

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

October 22, 2020

Planning Commission Members Attended: Chairperson Joshua Sundloff, Steve Lyon, Toby Barrus, Quan Nguyen, Jared Doxey, Wilf Sommerkorn and Abigayle Hunt.

Staff Present: Lyle Gibson, , Heather Nielsen.

Public Attendees: Josh Griffin, Dana Griffin, Paul Burger.

OPENING

The Planning Commission meeting was held on Thursday, October 22, 2020 at 7:00 p.m. at the Kaysville City Municipal Building. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Toby Barrus made a motion to approve the minutes from the September 10, 2020 meeting. Quan Nguyen seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION ‘B’ GENERAL CONTRACTOR LOCATED AT 731 SOUTH MAIN STREET FOR DAVID PLESSINGER.

Lyle Gibson explained that the applicant was requesting a conditional use permit for Major Home Occupation “B” at the above listed address as a location to license their general contractor business. There will be no employees or customers who come to this location. The only equipment related to the business is a pickup truck. All materials for jobs are delivered to the construction site. Primarily the home will act as an office space where the applicant can make calls and do paperwork if not working at a job site.

Quan Nguyen made a motion to approve the conditional use permit for a Major Home Occupation ‘B’ general contractor located at 731 South Main Street for David Plessinger. Steve Lyon seconded the motion and it was unanimously approved.

CONDITIONAL USE PERMIT FOR A TEMPORARY SALES TRAILER ON LOT 41 OF THE PARKWAY SUBDIVISION LOCATED AT APPROXIMATELY 700 S. DESERT DRIVE FOR CW HOMES.

Lyle Gibson said Paul Burger was requesting a Conditional Use permit for a sales trailer on lot 41 at the Parkway Subdivision located on Desert Drive which they are developing. They are

requesting the hours of operation will be 6am to 7pm Monday through Saturday. They will provide at least two non-trackable parking stalls.

Quan Nguyen made a motion to approve the Conditional Use permit for a sales trailer on lot 41 at the Parkway Subdivision located on Desert Drive for the duration of one year. Steve Lyon seconded the motion and it was unanimously approved.

PUBLIC HEARING FOR THE PRELIMINARY AND FINAL PLAT FOR THE KAYSVILLE CREEKSIDE SUBDIVISION LOCATED BETWEEN 200 NORTH AND NORTH MAIN STREET FOR IHC HEALTH SERVICES INC.-ANDY HUBBARD.

Lyle Gibson explained that the subject property is located between 200 North and North Main Street on the west side of 400 West Street. It consists of a total of 12.72 acres. The existing IHC Medical Facility is located on the North end in what is identified as lot 1, there is room for potential expansion of the facility on the property in the future. In addition to refining the property that Intermountain Healthcare intends to keep for its purposes, this proposed subdivision will add two acre plus building pads for commercial use along 400 West with the remaining area in lot 4 providing large space for future development near the freeway.

The two smaller lots will accommodate a building area of just over 53,000 square feet, and 43,000 on the other. The remainder larger lot is approximately 5.6 acres. There are no minimum lot sizes or yard requirements for the General Commercial zone.

This plat will complete the access into the site with a standard cul-de-sac to be dedicated as 350 South Street and provide an additional private drive access over Parcels A and B.

Chairperson Joshua Sundloff opened the public hearing.

No one came forward.

Chairperson Joshua Sundloff closed the public hearing.

Steve Lyon asked why they were doing a cul-de-sac. Why couldn't the road go through for more street connectivity? Lyle Gibson said that on the other side of property there is a creek and fence making a road more costly to build. The property owner, IHC, is not interested in taking the road through based on the impact they believe that will have on potential users as connecting the road would take away a large chunk out of the property and limit those who may be interested. Steve Lyon asked Lyle Gibson if there was a flood control easement on the side by the stream. Lyle Gibson stated that there is an easement provided and would check with Davis County Flood Control to ensure it is sufficient.

Wilf Sommerkorn said that the road on the other side was stubbed so that a road connection could go through so why not connect the road. Lyle Gibson said that IHC did not want to make the connection of the roads and after debating it internally city staff felt it appropriate to recommend as proposed.

Chairperson Joshua Sundloff said he would like to see the road go through. Wilf Sommerkorn

also agreed that this was a good idea, however he can see pros and cons for it being done.

Wilf Sommerkorn made a motion to recommend approval to the Kaysville City council the approval of the Preliminary plat for the Kaysville Creekside Subdivision located between 200 North and North Main Street for IHC Health Services Inc.-Andy Hubbard. Abigayle Hunt seconded the motion and it was unanimously approved.

Steve Lyon made a motion to approve the Final plat for the Kaysville Creekside Subdivision located between 200 North and North Main Street for IHC Health Services Inc.-Andy Hubbard. Quan Nguyen seconded the motion and it was unanimously approved.

PUBLIC HEARING FOR THE PRELIMINARY AND FINAL PLAT OF THE FLOWERING GROVE SUBDIVISION LOCATED AT 292 W BLOOMING GROVE CIRCLE FOR DANA GRIFFIN.

Lyle Gibson said that in May of 2018 this property was rezoned to the R-1-20 PRUD zone and received a preliminary plat approval for 4 lots based on the attached 'concept plat'. Working through the technical details of the original version, the sewer district could not work with the design. The applicant has since been working with the district in negotiating an acceptable design that still creates desirable lots while providing acceptable access to the sewer system. With this detail worked out, the final plat and improvement drawings have now been completed and are in good order. Because of the amount of lapsed time since the original Preliminary Plat approval and with the adjustments, it is necessary to consider the Preliminary Plat again.

The Final plat contains 4 lots on a Private Lane Subdivision with a hammerhead turnaround opposed to the original bulb. The proposal is consistent with the originally approved 'concept' plan and all lots within the subdivision meet the minimum frontage and size requirements for the zone.

Chairperson Joshua Sundloff opened the public hearing.

No one came forward.

Chairperson Joshua Sundloff closed the public hearing.

Wilf Sommerkorn asked Lyle Gibson what the problem was with the Sewer District? Lyle Gibson said that there is an existing sewer line on the property and the sewer district needs access to the pipes through manholes. That is why Mr. Griffin has added the lollipop shaped road to the west. It gives the Sewer District access to manholes to better maintain their system.

Quan Nguyen made a motion to recommend approval to the Kaysville City council the Preliminary Plat for the Flowering Grove Subdivision located at 292 W Blooming Grove Circle for Dana Griffin. Steve Lyon seconded the motion and it was unanimously approved.

Abigayle Hunt made a motion to approve the Final Plat for the Flowering Grove Subdivision located at 292 W Blooming Grove Circle for Dana Griffin. Wilf Sommerkorn seconded the motion and it was unanimously approved.

CALL TO THE PUBLIC

Nothing was brought forward from the public to the Planning Commission.

CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, November 12, 2020.

ADJOURNMENT

Quan Nguyen made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:15pm.