



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

The Planning Commission meeting was held on July 28, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Commissioners Barrus, Doxey, Keetch, Sundloff, and Sommerkorn

Staff Present: Mindi Edstrom and Dan Jessop

Public Attendees: Laurene Starkey

1-OPENING

2- ELECTION OF A CHAIR AND VICE-CHAIR

Upon opening the meeting, Wilf Sommerkorn motioned to elect Toby Barrus as Planning Commission Chair for the next year. Commissioner Doxey seconded the motion and the vote was unanimous (5-0) in favor of the motion.

Chair Barrus asked for nominations for Vice-Chair. Commissioner Sommerkorn nominated Commissioner Doxey and Commissioner Keetch seconded the motion and the vote was unanimous (5-0) in favor of the motion.

3- APPROVAL OF THE MINUTES FROM THE JULY 14, 2022 PLANNING COMMISSION MEETING

Commissioner Doxey made a motion to approve the minutes from the July 14, 2022 meeting and Commissioner Keetch seconded the motion. All voted in favor of approving the minutes.

4- PRELIMINARY PLAT SUBDIVISION APPROVAL FOR MERIL ESTATES FOR MARK LUND AND KELLY WHITE FOR THE PROPERTY AT 478 SOUTH MAIN STREET

Introduced by: Dan Jessop

The property at 478 South Main, formally known as the Community Garden, submitted their application for a Preliminary Plat approval. The parcel is 0.56 acres which is 24,393 ft² and is currently zoned R-1-8, allowing three lots. All requirements are met and city staff recommends approval.

Commissioner Sommerkorn asked staff if this application meets all the requirements and Mr. Jessop responded with a yes.

Commissioner Barrus asked the applicants if there was anything else that they would like to add by way of information and reminded the audience that there is no need to have public comment for the administrative action.

Commissioner Sommerkorn asked for a clarification of the name of the subdivision. There was some

confusion between the packet that was printed and the packet that was online. Mr. Jessop explained that the correct plat name is Meril Estates.

Commissioner Sundloff explained the difference between a legislative item and an administrative item. He shared that the first time the application was presented for the rezone it was a legislative item and that is why there was a public hearing. The subdivision is an administrative item and as long as the applicant complies with the city code requirements, even if the Commissioners don't like the item, they are bound to approve it.

Commissioner Doxey made the motion to recommend to the City Council the approval of the preliminary plat subdivision of Meril Estates. Commissioner Sundloff seconded the motion and the vote was unanimous (5-0) in favor of the motion.

5- Call to the public

Laurene Starkey expressed her appreciation for the oversight to determine safety and sufficient parking. She spoke with an architect and he suggested that it would be really good to hear from the property owners to see what their long term intentions are and if they are planning to build something to rent or to own. She said that she is interested in hearing what the developers are hoping to do eventually.

7- Other matters that properly come before the Planning Commission:

Dan Jessop shared with the Commissioners that we will have a rezone on the agenda for August 11th. Commissioner Sommerkorn shared the APA Conference September 8th and 9th in Lehi.

8- Adjournment

Commissioner Sommerkorn made a motion to adjourn the meeting at 7:15 pm.