

# KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

**June 10, 2021**

This meeting was held on Thursday, June 10 2021 at 6:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Vice Chairperson Quan Nguyen, Commissioners Steve Lyon, Toby Barrus, Jared Doxey (via Zoom), Wilf Sommerkorn and Abigayle Hunt.

Staff Present: Lyle Gibson, Dan Jessop, Mindi Edstrom

Public Attendees: Sam Taylor, Tom Wood, Jay Welk, Amy Nguyen, David Black, Mike Blackham, and Tammy Tran

The Work Session began at 6:00 pm.

## **WORK SESSION: GENERAL PLAN AMENDMENT (PLANNING COMMISSION AND CONSULTANT)**

### **Welcome: Lyle Gibson**

Commissioner Nguyen will be conducting the meeting.  
Commissioner Doxey joining by Zoom

Sam Taylor from Landmark Design is the consultant who will be presenting the data from the City Center Concepts Survey. He wants to be on the same track as the Planning Commission before they get too far along with the plans.

The survey data shows that the residents would like to see change on 200 North West of Main Street and the Industrial Park. The city center really is the epicenter for change with this project.

Mr. Taylor defined these areas on the maps and shares the results of what residents voted for in survey.

Mr. Taylor presents two concepts from the survey data. The ideas presented are aspirational and meant occur over time.

**Concept A:** Looking for activity centers. Main corridors with Main and 200 N. Seems logical to embrace the historic downtown. Barnes Park frontage of the park could be utilized. Continue to front the two main corridors. Transitional housing was suggested and states that the city primarily remain single family homes. Concept A suggests that the West side of I-15 would be good business areas. Desert Drive is going to continuing to evolve but generally has a good mix

of uses. The Flint Street area could embrace the park area and add housing adjacent to work places as desired. Look for a mix of residential and commercial all fronting the park.

The streets and trails for this concept were presented. Concept A makes use of existing street network. Concept has a trail to link together a green corridor to link east and west by providing a walk way over I-15.

**Concept B:** Similar to A. This primary difference is a more extreme change with the streetscapes. Concept B suggests residential along Barnes Park. Shows ways Main Street could be made over by adding landscape in the median and bike and bus infrastructure added. These additions would make the land uses start to change potentially losing parking spaces in order to better accommodate other transportation modes and pedestrians. The greenway will allow a flow of dining, stopping and enjoying. This would make this a complete street including all forms of transportation can use.

### **Discussion with Commission:**

Commissioner Nguyen: Loves the proposals they are beautiful. Loves the Bike Lane. Ask the question of cost per mile on the raised lane.

Mr. Taylor: Says survey was great to help us know where we want to target change.

Commissioner Sommerkorn: It is the job of the Planning Commission to decide what concept they want to settle on and be able to present to residents

Commission Lyons: Would like to keep connectivity and MU in proposal and thinks that these concepts are on the right track

Commissioner Nguyen: Ask if we know a \$\$ cost on what either of these plans will entail. It is discussed that once we have a set plan then the price would be introduced.

Mr. Taylor: Rough concepts here without price tags. These plans will have to be realized over time. What is the priority from the city's budget?

Commissioner Nguyen: Why we have Sam here is because we want to know if there will be builders that would want to come and build this? Asks Sam on his pulse on the developers that would want to get involved in something like this project.

Mr. Taylor: The pulse is hot for this kind of project. Developers are building mixed use projects and higher density all over Utah.

Commissioner Hunt: Does this meet the input from the survey? She thinks yes. Mr. Taylor did a great job on applying information. She really likes the pedestrian walking over from west to east. Thinks this would build a better community.

Commissioner Lyons: How do we make Kaysville more of a destination location? Make Kaysville

a place to bike and hike and then add our amenities with commercial businesses.

Mr. Taylor: Mixed use areas will bring the excitement to the City Center areas

Commissioner Soomerkorn: Plans show green space near IHC. Wilf asks about new development.  
Mr. Gibson: There is new businesses coming in but what is known won't use the entire property.

Mr. Taylor: IHC is going to hold on to land holding for forever. So maybe make it a green space so that it flows more with the IHC business model. Suggested that the green space be an expansion of the Bishops Field across from Bowman's

Commissioner Soomerkorn: Likes the concept of the greenway.

Commissioner Hunt: Ask how about connect the greenway to the Rio Grande Trail?

Commissioner Barrus: Planning ahead you don't want to miss out on opportunities with the exits and potential businesses that could come.

Commissioner Page: Likes the focus on the corridor...likes what is being said in the meeting. We have not had a vision in the past and the developers have been the ones making the decisions. The younger generation are wanting a concept of community and these plans are worth spending money on. Thinks Commission moves forward with the plan.

Mr. Gibson asks Mr. Taylor if he is wanting us to hone down in which direction we want to go.

Commissioner Barrus: Plan B is a bit more expensive.

Commissioner Lyons: Rome not built over night. It will take time on future land uses. Leans more toward B than A. This is how we want the community to look in 20 years.

Commissioner Doxey: This plan will be the guiding light for the future. Really likes it. Feels that plan is very helpful.

Mr. Gibson will be emailing out the plans to all to study and make comments.

Planning Commission should look this over and get input to Lyle On Monday June 14<sup>th</sup>.

Commissioner Hunt: Will these plans be able to move or change with the next City Plan in 5 years?

Mr. Taylor: These are the plans for the next decade. The communities needs will change from time to time. Believes that these plans will be taking us into the right direction for the future.

Mr. Gibson: These plans are easily the most drastic change the city has had on the books for about 50 years for Kaysville. Change would not be very drastic in the next 5 years. It will be fun to watch.

Mr. Nguyen asks if we need to table this item, or if we can continue since Destination Homes as asked to be tabled this evening to get additional items gathered before Commission gives a recommendation.

Commissioner Nguyen motioned to continue discussion of the concepts presented.

Commissioner Lyons seconded the motion.

Vote was unanimous to proceed.

Commissioner Sommerkorn: Main Street and I-15 has some Industrial with vacant property to the north. Current plan calls it commercial. Doesn't believe it will all be commercial. Makes more sense for this area to be more MU.

Commissioner Lyons: Traffic is bad because of three major road projects. Suggests Clearfield City is an example of not to go too wild in correcting traffic. Transit will need to be connected at some point.

Commissioner Nguyen: Need to set aside commercial building space, but since COVID commercial office space is not as needed. He doesn't believe that a percentage needs to be set. We like MU. It makes sense.

Commissioner Sommerkorn: Neighborhood commercial nodes make sense to him. West side does need some services to make the travel much easier. The studies show that people will not cross over a barrier like I-15 to go shopping. Residents will stay on their side as to not cross over a barrier for shopping. Smiths is working because people choose to shop regionally.

Commission Hunt: Wants to know conceptually what the "nodes" they wanted. Neighborhood centric, salons, cafes, gas station. Fits in with the neighborhood, more mom and pop stores.

Mr. Gibson: C areas are a few intersection of major streets including one over by Davis Tech which may be a bit far-fetched. Commissioner Lyons mentions the grass fields. Could be a MU node. C areas are small but impactful.

Commissioner Nguyen wants concept A: Barnes Park makes sense to be a MU. Kaysville city has done well through the pandemic in retail not in office space.

Commissioner Hunt: She has not used a business on main street more than twice in 5 years. Can see this area changing to different uses.

Mr. Gibson gives the Commission until Monday for concept notes and suggestions to be turned in.

Commissioner Nguyen suggests a two minute break at 7:28 pm.

Break ends at 7:38pm

### **OPENING: Quan**

The Planning Commission opened their regularly scheduled meeting at 7:38 pm. Chairperson Quan Nguyen opened the meeting by welcoming those present.

Commissioner Lyon made a motion to approve the minutes from the May 27, 2021 meeting. Abigayle Hunt seconded the motion and they were unanimously approved.

### **TABLED ITEM-REQUEST TO REZONE 1.1 ACRES OF PORPERTY AT APPROXIMATELY 600 NORTH AND MAIN STREET FROM GC (GENERAL COMMERCIAL) TO THE R-M (RESIDENTIAL MULTI –FAMILY) ZONING DISTRICT TO INCLUDE THE PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) OVERLAY ZONE.- DESTINATION HOMES**

**Commissioner Nguyen notified those in attendance that the applicant had requested earlier in the day to have this item tabled for a future discussion. He allowed those present that had interest in the item to speak.**

### **Public Comments:**

Dave Black approached the Planning Commission. He has emailed concerns. Enough is enough because they have the highest density. All the over flow is parking on the street. They have had enough. No open space, can't walk dog or even throw a ball. No more people into the area.

Tom Wood approached the Planning Commission. Christian made a more than full price offer and was rejected. Was to be a Bed and Breakfast. Not really been marketed for more than 20 years. Destination homes has had it wrapped up for over the last year. He looks favorable to a MU project on the west side. Neighbors would like it to go for once to the west side.

### **Commission: No Comment**

**Motion to table to future date determined by Destination**

**Motion to approve: Commissioner Soomerkorn**

**Motion to second: Commissioner Lyons**

**Vote is unanimous**

**TABLED ITEM-CONSIDERATION OF KAYSVILLE CITY ORDINANCE TO CREATE CHAPTER 27- MIXED USE (MU) ZONING DISTRICT OF TITLE 17 PLANNING AND ZONING, OF KAYSVILLE CITY ORDINANCES**

Presentation by Mr. Gibson discussing the details of the proposed ordinance with the Commission:

Allows for horizontal or vertical MU. This is an overlay zone to allow for flexibility. As written, the city would review each project on case by case basis having a very detailed proposal to consider.

In discussion of section 17-27-3:

Commissioner Lyons: Do not allow this area to have Airbnb's.

Commissioner Sommerkorn: Item C should be clearer. It request 50 % but of what? Square footage? Must there be some of residential or mixed use combination?

Commissioner Nguyen: Do we even need to have "C" in there? Should we just strike it since it was confusing?

Commissioner Hunt: Thinks that there must contain some percentage of residential and other uses.

Commissioner Lyons: Should we use the word should vs shall?

Commissioner Hunt: She agrees with flexibility but allowing flexibility we could be allowing businesses coming in that are not desirable. i.e. dog crematorium. Make sure we restrict things we don't want.

Commissioner Lyons: We need to consider negative impacts that could come.

Mr. Gibson: We have the flexibility so it would be per project that would help shield us from what could be coming. The wording would allow us to not approve something.

17-27-4

Commissioner Lyons: Asked if the language proposed regarding mechanical repairs or computer repairs?

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17-27-6

Mr. Gibson: Are there any comments on the height component? Doxey and Lyon like the wording there. Accessory buildings state nothing too short. Building design criteria want to keep design and interest in buildings. The discussion indicated that the maximum length of a building could be removed.

Parking would be able to look at it case per case. Parking based on unit type.

Signage: Different districts could have different signs.

Commissioner Hunt: Lighted signs should not be permitted around a residential home. Changeable video screens not allowed. Maybe be different per district but should include a specific distance from residential uses.

Commissioner Nguyen: Put in language that allows us to look at it case by case.

**Public Comments: None**

**Motion to table it for further discussion once staff has worked to amend a little more**

**Motion to approve: Commissioner Lyons**

**Motion to second: Commissioner Doxey**

**Vote is unanimous**

**CALL TO THE PUBLIC:**

**CORRESPONDANCE AND CALENDAR:**

Meeting back on June 24<sup>th</sup> last meeting with this council. We will be reelecting a new Chair and Vice Chair in July.

Commissioner Nguyen asked about getting information and links for the discussions and involvement of the Planning Commission. Lyle tasked his office to this and will send out links once it is started for the Commission to see.

**ADJOURNMENT**

Commissioner Nguyen made a motion to adjourn the meeting. Commission Lyons seconded the motion to adjourn. It was approved unanimously and the meeting was adjourned at 8:27 pm.