



**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, June 9, 2022, at 7:00 pm in the Council Chambers of the Kaysville City Municipal Building located at 23 East Center Street. The public is encouraged to attend in person or may view the meeting online via www.Kaysvillelive.com.

1. Opening and call to order
2. Public Hearing for the rezone application from M. Cody Clifton for 42 North Angel Street from R-A Agricultural Residential District to R-1-14 Single Family Residential District
3. Call to the Public
4. Other matters that properly come before the Planning Commission:
 - a. Reports
 - b. Correspondence
 - c. Calendar
5. Adjournment

On Friday, June 3, 2022, a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).

A handwritten signature in blue ink that reads "Melinda Greenwood".

Melinda Greenwood
Community Development Director

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Melinda Greenwood, Community Development Director
Date: June 2, 2022

Agenda Item #2: Public Hearing for the rezone application from M. Cody Clifton for 42 North Angel Street from R-A Agricultural Residential District to R-1-14 Single Family Residential District

Meeting Date	June 9, 2022
Application Type	Rezone
Applicant Owner	M. Cody Clifton
Address Parcel ID Number	42 North Angel Street 11-813-0001
Lot Size	.554 acre 24,132 ft ²
Current Use	One single family dwelling
Current Zoning	R-A Agricultural Residential District (minimum 21,780 ft ²)
Density Entitlement	1 single family detached dwelling
Requested Zoning	R-1-14 Single Family Residential District
Density Entitlement	1 single family residential dwelling (minimum 14,000 ft ²)

1. BACKGROUND

M. Cody Clifton submitted an application for a zone change for 42 North Angel Street from [R-A Agricultural Residential District](#) to [R-1-14 Single Family Residential District](#). In 2017, the Clifton Subdivision created three lots single family lots in the R-A zone. The lots are addressed as 42, 46 and 50 North Angel Street and both 46 North and 50 North are flag lots.



The subject property is a .554 acre (24,132 ft²) parcel on Angel Street which is currently used as a single family residence. The rezone would not change the allowed density on the property, which is one single family dwelling unit. The Clifton's anticipate doing a lot line adjustment to reduce the current lot size of .554 acres (24,132 ft²) to .39 acres (16,988 ft²), creating a smaller and more affordable lot for their son. Their desired lot line adjustment cannot be done without the zone change.

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 ($\geq 14,000$ ft²) than R-A, which requires at least 21,780 ft². The rezone would allow for diversification of lot sizes.

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 on Angel Street which is considered a collector street per [KCC 8-3-2](#). Given its location along Angel Street and the varied single family zoning districts in its vicinity, it is appropriate to consider 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, including R-1-8, approximately 250' to the east, which allows lots as small as 8,000 ft². Approximately 300' to the south, R-1-14 zoning is in place. The change to the R-1-14 zone would not be out of character in this area.

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.*

*9. **Rezone for densities necessary to assure the production of moderate income housing.***

The R-1-14 zone reduces the minimum lot size to 14,000 ft² and would allow the Clifton's to sell a smaller size and less costly property to their son.

The 2019 General Plan provides goals and policies which support the rezone request.

4. ZONING

A. R-1 Single Family Residential District

The stated purpose of the R-1 zone is:

To provide for areas in appropriate locations where quiet, low-density residential neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families, most of whom will have children. To this end, the regulations permit the establishment of single-family dwellings and also permit, with proper controls, those public and quasi-public activities such as schools, libraries, churches, parks and playgrounds, which serve the needs of families. The regulations are intended to prohibit the establishment or operation of any activity which would be adverse to such a residential environment.

Based on information in this report, public comment, and discussion at the Planning Commission meeting, the Commission should determine whether or not the application of the R-1-14 zone in this location would meet the stated purpose of the R-1 zone.

B. Density

The subject property is 24,132 ft², which currently allows for one single family dwelling. The rezone would require a minimum lot size of 14,000 ft², which would still only allow for one single family dwelling on the property. However, with the rezone applied, that lot size could be reduced through a lot line adjustment by as much as 10,132 ft² and remain in conformance with minimum lot size required by zoning code.

C. Regulations

Differences between lot size requirements and other regulations between the A-1 (current) and R-1-14 (proposed) zones are identified in the chart below.

Regulation	R-A	R-1-14
Minimum Lot Size	21,780 ft ²	14,000 ft ²
Density (based on lot size)	1	1
Minimum Lot Width	100'	90'
Building Height Allowance	30'	30'
Front Setback	30'	30'
Side Setback	8'	8'
Rear Setback	30'	15'

5. PUBLIC NOTICING AND PUBLIC COMMENT

A total of 31 public notices were mailed to property owners within 500' of the subject property.

As of the date of this report, no comments have been received.

6. SUMMARY

The applicant submitted the below concept for their anticipated lot line adjustment.



The 2019 General Plan contains adequate goals and policy objectives to support approval of the rezone request and the rezone would not change or increase the density allowed on the property.

The Planning Commission should debate the rezone request and make a recommendation to the City Council addressing the rezone request based on its findings in this report, compatibility with the 2019 General Plan, the stated purpose of the R-1-14 zone, any public comments received and how well R-1-14 works at this particular location.

7. RECOMMENDATION

Staff recommends the Planning Commission send a recommendation of approval to the City Council for the property at 42 North Angel Street to be rezoned to R-1-14 Single Family Residential District.