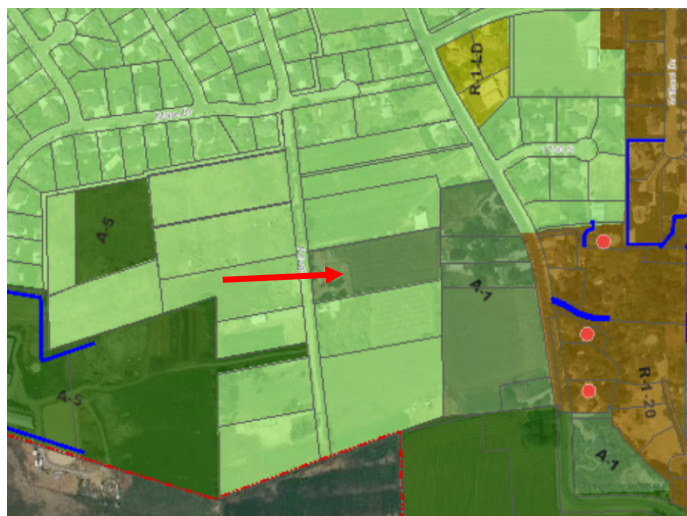
- Four lots approximately 12,000 ft² in size with four townhomes (16 units).
- Three lots approximately 10,000 ft² with three townhomes (9 units).
- One lot approximately 10,000 ft² with two townhomes (2 units).

The subdivision concept also includes a public road with a stubbed road leading to the parcel south of the Carling property.

2. SURROUNDING LAND USE

When contemplating a rezone, a careful look at the existing character of the area should be considered. The parcel is surrounded by land that is zoned agricultural and is located on a private drive which is unimproved. The property is on the east side of 550 West and is located in the southwest quadrant of the City west of Sunset Drive. The current zoning and existing characteristics are discussed in more detail in the bulleted list below.

- **Adjacent** – Directly adjacent to the subject property are agricultural uses and some single family homes to the east.
- **North** – Properties to the north are zoned R-A, which is a single family agricultural zone that requires a minimum lot size of 21,780 ft². There are three undeveloped parcels north of the subject property. Further north of that are single family homes which are also zoned R-A.
- **South** – Directly south of the parcel are properties which are zoned R-A. Further south are properties which are zoned A-5 Heavy Agriculture. The border between Kaysville and Farmington is also south of the subject property.



- **East** – Properties to the east are in the A-1 zone and have lots which front Sunset Drive and have single family dwellings. Across Sunset Drive are single family homes in the R-1-20 zone.
- **West** – Across the private drive on 550 West are properties within the R-A Agricultural Residential zone, which requires a minimum lot size of 21,780 ft². Directly across the street from the Carling property is Bridle Up Hope, a 501(c)(3) which is an equestrian center for girls and women in need of hope, confidence and resilience. Further to the west is the Sunset Equestrian Center.

The area surrounding the subject property allows single family homes even though they are considered agricultural zones. Those properties are all categorized as low density single family, and a change to the R-4 zone could allow attached dwelling units in numbers of two, three or four, depending on lot size. The rezone would bring medium density to the area which doesn't currently exist and allow lots as small as 3,000 ft². It is reasonable to believe the area will develop in the future, however, even with that thought, the R-4 zone is a stark contrast to the existing conditions and currently does not seem to be a good fit.

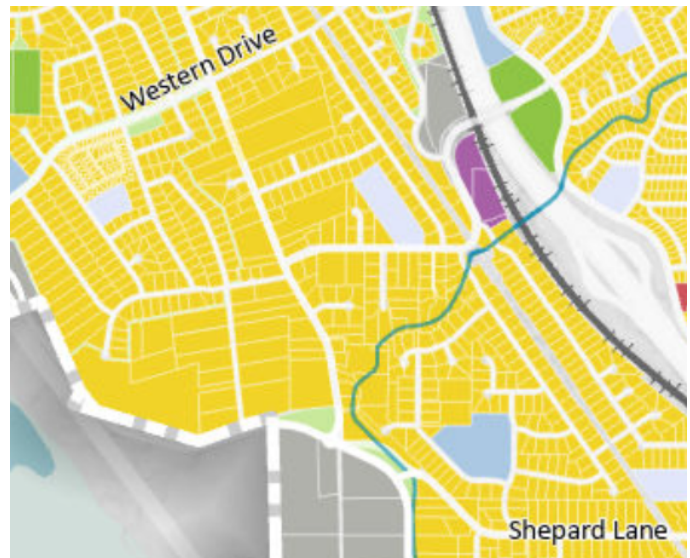
3. 2022 GENERAL PLAN

a. FUTURE LAND USE MAP

The 2022 General Plan Future Land Use Map indicates the property is to be used as single family. The proposed zone change to R-4, medium density and multifamily is not supported by the Future Land Use Map.

b. GUIDING PRINCIPLES

The 2022 General Plan has several additional components which support the rezone application and proposed project. One of the five **guiding principles** says the City should look to:



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.

The proposed R-4 zoning and small lots will increase the housing supply in Kaysville and provide additional options which do not currently exist, especially in this area of the City.

c. GOALS, OBJECTIVES AND IMPLEMENTATION MEASURES

The 2022 General Plan has a section of goals, objectives and implementation measures at the end of each chapter. Staff has reviewed these sections to determine if there is adequate support for the rezone request.

- i. **Chapter 1 Land Use & Placemaking Plan** outlines Goal 1 and 5, which do not entirely support the R-4 rezone. However, Goal 8 in the same chapter does support the rezone request.

Goal 1: Preserve and protect Kaysville's "small town" atmosphere by limiting change in functioning neighborhoods and districts. It is reasonable to advocate that this agricultural district is functioning and changing the area by adding medium density housing would detract from the existing atmosphere. The Planning Commission should give this goal adequate consideration as the rezone approval would set a tone for the area and shift the rural agricultural feel which currently exists.

Goal 5: Preserve and enhance Kaysville's remaining pastoral atmosphere and agricultural history through careful planning and the preservation of open space. The objectives which support this goal speaks to cluster subdivisions and conservations easements. Because the R-4 rezone requires the dedication of at least 600 square feet of open space per unit, one could consider this a cluster subdivision of sorts. With 27 units proposed for multifamily units, the development would need to provide at least 16,200 ft² of open space.

Conversely, the development of 2.8 acres in a well-established agricultural area could be seen as the antithesis of this goal, especially when R-4 is a medium density zone and no conservation easements are required or proposed by the applicant.

Goal 8: 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. The provision of 27 townhomes would diversify housing options and price points, especially in this area of the community.

- ii. **Chapter 3: Housing and Neighborhoods**

The General Plan was amended in November of 2022 to account for the State's laws which are designed to increase the production of moderate income housing. Cities must now include moderate income housing goals in general plans. Moderate Income Housing portions of the 2022 General Plan which support the rezone application follow.

Goal 1: Provide a full range of housing opportunities to meet economic, lifestyle, and lifecycle needs and expectations for residents. Rezoning this property to R-4 would provide needed housing which is outside the large lots that are traditionally offered in Kaysville, specifically in this area of the city.

Objective 1.3: Rezone for densities necessary to facilitate the production of moderate income housing. The density and type of housing offered by the proposed R-4 rezone should facilitate housing which is considered moderate income housing.

4. ZONING

The purpose statement for the [R-4 One to Four Family Residential District](#) states:

To provide for areas in appropriate locations where quiet medium density development may be established, maintained and protected. The regulations permit the establishment of one, two, three and four-family dwellings, and also permit, with proper controls, public and quasi-public activities such as schools, libraries, churches, parks and playgrounds.

Single family dwellings as well as multifamily dwellings of no more than four units are allowed in the zone. The R-4 zone requires frontage of at least 70' for a main building and setbacks are 25' for the front yard and 8' for side yards. The rear yard setback is 15'.

Lot size for R-4 dwellings require:

- 8,000 ft² – One or two-family dwelling
- 10,000 ft² – Three-family dwelling
- 12,000 ft² – Four-family dwelling

Buildings must be at least 10' in height and cannot exceed 30' in height. The R-4 zone also requires 600 ft² of open space per unit and 20 ft² of outdoor storage space for each unit.

The Planning Commission should determine if the purpose statement for the R-4 zone is fulfilled in this particular location.

5. PUBLIC NOTICE AND PUBLIC COMMENT

Public notices were mailed on Friday, June 28, 2024 and a sign was placed on the property on that same day.

The Planning Commission has received dozens of emails through the contact portal on the City's website. Additionally, a public hearing was held at the July 11, 2024 Planning Commission meeting where many citizens commented and expressed their opposition to the rezone application. These comments are summarized in the draft minutes included in this packet.

6. RECOMMENDATION

The Moderate Income Housing section of the 2022 General Plan states an application which is not supported by the Future Land Use Map but has other areas which support the rezone application should be given "strong consideration" for approval. This application falls into that category. Staff is confident that a recommendation of approval *is not required* for future reporting compliance.

While the 2022 General Plan contains some information which supports the application, overall, after closely reviewing the guiding principles, goals, objectives and implementation measures elsewhere in the General Plan, staff is unable to offer a positive recommendation for the rezone request.

A staff recommendation for denial does not seem to be a clean fit either as there are portions of the 2022 General Plan which support the application. Giving "strong consideration" for approval isn't

defined in our Moderate Income Housing plan, so a recommendation for approval or denial is difficult to pinpoint.

The staff recommendation on this application is close to neutral, but overall, staff finds the most persuasive argument for denying the rezone request is that attached dwellings and medium density doesn't fit the current functioning agricultural area. Further, the R-4 zone is a far more intensive use compared to the other residential zones which exist in the vicinity. This argument is too difficult to overcome and staff recommends the Planning Commission send a recommendation of denial to the City Council for rezone application for 1735 South 550 West to R-4 One to Four Family Residential District for applicant Bryan Carling.

ATTACHMENTS:

1. Proposed subdivision concept for 27 units

Kaysville City Planning Commission Meeting Minutes

August 8, 2024

MEETING MINUTE EXCERPT

The Planning Commission meeting was held on Thursday, August 8, 2024 at 7:00 pm in the Kaysville City Hall Council Chambers located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Mike Packer, Commissioners Paul Allred, Wilf Sommerkorn, Rachel Lott, Erin Young, and Katie Ellis

Planning Commissioners Absent: Commissioner Debora Young

Staff Present: Melinda Greenwood, Anne McNamara and Mindi Edstrom

Public Attendees: City Councilmember Abbi Hunt, Aaron Gomez, Rick Inman, Val Starkey, Laurene Starkey, Richard Enfield, Katilin Ellis, Merrill Sheriff, Alexis Larson, Rick Jones, L Wilson, Kathryn Lisby, Dale Lisby, Bryan Carling, Boyd Argyle, Krista Wasden, Jill Dredge, Kirk Nacey, Lorri Nacey, Madison Nacey, Doug Stanger and Sri Puppla via phone

9- CONSIDERATION OF A REZONE APPLICATION FOR 1735 SOUTH 550 WEST FROM A-1 (LIGHT AGRICULTURAL DISTRICT) TO R-4 (ONE TO FOUR FAMILY RESIDENTIAL DISTRICT) FOR APPLICANT BRYAN CARLING

Ms. Greenwood started her presentation by demonstrating how Kaysville residents can be informed on items that come before Planning Commission. She shared how to get signed up for emails on the Kaysville City webpage. She also shared information about the Kaysville City Facebook page and the State of Utah Public Notice website where agendas are always posted.

Ms. Greenwood then addressed the Planning Commission regarding a rezone application for a 2.8-acre property located at approximately 1735 South 200 West. The property is currently zoned A-1 Light Agricultural and the applicant, Mr. Bryan Carling, has requested it be rezoned to R-4. Ms. Greenwood explained a significant misunderstanding that occurred between the staff and the applicant, Carling, regarding the intended use of the property. Initially, the staff report prepared for the July 11, 2024 meeting was based on developing the property with single-family detached dwellings. However, during that meeting, the application stated his intent was to develop townhomes on the property. Consequently, the staff report for this meeting was rewritten to reflect this change, leading to a different recommendation than what was originally proposed.

Ms. Greenwood provided an overview of the property, noting its location in an agricultural area and its current zoning. The property been used for agricultural uses, and the Future Land Use Map designates the area for single-family residential development. The proposed concept plan submitted by Carling includes eight lots that could accommodate banks of townhomes, with each lot allowing two, three or four attached units depending on lot size.

Ms. Greenwood highlighted that there are conflicting elements within the City's General Plan. While certain goals and objectives support the development of diverse housing options, including multi-family housing, the General Plan also emphasizes the preservation of Kaysville's small-town atmosphere and the protection of existing neighborhoods. Specifically, the land use and place-making chapter and goal five of the General Plan both support maintaining the current agricultural and single-family residential character of the area, which would not align with the proposed R-4 zoning.

Ms. Greenwood acknowledged that the city's commitment to providing diverse housing options and complying with moderate-income housing requirements could support the rezone. However, because the townhome development proposed by Carling does not align with the single-family designation of the Future Land Use Map, the staff ultimately recommended denial of the rezone application.

Ms. Greenwood also mentioned that the Planning Commission had directed staff to work with Carling to find a different concept that might be more acceptable to the public and the Commission. Despite these discussions, Carling chose to proceed with the request for the R-4 zoning. Staff's recommendation for denial was based on the fact that the proposed townhomes do not conform to the Future Land Use Plan, which designates the area for single-family homes, and the overall impact of introducing multi-family housing in the middle of an agricultural area. The recommendation reflected staff's assessment that the proposed rezone would not fit the existing or planned character of the surrounding neighborhood.

Chair Packer invited the applicant, Bryan Carling to make any comments regarding his rezone.

Carling spoke in favor of his request to rezone a 2.8-acre property from A-1 Light Agricultural to R-4. Carling addressed several points of the public's opposition and clarified his intentions for the project.

He acknowledged that some of the opposition is due to a general reluctance to see change in the area as well as a lack of desire for density, with many residents preferring to keep the land as agricultural fields. However, he emphasized that the property is privately owned and that, as the owner, he has the right to pursue development options that align with his goals and the economic realities of the area.

Carling reiterated that his application has always been for R-4 zoning, which would allow for townhomes. He expressed that he has never implied that the development would be for single-family homes. His goal is to develop townhomes that would share lot lines and structural walls, which he believes is necessary to make the project financially viable given the high costs of infrastructure and development.

He provided an economic rationale for the rezone, explaining the high costs associated with developing the property, including an estimated \$1.1 million for road construction and additional costs for connecting to existing utilities. He argued that these costs would make

single-family development impractical and unaffordable for most people, especially given the rising cost of land and construction.

Carling emphasized the current zoning and General Plan are outdated and do not reflect the economic realities of today, specifically the cost of borrowing money. He said that particularly impacts the affordability crisis that makes it difficult for new graduates and young families to live in Kaysville. He indicated the city only wanted to see 10,000 square foot lots in that area which would mean he could only get eight lots from his property. He said the city only allows for 30 feet of height in a home which would only allow a two-story home. He said there is a fear in Kaysville of having anything that is different and that Kaysville is the standout city in Davis County that says no to everything.

He said he would like the townhomes he develops to have two-car garages that would be 1,500 to 1,800 square feet in size, three bedrooms and two and a half baths, and priced around \$375,000 if possible.

He pointed out that the city's lack of diverse housing options, particularly on the west side of I-15, has created a situation where the city is not meeting the needs of its residents or the state's push for more affordable and moderate-income housing.

He also addressed concerns from neighbors about the potential impact of the development on the area, particularly regarding traffic and the preservation of the agricultural character. Carling expressed his willingness to work with the neighbors directly impacted by the development, particularly those on the east side of his property, and to make compromises to address their concerns.

Carling concluded by asking the Planning Commission for a fair consideration of his rezone request, urging them to think about the broader needs of the community and the potential benefits of providing more affordable housing options in Kaysville. He also mentioned that he had communicated with the Governor's office about the project and said they are watching the application. He expressed his intention to pursue legal options if necessary that he has had insults because he wants to develop his property and said that all of Kaysville collectively has a snobbish bias against anything different. Carling left a letter with the staff and offered to answer any questions the Planning Commission might have about the proposed development.

(See attached letter)

Commissioner Sommerkorn sought clarification from Carling regarding his willingness to consider alternative zoning options for his property. Sommerkorn referred to the discussions from the previous meeting, where the idea of exploring different options, such as small lots for single-family homes, was mentioned.

Carling responded candidly, stating he is mad at the city and stated he is seeking an up-or-down vote on the R-4 zoning request. He indicated that his primary goal is to have the property

rezoned to R-4 to allow for townhomes. However, when pressed by Commissioner Sommerkorn, Carling acknowledged that he would consider an R-1-8 zoning designation, if necessary, as it would still allow for twin homes through a Conditional Use Permit, even though it would not permit the same level of density as R-4.

Carling made it clear that while his preference is for R-4 zoning, he would be tickled with R-1-8 zoning as a fallback option. He pointed out that an R-1-8 designation would still allow for the development of twin homes under certain conditions, similar to other developments in the area. Despite this, he reiterated his desire for the Planning Commission to make a definitive decision on the R-4 zoning.

Commissioner Sommerkorn thanked Carling for the clarification, confirming that Carling's primary request is for a vote only on R-4 zoning.

Commissioner Allred raised points about the potential for achieving affordable housing through the proposed rezone. He acknowledged that simply rezoning for the sake of rezoning would be insufficient if it did not align with the city's General Plan goals, particularly the creation of affordable housing options. Commissioner Allred emphasized the importance of ensuring that any rezone would result in housing that is actually affordable, particularly for younger families, and not just lead to expensive developments that don't meet the community's needs.

Carling responded by acknowledging concerns about affordability but also expressed frustration with the city's approach, particularly the push for larger lot sizes, which he feels would make it impossible to create affordable housing. Carling noted that while he's open to negotiation, his experience has led him to seek a definitive decision on the R-4 zoning request.

Mr. Carling said again that the city only wants 10,000 square foot lots and that he wants the city to go on record saying no to his application.

Commissioner Allred continued by exploring the possibility of using a Development Agreement to achieve a balance, potentially allowing for smaller lots or a mix of housing types that could still meet affordability goals. He shared his personal experience with similar developments and pointed out that many younger people today prefer townhomes or smaller lots with less maintenance, indicating a need for such housing in Kaysville.

Commissioner Allred expressed a desire to bridge what the General Plan says while also addressing the state's push for more diverse and affordable housing options. He underscored the need for change in the city's approach to housing to meet the needs of younger generations, who are increasingly looking for alternatives to traditional single-family homes.

Commissioner Young expressed her support for the proposed development and the broader idea of introducing more housing options in West Kaysville. She mentioned she is not opposed to the concept as it is currently drawn up and pointed out the potential for the townhomes to

be attractive and well-designed, similar to those on the north end of Main Street in Kaysville, which she finds beautiful.

Commissioner Young shared her personal experience, noting that she currently lives on a small 6,000-square-foot lot on the west end of Kaysville. She highlighted the growing unaffordability of her own home, which underscores the need for more diverse and affordable housing options in the area. While she appreciates the movement towards higher density and smaller lots, she indicated that she would like to see City Council have the opportunity to review the proposal.

Her comments reflected a recognition of the housing affordability challenges facing the community and a willingness to consider developments that could help address these issues, even if they involve higher density and non-traditional housing types like townhomes.

Commissioner Ellis expressed her internal conflict regarding the rezone proposal. She acknowledged the persuasive arguments made during the discussion but shared her instinct that the density of the proposed development should be tapered. Commissioner Ellis voiced concern that if state regulations limit the Planning Commission's ability to make decisions on such matters, it could undermine the purpose of having a Planning Commission.

Commissioner Ellis found the decision challenging but reiterated her belief that the density should be adjusted, reflecting a concern for balancing development with the character of the surrounding area. Her comments highlighted the tension between following state mandates and maintaining local control over land use decisions.

Mr. Carling discussed the zoning options available for his proposed development. He mentioned that while the RM zoning would allow for higher density (six units per structure), it would likely cause significant opposition. He pointed out that the front, back, and side setbacks, as well as the height restrictions, are the same across different zoning categories, with the main difference being the number of walls that can be shared between units.

Commissioner Ellis acknowledged that zoning options like R-2 and R-1-8 with twin conversions are very similar, and noted that if the development were considered under a Conditional Use Permit, higher density could potentially be achieved regardless of the zoning.

Mr. Carling reiterated his desire to push for a decision on the R-4 zoning.

Commissioner Sommerkorn expressed openness to the idea of R-1-8 zoning, which could accommodate twin homes or duplexes that resemble single-family homes. He noted that while these types of homes are uncommon in Kaysville, homes can be designed to blend seamlessly into the neighborhood with smaller lots and achieve the same visual effect as single-family homes while still providing more housing options. He confirmed that the Future Land Use Map identifies single-family for the area.

Commissioner Sommerkorn emphasized that any consideration of R-4 zoning would require a detailed Development Agreement that clearly outlines what would be built. Without such an agreement, he was not willing to recommend R-4 zoning to the council but expressed support for the R-1-8 zoning as a more viable alternative.

Chair Packer shared his thoughts on the rezone application, acknowledging the complexity and conflicting aspects of the decision-making process. He noted that the General Plan often contains multiple, sometimes conflicting, priorities, making it challenging to satisfy all goals simultaneously. He recognized that the land in question will eventually be developed, whether or not the zoning is changed.

Chair Packer observed that large lots, which are prevalent in the western area of Kaysville, are not significantly different in appearance from smaller lots when it comes to the visual impact of houses and landscaping. He questioned whether the continuation of large lots is what Kaysville truly needs, given the clear demand for smaller lots and more diverse housing options.

Chair Packer highlighted the General Plan's priority to provide variety and diversity in housing, noting that the area west and south of the freeway currently lacks higher-density housing options. Chair Packer pointed out that the property's location near major roads and future freeway access, including the new Shepard Lane interchange and the West Davis Corridor, could make it well-suited for development that offers more density.

Chair Packer addressed the concern about whether the proposed development would fit the area's existing density. He acknowledged that while the proposed density is different, he did not see it as a significant issue. He argued that the physical characteristics of the buildings, such as height, setbacks, and overall appearance, would not be substantially different from those of houses that could be built under the current zoning. He emphasized that the main difference would be the increased density, which, in his view, does not present the kind of extreme contrast that might be problematic, such as placing industrial facilities next to a school.

In conclusion, Chair Packer expressed that, while the decision is not straightforward, he leans towards supporting the development. He sees the potential for it to work well within the context of the area, particularly given the city's goals of fostering diverse housing options across different parts of the city.

Commissioner Sommerkorn asked staff if they had conversations with Ivory Homes or Symphony Homes. Ms. Greenwood responded that she had not had any conversations with Ivory Homes, but had several with Symphony. The last concept they showed the city included about 220 units over the 30 acres and had a mixture of housing types including townhomes, small lots and larger lots.

Commissioner Allred said the City doesn't have to follow a general plan. He delivered a strongly-worded critique of the 2022 General Plan, stating it says Kaysville is a small town, but that is incorrect and misleading as we are over 30,000 people. He said the words rural and

pastoral atmosphere are ridiculous and that Kaysville is suburbia and that we should start acting like it. Commissioner Allred argued that this language is misleading and does not reflect the reality of Kaysville as a growing suburb within a highly urbanized region. He asserted that the city needs to stop using such terms, which he believes perpetuate a resistance to change and hinder the development of more diverse and affordable housing options.

He then commented on the nature of the rezone request is for medium density not high density. He said he feels the large lot density west of I-15 has been misguided for decades. He pointed out that this approach has locked up the west side of the city for rich people who want to have large lots. He feels this has created a lack of housing diversity and has contributed to the exclusion of younger families and those with moderate incomes from living in the area.

Commissioner Allred said he feels large lots are wasting water resources agrees with the applicant that Kaysville is prejudice and commented that if you were not raised in Kaysville you were not treated the same.

He expressed frustration that Kaysville's development standards, particularly for street widths, are absolutely obscene and dangerous. He said it also contributes to the high cost of infrastructure, which in turn raises the cost of housing. He suggested the City should implement a conditional use permit for a planned unit development for private roads.

He also took issue with the City's General Plan, arguing that it is misleading, double speak, inconsistent and does not effectively support the creation of affordable housing. He lamented that the plan's contradictory language makes it difficult to achieve meaningful change and that it should not have been adopted in its current form.

Commissioner Allred urged the Planning Commission to focus on good planning practices rather than worrying about how their recommendations might be received by the public or the City Council. He advocated for increased density in the proposed development and supported the applicant's request for a straightforward up-or-down vote on the R-4 zoning. Commissioner Allred's comments highlighted concern for the direction of development in Kaysville and a call for more progressive, inclusive planning practices that better reflect the needs of the community and the realities of the region.

Commissioner Sommerkorn began by reiterating his position that he could not support the R-4 zoning without a more detailed development agreement, which he believes is necessary to ensure that the project aligns with the spirit of the General Plan, particularly regarding single-family housing. He suggested that the R-1-8 zoning, combined with a conditional use for twin homes, could achieve a balance between increasing density and maintaining the character of the area.

Commissioner Ellis agreed with Commissioner Sommerkorn, stating that she could be persuaded to support the project with the right development agreement that provides a buffer and addresses density concerns.

Carling responded to the discussion by explaining the limitations he faces as a small developer with only 2.8 acres, indicating that he is not in a position to engage in a complex development agreement process typically handled by larger developers. He expressed a preference for a straightforward rezone without additional complications.

Ms. Greenwood clarified that while development agreements typically include time frames and detailed conditions, they can be flexible and tailored to the specific circumstances of a project. She mentioned that in some cases, time frames are not strictly enforced, providing some leeway for the developer.

Commissioner Young made a motion to recommend the rezone from A-1 (Light Agricultural) to R-4 (One to Four Family Residential) for the property at 1735 South 550 West owned by Bryan Carling. Commissioner Allred seconded the motion.

Commissioner Sommerkorn reiterated his opposition to the R-4 zoning without a Development Agreement. The vote was 3-3 resulting in a tie, meaning the motion failed.

Commissioner Sommerkorn: Nay
Commissioner Young: Yay
Commissioner Ellis: Nay
Commissioner Packer: Yay
Commissioner Lott: Nay
Commissioner Allred: Yay

The Planning Commission continued its discussion following the tie vote on the motion to recommend approval of the R-4 zoning request. Commissioner Sommerkorn clarified that, according to the bylaws, a tie vote does not automatically mean a denial; rather, it results in no recommendation being made to the City Council. This situation allowed the Commission to consider another motion if they wished to proceed further.

Commissioner Sommerkorn then made a motion to recommend that the applicant consider an R-1-8 zoning with a Development Agreement, emphasizing that the Planning Commission would be willing to look favorably on such a proposal.

This motion was seconded by Commissioner Allred, who raised a procedural concern about voting on a zoning application that had not been formally submitted. It was then discussed whether or not the Planning Commission should make a formal recommendation on a different zone than what was in the application. It was determined the motion for the R-1-8 was not appropriate, but they can express a preference for what they would support if such an application were to be submitted.

The discussion then focused on the procedural implications of the tie vote and the potential options available to the applicant, Bryan Carling. Ms. Greenwood clarified that the tie vote meant the motion to recommend approval of R-4 zoning did not pass, but it did not constitute a

formal denial. This outcome would be reported to the City Council as no recommendation from the Planning Commission due to the tie.

The Commission members debated whether to proceed with another motion or to leave the matter as it stood.

Ultimately, it was decided that the tie vote would result in no recommendation being forwarded to the City Council. However, Commissioner Sommerkorn reiterated that the Planning Commission would be open to considering an R-1-8 zoning with a Development Agreement if the applicant chose to pursue that route. The Commission members agreed that this suggestion would be noted in the minutes but that no further formal action would be taken at this time.

Chair Mike Packer acknowledged the time and effort invested by everyone involved, including Mr. Carling and the Commissioners, noting that the democratic process can sometimes be slow.

DRAFT

Kaysville City Planning Commission Meeting Minutes
July 11, 2024

The Planning Commission meeting was held on Thursday, July 11, 2024 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Commissioners Paul Allred, Wilf Sommerkorn, Debora Shepard, Erin Young, Michael Packer, and Megan Sevy

Planning Commissioners Absent: N/A

Staff Present: Melinda Greenwood, Anne McNamara and Mindi Edstrom

Public Attendees: City Councilmember Abbi Hunt, Rick Jones, Jacquie Jones, Alexis Larson, Bryan Carling, Steven Pederson, Nicole Burton, Matthew Mann, Shauna Mann, Boyd Argyle, Norma Argyle, Dale Lisby, Kathryn Lisby, Brent Eberhard, Gina Carling, Meridith McCombs, Jason Gagner, Jamie Muirbrook, Laurene Starkey, Tara Oveson, Mark Oveson, Merrill Sheriff, B Jensen, Mike Jensen, Karl Price, Katie Ellis, Kirk Nacey, Lori Nacey, Sara Torgesen, Leroy Anderson, Tim Hirsch, Gage Jensen, Sapientia Fernandez, Dave Heath, Matt Howes, Jeff Hansen, Brent Giles, and Mark Tren.

1 - WELCOME AND MEETING ORDER

Vice Chair Shepard welcomed everyone to the July 11, 2024 Planning Commission meeting. She said that a new Chair and Vice Chair need to be elected for the 2024-2025 year.

Commissioner Allred nominated Commissioner Young and Commissioner Young nominated Commissioner Michael Packer for the Planning Commissioner Chair. The vote was unanimous in favor of Commissioner Packer as the 2024-2025 Planning Commission Chair (6-0).

Commissioner Sommerkorn: Yay
Commissioner Young: Yay
Commissioner Sevy: Yay
Commissioner Packer: Yay
Commissioner Shepard: Yay
Commissioner Allred: Yay

Commissioner Shepard nominated Commissioner Erin Young to be the Vice-Chair. The vote was unanimous in favor of Commissioner Young as the 2024-2025 PC Vice Chair (6-0).

Commissioner Sommerkorn: Yay
Commissioner Young: Yay
Commissioner Sevy: Yay
Commissioner Packer: Yay
Commissioner Shepard: Yay
Commissioner Allred: Yay

2 - DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest from the Commissioners.

3 - CONDITIONAL USE PERMIT FOR FARM ANIMALS FOR 789 EAST 80 NORTH FOR NICOLE BURTON

Anne McNamara introduced the Conditional Use Permit for 789 East 80 North for farm animals to be placed on the property. The applicant, Heather Burton wanted to place six goats on her property in the over grown grass. Having farm animals is a permissible use with a Conditional Use Permit and additional conditions that staff would recommend would be those for nuisance abatement and screening from adjacent neighbors. Ms. McNamara shared a slide with outlined areas where the goats would be placed showing sufficient space for them. Ms. McNamara recommended approval for the Conditional Use Permit.

Ms. Edstrom added that there was a Conditional Use Permit previously on this property with the previous owners. Because there had been a lapse in the use the new home owner needed to apply for a new permit.

Commissioner Shepard asked if the Conditional Use Permit was posted and if there were any comments.

Ms. McNamara said there were no public comments made regarding the permit.

Commissioner Young made the motion to approve the Conditional Use Permit for farm animals at 789 East 80 North with no additional conditions to be placed and Commissioner Sevy seconded the motion. The vote was unanimous in favor of the motion (6-0).

Commissioner Sommerkorn: Yay
Commissioner Young: Yay
Commissioner Sevy: Yay
Commissioner Packer: Yay
Commissioner Shepard: Yay
Commissioner Allred: Yay

4 - CONDITIONAL USE PERMIT FOR WASATCH KINDER-PREP PRESCHOOL LOCATED AT 556 EAST 1150 SOUTH FOR MERIDITH MCCOMBS

Mindi Edstrom introduced the Conditional Use Permit for Meridith McCombs and Wasatch Kinder-Prep. The property is located at 556 East and 1150 South and is in the R-1-8 Residential Zone. There were no other Conditional Use Permits in close proximity to the applicant's home. The applicant will have students coming to the home between 9:00am to 12:00pm Monday through Friday with activities both in the home and in the yard. There was a sign placed in their yard notifying the neighbors of the application and staff received no comments from the public. Ms. McCombs has registered her business with the State of Utah and is needing to get an

inspection from the Fire Department once she has her preschool set up and ready to go. Staff recommended approval of the Conditional Use Permit for the Major B Home Occupation located at 556 East 1150 South for Meredith McCombs.

Commissioner Allred thanked that applicant for her efforts to teach preschool.

Commissioner Shepard asked the applicant if she had a drop off and pick up plan for her preschool.

Ms. McCombs said she will have 10-12 students and that she has talked with her neighbors regarding parking drop off and pick up so as to not inconvenience them. She will have the parents line their cars by the curb on her side of the road and her neighbors across the street. The parents will then need to walk their student to the preschool. For the pick up she will walk the students to their parents who will be parked on 500 East. She is trying to prevent blocking her neighbor's mailboxes and driveways.

Commissioner Allred asked Meredith if she has any outside employees.

Ms. McCombs will not have employees. She will have volunteers from time to time.

Commissioner Allred made the motion to approve the Conditional Use Permit for a Major B Home Occupation for Wasatch Kinder-Prep for Meredith McCombs with the recommendation and research performed by staff and in compliance with all State of Utah licensing regulation. Commissioner Packer seconded the motion and the vote was unanimous in favor of the motion (6-0).

Commissioner Sommerkorn: Yay

Commissioner Young: Yay

Commissioner Sevy: Yay

Commissioner Packer: Yay

Commissioner Shepard: Yay

Commissioner Allred: Yay

5- CONDITIONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR ROCK'N ROBYN PRESCHOOL LOCATED AT 916 WILLOMER DR.

Mindi Edstrom introduced the Conditional Use Permit Rock'n Robyn Preschool noting that the preschool would operate in the basement of Robyn Eberhard's home. The preschool aims to accommodate fewer than 12 students, with no additional employees. The application included a detailed drop-off plan to ensure safety and efficiency.

Commissioner Allred raised questions about the safety and accessibility of the basement, specifically regarding the exit to the backyard, which involves ascending ten steps. He expressed concerns about public safety, particularly regarding emergency egress for children, and inquired about the presence of window wells and ladders.

Brent Eberhard, speaking on behalf of the applicant, confirmed that the basement had appropriate windows and that the home, built in 2006-2007, met current safety standards.

Commissioner Allred emphasized the necessity of a fire department inspection and approval before granting the permit, specifically focusing on the ingress and egress safety measures.

Commissioner Allred made a motion to approve the Conditional Use Permit contingent on approval from the Kaysville Fire Department. Commissioner Young seconded the motion and the Commissioners voted unanimously in favor of the motion (6-0).

Commissioner Sommerkorn: Yay

Commissioner Young: Yay

Commissioner Sevy: Yay

Commissioner Packer: Yay

Commissioner Shepard: Yay

Commissioner Allred: Yay

Ms. Edstrom confirmed that once the fire inspection is completed and approved, the permit would be formally issued, allowing the preschool to commence operations in the fall.

6- CONSIDERATION OF A REZONE APPLICATION FOR 1735 SOUTH 550 WEST FROM A-1 LIGHT AGRICULTUREAL DISTRICT TO R-4 ON TO FOUR FAMILY RESIDENTIAL DISTRICT FOR APPLICANT BRYAN CARLING

Melinda Greenwood addressed the Planning Commission and provided an overview of the application submitted by Bryan Carling to rezone a 2.8-acre property located at 1735 South 550 West from agricultural use to a different zoning designation. Greenwood explained that the current zoning would allow for three dwelling units. She also clarified the terminology used in zoning discussions, distinguishing between low, medium, and high density, and categorized the proposed development as medium density rather than high density.

Ms. Greenwood highlighted the state's requirements for cities to include moderate-income housing elements in their general plans, a mandate that has been increasingly enforced over the past several years. She noted that non-compliance could result in penalties, including the loss of funding for city projects and fines of up to \$500 per day starting in 2025. This context is critical in understanding the pressures and constraints faced by the city in evaluating such rezoning applications.

The property in question is surrounded by undeveloped agricultural land and is accessed by a private road that is not a public right of way. The current zoning map shows the area as largely agricultural, with adjacent zones allowing for residential development on larger lots. Carling's proposal includes 27 single-family dwellings, which would be considered under the city's medium density category.

Ms. Greenwood discussed the Kaysville City General Plan adopted by the city in 2022, which includes provisions for moderate-income housing. She emphasized that while the General Plan is considered advisory in Utah, the state views the moderate-income housing elements as more mandatory. The plan's goals include providing a diverse range of housing options and maintaining the city's small-town atmosphere. Ms. Greenwood noted that while some aspects of the General Plan do not support the rezoning application, others do, particularly in relation to the need for more affordable housing.

The staff recommendation is to approve the rezoning application, considering the supportive elements of the General Plan and the state's requirements for moderate-income housing. Ms. Greenwood acknowledged public concerns about changing the area's rural character, potential traffic increases, and other impacts. However, she stressed the importance of adhering to state mandates to avoid penalties and support future city funding opportunities.

Ms. Greenwood also mentioned potential future developments by other property owners in the area, such as Ivory homes and Symphony homes, which could further change the character of the neighborhood from agricultural to residential. She noted that the city is committed to informing residents about upcoming developments and emphasized the importance of community input in the planning process.

The discussion concluded with Ms. Greenwood suggesting that if the Commissioners were inclined to approve the rezoning, they should consider implementing a Development Agreement to ensure that the development adheres to the proposed plans and addresses community concerns. This agreement could limit density, specify housing types, and manage infrastructure improvements, such as road access. She explained that the Planning Commission will deliberate and make a recommendation to the City Council, who will have the final decision-making authority.

Commissioner Shepard asked for clarification on the state of utilities in the area.

Ms. Greenwood responded, confirming the presence of water and power but noting that culinary water and stormwater infrastructure would be addressed through a pioneering agreement. This indicates a significant financial responsibility for any developer starting in the area.

Bryan Carling approached the Planning Commission introduced himself as the property owner and applicant, having owned the property for about 20 years. He mentioned purchasing the land with the initial intent to possibly build and retire there, but circumstances have since changed. Carling was present to provide answers and clarifications about his development plans.

Commissioner Allred recalled a past situation where Carling opposed a neighboring development by Merrill Sheriff, particularly due to road issues.

Bryan Carling confirmed his opposition at the time, primarily because the proposed development had a long cul-de-sac without considering future development on 550 West, which the city owns. Carling explained that his current proposal is for a zoning change, suggesting a different road layout would not limit access for neighbors. He emphasized that the city and property owners need to address road width and access issues, with discussions around a 65-foot right-of-way classification for a local collector road.

Mr. Carling presented a conceptual plan highlighting the highest possible density under the proposed zoning, allowing for a 55-foot road with sidewalks and adequate parking. He described the potential layout, which included single-family townhomes, possibly attached as twin homes, with a typical setup of two-car garages, living spaces, and bedrooms.

Commissioner Sommerkorn clarified that the lots would feature individually owned units, akin to condos.

Mr. Carling clarified that the proposed townhomes would be individually owned, not condominium units, emphasizing that these homes would be structured for individual ownership. He stated his commitment to maintaining this concept in the development. Carling expressed concern over the affordability of housing in Kaysville, noting that current market conditions make it challenging for younger residents to purchase homes. He highlighted the increase in median home prices and interest rates over recent years, indicating a desire to create more accessible housing options.

Commissioner Allred noted that discussions had strayed beyond the zoning and density issues, which were the primary focus of the meeting. He emphasized the importance of clarifying the nature of the proposed housing, particularly the distinction between townhomes and other multi-family housing types like condos, duplexes, or triplexes.

Mr. Carling agreed that the goal was to provide housing options that were more attainable for local residents, particularly younger families.

Commissioner Shepard inquired about the intentions of Carling's neighbors to the south, asking if they also planned to pursue similar zoning changes.

Mr. Carling confirmed that his neighbors were interested in developing their property in a similar fashion and had expressed support for the zoning change.

Ms. Greenwood confirmed that a favorable comment had been received from the neighbors.

Commissioner Allred suggested that a coordinated development effort involving both properties could result in a more efficient and better-designed development pattern. He proposed the possibility of rear-loading options for the properties, which could improve design and utility placement.

Ms. Greenwood stated that somehow a misunderstanding had occurred between the applicant and herself and said the staff report and recommendation had been written from the standpoint of single family detached homes and not townhomes as the applicant had stated in his comments.

Commissioner Shepard asked staff whether the new information about the housing being attached townhomes, rather than detached single-family homes, would affect their recommendation.

Ms. Greenwood acknowledged that this change might impact some elements of the general plan, particularly regarding single-family housing designations. However, she stated that she thought the recommendation would still favor the proposal, given the importance of meeting moderate-income housing goals.

Commissioner Allred raised concerns about the definition and affordability of the proposed housing, emphasizing the need to clarify the project's alignment with moderate-income housing standards.

Ms. Greenwood explained the state's criteria for moderate-income housing, which involves ensuring that housing costs do not exceed 30% of the income for households earning up to 80% of the area median income. She noted that the county's area median income was approximately \$85,000, and that moderate-income housing should be affordable to households earning 80% of that figure.

Commissioner Allred emphasized the importance of using precise terminology when discussing housing affordability. He clarified the difference between "affordable housing" and "moderate-income housing," noting that the latter is the focus of the state requirements.

Bryan Carling responded by acknowledging the challenges of developing affordable housing, particularly given high land costs and environmental constraints like a high water table. He mentioned that the proposed homes would likely be two-story structures with crawlspaces due to the water table issues.

Carling also expressed a desire to support local public servants, saying that he and his family would donate \$30,000 to the city, earmarked as three \$10,000 grants for first-time homebuyers among city employees, police, or firefighters. He emphasized his long-term commitment to Kaysville, where he has lived for 32 years, and reiterated his wish for a straightforward vote on his proposal.

Commissioner Sevy Megan asked about Mr. Carling's plans for the development, questioning whether he intended to develop the property himself or sell it to another developer, given interest from large developers like Symphony Homes.

Mr. Carling confirmed he had received offers but expressed his desire to retain the property for future equity and personal development, aiming to create housing where his children and others could live.

Commissioner Shepard opened the public hearing and asked speakers to limit their remarks to three minutes and avoid repetition.

Commissioner Sommerkorn mentioned that the Commissioners had reviewed all emailed comments.

Ms. Greenwood emphasized creating a respectful and safe environment for all speakers, requesting no applause or boos to ensure everyone felt comfortable expressing their views. Commissioner Packer clarified that the public comment period was for the commission to listen, not engage in dialogue, and that any questions raised would be addressed after the public hearing.

Leroy Wilson addressed the Planning Commission with concerns about a proposed development near Sunset Drive and a dirt road. He emphasized that if the development proceeds, the fate of the dirt road must be addressed. Wilson recounted previous issues where Woodside Homes attempted to close the road but was stopped by residents who use it for access to their properties. He argued that keeping the dirt road open is crucial for emergency access and questioned how an additional 27 homes would manage ingress and egress without it. Wilson expressed frustration over the road's current condition, blaming the city for neglect and pointing out ongoing issues with dirt and debris affecting nearby properties. He concluded by urging the Commissioners to prioritize road maintenance and consider the impact of further development on traffic and safety in the area.

Matt House, a nearby resident, expressed concerns during the meeting regarding the proposed development and its potential impact on traffic in the area. He argued that assumptions about traffic patterns favoring the southbound I-15 extension were overly optimistic, suggesting that many residents would likely travel north towards schools and churches via 515 West and Mare Drive. House pointed out that Seabiscuit Drive, which currently accommodates 29 houses, would face a substantial increase in traffic if the development were approved. He warned that the proposed rezoning, just one of many anticipated, could double traffic on Seabiscuit Drive and create further congestion in the neighborhood. House criticized the ethics of a \$30,000 first time homebuyer grant offer from Bryan Carling, stating that he perceived as a bribe, and did not pass a basic ethical test. He stressed the need to reconsider the connectivity of 550 West to Mare Drive and Seabiscuit Drive, advocating for traffic to be directed instead towards the Angel Street extension to mitigate congestion on Seabiscuit and Mare Drive. House highlighted existing traffic challenges at intersections like Western Drive and Sunset Drive, expressing doubt that current infrastructure could handle the increased volume. He concluded by urging the Commission to reconsider the development's impact on traffic flow and neighborhood safety before making a decision on rezoning.

Kathryn Lisbey, a resident of 1814 South Sunset Drive, voiced her concerns during the council meeting regarding the proposed rezoning that she feels directly affects her property. Lisbey, who has lived in her home for 27 years, emphasized the importance of preserving the rural lifestyle and spacious environment that initially attracted her family to west Kaysville. She expressed worry about the increasing density in the area due to changing rules and developments, fearing potential impacts on traffic, noise, light pollution, and property values. Lisbey acknowledged the city's pressure to accommodate moderate-income housing but urged the Commissioners to consider a more strategic and phased approach to development, similar to discussions she had with Symphony Homes, a neighboring development. She emphasized the need for clear plans and road access considerations before approving any rezoning, echoing concerns raised by fellow residents like Leroy Wilson about the safety and practicality of such developments. Lisbey concluded by appealing to the council to deny the rezoning request, emphasizing their decisions should also protect the interests of long-standing property owners like herself.

Matthew Mann, a resident living near the proposed development, expressed concerns about the potential rezoning that would increase housing density. Mann highlighted that the surrounding area is primarily zoned for larger lots, typically around half an acre, which aligns with the community's established character. He argued that approving the rezoning request could set a precedent leading to numerous similar requests, thus significantly altering the neighborhood's landscape and possibly devaluing existing properties.

Mann referenced the city's General Plan, specifically noting its encouragement for large, undeveloped properties to be developed as conservation subdivisions, which would maintain the city's small-town feel by clustering homes and preserving open space. He also pointed out that the General Plan suggests that multifamily housing should be near the city center to provide access to downtown services, whereas the proposed development is on the outskirts of the city.

Furthermore, Mann raised concerns about the impact on local infrastructure, specifically the recently repaired south Sunset Road, which would face increased traffic from the new development. He cited a community engagement survey conducted during COVID, which showed significant opposition to high-density developments in west Kaysville. Mann urged the Planning Commission to respect the wishes of the existing residents who have invested in the area and to consider the feedback from the survey, which highlighted a preference for maintaining open spaces and larger lot sizes.

Karl Price, a resident living at the corner of Mare Drive and 550 West, expressed his concerns about the proposed development near his home. Price emphasized that he and his neighbors chose to build and live in this community due to its small-town atmosphere and family-friendly environment. He noted that the area to the north features significantly larger and more expensive homes, valued at two to three million dollars, while the proposed development to the south would introduce medium-density housing. Price stressed that the community's

appeal lies in its single-family homes, not apartment complexes, and voiced his opposition to changing the neighborhood's character by introducing higher-density housing.

Jason Gagner addressed the Commission with concerns about the proposed high-density and moderate-density housing in his area. He recalled previous City Council discussions where it was communicated to residents along 550 West that the road would not be improved and would remain as is indefinitely. Gagner urged the city to honor this commitment made to homeowners.

He mentioned living south of the proposed development and suggested a discrepancy in the land ownership records, pointing out that the county records still list the Andersons as the owners of the land, despite a possible contract with Ira Homes. Gagner highlighted that the development of a connector road was a significant factor for these properties and questioned the city's compliance with state-imposed moderate housing requirements. He sought clarity on how the proposed subdivision would contribute to meeting these requirements, especially concerning timelines and their impact.

While acknowledging the high housing prices, Gagner argued that the proposed location was not suitable for this type of development. He suggested that more appropriate areas for such housing include places with better access to commercial amenities, like those near Antelope Drive or other underutilized spaces along 250 on Main Street. Gagner concluded by requesting that the city maintain the existing zoning, which residents had bought into and planned for.

Sapienta Fernandez, a relatively new resident living at the corner of Sunset Drive and Shepherd Drive since 2020, voiced her concerns about the proposed housing developments in her neighborhood. Fernandez shared that the quiet nature of the area was a significant factor in their decision to move there, especially considering they have two young children. She noted that prior to the construction of the roundabout, the sharp turn onto Sunset naturally slowed traffic. However, the new roundabout has turned Sunset Drive into a high-speed road, raising safety concerns for her children and others due to the increased traffic that additional housing would bring.

Fernandez emphasized her appreciation for Kaysville's small-town feel, which drew her family to move from higher-density areas like Salt Lake City and North Salt Lake. She expressed a desire to maintain the spacious and quiet environment that Kaysville provides, in contrast to the more crowded and high-density areas they left behind. She also mentioned that her neighbor across the street sold their lot to Symphony Homes, which, along with other potential rezoning and development, raises concerns about property value and community character.

Fernandez questioned the city's incentive program offering grants for moderate-income housing, suggesting that if such developments devalue existing properties, homeowners should be compensated as well. She concluded by reiterating her family's love for the quiet, spacious streets of Kaysville and their concerns about increased traffic and potential devaluation of their property if more houses are built in the area.

Steven Pederson, who resides at the corner of West Burton Drive and Sunset Drive, expressed his concerns regarding the proposed development and its impact on his neighborhood. Pederson highlighted the increase in traffic near his property, especially with no development yet occurring, indicating that future construction would likely exacerbate the issue. He emphasized the importance of maintaining the mixed rural environment that drew him to the area, including the enjoyment of rural sights and sounds such as cows and horses.

Pederson appealed to the commission to preserve the rural character of the neighborhood and to decline the rezoning request. He suggested that if development must occur, it should be reconsidered with a lower density to better align with the existing environment. Pederson concluded by reiterating his request for the commission to deny the current rezoning proposal.

Jamie Muirbrook, a resident of Mare Drive, shared her concerns about the proposed development in West Kaysville. Muirbrook emphasized the unique rural character of the area, noting that the horse-themed street names and the sounds of cows in the morning were key reasons she and her family were drawn to the neighborhood.

She highlighted a nearby therapeutic program called "Bridle of Hope," which uses horse riding and yoga to help women and young girls manage anxiety. This program, located across from the proposed development site, aligns with the rural and tranquil environment that Muirbrook values. She argued that the high-density housing proposed for the area is not a good fit, suggesting that developments would be better suited to areas closer to main streets and services.

Muirbrook also raised concerns about the potential increase in traffic, which is already an issue due to the proximity of schools. She concluded by stressing the importance of preserving the rural feel of West Kaysville, which contributes to the area's unique charm and appeal.

Jacquie Jones, a resident and developer in the area, addressed the proposed zoning changes. Jones, who built three homes between 2007 and 2011, emphasized the importance of respecting existing zoning regulations, specifically the R-1-20 zoning, which mandates larger lot sizes. She shared that as both a developer and a resident, she prioritized harmony with the surrounding neighborhood and adhered to the zoning laws in place at the time.

Jones acknowledged the inevitability of urban sprawl and the need to accommodate growing populations, particularly for the benefit of future generations. However, she expressed concerns that the current proposal for higher-density housing might disregard the established norms and expectations of the community. She suggested that maintaining or reconsidering a zoning category like R-1-20, which has been consistently upheld by previous builders and developers, would be a more appropriate approach.

Jones concluded by urging the Commissioners to reconsider the proposed zoning changes, emphasizing the importance of maintaining the character and integrity of the neighborhood.

Mike Jensen, a property owner across the street from the proposed development, delivered an appeal to maintain the current zoning and preserve the small-town atmosphere of Kaysville. Jensen shared a personal story about losing his son over a decade ago and how his wife, along with another grieving mother from Alpine, started an equestrian therapy program. This program, which teaches young women the skills of the "seven habits" to find hope and resilience, has grown significantly, currently serving 15 young girls and women, with plans to expand further.

Jensen emphasized the importance of the peaceful, rural environment that supports this therapeutic program. He cited the first goal of the city's general plan, which aims to preserve and protect Kaysville's small-town atmosphere by limiting changes in functioning neighborhoods. He expressed concerns that the proposed rezoning and development would drastically alter the neighborhood, impacting the environment that supports the equestrian therapy program and the community's overall character.

Jensen mentioned his long-standing efforts, along with Bryan, another resident, to maintain the local dirt road, highlighting their commitment to the area. He urged the Commission to prioritize the voices of the community and uphold the first goal of the general plan. He also questioned the feasibility of the proposed moderate-income housing, given current interest rates and economic conditions, suggesting that these homes would need to sell for around \$250,000 to be affordable.

Jensen concluded by calling for a comprehensive discussion involving all stakeholders to address the needs and preserve the heritage of Kaysville. He requested a pause on the proposed changes to ensure that any development considers the broader impact on the community and its values.

Mark Treu addressed the proposed rezoning and expressed his concerns about the process and its implications. Treu acknowledged the validity of property owners' desires to sell their land but emphasized that the focus should be on the rezoning decision itself, which he argued is currently disconnected from any specific development plans or agreements.

Treu pointed out that the intent behind the proposed rezoning is not as important as the potential outcomes and implications of the decision. He highlighted that the commission's challenge is to avoid repeating past planning mistakes and to make informed decisions that will protect the small-town character of Kaysville. He stressed that without a broader perspective on how the rezoning fits into the larger context of the area's development, it is difficult to ensure that the city's character is preserved while also accommodating growth.

He expressed his love for Kaysville, his hometown, and recognized that change is inevitable. However, Treu urged the commission to approach the decision responsibly by considering the views and needs of adjacent property owners and engaging in a comprehensive discussion about the future of the property. He recommended that the commission delay the decision to

allow for a more thorough examination and discussion of how the proposed changes will fit into the overall planning for the area.

Lori Assay, a resident whose property abuts the proposed development site, voiced her opposition to the rezoning proposal. Assay has lived in her home for about 25 years and highlighted her concern that the development would significantly alter the rural character of the area, which she values deeply. She noted that her property has traditionally been surrounded by horse properties, and the proposed 27-unit development on 2.8 acres would impact her and her family's quality of life.

Assay expressed frustration over the lack of awareness among her neighbors regarding the proposed changes, stating that many were unaware of the rezoning details until recently. She questioned the definition of "moderate-priced homes," suggesting that even homes in nearby developments, such as those at Station Park, exceed median home prices.

She also pointed out the increasing traffic congestion on Sunset Drive, exacerbated by nearby developments and the Davis corridor, which now makes it difficult for her to back out of her driveway. Assay invited the commission to visit the area to better understand the potential impact of the proposed changes. Assay requested that the commission carefully consider the perspectives of long-term residents and the impact on the community's character before making a decision on the rezoning proposal. She reiterated her opposition to the rezoning and urged the commission to take into account the concerns of Kaysville's residents.

Kirk Assay, husband of Lori Assay, expressed his concerns about the proposed rezoning. He recalled previous contentious discussions about the development of smaller lots in the area, which faced significant opposition from the community, including from individuals such as Marilyn, who strongly opposed such changes.

Assay said he thought communication tonight stinks, and as a negotiator, he criticized the staff presentation on the rezoning proposal, accusing it of being biased and focused on aspects he felt were not full transparent or relevant. He questioned whether the state's housing rules would influence the decision and if the proposal was being pushed under false pretenses.

Assay emphasized that the rural character of the area, saying he gets his hay from various properties in the area and he and his neighbors value for its open space and equestrian environment, should be preserved. He argued that the influx of high-density housing would undermine the reasons people chose to live in Kaysville, which is valued for its low-density, rural setting, stating that Kaysville are elite people who are different from Layton. He said he could support half acre or third acre lots. He expressed frustration over the lack of open, public dialogue about the proposed changes and warned against converting the community into a high-density area, suggesting that this would diminish the quality of life and potentially lead to more problematic developments. He concluded by urging the commission to reconsider the proposal and maintain the area's rural character, which he believes is central to the community's identity and appeal.

Alexis Larson addressed the planning commission, sharing her perspective as a recent college graduate who moved back to Kaysville with her husband. Despite the nationwide housing crisis and the typical need for affordable housing solutions, Larson expressed her opposition to the proposed rezoning.

She explained that although younger families like hers are often forced into smaller, high-density housing options due to the lack of available single-family homes, she believes that packing homes too closely together is not an ideal solution. Larson emphasized that her preference, and likely the preference of many in similar situations, is for more spacious homes rather than the dense, cramped units proposed. She stressed the importance of having enough space to grow and not feeling confined by proximity to neighbors.

Commissioner Shepard asked for any additional comments.

Commissioner Sommerkorn said they had received a number of emails in support of doing the rezone supporting affordable housing and asked if any of those residents were in attendance and willing to speak.

Bryan Carling said many of those were his children but they were too afraid to come to the meeting.

Commissioner Shepard closed the Public Hearing and asked Mr. Carling if he would come to the podium and respond to any comments or questions the Commissioners might have.

Bryan Carling expressed understanding and sympathy for the concerns raised by the community, especially regarding the uncertainties of rezoning. He emphasized that his request was simply for a rezone and that further discussions would take place at the City Council level. Carling highlighted that while he provided a conceptual plan, he was not obligated to do so and noted that a higher density could occur if the proposed road was developed. He pointed out that a more intensive use, like an overlay Planned Residential Unit Development (PRUD), could result in even higher density, which might not be as desirable for the community.

Carling acknowledged the lack of affordable housing options in Kaysville, stating that many young people, including friends of his children, could not afford to live in the area. He admitted to not knowing the exact costs of infrastructure improvements, such as sewer lines, and indicated that larger developers with more resources, like Ivory Homes or Symphony Homes, would likely handle these developments. Carling reiterated his support for property owners' rights to develop their land, suggesting that change is inevitable and necessary to accommodate future growth.

Commissioner Sommerkorn, raised questions about the road development, specifically 550 West, which was intended to be a significant local collector.

Melinda Greenwood clarified that the city's policy has been to require developers to pay for road improvements as properties are developed, rather than using taxpayer money. She noted that 550 West is planned to be a 66-foot right-of-way and that the developer would bear the cost of the road, with the city potentially contributing if necessary. She added that she had asked Mr. Carling if he had ever received a letter from the City stating 550 West would not be improved, and he indicated that he had not received such a letter.

Commissioner Sevy expressed concerns about the limited space in Kaysville for new developments, acknowledging that the city is landlocked and lacks the necessary property for significant expansion. She highlighted the financial challenges faced by first-time, second-time, and third-time homeowners, stating that current housing prices are not ideal. Sevy noted that while the proposed rezoning might not fit due to the area's constraints, Kaysville needs more modest housing opportunities for residents. She emphasized the need for solutions that allow people to continue living in the city with a little more space.

Commissioner Packer appreciated the public's comments and emails, explaining that the commission must consider the entire city. He noted that this area is one of the least densely populated parts of Kaysville and argued that similar developments exist in other parts of the city without detracting from its small-town feel. Packer supported the landowner's right to apply for a zoning change, asserting that the city's denial of the application should be based on legal grounds. He acknowledged that changes could affect views and local landscapes but emphasized that the commission's role is to consider the broader city's needs. Packer suggested that the proposal should proceed to the City Council for further discussion, although he personally preferred less dense zoning.

Commissioner Young supported the idea of reviewing the city's zoning as a whole, noting that other parts of Kaysville have also faced pushback against development. She shared her experience living in west Kaysville, where initial opposition to a new development faded once it became a thriving community. Young argued for the benefits of diverse housing options across economic levels in the city. She emphasized the importance of offering different housing types and densities to accommodate varying needs and supported the proposal going before the City Council.

Commissioner Shepard agreed that the area in question would eventually be developed, much like other parts of Kaysville. However, she sided with Commissioner Sommerkorn in believing that the proposed density might be too intense for the area. Shepard suggested that while higher density might be suitable closer to main roads or connectors, the current proposal's density level might not be appropriate.

Commissioner Sommerkorn raised questions about the type of development allowed under the city's current zoning ordinances. He clarified that the proposal for detached units on 12,000 square foot lots would not fit within existing single-family zoning standards, which require larger lot sizes. Sommerkorn suggested that a development agreement might be necessary to specify the type of housing to be built, particularly if the council is concerned about what the

final development will look like. He also noted the trend of zoning reform across the country, where some states mandate that cities allow multiple units on residential lots. Sommerkorn proposed continuing the discussion at a future meeting to explore zoning alternatives.

Commissioner Allred provided context on Utah's urbanization, noting that the state's population is concentrated in a small geographical area due to natural features and water availability. He argued that the state is already highly urbanized and that the demand for housing necessitates smaller lots and higher density developments. Allred pointed out that the state's high birth rate and early family formation add to the housing demand, making smaller lots a practical solution.

Bryan Carling clarified his understanding of the city's zoning code. He explained that the proposal never intended individual single-family lots but rather for attached units on shared lots. He expressed willingness to work within the constraints of a Development Agreement if necessary and urged the Commissioners to consider the proposal based on existing code provisions.

Commissioner Sommerkorn motioned to continue the discussion at the next meeting on August 8, 2024 to explore other zoning options and potentially a Development Agreement. Commissioner Allred seconded the motion and the vote was unanimous in favor of the motion (6-0).

Commissioner Sommerkorn: Yay
Commissioner Young: Yay
Commissioner Sevy: Yay
Commissioner Packer: Yay
Commissioner Shepard: Yay
Commissioner Allred: Yay

Commissioner Shepard suggested making a motion to extend the meeting past 10:00pm. Commissioner Sommerkorn seconded the motion and all were in favor of extending the meeting (6-0).

Commissioner Sommerkorn: Yay
Commissioner Young: Yay
Commissioner Sevy: Yay
Commissioner Packer: Yay
Commissioner Shepard: Yay
Commissioner Allred: Yay

8- APPROVAL OF THE MINUTES FROM THE JUNE 13, 2024 PLANNING COMMISSION MEETING

Commissioner Packer made a motion to approve the minutes for June 13, 2024. Commissioner Sommerkorn seconded the motion and was unanimous in favor of the motion (6-0).

Commissioner Sommerkorn: Yay
Commissioner Young: Abstained, not in attendance
Commissioner Sevy: Yay
Commissioner Packer: Yay
Commissioner Shepard: Abstained, not in attendance
Commissioner Allred: Yay

9- CONSIDERATION OF ESTABLISHING A TEMPORARY LAND USE REGULATION AS ALLOWED BY STATE CODE 10-9A-504 FOR APPROPRIATE CAR WASH LOCATIONS AND REGULATORY STANDARDS

Ms. Greenwood addressed ongoing issues related to car washes, focusing on recent developments and the need for new regulations. She began by explaining that the city had previously amended its code to prevent car washes east of I-15 on Main Street and 200 North. This change came after Mr. Carwash, a business adjacent to residential properties, caused significant disturbances for local residents, highlighting the general incompatibility of car washes with residential areas.

Greenwood proposed that the Planning Commission recommend to the City Council a temporary land use regulation to implement up to a 180-day moratorium on new car wash applications. This pause would allow city staff to research best practices and establish appropriate regulations. Greenwood noted that larger communities often have extensive regulations for car washes, which Kaysville currently lacks, leading to the problems experienced by residents near Mr. Carwash.

Commissioner Sommerkorn summarized the existing ordinance, clarifying that it currently prohibits auto-oriented businesses on properties fronting 200 North and Main Street, but does not address those adjacent to residential areas.

Ms. Greenwood confirmed this and elaborated on the difficulties faced by residents despite mitigation efforts by Mr. Carwash. She emphasized the need for comprehensive regulations, including lighting and noise standards, which are currently insufficient.

Commissioner Young asked whether the proposed moratorium would apply only to car washes next to residential properties or city-wide.

Ms. Greenwood confirmed that the intent was to pause all car wash applications across the city for up to 180 days.

Commissioner Allred made a motion that the Planning Commission recommend the establishment of a Temporary Land Use Regulation. This would enable a study on suitable car wash locations and regulatory standards throughout Kaysville. Commissioner Packer seconded the motion and the vote was unanimous in favor of the motion (6-0).

Commissioner Sommerkorn: Yay

Commissioner Young: Yay
Commissioner Sevy: Yay
Commissioner Packer: Yay
Commissioner Shepard: Yay
Commissioner Allred: Yay

10- APPROVAL OF THE MINUTES FROM THE JUNE 27, 2024 PLANNING COMMISSION MEETING

Commissioner Sommerkorn made a motion to approve the minutes for June 27, 2024.

Commissioner Allred seconded the motion and was unanimous in favor of the motion (5-0).

Commissioner Sommerkorn: Yay
Commissioner Young: Yay
Commissioner Sevy: Yay
Commissioner Packer: Yay
Commissioner Shepard: Abstained, not in attendance of meeting
Commissioner Allred: Yay

11 - OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Katie Ellis has been selected to fill the Planning Commissioner spot.

Our next meeting will be held July 25, 2024, but staff is considering cancelling the meeting if more applications are not received.

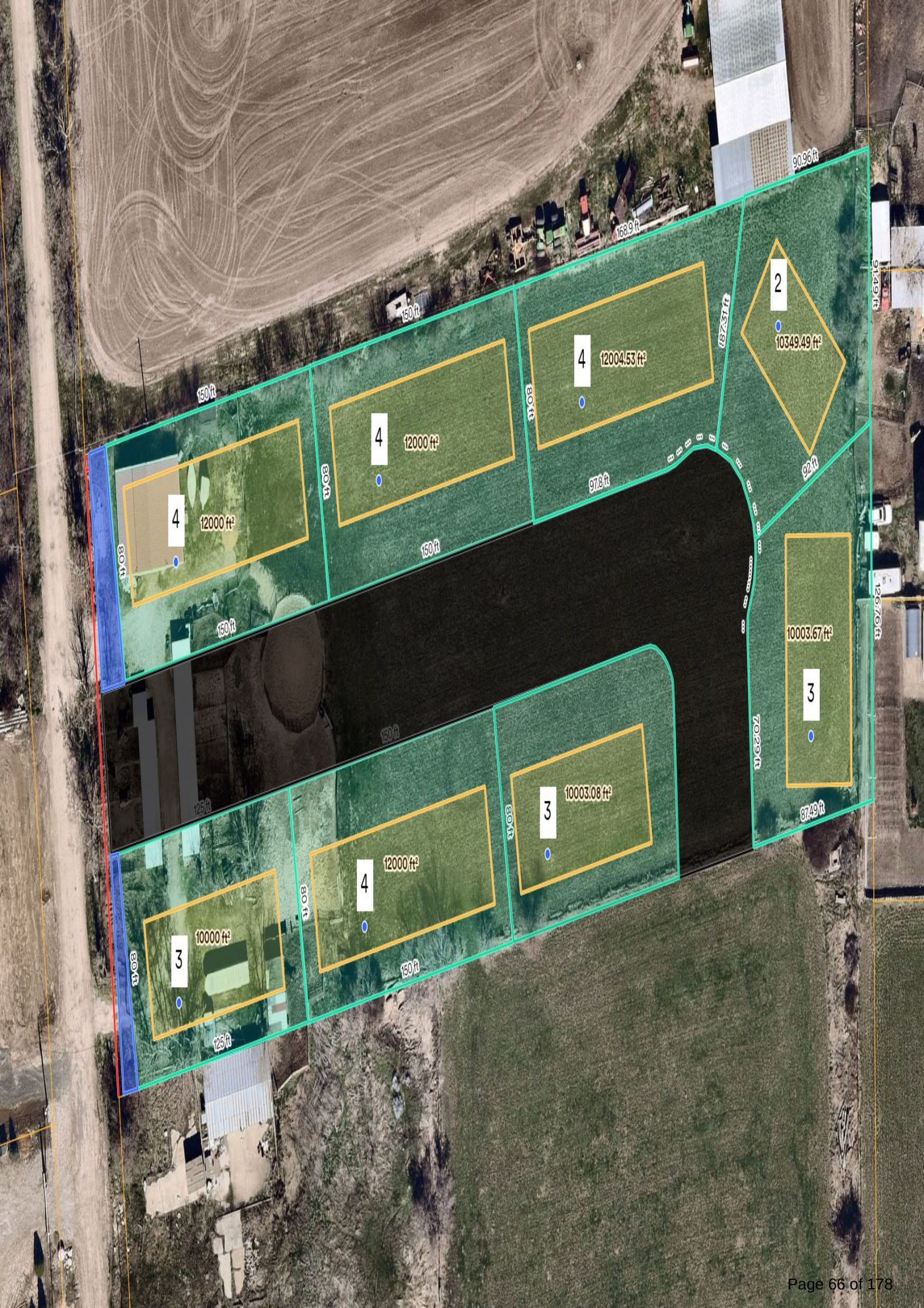
Ms. Greenwood told the Commissioners about the Fall APA Conference.

Commissioner Young reported back on the Spring APA Conference.

Ms. Greenwood announced the ULI Affordable Housing Conference.

12 - ADJOURNMENT

Commissioner Packer made a motion to adjourn the meeting at 10:12pm.



Letter from Bryan Carling to Kaysville City
1623 Haight Creek Dr
Kaysville, UT 84037
Bryancarling@yahoo.com
801-815-8824

August 8, 2024

Planning Commission
Kaysville, Utah

Dear Members of the Planning Commission,

I am writing to advocate for the approval of the rezone request concerning my property located at 1735 S 550 West.

This request is critical not only for optimizing land use but also for contributing to our community's broader goals, including addressing the pressing need for affordable housing—a key objective emphasized by the State of Utah.

The width of my property measures 215 feet, allowing for a 55-foot-wide road complete with standard sidewalks, curb, and gutter. This design will facilitate safe and efficient traffic flow for both vehicles and pedestrians, enhancing the overall functionality of the area.

The property dimensions also enable a 40-foot depth for residential dwellings, adhering to standard zoning requirements of 25-foot front setbacks and 15-foot rear setbacks. This layout ensures that development will be compliant with zoning regulations and will maintain an aesthetically pleasing and cohesive streetscape.

The importance of this request extends beyond just land use. It directly contributes to the State of Utah's goal of increasing the availability of affordable housing. With rising housing costs, it is crucial that we develop more affordable housing options to meet the needs of our growing population. By approving this request, we will be making a positive impact

on addressing this significant issue, providing more accessible and affordable living solutions for families and individuals in our community.

I understand that some neighbors have expressed concerns about this development. However, it is important to address that these concerns often come from individuals who are not directly impacted by the proximity of the property. The distance from their homes to the proposed site renders their concerns less relevant to the specific context of this development. Furthermore, their objections are not grounded in a fair assessment of the facts or the pressing need to address the high costs of housing.

The proposed development will be in line with community standards and will include thoughtful planning to ensure it integrates seamlessly with the surrounding area. It is essential to focus on the broader benefits of this project, including its alignment with state objectives and the tangible benefits it will bring in terms of affordable housing.

I urge the Planning Commission to support this request, recognizing the critical need for affordable housing and the positive impact this development will have on our community. Your approval will not only facilitate practical and efficient land use but will also contribute significantly to addressing an important state and community goal.

Thank you for considering this matter. I look forward to your favorable response and am confident that this development will be a valuable addition to our community.

Sincerely,

Bryan Carling
Applicant

August 12, 2024

RE: August 8th Planning Commission Meeting
Also the Kaysville City General Plan

To: The Planning Commissioners and Kaysville Staff,

Thank You, to our Community Development Department, and to those planning members that followed the General Plan for the City of Kaysville on the August 8th meeting.

The General Plan has been put together using a lot of time and Expenses from the City and its personnel who were asked to help in creating a general plan that would indicate what the future of Kaysville should look like, and be developed like. You can see the list of people who worked long and hard on this Plan if you look on Page 2 (The Acknowledgements). Each sector of the City was addressed with in depth fore thought and many hours of Consulting with Planning Consultants: Landmark Design, Township and Range, Lewis, Young, Robertson & Burningham, Y-2 Analytics, and likely many others not listed. This was Voted on and Adopted by Kaysville City on August 18, 2022. Those of us Citizens that were interested Voted Yes on the ballet for this General Plan. There were plenty enough to pass this Plan.

If Paul Allred, who thinks it is trash, wants to change it, Then, he needs to get the wheels in motion to do another study and have the citizens vote of approval on his new plan. Until then, we have an adopted General Plan that we must abide by.

I have never served on a Planning Commission or City Council. Thank you **All** for all your long hours of hard work for the City we love. But, in my occupation as a Commercial General Contractor and Developer, I have been to 50 to 100 meetings in different City's all over Utah. Some are well managed and some are not. The recommendation of your Community Development team should mean something to you planners as they know this General Plan and are trying to follow it.

That was a slam Dunk decision to deny the R-4 Zoning requested as it was not close to the proposed areas for dense housing shown on the General Plan. It is recommended and shown on the Map as single family dwellings. Those planners that wavered on the denial of the R-4, maybe need to review the General Plan again. You are our Policing of the City's Zoning. That is an important responsibility.

The discussion afterwards was drug on needlessly, as the vote denied the request. The residences of that area of South West Kaysville are not "Pompous, or Predigest, or Snob's". We moved to this area for the specific purpose of having single family housing and agricultural around us. We have the right to fight for our rights to keep it that way and follow the General Plan that we have helped adopt. We also have the right to have our appointed Planning and Zoning officials follow our General Plan. Again, if something needs changed, then let's get after it and change it correctly. At this point, our General Plan is what Kaysville City residents overwhelmingly want.

If Mr. Carling wants to continue, he must re-apply and modify his request to meet the Adopted General Plan. Again, Thanks to all who put in many hours to keep our City the beautiful place it is.

Sincerely,
Merrill Sheriff

To the Kaysville City Council and City Planning Commission,

Hi! My name is Marci Preece and I am a 10-year resident of our beautiful city. I live in the Sunset Equestrian Estates, near the properties off of 550 West street that will probably be developing within another 10 years.

Because of our past experiences with property owners there requesting rezones and our neighborhood having meetings and sending emails and not knowing all of the details of what's going on, I am reaching out with an idea to help our neighborhood and city to have a proactive instead of reactive relationship during these upcoming years.

Do you think it would be possible to somehow meet, with the purpose of the city being able to tell us what their plans are for the future of this area and how we as residents can have input or be heard? I have reached out to the Planning Commission about this previously but haven't heard a response, though I know they probably receive a lot of emails. I know residents are allowed to attend council meetings and planning commission meetings, but those seem to only allow surface level comments. And I truly don't know how far an email goes.

The reason I think this would be so beneficial for us to have some kind of meeting with representatives from both the city and my neighborhood, is that it feels like we are continually playing a game of cat and mouse....someone asks for a rezone and our neighborhood goes up in arms because we assumed we knew what the future plan was. I think a meeting or similar set up would go a long way in the building of a relationship that would help us to minimize reactive responses and to also have confidence in knowing what the plan is for our neighborhood and community.

I know there are many concerns on both ends of rezoning, but from our neighborhood I think some of the biggest ones are:

- In the **Kaysville City 2022 General Plan** it states under the Goals & Objectives that the city wants to restrict development that does not match the existing character of a neighborhood. A rezone to lot sizes of 3,000square feet does not match the existing neighborhood surrounding 550 West. Therefore this is a topic that our neighborhood would love to discuss in regards to the city plan and how it will "preserve the small town, pastoral and open feel of the city" (as also stated in the general plan).
- A second concern that we would love to discuss and be able to discuss with city leaders, is the **connectivity of these new developments** surrounding 550 West. As a resident of Seabiscuit Drive, my family does not want to be connected to a new neighborhood, knowing that the new area could easily have two access points on Shepard and the new Angel Street extension to the south. If connected to our street, we will immediately lose the peace and quiet of our street, increase the risk of injury to the dozens upon dozens of youth and children in our neighborhood due to more (and usually speedier) traffic, and also see an

increase of construction and other large trucks and vehicles. Let me just say again, we do not want to be connected. It matters to us.

- And the last concern that I have is that of **just being heard**. As a resident of Kaysville, along with my neighbors, we have all invested in putting our roots down in this wonderful community. We want to have a part in what that looks like and how it will affect our children. We want safe streets and quiet neighborhoods. We want to feel like our city is also supporting us in those wishes and I feel that better communication between us along with the sharing of vital information would help immensely with that. Creating a respectful relationship that allows for the sharing of information, ideas, and plans would go such a long way.

Thank you for your time in reading this and I hope that we can somehow find a way to create a positive and working relationship between the city and my neighborhood. I would appreciate any feedback, ideas, or support that you can offer.

Thank you,

Marci Preece

(Also, I know there is another planning commission meeting on Aug 8th to discuss the property on 550 West...however, I will be out of town and so I wanted to be able to share these thoughts and ideas beforehand.)

Kaysville City Planning Commission,

I am requesting that you do not approve the rezoning of the 2.8 acre property located at 1735 S 550 W in West Kaysville from A-1 Light Agricultural to R-4 Medium Density. I have a myriad of reasons as to why, most are identified in a power point pdf file submitted to you by my husband Matthew Mann. (Please review his submission)

In addition to the facts outlined in his presentation, I would like to add that I have wanted to add an external Accessory Dwelling Unit for multi-generational living purposes to our ½ acre property, not for profit like the above mentioned property owner Brian Carling. However, have been denied by your community development department because Kaysville City has not and currently does not allow external ADU's. I am extremely disappointed that Kaysville is in opposition to the external ADU's and am upset to find out that a neighboring property, located diagonally across the street from me is being considered to rezone drastically from one extreme to the other allowing 27 multi story dwelling units onto the property. This in my mind seems hypocritical and is not in alignment of Kaysville's future proposed plan and does not benefit or protect current Kaysville residents and their families. If you would like to keep your tax paying residents in Kaysville you may want to shift your prospective and reconsider the option of allowing property owners an opportunity to build multi-generational living dwellings on our land, Do Not Allow drastic rezoning requests and Do As You Say, "Preserve and Protect Kaysville's small town atmosphere through careful planning and preservation of open space".

Respectfully,

Shauna Mann

[REDACTED]

From: noreply@civicplus.com
Sent: Thursday, August 8, 2024 12:03 AM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Megan Fink
Email Address	[REDACTED]m
Address	1550 Seabiscuit Drive
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	**Subject: Concerns Regarding the Proposed Rezone for Bryan Carling for 1735 South 550 West from A-1 to R-1-4 in West Kaysville** Dear Members of the City Planning Commission, I appreciate the opportunity to address some questions and share my comments regarding the proposed rezone of the property in question. First and foremost, I must express my opposition to the current rezone proposal. The idea of townhomes in this part of West Kaysville does not align with the character of our neighborhood. If Mr. Carling had proposed detached single-family homes, there might be less opposition, as this would be

more consistent with the existing Bridle Walk subdivision within Sunset Equestrian Estates. This approach would better adhere to Kaysville's General Plan, which emphasizes development compatible with the surrounding area.

Future rezones by Ivory and Symphony cannot be used as justification since their plans have not been officially submitted and therefore do not set a precedent. Approving this rezone without a clear, detailed plan leaves too much uncertainty and could result in significant deviations from the initial proposal, offering no legal recourse for neighboring residents. It is crucial to establish a clear development agreement before any rezone is approved. In the last meeting, Mr. Carling did not convey that his plan is finalized, which raises concerns about the potential implications for future developments in the area.

Considering the broader impact, Mr. Carling mentioned that his neighbors to the south might develop in a similar manner, which could lead to 54 townhomes funneling traffic onto 550 West. The absence of a pioneer agreement on the 550 West road and a development agreement are sufficient reasons to reconsider this progression.

Regarding the financial aspect, while it was mentioned that \$85k is the median income for the county, West Kaysville's median income is likely higher, possibly north of \$100k, which would drive up the cost of these townhomes. A quick search shows townhomes in the surrounding area listed above \$400k, making Mr. Carling's estimate of \$270k unrealistic. These townhomes will likely sell for over \$400k, contradicting Mr. Carling's vision.

At the end of the last meeting, a letter was referenced from the state, stating that public opposition is not a valid reason to deny a rezone. I strongly disagree. Our concerns are based on legitimate issues that need resolution before any rezone is considered. The state does not reside here; we do. The General Plan should guide us, as intended.

Traffic is another major concern. Living on Seabiscuit (550 West), we must address how additional traffic from new developments will impact our community. 550 West was stated to be a "collector" or "right of way" road, however Seabiscuit, which it connects to, is not. Seabiscuit is currently only 34 feet

wide, whereas 550 West would be 66ft. Other roads that are considered collector roads are Angel, Sunset, and Western, which are busy and will only get worse. Repeated requests for traffic calming measures, such as a four-way stop or roundabout, have been denied each time at the junction of Sunset and Western.

There is no public transportation in this part of West Kaysville. This new road will direct more traffic onto Seabiscuit and Mare, as people naturally choose the shortest route. A clear, comprehensive plan is essential before proceeding with any rezone. Severing 550 West at the junction of Seabiscuit and Mare might be the best solution to prevent further traffic issues on residential streets.

Historically, the private drive at the top of Sunset, connecting to Mare Drive, was deemed dangerous and undevelopable by the city and UDOT. Barriers were installed to stop traffic, but this drive is still used by landlocked properties. Opening 550 West without addressing this could lead to increased unauthorized use of this private drive.

Small side note, the notification radius should have been extended to 1000 feet given the rural nature of the area. Despite being only three houses down Seabiscuit, I did not receive notice, which, while not required, would have been considerate.

In conclusion, I urge you to reject the current rezone proposal until a clear and comprehensive development plan is in place. Our community deserves thoughtful, well-planned development that aligns with our General Plan and addresses our legitimate concerns.

Thank you for your time and consideration.

Sincerely,
Concerned Neighbor
Megan Fink



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From: noreply@civicplus.com
Sent: Wednesday, August 7, 2024 1:05 PM
To: Melinda Greenwood; Mindi Edstrom; w[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Melissa Cikara
Email Address	[REDACTED]m
Address	1581 Seabiscuit Dr.
City	Kaysville
State	UT
Zip Code	84037
Phone Number	Field not completed.
Your Message	I am writing in regards to the following matter up for consideration for the Planning Commission: Applicant Bryan Carling- 1735 South 550 West from A 1 light agricultural to R4 one to four family residential Prior to this meeting the Staff for the Planning Commission produced a document detailing this request and considerations. The Staff details how this re-zone requests goes again the 2022 General Plan for the city of Kaysville in many ways. Such as "rezone goes against preserving the "small town feel" and is opposite of "limiting changes in functioning neighborhoods" as well as "goes against open space" importance detailed in the General Plan. Page 4 Further the Staff states that such a rezone would set the tone for the area and shift the agricultural

feel of the area.

Although the Staff illustrates how this rezone should not be granted for numerous reasons as they state in their document, surprisingly in the summary they recommend the rezone based on the possibility of the homes of the proposed development being "moderate income housing."

So lets look at that "affordability" and "moderate income" factor a bit more.

In the rezone request the applicant cites it's an attempt at more "affordable" housing. But a rezone doesn't create a legal to make it "affordable". My questions would be, is there a contract between the applicant and proposed purchaser, a contract between the applicant and the city, a contract between the proposed purchaser/developer and the city to in fact make these homes "affordable"? And how is "affordable" or "moderate income" defined? Who is defining it? Is it defined by what is in the surrounding area? For instance in the close vicinity of this property is an area called Bridlewalk. It has a higher density of homes in the area. One home in this Bridlewalk area is for sale for \$730,000. Is that considered "affordable?" Further how is "moderate income" defined? For the area? Utah? Who defines? Contractually and legally is there a way to limit the sale of a dwelling to only those with that as yet undefined "moderate income"? Or can anyone purchase and even turn these dwellings into rental properties making money on their investment but still limiting the ability of others to access and purchase these dwellings?

If there is no contractual obligation to ensure "affordable" housing which is as yet undefined, it may be wise to look at the surrounding area at the land value and homes. A quick search on Zillow lists homes for sale in the area ranging from \$1.2 million to \$730,000. This implies the value of the land is perhaps higher than in denser areas of Kaysville, areas of commercial development and busier roads for example. And there is the saying that in real estate its "location, location, location" when it comes to value. Therefore, if a potential purchaser/developer of this land, or even the applicant, is a for-profit company is it reasonable for them to proceed to strive for more profit on more valuable land. Is it reasonable to say in the absence of any legal obligation of an undefined "affordable"

and "moderate income" housing contract a purchaser/developer would want to actually sell homes comparable to the value of homes in the surrounding area and make money? Even if the applicant for this rezone was also the developer would that still apply?

It is also important to point out not granting the rezone request does not impede the ability of the applicant to sell or develop his land. A rezone request can be submitted for a density more inline with the surrounding area and can be sold as such. But in this request the possibility of 27-40 dwellings on only 2.8 acres of property would not be in line with the area. In fact the Staff document even states that its lower density in the area and this rezone request would be in "stark contrast to the existing conditions and currently does not seem a good fit." Page 3

Lastly another item to consider is the fact that access to this land is via private drive, not a public road. As the Staff points out multiple parties own the property fronting 550 West (this is a long drive). How inclined are these property owners to have their land taken for a public road for a development of 27-40 dwellings (and its residents) on the road abutting their properties? Would they be concerned that such a rezone would lead to even more higher density developments and more traffic on their currently peaceful road? How likely would they want that?

I was surprised to read the Staff recommended this rezone after a lengthy discussion and multiple points of how this rezone doesn't match many factors needed to grant it. I was further confused when the document cited as the sole reason "affordable" and "moderate income" as a factor to grant it when this seemed to have many holes in this reason (contractual obligation, how defined, would a for-profit entity want to make a profit on more valuable land).

If that reason is the sole reason for this rezone being granted what does that say to the residents of Kaysville? What tone does that set for its residents and them being heard? How does it reflect on our land use government entities if reason after reason is stated to not grant and based on undefined, unbinding reason it is?

Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, July 18, 2024 12:56 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Follow Up Flag: Follow up
Flag Status: Completed

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Tarrah Randall
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Ut
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Hello, I would like to let the planning commission know that I am opposed to a rezone on 550 West. I am not opposed to development but the lot sizes and house sizes being requested do not fit with the area. I would ask that you keep with larger lot sizes in this area so that they are similar to surrounding homes.
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Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Friday, July 12, 2024 3:58 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Alex Pearson
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Dear Members of the City Planning Commission, I am writing to express my strong opposition to the proposed development of multi-family dwellings on the farmland near my home. As a resident of this neighborhood, I have serious concerns about the potential impact this development will have on our community's character, environment, and quality of life. Our neighborhood is characterized by its semi-rural charm, with single-family homes on large lots that provide a sense of space, privacy, and tranquility. This unique atmosphere is one of the primary reasons many of us chose to live here. The proposed development of multi-family dwellings would significantly alter the fabric of our community, introducing increased density, traffic, and noise that are inconsistent with

the existing neighborhood's feel.

The introduction of a large number of multi-family dwellings will likely lead to increased traffic congestion on our local roads, which are not designed to handle such high volumes of traffic. This will not only create safety concerns for pedestrians and drivers but also contribute to increased air pollution and noise levels. Additionally, the strain on local infrastructure, such as schools, water, and sewage systems, could result in diminished services and quality of life for current residents.

Furthermore, the proposed development will encroach upon valuable farmland, which is an essential part of our community's heritage and ecological balance. Preserving this farmland is crucial for maintaining the area's biodiversity and natural beauty. The loss of open green spaces would be a significant detriment to our community's environmental health and well-being.

I urge the City Planning Commission to carefully consider the long-term consequences of approving this development. While the need for housing is undeniable, it is vital to balance this with the preservation of our community's character and environment. I strongly recommend exploring alternative locations for such developments that do not compromise the unique attributes of our neighborhood.

In conclusion, I respectfully request that the City Planning Commission deny the petition for the development of multi-family dwellings on the farmland near my home. Protecting the integrity and quality of our community is of utmost importance, and I believe that there are better-suited areas for such developments that can meet housing needs without sacrificing the character of established neighborhoods.

Thank you for your attention to this matter. I look forward to your consideration and hope that you will prioritize the interests and well-being of our community.

Sincerely,

Alex Pearson

Upload an Attachment

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From: noreply@civicplus.com
Sent: Wednesday, July 10, 2024 11:04 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]; Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Allyson Stenquist
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Dear planning commission, I am writing to oppose the zoning change that has been requested by Brian Carling. Considering the agricultural nature of this area I do not believe the higher density that he seeks is appropriate. Also, the higher density has the potential to diminish property values of several surrounding properties. Very few areas in Kaysville have maintained agricultural areas or lots. This is one of the very few agricultural areas left in West Kaysville. I am in support of maintaining some of the agricultural land in our city. I understand that the city is under pressure from the state to have higher density housing. Open space and agricultural land is also of equal importance and according to the city plan should be protected.

Respectfully,
Allyson Stenquist

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Anne McNamara

From: noreply@civicplus.com
Sent: Monday, July 22, 2024 2:11 PM
To: Melinda Greenwood; Mindi Edstrom [REDACTED]
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Follow Up Flag: Follow up
Flag Status: Completed

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Andrew R Springer
Email Address	[REDACTED]
Address	[REDACTED]
City	KAYSVILLE
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	To whom it may concern, I was just made aware of this meeting to discuss the application from Bryan Carling, who is requesting a zone change for the property at approximately 1735 South 550 West from A-1 Light Agricultural District to R-4 One to Four Family Residential District. My wife and I moved to West Kaysville and became house poor because of the space that West Kaysville affords. The existing zoning seems to be under constant attack and the city council seems reluctant to advocate for the current residents. This is a mistake for the following reasons: 1) Lack of walkable basic services in this area

- 2) Consistency with existing zoning and developments
- 3) Reductions in the quality of the community associated with high density housing
- 4) Traffic and road congestion
- 5) Load on infrastructure such as sewer, water and power.

I could really use some help in understanding why zoning exists, if it is so easily overridden. I had always thought it was a method for a township to control the way it grows and maintain the quality of life for current residents. So, to violate that basic trust with the voters I have to believe that there is a financial gain associated with the development.

Your response would be appreciated.
Regards,
Andrew Springer, PE

Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Wednesday, July 10, 2024 11:05 AM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]; Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Angie Larkin
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am a homeowner in Sunset Equestrian Estates, and I am against the proposed rezoning of 2.8 acres of property located at 1735 S 550 W. Such a rezone would destroy the small town agricultural feel/atmosphere of our neighborhood. I moved to this neighborhood for a pastoral atmosphere and open spaces. This rezone goes against preserving and protecting Kaysville's small town atmosphere.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Monday, July 8, 2024 7:40 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Bryan Carling
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	As the applicant for the Rezone of 2.8 Acres to an R4 Zone: I would like the Planning Commission members to be able to view the video from Envision Utah that addresses our Utah housing shortage and also the high cost of home ownership for first time home owners. https://youtu.be/TF-BLA3wbSc?si=8hILO1tZ_3V4XaRM The video can easily be found on YouTube searching the term or phrase "How do we make housing affordable?"
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

From: noreply@civicplus.com
Sent: Thursday, July 11, 2024 9:16 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Chad
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	<i>Field not completed.</i>
Phone Number	<i>Field not completed.</i>
Your Message	Proposing of a re-zone in Kaysville is not supported by the sewage system setup. The smell is noticable. The person proposing the re-zone is thinking of his pocket book. This opens up the land for him to sell to developers at his will at a different zoning proposal with no plan available to make an informed decision.
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Monday, July 8, 2024 6:19 PM
To: Melinda Greenwood; Mindi [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Chris
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am in support of the City of Kaysville changing Bryan Carling's 2.8-acre land parcel in West Kaysville from agriculture to R4 zoning. I feel this would result in making additional, more affordable housing available to young families that would like to make Kaysville their home but currently cannot afford it. Thank you.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Thursday, July 11, 2024 7:01 AM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]; Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Coleman Household
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Re: proposed rezoning of 1735 A, 50W, Kaysville, UT. The proposed rezone is NOT welcomed NOR desired in this area of the currently zoned A-1 light Agricultural. We moved here due to the openness and feel of a smaller town. To increase the density of homes would change the landscape and welcomeness of the neighborhood, push out existing community members, and accelerate bringing in known problems associated with higher density of population in a given area. We DO NOT support the proposed rezoning. Your representation of this community family household's voice is needed and appreciated.
Upload an Attachment	<i>Field not completed.</i>

From: noreply@civicplus.com
Sent: Monday, July 8, 2024 6:23 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Cynda Melville
Email Address	[REDACTED]
Address	[REDACTED]
City	Centerville
State	UT
Zip Code	84014
Phone Number	[REDACTED]
Your Message	In regards to the planning hearing for approving a zone change from agriculture to R4, I think there is value to having more options in Davis County for homes to be built on smaller lots to try to provide more affordable housing. Kaysville is a great central location. Many kids who grew up there would like to live there, but affordable housing is non-existent. All of Davis County could benefit from smaller lots for single family homes. Please consider and approve the rezoning request.
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

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From: noreply@civicplus.com
Sent: Friday, July 12, 2024 4:01 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Felicia Pearson
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]

Your Message

Dear Members of the City Planning Commission,

I am writing to voice my concerns regarding the proposed development of multi-family dwellings on the farmland near our home. As a long-term resident, I am deeply troubled by the potential impact this development will have on our community's character and environment.

Our neighborhood is known for its spacious lots, single-family homes, and serene, semi-rural atmosphere. This is why many of us chose to live here. The proposed development threatens to disrupt this balance, introducing higher density housing that could lead to increased traffic, noise, and strain on local infrastructure.

The farmland in question is a valuable part of our community, contributing to the area's natural beauty and ecological health. Developing this land would mean losing an important green space that supports local wildlife and provides residents with a peaceful environment.

I urge the City Planning Commission to consider the long-term effects of this development on our community. While addressing housing needs is important, it should not come at the expense of the unique character and quality of life in our neighborhood. Please consider alternative locations for multi-family developments that do not compromise our community's integrity.

Thank you for considering my concerns. I hope you will prioritize the preservation of our neighborhood's character and reject this development proposal.

Sincerely,

Felicia Pearson

Upload an Attachment	<i>Field not completed.</i>
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Upload an Attachment	<i>Field not completed.</i>

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From: noreply@civicplus.com
Sent: Monday, July 8, 2024 3:59 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Gina Carling
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Regarding July 11th rezone R4- all of my 5 children were born and raised in Kaysville. My 2 oldest have bought homes in Kaysville, and although the younger ones would like to remain and raise families in Kaysville, the housing prices for young families have grown out of reach for them. I support more housing like the townhomes planned for this area for the purpose of affordability for young families like theirs. Thank you.
Upload an Attachment	<i>Field not completed.</i>
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Upload an Attachment	<i>Field not completed.</i>

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From: noreply@civicplus.com
Sent: Monday, July 8, 2024 3:51 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]; Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Haley Maag
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037-1369
Phone Number	[REDACTED]
Your Message	Subject Line---- Support for the 2.8 acre rezone request I am in favor of diverse housing sizes and lower costs. There aren't any affordable housing options for 1st time home buyers in Kaysville. PLEASE!
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Wednesday, July 10, 2024 9:56 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	James & Julie Purin
Email Address	[REDACTED]
Address	[REDACTED]
City	Ogden
State	UT
Zip Code	84404
Phone Number	[REDACTED]
Your Message	Re: Bryan Carling request from A-1 Light Agriculture District to R-4 One to Four Family Residential District We own the property adjacent to this property located on the South Side. When I was reviewing this request for a Zone Change, I thought of how Sunset Equestrian Estates has a mixture of high and low density homes coexisting together. I know that we are in a time that there is a need for more affordable housing and I am open to his desire to provide a similar option. I could see neighbors in the area opposing any development in this area and wanting to keep it as a field, but there is a need for housing, especially affordable housing. I realize that change is inevitable, we may not like change but it is something we need to learn on how to accept. I do feel we need to start changing our desire for large homes and lots and be more realistic on

what is best for the future generations concerning density and land use. It is for this reason I am supportive of his application for change.

I do have one concern for the planning commission that I would appreciate they start taking into consideration. The development above our land did not have any access to the lower properties in the plat map. I feel that you need to start making sure you have a plan of how properties will connect to prevent any owners from being landlocked in the future.

I appreciate the ability to share our feelings and do hope that you will have an open mind when considering Bryan's application for change. We realize we do need to move from the idea that we have to have large lots and big homes, but more of a need to start looking outside of the box and working on what is best for future generations and needs.

Sincerely,
James & Julie Purin

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Upload an Attachment	<i>Field not completed.</i>

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From: noreply@civicplus.com
Sent: Thursday, July 11, 2024 3:59 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Janeen Evans
Email Address	[REDACTED]
Address	[REDACTED]
City	KAYSVILLE
State	UT
Zip Code	84037-9538
Phone Number	[REDACTED]
Your Message	I would like to express my disapproval of the rezoning of 2.8 acres ■ our neighborhood from A-1 light Agricultural to R4 located at 1735 S. 550 West. We moved to Kaysville, 1995 and bought property out here to build a home. We bought land out here because it was rural and that is the setting we wanted to live in. At that time, the "City Plan" was to keep everything west of the railroad tracks rural. Lots had to be at least .75 acres. I have watched as little by little the City Planning commission has given special license here, or there for this builder or that property owner until, it barely looks rural at all. What is the purpose of having a General Plan if you are going to make exceptions every time someone desires to do something different. If you look at this property, it is in the middle of agricultural farms, though small. There are farm animals, hay fields, barns, corrals, etc. Can we not preserve one last part of

rural America here in Kaysville? Once you give permission for this property to do high density housing then every property left out here will request the same. It seems a lot of this is driven by money. I recognize that the government is pressuring for low income housing, but I think there may be better places, that are already not rural, that would make more sense, someplace closer to goods and services rather than in the middle of people's farms. I respectfully ask that you do not grant a change in the status of this property, but keep to the City Plan and let us have some rural areas in Kaysville.

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Upload an Attachment	<i>Field not completed.</i>

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From: noreply@civicplus.com
Sent: Monday, July 8, 2024 4:02 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Jason Carling
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I would like to formally support the July 11th rezone request for the 2.8 acre property. In my opinion, kaysville is becoming too competitive and expensive when it comes to housing. There are not many options for starter families that have low income. I think that this would be a great addition to Kaysville City.
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Upload an Attachment	<i>Field not completed.</i>

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Anne McNamara

From: noreply@civicplus.com
Sent: Thursday, July 18, 2024 7:22 AM
To: Melinda Greenwood; Mindi Edstrom [REDACTED]
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Follow Up Flag: Follow up
Flag Status: Completed

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Jessica Ellis
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Ut
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I oppose the rezoning of the agricultural land that is just south of the sunset equestrian estates neighborhood in Kaysville. This area of west Kaysville has been designated to have a larger lot size. And this area should be preserved from too many houses. There are plenty of apartments and smaller homes being built in farmington and other areas of Davis Co.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Wednesday, July 10, 2024 1:16 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]; Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Kent & Janelle Gibson
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Dear Planning Commission: We will be out of town for the meeting on July 11th and just found out about the 2.8 acres located at 1735 South 550 West in our neighborhood that is being considered for rezoning from A-1 to R-4. We are writing to go on record as being against this possible rezoning. We love our neighborhood and want to preserve and keep the rural feel of our West Kaysville neighborhood. Changing this zoning will forever negatively impact our beautiful neighborhood. We have lived here for over 25 years now and we have seen a lot of growth and change, some good, some not so good, and we think this would be extremely unfortunate. We don't want the last bit of rural country life we have left, this 2.8 acres, turned into something that should not be here, namely 40 dwellings/27 multi story

units on 2.8 acres, and ask that you vote to keep the zoning as A-1 and help us preserve the beautiful hometown feel of West Kaysville. Please vote as if it was your backyard. Respectfully,
Kent and Janelle Gibson

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and are raising families here. If that is possible to meet, would love to help out that together. Thanks!

Upload an Attachment

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Upload an Attachment

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Upload an Attachment

Field not completed.

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From: noreply@civicplus.com
Sent: Wednesday, July 10, 2024 1:11 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]; Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Mike macfarlane
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysvile
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Support for the 2.8 acre rezone request July 11th. I am in favor of diverse housing sizes and lower costs. There are little to none affordable housing options in Kaysville.
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

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From: noreply@civicplus.com
Sent: Thursday, July 11, 2024 10:54 AM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

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Name	Royd Rice
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	i'm extremely concerned about the proposed rezoning of the 2.8 acres located at 1735 s 550 w from A-1 light agricultural to R-4 medium density residential. i feel the change would have a negative impact on property values but even more so a drastic change in the flavor of our neighborhood. i'm sure there are many options, better options if a rezone is absolutely necessary that would better preserve the atmosphere we were all persuing when we moved here and better serve the interests of all affected and involved. please reconsider the rezoning of this property to protect our small, hometown feel. thank you. Royd Rice
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

From: noreply@civicplus.com
Sent: Wednesday, July 10, 2024 11:07 AM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Ruth Ann Trost
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I moved from Salt Lake City to Kaysville and live in Sunset Equestrian Estates. I am against the proposed rezoning of 2.8 acres of property located at 1735 S 550 W. Such a rezone would destroy the small town agricultural feel/atmosphere of our neighborhood. I moved to this neighborhood for a smaller town feel and some peace and quiet. This rezone goes against preserving and protecting Kaysville's small town atmosphere.
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Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Wednesday, July 10, 2024 8:43 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

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Name	Sam Torgesen
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am deeply concerned with, and strongly opposed to, the proposal to rezone 2.8 acres located at approximately 1735 S 550 W, south of Mare Circle in West Kaysville, from A-1 to R4. This proposed rezoning not only is not in line with the Kaysville 2022 General Plan. Not only would the rezoning be a significant departure from the existing surrounding neighborhoods, the proposed higher density would not be a good fit with the surrounding areas and neighborhoods. Furthermore, this rezone would likely cause a flood of similar redone requests from other developers who might acquire surrounding agricultural tracts of land and use this request as precedent, thereby further significantly increasing the housing density of an area of Kaysville that was not intended to accommodate high density housing. According, this and future high density development would irreparably change the

landscape of West Kaysville for the worse. As such, I would respectfully request that you deny the rezoning request.

Upload an Attachment

Field not completed.

Upload an Attachment

Field not completed.

Upload an Attachment

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Thursday, July 11, 2024 5:30 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Shauna Mann
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Please, see attached file as to why I oppose the rezone of property 1735 South 550 West Kaysville.
Upload an Attachment	Kaysville City Planning Commission. Oppostioin to Rezone.docx
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Thursday, July 11, 2024 2:08 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Steven R Pederson
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Hello, I am writing to express my opposition to the proposed rezoning of property at approximately 1735 South 550 West from A-1 to R-4. Such a drastic change is contrary to 2022 Kaysville City General Plan and would radically diminish the rural feel of this area of Kaysville. As a nearby resident (corner of Burton and Sunset), I am strongly opposed to this proposal. Thank you, Steven Pederson
Upload an Attachment	<i>Field not completed.</i>
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Upload an Attachment	<i>Field not completed.</i>

From: noreply@civicplus.com
Sent: Monday, July 8, 2024 10:36 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Sydney Macfarlane
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	2.8 acre rezone request support I have been trying to look for more affordable housing in Kaysville and I would love to support this rezoning to make it possible for me and others to find more affordable housing. Kaysville is an incredible place to live!
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Monday, July 8, 2024 4:00 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Thomas Carling
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Support for the 2.8 Acre Rezone to R4 Request. I am 23 years old and was born and raised here in Kaysville and am a Davis High graduate. Affordable housing in Kaysville is simply not available. According to Zillow, the average home price in Kaysville is about \$645,000 which is significantly higher than the state average. I support the rezone request as it would allow for smaller homes (not apartments) to be built that will be sold for much less than the existing homes in Kaysville. I don't want to have to move out of state but if things don't change in Kaysville I won't have any other choice, and that goes for many of us who were raised here.
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

From: noreply@civicplus.com
Sent: Monday, July 8, 2024 4:02 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Thomas Olds
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UTAH
Zip Code	84037
Phone Number	[REDACTED]
Your Message	In regards to the 2.8 acre request for zoning change to R4, I am in support because as a young person I do not see any affordable living options in kaysville.
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

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From: noreply@civicplus.com
Sent: Wednesday, July 3, 2024 11:46 AM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	A'Neil Locke
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am writing the planning commission over serious concerns about potential traffic that would be funneled down Seabiscuit Drive to 550 west to help with any rezoning or building that's approved in the area south of my neighborhood. The safer and more natural access seems to be the area on Shepard near the new roundabout. This would keep the children in our neighborhood and on our street safer if 550 west continues to remain inaccessible via SunsetEquestrian and Seabiscuit. Please keep our families and children in mind and don't compromise there. Thank you!
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

From: noreply@civicplus.com
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Monday, July 15, 2024 6:47:47 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Coleman household
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	With an Ag Economy background, we know that supply and demand dictate cost for a good or service. Affordable housing is moving in the direction of smaller lots. How small is affordable? As there is a decreased supply, the price of smaller lots will go up thus not being 'affordable'. What becomes the sweet spot-size of lot for 'elbow room' and affordability? Also, how capable is the city infrastructure to support new development, ie-sewage, water, 2nday water, adequate access for emergency crews. This comment is for the proposed reasoning in West Kaysville. Thank you.
Upload an Attachment	Field not completed.
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Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Wednesday, July 3, 2024 8:24 AM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Doug Leavitt
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Do we know what the projected prices will be for the 27 proposed units? Will they meet the requirements for Gov. Cox's requirements?
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Wednesday, July 3, 2024 9:19 AM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Jennifer Ford
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I live near the proposed development on 550 west. I am concerned about adding more homes in the area. The proposal looks like we may have additional traffic on the dirt road that connects my cul-de-sac to Sunset Drive. The dirt road has enough traffic with the few homes that need it, and is also popular with walkers, runners, bikers, etc. Kids are frequently moving up and down the dirt road and I'm concerned about their safety. The new development should not be accessible from the north on 550 west.
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

From: noreply@civicplus.com
To: [Melinda Greenwood](#); [Mindi Edstrom](#); [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Saturday, June 29, 2024 12:35:45 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Jessica Ellis
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Ut
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Please don't build houses on small lots close to the sunset equestrian estates subdivision.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

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From: noreply@civicplus.com
Sent: Wednesday, July 3, 2024 8:00 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Landon Preece
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Ut
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Concerning the development west of Sunset near the roundabout on the south end....my concern is where is that road linking to? One end goes to a field, the other end links to a small farm road that has a blind access to sunset. Only other option is send long traffic down Mare or Seabiscuit, both quiet neighborhoods with small kids. The bus stop on Seabiscuit has 40 kids on it and sending traffic down Seabiscuit is asking for a tragedy. I would suggest better access to these lots directly to sunset if they want high density housing. Thanks for your consideration!
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

From: noreply@civicplus.com
Sent: Thursday, July 11, 2024 4:42 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Melissa Cikara
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am writing in regards to the requested re-zoning change at 550 West. It's my understanding that the Planning Commission staff may recommend this zone change citing it would check the box of affordable housing for the area. (As an aside, it has not been made clear the type of dwellings to be located on the changed property nor has there been any indication the dwellings would be affordable. Therefore, it's unseen these properties would in fact check this box.) Although the zone change project may (again unclear) check one box you cannot ignore the numerous other factors it does not align with. The change presents with going from low density to one is the highest density housing locations. This type of

high density is not seen in this proposed area and only seen in busier, commercial areas of Kaysville with established infrastructure. Furthermore this does not conform to what Kaysville citizens want for the area when surveyed in 2022 about city planning.

If the seller of the parcel wishes to sell, the rezone should be a reflection of the type of development in line with the area, what infrastructure can handle and the vision of Kaysville citizens. He or she can still sell the property but why the extreme move to such a high density? I think we know the answer and don't begrudge a property owner from making money on their land but not in spite of all the other factors which should preclude such an extreme request.

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From: noreply@civicplus.com
To: [Melinda Greenwood](#); [Mindi Edstrom](#)
Subject: Online Form Submittal: Contact the Planning Commission
Date: Friday, June 28, 2024 6:33:25 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Rose Coleman
Email Address	
Address	
City	Kaysville
State	UT
Zip Code	84037
Phone Number	Field not completed.
Your Message	Concerned local resident, crowding is not considered a healthy environment for the mental health of people. The infrastructure of Kaysville is not set up for overcrowding. Sewage district is not set up to support the developments in this area. Roads are already busy and unsafe for elementary and Junior high schools in the area. No marked crosswalks and intersections with lights. The proposed density and development is not a healthy nor positive direction for this area. Air quality is already bad.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

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From: noreply@civicplus.com
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Monday, July 15, 2024 6:47:47 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Coleman household
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	With an Ag Economy background, we know that supply and demand dictate cost for a good or service. Affordable housing is moving in the direction of smaller lots. How small is affordable? As there is a decreased supply, the price of smaller lots will go up thus not being 'affordable'. What becomes the sweet spot-size of lot for 'elbow room' and affordability? Also, how capable is the city infrastructure to support new development, ie-sewage, water, 2nday water, adequate access for emergency crews. This comment is for the proposed reasoning in West Kaysville. Thank you.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Melinda Greenwood](#); [Mindi Edstrom](#) [REDACTED]
[REDACTED] [Anne McNamara](#)
Subject: Online Form Submittal: Contact the Planning Commission
Date: Friday, July 5, 2024 9:37:12 AM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Patrick Scott
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I'd like to comment on the proposed rezone at 1735 S 550 W. I do think that it makes sense to get more dense as zoning moves from sunset equestrian to the south and towards the freeway/sewer district. Careful consideration needs to be made, however, to traffic flow. In order to accommodate denser zoning, developing properties need to find ways to move get traffic to nearby collector roads without sending the traffic through existing neighborhoods. If they aren't able to do so then additional density shouldn't be granted.
Upload an Attachment	Field not completed.
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From: noreply@civicplus.com
To: [Melinda Greenwood](#); [Mindi Edstrom](#)
Subject: Online Form Submittal: Contact the Planning Commission
Date: Friday, June 28, 2024 1:06:04 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Katy Martin
Email Address	
Address	
City	Kaysville
State	UT
Zip Code	84037
Phone Number	

Your Message

I am writing in regards to the upcoming meeting on 7/11 and the proposed change of zoning at the property at approximately 1735 S 550 W from A-1 to A-4. This is so frustrating to me. When we purchased a home here 3 years ago, we were under the impression that west Kaysville was set up by the city to be semi-rural (meaning lots sizes of approximately .5 acres or larger). Changing this zoning to nearly 3,000 sq ft lots is absurd. Not only does it not keep in line with the semi-rural feel of the area, but 27 units on 2.8 acres is ridiculous.

If these were four person households, that's adding at minimum, 108 people who need not only public services, but food and supplies from the two grocery stores in town. It is hard enough right now going to Smith's (the only store on the west side of town) and find empty shelves... especially if something is on sale. Our city services just aren't set up to continue this kind of population growth.

Rezoning of this kind will set a precedent for other small acreage on the west side to do the same, adding to the ongoing problem of lack of basic living supplies for the members in our city.

Please stop and consider the long term effects of this kind of action. It may seem like one of these rezoning properties isn't much, but let's say you approved ten of these smaller properties to be rezoned to that many houses, you're talking about growing our city by over 1,000 people. It just can't handle that kind of growth unless you also allow more grocery stores, a post office on the west side of town, and more law enforcement and other city services to also grow. But, that would not be in accordance with the "small town" feel that makes Kaysville so great.

If the owner wants to rezone this parcel, please consider keeping it to larger lots to stay in line with the rest of the area. Half acre lot minimum is what should be allowed.

I hate that almost every lot of open land near me has been rezoned to allow smaller lots. It's taking away the charm of the city that I have grown to love.

We moved from an area that tore down open lots to build townhomes and low income housing to fit with state regulations. We lived there for 10 years and watched the town go from something beautiful, to a city full of traffic, trash on the streets, an increase in car accidents, pedestrians being hit (specifically children walking to and from school) and pride in the city at an all time low.

At this rate, our city will be like that in LESS than 10 years. I beg you to think long term and shift your perspective from what's happening now, to how we want our town to look and feel in the next 5, 10, or 15 years.

Please do not authorize this rezoning. Take a stand for the sake of our city and stop the downward trend. Keep our city great!

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Kaysville City Planning Commission,

I am requesting that you do not approve the rezoning of the 2.8 acre property located at 1735 S 550 W in West Kaysville from A-1 Light Agricultural to R-4 Medium Density. I have a myriad of reasons as to why, most are identified in a power point pdf file submitted to you by my husband Matthew Mann. (Please review his submission)

In addition to the facts outlined in his presentation, I would like to add that I have wanted to add an external Accessory Dwelling Unit for multi-generational living purposes to our ½ acre property, not for profit like the above mentioned property owner Brian Carling. However, have been denied by your community development department because Kaysville City has not and currently does not allow external ADU's. I am extremely disappointed that Kaysville is in opposition to the external ADU's and am upset to find out that a neighboring property, located diagonally across the street from me is being considered to rezone drastically from one extreme to the other allowing 27 multi story dwelling units onto the property. This in my mind seems hypocritical and is not in alignment of Kaysville's future proposed plan and does not benefit or protect current Kaysville residents and their families. If you would like to keep your tax paying residents in Kaysville you may want to shift your prospective and reconsider the option of allowing property owners an opportunity to build multi-generational living dwellings on our land, Do Not Allow drastic rezoning requests and Do As You Say, "Preserve and Protect Kaysville's small town atmosphere through careful planning and preservation of open space".

Respectfully,

Shauna Mann

[REDACTED]

and "moderate income" housing contract a purchaser/developer would want to actually sell homes comparable to the value of homes in the surrounding area and make money? Even if the applicant for this rezone was also the developer would that still apply?

It is also important to point out not granting the rezone request does not impede the ability of the applicant to sell or develop his land. A rezone request can be submitted for a density more inline with the surrounding area and can be sold as such. But in this request the possibility of 27-40 dwellings on only 2.8 acres of property would not be in line with the area. In fact the Staff document even states that its lower density in the area and this rezone request would be in "stark contrast to the existing conditions and currently does not seem a good fit." Page 3

Lastly another item to consider is the fact that access to this land is via private drive, not a public road. As the Staff points out multiple parties own the property fronting 550 West (this is a long drive). How inclined are these property owners to have their land taken for a public road for a development of 27-40 dwellings (and its residents) on the road abutting their properties? Would they be concerned that such a rezone would lead to even more higher density developments and more traffic on their currently peaceful road? How likely would they want that?

I was surprised to read the Staff recommended this rezone after a lengthy discussion and multiple points of how this rezone doesn't match many factors needed to grant it. I was further confused when the document cited as the sole reason "affordable" and "moderate income" as a factor to grant it when this seemed to have many holes in this reason (contractual obligation, how defined, would a for-profit entity want to make a profit on more valuable land).

If that reason is the sole reason for this rezone being granted what does that say to the residents of Kaysville? What tone does that set for its residents and them being heard? How does it reflect on our land use government entities if reason after reason is stated to not grant and based on undefined, unbinding reason it is?

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From: noreply@civicplus.com
Sent: Thursday, July 11, 2024 1:12 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Brent Giles
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I plan on attending the Planning Comission meeting today. I've attached a map showing my home in relation to the proposed re-zoning for the property located at 1735 S 550W. I am not opposed to re-zoning of purchased land to allow for development but I don't agree with the large jump in re-zoning proposal. I am very interested in how the access to this new development will be implemented. We have lived in our home 8.5 years and since we have been here we have had to access our home via the dirt road that connects Mare Drive to Sunset but been unable to access the neighborhood (Sunset Equestrian Estates) via Seabiscuit(550W) because barriers in the intersection. My concern is the dirt road is not sufficient for high traffic and I don't want to see it made into a main access. We have been told it can't because of its proximity to Burton on

Sunset.

If access is planned to come from Angel Road(new road off of new road about at Sunset and 950N) I would prefer to close access to Mare from Sunset and remove the barriers at Mare and Seabiscuit.

Upload an Attachment

[Screenshot 20240711 125512 Maps.jpg](#)

Upload an Attachment

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Upload an Attachment

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The farmland in question is a valuable part of our community, contributing to the area's natural beauty and ecological health. Developing this land would mean losing an important green space that supports local wildlife and provides residents with a peaceful environment.

I urge the City Planning Commission to consider the long-term effects of this development on our community. While addressing housing needs is important, it should not come at the expense of the unique character and quality of life in our neighborhood. Please consider alternative locations for multi-family developments that do not compromise our community's integrity.

Thank you for considering my concerns. I hope you will prioritize the preservation of our neighborhood's character and reject this development proposal.

Sincerely,

Felicia Pearson

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Upload an Attachment	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Monday, July 8, 2024 4:02 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

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Name	Jason Carling
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I would like to formally support the July 11th rezone request for the 2.8 acre property. In my opinion, kaysville is becoming too competitive and expensive when it comes to housing. There are not many options for starter families that have low income. I think that this would be a great addition to Kaysville City.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

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From: noreply@civicplus.com
Sent: Monday, July 8, 2024 7:02 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Katherine Carling
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I wanted to write about the rezone request to R4 for this Thursday. I think Kaysville would benefit from having more affordable housing options.
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>
Upload an Attachment	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

Anne McNamara

From: noreply@civicplus.com
Sent: Tuesday, July 16, 2024 4:56 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED] Anne
McNamara; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Follow Up Flag: Follow up
Flag Status: Flagged

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Marci Preece
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	
Your Message	Hi! After the last meeting it was said that only 10 emails were received about the rezone on 550 west. I know hundreds of families in our community are concerned about this and I hope you recognize that the number of emails doesn't mean a lack of care. Is there a way for members of our neighborhood to meet with the planning commission and discuss their plans for the future of this area? We were under the impression that after the big city plan a couple years ago that it was zoned to look like our homes. It now feels like the city might have changed plans? And we would also love to discuss how the city is planning to access new developments. We are greatly concerned about the safety of our streets and would love to know that the city is also supporting the safety of the current residents that live here

and are raising families here. If that is possible to meet, would love to help out that together. Thanks!

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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Thursday, July 11, 2024 4:19 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Matthew Mann
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Hello, I was just notified from my neighbor that the Kaysville Planning Commission is considering a re-zone request for the owner of the property located at 1735 S. 550 West. I am in opposition to this request and I ask that the Kaysville Planning Commission and City Council Members do not approve per the facts that I have outlined in the attached .pdf file. Please review my attachment and contact me if you have any questions or would like to discuss further. Respectfully, Matthew Mann [REDACTED]
Upload an Attachment	ReZone Concern 1735 South 550 West 7.11.24.pdf

Upload an Attachment *Field not completed.*

Upload an Attachment *Field not completed.*

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Wednesday, July 10, 2024 8:43 PM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara;
[REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Sam Torgesen
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I am deeply concerned with, and strongly opposed to, the proposal to rezone 2.8 acres located at approximately 1735 S 550 W, south of Mare Circle in West Kaysville, from A-1 to R4. This proposed rezoning not only is not in line with the Kaysville 2022 General Plan. Not only would the rezoning be a significant departure from the existing surrounding neighborhoods, the proposed higher density would not be a good fit with the surrounding areas and neighborhoods. Furthermore, this rezone would likely cause a flood of similar redone requests from other developers who might acquire surrounding agricultural tracts of land and use this request as precedent, thereby further significantly increasing the housing density of an area of Kaysville that was not intended to accommodate high density housing. According, this and future high density development would irreparably change the

landscape of West Kaysville for the worse. As such, I would respectfully request that you deny the rezoning request.

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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Monday, July 15, 2024 6:47:47 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Coleman household
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	With an Ag Economy background, we know that supply and demand dictate cost for a good or service. Affordable housing is moving in the direction of smaller lots. How small is affordable? As there is a decreased supply, the price of smaller lots will go up thus not being 'affordable'. What becomes the sweet spot-size of lot for 'elbow room' and affordability? Also, how capable is the city infrastructure to support new development, ie-sewage, water, 2ndary water, adequate access for emergency crews. This comment is for the proposed reasoning in West Kaysville. Thank you.
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Melinda Greenwood](#); [Mindi Edstrom](#); [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Saturday, June 29, 2024 12:35:45 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Jessica Ellis
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Ut
Zip Code	84037
Phone Number	[REDACTED]
Your Message	Please don't build houses on small lots close to the sunset equestrian estates subdivision.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Wednesday, July 3, 2024 8:47 AM
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Anne McNamara
Subject: Online Form Submittal: Contact the Planning Commission

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Marci Preece
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	Utah
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I have two concerns with the development proposed on 550 west. First, the lot sizes are so small and do not reflect the surrounding area. I am not against development, I know that these areas will eventually be developed...but even the new lots going in on Sunset are huge compared to what this landowner is asking for. My second concern is my BIGGEST concern, that I live on Seabiscuit Drive and am so fearful that both construction traffic and normal traffic will be fed through our street for these developments on 550 west. This is a concern we've shared multiple times before, and I would so appreciate the city stepping in and giving us support to protect our neighborhood. Develop all you want, just please let it feed onto Shepherd and the new street south of 550 west by the new round about. There is no rule that says you have to connect our two neighborhoods. We want our quiet street to stay that way, we want the hundreds of kids and youth in our

neighborhood to have safe streets. Anytime a thoroughfare is made, that increases the traffic and the speeds that cars are going. Please please please I beg you to keep our neighborhood separate from these developments.

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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Melinda Greenwood](#); [Mindi Edstrom](#)
Subject: Online Form Submittal: Contact the Planning Commission
Date: Friday, June 28, 2024 6:33:25 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Rose Coleman
Email Address	
Address	
City	Kaysville
State	UT
Zip Code	84037
Phone Number	Field not completed.
Your Message	Concerned local resident, crowding is not considered a healthy environment for the mental health of people. The infrastructure of Kaysville is not set up for overcrowding. Sewage district is not set up to support the developments in this area. Roads are already busy and unsafe for elementary and Junior high schools in the area. No marked crosswalks and intersections with lights. The proposed density and development is not a healthy nor positive direction for this area. Air quality is already bad.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: Melinda Greenwood; Mindi Edstrom; [REDACTED]
Subject: Online Form Submittal: Contact the Planning Commission
Date: Monday, July 15, 2024 6:47:47 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Coleman household
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	With an Ag Economy background, we know that supply and demand dictate cost for a good or service. Affordable housing is moving in the direction of smaller lots. How small is affordable? As there is a decreased supply, the price of smaller lots will go up thus not being 'affordable'. What becomes the sweet spot-size of lot for 'elbow room' and affordability? Also, how capable is the city infrastructure to support new development, ie-sewage, water, 2nday water, adequate access for emergency crews. This comment is for the proposed reasoning in West Kaysville. Thank you.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Melinda Greenwood](#); [Mindi Edstrom](#) [REDACTED]
[REDACTED] [Anne McNamara](#)
Subject: Online Form Submittal: Contact the Planning Commission
Date: Friday, July 5, 2024 9:37:12 AM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Patrick Scott
Email Address	[REDACTED]
Address	[REDACTED]
City	Kaysville
State	UT
Zip Code	84037
Phone Number	[REDACTED]
Your Message	I'd like to comment on the proposed rezone at 1735 S 550 W. I do think that it makes sense to get more dense as zoning moves from sunset equestrian to the south and towards the freeway/sewer district. Careful consideration needs to be made, however, to traffic flow. In order to accommodate denser zoning, developing properties need to find ways to move get traffic to nearby collector roads without sending the traffic through existing neighborhoods. If they aren't able to do so then additional density shouldn't be granted.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.
Upload an Attachment	Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Melinda Greenwood](#); [Mindi Edstrom](#)
Subject: Online Form Submittal: Contact the Planning Commission
Date: Friday, June 28, 2024 1:06:04 PM

Contact the Planning Commission

Have a question or comment? Want to contact the Planning Commission about an upcoming item on a meeting? Please fill out the form below and an e-mail will be sent to all of the Planning Commission members. You can also contact the Community Development office at 801-546-1241.

Name	Katy Martin
Email Address	
Address	
City	Kaysville
State	UT
Zip Code	84037
Phone Number	

Your Message

I am writing in regards to the upcoming meeting on 7/11 and the proposed change of zoning at the property at approximately 1735 S 550 W from A-1 to A-4. This is so frustrating to me. When we purchased a home here 3 years ago, we were under the impression that west Kaysville was set up by the city to be semi-rural (meaning lots sizes of approximately .5 acres or larger). Changing this zoning to nearly 3,000 sq ft lots is absurd. Not only does it not keep in line with the semi-rural feel of the area, but 27 units on 2.8 acres is ridiculous.

If these were four person households, that's adding at minimum, 108 people who need not only public services, but food and supplies from the two grocery stores in town. It is hard enough right now going to Smith's (the only store on the west side of town) and find empty shelves... especially if something is on sale. Our city services just aren't set up to continue this kind of population growth.

Rezoning of this kind will set a precedent for other small acreage on the west side to do the same, adding to the ongoing problem of lack of basic living supplies for the members in our city.

Please stop and consider the long term effects of this kind of action. It may seem like one of these rezoning properties isn't much, but let's say you approved ten of these smaller properties to be rezoned to that many houses, you're talking about growing our city by over 1,000 people. It just can't handle that kind of growth unless you also allow more grocery stores, a post office on the west side of town, and more law enforcement and other city services to also grow. But, that would not be in accordance with the "small town" feel that makes Kaysville so great.

If the owner wants to rezone this parcel, please consider keeping it to larger lots to stay in line with the rest of the area. Half acre lot minimum is what should be allowed.

I hate that almost every lot of open land near me has been rezoned to allow smaller lots. It's taking away the charm of the city that I have grown to love.

We moved from an area that tore down open lots to build townhomes and low income housing to fit with state regulations. We lived there for 10 years and watched the town go from something beautiful, to a city full of traffic, trash on the streets, an increase in car accidents, pedestrians being hit (specifically children walking to and from school) and pride in the city at an all time low.

At this rate, our city will be like that in LESS than 10 years. I beg you to think long term and shift your perspective from what's happening now, to how we want our town to look and feel in the next 5, 10, or 15 years.

Please do not authorize this rezoning. Take a stand for the sake of our city and stop the downward trend. Keep our city great!

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ORDINANCE NO. 24-XX-XX

AN ORDINANCE REZONING 1735 SOUTH 550 WEST, A CERTAIN 2.8 ACRE PORTION OF KAYSVILLE CITY TO THE R-4 ONE TO FOUR FAMILY RESIDENTIAL; HEREINAFTER FULL DESCRIBED PROVIDING FOR REPEALER; PROVIDEING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of Kaysville City, State of Utah, has determined in an open public meeting on September 5, 2024 to rezone the subject property which is 2.8 acres in size, located at approximately 1735 South 550 West and known as Parcel ID# 08-027-0008 from A-1 Light Agriculture to R-4 One to Four Family Residential; and

WHEREAS, said meeting was duly and regularly held and the interested parties were given an opportunity to be heard; and

WHEREAS, on July 11, 2024, the Kaysville City Planning Commission held a public hearing and received comments from the public regarding the application and held discussion on the rezone application; and

WHEREAS, on August 8, 2024, the Kaysville City Planning Commission continued their discussion on the application and had a tie vote of 3-3 on recommending approval to the City Council for the zone change for the property at 1735 South 550 West to R-4 One to Four Family Residential; and

WHEREAS, the City Council, after due consideration of said rezone application, has concluded that it is in the best interest of the City and the inhabitants thereof that said R-4 One to Four Family Residential be approved;

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

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

SECTION II: Rezone. The real property at 1735 South 550 West, and known by Parcel Identification Number 08-027-0008, containing approximately 2.8 acres (121,968 ft²), of land, shall be rezoned and the Zoning Map amended to R-4 One to Four Family Residential; and

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 VI: This Ordinance shall take effect upon execution of the ordinance.

PASSED AND ADOPTED by the City Council of Kaysville City, Utah, this September 5, 2024.

ORDINANCE NO. 24-XX-XX

Tamara Tran
Mayor

ATTEST:

Annemarie Plaizier
City Recorder

CITY COUNCIL STAFF REPORT



MEETING DATE: September 5, 2024

TYPE OF ITEM: Action Item

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: CONSIDERATION OF A VARIANCE REQUEST FOR BUILDING MATERIALS FOR TRIM ART LOCATED AT 1142 WEST FLINT MEADOW DRIVE

EXECUTIVE SUMMARY:

Trim Art LLC has submitted an application for a 14,000 square foot building expansion which will be considered in the next agenda item. As part of that addition, Trim Art would like to use insulated metal panels on the exterior of the building. The current KPB Guide states "Walls with metal or painted metal as the outer layer are not allowed."

Trim Art has provided photos (attached) of a recently constructed Fineline Steel Fabrication building in Centerville at 975 West 50 South which used the same product they are requesting to use. The applicant is requesting a variance on the use of materials, and has indicated the following justification for why the variance should be approved.

"The Barnes business park has many buildings that have a tilt up exterior. Trim Art, LLC proposes to do something with a similar style which gives the appearance of a tilt up exterior with a new insulated style that has a metal fabricated sheeting on the exterior. Attached to this letter is an example of this building style. With a tilt up style, this would be more cost effective to build while also providing a shorter timeline in construction. This style is also more aesthetically pleasing and would enhance this area."

As a courtesy, notice of the variance request (attached) was mailed to all KBP property owners. The deadline for feedback is Thursday, September 5. At the time this report was written, no comments have been received.

The Kaysville Business Park Guide sets forth the following guidelines for a variance.

3.10 VARIANCES

The Committee may authorize variances from compliance with any of the provisions of the Development Standards when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with rules and regulations approved by the Committee. The Declarant may, but need not, reject, accept, or amend such rules and regulations of the Committee. Such variances may only be granted, however, when unique circumstances dictate and no variance shall:

- (i) be effective unless in writing,
- (ii) be contrary to the restrictions set forth in the body of this Master Declaration, or
- (iii) estop the Committee from denying a variance in other circumstances.

For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit or the terms of financing shall not be considered a hardship warranting a variance.

Because the Kaysville Business Park Guide does not prescribe specific criteria for approvals or denials of a variance, staff is unable to provide a recommendation on the outcome. However, the ARB has broad discretion for approving or denying a variance request. It is important to note the variance request is for a variance to the Kaysville Business Park Guide, and not to the Light Industrial zoning code.

City Council Options:

1. Approve the variance request to use insulated metal panels on the exterior of the building addition.
2. Deny the variance request.

Staff Recommendation:

None.

Fiscal Impact:

N/A

ATTACHMENTS:

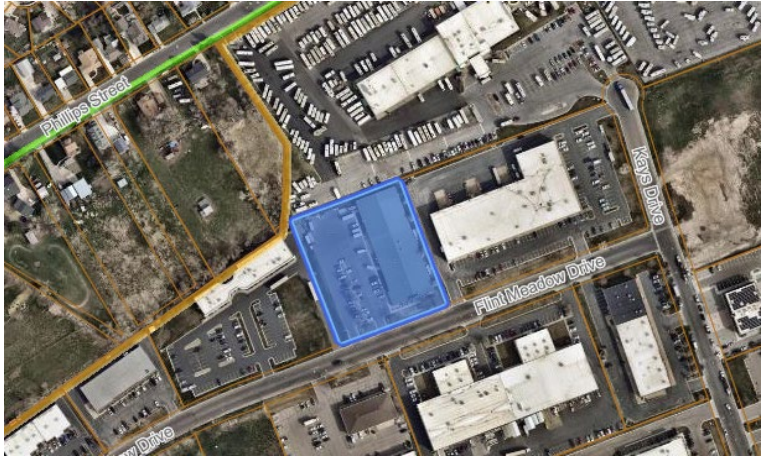
1. Trim Art Variance Request Notice
 2. Fineline Steel Aluminum Panel Photos
 3. Trim Art Variance Request Letter to ARC
-



Kaysville Business Park Architectural Review Committee

The Kaysville Business Park Architectural Review Committee (ARC) is seeking input from Kaysville Business Park property owners on a variance request from Joy Petro with Trim Art, which is located at 1142 Flint Meadow Drive. The ARC will hold a meeting on Thursday, September 5, 2024 at approximately 7:00 p.m. in the Kaysville City Council Chambers at 23 East Center Street to consider the variance request.

The [Kaysville Business Park Guide](#) states “Walls with metal or painted metal as the outer layer are not allowed.” The applicant is requesting approval to use metal siding panels on a building expansion of approximately 14,000 ft².



The applicant has indicated the following justification for why the variance should be approved.

“The Barnes business park has many buildings that have a tilt up exterior. Trim Art, LLC proposes to do something with a similar style which gives the appearance of a tilt up exterior with a new insulated style that has a metal fabricated sheeting on the exterior. Attached to this letter is an example of this building style. With a tilt up style, this would be more cost effective to build while also providing a shorter timeline in construction. This style is also more aesthetically pleasing and would enhance this area.”

The Kaysville Business Park Guide sets forth the following guidelines for a variance.

3.10 VARIANCES

The Committee may authorize variances from compliance with any of the provisions of the Development Standards when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with rules and regulations approved by the Committee. The Declarant may, but need not, reject, accept, or amend such rules and regulations of the Committee. Such variances may only be granted, however, when unique circumstances dictate and no variance shall:

- (i) be effective unless in writing,*
- (ii) be contrary to the restrictions set forth in the body of this Master Declaration, or*
- (iii) estop the Committee from denying a variance in other circumstances.*

For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit or the terms of financing shall not be considered a hardship warranting a variance.

Photos of the proposed metal siding are below. If you would like to see the siding in person, the photo is from the recently constructed Fineline Steel Fabrication building in Centerville at 975 West 50 South (just south of the roundabout and movie theaters).

Please submit any comments you have on this variance request **by 12:00 p.m. on Thursday, September 5, 2024** to Melinda Greenwood, Community Development Director, by email at mgreenwood@kaysville.gov. Alternatively, you may attend the meeting and speak to the ARC to voice your opinion on the variance.

The ARC will consider any lack of response as support for the variance request.

The [Kaysville Business Park Guide](https://kaysville.municipalcodeonline.com/) is available in its entirety by visiting <https://kaysville.municipalcodeonline.com/> and clicking on the Kaysville Business Park Guide

Please call 801-497-7021 with questions or comments.











August 20, 2024

Melinda Greenwood
Community Development Director
Kaysville City

Dear Ms. Greenwood,

I write this letter today on behalf of Trim Art, LLC to ask for a variance for a building addition and a kind request to be placed upon the September 5, 2024, agenda of the Kaysville City Council/Review Committee. We believe that this project will enhance this area and will add to the aesthetic of this building while also continuing to provide valuable economic opportunities for Kaysville City.

This letter will outline the following requests that we would like to present to the Kaysville City Council/Review Committee. We would like them to take time to review it prior to our meeting so that all that are involved in this project will have an in-depth understanding of the potential changes to this building.

The Barnes business park has many buildings that have a tilt up exterior. Trim Art, LLC proposes to do something with a similar style which gives the appearance of a tilt up exterior with a new insulated style that has a metal fabricated sheeting on the exterior. Attached to this letter is an example of this building style. With a tilt up style, this would be more cost effective to build while also providing a shorter timeline in construction. This style is also more aesthetically pleasing and would enhance this area.

Trim Art, LLC has been a leader in Kaysville City in xeriscaping and commits to finding further opportunities to xeriscape and landscape in a water conservation friendly way. Therefore, we respectfully request the opportunity to relocate three trees from our present park strip and relocate them elsewhere on the property. However, we are open to any feedback that Kaysville City may provide as we want to make certain to adhere to their landscaping ordinances.

We have spoken with surrounding businesses and discussed our plans to change the front of the façade and have received favorable support. We want to ensure that we are a good neighbor to surrounding businesses and to Kaysville City and thus are taking great measures to be very transparent and make certain that we are all on the same page as we seek approval for this project.

If there are any further questions, please reach out at your convenience. We would appreciate any dialogue with Kaysville City regarding this project. Thank you for your time in this matter.

Sincerely,
Joy Petro

CITY COUNCIL STAFF REPORT



MEETING DATE: September 5, 2024

TYPE OF ITEM: Action Item

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: CONSIDERATION OF A BUILDING ADDITION FOR TRIM ART LOCATED AT 1142 WEST FLINT MEADOW DRIVE

EXECUTIVE SUMMARY:

Trim Art LLC, located at 1142 West Flint Meadow Drive, is a custom cabinetry business within the Kaysville Business Park. The Trim Art facility is a single-story building consisting of 26,580 square feet and located on a two-acre property. In May of this year, Trim Art received approval for a small expansion (about 420 square feet) to accommodate dust collection equipment. They have now submitted an application for a building addition which is 13,894 square feet. The addition would be attached to the west side of their existing building.

No additional parking would be required as parking is calculated based on the number of employees per shift. Even though the addition will remove some existing parking stalls, the remaining number of stalls (57) exceeds the City's off-street parking requirements based on their staffing.

Trim Art anticipates reconfiguring their parking area, which would require the removal of three existing trees. They propose replacing any trees which are removed.

Setbacks for the addition are not required as the property and the location of the addition do not back up to a residential zone.

Trim Art has been thoughtful about their expansion project and have spoken to neighboring businesses about their intent. Neighbors signed a letter (attached) expressing support for the project.

City Council Options:

1. Approval of the ~ 14,000 square foot building addition for Trim Art for the property located at 1142 West Flint Meadow Drive.
2. Denial of the addition.

Staff Recommendation:

Approval of the ~14,000 square foot building addition for Trim Art for the property located at 1142 West Flint Meadow Drive.

Fiscal Impact:

Additional property tax revenues from the building addition will be received when the building is completed.

ATTACHMENTS:

1. Trim Art Building Plans 1142 Flint Meadow Drive
 2. Trim Art Expansion Request Letter to ARC
 3. Trim Art Letter to Neighbors
-



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

1142 FLINT MEADOW DRIVE

KAYSVILLE, UTAH
PROPOSED BUILDING

ARCHITECTURAL
SITE PLAN

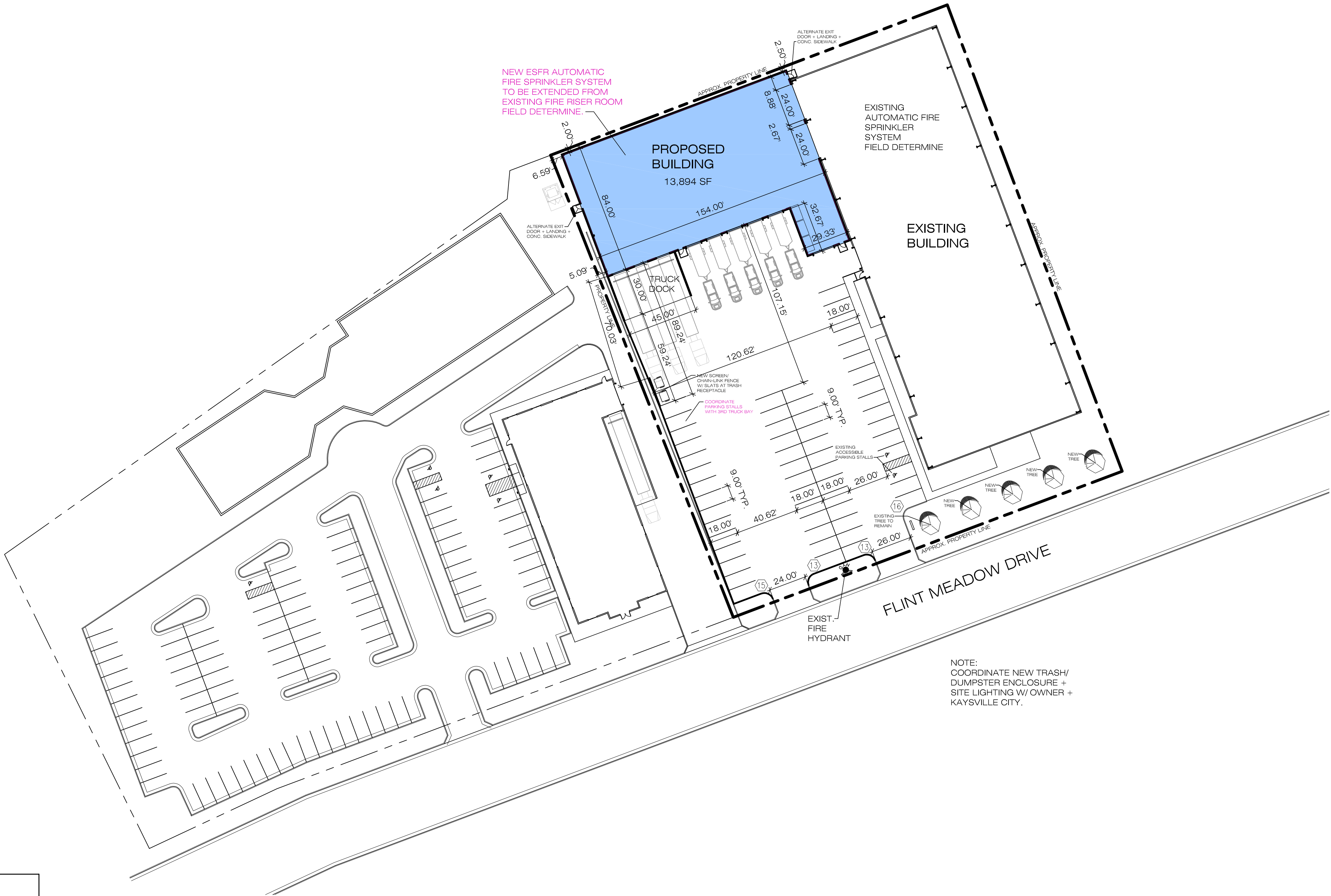
PAPER SIZE (11X17)
SCALE: 1" = 80'-0"
PAPER SIZE (24X36)
SCALE: 1" = 40'-0"

JUNE 12, 2024
2480101SN.dwg



AS.1

PROJECT SUMMARY	
APPROX. LAND AREA	8,5738 SF 1.968 ACRES
GROSS BUILDING AREA INCLUDING PROPOSED	13,894 SF
PARKING STALLS PROVIDED	57





SAMUEL J. BRADY
ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

1142 FLINT MEADOW DRIVE

KAYSVILLE, UTAH
PROPOSED BUILDING

ARCHITECTURAL
SITE PLAN
PAPER SIZE (11X17)
SCALE: 1" = 80'-0"
PAPER SIZE (24X36)
SCALE: 1" = 40'-0"
JUNE 12, 2024
2480101SN.dwg



AS.2

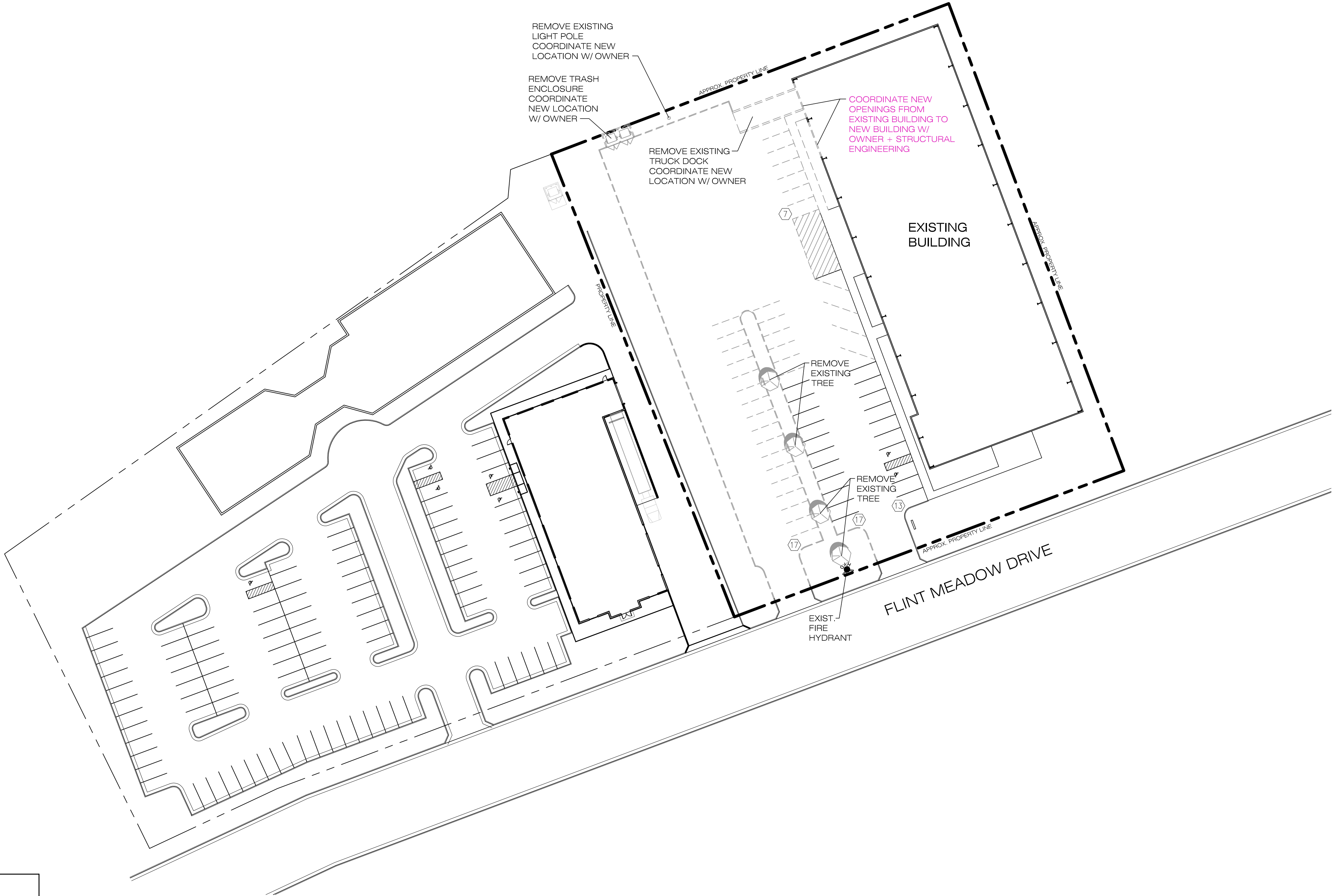


SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED
FOR TENANT APPROVAL OF THE
SPACE NOTED AND IS NOT FOR
CONSTRUCTION. ACTUAL SITE
DIMENSIONS COULD VARY.



PROJECT SUMMARY	
APPROX. LAND AREA	8,5738 SF 1.968 ACRES
EXISTING BUILDING AREA	26,680 SF
EXISTING PARKING STALLS	54

1142 FLINT MEADOW DRIVE

KAYSVILLE, UTAH

PROPOSED BUILDING

EXISTING
ARCHITECTURAL
SITE PLAN
PAPER SIZE (11X17)
SCALE: 1" = 80'-0"
PAPER SIZE (24X36)
SCALE: 1" = 40'-0"

JUNE 12, 2024
2480101SOC.dwg



AS.0



August 20, 2024

Melinda Greenwood
Community Development Director
Kaysville City

Dear Ms. Greenwood,

I write this letter today on behalf of Trim Art, LLC to ask for a variance for a building addition and a kind request to be placed upon the September 5, 2024, agenda of the Kaysville City Council/Review Committee. We believe that this project will enhance this area and will add to the aesthetic of this building while also continuing to provide valuable economic opportunities for Kaysville City.

This letter will outline the following requests that we would like to present to the Kaysville City Council/Review Committee. We would like them to take time to review it prior to our meeting so that all that are involved in this project will have an in-depth understanding of the potential changes to this building.

The Barnes business park has many buildings that have a tilt up exterior. Trim Art, LLC proposes to do something with a similar style which gives the appearance of a tilt up exterior with a new insulated style that has a metal fabricated sheeting on the exterior. Attached to this letter is an example of this building style. With a tilt up style, this would be more cost effective to build while also providing a shorter timeline in construction. This style is also more aesthetically pleasing and would enhance this area.

Trim Art, LLC has been a leader in Kaysville City in xeriscaping and commits to finding further opportunities to xeriscape and landscape in a water conservation friendly way. Therefore, we respectfully request the opportunity to relocate three trees from our present park strip and relocate them elsewhere on the property. However, we are open to any feedback that Kaysville City may provide as we want to make certain to adhere to their landscaping ordinances.

We have spoken with surrounding businesses and discussed our plans to change the front of the façade and have received favorable support. We want to ensure that we are a good neighbor to surrounding businesses and to Kaysville City and thus are taking great measures to be very transparent and make certain that we are all on the same page as we seek approval for this project.

If there are any further questions, please reach out at your convenience. We would appreciate any dialogue with Kaysville City regarding this project. Thank you for your time in this matter.

Sincerely,
Joy Petro



Dear Neighbors,

We hope this letter finds you well. As part of our ongoing efforts to improve our business site, we are considering making some additions that may affect our immediate neighbors, including yourself. Before proceeding further, we want to reach out to you to inform you of our plans and seek your approval.

Firstly, we are planning to construct a long enclosed shed on the north side of our building. This shed will measure approximately 60 feet in length by 8 feet in depth, not to exceed the height of our building. This addition is intended to provide additional storage space for our business operations. We believe it will not only enhance the functionality of our site but also contribute positively to the aesthetics of the area.

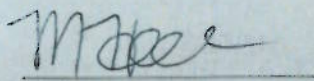
In addition to the shed, we are also expanding our building on the north end of the blacktop, extending toward the west. This expansion is aimed at accommodating the growing needs of our business and improving our facilities to better serve our customers.

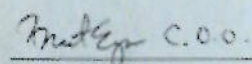
We understand that any changes to the landscape may raise concerns, and we value your input and support. Therefore, we kindly ask for your approval before we proceed with submitting our plans to Kaysville City.

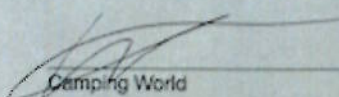
Your signature below would be greatly appreciated.

Sincerely,

Trim-Art Management


Revel

 C.O.O.
Reading Horizons


Camping World

CITY COUNCIL STAFF REPORT



MEETING DATE: September 5, 2024

TYPE OF ITEM: Action Item

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: UPDATE ON SURVEY SENT TO KAYSVILLE BUSINESS PARK PROPERTY OWNERS AND CONSIDERATION OF TRANSITIONING ARC RESPONSIBILITY TO PROPERTY OWNERS

EXECUTIVE SUMMARY:

At the August 17, 2023, Kaysville Business Park (KBP) meeting, the Architectural Review Committee (ARC) discussed the option of transitioning responsibility of the ARC to property owners. (The staff report from that meeting is attached.) The ARC asked staff to survey the property owners to determine their preference for either maintaining the current structure or to move the role to owners. The five-question survey was anonymous and was sent out in April of this year. Staff closed the survey in May and of the 41 property owners, only 14 responded.

The full survey results are attached and indicate that the majority of owners (64%) would prefer that they serve in the ARC capacity. Nine of 12 respondents also indicated a willingness to serve as an ARC member.

Standards set for the KBP require that most anything come to the ARB for approval, including modification of landscaping, replacing or erecting signs, building additions and expansions, and new buildings. Tenant improvements are not submitted for review. The requirement of ARC approval for any exterior changes or improvements causes a few weeks of delays to the development and building permit process and requires applicants to attend an evening meeting. Staff feels simplifying a development process is always a positive change to facilitate. However, the preference of moving the role to property owners or keeping the role with the City Council is entirely discretionary.

City Council Options:

1. Direct staff to begin the process of assigning Kaysville Business Park authority over to property owners.
2. Keep the Kaysville Business Park authority as the City Council serving as the Architectural Review Board.

Staff Recommendation:

1. Provide direction to staff on the preferred option.

Fiscal Impact:

N/A

ATTACHMENTS:

1. KBP Survey Results 5.23.24
 2. ARB Discussion on Transferring Authority to Property Owners 8.17.23
-



SIGN UP FREE

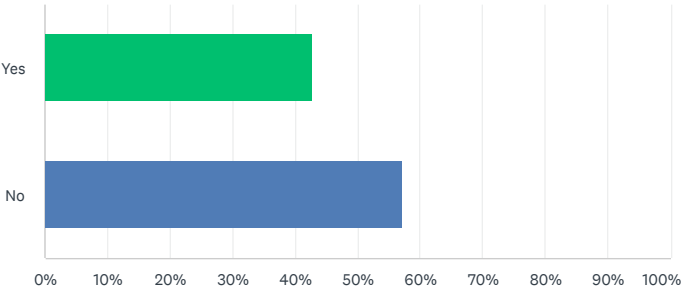


QUESTION SUMMARIES DATA TRENDS INDIVIDUAL RESPONSES

Q1

Would you prefer the City Council continue to serve as the ARC?

Answered: 14 Skipped: 0

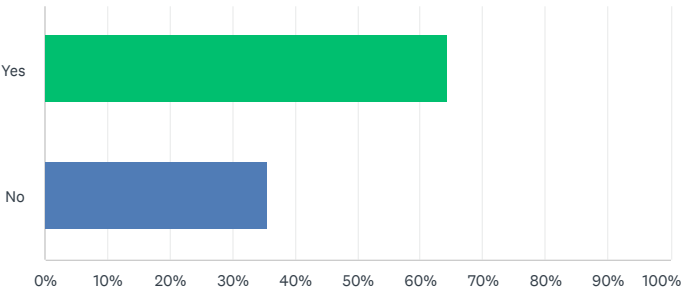


ANSWER CHOICES	RESPONSES	
Yes	42.86%	6
No	57.14%	8
TOTAL		14

Q2

Would you prefer the Kaysville Business Park property owners serve as the ARC?

Answered: 14 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	64.29%	9
No	35.71%	5
TOTAL		14

Share Link

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14 responses

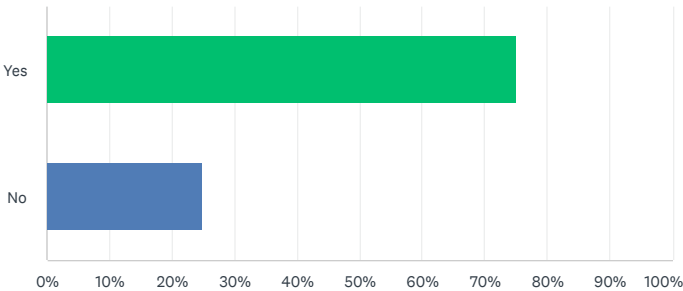


SIGN UP FREE



Architectural Review Committee, would you be willing to serve as a committee member?

Answered: 12 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	75.00%	9
No	25.00%	3
TOTAL		12

Q4



Please list anything in the Kaysville Business Park that you do not like.

Answered: 3 Skipped: 11

That it is controlled by the city. Should be controlled by property owners.

5/21/2024 01:15 PM

How often do those who have empty lots need to mow or manage weeds?

5/20/2024 03:13 PM

I think the city is doing a great job on the ARC - I have seen no problems with the types of buildings coming in and I think most business owners are too busy running their business to be able to devote the type of time necessary to participate in an ARC.

5/20/2024 02:39 PM

Q5



Please list anything in the Kaysville Business Park that

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14 responses



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Mow or manage weeds in Vacant lots, spraying for weeds

5/20/2024 03:13 PM

On street parking in front of our building is a lot due to parking overflow that is not enough for the neighbor to the north. I would favor 2 hour on street parking between 8 AM and 6 PM or something like that. (but maybe pointless unless there is any enforcement actions taken on it)

5/20/2024 02:39 PM

I would like to entertain the possibility of a food establishment be permitted so that those who work in the park could get lunch or dinner without leaving the area.

4/30/2024 08:06 PM

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COPY



QUESTION SUMMARIES

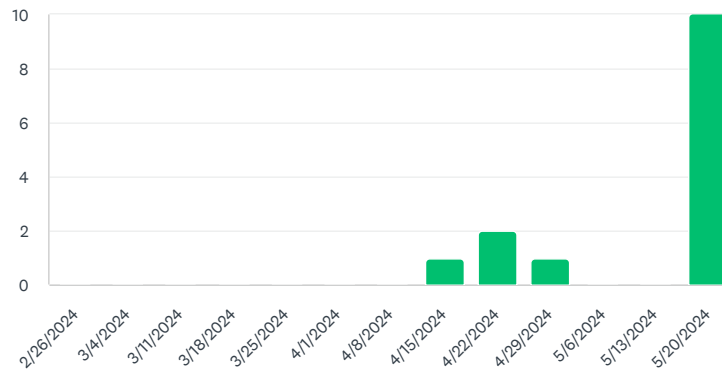
DATA TRENDS

INDIVIDUAL RESPONSES

Trends

Responses (by week)

First: 4/18/2024 Zoom: 2/26/2024 to 5/20/2024

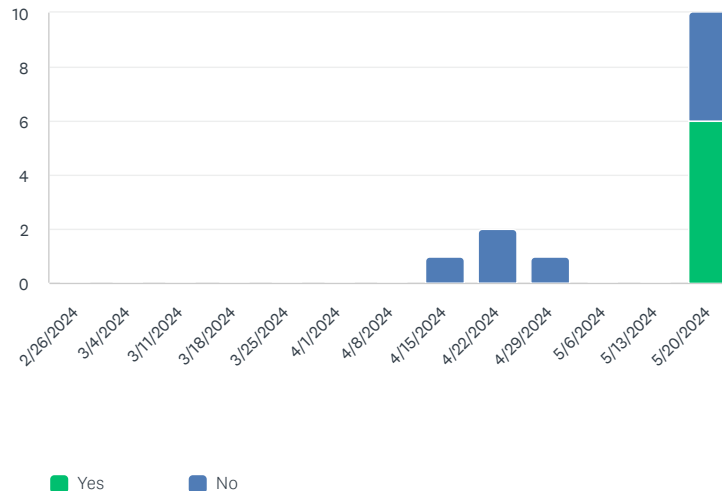


Weekly (Starting on the date)

Q1 (by week)

Would you prefer the City Council continue to serve as the ARC?

Answered: 14 Skipped: 0 First: 4/18/2024 Zoom: 2/26/2024 to 5/20/2024



Yes No

Weekly (Starting on the date)

Share Link

COPY

14 responses

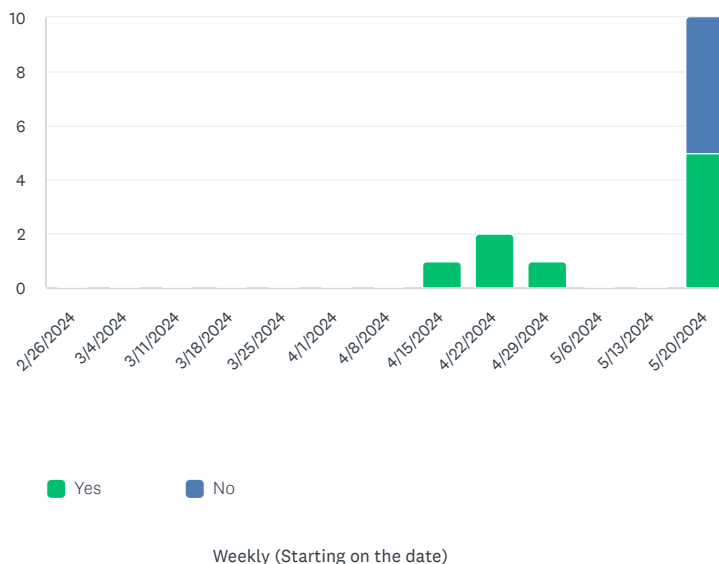


SIGN UP FREE



OWNERS SERVE AS THE ARC?

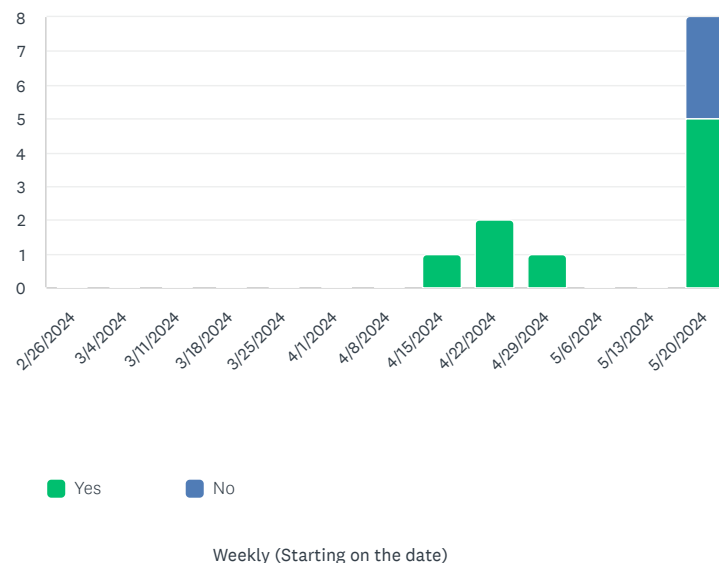
Answered: 14 Skipped: 0 First: 4/18/2024 Zoom: 2/26/2024 to 5/20/2024



Q3 (by week)

If you prefer the property owners to serve as the Architectural Review Committee, would you be willing to serve as a committee member?

Answered: 12 Skipped: 2 First: 4/18/2024 Zoom: 2/26/2024 to 5/20/2024



Q4

Please list anything in the Kaysville Business Park that you do not like

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14 responses



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Q5

Please list anything in the Kaysville Business Park that you would like to see changed.

Data Trends do not apply to this question

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Kaysville Business Park

QUESTION SUMMARIES DATA TRENDS **INDIVIDUAL RESPONSES**

Respondent #14 ▾



SINGLE

COMPLETE

Started: Wednesday, May 22, 2024 10:20:50 AM
Last Modified: Wednesday, May 22, 2024 10:22:23 AM
Time Spent: 00:01:32
IP Address: 50.228.221.58

Page 1: Kaysville Business Park Survey

Q1

Would you prefer the City Council continue to serve as the ARC?

Yes

Q2

Would you prefer the Kaysville Business Park property owners serve as the ARC?

No

Q3

If you prefer the property owners to serve as the Architectural Review Committee, would you be willing to serve as a committee member?

No

Q4

Please list anything in the Kaysville Business Park that you do not like.

Respondent skipped this question

Q5

Please list anything in the Kaysville Business Park that you would like to see changed.

Respondent skipped this question

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COPY

Share

Post

Share

14 responses



KAYSVILLE BUSINESS PARK

ARCHITECTURAL REVIEW BOARD STAFF REPORT

ARB MEETING DATE: August 17, 2023

TYPE OF ITEM: Action

PRESENTED BY: Melinda Greenwood, Community Development Director

SUBJECT/AGENDA TITLE: Discussion on the Architectural Review Committee Assigning Kaysville Business Park Authority to Property Owners

EXECUTIVE SUMMARY:

The Kaysville Business Park was approved and created by the City Council in February of 2008. Along with that approval came the creation of a [Master Declaration of Covenants, Conditions, Restrictions, and Standards Affecting Kaysville Business Park West](#). The Master Declaration spells out specific development guidelines for all properties within the [park boundaries](#) and an approval process, and assigns that authority to the City Council who serves in the capacity of the Architectural Review Board.

In the 15 years since the Kaysville Business Park was created, the vast majority of the properties have been developed.

Article 7.1 states:

7.1 PROCEDURE

This Master Declaration or any provision hereof, or any covenant, condition, restriction, or standard contained herein, may be terminated, extended, modified, or otherwise amended, as to the whole of the property in the Park or any portion thereof, with the written consent of the Owners of sixty percent (60%) of the Park based upon the number of square feet subject to these covenants, conditions, restrictions, and standards; provided, however, that for a period of fifteen (15) years from the effective date hereof, no such termination, extension, modification, or other amendment shall be effective without the written approval of the Kaysville City Council. No such termination, extension, modification, or other amendment shall be effective if it conflicts with a valid governmental enactment, ordinance, or regulation and until a Supplemental Declaration reflecting the termination, extension, modification or amendment has been executed, acknowledged, and recorded.

Because the 15-year period has now been surpassed, the ARB should consider whether they would like to subrogate the authority of Kaysville Business Park to those who own property within the park.

The current process of having the ARB/City Council approve projects, modifications and alterations creates a burden on staff to draft staff reports and causes a few weeks of delays to the development and building permit process. Simplification of any development process

is always a positive change to facilitate. Consideration should also be given to the minimal amount of property within the Business Park, which is left to develop.

Staff is asking the ARB to hold a discussion on the potential of transferring authority to property owners

Committee Options:

1. Direct staff to begin the process of assigning Kaysville Business Park authority over to property owners.
2. Keep the Kaysville Business Park authority as the City Council serving as the Architectural Review Board.

Recommended Option:

1. Provide direction to staff on the preferred option.

Fiscal impact: N/A

Attachments: None