KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, June 13, 2019 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of the minutes from the meeting May 23, 2019.

2. Conditional use permit for a major home occupation "B",
    a. Holistic Health Care at 62 S. Country Spring Circle for Sarah Gowans.
    b. Hair Salon at 1527 W. Misty Breeze Circle for Eden Rasmussen.

3. Conditional use permit for farm animals, goats at 464 Sunset Dr. for Jake & Krystal Fisher.

4. Work Session - Discussion on Future Ordinances and General Plan Updates.

5. Call to the public.

6. Other matters that properly come before the Planning Commission:
    a. Reports.
    b. Correspondence.
    c. Calendar.

7. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, June 7, 2019.

Lyle Gibson
Zoning Administrator

Planning Commission
Staff Report

Conditional Use Permit for a Major Home Occupation "B," Massage Therapy, Foot Zoning, and Holistic Healing
June 13, 2019

Applicant/Owner	Sarah Gowans
Location:	62 South Country Spring Circle
Zone:	R-1-20 (Single Family Dwellings)

Description:

The applicant is requesting a conditional use permit for Major Home Occupation "B" at the above listed address. Sarah Gowans is currently anticipating doing foot zoning, which is a form of massage therapy for feet, from her home. Sarah explained that she would be holding individual appointments from 10 A.M. till 5 P.M. Monday through Friday. She anticipates having two to three appointment a day, and no more than five appointments per week. She has a dedicated room in her home where she will be working. There is ample frontage and driveway for customer parking.

Recommendation:

Staff recommends approval of the proposed conditional use permit for a Major Home Occupation "B," for Sarah Gowans with no additional conditions.

Attachment 1: Area Map

62 South Country Spring Circle

Planning Commission
Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Hair Salon.
June 13, 2019

Applicant/Owner:	Eden Rasmussen
Location:	1527 W. Misty Breeze Circle
Zone:	R-1-20

Description:

The applicant is requesting a conditional use permit for Major Home Occupation 'B' at the above listed address. Ms. Rasmussen is anticipating working on her clients hair from her home salon. She is anticipating holding appointments throughout the week at varied times as the appointments work for her clientele. She expects to work normal business hours on a typical week. No walk-ins, all customers are by appointment only with no overlap.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation 'B', hair salon without the need for additional conditions.

Reasoning:

Having discussed the use with the applicant, staff feels that the restrictions already in place within the ordinance are sufficient for mitigating reasonably potentially detrimental impacts.

Attachment 1: Area Map

1527 West Misty Breeze Circle

Planning Commission
Staff Report

Conditional Use Permit for Farm Animals, Goats
June 13, 2019

Applicant/Owner:	Krystal Fisher
Location:	464 Sunset Drive
Zone:	R-1-20

Description:

Krystal Fisher is requesting a conditional use permit for farm animals at the above listed address. Their property is approximately 0.46 acres or 20033 square ft. The request for farm animals includes two mini goats and possibly twelve future chickens. Mrs. Fisher would like the goats for the milk they produce. She wants to raise the chickens to produce eggs for her family. She will need to breed the goats in order to start milk production. She will then sell the offspring goats after the recommended 6 to 8 weeks.

Based on the size of the property, up to two sheep, goats, llamas or similar animals could be permitted. Currently she only wishes to have the two (2) goats and is considering 12 chickens. Due to the property size up to twenty five (25) chickens in addition to the goats could be permitted.

The property currently has a fence that encloses the rear yard and she feels that area is capable of containing the goats as they are a small breed.

Recommendation:

Staff is recommending approval of the proposed conditional use permits for farm animals subject to compliance with the provisions of chapter 17-24 Farm Animals and the following condition:

- Before chickens are allowed on site a chicken coop be installed in compliance with 17-24-3.

Reasoning:

Based on the brief period the goats have been on site without complaint and the restrictions of the ordinance, staff feels comfortable that with proposed condition potentially anticipated detrimental impacts are capable of being mitigated.

Attachment 1: Area Map

464 South Sunset

Planning Commission
Staff Report

Work Session - Discussion on Future Ordinance and General Plan Updates
June 13, 2019

Presented by Community Development Staff

Description:

The following items are not before the Planning Commission for a formal vote of action. Community Development staff desires to bring to the attention of the Planning Commission multiple items that will come before the Planning Commission in the future as an ordinance for their consideration.

1. Wider Curb Cuts
    a. Currently Kaysville City ordinance limits the size of a curb cut (drive approach) in residential areas to 30 feet. There has been a large amount of interest in the community to allow for larger cuts due in part to many larger homes with 4 car garages. City staff has been reviewing this over multiple departments and finds that from a technical point there are no issues with allowing the larger curb cuts.
2. Home Occupation 'C'
    a. The City Council following the recommendation of the Planning Commission recently approved the ordinance creating the Home Occupation 'C' category which allowed for the review of some home businesses which had historically been before the Planning Commission to be dealt with by staff. This use needs to be listed within the appropriate zoning districts as a permitted use and will be presented in an ordinance soon for this purpose.
3. Affordable Housing Modifications.
    a. The Utah State Legislature recently passed Senate Bill 34: Affordable Housing Modifications (4th Substitute). Every general plan now is required to have three components: Transportation, land use, and moderate-income housing. Kaysville must have a specific plan for housing which coordinates with transportation, employment, and population growth in a 5 year planning horizon for the region including income assessments and details for accommodating a variety of people at different stages of life residents at 80%, 50%, and 30% of AMI. Kaysville City's general plan does have a Moderate-Income Housing element, but it will need to be updated.

i. The city's general plan will also need to be updated to include the city's active transportation plan, currently the active transportation plan is merely referenced by the general plan.

b. In addition, certain cities, including Kaysville, are required to implement three moderate-income housing solutions from a list of 24 strategies provided in SB 34. Each city must satisfy all the requirements of SB 34 if they are to remain eligible for the Transportation Investment Fund (TIF) and the Transit Transportation Investment Fund (TTIF). These changes need to be in effect by 12/1/2019.

Below is the list of 23 strategies provided in SB 34;

(A) rezone for densities necessary to assure the production of moderate income housing;
(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
(C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
(G) encourage higher density or moderate income residential development near major transit investment corridors;
(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
(I) allow for single room occupancy developments;
(J) implement zoning incentives for low to moderate income units in new developments;
(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
(L) preserve existing moderate income housing;
(M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;
(N) participate in a community land trust program for low or moderate income housing;
(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;
(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
(T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
(U) apply for or partner with an entity that applies for programs administered by a metropolitan

planning organization or other transportation agency that provides technical planning assistance;
(V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
(W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

Direction:

Staff is seeking direction on any of the listed items in order to better prepare ordinance and general plan updates for formal consideration at future meetings. In particular, staff would like direction from the Planning Commission regarding the items from the list included in SB 34 as to which options for implementing affordable housing options are worth further exploration in Kaysville City.

KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES
May 23, 2019

Planning Commission Members Attended: Chairperson Matthew Anderson, Vice Chairperson Thomas Wood, Joshua Sundloff, Gary Bullock, Wilf Sommerkorn, Tamara Tran, Betty Parker

Staff Present: Zoning Administrator Lyle Gibson, Dan Jessop, Secretary Heather Nielsen

Others Present: Kaysville City Councilman Larry Page, Cammie Hill, Roandly Gazafy, Mac Ray Baxter, Brian Lamano, Kevin Porter, Lorin Pitt, Norma Pitt, Dave and Adele Stenquitst, R Neil Van Leewen, Randy Clem, Don Eardley, Brandon Wood, Glen Singleton, Alexandria Singleton, James Reynolds, Holy Hollingsworth, Amy Jarman, Sarah Gowans, Benson and Lynda Black, Nicole Steed, Neil Hanlu, Sharon Hadley

OPENING

The Planning Commission meeting was held on Thursday, May 23, 2019 at 7:00 p.m. in the Municipal Center. Chairperson Matthew Anderson opened the meeting by welcoming those present. The minutes of the May 9, 2019 meeting were presented for approval. Thomas Wood made a motion to approve the minutes. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B," CONSTRUCTION HANDYMAN AT 983 S. VIEW CREST LANE—RONALD GAZAFY.

Dan Jessop explained that the applicant is requesting a conditional use permit for a Major Home Occupation "B," at the above listed address. Mr. Ronald Gazafy is currently anticipating doing dry wall repair and other handyman services. Mr. Gazafy has an unmarked pickup truck with various tools contained inside. Mr. Gazafy has no employees nor does he store any materials.

Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation "B," dry wall repair and other handyman services without the need for additional conditions.

Gary Bullock made a motion to grant a conditional use permit for a major home occupation "B," Construction Handyman at 983 S. View Crest Lane for Ronald Gazafy. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION "B," SWIM LESSONS AT 388 N. ANGEL STREET—CAMMIE HILL.

Dan Jessop explained that the applicant is requesting a conditional use permit for a major home occupation "B," to offer summer swimming lessons at the above listed address. Lessons are private, semi-private one on one and small group lessons. Classes will be four students or less

with no more than eight at a particular time. The pool on site is an outdoor swimming pool; there is ample amount of parking on site. Lessons are anticipated being held Monday through Friday between 9 am and 1 pm.

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 is recommending approval of the proposed conditional use permit for a major home occupation "B'" subject to compliance with Title 17-26-4 of the Kaysville City Ordinance and the following condition:

- The number of students be limited to eight (8) per class.

Wilf Sommerkorn made a motion to grant a conditional use permit for a major home occupation "B," with the conditional recommendation by staff for Swim Lessons at 388 N Angel Street for Cammie Hill. Tamara Tran seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A DEVELOPMENT SIGN AT 92 N. FLINT ST.—SYMPHONY HOMES

Dan Jessop stated that the subdivision at the above address has had development signs for which the conditional use permit has expired. Symphony Homes is asking to extend their permit for 6 months or until all remaining houses are sold.

The signs may be permitted temporarily as a conditional use under Section 17-12-4 (5). Under Section 17-30-7 Temporary Uses, a Conditional Use Permit for uses, which are of a temporary nature only, may be issued for the intended duration of the temporary use or for one (1) year, or until all homes are sold whichever period of time is shorter. The Planning Commission may grant extensions of six (6) months each under exceptional circumstances.

The signs requested for approval are a 4' ft. x 8' ft. sign and a 4' x 4' sign. The signs placement has not changed. The size and location of the signs are within the parameters allowed for development signs. The signs appear not to cause any obstruction to any vehicle or pedestrian traffic.

The allowances for Development Signs are in KCC 17-33-9 Signs Permitted by Zone.

Staff is recommending approval of the proposed conditional use permit for the development signs for a period of 6 months, or until the remaining homes sell.

Tamara Tran made a motion to grant a conditional use permit for a development sign at 92 N. Flint Street for Symphony Homes. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING FOR PRELIMINARY AND FINAL PLAT APPROVAL FOR TYLER ESTATES PHASE 3 SECOND AMENDED SUBDIVISION AT 1048 TYLER'S WAY—MAC RAY BAXTER.

Lyle Gibson explained that the property was recently rezoned by the Kaysville City Council from the R-A zoning district to the R-1-10 zoning district to accommodate the proposed subdivision. The property which consists of 1.3 Acres currently has one home and a large garage building on it. The applicant is looking to subdivide the lot to keep the existing home, but to create 1 additional lot so that it may too have a dwelling. It has been explained to staff that the existing garage building would essentially be converted into a dwelling.

The previous zoning district could not accommodate the desire due to the limited frontage along the cul-de-sac street. The proposed subdivision plat is consistent with what was previously presented to the Planning Commission and City Council during the rezone process, and complies with the setback, lot size (10,000 sq. ft. minimum), and lot frontage (80 ft. minimum) requirements of the existing zone. The right of way is already fully improved; the applicant will simply need to bring some utilities to the new lot.

Staff has reviewed the proposed plans and is recommending approval of the preliminary plat as it complies with the applicable requirements of the zoning district.

Staff recommends that the Planning Commission also approve the final plat subject to approval of the Preliminary Plat by the Kaysville City Council.

Chairperson Matthew Anderson opened the Public Hearing. There were no comments or questions from the public. Chairperson Matthew Anderson closed the public hearing.

Wilf Sommerkorn made a motion to recommend preliminary plat approval for Tyler Estates Phase 3 Amended at 1048 Tyler's Way for Mac Ray Baxter. Gary Bullock seconded the motion and it passed unanimously.

Wilf Sommerkorn made a motion to approve the final plat for Tyler Estates Phase 3 Amended at 1048 Tyler's Way for Mac Ray Baxter with the condition that the Kaysville City Council approves the preliminary plat. Gary Bullock seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 0.65 ACRES OF PROPERTY AT 500 N. MAIN STREET FROM GC (GENERAL COMMERICAL) TO THE R-M (MULTI FAMILY RESIDENTIAL) ZONING DISTRICT TO INCLUDE THE PRUD OVERLAY ZONE—BRIAN LAMANO.

Lyle Gibson explained that Mr. Lamano is seeking a rezone at the subject property to accommodate future residential development.

The existing zoning district permits office and retail sales and services, but does not allow for residential uses except for single family units needed to support a business function.

The property is abutting commercial property along Main Street to the north and south and

residential development to the east. There are some R-M zoned properties in the vicinity across the street and near the corner of Mutton Hollow and Main Street.

The R-M zoning district regulated through Title 17-16 allows for multiple-dwelling structures by permitted use and with the PRUD overlay zone may have a density of 15.5 units per acre.

In consideration of the rezone the Planning Commission should consider how the use fits with the city's general plan and how it works at the specific location.

The Planning Commission is tasked with making a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location.

Based on the request for the PRUD overlay zone, staff recommends that additional direction be given to the applicant. If residential development is desirable at this location, additional detail as to how the site would be developed and what type of housing would be built should be provided. A development agreement would be appropriate to further refine the proposal and ensure desirable development

Chairperson Matthew Anderson opened the Public Hearing.

Lorin Pitt approached the stand. He would like to see this rezone request denied. He owns the lot adjacent to this ground. He stated that Kaysville City is running out of available commercial ground and feels that housing would not fit this area. A rezone could also affect his property value.

Sharon Hadley lives in the cottages at Hyde Park. When she purchased her home, the sellers explained that the surrounding land would stay small commercial. If multi-story units were built, it would look right into her living room so she does not want to have it rezoned.

Glen Singleton said that he was under contract to purchase the home but learned that you cannot add onto the existing property because the land is zoned commercial. Therefore, he supported the rezone to have something done with the area.

Dave Stenquist wants the area to stay commercial; the original Kaysville City plan.

Vernal Hadley an owner adjacent to the property does not want it rezoned and is concerned about the privacy that he currently has.

Chairperson Matthew Anderson closed the Public Hearing.

Chairperson Matthew Anderson said we struggle with changing commercial zones to residential because we need more commercial land in Kaysville not less.

Chairperson Matthew Anderson asked the applicant Brian Lamano to approach the stand. Brian Lamano told the commission that he would like to do townhomes in a cottage old style theme.

He feels this area is not attractive for commercial business so residential townhomes would look better.

Tamara Tran asked how many townhomes he planned on building on the property. Brian Lamano said 10 units that would be for rent. Gary Bullock asked where the green space would be with that many units; there is not the space for all those purposed units.

Thomas Wood said he is hesitant to give up any commercial land. He said Kaysville City has a huge need for affordable housing but not all condensed in this area. There are too many apartments located here already. We need apartments dispersed throughout the city not all in one area.

Gary Bullock made a recommendation for denial of the rezone of 0.65 acres of property at 500 N. Main Street from GC (General Commercial) to the R-M (Multi-Family Residential) zoning district with the PRUD overlay for Brian Lamano. Betty Parker seconded the motion and it passed unanimously.

PUBLIC HEARING AND REQUEST TO REZONE 4.7 ACRES OF PROPERTY AT APPROXIMATELY 1325 W. 200 N. FROM R-A (RESIDENTIAL AGRICULTURE) TO THE GC (GENERAL COMMERICAL) ZONING DISTRICT—KEVIN PORTER/OGDEN CLINIC PROFESSIONAL CORPORATION.

Lyle Gibson explained that a zone change is being requested at the subject address in order to accommodate a proposed medical clinic. The property, which borders the Rail Trail to the west, a church to the east, and residents to the east and south, is currently zoned to accommodate 2 units per acre residential development.

The requested GC zoning district is primarily for office and retail sales and services which are permitted uses in the zone. The full provisions of the GC zoning district are included with this report

This request was previously on the April 11, 2019 Planning Commission agenda. After holding the public hearing, the Planning Commission gave direction to the developer to hold a meeting with the neighbors to review and discuss some of their concerns and to return with a development agreement addressing issues that have been brought up such as building height, landscaping, and lighting. The Commission also requested that a traffic study be presented upon return to increase the understanding the impact on total traffic capacity and performance of the Flint and 200 North intersection.

The applicant set up a meeting at City Hall on 4/23 to which neighboring residents were invited. Based on the conversation at that meeting and previous discussion with the Planning Commission, a development agreement has been put together to further refine the type of development that would occur under the requested zoning district.

A detailed traffic study is included with this report. While the exact square footage is still to be determined and the number of specialties and employees is also to be considered, the Institute of

Transportation Engineers Trip Generation report indicates an average of 31 trips per 1,000 sq. ft. of building. Assuming the building is 45,000 sq. ft. in size, this indicates an additional 1,395 daily trips may be generated by the use. This number demonstrates the likely impact of this development primarily on 200 North Street. 200 North Street is a 2 lane facility with a center turn lane. According to the Highway Capacity Manual from the Transportation Research Board such a facility (street) can service up to 18,300 vehicles per day at an acceptable level of service. The most recent numbers Kaysville City has from traffic counts on this section of 200 North Street indicated 10,230 average daily trips, Flint Street counts indicate 8,715 daily trips. The provided traffic study speaks primarily to the function of the intersection at Flint Street and 200 North during peak hour traffic. It indicates that there are existing deficiencies. The engineering group that conducted the study has stated that the level of service can be improved with some signal optimization and in working with them it is their opinion that the proposed clinic will not help or hurt the existing or potentially optimized function one way or another based on the total and expected peak hour traffic impacts. Finally, in regards to access, the ultimate building design and site layout are still to be determined, but multiple access points may be preferable for handling traffic and best servicing emergency vehicles. The access issue highlights an existing concern of enhancements and changes to the existing rail crossing to improve safety such as flashing red instead of yellow and additional signals that face drive approaches.

In terms of uses, following is a list of specialties that are expected in this location. This is preliminary and somewhat fluid based on need:

- Family Medicine
- Sports Medicine
- Dermatology
- Medical Weight Loss
- GI
- Lab
- Radiology
- Urgent Care (Monday – Friday from 8 AM to 8 PM, Saturday 8 AM to 3PM, Potentially Sunday)

As the applicant further refines the specialties and services to be provided at the site the building design and site plan will be further refined. The applicant has outlined some specific concessions in the development agreement they are willing to make in order to be good neighbors and a good fit in the community, but hope to keep some flexibility in the final design pending a better understanding of the services provided at the facility. The site may be impacted by the final size and height potential of the building. Should the applicant desire to exceed the 35 ft. height limit allowed as a permitted use in the zone, they would be required to return to the Planning Commission for consideration of a conditional use permit.

The required public hearing for this item has already been held. The Planning Commission may allow additional public input at its discretion. As a legislative action, the Planning Commission has broad discretion in its decision-making, but should make a recommendation to the City Council addressing the rezone request based on its findings of compatibility with the General Plan and how well the proposal works at this specific location.

The Planning Commission may make recommendations to approve the rezone and agreement as presented, request modifications to the development agreement, or deny the request. The Planning Commission may also table a decision pending additional information.

Chairperson Matthew Anderson asked if there was public present that wanted to approach the stand to make comments.

Benson Black approached the stand. He said that he is a civil engineer and is concerned about the traffic at the intersection. He recommends having a right turn only out of the clinic to help with the traffic flow and visibility.

Nicole Steed is concerned about fencing. She wants an 8 foot fence installed instead of a 6 foot fence. In terms of landscaping, she wants two rows of trees every 25 feet. She also wants a clause included in the development plan that says if Ogden Clinic does not build then the property reverts to the residential zone.

Neil Hanlu asked, what is the purpose of so much commercial in residential areas? Why doesn't Ogden Clinic build in an already established commercial area. He feels a high density complex would be better suited for the area and keep all of 200 North residential.

Lynda Black read a prepared statement expressing her feelings about keeping West Kaysville zoned to Residential Single Family Dwellings. She asked the Planning Commission to stop approving commercial properties in residential areas. She is open to 10 or 12 homes being put there. She echoed the statement that there is too much traffic for this area.

Randy Clem said he would rather have a clinic than high density housing as long as he gets his 8 foot wall/fence. He just wants to make sure that there are specifications stating that a wall/fence will be put in.

Amy Jarmon and Jim Reynolds are concerned about the traffic and people crossing on the rail trail. They want to let the commission know that it is not safe.

Chairperson Matthew Anderson closed the public comments session.

Chairperson Matthew Anderson asked Kevin Porter CEO of Ogden Clinic to approach the stand. Mr. Porter said the meeting with the neighboring residents went well. They are always willing to work with neighbors. He said that they could put up the requested wall/fence. Mr. Porter told the commission that they would not break ground for a few years and hopes something can be done by Kaysville City with the traffic at that intersection.

Gary Bullock asked Kevin Porter about how many employees he is looking to house at the clinic. Kevin Porter said he is looking to house 18 providers with 50 staff members; however, this is not fully defined.

Thomas Wood asked Kevin Porter when Ogden Clinic might start building. Kevin Porter said they are probably looking to break ground at the end of 2020 or beginning of 2021.

Joshua Sundloff asked Lyle Gibson if this rail trail cross walk is on the radar of Kaysville City and what can be done to fix the problem. Lyle Gibson responded that Kaysville City is looking at making it safe and determining how to fix the issue.

Wilf Sommerkorn made a motion to recommend to the Kaysville City Council the request to approve the rezone of 4.7 acres of property at 1325 W. 200 N. from R-A (Residential Agricultural) to the GC (General Commercial) zoning district for Kevin Porter/Ogden Clinic Professional Corporation subject to:

- The development agreement as presented with the addition of the access management provision.
- Clarify that the wall or fence should be a minimum of 8 feet in height.
- Additional trees will be added as a buffer along the property lines. Ensure that it is a recorded document against the property.
- Enhance the assignment clause. Have Kaysville Cities Attorney Nic Mills listen to the Planning Commission's discussion and desires to provide more discretion for the city.
- The traffic access and turn movements be addressed.

Tamara Tran seconded the motion.

The vote on the motion was as follows:
Chairperson Matthew Anderson, Yea
Vice Chairperson Thomas Wood, Yea
Commission Member Tamara Tran, Yea
Commission Member Gary Bullock, Yea
Commission Member Wilf Sommerkorn, Yea
Commission Member Betty Parker, Yea
Commission Member Joshua Sundloff, Nay

The motion passes six to one.

CALL TO THE PUBLIC

Lynda Black presented the Planning Commission with maps showing how proposed residential lots built by the Preserve would fit in the 4.7 acres located at 1325 W. 200 N. instead of the Ogden Clinic. She also wanted to make the Commission aware that the Fiz Soda sign is too bright.

Kaysville City citizen brought up the issue of the traffic mess that exists west of the freeway before Old Mill lane. He would like something to be done about that area.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, June 13,

2019 at 7:00 p.m.

ADJOURNMENT

Chairperson Matthew Anderson made a motion to adjourn the meeting. Gary Bullock seconded the motion and it passed unanimously. The meeting adjourned at 10:00 p.m.