



**Kaysville City Planning Commission  
June 9, 2022 Meeting Minutes**

The Planning Commission meeting was held on Thursday, June 9, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

**Planning Commission Members in Attendance:** Chair Nguyen, Vice-Chair Lyon, Commissioners Branch, Allred, and Sundloff

**Staff Present:** Mindi Edstrom and Melinda Greenwood

**Public Attendees:** Matthew Cody Clifton, Kristyn Clifton, Paul Clifton, and Rachel Lott

**1-Opening and call to order:**

Chair Nguyen welcomed all in attendance and called the June 9<sup>th</sup> meeting 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:**

**Introduced by:** Melinda Greenwood

Ms. Greenwood said the City received an application for M. Cody Clifton for a rezone at his property at 42 North Angel Street. The property is just over a half acre and is currently used as a single family dwelling and is zoned R-A, Agricultural Residential. The Clifton's are requesting the R-1-14, zone which would allow for a smaller lot size so a portion could be sold to his parents. This rezone is in anticipation to a lot line adjustment. Ms. Greenwood stated that an R-1-14 would not be out of context considering the proximity to the R-1-8 that is north of the lot and an R-1-14 south of it.

Ms. Greenwood shared goals and policies from the 2019 General Plan, which suggest this type of a rezone is supported. She shared how this rezone falls in line with the goal and policy in keeping Kaysville primarily a residential community and allowing for single family lots of a smaller size than the R-A which would allow for diversification of lot sizes.

Ms. Greenwood said that where the property is located west of I-15 on Angel Street has varied single family home districts in its vicinity, which makes it appropriate to consider applying the R-1-14 zone. She further stated that housing in the area is developed as low density single family

lots so this rezone would not be out of character in this area.

Ms. Greenwood shared that the applicant is wanting to have this property rezoned as to create a more affordable product for their son and family. She also said that the Community Development staff had received calls inquiring about the rezone but there were no comments in opposition. Given that, staff recommended the Planning Commission send a recommendation of approval of the 42 North Angel Street to be rezoned to R-1-14 Single Family Residential District.

Commissioner Nguyen asked Ms. Greenwood about the state's definition of our housing income. Ms. Greenwood said that she would look in the states code for the definition.

Commissioner Nguyen invited the applicant to address the Planning Commissioners. Mr. Paul Clifton, the applicant's father, shared that several years ago he made these three lots out of a half-acre plus land. He shared that his daughter's home would be in the back lot, he would have the middle lot, and that his son would have the front lot.

Commissioner Lyon asked Mr. Clifton if the neighbors are ok with this rezone.

Mr. Clifton said that there has been no concerns from the neighbors.

Commissioner Allred asked the applicant who owns the stem part of the flag lot in the back and Mr. Clifton said he understands the 36 feet from the extreme boundary, 18 of them belong to the top lot and the other 18 feet will belong to the middle lot.

Commissioner Nguyen opened the meeting up to the Public Hearing and no comments were made. Commissioner Nguyen closed the Public Hearing.

Commissioner Allred shared that he is in favor of this rezone and feels that the long term policy needs to start breaking down and we should start accepting anything that allows for more flexible living arrangements and reduces the burden on property owners.

Commissioner Nguyen reiterated his feelings that we need to change our views on buying bigger properties and agrees with the rights of property owners.

There were no further comments from the Planning Commissioners.

**Motion:** Commissioner Lyon made a motion to approve recommendation or rezone for M. Cody Clifton at 42 North Angel Street to an R-1-14 single family residential district. Commissioner Sundloff seconded the motion.

The vote was unanimous in favor of the motion.

**3-Call to the Public:**

None

**4-Other matters that properly come before the Planning Commission:**

Ms. Greenwood said the June 23<sup>rd</sup> meeting we will be starting at 6:00 pm to have a joint discussion with City Council in regards to the 2022 General Plan. The June 23<sup>rd</sup> meeting will include public hearings for a text amendment for model and tract homes and another for the explosives ordinance.

**5-Meeting adjourned:**

The meeting was adjourned at 7:30 p.m.