



**Kaysville City Planning Commission Meeting Minutes
November 10, 2022**

The Planning Commission meeting was held on November 10, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Barrus, Commissioners Lyon, Branch, Sundloff, and Allred

Staff Present: Mindi Edstrom and Melinda Greenwood

Public Attendees: David Nielsen, Katherine Carling, Jason Carling, Tom Carling, Gentry Maag, Gina Carling, Phil Holland, Mike Macfarlane, and Sydney Macfarlane.

1-OPENING

Chair Barrus opened the meeting by welcoming all in attendance to the November 10, 2022 Planning Commission meeting.

2- APPROVAL OF THE MINUTES FROM THE OCTOBER 13, 2022 PLANNING COMMISSION MEETING

Commissioner Lyon made a motion to approve the minutes from the October 13, 2022 meeting and Commissioner Sundloff seconded the motion. All voted in favor of approving the minutes (5-0).

3- PRELIMINARY PLAT SUBDIVISION APPROVAL JOHNSON FARMS FOR DAVID NIELSEN FOR THE PROPERTY AT 602 SOUTH ANGEL STREET

Ms. Greenwood began by sharing that this property at 602 South Angel Street was recently rezoned to R-1-16 with a PRUD overlay. She said the subdivision would subdivide into four lots with a private street and a hammerhead turn around. The City Engineer has reviewed the plat and staff is recommending approval based on the conditions outlined in the staff report.

Commissioner Allred asked if roads and other items will be added to the plat. He also asked about the turnaround areas and if the street area is included in the square footage of the lot area. Ms. Greenwood responded that it was not.

Commissioner Sundloff asked if there will be curb and gutter and will it tie into Angel Street and whether or not it would tie in to the west side of Angel Street. He said if Angel Street is in need of curb and gutter, then now would be the time to add it in. Commissioner Lyon responded that there is curb and gutter on that side of the road.

Ms. Greenwood mentioned that road is a private drive and we do not require curb and gutter on private streets.

Commissioner Allred asked about the turn around and recommends that the applicant makes sure to

show the turning radius for both sides of the road on the final plat.

Commissioner Allred asked the applicant if he is good with the curb, gutter and sidewalk in the right of way outside of the property line and the applicant was good with the suggestion.

Commissioner Allred made the motion to approve the subdivision with the conditions included by staff in red on the preliminary plat and with the additional following conditions: the depiction of the turn radii from Angel Street onto the private drive, showing public improvements on Angel Street outside the boundaries of the subdivision plat, adding an easement for public safety, adding a note stating maintenance on the road to be denoted as the responsibility of the HOA, and a note on the final plat that the turnaround area is not included in the area of the lot. The motion was seconded by Commissioner Lyons.

Vote was approved unanimous in favor of the Preliminary Plat (5-0).

4- PRELIMINARY PLAT SUBDIVISION APPROVAL FOR MANOR ESTATES FOR PHIL HOLLAND FOR THE PROPERTY AT 67 NORTH ANGEL STREET

Introduced by: Melinda Greenwood

Ms. Greenwood began by explaining the agenda item was a rezone from a couple months back and is now zoned R-1-14. She said the property has an existing home on the lot, and the intent is to keep the home and then add 11 lots with a required temporary turnaround for a future road connection to the property to the north. This application has been reviewed by the City Engineer and staff and they are recommending approval of preliminary plat.

Commissioner Allred asked about the temporary turnaround and if the curved radii will be removed. In his experience the developer needs to be protected with a holding strip and to note on the plat with a dashed line so that there is no question at all that it is a requirement for this applicant or future property owner that the road will need to be connected.

Mr. Holland says that ownership wise they will be taking the road all the way to the end and then dedicate the right of way to the city.

Commissioner Allred asked if staff can add a couple of dashed lines and an additional note on the final plat saying for future reference this will be the responsibility of an abutting property owner to install public improvements at the request of the city and he can leave the temporary cul-de-sac where it is if he's going to be required to put those improvements all in.

Commissioner Sundloff asked staff what the plan is for the fully built out right-of-way, will it have curb, gutter, and sidewalk on both sides of the street?

Ms. Greenwood answered that the city would require a side walk to be installed.

Mr. Holland said lot one will be fully improved and they are planning on taking the improvements all the way on both sides of the street.

Ms. Greenwood repeated back to the Commission that they wanted it denoted that the road would be developed and would tie into the property to the north for future development and that the plat would show the sidewalk being added in on Angel Street.

A motion was made by Commissioner Allred to approve the Preliminary Plat for Manor Estates as proposed with the conditions of adding a note and a dashed line that there is plan to connect a future road to the north and that sidewalk will be added to Angel Street as our findings for support and with the noted changes on the preliminary plat per our discussion. Seconded by Commissioner Branch. Vote was unanimous in favor of the applicant. (5-0)

5- PUBLIC HEARING FOR THE REZONE APPLICATION FROM BRYAN CARLING FOR 97 EAST CRESTWOOD FROM R-1-8 SINGLE FAMILY RESIDENTIAL TO R-1-6

Introduced by: Melinda Greenwood

Ms. Greenwood explained the property on 97 East Crestwood is a .34 acre parcel and the owner is requesting for R-1-8 to R-1-6 zone change. The intent of the applicant is to add an additional home that would front Crestwood. Zoning across the street in that area is PU - Public Use and this rezone is supported by the future land use map because R-1-6 is single family residential.

The required square footage of R-1-6 would allow for two dwelling units as the set backs are a little bit smaller.

The applicant submitted a concept plan for the rezone with his application which was shown to the Commission. Ms. Greenwood said staff was recommending approval and the applicant was at the meeting for any questions.

Commissioner Allred asked if there a requirement for which direction the home would face. Applicant would be only adding one home. The applicant would have some flexibility based on the context on what is around the property.

Mr. Carling gave a history of the lot that it is actually not .37 acres but is actually it is .34 acres. The existing home is non-compliant, non-conforming. Mr. Carling said that they will be keeping the huge tree in the front yard with no intention of taking it down.

Commissioner Barrus opened the public hearing and there were no comments. Commissioner Barrus closed the public hearing.

Commissioner Allred made a motion to recommend the rezone with the proposed findings: That staff has reviewed the General Plan and gives a strong recommendation and it complies with Future Land Use Map, also the rezone represents a direction Kaysville City is moving towards. Commissioner Sundloff seconded the motion. The vote is unanimous in favor (5-0).

6- PUBLIC HEARING FOR AMENDING THE 2022 GENERAL PLAN TO INCORPORATE MODERATE INCOME HOUSING REQUIREMENTS

Ms. Greenwood gave an introduction to the proposed document and explained the objectives were word from word from state code.

Ms. Greenwood shared some of the changes she made from the draft document included in the packet based on the recommendation from the state who reviewed the plan for compliance issues.

Commissioner Sundloff wanted to make a clarification in regards to A, E, R, F and items J and N. It was required to have three items to submit to the state and if we submitted five, then it would give us priority

funding or qualify us for priority funding. He asked if it was three or five items to get us to the priority funding.

Ms. Greenwood responded saying that three are required and five gives us special points for funding.

Commissioner Sundloff asked for clarification on the and/or in the document in regards to the items that the city would be submitting because it is notoriously ambiguous and it is fought over all the time in court.

Ms. Greenwood answered that the and/or in the document was just to use for discussion and that it would not left in the final draft of the ordinance. She also circled back to the recommendations of the Planning Commission being A, E, R, F and N.

Commissioner Barrus opened the public hearing and there was no comment. Commissioner Barrus closed the public hearing.

Commissioner Sundloff made a motion to recommend approval with the clarification that paragraph with the and/or between E and R be moved to after J. The motion was seconded by Commissioner Lyons. Commissioner Branch conveyed that he wants the City Council to know that A, E, and R are the top three strategies ranked high to low.

The vote was unanimous in favor of the motion (5-0).

7- CALL TO THE PUBLIC

No comments made.

8-OTHER MATTERS THAT PROPERLY COME BEFORE PLANNING COMMISSION

Ms. Greenwood shared the staff packet for the Weston Ridd appeal hearing and that there will be a response in the next week. She has also has been working on amendment for the MU zone hopefully by January/February.

Commissioner Allred said he may have a conflict of interest with the applicant for the MU rezone as he has met with them about their propose project, and asked how the Commissioners felt about that.

Commissioner Lyons responded saying that until it comes to the Planning Commission he is good, however, once it comes before the Planning Commission then all communication between the applicant and Commissioners should cease.

9-ADJOURNMENT

Commissioner Lyon motioned to adjourn the meeting at 8:37 pm.