

# KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

**July 9, 2020**

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

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

Public Attendees: Steven Einfeldt.

## **OPENING**

The Planning Commission meeting was held on Thursday, July 9, 2020 at 7:00 p.m. at the Business Resource Center for the Davis Technical College. Chairperson Wilf Sommerkorn opened the meeting by welcoming those present.

Steve Lyon made a motion to approve the minutes from the June 25, 2020 meeting. Scott Hess seconded the motion and they were unanimously approved.

## **CONDITIONAL USE PERMIT FOR MAJOR HOME OCCUPATION 'B' PRIVATE AND GROUP SWIMMING LESSONS LOCATED AT 2052 WEST PEACH BLOSSOM FOR CAMERON GARNER/PEACH BLOSSOM SWIMMING.**

Heather Nielsen said that the applicant is requesting a conditional use permit for a major home occupation 'B' to offer group and private swimming lessons from their home. Classes will likely be 10 students or less at any particular time. Typical lesson structure includes 30 minute class sessions.

The pool on site is an outdoor swimming pool. Lessons are Monday through Friday starting at 8 am going until 12pm.

The request being an organized class per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order to prevent congestion.

Staff recommended approval of the proposed conditional use permit with the stipulation that the number of students be limited to 10 per class.

Chairperson Wilf Sommerkorn had some questions for the applicant concerning the traffic and parking situation that this home business was creating. The applicant Cameron Garner was not in attendance so a suggestion was made to table the item until questions could be answered.

Steve Lyon made a motion to table the conditional use permit for major home occupation ‘B’ private and group swimming lessons located at 2052 West Peach Blossom for Cameron Garner/Peach Blossom Swimming. Toby Barrus seconded the motion and it was unanimously approved.

**FINAL PLAT APPROVAL FOR THE DARLING PLACE PHASE TWO SUBDIVISION LOCATED AT 37 SOUTH ANGEL STREET FOR STEVEN AND SHERRILEE EINFELDT.**

Lyle Gibson said that a few of months ago this property was rezoned to the R-1-14 PRUD zone and received a preliminary plat approval. Initially the applicant intended to only improve and plat the first 2 lots which was previously approved as phase 1 of the development. The final plat and improvement drawings have now been completed and are in good order for approval of phase 2.

The phase 2 plat contains 3 lots on the east end of the site. The proposal is consistent with the concept and approved preliminary plan and all lots within the subdivision meet the minimum frontage and size requirements for the zone. The current plan is to construct phase 1 and 2 together rather than separately. Staff met together with the applicant and sewer district 7/7/20 to discuss the design of sewer system and identified some changes to that system which in short would move a manhole further east. It is currently shown with utilities stubbing to the adjacent property to the east and the plat includes easements for those lines. Both the district and city staff were comfortable bringing the plat to the commission for a final plat approval knowing the construction details will change some before they are allowed to build.

Quan Nguyen made a motion to approve the final plat for the Darling Place Phase Two Subdivision located at 37 South Angel Street for Steven and Sherrilee Einfeldt. Jared Doxey seconded the motion and it was unanimously approved.

**DISCUSSION OF POTENTIAL KAYSVILLE CITY ORDINANCE CHANGES.**

Lyle Gibson said that in the past meeting the Planning Commission had asked staff to prepare information for consideration of changes to multiple ordinances in the city’s Zoning Ordinance.

While one of the following items has previously been noticed for a public hearing, it is the opinion of city staff that new notice should be completed before holding the required public hearing for each item and before a formal recommendation can be made by the Planning Commission.

- Park Strip Landscaping/ Trees
- Accessory Dwelling Units
- Accessory Structures – location and architecture. – Continued from 2/27/20.

The Planning Commission members held a discussion among themselves concerning each of these items. Overall, they felt that the ideas were moving in the right direction. The commission requested some changes to the accessory dwelling unit draft to make it less restrictive. Steve Lyon encouraged something be provided to limit flag lot development. The commission would like to have each of these items noticed for a public hearing to have further discussion on these items and to move forward with recommendations for the Kaysville City Council.

**CALL TO THE PUBLIC**

Nothing was brought forward from the public to the Planning Commission.

**CALENDAR**

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, August 13, 2020 at the Business Resource Center for the Davis Technical College.

**ADJOURNMENT**

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned.