



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

The Kaysville City Planning Commission will hold a regular meeting on June 26, 2025, 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. Conditional Use Permit for a Major B Home Occupation located at 789 East 80 North for Oasis Construction and Jake Burton
4. Conditional Use Permit for Farm Animals located at 336 South Marie Circle for Randi Beckstrom
5. Stoneybrook Community School Parking Determination at 579 South Main Street for Anna Crabb
6. Approval of the minutes from the June 12, 2025 Planning Commission Meeting
7. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
8. Adjournment

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

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.

Mindi Edstrom
Community Development Department

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Mindi Edstrom, Business License Officer
Date: June 20, 2025

Agenda Item #3: Conditional Use Permit for a Major B Home Occupation Oasis Construction located at 789 East 80 North for Jake Burton

Meeting Date	June 26, 2025
Application Type	Conditional Use Permit
Applicant Owner	Jake Burton Oasis Construction
Address Parcel ID Number	789 East 80 North 11-492-0001
Lot Size	1.95 84,942 ft ²
Current Use Zone	Single Family Dwelling R-1-8
Conditional Use	Major B Home Occupation

1. BACKGROUND



Jake Burton is the owner and operator of Oasis Construction, a business specializing in the installation of prefabricated pools, as well as general construction and renovation work.

Mr. Burton is seeking a Conditional Use Permit (CUP) for a Major Home Occupation, as required under [Kaysville City Code 17-26-4\(B\)](#), which mandates a CUP for contractors operating from a residential property.

The residence will be used exclusively as office space for the business. All construction activities and services will take place off-site. There will be no clients, employees, or subcontractors visiting the home, minimizing any potential impact on the surrounding neighborhood.

The company owns one truck, one skid steer, one mini-excavator, and two trailers. Although the equipment is primarily used for work out of state during the winter months, there is potential for it to be stored on the property during the off-season. If storage is needed, all equipment will be placed in the backyard behind a gated fence, out of public view.



Mr. Burton is actively working to ensure full compliance with the Utah Department of Professional Licensing and is currently in good standing with the Department of Commerce.

2. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday, June 20, 2025.

3. RECOMMENDATION

Staff is recommending approval of this Conditional Use Permit located at 789 East 80 North with any conditions Planning Commission feel are necessary based on standards in [KCC 17-30-8](#).

Findings for a recommendation of approval include:

- A. The proposed use is consistent with the [KCC 17-26-4 Major Home Occupation B](#) regulations for Contractors.
- B. The applicant has been made aware of Major B Home Occupation regulations and has agreed to comply.
- C. The application has been reviewed by staff and the business is compliant with City Zoning and the Utah State Department of Commerce.
- D. The business will not have an adverse effect on the use, enjoyment, or valuation of property in the neighborhood as regulated by [KCC 17-26-4 Major Home Occupation B](#) regulations.

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Anne McNamara, Senior Planner
Date: June 20, 2025

Agenda Item #4: Conditional Use Permit for Farm Animals at 336 South Marie Circle for Randi Beckstrom.

Meeting Date	June 26, 2025
Application Type	Conditional Use Permit
Applicant Owner	Randi Beckstrom
Address Parcel ID Number	336 South Marie Circle 11-332-0008
Lot Size	0.463 acres 20,168 ft ²
Current Use	Single Family Dwelling
Conditional Use	Farm Animals

1. BACKGROUND:

After receiving a code enforcement complaint regarding issues with farm animals on their property, Randi Beckstrom is now requesting a Conditional Use Permit to legally allow goats on their property. With current regulations, the property has adequate square footage to accommodate three goats.

To have any farm animals the property must be a minimum of 4,000 ft². The zoning code allows farm animals as a conditional use in the R-1-20 Single Family Residential zone.

The subject property has a total square footage of 20,168 ft², which would meet the required conditions.

The proposed square footage utilized by the goats would equal roughly 5,445 ft² per goat, totaling 16,335 ft². This square footage utilized by the animals would therefore comprise approximately 80% of the total lot area.



17-12-4 Conditional Uses

Compliance with standards shall be determined by the Planning Commission by reference to KCC 17-30.

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

Animal	Minimum Lot Size in Square Feet	Lot Area in Square Feet Required for Each Animal
Fowl, rabbits or similar sized animals	4,000	500
Sheep, goats, llamas, miniature horses or similar sized animals	20,000	5,445
Horses, cattle or similar sized animals	21,780	10,890
Swine, including hogs and pot belly pigs	43,560	43,560

By staff's calculations, the size of the property (20,168 ft²) would allow for up to 3 goats on the property. Other animal regulations from the chapter on farm animals include:

17-24-3 Yard And Structure Regulations

1. Structures for the care and keeping of fowl, rabbits or similar animals may be permitted in all districts where fowl, rabbits or similar animals are permitted, provided that all such structures are located at least fifteen feet (15') from all buildings on adjacent lots predominantly used or occupied by humans.
2. Other structures for the care and keeping of farm animals except swine, may be permitted in all districts where farm animals are permitted, provided that all such structures are located at least fifty feet (50') from dwellings on adjacent properties.
3. Structures for the care and keeping of swine shall be located at least two hundred feet (200') from dwellings on adjacent properties.
4. The applicant shall successfully control odor, dust, noise, pests (flies, rodents, etc.) and drainage so a nuisance or hazard is not created for adjoining properties or uses. The applicant shall submit a plan for doing so with their Conditional Use Permit application.
5. Farm animals must be kept within an enclosed area or structure sufficient to contain the animals on site.

2. ZONING

The property located at 336 South Marie Circle (Parcel 11-332-0008) is zoned as R-1-20 Single Family Residential. According to KCC 17-12-6 the minimum lot area for the R-1-20 zone is 20,000 square feet, with a minimum lot width of 90 feet. The subsection in this chapter of the

code also requires a 30-foot front yard setback, a minimum 15-foot rear yard setback, and a minimum eight-foot side yard setback on each side of the dwelling totaling no less than 16 feet when combined.

3. SURROUNDING NEIGHBORHOODS & USES

The property is surrounded by prominently single-family homes with some light industrial area to the east along Deseret Drive.

Adjacent zoning:

- To the north of the property is R-1-20 single family residential lots with a minimum square footage of 20,000 square feet.
- To the east of the property is predominantly Light Industrial along the I -15 interchange that runs from north to south.
- To the west of the property is R-1-20 single family residential lots with a minimum square footage of 20,000 square feet
- To the south of the property there are a number of R-A zoned single-family lots as well as a handful of lots zoned for General Commercial (GC).

4. FINDINGS

Findings for approval of the Conditional Use Permit include:

- a. Lot dimensions: The KCC Chapter 17-24 regulating the keeping of farm animals, provides dimensional requirements for properties planning to accommodate animals according to available square footage. According to KCC 17-24-2, the minimum lot size for any residential lot allowing animals is 4,000 square feet. The minimum lot size for sheep, goats, llamas, or other animals is 20,000 square feet, with a minimum square footage per animal of 5,445 square feet. The size of the subject property would allow for three goats.
- b. Nuisance abatement: According to 17-24-3, the applicant is required to show that odor, dust, noise or drainage will be controlled to allow for avoidance of nuisances being created for adjacent properties and uses. The applicant is responsible for the maintenance of conditions on site that will prevent nuisance conditions by ensuring that the standard for structures under KCC 17-24-3 are met by locating any animal associated structures at least fifty feet from buildings on adjacent lots that are occupied as dwellings.
- c. Screening from adjacent properties: Farm animals are required to be enclosed area or structure onsite to provide containment of the animals to the appropriate areas on site according to the provisions in KCC 17-24-3. The applicant will be responsible for the construction and maintenance of these enclosures.

5. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on June 20, 2025. It is important to note that this application is a result of a code enforcement complaint that was submitted on May 20, 2025. The complaint indicated there were issues with dust, odor and animal waste. A prior complaint was also filed on the same property in December 2023.

6. RECOMMENDATION

Staff is recommending approval of this application with any conditions the Planning Commission feel are appropriate as allowed by [KCC 17-30-8 Conditional Use Standards](#).

From: Randi Beckstrom

To: Kaysville Planning Commission

Date: 6/3/2025

Memo: 336 Marie Circle Conditional Use Permit- Goats

Plan to control odor, dust, noise, pests and drainage so a nuisance or hazard.

Odor: All waste is cleaned daily and hauled away weekly.

Pests:

Flies: The goats are fed a feed through fly control, which keeps flies from hatching from any waste. Fly traps are placed throughout the property, bug zappers and fly control spray are used inside the goat's shelter.

Rodents: Feed is kept in rodent-proof bins; if rodents present, bait and traps are placed. All neighbors immediate neighbors have chickens, and I am unaware of their rodent control efforts.

Noise: Goats are kept in their shelter during quiet times 10 pm- 7am. They are only vocal around fed/milking time, and they are quieter than a dog or lawn mower.

Dust: The yard is graveled, eliminating any dust.

Drainage: The yard has several French drains that lead to a large drainage ditch built on the property. This prevents any water runoff to neighboring properties.

The goat yard has a 5 ft perimeter fence from all neighboring fences. This keeps an additional 5 ft buffer from the properties. Hedges have been planted in this perimeter to help keep privacy and reduce any noise between properties.

The block 336 Marie Circle sits on is surrounded by residential-agricultural properties as well as industrial properties. Because of the fields across the street, we have had rodent problems from the moment we moved in, and long before any farm animals were on the property. The rodent population on our property has significantly decreased over the years with the measures we have in place. Dust is constantly in the air due to the industrial business across the street and the trains. The freeway, train horns, and rocks being dumped at all hours of the night from the industrial properties pose a much larger noise nuisance than goats.

I have strived to keep good relationships with my neighbors and frequently ask about any concerns they may have and address them immediately.

In the past, I have also offered and ran a 4H program for my children and kids in the neighborhood to learn about dairy goats and how to show them. As part of our church community, we have had many youth come and learn to care for and milk them. Upon approval of the conditional use permit, I hope to start back up with these programs next summer.

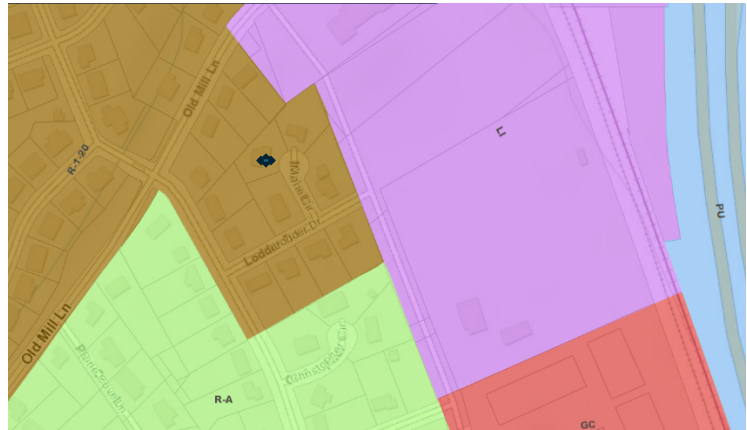
I have two sons with lactose intolerance, and they are not able to drink cow's milk. One of them is severely underweight, owning dairy goats has allowed him to drink milk and gain much of the weight needed for him to thrive.

Thank you for your consideration in this matter.

- Randi Beckstrom

Please see photos below:





PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Anne McNamara, Senior Planner
Date: June 20, 2025

Agenda Item #5: Stoneybrook Community School Parking Determination at 579 South Main Street for Anna Crabb

Meeting Date	June 26, 2025
Application Type	Parking Determination
Applicant Owner	Anna Crabb Kaysville Main LLC
Address Parcel ID Number	579 South Main Street 07-099-0035
Lot Size	0.179 acres 7,797 ft ²
Zoning	Professional Business

1. BACKGROUND:

Anna Crabb recently applied for a Kaysville City Business License to operate a preschool and micro education entity at the property located at 579 South Main Street. In [KCC 17-32-5 Number of Parking Spaces Required](#), the table does not provide a specific number of spaces required for schools. Under the table row labeled for “Hospitals, schools, civic buildings” the code states that the number of spaces is “to be determined by specific review by Planning Commission.” Due to the lack of specific provisions in the Off Street Loading KCC 17-32, staff has researched approaches adopted by other cities to help inform the Commission’s decision in determining the appropriate amount of parking for the site with the proposed use.



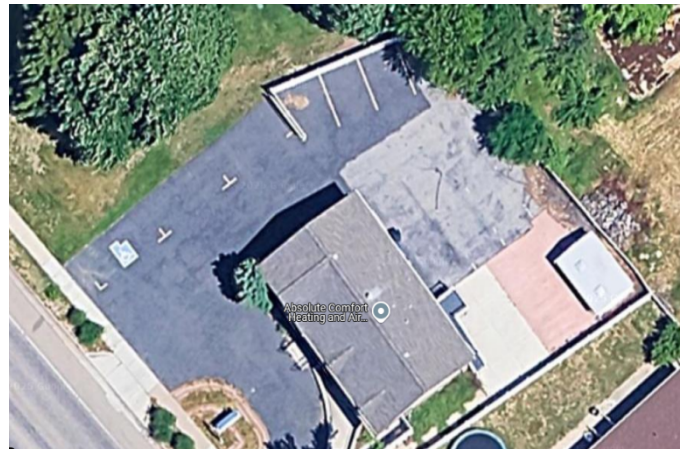
2. FINDINGS

Parking Standards Research: To provide additional context for the parking determination requested of the Planning Commission, staff examined and compiled examples of parking standards for preschools from other cities in Utah to contextualize the applicant’s request. Broadly speaking, the trend among cities in the area is to require one space per employee with

an additional space required per 5-6 children. While there are slight deviations in the calculation of space by square footage versus employee numbers, the resulting requirements are similar enough to inform staff's recommendation to Planning Commission for the site at 579 South Main Street. The one space per 5-6 children appears to be as close to a standardized practice among nearby Utah cities as can be identified between cities of disparate size, population, and business demographics.

City	Parking Requirement
Layton	<i>1 per employee at highest shift + 1 per 5 children</i>
Centerville	<i>4 spaces, plus 1 space per 500 square feet of gross floor area</i>
Ogden	<i>1 stall per each employee, plus 1 space per 5 children</i>
West Valley City	<i>1 space per 400 square feet of gross floor area.</i>
North Salt Lake	<i>1 stall per company vehicle and 1 stall per 6 children</i>

Site Conditions: The existing site has onsite parking with an aerial image showing roughly 11 potential spaces designated for business use. However, given the pull through driveway access, 2-3 spaces could potentially be incorporated into the current site layout. Assuming that these spaces are utilized as envisioned, staff anticipates that the site could park roughly 10-11 spots, with only a handful being used on a long-term basis by staff, and others being used solely for drop-off and pickup of students at the designated times. With a total of four employees at maximum staff levels, and a max of 26 students on the property at any given time, by the metrics seen in other cities the Planning Commission could reasonably require 8 spaces with one being required per employee, and an additional space per 5-6 children. Given that the site appears to have sufficient space to accommodate more than an 8-space requirement, staff does not anticipate the need for requiring additional parking.



Micro Education Entity State Statute: The 2024 bill amendments to [Utah Code Title 10-9a-305.7c](#) outlines the limits for municipalities in regard to how off street parking requirements can be applied to micro education entities:

Other entities required to conform to municipality's land use ordinances -Exceptions -- School districts and charter schools -- Submission of development plan and schedule.

(c) Parking requirements for a charter school may not exceed the minimum parking requirements for schools or other institutional public uses throughout the municipality.

Due to the existing city code not specifying guidance for schools beyond deference to Planning Commission review, there is no barometer available in current code by which to ensure that requirements are not in excess. However, City staff's analysis supports the conclusion that requiring additional onsite parking is unnecessary, meaning that the proposed parking arrangement would not be in violation of state code by way of excessive space requirements.

Property Use Proposal:

The property owner is planning to run both a micro education entity and a preschool onsite, with two different classes coming to the property at staggered times of day. The older class will operate Mondays through Thursdays starting at roughly 9am and anticipated to end at 3pm. The younger class will have an AM session and a PM session, with pickup of the AM class at roughly 12pm they will do a pickup of the AM class and a drop off of the PM class during that same time frame. In total, at 9am they will stagger dropping off 10 + 16 kids, then around 12 they'll stagger 16 + 16 kids and around 3pm they'll stagger 10 + 16 kids.

3. SURROUNDING NEIGHBORHOODS & USES

The property is surrounded by primarily a mix of lot sizes zoned for single family residential, with a handful of institutional uses including a technical college and an assisted living facility.

Adjacent zoning:

- To the north of the property is Public Use zone property belonging to Davis Technical College
- To the east of the property is R-1-10 single family lots with 10,000 square foot lots.
- To the west of the property is R-1-8 single family lots with 8,000 square foot lots.
- To the south of the property is R-1-8 single family homes, as well as a Health Care zone for an assisted living facility.

4. ZONING

The purpose statement for the [Professional Business District](#) states:

To provide sites for offices in which the intensity of use, in terms of hours of operation and number of customers, is less than that of a commercial zone. The Professional Business District may be applied to properties that front on Main Street or front on 200 North Street.

The Professional Business zone does not have any requirements for minimum square footage or density limitations. However, KCC 17-18-5 stipulates requirements for parking facility design, and 17-18-7 includes provisions for distancing from residential properties:

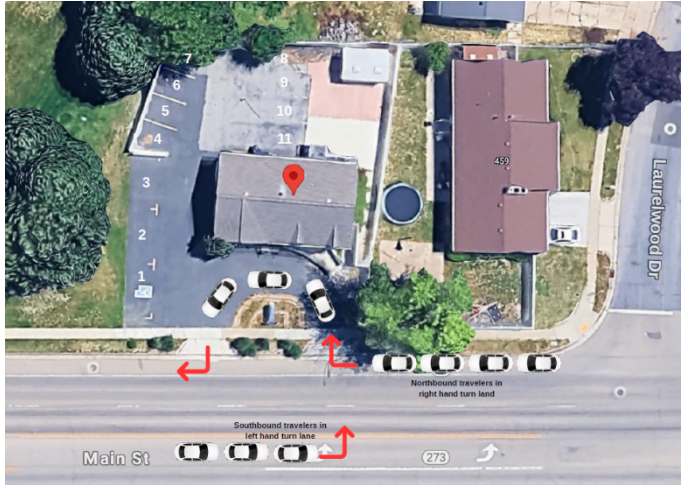
17-18-7 Area, Lot Coverage And Yard Requirements

1. *There are no lot size or yard requirements except that where a lot in the Professional Business District abuts a residential district, the yard abutting the residential district shall be at least twenty feet (20'). A building may have the twenty feet (20') yard requirement reduced to the yard requirement of the abutting residential zone if the reduced yard contains only landscaping.*

17-18-5 Special Provisions

1. *The design of off-street parking facilities shall assure compatibility of vehicular and pedestrian circulation. Site plan drawings prepared for site plan review shall illustrate clearly all existing and proposed vehicular and pedestrian paths. (See KCC 18-4.)*

The existing site layout does not include the required 20-foot setback stipulated in the Professional business code, however the existence of landscaping between the proposed business location and the neighboring residences has been determined sufficient to meet the exception outlined in KCC 17-18-7 for landscaping of Professional Business zoned properties. Similarly, the applicant has provided the required site plan to demonstrate that the business will not impede the flow of vehicle or pedestrian traffic.



5. RECOMMENDATION

Based on existing best practices and informed by research of similar codes in other cities, staff is recommending that the Planning Commission find that the existing on-site parking for the property is sufficient for the proposed preschool and micro education entity use.

Staff is recommending approval of this proposal with any recommendations the Planning Commission feel are appropriate as allowed by [KCC 17-32 Off Street Parking and Loading](#).

**Kaysville City Planning Commission Meeting Minutes
Joint Planning Commission and City Council Meeting
June 12, 2025**

The Planning Commission meeting was held on Thursday, June 12, 2025, at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

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

Planning Commissioners Absent: Commissioner Katie Ellis

Mayor and City Council Members in Attendance: Mayor Tamra Tran, Council Members John Adams, Mike Blackham, Abbi Hunt, and Nate Jackson

City Council Members Absent: Perry Oaks

Staff Present: Jaysen Christensen, Melinda Greenwood, Anne McNamara, and Mindi Edstrom.

Consultant Staff from GSBS: Liz Jackson, Shawn Hill, and Praviz Faiz

Public Attendees: Laurene Starkey, Val Starkey, Josh McBride, Rich Shaw, Ethan Hipwell, Jill Dredge, and Numon Pacmures

1- WELCOME AND MEETING ORDER

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

2- DECLARATION OF CONFLICTS OF INTEREST

There were no conflicts of interest.

Commissioner Lott made a motion to move the approval of the minutes from May 22, 2025 up on the agenda in front of item number three. Commissioner Allred seconded the motion, and the vote was unanimous in favor of the motion (6-0).

3- CONDITONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR HIPWELL CONSTRUCTION AND LANDSCAPING LOCATED AT 276 WEST GREENBELT CIRCLE

Mindi Edstrom presented the Conditional Use Permit for a Major B Home Occupation located at 273 West Greenbelt Circle. The application was submitted by Ethan Hipwell for his business, Hipwell Construction and Landscaping.

Mr. Hipwell recently moved back to the area and promptly submitted both his business license application and Conditional Use Permit request. The business involves general landscaping work and, in accordance with city code, requires a Conditional Use Permit due to its classification as a construction-related home occupation within a residential neighborhood.

Ms. Edstrom shared that the residence would serve solely as the base of operations; there will be no employees reporting to the home; no customers will visit the site; and all materials will be delivered directly to off-site job locations. Mr. Hipwell does not own heavy equipment, and only hand tools will be stored at the residence.

Ms. Edstrom reported that the business is expected to have no adverse impacts on the surrounding neighborhood.

A public notice sign was posted at the property as required. The only inquiry received regarding the sign came from the applicant and his spouse, who were unaware of its purpose after returning from out of town. No other public comment or concern was recorded.

Based on the information provided, staff recommended approval of the Conditional Use Permit. The applicant was present at the meeting and available to respond to questions from the Planning Commission.

Commissioner Allred made a motion. Commissioner Lott seconded the motion and the vote was unanimous in favor of the motion (6-0).

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

MAY 22, 2025 MEETING MINUTES

Commissioner Allred made a motion to approve the May 22, 2025 meeting minutes, with the motion seconded by Commissioner Lott. The vote was unanimous in favor of the motion (6-0).

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

4- PRESENTATION AND DISCUSSION ON THE INITIAL FINDINGS FOR THE KAYSVILLE CITY CENTER SMALL AREA PLAN

At a joint meeting of the Planning Commission and City Council, Liz Jackson of GSBS Consulting presented an extensive update on the Kaysville City Center Small Area Plan. She emphasized that the purpose of the meeting was to transition from the learning phase of the project into the visioning phase, following the completion of initial data collection and analysis.

Ms. Jackson explained the Small Area Plan initiative stems from the 2022 General Plan process, which identified the city center as a planning priority. Funded by a grant from the Wasatch Front Regional Council, the plan aims to define a vision and implementation strategy for the City Center through community input, existing conditions analysis, and stakeholder collaboration. The planning area includes five specific focus zones: Historic Main Street, Main Street North, Mutton Hollow, Flint Street, and Deseret Drive.

Ms. Jackson summarized the first phase of the project, which involved community engagement through an open house, event tabling, stakeholder interviews, and a project website. Notably, the survey yielded

520 responses, a strong showing by comparison to typical engagement metrics. Public input revealed key community values such as preserving Kaysville’s historic character, improving pedestrian safety, and enhancing the local business environment, while also expressing concerns about traffic, high-density development, and poor walkability in certain areas.

Detailed findings by neighborhood were also presented:

- **Historic Main Street:** Widely visited and valued for its charm and dining options but lacking in walkability and safety. Residents supported preservation efforts and expressed concern over limited regulatory protections for historic structures.
- **Main Street North:** Seen as a priority for revitalization, with calls for streetscape enhancements, pedestrian and bicycle infrastructure, and better integration with Historic Main Street.
- **Mutton Hollow:** Perceived as functional and less visited. Concerns centered on traffic and development pressure. While there were some calls for gathering spaces and trails, there was caution against overdevelopment.
- **Flint Street Area:** Praised for existing recreational amenities and community uses but marked by connectivity issues and traffic challenges. Suggestions included bike lanes, improved crossings, and more event-oriented community spaces.
- **Deseret Drive:** Characterized by low visitation and perceived as unsafe and visually unappealing. Primary concerns included traffic speed, aesthetics, and lack of amenities, although there was notable interest in preserving the Deseret Mill and Pasta facility.

The consulting team proposed narrowing the plan’s focus to three core sub-areas—Historic Main Street, Main Street North, and Mutton Hollow—due to their stronger potential as cultural, economic, and housing centers. They also identified six primary planning priorities moving forward:

- Support a broader mix of housing options, balanced with the need to preserve land and manage density concerns.
- Enhance historic preservation, cultural identity, and support for small businesses.
- Improve streetscape conditions and pedestrian accessibility, particularly on Main Street and 200 North.
- Address infrastructure needs, including aging stormwater and utility systems.
- Create redevelopment scenarios that balance community input with market feasibility.
- Evaluate and address safety and traffic concerns in ways that do not compromise the area’s character.

Ms. Jackson reiterated that although many residents expressed a desire to “leave things alone,” others clearly supported strategic improvements. She noted the inherent tension between preserving the existing community fabric and introducing upgrades, which would need to be carefully balanced in the visioning phase.

Looking ahead, Phase 2 of the plan will include another round of outreach—an updated website, new survey in mid-July, stakeholder meetings, a Fourth of July event booth, and a public visioning workshop. The planning team will present development scenarios with visual examples to help clarify what different forms of growth could look like.

Ms. Jackson concluded by posing several open-ended questions to the Planning Commission and City Council, seeking their input on whether the findings reflected their experiences, what might be missing from the data, and how best to navigate contradictory community feedback, especially around housing,

density, traffic, and preservation. She invited Commissioners and Council Members to participate in a brainstorming session to help shape the plan's evolving vision and goals.

Mayor Tran asked the consultants to go back to the second main takeaway about housing. She said the community has shared mixed feelings—some people want more housing options, others don't. One big concern she's heard is that the city might allow tall, multi-story housing along Main Street, which many residents don't want. She clarified that this wasn't the city's plan and asked if the survey data showed people want that type of housing. She said it's important to understand what residents really want, not just what they're worried it might happen.

Ms. Jackson explained that most of the housing around the City Center is single-family homes, and the City Center could be a place to try different housing types. She said the idea of adding housing in the center came from the survey responses, but people are clearly concerned about too much density. To address that, they're looking into smaller, low-scale housing options like patio or courtyard homes, not large buildings. The plan is to show these ideas to the public and get their feedback.

City Manager, Jaysen Christensen followed up on the earlier discussion by asking for clarification on one of the key survey findings—specifically the comment about some residents wanting to "leave it alone." He asked whether that sentiment meant people were happy with how things currently are and didn't want physical changes, or if it reflected a deeper concern about government involvement or control over how properties in the area are developed or used. His question aimed to better understand the motivation behind the resistance to change.

Ms. Jackson responded by saying that the "leave it alone" feedback seems to have multiple meanings. Some survey comments simply said, "leave it alone," while others expressed concerns about how tax dollars are spent, a desire to preserve Kaysville's small-town feel, or satisfaction with how things are now.

She noted that many of these comments came from residents who have lived in Kaysville for over 10 years and like it the way it is. At the same time, other feedback called for improvements, such as better connectivity, more local businesses, and new community options. Ms. Jackson concluded that the sentiment is mixed and could reflect either a resistance to physical changes or hesitation about government-led planning, or both.

Council Member Hunt asked several questions to better understand the planning concepts presented and how they relate to community concerns.

First, she circled back to the earlier housing discussion, asking what was meant by the comment that residents want a "mix of housing to meet different needs." Ms. Jackson clarified that this sentiment primarily referred to a desire for more housing variety, especially smaller homes like patio homes, and housing suitable for all ages. The feedback reflects concern about rising home prices in Kaysville, especially in the City Center, and the desire for housing options that allow young families or older residents to remain in the community. Ms. Jackson emphasized that this desire does not translate into support for high-density apartments, but rather for smaller, detached housing types that fit within the existing neighborhood character.

Next, Council Member Hunt asked for clarification on the term "traffic calming." Ms. Jackson explained that it includes a wide range of strategies such as landscaping, bulb-outs, signage, flashing crosswalk

lights, striping, and other design elements that visually or physically encourage slower driving. She noted that Main Street is a particular concern, and there is strong public feedback to maintain current traffic volumes and lane configurations. Ms. Jackson said that future engagement—like surveys—could include visual examples of these options to gather more precise feedback.

Council Member Hunt then asked if, in the next phase, residents could be presented with options that include no change or only small changes, rather than feeling forced to choose between large redevelopment scenarios. Ms. Jackson confirmed that this approach is common in their work. They typically present low, medium, and high-impact scenarios so the community can respond to a range of possibilities, rather than just drastic proposals.

Ms. Greenwood explained that the term "gentle density" means smaller housing types like twin homes, triplexes, or fourplexes that still look like regular houses. This can be a good way to offer more housing without changing the feel of Kaysville neighborhoods. She said people often misunderstand what "density" means, and many fear the city wants to build big apartment buildings—which is not the plan.

As the city moves into the next phase of planning, Ms. Greenwood said the focus will be on getting additional feedback from residents about what kinds of homes and changes they want.

She also listed three main things to work on:

- Help people understand what "density" really means, so there's no confusion or fear.
- Find out what type of historic preservation people care about.
- Keep working on traffic issues but be honest about what the city can and can't do—like not being able to put speed bumps on some roads used by emergency vehicles.

She said it's important to give people real options that are possible, not ideas that might raise false hopes.

Commissioner Lott added to the discussion by emphasizing the importance of educating the public during the next phase of the planning process. She pointed out that while gathering input is essential, the city also needs to share key information—especially about issues like "gentle density" and state requirements tied to UDOT funding.

She explained that many residents oppose high-density housing without realizing that if the city doesn't meet certain state criteria, it could lose UDOT funding. When she explains this to her neighbors, they're often surprised. Commissioner Lott stressed that the city can either make informed decisions now, or risk having those decisions made for them later by outside agencies.

Ms. Jackson agreed and said that the upcoming visioning phase will allow for more of this kind of two-way communication. In addition to gathering feedback, the team will work on clearly explaining what different terms mean, what the city is considering, and why certain choices are necessary, especially when influenced by outside requirements.

Commissioner Allred shared that Kaysville needs to be more open to change, especially in the City Center. He said if the city keeps doing things the same way, it will miss the chance to grow in smart, helpful ways.

He explained that to make downtown more active and successful, more people need to live nearby—which means allowing more types of housing, not just large single-family homes. He gave examples from

other cities where more housing helped support local businesses.

Commissioner Allred also talked about parking. He said having too much parking can ruin the charm of an area but having too little causes problems too. The key is finding a good balance.

Council Member Jackson said some residents are worried the city might tear down buildings on Historic Main Street and build high-rise apartments, but he made it clear that this is not the city's plan and that this message needs to be communicated better.

He mentioned that there are old, run-down apartments behind Main Street that could be good for redevelopment. He suggested involving the property owners in conversations about the city's vision and seeing if there's interest in rebuilding—but in a way that respects the historic character and keeps building height reasonable due to parking limits.

He also said he's not sure what tools or resources the City Council or Planning Commission can use to share this vision effectively and asked for help with that.

Finally, he agreed with Council Member Adams that the Mutton Hollow area is likely better suited for commercial or mixed-use development rather than housing.

Planning Commission Chair Packer shared his support for the work done so far on the City Center Small Area Plan and the direction the project is heading. He said he feels confident because the final decisions will be made by the people of Kaysville, not by outside groups. He noted that many residents seem to worry that outsiders will decide what happens in the city, but he wants the public to understand that local leaders who live in the community—will be making those decisions.

Chair Packer emphasized the importance of clear communication, especially about what is and isn't allowed under current city code. He pointed out that many of the things people are concerned about aren't even possible right now because of existing height limits and zoning restrictions.

He also mentioned the need to clarify terms like "traffic calming," since that could mean many different things—some of which people might support, and others they might not. Chair Packer said he sees the planning process as a gentle guide rather than a forceful push, and he appreciates the thoughtful, collaborative approach being taken.

He ended by expressing his love for Kaysville and support for the comments made by others during the meeting.

Ms. Jackson asked the Planning Commission, City Council, and Mayor if they were comfortable focusing the City Center Small Area Plan on just three neighborhoods moving forward: Historic Main Street, Main Street North, and Mutton Hollow. She explained this was a key decision point—whether to narrow the focus or continue including Flint Street and Deseret Drive in the study.

Chair Packer said he was comfortable with focusing on the three eastern neighborhoods, noting that it doesn't mean the other areas are being ignored, it just means the consultants will concentrate their efforts where there's the most opportunity and feedback. The city can still address Flint and Deseret separately in the future.

Commissioner Sevy then asked a question about business and retail space, wondering if the plan includes office space or if it's just focused on shops and restaurants. Ms. Jackson responded that most of the public feedback so far has leaned toward local retail and dining experiences, but she agreed that office space should be considered as well.

Commissioner Sevy mentioned that she knew of a business that had looked for office space in Kaysville but had to move to Farmington instead, noting that the Mutton Hollow area might be a good location for that type of development.

Ms. Jackson agreed and added that their market analysis includes some baseline data for office demand. She said they plan to look more closely at what types of spaces are actually available in Kaysville, since the city is largely built out, and to include office space as part of their future analysis.

Ms. Jackson closed the discussion by thanking everyone for their feedback and guidance, saying it had brought valuable clarity to the planning team. She outlined the next steps in the City Center Small Area Plan process:

- The project website will be updated with information from this meeting and a summary of Phase One findings, so the public stays informed.
- The team will now move into Phase Two, which focuses on visioning and creating draft recommendations based on what has been learned.

Ms. Jackson emphasized that the planning team will continue to lean on the City Council, Planning Commission, and Mayor to help share accurate information with the community and encourage continued input. She said they would also work on creating clear messaging tools to explain:

- What the city is and isn't planning.
- What options are being suggested.
- What certain terms (like "density" or "traffic calming") really mean.

She said they'll reach out to gather input on how best to communicate these ideas and thanked everyone again for their support and involvement.

5- ADJOURNMENT

Chair Packer adjourned the meeting at 8:14 pm.