

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

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

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

Public Attendees: Laurissa Neuenschwander, Kaysville City Councilman Mike Blackman.

OPENING

The Planning Commission meeting was held on Thursday, March 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 March 11, 2021 meeting. Jared Doxey seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B’, GROUP MUSIC LESSONS.

Heather Nielsen explained that Laurissa Neuenschwander is looking to offer group music lessons from her home at the above listed address. She has taught one --on --one piano and voice lessons from her home for the past year but would now like to offer group classes.

She would like to hold three group classes a day Monday through Thursday from: 4:00pm to 5:00pm, 5:05pm to 6:05pm, and 6:10pm to 7:10pm. Then on Friday she would like to offer three classes from 1:45pm to 2:45pm, 2:50pm to 3:50pm, and 3:55pm to 4:55pm. She would have no more than 12 students per class.

She also anticipates holding four summer piano camp classes Monday through Friday from 10am to 12pm and 1pm to 3pm with no more than 12 students per class.

Parents will only be able to drop off and pick up students for these classes. The five minute buffer in-between classes helps control traffic for the scheduled pick-up and drop-off.

KCC 17-26-4 (12) d. states ‘Organized classes (limits shall be placed on the number of students and/or the number of vehicles transporting students to prevent congestion.’ Staff has visited with the applicant and reviewed the restrictions of Title 17-26-4 Major Home Occupations “B”.

Jared Doxey made a motion to approve a Conditional Use Permit for a Major Home Occupation ‘B’, group music lessons for Laurissa Neuenschwander with the limitation on students as

recommended by staff. Toby Barrus seconded the motion and it was unanimously approved.

PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17-18-7 AREA, LOT COVERAGE, AND YARD REQUIREMENTS, OF CHAPTER 17-18, PROFESSIONAL BUSINESS DISTRICT, OF TITLE 17 PLANNING AND ZONING, OF THE KAYSVILLE CITY ORDINANCES.

Lyle Gibson explained at the last Planning Commission meeting, staff was given direction to make a small text change to the PB Zoning District in order to provide more flexibility in placement of buildings in the PB zoning district.

An ordinance has been prepared based on this direction and notice has been published so that the change may be considered.

The Planning Commission is tasked with making a recommendation to the City Council on the proposed ordinance.

Staff is recommending approval of the proposed ordinance amendment as it will better accommodate potential business development while still providing appropriate buffering to residential zones.

Chairperson Joshua Sundloff opened the public hearing.

Nothing was brought forward.

Chairperson Joshua Sundloff closed the public hearing.

Vice Chairperson Quan Nguyen made a motion to recommend approval of the ordinance change to the Kaysville City Council for the consideration of an ordinance amending section 17-18-7 area, lot coverage, and yard requirements, of chapter 17-18, Professional Business District, of Title 17 Planning and Zoning, of the Kaysville City Ordinances. Steve Lyon seconded the motion and it was unanimously approved

PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 17, PLANNING AND ZONING, OF THE KAYSVILLE CITY ORDINANCES TO CLARIFY WHAT FLEXIBILITY A PLANNED UNIT DEVELOPMENT MAY BE ELIGIBLE FOR, THE PROCESS FOR PERMITTING FLAG LOT SUBDIVISIONS, AND AMENDMENTS TO WHAT IS REQUIRED IN COMMON OPEN SPACE SUBDIVISIONS FOR OPEN SPACE AND AMENITIES.

Lyle Gibson explained that this proposed ordinance amendment is the result of differing interpretation of the city's existing ordinance regarding the amount of flexibility the Commission and City Council have when considering a PRUD type subdivision. To better clarify what items may have unique standards and to what extent the proposed amendment is being proposed.

Also of note, the proposed ordinance removes flag lot subdivisions from the PRUD overlay zone and makes them a use by right in certain residential zoning districts.

The Planning Commission has had some limited discussion regarding this section of the ordinance within the past year but this is the first introduction to the ideas in the ordinance after

having been considered by staff.

After holding the public hearing, staff recommends that the Commission forward a recommendation to the council if the current text is very close or fully acceptable to the Commission. The Planning Commission may also motion to table the item giving specific direction to staff for changes to come back before the Commission at a future meeting if it desires changes before making a recommendation.

Chairperson Joshua Sundloff opened the public hearing.

Nothing was brought forward.

Chairperson Joshua Sundloff closed the public hearing.

Wilf Sommerkorn said that this change makes sense; he likes the flag lot requirements laid out more.

Vice Chairperson Quan Nguyen asked Lyle Gibson if this ordinance language was still applicable with the new state legislation that just passed. Lyle Gibson said that since this has to be done through a development agreement then it is okay to move forward with the change.

Vice Chairperson Quan Nguyen suggested that they take time on approving this to obtain more public comments. He would like staff to post bullet points on the Kaysville City website and social media sites detailing these changes. Other Planning Commission members agreed with Quan Nguyen and Lyle Gibson said that staff would post these points to provide more public awareness.

Wilf Sommerkorn said that he likes the open space change where developers are required to develop open space into something useful not just a piece of land. He said too often developers designate open space with the left over land that can't be used for anything else.

Chairperson Joshua Sundloff asked Wilf Sommerkorn if this ordinance change would fit within the new Utah bill requirements. Wilf Sommerkorn said he was unsure. He said that the bill talks about front and backyard requirements but not general open space. Wilf Sommerkorn suggested that Lyle Gibson talk with the Kaysville City Attorney to figure out if this ordinance change complies with the new Utah bill.

Chairperson Joshua Sundloff asked Lyle Gibson about flag lots being taken out of the PRUD. Lyle Gibson said that the decision would become administrative but the Planning Commission and Kaysville City Council would still have final review. The only difference would be that public comment would not hold as much weight as it did before.

The Planning Commission discussed flag lot setbacks and fencing requirements.

Chairperson Joshua Sundloff summarized the discussion saying that they wanted a bullet point summary list of changes and could dive into the specific language at another meeting.

Wilf Sommerkorn made motion to table the consideration of an ordinance amending multiple sections of Title 17, Planning and Zoning, of the Kaysville City Ordinances. 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, April 8, 2021.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:30 pm.