

# KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

February 27, 2020

Planning Commission Members Attended: Vice Chairperson Joshua Sundloff, Steve Lyon, Toby Barrus, Larry Page and Jared Doxey.

Absent: Chairperson Wilf Sommerkorn, Scott Hess, Quan Nguyen

Staff Present: Zoning Administrator Lyle Gibson, Dan Jessop, Secretary Heather Nielsen.

Others Present: Max Richmond, Annette Solt.

## **OPENING**

The Planning Commission meeting was held on Thursday, February 27, 2020 at 7:00 p.m. in the Kaysville Fire Station Building. Vice Chairperson Joshua Sundloff opened the meeting by welcoming those present.

The minutes of the February 13, 2020 meeting were presented for approval. Toby Barrus made a motion to approve the minutes. Larry Page seconded the motion and it was unanimously approved.

## **CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B” FOR A PRESCHOOL LOCATED AT 338 SOUTH 300 WEST FOR ANNETTE SOLT.**

Dan Jessop explained that the applicant is requesting a conditional use permit for Major Home Occupation “B” at the above listed address to run an in-home preschool. The applicant would like to teach classes Tuesday and Thursday mornings from 9:00 am to 11:15 am.

Mrs. Solt anticipates having 12 students in the class held twice a week. She has tried to coordinate the start time of her class so that it does not conflict with drop off and pick up times for kindergarten and elementary classes. She believes half of her students will be neighbor children that are within walking distance.

Because a preschool is an organized class, section 17-26-4 (12) d. it requires that ‘limits be placed on the number of students and/or the number of vehicles transporting students to prevent congestion. The applicant’s has expressed the intention to work with parents on a consistent drop off and pick up pattern to keep traffic flowing one way through the neighborhood to improve flow and minimize impact.

Vice Chairperson Joshua Sundloff invited the applicant Annette Solt to the stand. She said that the drop off for her preschool should only take five to ten minutes around 9:00 am. She also said that she talked with the neighbors and they are good with her running the preschool.

Steve Lyon made a motion to approve the conditional use permit for a Major Home Occupation “B” for a preschool at 338 South 300 West for Annette Solt with the limit of 15 students at a time as recommended by staff. Larry Page seconded the motion and it was approved unanimously.

**CONTINUED DISCUSSION FOR THE CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17-31-2, ACCESSORY BUILDINGS, OF TITLE 17, PLANNING AND ZONING (TABLED ITEM).**

Lyle Gibson said that at the last Planning Commission meeting held 2/13/20, the Planning Commission moved to recommend an ordinance dealing with exceptions to the main dwelling on corner lots. A brief introduction was given to the accessory structure issue from 17-31-2, but it was determined that more time was needed to understand the issues and the proposed ordinance so this section was tabled for additional discussion.

The Planning Commission discussed the placement of accessory dwelling units (sheds) on property.

Larry Page voiced his concern that some of the allowed options shown would block off sidewalk views from people exiting their driveway. He asked Lyle Gibson if there was a way to remove the option of placing them in the side yard.

Steve Lyon said we should not allow people to place two storage units next to each other in side yards because you lose the fire break between the houses.

Larry Page said in the past the ordinance on sheds and accessory dwellings was too strict. This new language is too loose. He would like to find a middle ground.

Vice Chairperson Joshua Sundloff said he would like Lyle Gibson to rework the ordinance. To remove the side yard option and to bring back more pictures.

Larry Page made a motion to table the item for the consideration of an ordinance amending section 17-31-2, Accessory Buildings, of Title 17, Planning and Zoning. Steve Lyon seconded the motion and it was approved unanimously.

**PLANNING COMMISSION TRAINING BY KAYSVILLE CITY STAFF.**

Lyle Gibson reviewed the process for conditional use permits, major home occupations and rezones with the Planning Commission.

**DISCUSSION: FUTURE ORDINANCE CONSIDERATIONS.**

Lyle Gibson asked the Planning Commission what ordinances they would like to work on for the

future.

Steve Lyon said he would like to change landscaping requirements for parking strips and commercial properties. He would like to see more areas Xeriscaped. Secondary water is now going to be metered for water usage and commercial properties are going to feel the increased cost. We need to allow them to adopt a Xeriscape landscape.

Jared Doxey and Steve Lyon said we need to create commercial and higher density zones along the new Shepard Lane corridor that will be coming soon.

Steve Lyon asked Lyle Gibson if the city is collecting TRT tax for people renting their homes for AirBnB or VBRO. Lyle Gibson said that the city is not currently regulating short term rentals. This is something that the city can look into doing.

Lyle Gibson asked about changing shed heights. Perhaps changing the restriction on roof angles near property lines. Vice Chairperson Joshua Sundloff said that he prefers the old ordinance regulating roofing because in the future these accessory dwelling units can accommodate extra housing space.

Steve Lyon said that accessory dwelling units are a good thing to look at. Steve Lyon said the city should look at Farmington city and see what they are doing with it.

Vice Chairperson Joshua Sundloff mentioned that a lot of ordinance changes will happen after the general plan is done for the city. He suggested that we wait on large ordinance changes until the plan is done.

### **CALL TO THE PUBLIC**

Nothing was brought forward to the Planning Commission.

### **CALENDAR**

The next regularly scheduled Planning Commission meeting will be held on Thursday, March 12, 2020.

### **ADJOURNMENT**

Vice Chairperson Joshua Sundloff made a motion to adjourn the meeting. Larry Page seconded the motion and it passed unanimously. The meeting adjourned at 8:55 p.m.