



CITY COUNCIL MEETING

October 5, 2023

Utah's Hometown
In the middle of everything



OPENING

Provided by Council Member
Mike Blackham



CALL TO THE PUBLIC

3 minute time-limit.
Limited to 5 people.

Must sign up in person
before the meeting begins.



PRESENTATIONS & AWARDS

a) Swearing-in of 2023-2024 Youth City Council



DECLARATION OF CONFLICTS OF INTEREST



ACTION ITEMS

- a) Consideration of a development agreement and request to rezone 2.397 acres at 41 West 100 South from R-1-8 Single Family Residential to R-M Multiple Family Residential from Hal T. Anderson



Application Type: Rezone

Applicant: Hal T. Anderson | Hot Diggity 1 LLC

Address: 41 West 100 South | 11-108-0136 and 11-108-0135

Lot Size: 2.39 acres | 104,413 ft²

Current Use: One Single Family Home

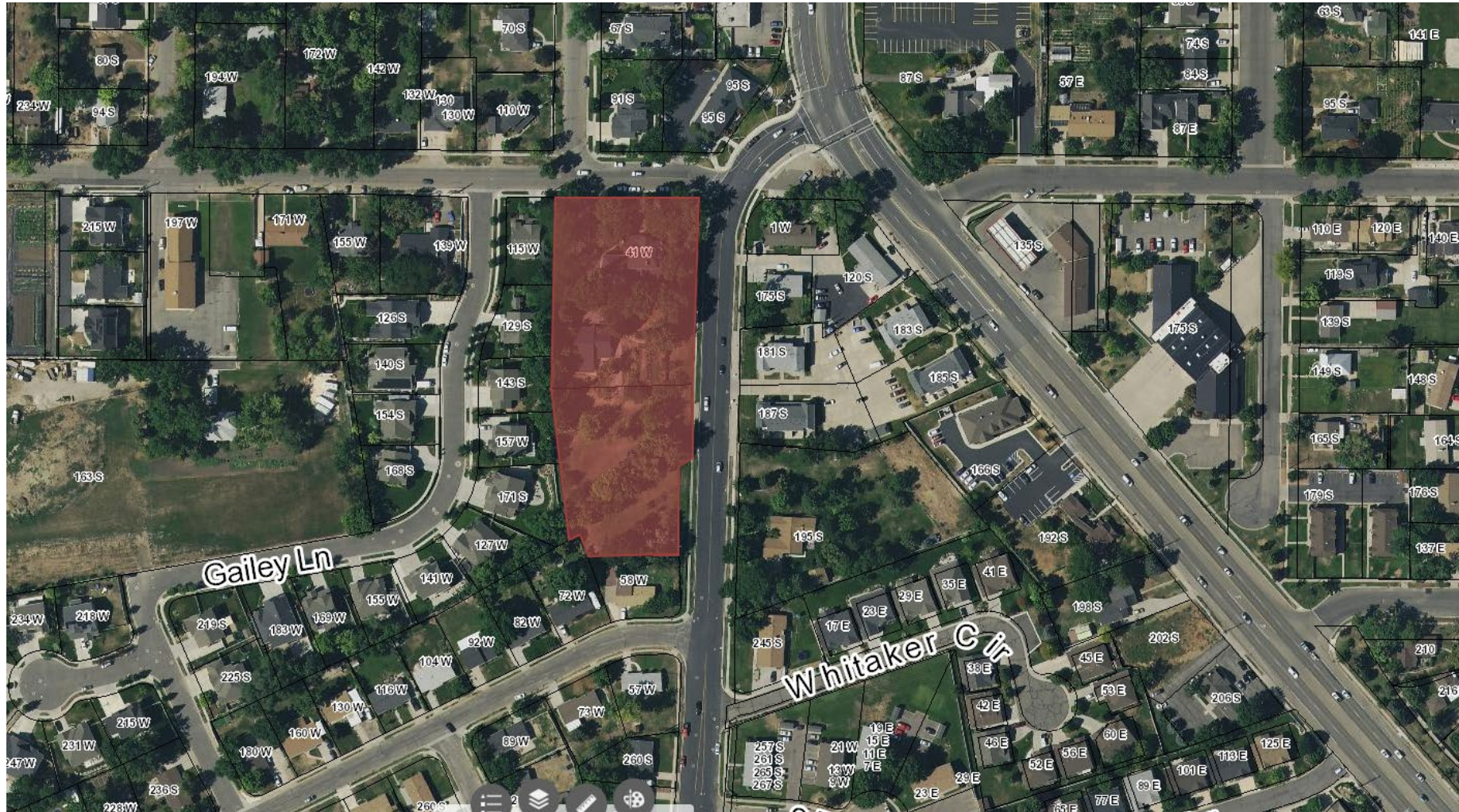
Current Zoning: R-1-8 Single Family

Density Entitlement: 13 Single Family detached units; 13 twin homes

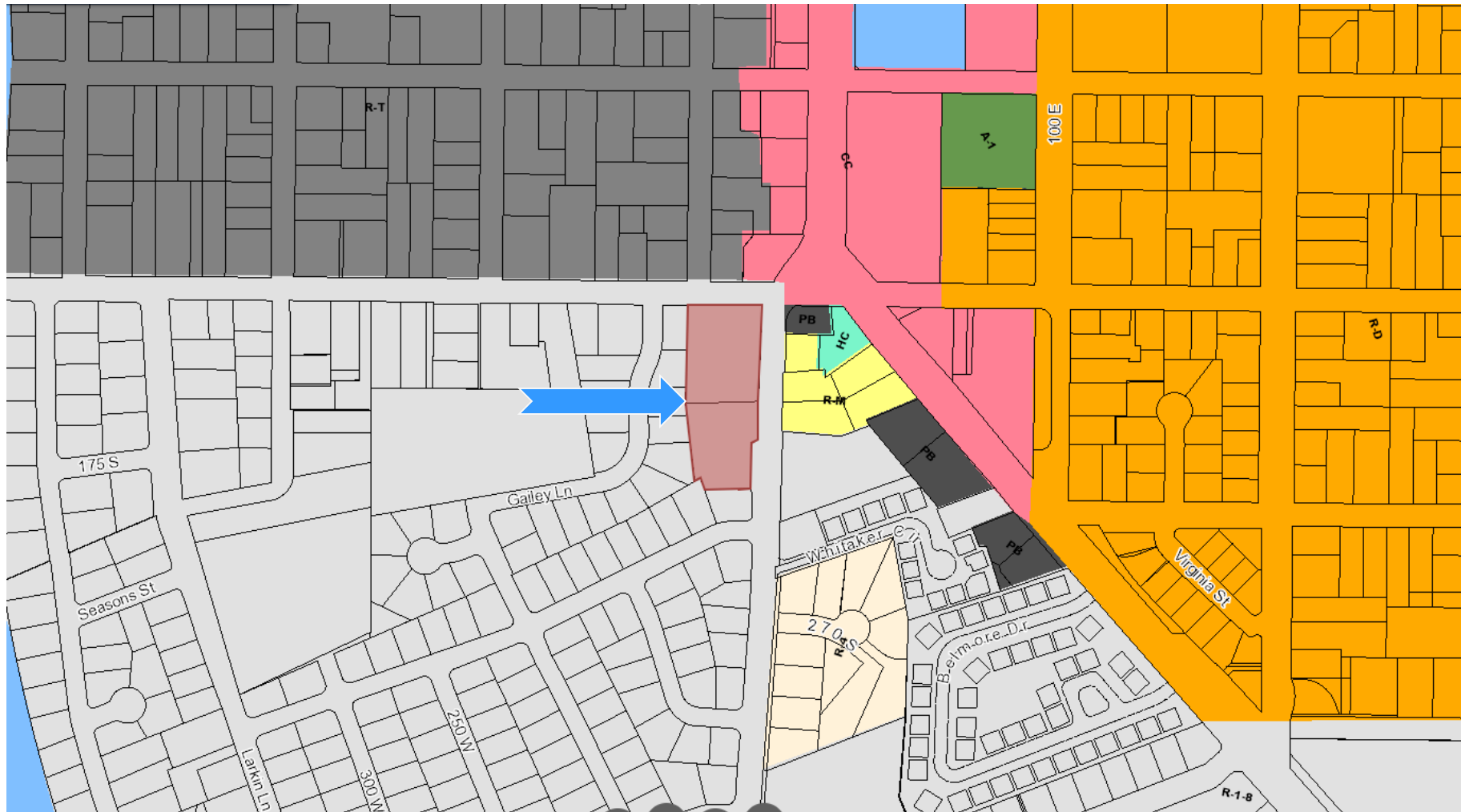
Requested Zoning: R-M Multiple Family Residential

Density Entitlement: 37 attached residential units

41 West 100 South



Area Zoning Map



2022 General Plan Guiding Principles



Provide diverse housing options

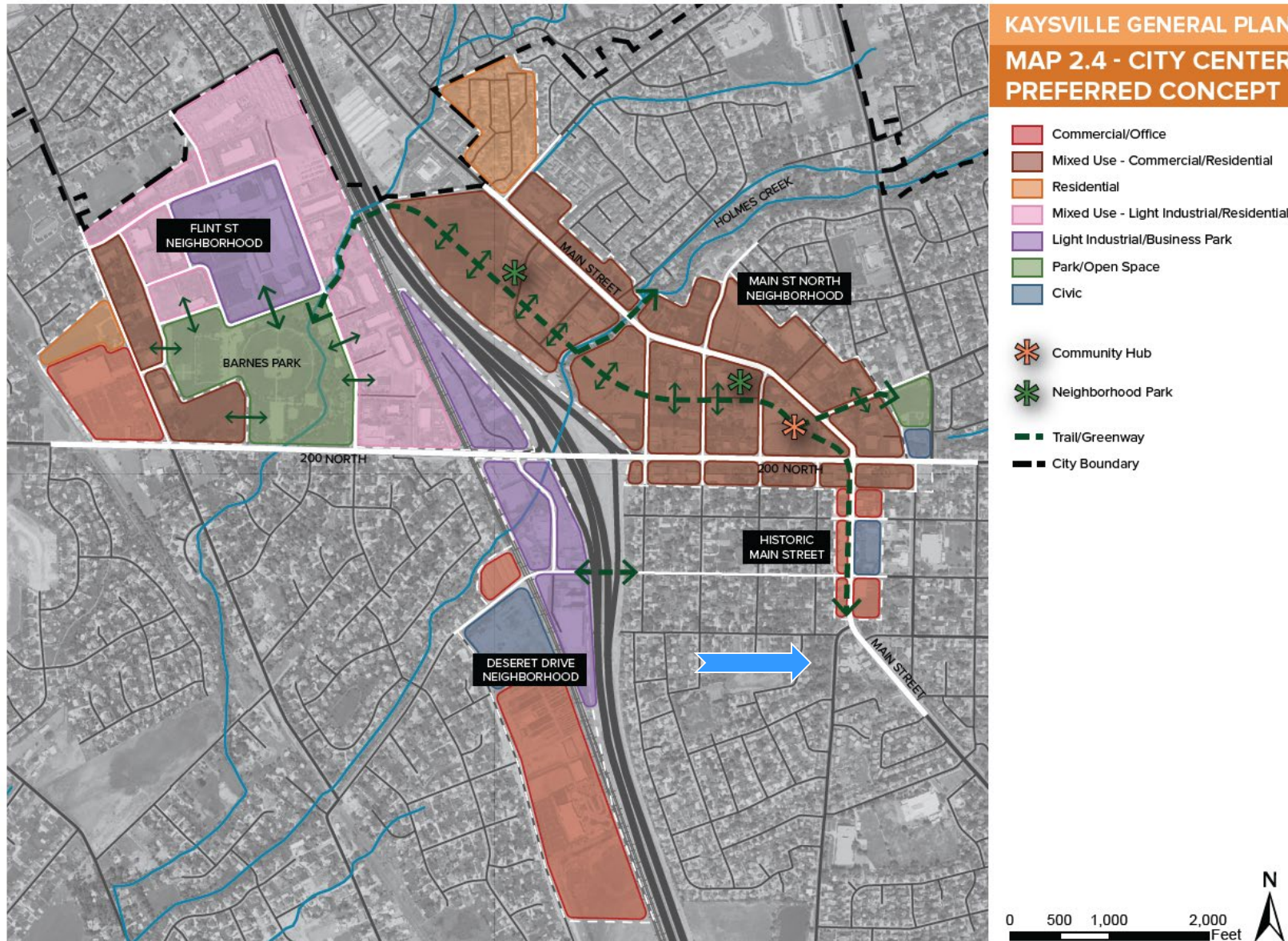
We will work to preserve our existing neighborhoods while accommodating a full range of housing opportunities to meet the economic, lifestyle and life-cycle needs of our residents.



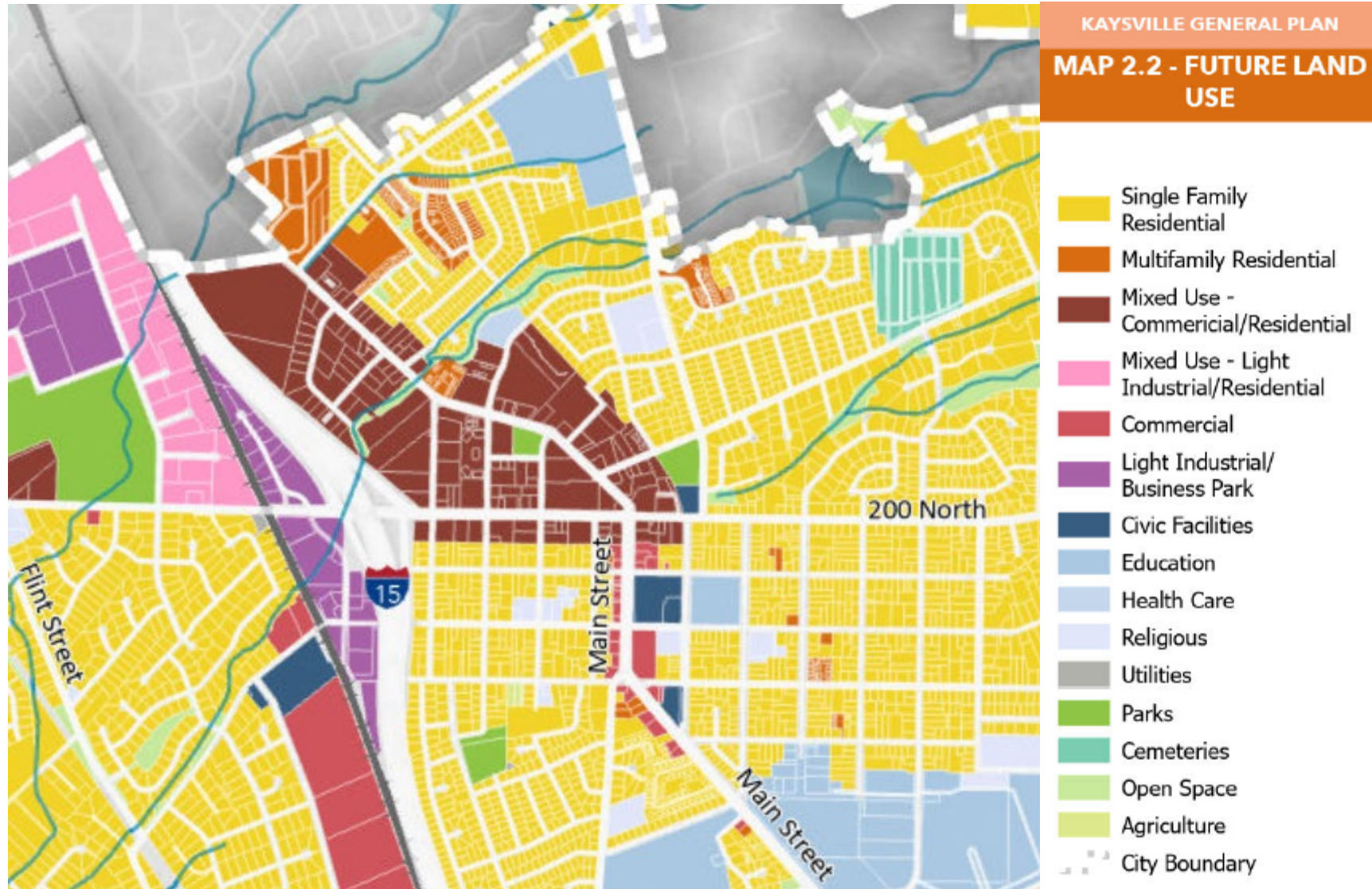
Enrich our city center and downtown

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

City Center Preferred Concept



Future Land Use Map



Land Use & Placemaking Plan



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

Objective 8.1: Coordinate and align Land Use and Housing Policies

- **Implementation Measure:** Allow and encourage new residential development models that meet the future needs of the community.

**Land Use &
Placemaking Plan**

Housing & Neighborhood



ESTABLISHING A COMMUNITY

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

c. Give strong consideration to rezone applications which are supported by elements of the General Plan but may not align with the future land use map.

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.

Housing & Neighborhoods

R-1-8 vs. R-M

	R-1-8 (Current Zone)	R-M (Proposed Zone)
Height	30'	30'
Front Setback	25'	25'
Side Setback	≥ 8' both side yards ≥16'	≥ 8' both side yards ≥16' + 2' per unit over two
Rear Setback	15'	15'
Corner	20' side abutting street	20' each side abutting street

Public Notice and Public Comment

- 42 public notices mailed to property owners within a 500' radius
- As of 9/14/2023 a total of 20 emails had been received. 2 emails in favor of the rezone and 18 emails objecting the rezone.
- Items of concern:
 - Traffic
 - Noise Congestion
 - Decreased Property Value
 - Cuts off neighbors
 - Removal of mature trees
 - Creates a wall of homes
 - Prone to flooding
 - Parking on the Street
 - Will not provide moderate income housing
 - Lack of respect to historic properties
 - Density
 - Safety
 - No Development Agreement

Planning Commission

- Public Hearing held September 14, 2023
- Recommendation of approval (3-1) with a development agreement. The Planning Commission did not provide details or requirements for agreement.



13 Single Family – 10 trips/day – 130 trips
13 Twin homes – 10 trips/day – 260 trips
28 Townhomes – 6 trips/day – 168 trips
32 Townhomes – 6 trips/day – 192 trips



Recommendation:

Staff recommends the City Council approve the rezone application and development agreement for 41 West 100 South to R-M Multiple Family Residential.



WORK ITEMS

- a) An Ordinance amending provisions of the Kaysville City Code regarding abandoned, wrecked, or junk vehicles



WORK ITEMS

b) Detached accessory dwelling units (ADUs)
discussion















COUNCIL MEMBER REPORTS



CITY MANAGER REPORT



CLOSED SESSION



Kaysville
City

Utah's Hometown
In the middle of everything

ADJOURNMENT