



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

The Kaysville City Planning Commission will hold a regular meeting on October 24, 2024, at 7:00 PM in the Council Chambers of the Kaysville City Municipal Building located at 23 East Center Street. The public is encouraged to attend in person or may view the meeting online via www.Kaysvillelive.com.

1. Welcome and Meeting Order
2. Declaration of Conflict of Interest
3. Rezone request and public hearing for 1397 Willow Brook Lane from R-1-20 Single Family Residential to R-1-14 Single Family Residential for applicant Symphony Homes
4. Rezone request and public hearing for 109 South 1025 West from R-1-20 Single Family Residential to R-1-14 Single Family Residential for applicants for David and Valerie Becker
5. Approval of the minutes from the October 10, 2024 Planning Commission Meeting
6. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
7. Adjournment

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

Mindi Edstrom
Community Development Department

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Anne McNamara, Senior Planner
Date: October 15, 2024

Agenda Item #3: Rezone request and public hearing for 1397 Willow Brook Lane from R-1-20 Single Family Residential to R-1-14 Single Family Residential for applicant Symphony Homes

Meeting Date	October 24, 2024
Application Type	Rezone
Applicant Owner	Russell Wilson, Symphony Homes Sara Robinson
Address Parcel ID Number	1397 W Willow Brook Lane 08-357-0323
Lot Size	0.53 acre 23,086.8 ft ²
Current Use	R-1-20 (undeveloped)
Current Zoning	R-1-20 Single Family Residential
Density Entitlement	1 dwelling unit
Requested Zoning	R-1-14 Single Family Residential
Density Entitlement	1 dwelling unit

1. BACKGROUND The subject property is a 0.53 acre parcel on the western side of Flint Street adjacent to the Encore Estates subdivision currently in development. The R-1-20 zone allows for low density development in the form of single-family dwellings with a minimum lot size of 20,000 square feet. The requested zone change to R-1-14 would reduce the required minimum lot size to 14,000 square feet. The intent of the proposed rezone is to allow for the installation of a stub street for Encore Estates subdivision to the west.



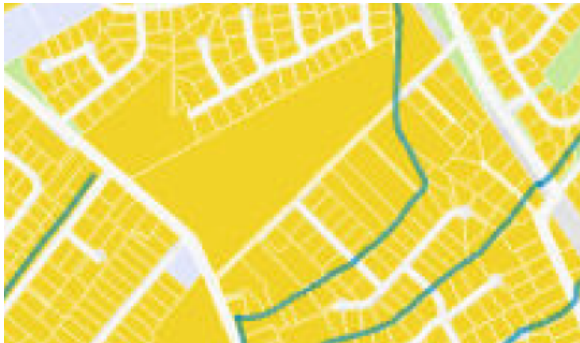
2. SURROUNDING LAND USE AND ZONING

The parcel is located at 1397 Willow Brook Lane. The application submitted for the Commission's consideration as to whether or not the rezone to the R-1-14 zone on the subject property is appropriate for the location. The following characteristics of the surrounding area and neighborhood are provided for the Commission's consideration.

- **Adjacent** – Directly adjacent to the subject property is R-1-20 and R-1-14.
- **North** – The subject property is bordered by R-1-20, and R-1-14.
- **South** – Directly south of the parcel is R-1-14, and R-1-20.
- **East** – To the east is R-1-20 with established single-family dwellings.
- **West** – The newly rezoned R-1-14, which will become single-family dwellings.

3. GENERAL PLAN

The future land use map on the 2022 General Plan shows the property at 1397 Willow Brook Lane to be zoned as single family residential. Both R-1-20 and R-1-14 zones are designated as single family, therefore this rezone request is supported by the future land use map.



Staff review of the General Plan believes it supports the zone change proposed. The setbacks for the R-1-14 zone are consistent with the existing setbacks (30' front yard, 8' side yard, 15' rear yard) in the surrounding R-1-20 zone, meaning that approval of the rezone would not change the functionality of the surrounding neighborhood. Maintaining this functionality supports Chapter 1 Goal 1 as included

in the 2022 General Plan which states that the City should “preserve single family neighborhoods by restricting development to models that fit the existing character of the neighborhood.” The approval of the proposed rezone to R-1-14 would maintain this character and support the continued functioning of the neighborhood as encouraged in the General Plan.

4. ZONING

R-1-14 ZONE

The purpose of the R-1 Single Family District, which includes both the R-1-20 and R-1-14 zoning designations is stated as:

To provide for areas in appropriate locations where quiet, low-density residential neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, most of whom will have children. To this end, the regulations permit the establishment of single-family dwellings and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

The proposed R-1-14 zoning requires setbacks of 30' in the front yard, 8' in each side yard, and a 15' rear yard. Buildings must be at least 10' in height and cannot exceed 30'.

The Planning Commission should determine if the purpose statement for the R-1-14 zone is fulfilled in this particular location.

5. PUBLIC COMMENT

A total of 33 public notices were mailed to property owners within 500' of the subject property and a sign was placed on the property on Friday, October 18, 2024. As of the date of this report, no comments have been received.

6. RECOMMENDATION

Staff is recommending approval of the zone change with support of the 2022 General Plan as the best compatible zone for the new proposed business.

The Planning Commission may make a recommendation to the City Council to approve or deny the rezone request.

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Anne McNamara, Senior Planner
Date: October 15, 2024

Agenda Item #3: Rezone request and public hearing for 109 South 1025 West from R-1-20 Single Family Residential to R-1-14 Single Family Residential for applicants for David and Valerie Becker

Meeting Date	October 24, 2024
Application Type	Rezone
Applicant Owner	David and Valerie Becker
Address Parcel ID Number	109 South 1025 West 11-274-0006
Lot Size	0.46 acre 20,037.6 ft ²
Current Use	Single family home
Current Zoning	R-1-20 Single Family Residential
Density Entitlement	1 dwelling unit
Requested Zoning	R-1-14 Single Family Residential
Density Entitlement	1 dwelling unit

1. BACKGROUND The subject property is a 0.46 acre parcel on the eastern side of Flint Street with access off of 150 South. The address is 109 South 1025 West. The residence has been the home of the Becker family since 2002.



The R-1-20 zone allows for low density development in the form of single-family dwellings with a minimum lot size of 20,000 square feet. The requested zone change to R-1-14 would reduce the required minimum lot size to 14,000 square feet. The intent of the proposed rezone is to correct a significant property line discrepancy between two lots by doing a lot line adjustment. To accomplish this the Becker property must have a lot size that is less than 20,000 square feet.

2. SURROUNDING LAND USE AND ZONING

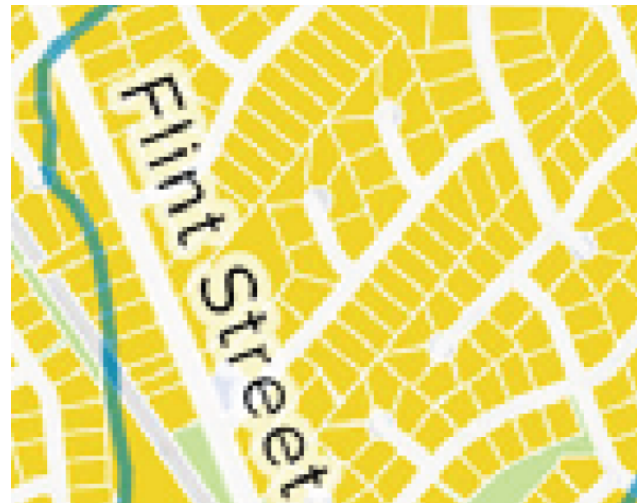
The parcel is located at 109 South 1025 West. The application is submitted for the Commission's consideration of whether or not the rezone to the R-1-14 zone on the subject property is

appropriate for the location. The following characteristics of the surrounding area and neighborhood are provided for the Commission's consideration.

- **Adjacent** – R-1-20 single family homes on all sides
- **North** – PB lot for Creekside Medical Properties, PU for Barnes Park, and several R-A single family residential lots
- **South** – R-1-20 and R-A to the south containing single family residential homes and agricultural land
- **East** – several LI lots for Barnes Industrial Park, and a cluster of GC lots along the I-15 corridor
- **West** – R-A and R-1-LD to the west

3. GENERAL PLAN

The future land use map on the 2022 General Plan shows the property at 109 South 1025 West to be zoned as single family residential. Both R-1-20 and R-1-14 zones are designated as single family, therefore this rezone request is supported by the future land use map.



Staff review of the General Plan believes it supports the zone change proposed. The setbacks for the R-1-14 zone are consistent with the existing setbacks (30' front yard, 8' side yard, 15' rear yard) in the surrounding R-1-20 zone, meaning that there would not changing the functionality of the surrounding neighborhood. Maintaining this functionality supports Chapter 1 Goal 1 as stated in the 2022 General Plan which indicates that the City should "preserve single family neighborhoods by restricting development to models that fit the existing character of the neighborhood." The approval of the proposed rezone to R-1-14 would maintain this character and support the continued functioning of the neighborhood as encouraged in the General Plan.

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The proposed R-1-14 zoning requires setbacks of 30' in the front yard, 8' in each side yard, and a 15' rear yard. Buildings must be at least 10' in height and cannot exceed 30'.

The Planning Commission should determine if the purpose statement for the R-1-14 zone is fulfilled in this particular location.

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6. RECOMMENDATION

Staff is recommending approval of the zone change with support of the 2022 General Plan as the best compatible zone for the new proposed business.

The Planning Commission may make a recommendation to the City Council to approve or deny the rezone request.

Kaysville City Planning Commission Meeting Minutes
October 10, 2024

The Planning Commission meeting was held on Thursday, October 10, 2024 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Mike Packer, Commissioners Megan Sevy, Paul Allred, Debora Shepard, Erin Young, and Katie Ellis

Planning Commissioners Absent: Commissioner Sommerkorn

Staff Present: Melinda Greenwood, Anne McNamara and Mindi Edstrom

Public Attendees: City Councilmember Abbi Hunt

1- WELCOME AND MEETING ORDER

Chair Packer welcomed all in attendance to the Kaysville City Planning Commission meeting.

2- DECLARATION OF CONFLICTS OF INTEREST

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

3- DISCUSSION ON MODERATE INCOME HOUSING ZONING INCENTIVES

Ms. Greenwood introduced the topic of moderate income housing zoning incentives.

Commissioner Allred suggested allowing more uses in residential zones to increase density without creating new zones.

The Commissioners discussed the challenges of increasing density in Kaysville and the cultural resistance to change.

Commissioner Allred proposed amending zoning laws to allow for higher density and more flexible uses within existing zones.

Ms. Greenwood explained the concept of a density bonus and its challenges in Kaysville.

The Commissioners discussed the interest in ADU's from residents and the potential for them to provide affordable housing options.

Commissioner Shepard raised concerns about utility hookups and capacity for the ADU's.

Commissioner Allred argues against low and artificial height restrictions and the negative impact on architectural design and density.

The Commissioners discussed the potential for three-story townhomes and the need for more height flexibility which would allow for architectural creativity and economic benefits of higher

density.

The Commissioners explored the concept of shared parking studies to justify reduced parking requirements in mixed-use developments.

Commissioner Allred shared successful shared parking studies and the benefits of reducing parking stalls.

The Commissioners considered using drones to identify unused parking spaces in Kaysville.

Ms. McNamara inquired about the possibility of administrative adjustments to provide more flexibility in zoning.

The Commissioners discussed the importance of maintaining high standards for variances and the challenges of meeting the five-part test and discussed the possibility of using conditional use permits and flexible setback rules and the benefits of a building code that allow for flexibility.

The Commissioners discussed the possibility of impact fee reductions on development costs and the need to balance affordability with city revenue. They also considered the potential for fee reductions in specific circumstances, such as for ADU's or affordable housing projects.

The Commissioners summarized the key points discussed, including the potential for detached ADU's, height flexibility, and reduced parking requirements. They agreed to continue the discussion and consider the best approaches for implementing zoning incentives in Kaysville.

4- APPROVAL OF THE MINUTES FROM THE SEPTEMBER 26, 2024 PLANNING COMMISSION MEETING

Commissioner Ellis made a motion to approve the minutes from the September 26, 2024 Planning Commission meeting. Commissioner Young seconded the motion and the vote was unanimous in favor of the motion (6-0).

Commissioner Packer: Yay

Commissioner Ellis: Yay

Commissioner Young: Yay

Commissioner Sevy: Yay

Commissioner Allred: Yay

Commissioner Shepard: Yay

6- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Greenwood announced the upcoming rezones that will be on the agenda for the October 24, 2024 meeting.

Ms. Greenwood announced Commissioner Keetch resigned as Commissioner.

Ms. Greenwood mentioned that the RDA on the county's agenda was pulled and not sure when it will be put back on the agenda.

Commissioner Shepard gave a brief review of the Let's Talk City and Town Center webinar.

7- ADJOURNMENT

Commissioner Allred motioned to adjourn the meeting at 9:04 pm.