

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

May 13, 2021

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

Staff Present: Lyle Gibson, Dan Jessop.

Public Attendees: Council Member Tammy Tran, Deborah Shepard, Thomas Pruess, Ryan Wild

OPENING

The Planning Commission meeting was held on Thursday, May 13, 2021 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Steve Lyon made a motion to approve the minutes from the April 22, 2021 meeting. Abigayle Hunt seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR FARM ANIMALS (HORSES) AT 304 NORTH SEEMORE DRIVE FOR THOMAS PRUESS.

Commissioner Sundloff announced that this item will be postponed to later in the meeting having been previously informed the applicant won't be available to attend the meeting until later.

CONDITIONAL USE PERMIT FOR FARM ANIMALS (COWS, SHEEP, CHICKENS) LOCATED AT 1429 SOUTH SUNSET DRIVE FOR CRAIG LARSEN.

Dan Jessop introduced the items. The applicant plans to keep 7 cows, 16 sheep, and 10 chickens. The animals are a 4H project for kids. He recommended approval of use as requested without the need for additional conditions.

Deborah Shepard representing the applicant stood to say they primarily have cows, not horses. They are raised for the annual fair then brought to ranch in Idaho or sold before new animals are brought on site for children to learn to care for. The property is double fenced. Improvements have been done to chicken coop to keep rodents out.

Commissioner Sundloff reminded the commission that it should be approved unless they can find items that need to be addressed with conditions.

Commissioner Nguyen asked if there had been any comments from neighbors. Staff replied they

had not receive any comments.

Commissioner Lyons motioned to recommend approval as recommended by staff. Commissioner Sommerkorn seconded the motion.

Vote on the motion was unanimous.

**PRELIMINARY AND FINAL PLAT FOR THE DESERET LANDING SUBDIVISION
1ST AMENDMENT AT APPROXIMATELY 600 SOUTH DESERET DRIVE FOR
RIVERDALE BUSINESS PARK/MIKE FORD.**

Lyle Gibson presented the application showing the proposed commercial development. The property which is directly south of Boondocks is currently 1 large lot, the applicant proposed splitting the property for the purpose of letting businesses have individual ownership of their space. The plat accounts for 2 buildings with 2 parcels covering each and a 3 acre lot to the east with development still to be determined. Staff reminded the Planning Commission that while they were seeing some details on what the plat would accommodate, their purview was to consider the subdivision.

Matt Beckstrand general manager for Boondocks asked what the height of the proposed buildings may be, how close they may be, that the architecture near their business be well thought out. They like the façade architecture that is shown and are glad to have something other than a weed lot next door.

The chair suggested that as a neighboring business they reach out to the developer to discuss the potential development to make sure things work well for each other.

Quan Nguyen asked staff if fencing was going to come.

It was discussed by staff and the commission that the city's ordinances do state fencing can be required if it is between incompatible uses. The Commission would need to find that this commercial development is incompatible with the commercial development to the north.

The representative from Boondocks stated that he didn't know that access or fencing mattered, but wanted to make sure that the business knows Boondocks sometimes has spillover parking that they don't want to become a problem with the neighbors.

Commissioner Nguyen asked if the commission was interested in a fence.

Commissioner Hunt motioned to recommend approve the preliminary plat and approve the final plat subject to the City Council's approval of the preliminary.

Steve Lyon seconded the motion

The vote on the motion was unanimous.

FINAL PLAT FOR THE ORCHARD RIDGE PHASE 4 SUBDIVISION AT APPROXIMATELY 1406 NORTH HIGHWAY 89 FOR COMPASS HOLDINGS.

Lyle Gibson introduced the item reminding the commission that they just approved phases 2 and 3 at the last meeting. This phase 4 would be built immediately following those phases and has been reviewed and found to be in compliance with applicable standards and ordinances so is ready for approval.

Wilf Sommerkorn motioned to approve the final plat for Phase 4 of the Orchard Ridge Subdivision,

Toby Barrus second the motion.

Vote on the motion was unanimous.

CONDITIONAL USE PERMIT FOR FARM ANIMALS (HORSES) AT 304 NORTH SEEMORE DRIVE FOR THOMAS PRUESS.

Mr. Pruess arrived and his item was introduced by Dan Jessop from city staff. There is sufficient area to keep horses and the property has fencing in place to contain the animals.

Staff's recommendation to the commission was to approve the request as proposed without additional conditions needing to be imposed.

Steve Lyon motioned to approve the request for farm animals as presented.

Quan Nguyen seconded the motion.

The vote on the motion was unanimous.

WORK ITEM: MIXED USE ZONING - CONCEPT PROJECT.

Lyle Gibson informed the commission that to further the discussion which has been held over a couple of previous meetings, Ryan Wild, a developer hoping to do a mixed use project along 200 North, has agreed to use his project as an example to talk through some of the concerns or opportunities it presents for the commission to consider in preparing a Mixed Use Ordinance.

Ryan Wild introduced what he controls and what he is hoping to put together in general terms. The concept project included a stand-alone drive thru restaurant, and an updated concept with townhomes nearest the existing residential and a larger format building up against 200 North Street with office/retail space on the ground floor and apartments above.

Steve Lyon mentioned that sugarhouse, bountiful main street are good examples of how this type of use can work and believes it is a great buffer to a nearby neighborhood. Said the city needs rooftops to support businesses in this area. He further stated that the city needs to be creative with parking requirements near transit.

Points of interest from the Planning Commission included:

- Making sure there is sufficient parking for this and other future projects.
- Having a great streetscape/sidewalk environment.
- Density and number of units does not need a cap, should be controlled by building height scale, form and parking.

The chairman wanted to make sure that the code isn't too restrictive so as to allow for creativity as future developments consider.

Mr. Wild stated that this proposal is roughly 25% commercial 75% residential.

Commission Lyon stated that this will create a product that Kaysville is missing and will add value to the city.

Commissioner Lyon and Sundloff each stated that the more flexibility the better. The city's ordinances should get too specific as to where mixed use is appropriate. The idea was brought up that perhaps it could be an overlay to allow some residential to come into a commercial area, or allow some commercial to squeeze into a residential area.

Commissioner Doxey recognized that the commercial component of these development may not have much value to developers so the city should be careful about requiring too much.

Mr. Wild recommended that a certain portion of the residential be for sale product.

Commissioner Hunt asked if transit will come before more intense development or after. The following discussion gave examples of transit coming before and after development, but the primary feeling was that there needed to be enough housing or office to support the transit before it would come.

Comments from the commission indicated that the existing height requirements of 35 ft. may be too low. The commission asked staff to look at other city ordinances. Don't impose too many design requirements, allow the market to be flexible and developers to be creative.

The discussion ended with the anticipation that an ordinance be writing and continued discussion could be had with that text in hand to review.

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, May 27, 2021.

Staff reminded the commission that come July it will be time to elect a new Chair and Vice Chair.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:47 pm.