

**KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES
October 14, 2021**

Planning Commission Members in Attendance: Chairman Nguyen, Vice-Chair Hunt, Commissioners Barrus, Lyon, Doxey, Branch and Sundloff

Staff Present: Lyle Gibson, Dan Jessop, Mindi Edstrom

Public Attendees: Amy Roskelley, Tami Tran, Zane Larsen

The Planning Commission meeting was held on Thursday, October 14th at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Vice-Chairperson Hunt opened the meeting by welcoming those present.

OPENING

Commissioner Barrus made a motion to approve the minutes from the September 23, 2021 meeting. Commissioner Hunt and Commissioner Doxey seconded the motion and they were unanimously approved.

Conditional Use Permit for a Major B Home Occupation for Ava Flooring at 309 E. Shepard Lane.

Introduced by: Mindi Edstrom

Public Comment: Applicant Adam Andreason shares that his home will only be used as a home office. No employees or signage and equipment will be on property.

Discussion:

Commissioner Sundloff: Many of the forcible impacts that could come to the neighborhood will not be a concern for this business. No conditions needed for this use.

Motion: Motion to approve the Conditional Use Permit

Motion to approve: Commissioner Doxey

Motion to second: Commissioner Hunt
Vote on the motion: Vote is unanimous

Conditional Use Permit for a Major B Home Occupation for Burke McMillian at 1841 Carriage Lane

Introduced by: Mindi Edstrom

Public Comment: No emails.

Dan shared that there has been a call from a neighbor today with concerns about trailers and heavy equipment being parked on the street if this is approved. He shared that residents and businesses can use the public street for personal and business vehicles as per discussion with the police department. There are some regulations in City Code as to what kinds of vehicles a home business may have and where they can be parked.

Discussion:

Commissioner Nguyen asks where all the equipment will be stored during the winter months.

Dan Jessop shares that there is space on the property to store the vehicles.

Commissioner Nguyen asks if there is a gate on the back and Dan Jessop shares that he didn't note the gate. His concern is where will the vehicles be stored?

Lyle Gibson: shares that emails and phone conversation were made to invite the applicant and that the commissioners can table the item if desired.

Commissioner Sundloff: In a residential zone it is ok to park on the road, however, it is possible that the applicant will have more than normal usage or impact on the street. Do we put a condition on it?

Commissioner Hunt: If we made the condition to only allow just the truck to be allowed to park on the road and the trailer needs to be stored on the property. She also had a neighbor call and speak to her about not wanting to have vehicles parked on the road.

Commissioner Nguyen: Asks if any of the public is here to speak in

Zane Larsen: Mentions that any equipment even a one ton tow can park on the street.

Lyle Gibson: Shows a google map of the home and that there enough property to store all equipment on property.

Commissioner Sundloff: Agrees with Zane Larsen and asks staff if there is an ordinance that keeps the applicant from not parking as much as he wants. And doesn't feel that there needs to be a condition put.

Lyle Gibson: There is a parking violation of being there for over 48 hours. This is for vehicles 26 feet or larger and is allowed for loading and unloading of oversized vehicles.

Lyle: The Commission can place the condition and then if the applicant is not happy with the condition placed then they can come back to the Planning Commission.

Motion: To approve the Major Home Occupation with the condition that anything under 22 feet can be stored for up to 48 hours and any over 22 feet must not be stored on the street.

Motion approved: Commissioner Hunt

Motion to second: Commissioner Sundloff

Vote on the motion: Vote is unanimous

Conditional Use Permit for a model home for Perry Homes located at 212 West Gate Lane.

Introduced by: Dan Jessop

Public Comment: none

Discussion: none

Motion: Motion to approve the CUP with the stipulation to approve up to 5 years

Motion to approve: Commissioner Sommerkorn

Motion to second: Commissioner Barrus

Vote on the motion: Vote is unanimous

Commissioner Sundloff: Suggests that we draft an ordinance that fits the model home so that we don't have to bring it to Planning Commission.

Final Plat approval for the Heritage Square Phase 2 Subdivision for Justin Bennett

Introduced by: Dan Jessop

Discussion:

Commissioner Sommerkorn asks if this has been approved by the staff.

Dan Jessop shared that it has been looked out by all the city entities required.

Motion: To approve Final Plat for Heritage Square Phase 2 Subdivision

Motion to approve: Commissioner Sundloff

Motion to second: Commissioner Doxey

Vote on the motion: Vote is unanimous

Final Plat approval for the Mutton Hollow Townhomes Subdivision for Destination Homes.

Introduced by: Dan Jessop

Discussion:

Commissioner Sundloff asks Dan Jessop about the sidewalk along Main Street. Is the intent to have a fence?

Amy Roskelly: There is a fence with concrete and brick columns that will allow a collector sidewalk on Destinations piece and then an opening on both sides of the bus stop so they can go through the fence and into the bus stop.

Destination homes worked with UTA to modify it but they can't because of the approach to Tasty's. Destination said that they will leave it and put the columns around it.

The interior street has been addressed.

No questions from the Commissioners

Motion: To approve the final plat of the Destination Townhomes as presented

Motion to approve: Commissioner Sommerkorn

Motion to second: Commissioner Hunt

Vote on the motion: Vote is unanimous

Public Hearing for the Kaysville City General Plan Amendment

Introduced by: Lyle Gibson/Sam Taylor some of the other consultants from Landmark are joining via Zoom.

Sam Taylor: The General Plan process started before the pandemic. Shares a presentation of all that has been done. Share suggestions from comment cards, online forms, Advisory Committee suggestions, and the work session from the Planning Commissioner.

Public Comments:

Zane Larsen: Shares about Main Street in Logan. By slowing down Main Street and pushing traffic to other places actually caused the Main Street businesses to really suffer. Shares that nobody really uses bikes as a form of transportation and do what we can to move cyclist to other roads so that it doesn't slow things down.

Rob Dansie: 400 E is where he lives. In his neighborhood they have large lots fronted by small homes. Lots are becoming flag lots, rentals, or ADU's. In East Kaysville we seem to think that it is ok to put more high density housing. What can we do in the general plan so that we don't have apartments on the East side.

The old library building... Wants to save the old library because it is a historical building.

Phil Holland: Land owners that does not want to see a park in the place of where his 6 acres are at. Has a crucial development coming in in the next couple of months and wants to move forward with that.

Discussion:

Commissioner Sundloff: He is a little dismayed at the lack of comments and attendance from the residents. Thought that there would be more robust response. Comments made from today are important and valued.

Commissioner Sommerkorn: Assuming that all have read the plan and read the comments. The next step is to make recommendation to the city council. Suggests that it might do us well to look over the comments and see if we agree or disagree with all of the proposed modifications.

Lyle Gibson: The public does have access to the work meeting

Commissioner Doxey: Would like more time to look over the plan.

Commissioner Sommerkorn: Shares that we take the word density out of the vernacular and use the term housing styles.

Commissioner Hunt: Commissioners have discussed and will continue to discuss the language that we don't have double standards across the city.

Commissioner Sundloff: Question to Tim... Asks Lyle Gibson to go to the plan with future land use and transportation elements. How does the West Davis Corridor effect the traffic on 200 N.? Having more connectivity in general will help traffic.

Tim Sullivan (consultant online via zoom) : Without the West Davis Corridor in the future the picture would look more different. Sustainable up to 2040. Users are wanting more connectivity. Mostly focused on the west side of 299 North.

Commissioner Barrus: Questions about Main Street that it would be North of 200 North. That we would change the street to slow it down, is that proposed to move traffic more to Fair Field. It was more to enhance the neighborhood and give transportation capability. Living by Mutton Hollow you see all the surface streets getting jammed due to I-15 congestion

Tim: Reminded the commission that Kaysville is working with UDOT on a separate process specific to the historic part of Main Street and is working with UDOT to keep the capacity of the road and make the city center more of a pedestrian friendly environment.

Commissioner Nguyen: Addresses Toby, drivers using Waze or Google to help decided where to go because of traffic.

Commissioner Sommerkorn: We had quite a bit of discussion about the area north of 200 north and east of I-15 and felt that probably doesn't need to be quite as specific as it seems to indicate both on the street network and on the land uses there We felt that it ought to be a little more general in terms of just designating the area for mixed use commercial use and residential use an not be very specific about exactly where that would all delineate and depend on developers and where it really makes sense there economically. There was also discussion about Market and Boro Street area and the area won't really change soon. We should maintain its character and have it be designated that way. We talked about making it a light residential or light industrial commercial.

Commissioner Barrus: The foot bridge, would we need to have mixed used in that area to justify having a footbridge to connect the neighborhoods to the east.

Commissioner Sundloff: We were all in agreement that the trail connection across i-15 was a good ideal to plan for, but that it doesn't have to be LI or MU and the trail could hug the north side so the neighborhood wouldn't need to change.

Tim: The connections aren't cheap. Interesting idea.

Commissioner Sundloff: There should connections on other places, perhaps Center Street from east to west to go under the freeway. Other streets would be Shepard Lane or Burton Lane.

Commissioner Sundloff: On one had happy to have Landmark involved and when we talk in the abstract of the Parkway Street, in Market Street and Boro. It won't happen in the next 50 years. Toby: So many established businesses that are not going to move. Could we keep the connector while keeping it as Light Industrial?

Tim: The concept was if the area were to transform by Boro Street, but if there were more residential or that the area did change then the connector would be a more approachable idea.

Commissioner Sundloff: We need to plan within the practical constraints of the area.

Commissioner Sommerkorn: To consider for TOBY, JARED, and STEVE if to be more focused on the housing styles, it says that the places will most likely be north of 200 North and west of I-15 perhaps along Main Street. The USU orchard property might be a good location.

Commissioner Barrus: He is under the impression that we need to put more into the west. Try and stay ahead of the West Davis Corridor, we will miss out of a more diverse housing situation.

Commissioner Nguyen: Have we missed the opportunity. What could we do down there.

Lyle Gibson: Sewer District could have change in their property in the future.

Commissioner Sundloff: All the yellow that is on the map is all to be Single Family. The strongest message that came out of the survey was that the growth of

variety or housing should go in the yellow. It is a big change from what has been on other General Plans. Residents don't want to have variety spread through the whole city.

Commissioner Hunt: We are lumping that we are lumping density and development together she thought that that was for development from the response to the survey.

Sam: If development were to happen what would you like to see? That is where we got the couple of options. Everything that was built into the plans was because of the survey responses.

Commissioner Barrus: In the previous plan there may be comment that diverse density should be spread throughout city, but if you look at a heat map, that was not followed. This would be a continuation of the way it has always been.

Commissioner Sundloff: 59% of the dots off of the Survey Methodology, to the commission you need to look at the broad opinions, does this council reflect?

Rob Dansie: How was the survey distributed?

Lyle: The survey was done by a group who had to make sure they hit certain demographics, it was primarily done online but they were able to have hard copies completed if necessary.

Commissioner Barrus: IF you were to look at the results.... He is happy the way the map is and his concern is that in practice that it would be a and not a and b.

Lyle Gibson: Landmark design will not completely update the plans as per each of these concerns. What are some of the things that we need to see changed in order to feel comfortable to move it on to City Council.

Commissioner Sommerkorn: We really need to get this right and make sure that it says what we want it to say

Commissioner Nguyen: We do use the General Plan for many of Commission's decisions.

Lyle Gibson: There are some specific maps that we want to use. Concentrated areas that we can look at for next time and see what the direction will be at that time.

Section 6 to put it more upfront was a suggestion from Mike Blackham

Rob Dansie: City Center should have North City Center and South City Center.
Commissioner Sundloff: If this plan was adopted as is and followed, then Mr. Dansie would only have single family housing.

Rob Dansie: He would like to keep it single family.

Motion: To table to allow staff and consultant to modify plan

Motion to approve: Commissioner Sommerkorn

Motion to second: Commissioner Hunt

Vote on the motion: Vote is unanimous

Public Hearing for an amendment to various chapters of Title 18, Building Regulations, and Title 19, Subdivision, of the Kaysville City Ordinances updating storm water requirements

Introduced by: Josh Belnap

Discussion:

Lyle Gibson: There are multiple ways to do it by large and what it means is what can't be retained on site to just percolate into groundwater which will naturally filtrate as it goes through soils and it enters the groundwater system anything beyond that would go through a filter of some sort before it hits the gutter or in the boxes and then the pipe. There are lots of options for developers to choose from the way we put together this packet so they don't have to do it just one way and they can decide what works best for the site. Likely it would go through a landscape area of some sort to clean it and then it will enter the pipe.

Public Comment: No comment from the public

Motion: Motion that we recommend to the City Council the adoption of the amendments to various chapter of title 18.

Motion to approve: Commissioner Sommerkorn

Motion to second: Commissioner Doxey

Vote on the motion: Vote is unanimous

Call to the Public:

Zane Larsen: Would like to start a discussion about the accessory building ordinance as long as it doesn't exceed 20% lot coverage. 17-31-2-5 Zane's home is 44 North and has a garage in the back and 20 feet behind the garage.

If he were wanting to add onto his detached garage. The city doesn't require a building permits for small buildings, could add 13 small sheds instead of 1 big garage. Mr. Larsen is the process of finding other cities ordinances that have a for detached buildings. What does the ordinance trying to protect with the 10% per building limit. Happy to come back with more information and examples.

Commissioner Nguyen: Encourages Zane to come back and be part of the conversation.

Commissioner Nguyen asks about the percentages and asks Lyle Gibson why so specific.

Lyle Gibson: The rules have been around for a long time. The percentage is arbitrary and we do see examples of multiple buildings instead of one to work around. There are maybe other reasons. We could change the wording to simply change the 10% in the wording. Commissioner Sommerkorn asks if Staff has had questions about the 10%.

Dan Jessop: This does come up with staff. The resident can't apply for a variance because it is not for Accessory Dwelling units.

Zane Larsen: He would still have to submit a building plan making a checks and balance with the city.

Commissioner Nguyen: We are here to make sure that we do a final check on them.

Commissioner Sommerkorn: He would like to see what other communities are doing.

Lyle Gibson: We can do some research on lot percentage coverage and comfortable with 20-25%.

Commissioner Sommerkorn: A percentage of the lot can be covered and not specific to anything.

Commissioner Sundloff: We need to clarify the accessory building ordinance and take the 10 % out

Zane Larsen: Willing to get an approval from neighbors or petition that puts the burden on the home owner.

Other matters that properly come before the Planning Commission:

Reports: City Council approved all of the rezones that were recommended by Planning Commission.

Correspondence:

Calendar: We will be back on the 28th with the updates to the General plan.

ADJOURNMENT

Motion to adjourn by Commissioner Sundloff and seconded by Commissioner .
Meeting Nguyen was adjourned at 9:17pm.