



CITY COUNCIL MEETING

August 4, 2022

Utah's Hometown
In the middle of everything



Opening

Provided by Council Member
Nate Jackson



CALL TO THE PUBLIC

3 minute time-limit,
must sign up in person
before the meeting begins



Declaration of Conflicts of Interest



Consent Items

a) Approval of Minutes of July 21, 2022.



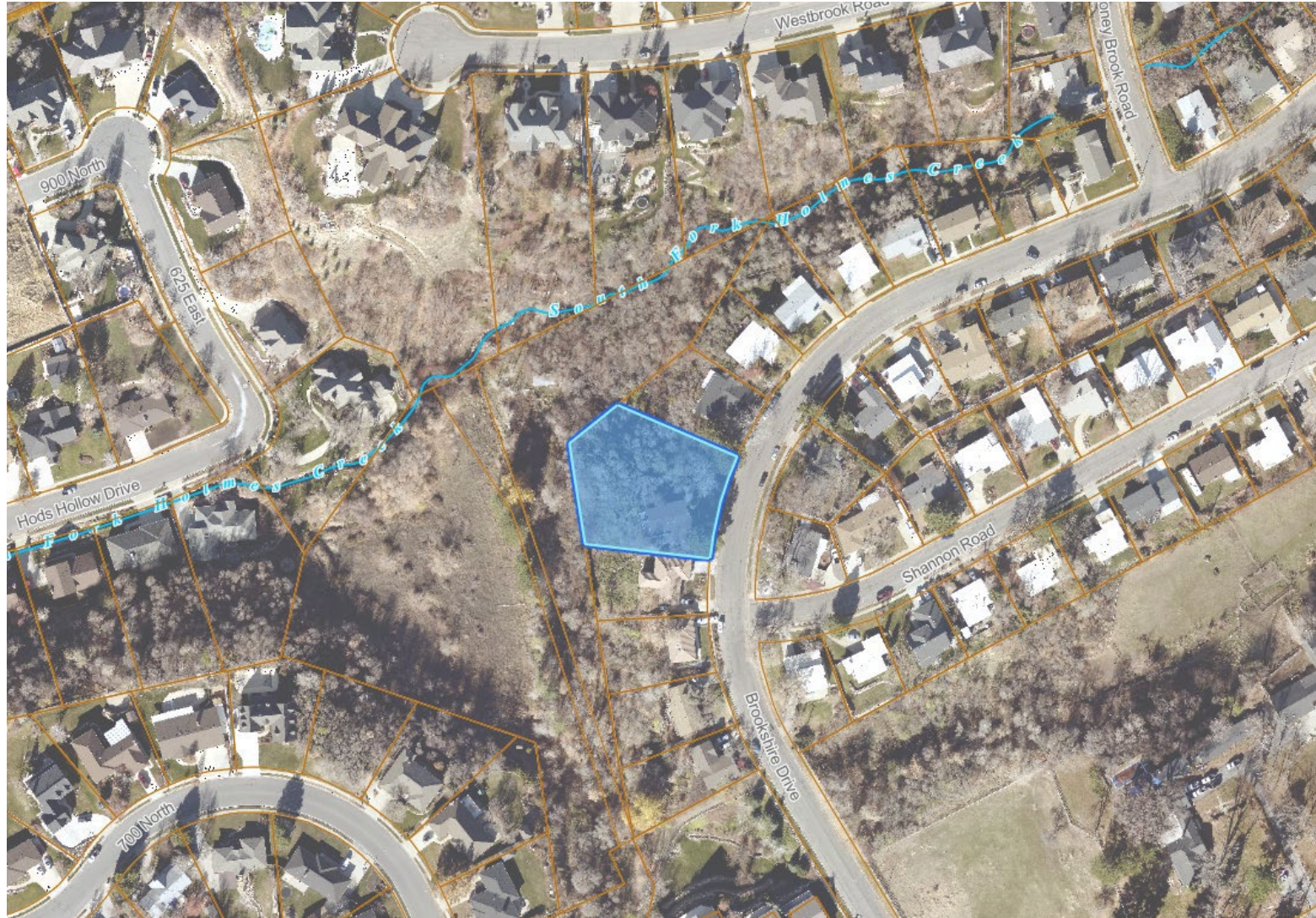
Action Items

- a) Preliminary plat subdivision approval for Hinkley Lot Split located at approximately 815 North Brookshire Drive – Clint Taylor.



Application Type: Preliminary Plat
Applicant: Clint and Nichole Taylor
Address: 815 North Brookshire Drive
Zoning: R-1-8
Lot Size: .63 acres | 27,442.8 ft²
Current Use: Single family dwelling
Number of Lots: 2
Lot Sizes: 11,969 ft² and 15,254 ft²

Hinkley Subdivision



Hinkley Subdivision

ENNIFER A. EAGAR
-041-0018



Recommendation

Planning Commission - July 14, 2022

6-0 recommend approval with these conditions:

- Addresses are added to the lots.
- Plat title is corrected from survey to subdivision.
- Correction of boundary description.
- Correction or addition of any other items deemed necessary by staff.



Action Items

- b) Rezone of 1.66 acres of property at 602 South Angel Street from A-1 (Light Agricultural) to R-1-14 (Single Family Residential District) with a Planned Residential Unit Development (PRUD) overlay – BeBuilders.



Applicant: BeBuilders | The Evelyn L. Johnson Trust

Lot size: 1.66 acres | 72,309 ft²

Current Use: One single family dwelling

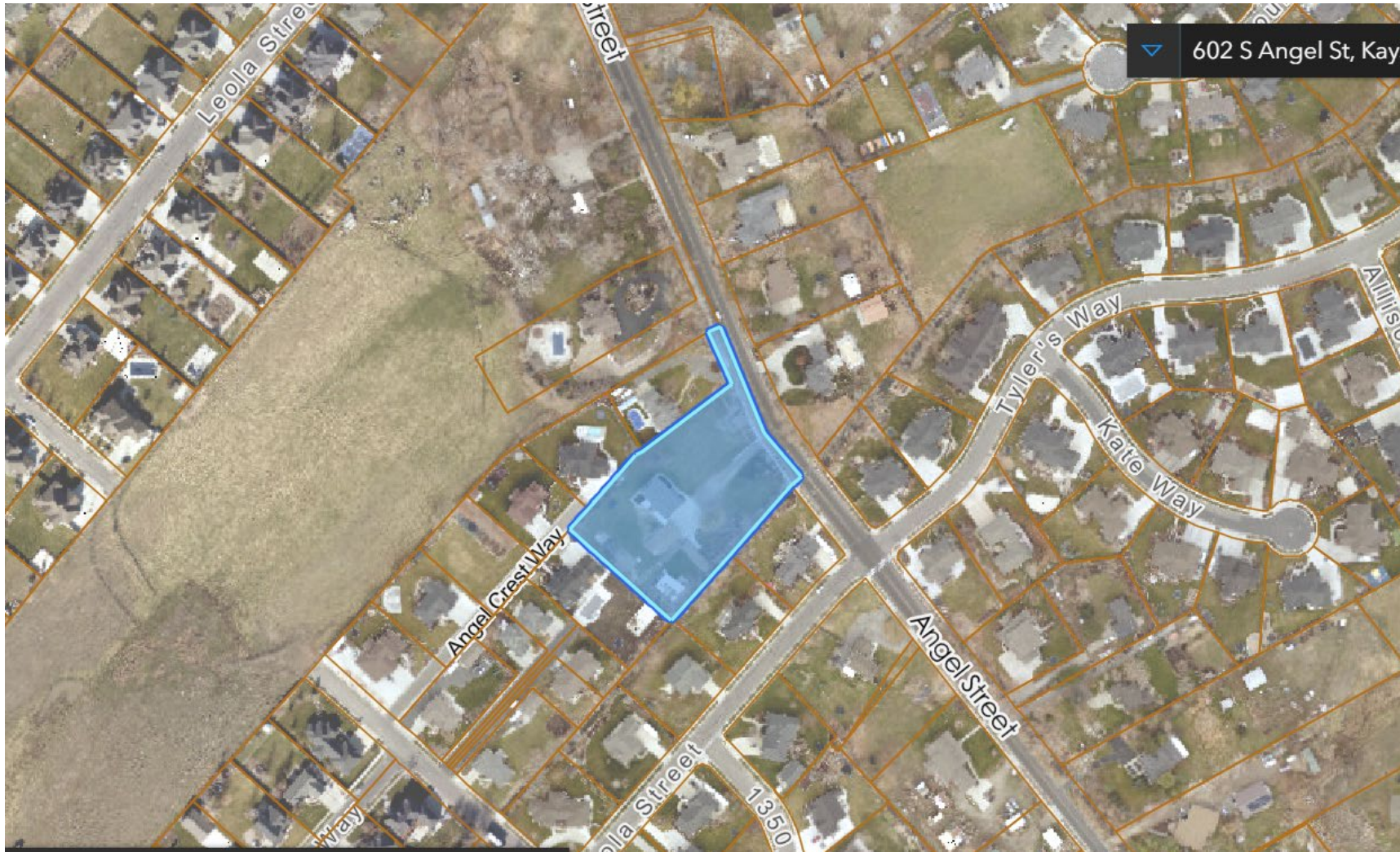
Current Zoning: A-1 Light Agricultural

Density Entitlement: 1 single family dwelling

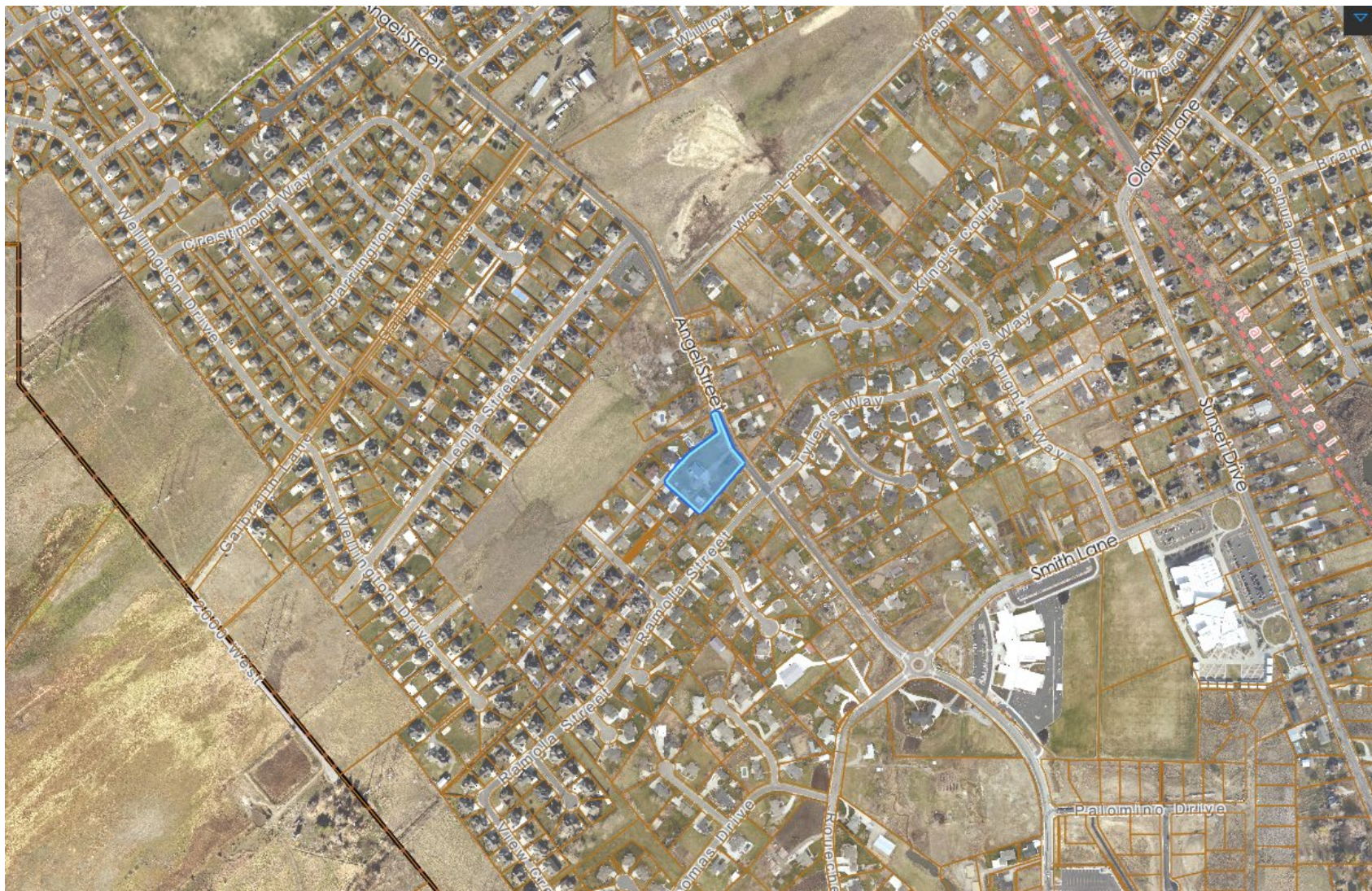
Requested Zoning: R-1-14 single family residential
with PRUD overlay

Density Entitlement: 5 single family dwellings

602 South Angel Street



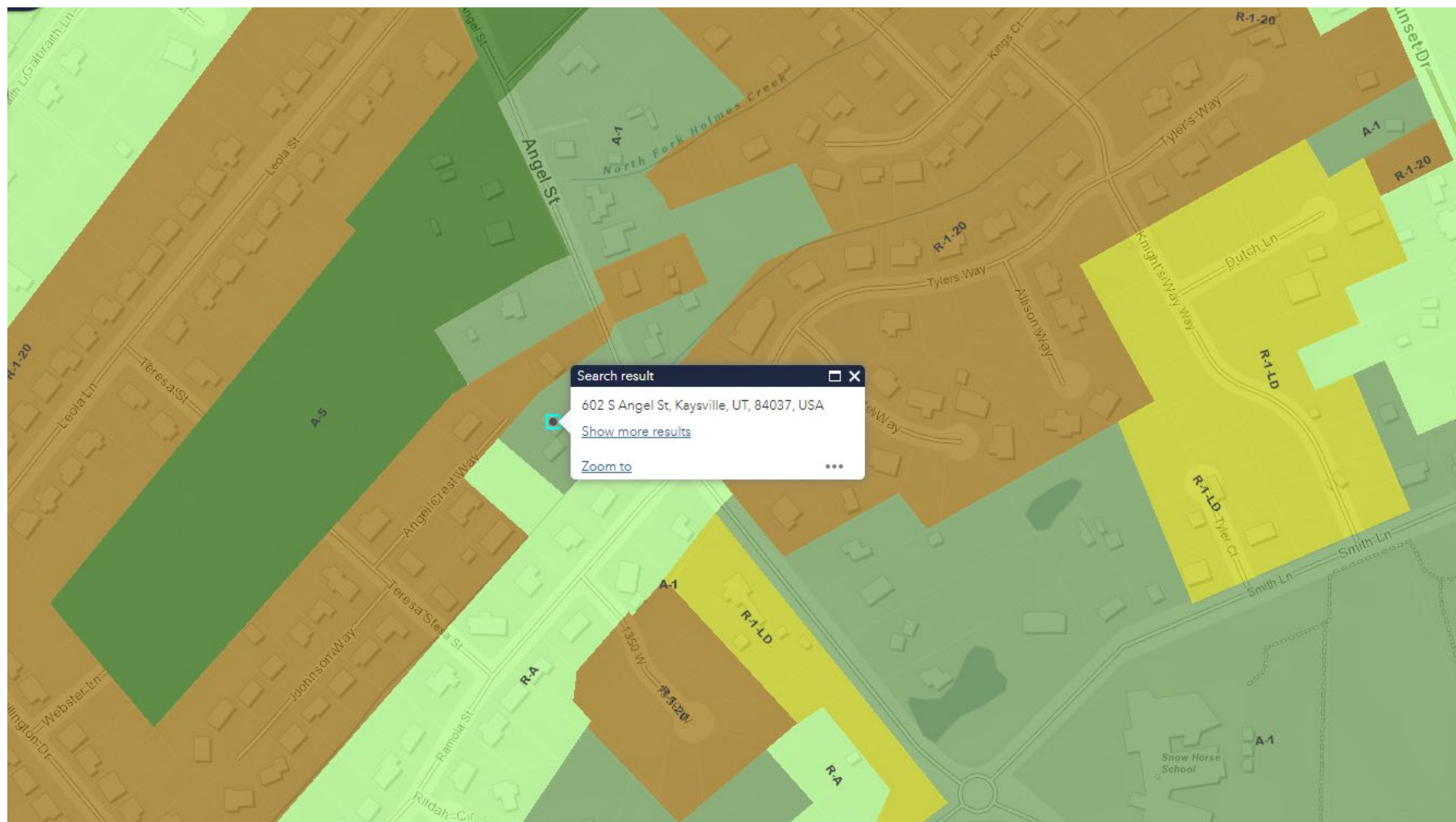
602 South Angel Street



602 South Angel Street



602 South Angel Street

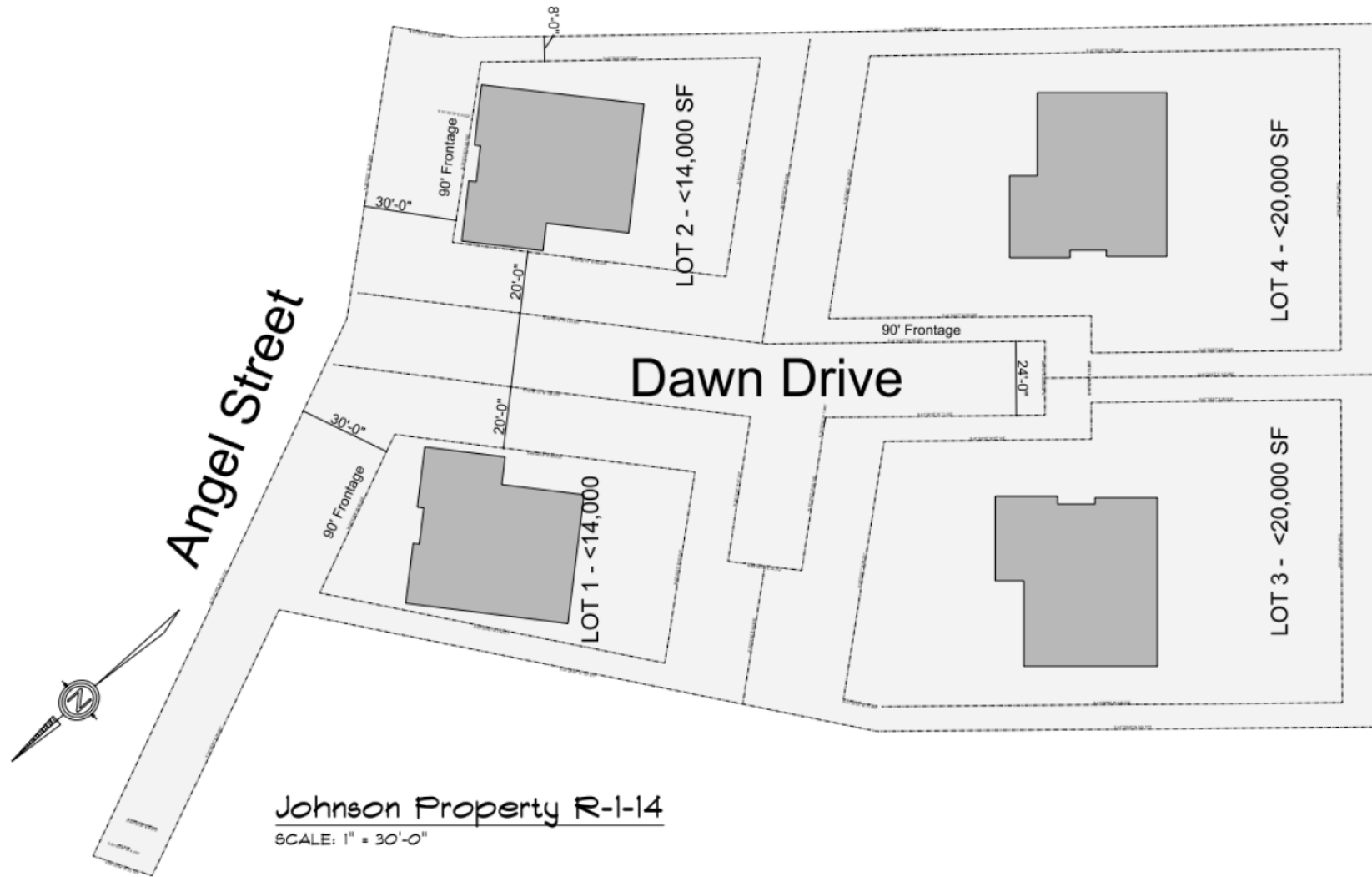




A-1 vs R-1-14

	A-1	R-1-14
Minimum Lot Size	40,000 ft ²	14,000 ft ²
Density (based on lot size)	1	5
Minimum Lot Width	100'	90'
Front Setback	30'	30'
Side Setback	≥ 10'	≥ 8'
Rear Setback	30'	15'
Maximum Building Height	30'	30'

Concept Plan



2019 General Plan

I. Identity and Character

*A. Kaysville should be **primarily a residential community** with a vision to promote business, industry and public use.*

The R-1-14 zone is a residential zone, therefore the rezone request falls in line with this goal and policy.

III. Growth and Development

*A.2. Reserve land and promote development that is high quality, **diversified and adaptable to changing conditions.***

The R-1-14 zone allows for single family lots of a smaller size than what currently exists in the area, which would diversify housing opportunities. The rezone request to R-1-14 supports this goal and policy.

2019 General Plan

I. Housing

A. Housing should be located throughout the City and restricted only where it is incompatible with other necessary uses.

2. West of I-15, allow for similar housing densities in existing neighborhoods while considering medium density housing along the major streets and higher density housing near transit stops and arterial streets (200 North, Interstate 15, and the West Davis Corridor).

The subject property is located west of I-15 and on Angel Street which is considered an arterial street. Given its location along Angel Street, it is appropriate to give careful consideration of applying the R-1-14 zone.

*B. The majority of the housing should be **single unit** attached or detached. **The City will seek to provide a variety of housing choices throughout the community including a means for allowing homes of a variety of sizes.** Multiple unit housing should consist mostly of duplexes (two unit structures) and some three to six unit structures dispersed throughout the City.*

The housing in the area is currently developed as low density single family lots. Approximately 150 feet to the west, there are lots as small as ~10,000 ft², though the majority of the parcels are sized around half an acre, or around 20,000 ft². The change to the R-1-14 zone would create additional single unit housing opportunities and allow for varying sizes of homes while still preserving the residential feel and provide for large lots.

2019 General Plan

Plan For Additional Moderate Income Housing

Approximately fifteen percent (15%) of the additional housing should be moderate income housing. Kaysville will continue to use the following means and techniques to provide a realistic opportunity for development of a variety of housing, including moderate income housing:

- 1. **Zoning properties** townsite (R-T), **single family (R-1)**, diverse (R-D), two-family (R-2), one to four family (R-4), and multiple family (R-M) residential and central commercial (CC) which allows housing.*

- 4. **Permitting less costly size, design, materials and construction of housing.***
- 9. **Rezone for densities necessary to assure the production of moderate income housing.***

The R-1-14 zone reduces lot size to 14,000 ft² and would allow for 4 more single family units than presently exist. Application of the PRUD, which allows for variation from some standards will permit less costly construction of housing. The requested zone change would diversify available housing products in the area and provide additional housing options at a lower cost due to the smaller lot sizes.

Public Hearing Notice



KAYSVILLE CITY PUBLIC HEARING NOTICE

The Kaysville City Planning Commission will hold a public hearing on Thursday, May 12, 2022, at 7:00 p.m., in the Kaysville City Municipal Building Council Chambers located at 23 East Center Street, Kaysville, to consider:

An application from BeBuilders who is requesting a zone change for 602 South Angel Street from [A-1 Light Agricultural District](#) to [R-1-8 Single Family Residential District](#) with a [PRUD Planned Unit Residential Overlay](#). The subject property is a 1.66 acre/72,309 ft² parcel on Angel Street which is currently used as a single family residence. The rezone would allow up to nine single family lots.



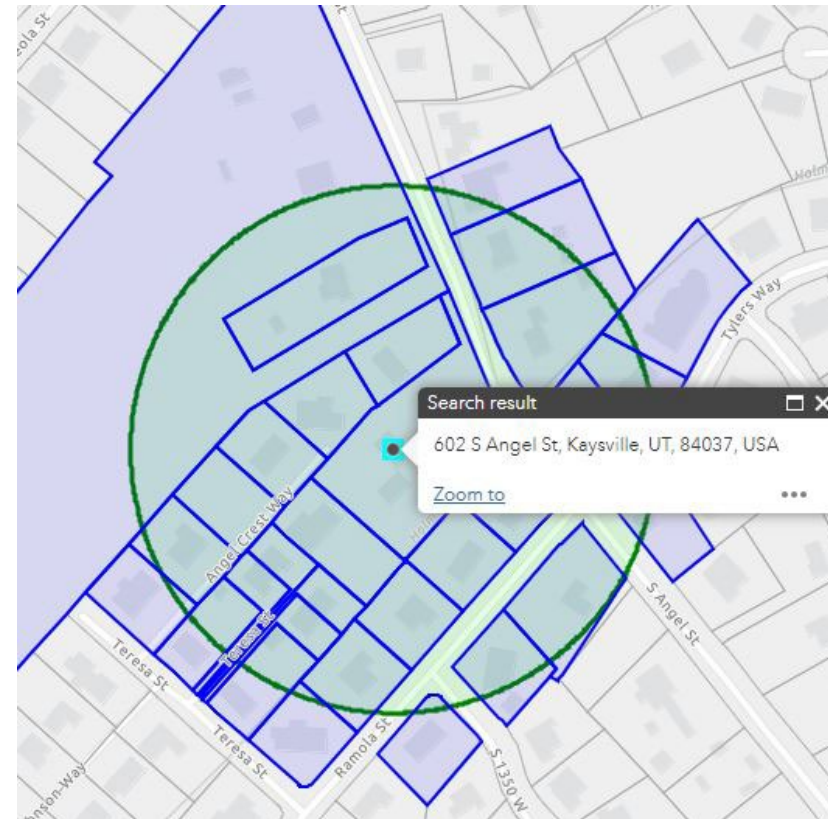
Comments may be submitted by attending the public hearing in person or through an online form at: <https://www.kaysvillecity.com/435/Planning-Commission> (comment form is at the bottom of the webpage).

If you have any questions, please contact the Kaysville City Community Development office at 801-546-1241.

I hereby certify that I posted a copy of the foregoing Public Hearing notice on the municipality's official website by May 2, 2022.

Melinda Greenwood
Community Development Director

- 31 notices mailed
- 500' radius of subject property



Recommendation

Planning Commission – July 14, 2022 Public Hearing

- Four email comments received - much less opposition than R-1-8
- One citizen commented with their support for the rezone application

Planning Commission's Findings supporting Rezone:

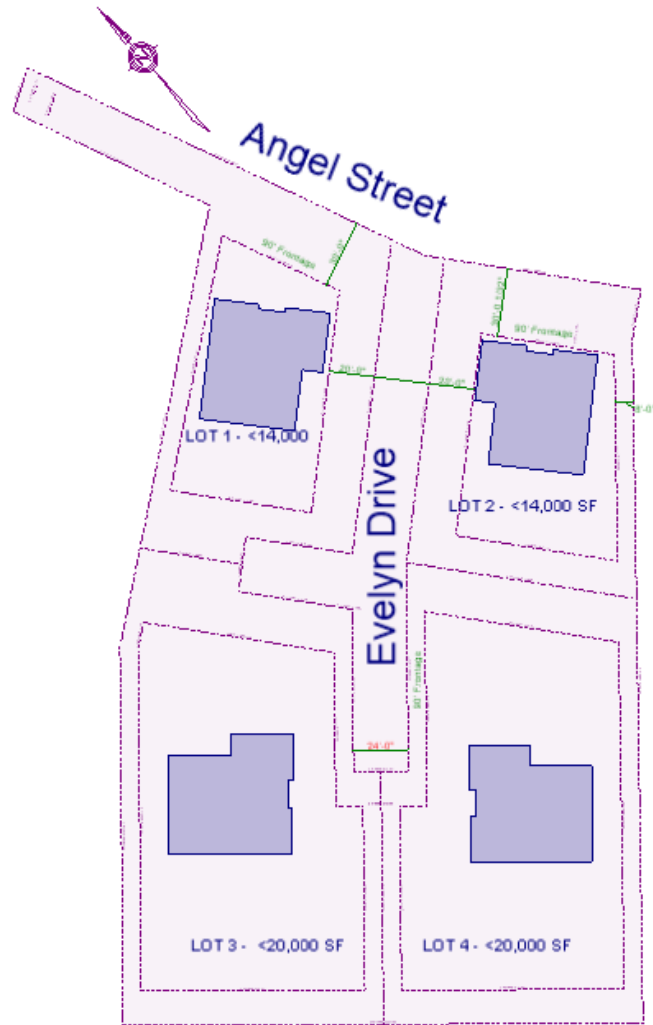
- Provides a slightly different and a greater variety of housing choice with lot sizes uncharacteristic to the west side of Kaysville;
- The rezone would not do harm to the general public in terms of infrastructure;
- It complies with the 2019 General Plan, and
- Partly addresses the housing crisis.

Recommended approval with a vote of 6-0

Applicant Slides

Johnson Farms

Request for R-1-4 Zone with a
PRUD Overlay on Existing A-1 Lot of 1.66 Acre



Johnson Farms Proposal

Quick Facts:

- Johnson Family Participation
- Neighborhood involvement with those most directly affected by this change.
- (4) Single Family Homes.
- (2) half-acre lots.
- (2) 1/3 acre lots.

This meets or exceeds the R-1-4 Zoning Requirements:

- 14,000 SF Minimum Size
- 90' Minimum Width
- 30' Front Setback
- 20' Side Corner Setback
- 8' Side Setback
- 15' Rear Setback

Kaysville General Plan – How does this fit?

- We are looking to provide housing that is “diversified and adaptable to changing conditions”. *III. Growth and Development A.2.*
- Angel street is defined as an “arterial street” and eligible for “medium and higher density consideration”. This is not medium density. This is single-family. *I. Housing A.2*
- We are seeking to provide “housing choice throughout the community” by “allowing homes of a variety of size”. *I. Housing B.*
- Based on our available square footage we are looking to rezone for 4 homes. Average lot size is 14,000-20,000 SF
- We know that a larger parcel was just approved last week by the City Council less than 1 mile away from the property on Angel Street from A-1 to R-14



Action Items

- c) A Resolution Amending Section 3.16 of the Kaysville City Personnel Rules and Regulations regarding Holidays.

3.16 HOLIDAYS

The Kaysville City Council designates all recognized State of Utah holidays as paid holidays as well as the Friday after Thanksgiving.



COUNCIL MEMBER REPORTS



CITY MANAGER REPORT



ADJOURNMENT

Utah's Hometown
In the middle of everything