

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

August 27, 2020

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

Absent: Vice Chairperson Scott Hess

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

Public Attendees: Aaron Van Noy

OPENING

The Planning Commission meeting was held on Thursday, August 27, 2020 at 7:00 p.m. at the Business Resource Center for the Davis Technical College. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Toby Barrus made a motion to approve the minutes from the August 13, 2020 meeting. Larry Page seconded the motion and they were unanimously approved.

Chairperson Joshua Sundloff asked the Planning Commission if they could move the, “call to the public” section of the agenda to discuss now so that Mr. Aaron Van Noy could present an idea he had about creating a Kaysville City forest.

Mr. Van Noy said he would like Kaysville City to purchase or talk to the owners of property along Webb Lane to donate land to the city to create a tree park. He wants to provide an area filled with trees for Kaysville City residents to enjoy for years to come.

He was hoping to get members of the Planning Commission to help him approach property owners to see if his idea of a tree park was a viable goal. Quan Nguyen volunteered to help Mr. Van Noy approach land owners with this idea.

Steve Lyon said this would be a hard sale for property owners because land is selling for so much money and Kaysville City does not have the money to purchase this land to preserve it.

PRUD (PLANNED RESIDENTIAL UNIT DEVELOPMENT) ORDINANCE DISCUSSION - REVIEW OF COMMON OPEN SPACE, PRIVATE STREET, AND FLAG LOT PROVISIONS AND WHAT MAY BE ALLOWED BY DEVELOPMENT AGREEMENT.

Lyle Gibson explained that the PRUD section of the Kaysville City ordinance allows for more

diversity in development than the standard requirements of the city's residential zoning districts. The ability to have a common open space subdivision, private street subdivision, or flag lot subdivision is done under the PRUD overlay zone allowing for discretion as to when it is allowed, so there is no guarantee that development will be allowed the flexibility granted by this chapter.

The PRUD provisions of the city's ordinance are found in Chapter 17-34 PRUD.

A number of recent developments have brought into question how the overlay zone is being used and what type of flexibility is in fact appropriate as written. There has also been a question raised by a member of the commission as to the desirability of flag lots or if a minimum acreage should be required to consider PRUD type developments.

At the behest of the city council, staff will be noticing a public hearing to consider changes to this chapter to at a minimum clarify some provisions related to what can be done by development agreement. Are there items that a development agreement should not be able to modify? Staff is anticipating the creation of a section under the Common Open Space and Private Street sections of the ordinance of standards that cannot be modified, and leaving other standards in a section that could be considered for modification. Staff is also seeking input from the Planning Commission prior to the public hearing as to other items that may be appropriate to address in Chapter 17-34 that can be reviewed for a recommendation to the council at a future meeting.

Wilf Sommerkon said we need to focus on that we are looking for standards wise and then grant the flexibility needed on a case by case basis. Kaysville City needs to have the set standards. He would like something added to the affect that if they receive a variation from the standard than this is what we expect in return. There needs to be approved minimums, for instance provide more open space or something else to trade.

Lyle Gibson said that we will take this issue to a public hearing to get further feedback and discussion on it.

GENERAL PLAN UPDATES

Lyle Gibson said that they are still trying to figure out how to obtain more feedback from the public for the general plan. Lyle Gibson went over the survey results that they have collected so far from the public engagement survey.

CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, September 2, 2020 at the Business Resource Center for the Davis Technical College.

Reminder October 6, 2020 there will be a combined meeting with the Kaysville City Council.

ADJOURNMENT

Larry Page made a motion to adjourn the meeting at 8:30pm. Steve Lyon seconded the motion

and it was approved unanimously.