

Kaysville City Planning Commission Meeting Minutes
September 26, 2024

The Planning Commission meeting was held on Thursday, September 26 2024 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Mike Packer, Commissioners Megan Sevy, Wilf Sommerkorn, Erin Young, and Katie Ellis

Planning Commissioners Absent: Commissioners Paul Allred and Debora Shepard

Staff Present: Melinda Greenwood, Anne McNamara and Mindi Edstrom

Public Attendees: City Councilmember Abbi Hunt, Matt Guest, and Britany Johnson

1- WELCOME AND MEETING ORDER

Chair Packer welcomed all in attendance to the Kaysville City Planning Commission meeting.

2- DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest from the Commissioners.

3- CONDITIONAL USE PERMIT FOR A RELIGIOUS USE FOR AN LDS STAKE CENTER AT APPROX. 2103 WEST 200 NORTH.

Anne McNamara introduced the Conditional Use Permit agenda item. She presented the size of the lot as 3.92 acres and said it is currently zoned R-1-20. Ms. McNamara clarified that the steeple on the chapel would comply with height requirements and would only be 71' tall. Since the building height is about 31' the steeple would be an additional approximate 70'. Ms. McNamara said that the chapel is required to have 201 parking spaces and they are providing 243 spaces. She said that as far as comments from the public, staff received one email and one phone call inquiring on the nature of the project and the building orientation of the building on the property.

Staff recommended approval of the Conditional Use Permit for 2103 West 200 North for religious uses with any conditions Planning Commission see necessary.

Britany Johnson, a representative for Uncommon Architects, approached the Commissioners and confirmed the information presented was accurate.

Commissioner Sommerkorn made a motion to approve the Conditional Use Permit for religious use for an LDS Stake Center at approximately 2103 West 200 North. Commissioner Sevy seconded the motion and the vote was unanimous in favor of the motion (5-0).

Commissioner Packer: Yay
Commissioner Ellis: Yay
Commissioner Young: Yay

Commissioner Sevy: Yay
Commissioner Sommerkorn: Yay

4- APPROVAL OF THE MINUTES FROM THE AUGUST 8, 2024 PLANNING COMMISSION MEETING

Commissioner Ellis made a motion to approve the minutes from the August 8, 2024 Planning Commission meeting. Commissioner Young seconded the motion and the vote was unanimous in favor of the motion (5-0).

Commissioner Packer: Yay
Commissioner Ellis: Yay
Commissioner Young: Yay
Commissioner Sevy: Yay
Commissioner Sommerkorn: Yay

6- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Greenwood announced the upcoming Utah Land Use Institute conference and the APA Conference.

Ms. Greenwood also shared that items such as zoning incentives, a car wash ordinance and the Small Area Plan that will be coming up for discussion in the future.

7- ADJOURNMENT

Commissioner Packer motioned to adjourn the meeting at 7:48 pm.