

June 6, 2019

Kaysville City Council
23 East Center Street
Kaysville, UT 84037

RE: Item Number 5c – Proposed Action to rezone 1955 West 200 North from A-5 and R-A to R-1-8

Dear Kaysville City Council Members:

Residents of the immediate neighborhoods directly affected by the above referenced item number subject to your vote today, hereby formally submit their protest to the proposed rezoning and conceptual development as submitted. Of paramount concern is the comingling of such high density development with established neighborhoods that meet City zoning requirements for developments west of I-15. Further, connecting the existing roadway to 200 North will create significant safety concerns related to through-traffic directly resulting from this project. Additionally, historical water accumulation and drainage issues remain an issue with this property that, absent infrastructure improvements and a cohesive development plan, will infringe on neighboring properties.

Rezoning from A-5 and R-A to R-1-8 Issues

Kaysville City's General Plan "Housing:" states that "West of I-15, allow zero to two units per acre with some higher density housing *along* the major streets (emphasis added)."

- This development is not "along" 200 N, an identified major roadway; it is accessed from a major roadway. Not a single unit in the proposed development is directly adjacent to 200 North.
- At no other place in Kaysville is an R-1-8 zone located directly adjacent to a low-density development such as R-A, R-1-20 and R-1-LD. Comingling such zoning is contrary to the City's master plan of maintaining the essence and vision of a residential community to include zero to two single family units per acre.
- While many have identified this development as having ¼ acre lots, the median lot size is estimated to be 0.16 acres which is 1/6th acre, significantly smaller.
- The proposed development will essentially double the size of the existing neighborhood in less than one third of the space, and is inconsistent with the character and appearance of the existing housing in the surrounding neighborhood.
- The proposed development at this location fails to support the purpose of Chapter 17-34-1 of the Planned Residential Unit Development that states, in part:
 - "New Construction in already developed areas should, to the greatest extent possible, maintain the established mass, scale, height, width, and form of the surrounding buildings."
 - To "assure greater compatibility of new construction with the existing neighborhood; to encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans so as to give imagination and variety in the physical pattern of the development."

- Such precedent-setting rezoning may encourage a multitude of similar developments throughout West Kaysville to the detriment of existing neighborhoods that rely on existing infrastructure for safe and reliable utilities.
- We encourage the Council to maintain the existing zoning that is already established as R-1-20.

Safety-Related Through-Traffic Issues

- Connecting 200 North with the existing 1700 West will significantly encourage through traffic by non-residents in an effort to by-pass the light at 200 North and Angel Street.
- The new intersection which will be created on 200 North and the 75 South outlet to Angel Street are both ill equipped to handle the increase in turn-traffic which will inevitably be created if the roadway connects. Additionally, the increased traffic volumes will create safety issues for residents, as well as motorists and active travelers.
- The current entrance design of 75 South will not inhibit through traffic, particularly for those who choose to use the route to travel from Angel Street Park to the area around Smith's.
- In support of the Kaysville City master plan relating to "Housing" paragraph C. Housing developments should have a minimum of through vehicular traffic and a maximum of open space" any design that connects 1700 West to 200 North should incorporate design enhancements that help meet these criteria. Residents of this community present the following suggestions:
 - Add Entry columns to the entrance at 200 North, and planter medians at the entrance to 1700 West at 200 North and at 75 South and Angel Street to advertise the residential character of the area.
 - Incorporate a crash gate where any new community meets the existing housing on 1700 W to restrict access from either direction while providing access to emergency response vehicles.
 - As an alternate measure to the crash gate, incorporate speed tables where any new community meets the existing housing on 1700 West and another speed table on 75 South between 1700 West and Angel Street.
 - Incorporate signage such as "No Through Traffic Permitted," "Residential Access Only," or similar.
 - Add necessary stop signs at intersecting streets (e.g. 1700 West and 75 South).
 - Require adequate curb, gutter and sidewalk within the new development to aid in minimizing on-street pedestrian traffic, and ensure appropriate safety measures where the new intersection intersects the bike lane on 200 North.
 - Ensure that all such suggestions are incorporated into a development agreement before the development receives final approval.

Historical Water Accumulation and Drainage

- Historical water accumulation and drainage issues remain an issue at this property.
- Water accumulation is expected to increase as neighboring properties and roadways are developed due to a reduced availability of natural porous surfaces allowing infiltration into surrounding soils.
- The addition of a high-density development, where a significant portion of the surface area will be eliminated rendering the available soils to become supersaturated will create structural concerns and are expected to result in adverse impacts on neighboring properties and homes.

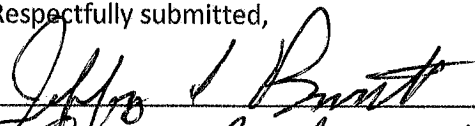
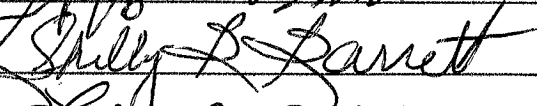
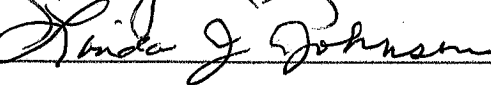
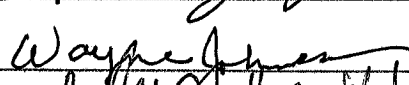
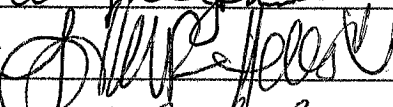
- Long-time surrounding homeowners and farmers acknowledge that, though not specifically identified on a map, the historical water accumulation on this property has long been referred to as a creek.
- Residents of this community wish to ensure that any development plan for the property includes proper mitigation measures to eliminate the migration of water from the property onto, into, or through neighboring properties. Further, that where a design includes incorporation of a retention pond, that mosquito management/abatement be required and maintained.

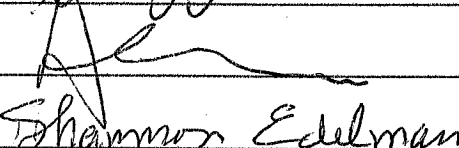
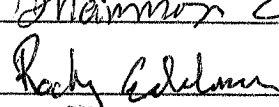
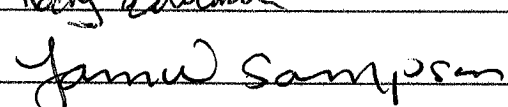
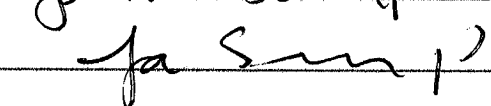
Residents of these neighborhoods recognize and understand that development will occur. Certainly, this community realizes senior housing communities, such as the one proposed in the conceptual design for the identified property, is potentially a valuable economic commodity. However, we appeal to the Council to also recognize that the acceptance of such a high-density proposal at this particular location is detrimental to the character and appearance of the existing community and contrary to the spirit of the City's master plan.

We further appeal to the Council, that in the event of the acceptance of this or any development of the property that connects 1700 West to 200 North, that the ideas of minimizing, buffering, and slowing down non-resident through-traffic is incorporated with any approval. We formally request that the Council take each item into consideration relating to the proposed R-1-8 rezone, all safety-related traffic issues inherent with connecting 200 North to 1700 West, as well as the historical water accumulation and drainage issues and related infrastructure and management of such.

Thank you for the opportunity to share the aforementioned concerns before the Council.

Respectfully submitted,

Dean & Cindy Jensen

Unte & Missy Shadbeck

Raven Layton

Jason & Heather Bingham

Larry & Brooke Hoffman

Wayne & Julie Helt

Keana & Marrett

Phil F. Harrett

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Mary E. Harrett

Don

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Annell Layton

W. J. Harrett

Susan Knapp

Stanley Knapp
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Kim Romney

Mayhorne Neely

Wayne P. Neely

Shauna Burbidge

John Mitten

Brian Buda

Sonja Folas

Kyle Fowler