KAYSVILLE CITY PLANNING COMMISSION

May 24, 2018

Members Attending: Chairperson Betty Parker, Matthew Anderson, Stroh DeCaire, Joshua Sundloff, Thomas Wood

Excused: Gary Bullock, Lorene Kamalu

Staff Present: City Engineer Andy Thompson, Zoning Administrator Lyle Gibson, Secretary Annemarie Plaizier

Others Present: Kathy Kay Brewer, Barrie Brewer, Jacquie Jones, Rick Jones, Logan Sundloff

OPENING

The Planning Commission meeting was held on Thursday, May 24, 2018 at 7:00 p.m. in the Municipal Center.

Chairperson Betty Parker opened the meeting by welcoming those present. The minutes of the May 10, 2018 meeting were presented for approval.

Stroh DeCaire made a motion to approve the minutes of the May 10, 2018 meeting. Thomas Wood seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 1.1 ACRES OF PROPERTY AT 1915 SOUTH SHEPARD LANE FROM A-5 (HEAVY AGRICULTURE) TO THE R-1-20 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT – KATHY AND BARRIE BREWER

Lyle Gibson explained that the Brewers' live at 1883 South Sunset Drive and are requesting to rezone the eastern portion of their property that is currently zoned A-5 (Heavy Agriculture) zone to the R-1-20 (Single Family Residential) zoning district. The R-1-20 zone sits directly north and east of this property. The area in which the Brewer's home sits is actually located in the A-1 zoning district and would remain on two acres in compliance with the existing zoning district. The requested zone would accommodate anticipated future development, where the subject property could not be developed under the current zoning district. The Planning Commission should determine whether or not the request is in harmony with the City's General Plan and is appropriate in the proposed location. The Planning Commission should then make a recommendation to the City Council addressing their findings.

Chairperson Betty Parker opened the Public Hearing.

There were no comments or questions from the public. Chairperson Betty Parker closed the Public Hearing.

Barrie Brewer said that when they had first purchased their property it was a pretty dilapidated state. There was a lot of high growth which would impede the vision of traffic around the corner of Sunset Drive and Shepard Lane. They have made an effort to beautify their property since then. The subject piece of property was purchased from the Sewer District after they had built their home. The area has a creek that runs along the western edge, and it has become a dumping ground for the neighbors. They would like to be able to subdivide their property so a home can be built here, which would also help to clean up the property. They have had the property surveyed and the eastern property line runs alongside the hill and about along the power lines.

Jacquie Jones said that she has been working with the Brewers on this project and said that they have also walked and measured the property and they feel that they will be able to fit a home between the creek and the eastern property line. They will not be encroaching into any existing neighboring backyards and the home will take access off of Blooming Grove Circle. The house will have a cottage look, and the existing bluff will help to hide the home from the neighbors. The home will also be elevated above the creek and the road with the natural elevation of the land. They have also verified that this property is not within a flood plain.

Betty Parker asked about the setback requirements.

Andy Thompson responded that the home will need to meet the setback requirements of the zone. If the rezone is approved, a subdivision plat will then need to be presented for approval in order to create a second buildable lot on the Brewer's property.

Josh Sundloff said that because the R-1-20 zone is adjacent to the property it would be appropriate and would not change the character of the neighborhood.

Thomas Wood asked about this property having two zones.

Andy Thompson responded that it's uncommon to have two separate zones on one property, but it occurred here when the property zoned A-5 was purchased from the Sewer District and was just added to the Brewer's existing parcel.

Josh Sundloff asked what could happen if the property were rezoned to the R-1-20 zone and the Brewers discovered that they could not build a home on this piece of land.

Andy Thompson responded that as part of the subdivision approval process, the lots are revised to determine if they are buildable. If they find they cannot build a home here, the Brewer's always have the option of selling that area to adjacent property owners.

Josh Sundloff commented that he had received a letter from an adjacent property owner who had concerns about those neighboring homes being able to purchase pieces of the Brewer's land in order to build a second home behind the existing homes.

Stroh DeCaire responded that any homeowner wishing to subdivide their property would have to go through the same approval process to determine they can meet the zoning requirements and

city ordinances.

Stroh DeCaire made a motion to recommend approval of the request to rezone 1.1 acres of property at 1915 South Shepard Lane from A-5 (Heavy Agriculture) to the R-1-20 (Single Family Residential) zoning district for Kathy and Barrie Brewer. Josh Sundloff seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought under this item.

REPORTS

Lyle Gibson said that in 2014 the Planning Commission reviewed and updated the General Plan. The city tries to review and update the General Plan every four years to meet State regulations. Because the General Plan is a Planning Commission document, the Planning Commission needs to start to determine what type of process they would like to implement in the near future to review the General Plan. As the city has and continues to grow, new ideas and techniques are being brought before the city regarding future developments. We need to look at what we envision for our city in the future.

Thomas Wood asked when the West Davis Corridor would be built. The General Plan might change based on that corridor coming through the city.

Andy Thompson said that the preferred alignment has already been established with the corridor running west of the sewer plant and the power lines. There are interchanges planned south of the sewer plant and at 200 North Street. It is anticipated that construction will begin in 2019 or 2020. A pedestrian trail will run alongside the corridor, however they have not made final plans on which side it will sit and where the access points will be.

Thomas Wood asked if the area west of the corridor is developable.

Andy Thompson responded that because of the location of the sewer plant, it would be hard to service any development west of it.

Josh Sundloff asked how the General Plan process has been implemented in the past.

Andy Thompson responded that in the past the Commission has formed a citizen committee, whose members are put together by the Planning Commission and City Council. The committee's findings would then be presented to the Planning Commission for review and a Public Hearing to be held.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, June 14, 2018 at 7:00 p.m.

ADJOURNMENT

Thomas Wood made a motion to adjourn. The motion passed unanimously and the meeting adjourned at 7:42 p.m.