



**Kaysville City Planning Commission
Meeting Notice and Agenda**

The Kaysville City Planning Commission will hold a regular meeting on November 9, 2023, 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
2. Approval of the minutes from the October 26, 2023 Planning Commission Meeting
3. Public Hearing for a rezone application for property at 367 South Angel Street from A-5 Heavy Agriculture to R-1-20 Single Family
4. Call to the Public
5. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
6. Adjournment

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

Mindi Edstrom
Community Development Department

Kaysville City Planning Commission Meeting Minutes
October 26, 2023

The Planning Commission meeting was held on Thursday, October 26, 2023 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Steve Lyon, Commissioners Wilf Sommerkorn, Mike Packer, Debora Shepard, and Erin Young

Staff Present: Mindi Edstrom and Dan Jessop

Public Attendees: City Councilmember Abbi Hunt, Brad Walters, Chandler Reed, Jeff Starkey, and Jared Scott

1-OPENING

Chair Lyon opened the meeting by welcoming all in attendance to the October 26, 2023 Planning Commission meeting.

2- APPROVAL OF THE MINUTES FROM THE SEPTEMBER 14TH AND SEPTEMBER 28TH, 2023 PLANNING COMMISSION MEETING.

Commissioner Shepard motioned to approve the minutes from September 14 and September 28, 2023 and Commissioner Young seconded the motion and the vote was unanimous (5-0).

3-PUBLIC HEARING FOR A REZONE APPLICATION FOR 1387 SOUTH SUNSET DRIVE FROM R-1-LD (RESIDENTIAL SINGLE FAMILY LOW DENSITY) TO R-1-LD WITH A PRUD OVERLAY

The item was introduced by Dan Jessop. He started by saying back in 2021 the lot was rezoned from an A-5 Heavy Agriculture zoning to R-1-LD Residential Single Family zoning which reduced the size of the lots. In the summer of 2023, the developer started putting in the utilities, streets, curb and gutter and it was discovered that the street was too narrow and does not fit the required width for streets in Kaysville City. The City Engineer, Public Works Director, Fire Chief, and other staff tried to figure out a good option to solve the discrepancy. They came up with the conclusion of adding a PRUD Planned Residential Unit Development Overlay to the subdivision. The overlay would change the street from a public street to a private street. The city staff looked it over and they were all good with the width and all utilities will still fit under the asphalt.

Mr. Jessop said that by adding the PRUD Overlay, the lots would not change sizes it would only be allowing for a private street instead of a public street.

Mr. Jessop said that staff recommended approval of the PRUD Overlay.

Chair Lyon opened up the Public Hearing.

Chair Lyon closed the Public Hearing.

Applicant, Brad Walters was invited to approach the Commissioners.

Brad Walters said that they had been farming the land on Sunset for decades and decided they not longer wanted to do that. So, in 2021 they decided to rezone the land from A-5 to R-1-LD. The street was laid out in the Preliminary Plat and Final Plat and had been approved. The street was going to go in off of Sunset Drive. However, after many professionals had looked at the plat, it was discovered that the road was narrower than it was supposed to be and noticed it in the final steps of the street development. He decided to avoid further cost of pulling the road out and to make the road a private street with the PRUD Overlay.

Commissioner Sommerkorn asked if there had been a plat approval done on this project.

Mr. Jessop said that the plat approval had been done.

Commissioner Sommerkorn asked if it the plat showed the narrow street.

Mr. Jessop said that the plat shows the road with a 55 ft right away but it doesn't show the street.

Commissioner Sommerkorn asked if the plat would need to be modified.

Mr. Jessop said that it would need to be modified if they changed the right of way however, the only difference is the pavement width.

Chair Lyon shared his concern with the road meeting the public safety standards, however according to the City Engineer and Fire Chief this road will meet public safety standards.

Commissioner Shepard said that there was one comment made from the public via email but it didn't necessarily pertain to the road size or the rezone.

Commissioner Young asked if there is really nothing else the city can do in changes that would allow the road and to prevent having to make the road private.

Mr. Jessop said that the developer would have to take out and redo the whole road to move forward with a public road and it would be too costly.

Commissioner Sommerkorn made the motion to recommend approval of the PRUD Overlay for the R-1-LD zone located at 1387 South Sunset Drive. Commissioner Young seconded the motion and the vote was unanimous in favor of the motion (5-0).

4- CALL TO THE PUBLIC

No comments were made.

5- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Edstrom said that Kaysville City Moderate Income Housing Plan came back and is compliant with the State.

Commissioner Sommerkorn reported on the Planning Commission training that was held on Tuesday October 24, 2023 and that the training should be posted to the State Ombudsman website in the following week.

Ms. Edstrom asked the Commissioners to submit Planning Commission training hours for them to fulfil the 4-hour annual requirement.

Next meeting date will be November 9th and meeting cancelled for November 23rd.
Chair Lyon made a motion to cancel the December 28th meeting unless it is absolutely needed.

6- ADJOURNMENT

Commissioner Sommerkorn motioned to adjourn the meeting at 7:20.

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Dan Jessop, Zoning Administrator
Date: October 17, 2023

Agenda Item #3: Rezone request and Public Hearing for property at 367 South Angel Street from A-5 (Heavy Agriculture) to R-1-20 (Single Family 20,000 ft²) for applicant DW Management.

Meeting Date	November 9, 2023
Application Type	Rezone
Applicant Owner	DW Management
Address Parcel ID Number	367 South Angel Street 08-009-0069
Lot Size	7.74 acres 337,154 ft ²
Current Use	Agriculture Single Family
Current Zoning	A-5
Density Entitlement	1 lot
Requested Zoning	R-1-20
Density Entitlement	16 lots

1. BACKGROUND

The property currently is a 7.74 acres parcel with a single family dwelling on it. The property was the Paul Webster Farm. The parcel meets the square footage and frontage for the proposed zone change.

2. SURROUNDING LAND USE AND ZONING

The parcel is located on the south end of Angel Street. The application submitted to the Planning Commission for consideration of rezone to R-1-20 is appropriate for the location. The characteristics of the surrounding area and neighborhood are provided.



- **Adjacent** – Directly adjacent to the subject property is R-1-20, A-5, and R-A.
- **North** – The subject property is bordered by R-1-20.
- **South** – Directly south of the parcels are A-5 and belong to the Sewer District.
- **East** – It is R-1-20 with established single- family dwellings.
- **West** – The subject property is bordered undeveloped R-A, R-1-20.



3. GENERAL PLAN

The future land use map in the 2022 General Plan shows the property 367 South Angel Street to be in a Single-Family Dwelling district. The rezone request to R-1-20 is supported by the Future Land Use Map. The rezone from A-5 to R-1-20 would provide more single-family lots, which is consistent with the majority of the established neighborhoods on Angel Street. On page 27 of our 2022 General Plan Goal 1 is to preserve and protect Kaysville’s “Small Town” atmosphere by limiting change in functioning neighborhood districts.

The Goal to preserve neighborhood character on page 43 Chapter 2 Transportation and Connectivity, goal 3.2 shows we should use the street design to shape the neighborhood character which this rezone reflects. The entire Angel Street aligns with the goals, and the provisions support for the proposed rezone.

Staff believes the rezone is supported by the 2022 General Plan. The Future Land Use map is clear that the area is complementary to the zone change.

4. PUBLIC COMMENT

A total of 29 public notices were mailed to property owners within 500' radius of the subject property and a sign was placed on the property on Friday, November 3, 2023. As of November 1, 2023 we have received one comment opposing the development of the green space to the south of the Mountain Vistas Subdivision.

5. RECOMMENDATION

Staff is recommending the zone change from A-5 to R-1-20 with support from the 2022 General Plan as a compatible zone for the existing homes and neighborhood character.

The Planning Commission may make a recommendation to the City Council to approve or deny the rezone request.