



**Kaysville City Planning Commission Meeting Minutes
June 23, 2022**

The Planning Commission meeting was held on June 23, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Nguyen, Vice Chair Lyon, Commissioners Branch, Barrus, Doxey, Sundloff, Sommerkorn

Staff Present: Dan Jessop, Mindi Edstrom, and Melinda Greenwood

Public Attendees: Amanda Wiberg and Joe Hepworth

1-Opening

Chair Nguyen opened the meeting at 7:00 p.m.

2- Approval of minutes from the May 26th and June 9th meeting

Chair Nguyen asked for a motion to approve the minutes for May 26th and June 9th. Commissioner Lyon made a motion to approve minutes from both meetings. Commissioner Branch seconded the motion. All voted in favor of approving the minutes and the motion passed 7-0.

3- Final Plat approval for Phase 4 of the Westgate Estates Subdivision for Perry Homes Utah located at approximately 200 North and Bonneville Lane

Introduced by: Dan Jessop

Mr. Jessop stated this last phase has 46 lots which range from 8,000 square feet to 61,000 square feet. He said the lots meet requirements and are the same as the preliminary plat approval, and that staff is recommending approval. Mr. Jessop told the Commissioners that the applicant was in attendance if they had any questions.

Commissioner Branch made a motion to approve the final plat for Phase 4 of the Westgate Estates Subdivision and Commissioner Doxey seconded the motion. All voted in favor of the motion, 7-0.

4- Public Hearing for Text Amendments to allow model homes, temporary construction buildings, temporary tract offices and temporary development signs as permitted uses in residential zones

Introduced by: Dan Jessop

Mr. Jessop shared that staff has been bringing model homes to the Planning Commission for a Conditional Use Permit approval for many years. Last year the Planning Commission suggested amending the text to change model homes as a permitted use with administrative approval done by staff, regulated by staff, and terminated by staff.

Chair Nguyen opened up the Public Hearing and no public comments were made. Chair Nguyen closed the Public Hearing and opened it up to the Commissioners to discuss.

Commissioner Lyon said he approves of anything that can keep business going and creates time efficiencies for staff and Commissioners.

Commissioner Sundloff made a motion to recommend approval of the text amendment as listed in staff report. Commissioner Branch seconded the motion. All voted in favor of the motion which passed 7-0.

5- Public Hearing for Text Amendments enacting Kaysville City Code 17-7-5: Explosives Prohibited in Residentially Zoned Districts

Introduced by: Melinda Greenwood

Ms. Greenwood gave a brief history of this text amendment, including that it was before Planning Commission in February and staff was directed to answer some questions and bring it back to the Planning Commission. The ordinance was drafted as a result of a routine license review conducted by the US Bureau of Alcohol, Tabaco, and Firearms (BATF) who asked the City if we allowed explosives manufacturing in residential zones. A Kaysville resident has previously held an explosives license, which gave him the permission the BATF to manufacture anything kind of legal explosives. The BATF looks to the regulations of local jurisdictions to determine whether they should issue a license or not. The City Attorney and the BATF Agent felt we needed to additional language in Kaysville City Code to prohibit explosives manufacturing in residential zones.

Chair Nguyen said he feels explosives should not be allowed in a residential zone and reiterated the difference between selling of fireworks and manufacturing the explosives.

Chair Nguyen opened a Public Hearing regarding the item.

Joe Hepworth is a Kaysville resident who said his father worked at Thiokol and developed rocket propellant. He said from young age he started building rockets with motors which is a passion for him. He said that if this text amendment passes then any child that launches a rocket would be committing a crime and hobbyists would not be permitted to build or launch rockets. He shared with the Commissioners a reference to the National Association of Fire Protection Code 1122 which would apply to model rocket safety code and that section 1127 is the high power rocket safety code. Mr. Hepworth asked that model rockets and motors be exempted from the ordinance.

Commissioner Allred said that he is not aware of anywhere in Salt Lake County that allows model rockets to be launched.

Joe Hepworth said he holds an annual event with his employees in Springville where they build a rocket and launch it with an egg 750 feet in the air. He works with the fire chief each year to get a permit and so he can bring his grandchildren and the fire department offers to wet the grass down before the event. He reiterated his request that model rockets and motors be an exemption.

Chair Nguyen closed the Public Hearing and turned the time over to the commissioners for questions and discussion.

Commissioner Sundloff commented that the individual who originally prompted this discussion appeared to not be in attendance and asked if Mr. McGraw has given up due on the ordinance?

Ms. Greenwood stated that she reached out to Mr. McGraw letting him know that staff was going to proceed with the ordinance and Mr. McGraw was not pleased with the news.

Commissioner Sundloff shifted gears and asked staff if Kaysville City Attorney was involved and Ms. Greenwood shared that she worked with the City Attorney as well as the Fire and Police Chiefs to develop

the ordinance.

Commissioner Lyon thinks that you add a “d” to section 6 of the ordinance saying that model rocketry engines subject to the NAFD sections 1121 and 1127.

Commissioner Sundloff said he feels the ordinance is over broad and it never crossed his mind for the model rocketry until Mr. Hepworth brought it up. He said if we would allow fireworks to be shot up in the air and explode then what would be the rationale to exclude a rocket going up in the air and floating down with a parachute? He said fireworks do the same thing so the model rockets should be clearly exempted.

Commissioner Doxey made a motion of approval for a text amendment enacting Kaysville City Code 17-7-5 on explosives with the condition that staff include language exempting model rocketry, to not bring it back to Planning Commission and to forward it to the City Council. Commissioner Lyon seconded the motion. All voted in favor of the motion, 7-0.

6- Call to the public

There were no public comments.

7- Staff reports and calendar

Ms. Greenwood thanked the Commissioners for coming early for the General Plan discussion. She also shared details from a Kaysville Main Street stakeholder meeting which was held earlier that day regarding possible Main Street enhancements in the downtown area. She reported the meeting was well attended and the City received good feedback at the meeting.

She stated the next Planning Commission meeting is scheduled for July 14th.

Staff thanked Chair Nguyen for his service on the Planning Commission and said he will be moving to serve on the Power Commission. He was presented with a service certificate and a gift card as a token for his service.

Commissioner Sommerkorn thanked Commissioner Nguyen for his time and service with the city as well as his time served in the Ukraine.

The meeting was adjourned at 7:44 pm by Commissioner Lyon.