

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

July 11, 2019

Planning Commission Members Attended: Joshua Sundloff, Tamara Tran, Wilf Sommerkorn, Matthew Anderson, Toby Barrus, Stephen Lyon

Absent: Quan Nguyen

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

Others Present: Rock Schujter, Barbara R. Thompson Jones, Scott Jones, Eric Larmore, Ron Hanson, Elizabeth Nielson

OPENING

The Planning Commission meeting was held on Thursday, July 11, 2019 at 7:00 p.m. in the Municipal Center. Chairperson Matthew Anderson opened the meeting by welcoming those present. He then asked the new Planning Commission members present Toby Barrus and Stephen Lyon to introduce themselves.

Matthew Anderson opened the floor for nominations for the Planning Commission Chairperson and Vice-Chairperson. Stephen Lyon nominated Wilf Sommerkorn as Chairperson. Josh Sundloff seconded the nomination. No other nominations were made. Wilf Sommerkorn was approved as Planning Commission Chairperson by unanimous vote.

Wilf Sommerkorn nominated Josh Sundloff as Vice-Chairperson. Tamara Tran seconded the nomination. No other nominations were made. Josh Sundloff was approved as Vice Chairperson for the Planning Commission by unanimous vote.

Kaysville City Attorney Nic Mills took a couple of minutes and discussed the roles and responsibilities of the Planning Commission. He explained what the difference is between an administrative and legislative decision. He reviewed conditional use permit decisions.

Nic Mills reminded members of the Planning Commission that they represent the community and its plan for expansion. He stated that all communication with community members should be shared with the entire Planning Commission. Matthew Anderson asked Lyle Gibson if there was a way they could create an email address that would be forwarded to all members of the Planning Commission. He felt that would be more beneficial than having individual emails.

The minutes of the June 27, 2019 Planning Commission meeting were presented for approval. Tamara Tran made a motion to approve the minutes. Josh Sundloff seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B’, FOR GROUP TENNIS INSTRUCTION AT 102 S. SHADOW WAY –MICHAEL SCOTT JONES.

Lyle Gibson explained that the applicant is requesting a conditional use permit for a major home occupation ‘B’ to offer Tennis lessons from his home. Mr. Scott will offer the lessons during the summer months. Lessons are private, semi-private one on one or small group lessons. Classes or groups will likely be four students or less at any particular time. The tennis court on site is behind the house on a corner lot, there is ample parking on site. The lessons are anticipated to be Monday through Friday, between 9am and 1pm.

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 8 per class.

Tamara Tran asked how many sessions they would hold a day. The applicant’s wife Barbara Thompson Jones responded that they would hold four sessions lasting an hour each. She further explained that they have ample room for parking and don’t anticipate more than 2 cars per lesson.

Wilf Sommerkorn made a motion to grant a conditional use permit for a Major Home Occupation ‘B’, for group tennis lessons at 102 S. Shadow Way for Michael Scott Jones. Tamara Tran seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B’, CONTRACTOR-FENCE INSTALLER AT 595 E. 100 S.—ERIC LARMORE.

Lyle Gibson said the applicant is requesting a conditional use permit for a Major Home Occupation ‘B’, at the above listed address. Mr. Eric Larmore is currently anticipating doing a fencing repair and handyman service. Eric has an unmarked, “no signage” pickup truck with limited various tools contained inside, and a twenty-foot trailer. Eric has no employees. He has no materials delivered to his home, and does not store material on his property.

Matthew Anderson invited the applicant to the stand. Wilf Sommerkorn asked if there would be any equipment parked at the home. The applicant Eric Larmore said nothing would be stored at his home location.

Tamara Tran asked if any extra materials would be stored at the home. Mr. Larmore said everything would be dropped off at the site. He wouldn’t store anything at his house.

Joshua Sundloff made a motion to grant a conditional use permit for a Major Home Occupation ‘B’, for contractor-fence installer at 595 E. 100 S. for Eric Larmore. Stephen Lyon seconded the

motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A NEW TELECOMMUNICAITON TOWER AT APPROXIMATLEY 950 WEST SPORTSPLEX DRIVE (BARNES PARK)—T-MOBILE/ROCK SCHUTJER (TABLED ITEM).

Lyle Gibson explained that at the last Planning Commission meeting concerns were raised regarding the location of the proposed cell tower. Staff has reviewed the options within Barnes Park and based on the applicants location requirements, distance restrictions from residential properties within the ordinance, access, impact on park function, and utility availability/feasibility the proposed location is the preferred option within the park. The proposed structure would replace an existing light pole near the northeast ballfield in the Barnes Park Sports Complex.

The applicant has been working with city staff to explore the area for a location that is suitable for their coverage needs and that also has the least impact on the park and its surroundings. The proposed location would include an equipment compound that would use brick/block to match the materials found in nearby buildings in the park. There is space for 2 total users. The pole would replace the existing 70 foot tall light pole with a 90 foot cell tower. T-Mobile would take the top position, with room for a future user above field lights which would replace the light pole being removed.

This would be the first tower built under the city's revised telecommunications tower ordinance and the first 'Stealth Tower'.

Staff is recommending approval of a conditional use permit for a telecommunications tower as proposed with the following conditions: Plans submitted for a building permit be designed to meet a 150 mph V-Ult wind speed.

Matthew Anderson said the main concern regarding the telecommunications tower came from the property owners adjacent to the purposed tower. They were concerned that the tower would impact their office building's views.

The Planning Commission was concerned about trees having to be removed to erect the telecommunications tower.

Tamara Tran remarked that their decision should not be based on the look of the tower but should be based on whether or not it meets the conditional use.

Josh Sundloff asked the Planning Commission members to define the detrimental impact for the adjacent business owners. Josh Sundloff said, there is no hard data supporting the idea that this company will lose business due to the construction of the telecommunications tower.

Wilf Sommerkorn reminded the Planning Commission that cities put these cell towers in local parks because it is easier. People don't notice them and the city gets money back to help with their parks.

Matthew Anderson provided a brief moment to Elizabeth Nielson who is the adjacent business property owner. She stated that they talked with T-Mobile about putting the cell tower on their property but that they had heard nothing back. She also re-irritated that the telecommunications tower would ruin the views out of their office windows.

Matthew Anderson invited Rock Schutjer with T-Mobile to the stand. Mr. Schutjer said that the Access Park property with Elizabeth Nielson would not work for them because it was too far away from their optimal location at the park.

Tamara Tran asked Lyle Gibson if they could require T-Mobile to replace the trees that they are removing. Lyle Gibson said yes, they could add that as a condition.

Joshua Sundloff made a motion to grant a conditional use permit for a new telecommunication tower at approximately 950 W. Sportsplex drive (Barnes Park) for T-Mobile/Rock Schutjer. Stephen Lyon seconded the motion and it passed unanimously.

CALL TO THE PUBLIC

Nothing was brought to the commission.

WORK SESSION: CONTINUED DISCUSSION ON HOUSING OPTIONS.

Lyle Gibson explained that at the last Planning Commission meeting, this item was discussed very briefly. Primarily it was determined that on 8/14/19 staff would host an open house where the public could come learn about housing choices and affordability issues being considered in light of SB 34. They hope the public can provide input to better guide the Planning Commission.

Staff will come prepared with additional data and maps to further inform the public on key issues. Staff is seeking direction from the Planning Commission for items to prepare for the open house.

Lyle Gibson stated that it was not getting any cheaper to live in Kaysville City. These SB 34 items we need to implement will help us locate areas to provide more affordable housing options.

Stephen Lyon asked Lyle Gibson when was the last time Kaysville City did a density study? Lyle Gibson said he was not sure, but it has not been done within the last five years. Stephen Lyon said that Davis County did a study in 2014 that would be a helpful resource for Kaysville City. Stephen Lyon will provide Lyle Gibson with a copy of the study.

Josh Sundloff said more data is a good idea. He would like to know what the current picture is; what is existing in terms of affordable housing in Kaysville City. With more current data they can decide where they want to go as a city. A data driven decision will help them as Planning Commissioners plan out the city better.

Lyle Gibson reminded the Planning Commissioners about the open house Kaysville City staff plans on holding August 14, 2019. He asked the Planning Commissioners if they would be willing to help out with some small assignments. The Commissioners said that they would be

willing to help.

CALENDAR

The next regularly scheduled Planning Commission meeting July 25, 2019 will be canceled due to the holiday and Planning Commission members being absent. The next regularly scheduled meeting will be held on Thursday, August 8, 2019 at 7:00 p.m.

ADJOURNMENT

Josh Sundloff made a motion to adjourn the meeting and it passed unanimously. The meeting adjourned at 9:10 p.m.