

KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

December 10, 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, Dan Jessop, Heather Nielsen.

Public Attendees: Ian Harvey, Malcom Harvey, Shayne Scott, Sam Landmark

OPENING

The Planning Commission meeting was held on Thursday, December 10, 2020 at 7:00 p.m. via Zoom online. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Chairperson Joshua Sundloff opened the floor to nominations for the Vice Chairperson position. Quan Nguyen and Abigayle Hunt both nominated themselves for the position and were seconded by Wilf Sommerkorn and Jared Doxey. A vote was held via an email the Planning Commission Committee members sent to Lyle Gibson with their selection. Quan Nguyen received the most votes and was elected to the Vice Chairperson position.

Abbigayle Hunt made a motion to approve the minutes from the November 12, 2020 meeting. Toby Barrus seconded the motion and they were unanimously approved.

FINAL PLAT APPROVAL FOR THE ROMNEY FLAG LOTS SUBDIVISION AT 717 EAST 100 SOUTH FOR JENNY ROMNEY.

Lyle Gibson explained that the applicant recently received approval for the preliminary plat and PRUD overlay for the Romney Flag Lot Subdivision consisting of 3 lots. The concept originally shown to the Planning Commission was revised to address concerns from neighbors before being accepted by the City Council as included with this report.

The final plat includes the existing home on a standard 8,102 square foot lot fronting 100 South. The Double Flag Lots behind would be approximately 10,000 square feet, and a second lot containing 11,356 square feet including a 36 foot projection onto 100 South Street. An easement is in place along the west side of the property for access.

The existing home will have to be modified and utilities stubbed in from the street before recording.

Jared Doxey made a motion to approve the Final Plat for the Romney Flag Lots Subdivision as recommended by staff at 717 East 100 South. Steve Lyon seconded the motion and it was unanimously approved.

**FINAL PLAT APPROVAL FOR THE POTAWATAMI ESTATES SUBDIVISION PH. 1
AT APPROXIMATELY 1773 W 200 N FOR SALT GRASS LAND AND CATTLE, LLC.**

Lyle Gibson said that the applicants are requesting Final Plat approval for 4.78 acres which they rezoned a while back from A-5 to R-1-10. When the preliminary plat was reviewed by the Planning Commission it was considered together with the masterplan for the entire property controlled by the applicant. The City Council ended up approving only what was identified as Phase 1 which included 10 lots in the R-1-10 zoning district. This subdivision is a standard 10 lot subdivision which includes a standard street with a temporary cul-de-sac. A condition of the rezone with the council was that the street identified on the plat known as Harv's Lane be dedicated all the way to the Anderson property line to ensure future connectivity to 200 North Street even though a future phase would develop the road.

The final plat is consistent with the preliminary plat in that it includes 10 lots in the same configuration with lot 108 being enlarged to nearly $\frac{3}{4}$ an acre. The right of way dedicates has been provided as required by the city council and all lots meet or exceed the frontage and lot size requirements for the R-1-10 zoning district.

Utilities will be stubbed to what is now the Anderson property to the north along with the right of way dedication. The right-of-way will be fully improved according to ordinance until north of the temporary turn-around where the owner will be able to maintain agricultural access from their property to the east and lot 108 until additional development occurs.

Lyle Gibson told the Planning Commission that the City Council signed off on the development without the street pushing through right now but will eventually need to be done, therefore, the applicant dedicated the area for the road. Currently the asphalt will stop at the end of the cul-de-sac but utilities will be stubbed all the way to the Anderson property.

Steve Lyon made a motion to approve the Final Plat for the Potawatami Estates Subdivision Ph. 1 at approximately 1773 W 200 N for Salt Grass Land and Cattle, LLC. Abigayle Hunt seconded the motion and it was unanimously approved.

CALL TO THE PUBLIC

A status of the Kaysville City General Plan was provided to the Commissioners by Sam Taylor a consultant with Landmark Design. The Commission asked that additional outreach done to boost the number of responses and confidence in the public's preferences before moving forward with next steps in the General Plan process.

CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, January 14, 2021.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 8:55 pm.