

KAYSVILLE CITY COUNCIL & KAYSVILLE PLANNING COMMISSION
JOINT WORK SESSION
October 20, 2020

Minutes of a special joint work session held on October 20, 2020 at 6:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Katie Witt, Council Member John Swan Adams, Council Member Barber, Council Member Mike Blackham, Council Member Andre Lortz, and Council Member Tamara Tran

Planning Commission Members present: Chairperson Josh Sundloff, Wilf Sommerkorn, Toby Barrus, Jared W. Doxey, Quan Nguyen, Steve Lyon, Abbigayle Hunt, Larry Page

Others Present: City Manager Shayne Scott, City Recorder Annemarie Plaizier, Community Development Director Lyle Gibson

OPENING

Mayor Witt opened the meeting and thanked the Council and the Planning Commission for all the work they do for the city. We have a somewhat new Council and this is a good opportunity to get together and have a discussion. The way Planning Commission meetings go tends to impact the next stage when items are sent to the Council to review. The Planning Commission has the opportunity to hold public hearings on many of submitted applications and they are able to hear from the residents. The Council have been providing more opportunities for residents to be able to meet with themselves one-on-one to discuss any concerns they may have. We want to be able to have a dialogue with our residents. Mayor Witt thanked the Council and Planning Commission for making themselves more available for the public.

The City Council and Planning Commission discussed the format of City Council and Planning Commission public meetings.

Wilf Sommerkorn commented that because public hearings are typically held during Planning Commission meetings, they are able to hear comments and respond to questions from residents before or during the meeting. Some of the Planning Commission meetings have become more informal and maybe someone unwieldy, but they have been able to allow both sides speak on an item.

Mayor Witt said that one of the reasons the City Council has work sessions on their agendas is to give the Council time to review the item and have an in-depth discussion about it before voting on it.

Council Member Tran said that she appreciates the due process. Both bodies have certain things they are supposed to be doing through the process. However, there have been times when it doesn't always seem that the City Council and Planning Commission have the same ideas for how we view the future of our city. It seems at times that we are going in opposite directions, especially when

it comes to rezone requests.

Council Member Blackham commented that he is concerned about allowing more higher density in the city. People invest in their properties with a certain expectations, and by allowing high density in certain areas you are impacting those existing neighbors who are adjacent to it. Many residents are looking for housing options for their kids who want to continue living within Kaysville. There are plenty of affordable housing options within Davis County. We don't need to allow for higher density housing here, especially in areas that are already mostly developed. One major concern we need to address before allowing for more units per acre is that we don't have the infrastructure in place to support more density. Years ago when the sewer district asked the city what our future housing plans were, we have always told them that we would not allow properties west of I-15 to build more than 2 units per acre. The sewer district built their infrastructure and facilities to accommodate that number, and to ask them to accommodate for more now is not something they have the ability or capacity to do. There is such little developable land left in the city that we shouldn't change things now. Rather we need to address the challenge of infill development. There are some areas where it might be appropriate. But we shouldn't make a housing exception for the entire city. Also, the city needs to retain as many commercial properties as possible because we need that land in order to help continue to provide services to our residents. Especially as our city has grown substantially.

Council Member Adams added that he agrees with Council Member Blackham and asked if the city or Planning Commission has been receiving a lot of inquiries from people wanting to build high density housing. Why are we pushing for higher density? We have a plan laid out and we shouldn't stray from it, especially west of I-15 where we don't have the infrastructure to support it. It seems that we get a lot of people who say they are for something like this, until it is being requested to be built next to them. There are some areas where high density housing makes more sense, and creates a better buffer between a commercial and residential use. We won't see apartment complexes being built within the city, especially when there are already a lot of those built or being built in surrounding cities. We need to look outside the city and see what housing has been provided throughout the county. It might not make sense to build high density housing when it's being provided elsewhere.

Council Member Lortz said that when an applicant is seeking a rezone they are asking for an exception and they tend to have the burden of evidence to show us how this rezone is appropriate. They need to show us how their proposal would help add to the community. Those who have invested in their neighborhoods have moved there for a reason. Allowing for a high density development to be build next to them is creating an unexpected burden. Just because a development works in one area doesn't mean it will work everywhere. Also, higher density shouldn't all be crowded along major roads. Some small higher density projects would be great to have in other areas of the city but it would have to be in the right place. There has to be a balance, especially in new neighborhoods where the residents have had no chance or say in what is being built around them. We need to preserve what Kaysville is about because that is why people have bought and moved here. We need to be true to the existing residents. Council Member Lortz added that some of our commercial properties, especially along the north side of Main Street, might not be the most viable areas for commercial uses. Since Layton Parkway was built we don't see as much traffic along there anymore.

Council Member Tran commented that she is open to having higher density within the city. It's

part of our responsibility to service the needs of our city. Things have changed over the years and our parents are aging and want to remain within the community. Our kids have grown and want to live in their hometown. We need to look at our needs so we can accommodate our existing residents who want to remain. Council Member Tran said that she would like to see high density located throughout the city and not just on one side of the freeway. We can limit what density we have, but we need to provide more opportunities for our people. The city's vision has changed drastically over the last 10 years and it's the city's responsibility to plan for our future and for our children. Also, land owners should be able to have the ability to do what they want with their property. A survey was conducted last year which showed a need for this type of housing within the city. Our commercial areas have changed. There is more of a demand to have commercial along 200 North now rather than on Main Street. Allowing for more mixed use developments would add to the city and would give us more housing options to meet our needs.

Council Member Barber stated that higher density or mixed use developments can be an asset to the community. They often improve the area where they are built and they bring diversity to the area. It's not always a win-lose situation. We also need to consider accessory dwelling units and how we can make them possible within the city. Housing is a problem and is not an issue that will go away. We need to figure out how we are going to deal with it or we will have pushback from it. We need more diversity within the city and we need to be able to create more housing to enrich our community rather than not addressing the problem.

Mayor Witt said that she agreed with Council Member Tran and Council Member Barber and feels that higher density housing and mixed uses would be appropriate in the right location. It will bring in more valuable people to our community and will allow for more opportunities for people to stay in the city. This type of housing might not be for everyone, but it could be a good tool and if used carefully could make our community evolve.

Larry Page commented that affordable housing in Kaysville was lost to us a long time ago. Currently you won't be able to find a house under \$400k to buy in the city, and anything new won't be considered affordable. This is the reality we are looking at and is something we need to address. We need to consider allowing people to rent out their basements. Many other cities are moving in that direction because of the housing problems. Many homeowners have been converting their homes so they can rent out the basement because they cannot afford their home anymore. By doing so it allows people to remain in their home and have a way to help pay for it. Kaysville has always been hesitant to follow trends and that's not always a bad thing. However, this is also an issue of property rights and we need to make sure we are still allowing people to do what they want with their property within reason.

Council Member Adams responded that allowing for higher density on a lot zoned for a single family dwelling will affect the property rights of those who own the properties surrounding them.

Larry Page said that the city needs to hear from people who live on the east side because higher density has always been pushed onto them. The east side tends to struggle more because there seems to be more rentals and a lot of turnover.

Josh Sundloff commented that they have reached out to the community and have heard from some about what they would like to see in the future. These don't seem to be the same people who come to our meetings to speak against rezones. Some feel that if they speak out they aren't heard by the

city, but citizens need to realize there are other principles that the city has to adhere to. Some residents have spoken out during the general plan review process and some recommendations for rezone may come from a majority response.

Steve Lyons said that through the general plan process there has been a lot of public outreach done. Sometimes it seems that we only hear those who come to our meetings to speak against something.

Council Member Adams said that it's hard to say that people support something when nobody shows up to speak to it.

Wilf Sommerkorn commented that he was surprised by the number of responses to the survey done which were in support of creating more multi-family housing within the city. Those who come to our meetings are those who are invested in the community. When they did the modern income housing plan outreach, he was also surprised by how many were in support of providing affordable housing within the city as well. Mr. Sommerkorn added that he feels that Main Street has a lot of potential for higher density housing developments.

Jared Doxey added that the average cost for a home has gone up significantly over the last year and we need to find better solutions for our residents. We can't cater to those who own multi-million dollar homes and don't want more density in the city.

Mayor Witt said that she would like to see more specifics within our general plan to address diversity in housing.

Toby Barrus said that he is encouraged by the comments made tonight and is open to looking for other housing options throughout the city. Many tend to fear higher density when it comes to their neighborhood, but they add to the community. Mr. Barrus said that he is not against building multi-family housing as long as it's put where it makes sense. It makes sense they be along a major road, but maybe there are other areas we can look at. Hopefully updating our general plan will give us good direction.

Abbigayle Hunt said that housing needs to be made a priority and our general plan needs to be updated to help give us direction on what we are considering now and in the future.

Mayor Witt thanked the Planning Commissioners and City Council for their comments, and closed the joint work session at 7:59 p.m.