

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

January 28, 2021

Planning Commission Members Attended: Chairperson Joshua Sundloff, Steve Lyon, Toby Barrus, Jared Doxey, Wilf Sommerkorn and Abigayle Hunt.

Absent: Vice Chairperson Quan Nguyen, Lyle Gibson

Staff Present: Dan Jessop, Heather Nielsen.

Public Attendees: Reed Ferrin, Steven Laumbourne, City Council Member Mike Blackham, City Council Member Tami Tran, Ryan Judd.

OPENING

The Planning Commission meeting was held on Thursday, January 28, 2021 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Steve Lyon made a motion to approve the minutes from the January 14, 2021 meeting. Jared Doxey seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B” SWIM LOCATED AT 610 ALLISON WAY FOR ABIGAIL ORISON.

Heather Nielsen explained that the applicant is requesting a conditional use permit for a major home occupation ‘B’ to offer private swimming lessons from their home. Lessons will be one on one with the teacher. There will be up to three students and three teachers in the pool at a time.

Typical lesson structure will be 20 minute lessons with 5 minutes between each lesson for drop off and pick up congestion.

The pool on site is an outdoor swimming pool and there is a large amount of parking on site. Lessons are Monday through Friday starting at 8 am going until 4 pm through the month of June only.

The request being an organized class per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order to prevent congestion.

Wilf Sommerkorn made a motion to approve the Conditional Use Permit for a Major Home Occupation “B” swim lessons with no more than six people in the pool at a time located at 610

Allison way for Abigail Orison. Steve Lyon seconded the motion and it was unanimously approved.

PUBLIC HEARING FOR THE REZONE OF 2.16 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 990 SOUTH ANGEL STREET FROM THE A-1 (LIGHT AGRICULTURAL) ZONING DISTRICT TO THE R-1-LD (RESIDENTIAL SINGLE FAMILY LOW DENSITY) ZONING DISTRICT TO INCLUDE THE PRUD OVERLAY ZONE FOR PHIL HOLLAND.

Dan Jessop said that a zone change is being requested at the subject address in order to accommodate a proposed single family dwelling 4 Lot Private Lane subdivision. The property, is currently zoned to accommodate Light Agricultural.

The requested R-1-LD zoning district is primarily for flexibility in lot size but maintaining the low density zone requirements.

Phil Holland stood and said that they are excited to be building this project. They are looking for the highest and best use for these lots. They expect them to be higher end lots.

Chairperson Joshua Sundloff opened the public hearing.

Reed Farrin lives on the back end of these lots. His concern is about the three ponds that have contracts with Kaysville City to dredge the ponds before 2022. He feels that it might be best to have the ponds dredged before they start building for easier access. Other than that he is in support of the development.

Chairperson Joshua Sundloff closed the public hearing.

Wilf Sommerkorn asked about those ponds. Where does the water go and who shares that water.

Reed Farrin came back up to the stand to offer his perspective as an adjacent land owner and said that this water is the original homes creek and so in the Spring they have access to the water. Several people have water shares for this water to irrigate with. Mr. Farrin has water shares as well for recreation purposes during the summer. It also has about 1/3 of the city's storm drain water that goes into these ponds. That is why the city has an obligation to dredge these ponds due to silt that the storm water brings into the ponds.

Jared Doxey asked Phil Holland if the new land owners coming in would respect the ponds and share in the up keep of the ponds with the CCR's rules.

Phil Holland said that lots number two and three would be responsible to maintain that themselves since they are the only lots that backs the ponds. He also said that he would add an easement on lots two and three for the city to get access to the ponds.

Steve Lyon asked Phil Holland about the FEMA firmmap showing a Zone A that covers most of the building area. Phil Holland agreed that it does cover the pond area. The building envelopes

on lots two and three will be outside of that FEMA flood plain. Steve Lyon asked if they are looking at mitigation. Phil Holland said yes. They want to have this area looked at to see if the FEMA map can be changed.

Chairperson Joshua Sundloff said he liked that it fit the general plan and the area. Jared Doxey also agreed that the idea fit the neighborhood very well.

Jared Doxey made a motion to recommend approval to the Kaysville City Council the Rezone of 2.16 acres of property located at approximately 990 South Angel Street from the A-1 (Light Agricultural) zoning district to the R-1-LD (Residential Single Family Low Density) zoning district to include the PRUD overlay zone for Phil Holland. Abigayle Hunt seconded the motion and it was unanimously approved.

PRELIMINARY PLAT FOR THE WATERFRONT ESTATES PRUD SUBDIVISION LOCATED AT APPROXIMATELY 990 SOUTH ANGEL STREET FOR PHIL HOLLAND.

Dan Jessop said that the applicant has provided a site plan and preliminary plat indicating how they currently anticipate the site would be used.

In the R-1-LD sub-zone district, the total number of residential units within the subdivision shall not exceed two (2) per acre within the subdivision. The number of units allowed is determined by multiplying the area in acres of all the land within the subdivision by two (2). The resulting whole number is the number of units allowed.

Wilf Sommerkorn said that he would like easements added for the city to access the ponds to and for issues with the ponds looked at very carefully.

Steve Lyon made a motion to recommend approval with easements for the city being added to the Kaysville City Council the preliminary plat for the Waterfront Estates PRUD Subdivision located at approximately 990 South Angel Street to include the PRUD overlay zone for Phil Holland. Wilf Sommerkorn seconded the motion and it was unanimously approved.

FINAL PLAT APPROVAL FOR THE PRESERVE PHASE 3 SUBDIVISION LOCATED AT 101 SOUTH ANGEL STREET FOR SYMPHONY HOMES.

Dan Jessop said that the applicant has completed the engineering and is requesting final plat approval. The plat is consistent with the approved preliminary plat with 30 lots for new homes and Parcel A which will be used for detention. All of the lots comply with minimum lot size, frontage requirements, and the subdivision has maintained the same design and configuration as the preliminary approval.

Russ Wilson with Symphony Homes came to the stand and said that this is the final phase of their subdivision. This will be a nice development with a nice entrance and are excited for the development.

Wilf Sommerkon made a motion to approve the final plat for The Preserve Phase 3 Subdivision located at 101 South Angel Street for Symphony Homes. Toby Barrus seconded the motion and it was it was unanimously approved.

CALL TO THE PUBLIC

Nothing was brought forward.

CORRESPONDANCE AND CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, February 11, 2021.

Wilf Sommerkon asked that an update be provided on the general plan. They want a report on the status of the additional public feedback and to see what is happening with that.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:00 pm.