

**KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 25, 2021**

Planning Commission Members Attended: Chairperson Joshua Sundloff, Vice Chairperson Quan Nguyen, Steve Lyon, Toby Barrus, Jared Doxey, Wilf Sommerkorn.

Absent: Abigayle Hunt

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

Public Attendees: Brad Frost, Andrew, Loren Clark.

OPENING

The Planning Commission meeting was held via Zoom meeting on Thursday, February 25, 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 11, 2021 meeting. Quan Nguyen seconded the motion and they were unanimously approved.

FINAL PLAT APPROVAL FOR EDGE END HOLLOW SUBDIVISION PHASE 3 AMENDED LOCATED AT 1175 SOUTH HAIGHT CREEK DRIVE FOR LOREN CLARK.

Lyle Gibson said that Mr. Clark is requesting Final Plat Approval for a two lot subdivision of .409 acres and 17,812 square feet. The Plat contains two lots, facing Haight Creek Drive. Lot 1 which includes the existing house, contains 9,785 square feet and 89 foot of frontage. Lot 2 is 8,027 square feet in size with 78 feet of frontage along Haight Creek Drive as well as frontage along Main Street. Lot 2 will be available for construction of a new dwelling. All lots meet frontage and square footage requirements for standard R-1-8 zone. All curb, gutter, sidewalk, and street improvements are in place already for this subdivision.

Wilf Sommerkorn made a motion to approve the Final Plat subject to approval of the Preliminary Plat by the Kaysville City Council for the Edge End Hollow Subdivision Phase 3 Amended located at 1175 South Haigh Creek Drive for Loren Clark. Steve Lyon seconded the motion and it was unanimously approved.

FINAL PLAT APPROVAL FOR THE COTTAGES AT HARVEY ESTATE PHASE 2 LOCATED AT APPROXIMATELY 1700 WEST 200 NORTH FOR OVATION HOMES.

Lyle Gibson explained that the proposed final plat for the Cottages at Harvey Estates Ph. 2 is consistent with the approved preliminary plat. The plat has 3 lots which comply with the

minimum lot size and frontage requirements. It has also maintained the same design and configuration as the preliminary plat approval. Only 1 of the lots is for a new dwelling while the other lots are open space parcels against 200 North Street.

Chairperson Joshua Sundloff invited the developer Brad Frost to the stand. Steve Lyon asked Mr. Frost what they were going to do with the old school on the property. Mr. Frost said that the previous owners did not want to move the house nor did Kaysville City due to the cost. They have been working with Kaysville City Council member Michelle Barber and the Kaysville City Historical committee on documenting and saving bricks they want to preserve. Once they historical committee has gathered what they need then they will tear the structure down.

Quan Nguyen made a motion to approve the Final Plat for the Cottages at Harvey Estate Phase 2 located at approximately 1700 West 200 North for Ovation Homes. Steve Lyon seconded the motion and 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, March 11, 2021.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 7:30 pm.