

Kaysville City Planning Commission Meeting Minutes
October 10, 2024

The Planning Commission meeting was held on Thursday, October 10, 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, Paul Allred, Debora Shepard, Erin Young, and Katie Ellis

Planning Commissioners Absent: Commissioner Sommerkorn

Staff Present: Melinda Greenwood, Anne McNamara and Mindi Edstrom

Public Attendees: City Councilmember Abbi Hunt

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- DISCUSSION ON MODERATE INCOME HOUSING ZONING INCENTIVES

Ms. Greenwood introduced the topic of moderate income housing zoning incentives.

Commissioner Allred suggested allowing more uses in residential zones to increase density without creating new zones.

The Commissioners discussed the challenges of increasing density in Kaysville and the cultural resistance to change.

Commissioner Allred proposed amending zoning laws to allow for higher density and more flexible uses within existing zones.

Ms. Greenwood explained the concept of a density bonus and its challenges in Kaysville.

The Commissioners discussed the interest in ADU's from residents and the potential for them to provide affordable housing options.

Commissioner Shepard raised concerns about utility hookups and capacity for the ADU's.

Commissioner Allred argues against low and artificial height restrictions and the negative impact on architectural design and density.

The Commissioners discussed the potential for three-story townhomes and the need for more height flexibility which would allow for architectural creativity and economic benefits of higher

density.

The Commissioners explored the concept of shared parking studies to justify reduced parking requirements in mixed-use developments.

Commissioner Allred shared successful shared parking studies and the benefits of reducing parking stalls.

The Commissioners considered using drones to identify unused parking spaces in Kaysville.

Ms. McNamara inquired about the possibility of administrative adjustments to provide more flexibility in zoning.

The Commissioners discussed the importance of maintaining high standards for variances and the challenges of meeting the five-part test and discussed the possibility of using conditional use permits and flexible setback rules and the benefits of a building code that allow for flexibility.

The Commissioners discussed the possibility of impact fee reductions on development costs and the need to balance affordability with city revenue. They also considered the potential for fee reductions in specific circumstances, such as for ADU's or affordable housing projects.

The Commissioners summarized the key points discussed, including the potential for detached ADU's, height flexibility, and reduced parking requirements. They agreed to continue the discussion and consider the best approaches for implementing zoning incentives in Kaysville.

4- APPROVAL OF THE MINUTES FROM THE SEPTEMBER 26, 2024 PLANNING COMMISSION MEETING

Commissioner Ellis made a motion to approve the minutes from the September 26, 2024 Planning Commission meeting. Commissioner Young seconded the motion and the vote was unanimous in favor of the motion (6-0).

Commissioner Packer: Yay

Commissioner Ellis: Yay

Commissioner Young: Yay

Commissioner Sevy: Yay

Commissioner Allred: Yay

Commissioner Shepard: Yay

6- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Greenwood announced the upcoming rezones that will be on the agenda for the October 24, 2024 meeting.

Ms. Greenwood announced Commissioner Keetch resigned as Commissioner.

Ms. Greenwood mentioned that the RDA on the county's agenda was pulled and not sure when it will be put back on the agenda.

Commissioner Shepard gave a brief review of the Let's Talk City and Town Center webinar.

7- ADJOURNMENT

Commissioner Allred motioned to adjourn the meeting at 9:04 pm.