



**KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES**

August 26, 2021

Planning Commission Members in Attendance: Chair- Quan Nguyen, Vice Chair- Abbigayle Hunt, Jared Doxey, Toby Barrus, Steve Lyon, and Wilf Sommerkorn

Staff Present: Lyle Gibson, Dan Jessop, Mindi Edstrom

Public Attendees: none

The Planning Commission meeting was held on Thursday, August 26, 2021 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street.

Chairperson Quan Nguyen opened the meeting by approving the minutes from August 12, 2021. The motion to approve was from Commissioner Lyon and seconded by Commissioner Sundloff.

Commissioner Nguyen also invited the Planning Commission and staff to join in a moment of silence for the service men and women who lost their lives in Afghanistan.

DRAFT LANDSCAPE ORDINANCE

Introduced by: Lyle Gibson

The Planning Commission and City Council joined the Weber Basin Water District (WBWCD) to learn about ways that Kaysville City can continue with water wise practices and put together an ordinance for new construction landscaping for both residential and commercial developments.

Staff presented an initial draft taken from an example provided by the water district. WBWCD provided definitions in their ordinance. Some of those definitions will not be applicable to our ordinance unless we are wanting to add back in everything in their draft.

The ordinance is applicable to all new construction and development and any expansion or rehab of existing public, quasi-public, commercial, industrial, or multi-family use. New single neighborhoods, subdivisions would not have grass in park strips.

Commissioner Lyon asks why we removed rehabilitated landscaping for public agency projects. He thinks that we should have the conversation with the school district or the county upon decision to rehabilitation and the require them to reduce their square footage so that they are fair users of the water sources.

Lyle Gibson: Would be happy to fit that back in the ordinance. Lyle will broaden the public agency in the definition.

Schools and state agencies get to follow their own rules and hopefully they would be willing to comply.

Commissioner Sundloff: would like to change the wording in 17-6-3 "all new construction, expansion, rehab... Suggests the ordinance to say "All new construction, development, expansion, or rehab of existing for public or quasi-public. Are we wanting this to apply to ALL new single family homes?

Lyle Gibson: Believes this would be for new single family homes, going to look into WBWCD to see if they are wanting the ordinance to apply to all new single or multi-family construction and not just larger subdivision development done by larger builders. What does the commission think?

Commissioner Sundloff: Believes that we would be the exceptions to most cities requiring this ordinance for all new single-family dwellings.

Lyle Gibson: Turf and park strip requirement be applicable for single family but the whole water calculation would be for commercial. Does that feel appropriate to the commission?

Commissioner Sundloff: Do we want to impose the cost of landscape design to every new single family home owners. Similar to HOA's in regulations. You would have to have a drawing to scale which would cost. A fee to impose on a single home. This feels like the city is being heavy handed if required for single home.

Lyle Gibson: Weber Water Basin is giving incentive programs to residents to help them want to go more water friendly. He will clarify with WBWCD if we "have" to regulate. Shares what the Water-wise ordinance standards are for residential and commercial. HOA's would have to follow suit.

Commissioner Sundloff: the WBWCD is trying to incentivize municipalities to do this so that the citizens can benefit. Potentially could be \$1.25 for reimbursement for square foot.

Lyle Gibson: Shares what the Water-wise ordinance standards are residential and commercial. No artificial turf in park strips. HOA's would have to follow suit. Kaysville City will have to require those standards for those with new construction. Tree selection is provided in WBWCD standards. We don't require trees on the streets in park strips.

Commissioner Sundloff: Speaking of the next heading in the ordinance 17-6-5 Landscapes in New Single-Family Residential Developments, wants to make sure we understand who this applies to and make it clear.

Commissioner Sommerkorn: Believes that we will run into resistance if we tried to pass it for a single family home.

Commissioner Sundloff: Is this ordinance applicable for a developer of 100 homes vs. the single family home? Easier for a developer to absorb the cost for 100 homes, but if we apply across the board to everyone it might go too far monetarily.

Dan Jessop: how are we going to regulate and enforce the plants, trees, and park strips in new subdivision?

Commissioner Sundloff: We would need to have someone on staff to regulate water and landscaping.

Commissioner Hunt: What percentage of development falls outside of new builds? And what about flag lots?

Dan Jessop: Not many new builds fall outside of development builds.

Commissioner Lyon: We need to remember the 14th amendment. If this goes in the books then we need it to apply to everyone.

Commissioner Sundloff: C and E in the ordinance states that all new construction would need to provide approved plans. Sundloff believes that would be one of the few cities requiring approved plans. Most municipalities do not require this.

Commissioner Lyon: The city would work with the home builder and not the home owner for the landscape regulations.

Lyle Gibson: From an administrative side we would be ok taking out C, D, and E as it simplifies the regulations. This may make it viable for homes built outside of large projects.

17-6-7 is diving into people's CCR's and does feel like it needs to be in the ordinance.

17-6-6 Landscaping in Commercial, Industrial and Institutional Developments would be 15% of the total landscaped area, outside of active recreation areas.

Commissioner Sundloff: All the items in the Irrigation Design Standards would be very difficult for staff to regulate. Landscape installers wouldn't necessarily follow an irrigation plan if not regulated.

Lyle Gibson: We allow commercial business to hook up to culinary water, simply because they have less landscaping. And a good way to regulate and control it would be with the water meters.

Commissioner Sundloff: There are many ways that we can meter water usage without dictating what is on the ground, smart meters will cut down watering. More in favor of setting a standard and allowing the business to get there any way they like. Just require a standard. He suggests getting water meters instead of mandating specifics.

Commissioner Hunt: Could we provide examples in the ordinance or provide resources for help?

Lyle Gibson: We would not be able to put that in the ordinance, however we could add content to the cities website and give direction.

Commissioner Barrus: From his field trip observation he noted that WBWCD program for water meters is only at 35%. So many would need to wait to meter until they had a water meter.

Lyle Gibson: New construction would be required to have water meters.

Commissioner Sundloff: Water meters are expensive, the state will not be mandating meters or paying for them. Would be surprised if the state paid to retro fit.

Commissioner Lyon: talked to Benchland and had Federal grant to retrofit and provide for new construction, it cost them 10 million.

Lyle Gibson: We will have a public hearing in September for the new draft of this ordinance.

Public Comment: No Public

Motion: No motion required

DRAFT ORDINANCE FOR INSTRUCTIONAL HOME OCCUPATIONS

Introduced by: Lyle Gibson

Discussion:

Lyle shares what business categories we have in Kaysville and shares the example of a tennis business using a neighbors court and that staff has come up with an Instructional Home Occupation to allow a business to be run at another resident's property.

This would be geared for swimming pools, commercial kitchen, pickleball courts, etc. This ordinance would be catered to such businesses.

The business must be conducted in the residential site. The resident on the dwelling site need not own or run the business, just need to have permission from the home owner. No more than 12 students, no change in the character of the home, limited number of vehicles, etc.

Item #2 is the most unique change to the category. Required to teach a skill but no tournaments or spectator events. I.e. dance group could not do a recital at someone else home. Planning Commission will see all of these.

Does the Commission think that this is something that would be good in Kaysville?

Commissioner Hunt: Asks about swim business running in Kaysville. Would this business category allow for them to be in compliance?

Lyle Gibson: Yes, this would apply to the swimming lesson business in Kaysville.

Commissioner Nguyen: Does not have any issue with the category.

Commissioner Sundloff: Paragraph 8 what part of an accessory building can be used?

It seems that the numbers would roughly allow for all of an accessory building to be used for the business purpose. Accessory building would be allowed as long as it fits the accessory building requirement.

Lyle Gibson: asks about the group size: 4 instructors or vehicles, let this be case by case.

Commissioner Hunt: says that the number would just need to follow state regulations.

Commissioner Lyon: You don't want to be too restrictive with a suggestive cap. You want the entrepreneurial spirit.

Lyle Gibson: Create the language to give a standard but allows for flexibility. We will work with the city attorney for the language.

Commissioner Lyons: We actually grew jobs in Davis County. We have a very entrepreneurial spirit in Davis County.

Motion: No need to have a motion

CALL TO THE PUBLIC

Nothing was brought forward

REPORTS, CORRESPONDANCE AND CALENDAR

Upcoming items: APA Conference lots of interest
Draft for the general plan amendment shooting for the end of the month.
Hopefully for the next meeting to discuss on the 9th.

Discussed the Planning Commission videos.

ADJOURNMENT

Motion to adjourn by Commissioner Quan. Second Steve
Meeting was adjourned at 8:29