



CITY COUNCIL MEETING

September 7, 2023

Utah's Hometown
In the middle of everything



OPENING

Provided by Council Member
John Adams



CALL TO THE PUBLIC

3 minute time-limit.
Limited to 5 people.

Must sign up in person
before the meeting begins.



PRESENTATIONS & AWARDS

- a) A Proclamation declaring September 2023 as Suicide Awareness and Prevention Month
- b) A Proclamation observing the month of September 2023 as Constitution Month
- c) A Proclamation declaring October 8-14, 2023 as Fire Prevention Week



DECLARATION OF CONFLICTS OF INTEREST



CONSENT ITEMS

- a) Approval of Minutes of August 3, 2023
- b) Appointment of Debora Shephard as Planning Commissioner
- c) Reappointment of Judy Rigby and Rob Dansie as Historic Preservation Committee Members
- d) A Resolution adopting and approving an Interlocal Agreement with the Davis School District for School Resource Officers



ACTION ITEMS

- a) A Resolution indicating the intent of the Kaysville City Council to maintain their Current Boundary with Farmington City



ACTION ITEMS

- b) Consideration of a request to rezone 6.26 acres of property located at 521 West 350 North from General Commercial (GC) to include a Mixed Use Zoning District Overlay - Phil Holland/H Group Ventures LLC

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Application Type: Rezone

Applicant: Phil Holland | H Group Ventures LLC

Address: 521 West 350 North | 11-879-0002 and 11-879-0007

Lot Size: 6.26 acres | 272,685 ft²

Current Use: Undeveloped

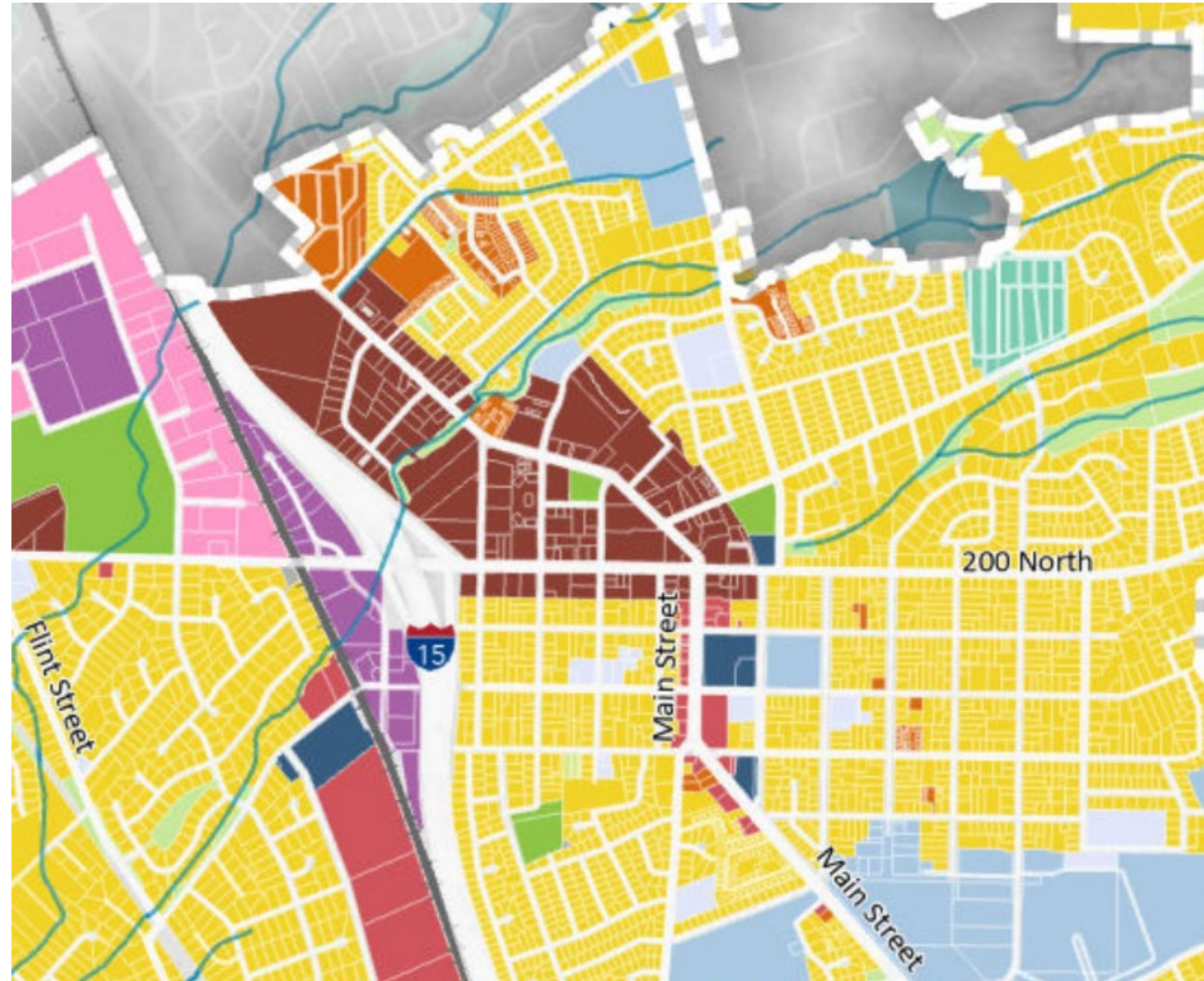
Current Zoning: 272,685 ft²

Requested Zoning: GC Mixed Use Overlay

Density Entitlement: 160 units proposed



Future Land Use Map



Guiding Principles



Enrich our city center and downtown

We will enhance our city center with commercial and mixed-use development and investing in streetscape and parking.



Provide diverse housing options

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

Chapter 1: Land Use & Placemaking Plan



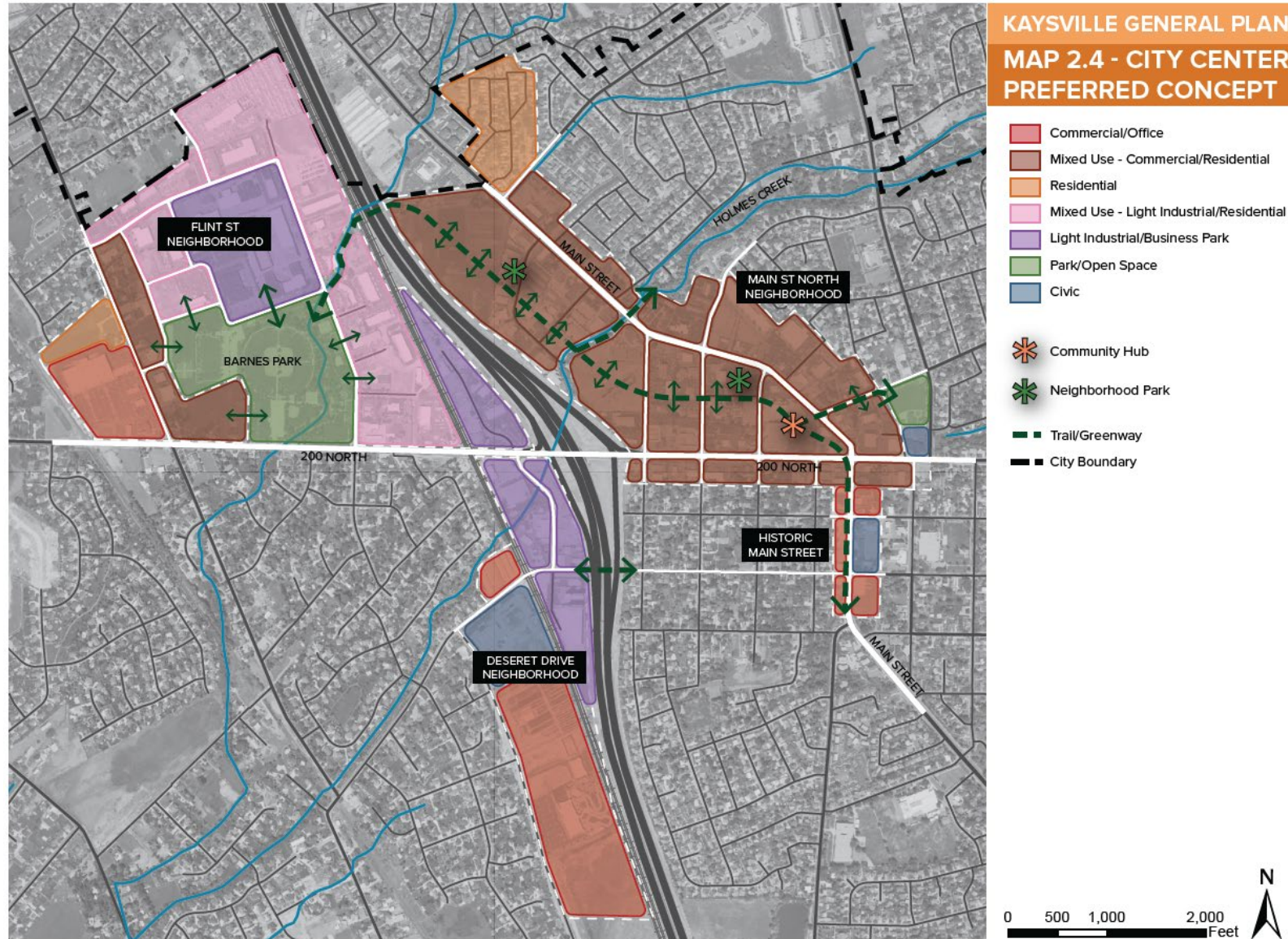
Land Use & Placemaking Plan

**GOAL 2: MAKE KAYSVILLE CITY
CENTER DISTINCT AND IDENTIFIABLE
FROM ADJACENT NEIGHBORHOODS
AND SURROUNDING CITIES**

**GOAL 8: PROVIDE A RANGE OF HOUSING
OPTIONS AND PRICE POINTS THAT HELP
ENSURE KAYSVILLE IS AN AFFORDABLE
PLACE TO LIVE**

**GOAL 9: ENCOURAGE DIVERSE
COMMERCIAL USES TO MEET THE NEEDS
OF THE COMMUNITY AND VISITORS**

City Center Preferred Concept



Chapter 3: Housing & Neighborhood



ESTABLISHING A COMMUNITY

Housing & Neighborhoods

Goals & Objectives

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

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

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

Objective 1.2: (H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.

Objective 1.3: (A) Rezone for densities necessary to facilitate the production of moderate income housing.

Objective 1.4: (F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Chapter 5: Economic Development & Prosperity



Economic Development & Prosperity

Goals & Objectives

GOAL 1: PROMOTE KAYSVILLE CITY CENTER REDEVELOPMENT TO STRENGTHEN COMMERCIAL AREAS

Objective 1.1: Allow for greater densities in Kaysville City Center to generate an increase in buying power and capture rates.

Objective 1.2: Focus on small scale and local services to meet public requests and provide local growth.

GOAL 2: UTILIZE THE WIDE VARIETY OF TOOLS AND INCENTIVES AVAILABLE TO HELP ACHIEVE ECONOMIC DEVELOPMENT GOALS

Objective 2.1: Establish redevelopment areas to fund infrastructure and future developments.

GOAL 3: ALLOW FOR MIXED USE DEVELOPMENT IN IDENTIFIED AREAS TO GENERATE MORE ROOFTOPS AND PREVENT SALES LEAKAGE

Project Specific Details

Building Use	Square Footage	Additional Details
Hotel	57,971	Four stories 114 rooms
Office	15,000	Either two or three stories
Retail	3,000	Single story
Apartment Building 1	67,600	Four stories 80 unit mix: 8 studio, 48 one-bedroom, 24 two-bedroom
Apartment Building 2	67,600	Four stories 80 unit mix: 8 studio, 48 one-bedroom, 24 two-bedroom

Building	Square Footage
Apartment Building 1	67,600
Apartment Building 2	67,600
Residential Total	135,200
Hotel	57,971
Office	15,000
Retail	3,000
Commercial Total	75,971
Total Square Footage	211,171
% Commercial	36%
% Residential	64%

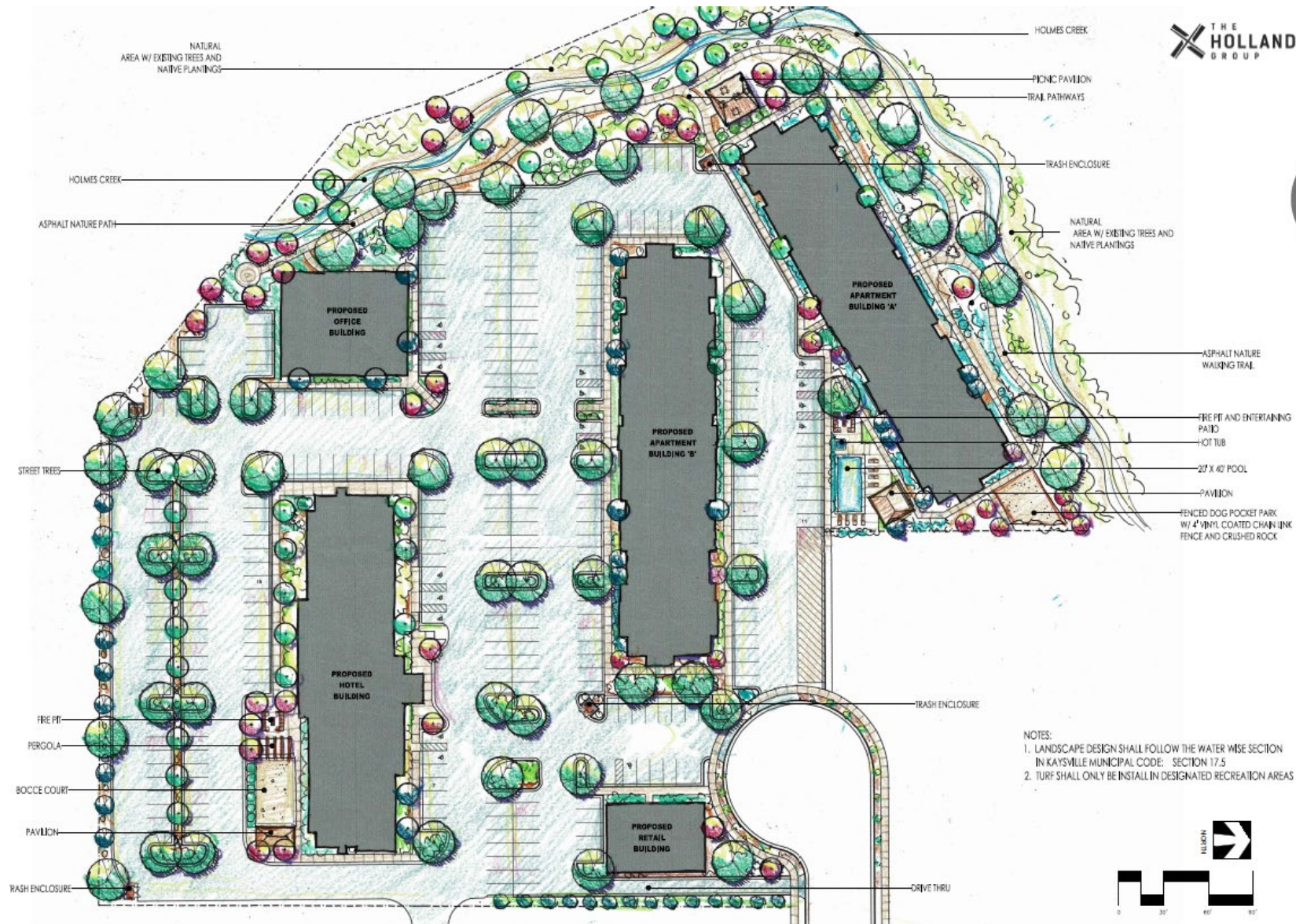
Aerial Renderings



Renderings



Landscape Plan



Parking – 160 Units

Parking				
Residential				
Units	Number units	# Spaces/Unit	KCC	ITE Study
Studio	16	1	16	-
1-bedroom	96	1.5	144	-
2-bedroom	48	2	96	-
Residential Total	160		256	210
Commercial				
Units	S.F./Units	# Spaces/S.F.	KCC	ITE Study
Office	15,000	3.5/1,000 S.F.	53	36
Retail	3,000	3.5/1,000 S.F.	11	8
Hotel Units	114	1/1.5 units	76	85
Commercial Total			140	129
Total (Residential & Commercial)			396	339
<i>10% Allowed Reduction</i>			<i>40</i>	
Total w/ Parking Reduction			356	
Parking Provided			302	
Parking Deficiency			54	
Parking Reduction Request			94	
Parking Reduction %			24%	

Public Notice & Public Comment

- June 30, 2023 40 notices were mailed to property owners and effected entities within 500' of the subject property.
- July 14, 2023 Public Hearing held by the Planning Commission: 2 comments received citing concerns of utilities, rental rates, parking, traffic and desirability of the project.
- August 10, 2023 Planning Commission voted unanimously to recommend approval of the rezone request and development agreement.
- Utility capacity
- A few additional emails received with some support and some opposition.



Findings for a recommendation of approval include:

- a. The Mixed Use Zoning District Overlay is compliant with Map 2.2 Future Land Use Map approved with the 2022 General Plan.
- b. The project is in keeping with the following Guiding Principles of the 2022 General Plan:
 - i. Enrich our city center and downtown - We will enhance our city center with commercial and mixed-use development and investing in streetscape and parking.
 - ii. 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.
 - iii. Preserve our open space, trails and natural resources - We will encourage the preservation of open space through clustered development and the protection of foothills, natural drainages and remaining agricultural areas.
- c. Chapters 1, 3 and 5 of the 2022 General Plan contain adequate goals, policy objectives and implementation measures which support approval of the rezone request.



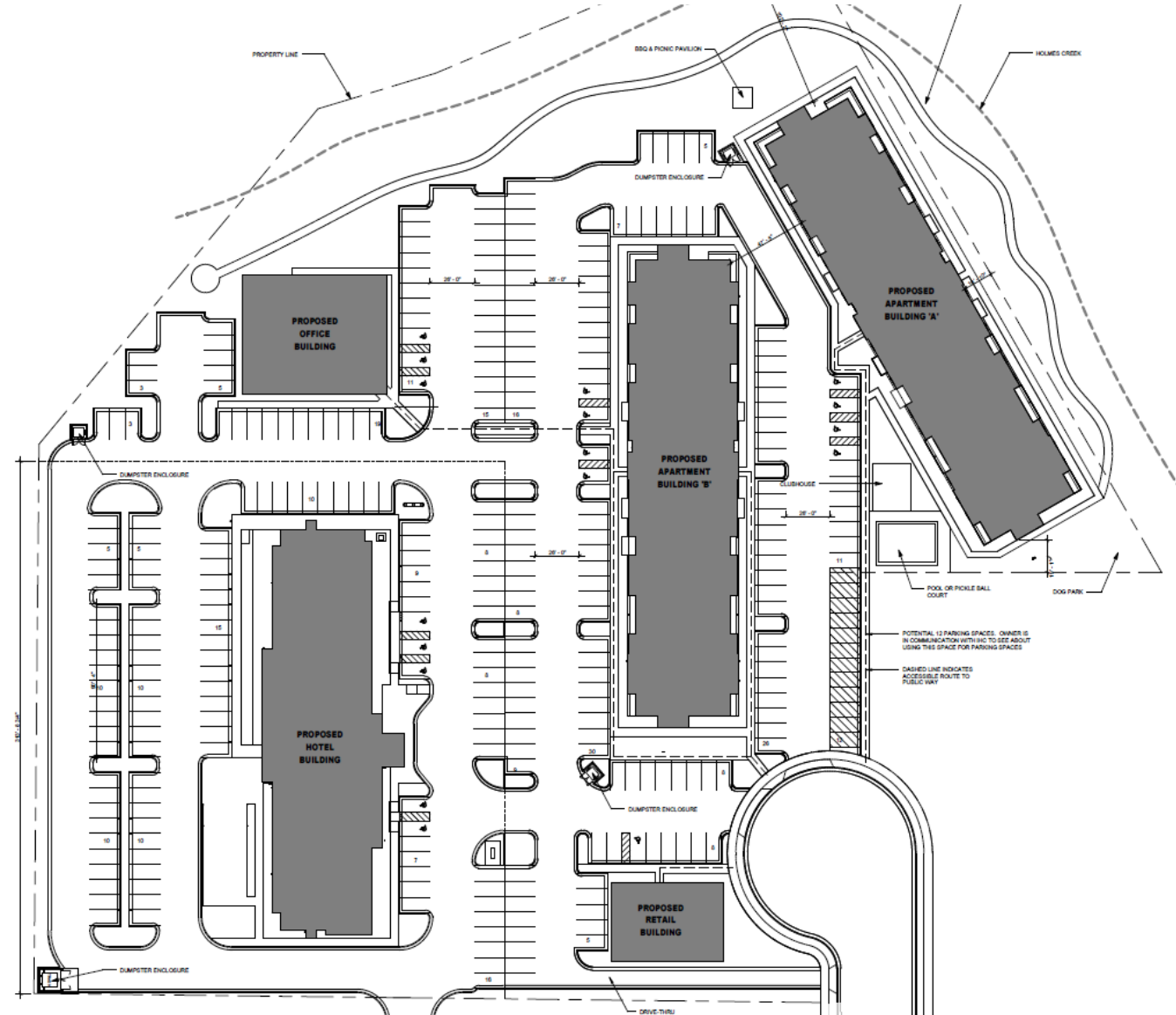
- d. Concerns from the July 13, 2023 Planning Commission meeting have been addressed through the development agreement and project revisions.
- e. With the addition of 160 housing units, the rezone approval would allow the city to account for positive progress to the State for the 2024 Moderate Income Housing reporting.
- f. The implementation of a parking reduction will allow the City to communicate measureable progress to the State for the 2024 Moderate Income Housing report.
- g. The approval of the rezone for higher density and for mixed use in an existing commercial center will allow for the City communicate measureable progress to the State for the 2024 Moderate Income Housing report.
- h. The design of the project as outlined in the site plan and development agreement would not negatively impact the existing character of the area.
- i. The project would diversify the housing product available in Kaysville and provide opportunities for a live-work environment.
- j. The project would diversify and strengthen the City's economic and commercial base, adding new office, retail and an opportunity to collect Transient Room Tax with the hotel.
- k. Staff review has found the project to be compliant with 17-27 Mixed Use Zoning Overlay purpose statement and code requirements.



Recommendation:

Planning Commission recommends approval of the development agreement and the rezone of 521 West 350 North from General Commercial (GC) to General Commercial Mixed-Use Overlay.

Site Plan – 132 Units



Project Specific Details

Building Use	Square Footage	Additional Details
Hotel	57,971	Four stories, not to exceed 50' in height 114 rooms
Office	15,000	May be 2 or 3 stories, not to exceed 35' in height
Retail	3,000	Single story
Apartment Building 1	53,370	Three stories, not to exceed 35' in height Proposed 66 unit mix: 12 studio, 36 one-bedroom, 18 two-bedroom
Apartment Building 2	53,370	Three stories, not to exceed 35' in height Proposed 66 unit mix: 12 studio, 36 one-bedroom, 18 two-bedroom

Building	Square Footage
Apartment Building 1	53,370
Apartment Building 2	53,370
Residential Total	106,740
Hotel	57,971
Office	15,000
Retail	3,000
Commercial Total	75,971
Total Square Footage	182,711
% Commercial	42%
% Residential	58%

Parking – 132 Units

Parking				
Residential				
Units	Number units	# Spaces/Unit	KCC	ITE Study
Studio	24	1	24	-
1-bedroom	72	1.5	108	-
2-bedroom	36	2	72	-
Residential Total	132		204	173
Commercial				
Units	S.F./Units	# Spaces/S.F.	KCC	ITE Study
Office	15,000	3.5/1,000 S.F.	53	36
Retail	3,000	3.5/1,000 S.F.	11	13
Hotel Units	114	1/1.5 units	76	86
Commercial Total			140	135
Total (Residential & Commercial)			344	308
<i>10% Reduction</i>			39	
Total w/ Parking Reduction			305	
Parking Provided			301	
Parking Deficiency			4	
Parking Reduction Request			43	
Parking Reduction %			12.4%	

Estimated Impact Fees

City-Only Impact Fee Estimate						
	Fee	Amount	Unit	Count	Amount	Total (By Fee)
Roadway	Multifamily (Apartments)	\$ 891.00	Per Unit	160	\$ 142,560.00	
	Office (2-story)	\$1,783.00	Per 1,000 s.f.	15	\$ 26,745.00	
	General Commercial (Hotel)	\$3,696.00	Per 1,000 s.f.	57.971	\$ 214,260.82	
	General Commercial (Retail)	\$3,696.00	Per 1,000 s.f.	3	\$ 11,088.00	\$ 394,653.82
Fire	Residential	\$ 296.00	Per Unit	160	\$ 47,360.00	
	Non-Residential	\$ 529.00	Per 1,000 s.f.	77.971	\$ 41,246.66	\$ 88,606.66
Parks	Multifamily (Apartments)	\$2,742.00	Per Unit	160	\$ 438,720.00	\$ 438,720.00
Public Safety	Multifamily (Apartments)	\$ 356.00	Per Unit	160	\$ 56,960.00	
	Non-Residential	\$ 205.00	Per 1,000 s.f.	77.971	\$ 15,984.06	\$ 72,944.06
Power	TBD				\$ -	
Water	TBD				\$ -	
TOTAL					\$ 994,924.53	\$ 994,924.53



WORK ITEMS

- a) Detached accessory dwelling units (ADUs) discussion



COUNCIL MEMBER REPORTS



CITY MANAGER REPORT



ADJOURNMENT

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