

Kaysville City Planning Commission Meeting Minutes
November 9, 2023

The Planning Commission meeting was held on Thursday, November 9, 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, Rachel Lott, Mike Packer, and Paul Allred

Staff Present: Mindi Edstrom and Dan Jessop

Public Attendees: City Councilmember Abbi Hunt, Dale Webster, Craig R. Webster, Debra Hurst, Eric Ratcliff, Alicia Lambert, Robert Gilchrist, Greg Brown, and Stephen Cisney

1- OPENING

Chair Lyon opened the meeting by welcoming all in attendance to the November 9, 2023 Planning Commission meeting. He also introduced Megan Sevy who will be sworn in at the next Planning Commission meeting as a new Planning Commissioner.

2- APPROVAL OF THE MINUTES FROM THE OCTOBER 26, 2023 PLANNING COMMISSION MEETING.

Commissioner Lott made a motion to approve the minutes from October 26, 2023 Planning Commission meeting and Commissioner Allred seconded the motion and the vote was unanimous (5-0).

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

The item was introduced by Dan Jessop. The subject property is 7.74 acres which is 337,154 ft² and the current use is a single family dwelling and is currently zoned A-5 for Heavy Agriculture. The applicant requested a zone change to R-1-20 Single Family which could potentially allow for 16 lots.

Mr. Jessop said the rezone fits within the Future Land Use Map and shows the property as single family. He continued presenting the adjacent zoning to the lot showing R-1-20 on the north border, A-5 for properties to the south, R-1-20 to the east of the property and a variety of R-A and R-1-20 to the east.

Mr. Jessop said 29 public notices were sent to surrounding parcels within 500' radius of the subject property and a public notice sign was placed on the property November 3, 2023. He said that there had only been one call received by staff regarding the rezone opposing the development.

Mr. Jessop said that staff recommended approval for the zone change with support from the 2022 General Plan and the Future Land Use map. He said that the zone change would also fit the character of the surrounding subdivisions.

Chair Lyon asked if any of the Commissioners had any questions for staff.

Commissioner Packer asked for clarification of the triangular parcel above the property to the east side and asked if it is zoned R-1-20.

Mr. Jessop said it is zoned R-5 according to the city maps.

Chair Lyon opened up the public hearing.

Robert Ghilchrist said his property and 29 homes from the parcel did not receive the public notice mailer. He said he is thrilled to have the development come in however, he has concerns as to the plans for traffic mitigation. He asked if there was a proposed site plan for the layout and where lots and roads would be. He also suggested that a road be put in and stubbed out on the south east corner of the property to give connectivity to the 27 acres of undeveloped land to the south. He also asked what was going to happen with the creek that runs thru the property.

Greg Brown lives in Mountain Vistas subdivision and is excited to see the proposed plans and agrees that a stubbed-out road is an excellent suggestion for this new subdivision helping to alleviate traffic issues.

Steve Cisney lives on Mountain Vista subdivision and is happy with the proposed density for the development and fits well with the neighborhood and is supports the density.

Alicia Lambert has concerns for her home on Galbraith Lane and the extra traffic that is going to be put on Angels Street and is curious on how the residents of the subdivision will be getting out of the neighborhood. She hopes that there would be sidewalks for all new roads and asked for sidewalks all the way to Snow Horse Elementary.

Debra Hurst said that the proposed property is hers and her brother's land. She said change is hard but is in favor of the zone change and feels good with DW Management as developers.

Chair Lyon closed the Public Hearing.

Applicant Dale Webster was invited to approach the Commissioners and he said he is with DW Management. He said they are proposing 13 lots for the property and a road from Willowbrook Lane all the way to Galbraith Lane with a cul-de-sac. They are addressing the concerns with the creek that is on the property.

Commissioner Sommerkorn asked the applicant if he had a proposed layout for the subdivision.

Mr. Webster said that he submitted that with his application.

Ms. Edstrom pulled up the site plan for the public to see.

Commissioner Sommerkorn asked if the creek on the property is the same one that runs thru Barnes Park.

Mr. Webster said that looking at the water zones, the water kind of disappears.

Chair Lyon said that he lives on Galbraith and remembers that the water dives underneath and is piped under all the houses. The water dumps out into the wetlands.

Commissioner Sommerkorn said that they will have their time to review the plat but he likes the idea of stubbing the street down to Webb Lane.

Chair Lyon doesn't disagree with the idea of stubbing the road to allow for future connectivity and access.

Commissioner Allred said that he agrees with the comments of connectivity. He said that there is nothing with the application that worries him except he thinks the density is a little low.

Commissioner Sommerkorn asked the applicant if he was going to acquire the small triangular lot previously discussed.

Mr. Webster said that they are currently in negotiations with the property owners to purchase that piece of land. If they don't end up acquiring that lot then they will only have 11 viable lots. He said that it would be a better project if they are able to purchase the lot.

Commissioner Sommerkorn made the motion to recommend approval for a rezone at 367 South Angel Street from A-5 Heavy Agriculture to R-1-20 Single Family. Commissioner Allred seconded the motion and the vote was unanimous in favor of the motion (5-0).

4- CALL TO THE PUBLIC

No comments were made from the public.

5- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Edstrom said that there will not be a meeting held on November 23, 2023 and the next meeting will be December 14, 2023.

Commissioner Lyon made a motion to not hold a meeting December 28th and Commissioner Allred seconded the motion.

6- ADJOURNMENT

Commissioner Lott motioned to adjourn the meeting at 7:35.