

**KAYSVILLE CITY PLANNING COMMISSION  
MEETING MINUTES  
MARCH 11, 2021**

Planning Commission Members Attended: Chairperson Joshua Sundloff, Vice Chairperson Quan Nguyen, Steve Lyon, Jared Doxey, Wilf Sommerkorn, and Abigayle Hunt.

Absent: Toby Barrus

Staff Present: Lyle Gibson, Dan Jessop, Heather Nielsen.

Public Attendees: Steve Bingham, John Sanders, Kaysville City Councilman Mike Blackman.

**OPENING**

The Planning Commission meeting was on Thursday, March 11, 2021 at 7:00 p.m. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Steve Lyon made a motion to approve the minutes from the February 25, 2021 meeting. Quan Nguyen seconded the motion and they were unanimously approved.

**PRELIMINARY PLAT APPROVAL FOR THE WEBSTER FARMS LOT 84 AMENDED SUBDIVISION LOCATED AT 686 SOUTH WELLINGTON DRIVE FOR STEVE BINGHAM**

**AND**

**FINAL PLAT APPROVAL FOR THE WEBSTER FARMS LOT 84 AMENDED SUBDIVISION LOCATED AT 686 SOUTH WELLINGTON DRIVE FOR STEVE BINGHAM.**

Dan Jessop explained that the subject property is located in the recently rezoned R-1-14 zoning district which allows for development at a density of 3 units per acre. The applicant at the time submitted a concept plan showing a lot split subdivision including 2 lots on with one facing Wellington Drive, the second lot facing Leola Street.

The total property includes .65 acres of land with lots ranging from .32 acres (14,065 sq. ft.) to .32 acres (14,061 sq. ft) in size.

The R-1-14 zone accommodates these lot sizes allowing a minimum lots size of 14,000 square feet with a frontage of over the 90 ft. required by the R-1-14 zone. The density, lot size, frontage, and public street improvements shown on the plat are all in compliance with applicable ordinances. All street, curb, gutter, and sidewalk improvements are in place so service to this lot is a matter of running utility laterals for which an easement has been provided on the plat.

Dan Jessop said that staff recommends that the Planning Commission forward a favorable recommendation to the City Council for approval of the preliminary plat. Also, it is recommended that the Commission approve the final plat for Webster Farms No. 4 Amended subject to the City Council's approval of the preliminary.

Vice Chairperson Quan Nguyen asked the property owner Steve Bingham if he spoke to the neighbors about this new development. Mr. Bingham said that he has talked to the neighbors and that they are in support of the project.

Vice Chairperson Quan Nguyen made a motion to approve the Preliminary Plat for the Webster Farms Lot 84 Amended Subdivision located at 686 South Wellington Drive for Steve Bingham. Abigayle Hunt seconded the motion and they were unanimously approved.

Vice Chairperson Quan Nguyen made a motion to approve the Final Plat subject to approval of the Preliminary Plat by the Kaysville City Council for the Webster Farms Lot 84 Amended Subdivision located at 686 South Wellington Drive for Steve Bingham. Abigayle Hunt seconded the motion and they were unanimously approved.

**FINAL PLAT APPROVAL FOR THE SANDERS SUBDIVISION LOCATED AT 315 EAST 200 NORTH FOR DARREN AND JOHN SANDERS.**

Dan Jessop said that the proposed final plat for the Sanders Subdivision is before the Planning Commission for approval. The plat is consistent with the approved preliminary plat with 3 lots all of which comply with minimum lot size and frontage requirements and has maintained the same design and configuration as the preliminary approval with only minor adjustments. The applicant has now completed the engineering and is requesting final plat approval.

Staff recommends that the Planning Commission grant approval for the final plat of the Sanders Subdivision.

Abigayle Hunt made a motion to approve the Final Plat for the Sanders Subdivision located at 315 East 200 North for Darren and John Sanders. Steve Lyon seconded the motion and it was unanimously approved.

**WORK ITEM: CONSIDERATION OF AN UPDATE TO THE PB (PROFESSIONAL BUSINESS) ZONING DISTRICT.**

Lyle Gibson explained that one of the least used zones in Kaysville City is the PB (zoning district). Staff has encountered an instance where an existing property along Main Street which is regulated by this zone has struggled to develop because of the restrictions in relation to residential zoning districts.

As a work item, staff asked direction for potential solutions and a likely modification to the ordinance that may be more accommodating to potential development while still respecting the transition to residential properties.

The Planning Commission discussed the possibility of allowing an 8 foot side yard on new and existing buildings in the PB (Professional Business) zoning district.

After a discussion the Planning Commission asked staff to eliminate text that applies only to existing buildings and to bring it back as an action item.

### **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, April 8, 2021.

### **ADJOURNMENT**

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:15 pm.