



Kaysville City Planning Commission Meeting Minutes May 25, 2023

The Planning Commission meeting was held on Thursday, May 25, 2023 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Vice Chair Krista Keetch, Commissioners Steve Lyon, Paul Allred, Erin Young, Rachel Lott, Mike Packer and Debora Shepard

Staff Present: Mindi Edstrom and Melinda Greenwood

Public Attendees: Liz Sears, Sarah Johnson and City Councilmember Abbi Hunt

1-OPENING

Vice Chair Krista Keetch opened the meeting by welcoming all in attendance to the May 25, 2023 Planning Commission meeting.

2- APPROVAL OF THE MINUTES FROM THE MAY 11, 2023 PLANNING COMMISSION MEETING

Commissioner Lyon made a motion to approve the May 11, 2023 minutes. The motion was seconded by Commissioner Lott and the vote was 5-0 in favor of the motion. Commissioner Paul Allred abstained as he was not in attendance at that meeting.

3- PLANNING COMMISSION OATH OF OFFICE FOR DEBORA SHEPARD

Ms. Edstrom led Debora Shepard in the Oath of Office for Kaysville City Planning Commission, after which Commissioner Shepard took a seat at the dais.

4-CONDITIONAL USE PERMIT FOR STAGE DYNAMICS LOCATED AT 727 SOUTH 1350 WEST

Introduced by Mindi Edstrom

Sarah Johnson is the owner of Stage Dynamics and she applied for a business license with the city. Her classification of business requires her to have a Conditional Use Permit with the city. She currently teaches one on one lessons but is wanting to have group lessons in her home with 5-7 students. She said that staff discussed drop off and pick up times for classes and Ms. Johnson indicates many of her students are within walking distance. Ms. Edstrom said staff recommend approval of the Conditional Use Permit for Stage Dynamics located at 727 South 1350 West.

Commissioner Lyon asked if the class sizes were in accordance with Kaysville City Code.

Ms. Edstrom responded saying that preschools have a limit on class size. However, the application is for an organized class and city code states that any limits on the number of students and/or the number of vehicles transporting students to prevent congestion shall be placed by the Planning Commission

Ms. Greenwood took a few moments to explain the purpose of Conditional Use Permits and what the role of the Planning Commission is in regards to conditional uses.

Commissioner Lott asked if there were any comments from the neighbors.

Ms. Edstrom responded saying staff had one phone call from a neighbor inquiring about the sign.

Commissioner Shepard asked applicant, Sarah Johnson if any of the neighbors came and talked to them regarding the sign.

Ms. Johnson said that they had multiple neighbors come and inquire what was being built in the back yard and she just told them she was wanting to do group lessons.

Commissioner Lott made a motion to approve a Conditional Use Permit for Stage Dynamics with no additional conditions. Commissioner Lyon seconded the motion and the vote was 7-0 in favor of the motion.

Commissioner Allred wanted to suggest attaching some findings and conditions of approval and asked if the Planning Commission was open to doing that.

Ms. Greenwood said that the motion and vote were complete but that we can work on adding to future staff reports.

Commissioner Allred said that these were going to be his recommended findings:

- The business is a low impact use
- The business provides a service to the city and its residents
- Complies with the zoning regulations for the zone in which it is located in
- There is no conflict with the General Plan
- Staff has not found non-compliance
- Staff recommended for approval

Commissioner Allred said that his conditions of approval would have been:

- The business complies with getting an annual business license
- The use may not impede parking or access to other homes

- Any expansion in the number of classes or changes in the use different than what was approved must return to the Planning Commission for amended approval
- Upon complaint of non-compliance or problems in the neighborhood the use could be brought back to the Planning Commission for review

5- CALL TO THE PUBLIC

Liz Sears introduced herself and stated she lives in Layton and has been a realtor for 23 years. She shared home buying statistics about home prices in the Kaysville area. She said the median priced home is \$623,000, the current FHA interest rate is 5.75%, a required down payment is \$21,805, and a monthly payment would be around \$4,162. The income to qualify for a home is \$110, 986. She has been working with others in the industry to help create affordable housing. She asked the Commissioners for help in educating the public on how they can stop the “not in my backyard” mentality so the younger generation will be able to purchase a home in the future.

There was a brief discussion about the moderate income housing crisis with the Commissioners and Ms. Sears.

6- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Greenwood said she took a class at the APA conference on the moderate income housing reporting which is due August 1, 2023.

Ms. Greenwood shared the findings from the scenic byway research done by staff. It was discovered that there is no information available from the 20+ cities contacted. Centerville is the exception with the 150 foot Shoreline protection so within 150 feet of the shoreline you can't have a sign.

Ms. Greenwood said that Phil Holland has submitted an application for a mixed- use project off of 400 West. He is looking to bring a two-story office building, a one-story retail building, a four-story hotel and two-three story apartment buildings.

Ms. Greenwood said the fall APA Conference is in September in Ogden and will be a good conference for Commissioners to attend.

Last, she stated the contract for the new City Manager was approved by City Council and Jaysen Christensen will be starting in that position on June 5, 2023.

7- ADJOURNMENT

Commissioner Lyon motioned to adjourn the meeting at 7:43 pm.