



**Kaysville City Planning Commission Meeting Minutes  
July 14, 2022**

The Planning Commission meeting was held on July 14, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

**Planning Commission Members in Attendance:** Commissioners Allred, Barrus, Doxey, Lyon, Keetch, and Sommerkorn

**Staff Present:** Mindi Edstrom and Melinda Greenwood

**Public Attendees:** Dawn Steel, Patty Lawrence, Christina Castro, Dave Johnson, Dave Nielsen, Justin Taylor, Nikki Taylor and Clint Taylor

**1-Opening**

Vice Chair Lyon opened the meeting and welcomed those in attendance.

**2- Swearing in of Krista Keetch as a Planning Commissioner**

Ms. Greenwood led the swearing in of Krista Keetch, who took the Oath of Office for Planning Commission.

**3- Approval of the minutes from the June 23, 2022 Planning Commission/City Council work session**

Vice-chair Lyon asked for a motion to approve the minutes from June 23<sup>rd</sup> joint meeting as well as the regular meeting. Commissioner Barrus made a motion to approve both sets of minutes and Commissioner Sommerkorn seconded the motion. All commissioners voted in favor of approving the minutes and the motion passed 6-0.

**4- Preliminary Plat Subdivision approval for Hinckley Lot Split for Clint Taylor located at approximately 815 North Brookshire Drive**

**Introduced by:** Melinda Greenwood

Ms. Greenwood introduced the lot located at 815 North Brookshire Drive. The lot currently has one single family home and the subdivision would create a second lot. She said one lot would be 11,969 ft<sup>2</sup> and the other would be 15,254 ft<sup>2</sup> and stated that both lots meet the required minimum of 8,000 ft<sup>2</sup>. Staff and engineering reviewed this application and they recommend approval.

Vice-chair Lyon opened the meeting up to questions.

Commissioner Allred noticed that there were a few small items that need to be added to the plat. He asked that the motion include a catch-all condition that says other corrections as may be needed per staff review.

Commissioner Lyon asked the applicant if they had anything they would like to add to the discussion and Clint Taylor said he did not have any additional comments for the Commission.

Commissioner Allred asked about the accessory structure and if it meets code.

Clint Taylor approached the Commissioners to let them know that it does meet the setback requirements.

Commissioner Doxey made a motion to approve the Hinckley lot split for Clint Taylor located at 185 North Brookshire drive as explained by staff as well with any additional conditions deemed necessary by staff. Commissioner Allred seconded the motion and the Commissioners voted 6-0 in favor of the motion.

### 6- Public Hearing for the rezone application from BeBuilders for 602 South Angel Street from A-1 Light Agricultural District to R-1-14 Single Family Residential District with a PRUD Planned Unit Residential Overlay

#### **Introduced by:** Melinda Greenwood

Ms. Greenwood started off by sharing that this application should look familiar to the Planning Commission as there was a rezone for R-1-8 that came before them in May. She said the rezone received an approval recommendation from the Planning Commissioner but it was denied by City Council. BeBuilders has since reapplied for the R-1-14 zone. Based on the size of the lot, the applicant would be allowed up to five single family homes with the minimum lot size of 14,000 ft<sup>2</sup>. BeBuilders submitted a concept drawing with their application which showed four lots and they have included a PRUD overlay with a private street.

Ms. Greenwood shared information from the staff report about how the rezone fits within goals and objectives outlined in the 2019 General Plan. She also shared the public feedback and their concerns with connectivity and public safety access, density, and losing the rural character. She also said that there was much less opposition with this application and only four email comments were received.

David Nielsen, the applicant, was invited to approach the commissioners as the representative for the Johnson Trust. From the slides he submitted, he discussed that two of the lots in the subdivision are the exact same size as other lots in the neighborhood.

Commissioner Barrus asked the applicant if the homes were going to be the same price point as proposed before, and the applicant said that they will not be the same. There will be four single family home with a price point of a million dollars up to 1.5 million dollars.

Commissioner Allred asked if the road would be a private road. Dave Nielsen responded by telling him that it would be a private road that would not connect to Angel Crest Way.

Commissioner Lyons opened up the meeting for the Public Hearing.

Justin Taylor shared that he loves the proposed plan and is in support of the rezone.

No other individuals came forward to speak, so Vice-chair Lyon closed the Public Hearing.

Commissioner Doxey said the last application for R-1-8 that came to Planning Commission was supported 4-2, which would have given us a much more affordable price point for housing, but it was unfortunately turned down. He expressed concern that there have been lots of rezones approved on the east side of Kaysville and none on the west side of the city.

Commissioner Allred echoed the same sentiments of Commissioner Doxey and said he wholeheartedly agrees. He said he feels it behooves the Planning Commission and the city to look at these kind of requests

and make reasonable recommendations to support any kind of housing that helps with the housing shortage situation we have.

Commissioner Barrus stated that the sentiment Commissioner Allred share is precisely how he feels.

Commissioner Allred made a motion to recommend approval to the City Council to rezone to R-1-14 based on the findings in the staff report, as well as being able to provide a slightly different and a greater variety of housing choice with lot sizes uncharacteristic to the west side of Kaysville, the rezone would not do harm to the general public in terms of infrastructure, it complies with the general Plan, and partly goes towards addressing the housing crisis. Commissioner Doxey seconded the motion. All Commissioners voted in favor of the motion to rezone, 6-0.

#### 6- Call to the public

There were no public comments.

#### 7- Other matters that properly come before the Planning Commission: Reports, Correspondence, and Calendar

Ms. Greenwood said she is hopeful the 2022 General Plan will be adopted by the August 4<sup>th</sup> meeting.

Ms. Greenwood said she decided to hold off on revising bylaws until after the new Planning Commissioners were in place, so that project will be coming up in the next couple of months. Vice-chair Lyon suggested the bylaws should updated to allow electronic meetings as well as electronic voting so that we are covered in emergencies. Ms. Greenwood also suggested adding a deadline for items to be submitted as part of the record so the Planning Commission can have adequate time to review information prior to making a decision.

Ms. Greenwood shared language with the Commissioners that was added to the explosives ordinance based on direction from the Planning Commission on June 23, 2022. Staff worked with the Fire Chief, City Attorney and Building Official to add “Commercially manufactured black powder intended to be used for rocket motors solely in compliance with the State of Utah’s currently adopted edition of the International Fire Code and in compliance with NFPA 1122 Code for Model Rocket” to the ordinance as an exception. She said the item will be before the Council on July 14<sup>th</sup>.

The Commission discussed dates for upcoming conferences and training, including the APA Conference in Herriman on September 8<sup>th</sup> and 9<sup>th</sup>. There is also a Utah Land Use Institute at the end of October and the Utah League of Cities and Towns conference in October on the 5<sup>th</sup> and 6<sup>th</sup>.

Commissioner Lyon made a motion to adjourn the meeting at 7:51 p.m.