



Kaysville City Planning Commission Meeting Minutes June 22, 2023

The Planning Commission meeting was held on Thursday, June 22, 2023 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

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

Staff Present: Mindi Edstrom and Dan Jessop

Public Attendees: Joan Willden, Bryan Carling, Marissa Loertscher, Kathy Christensen, Tony Christensen, Quincy Loertscher and City Councilmember Abbi Hunt

1-OPENING

Chair Toby Barrus opened the meeting by welcoming all in attendance to the June 22, 2023 Planning Commission meeting.

2- APPROVAL OF THE MINUTES FROM THE MAY 25, 2023 PLANNING COMMISSION MEETING

Commissioner Lyon made a motion to approve the May 25, 2023 minutes. The motion was seconded by Commissioner Lott and the vote was unanimous in favor of the motion (6-0). Commissioner Allred abstained from the vote as he was not present for the May 25 meeting.

3-FINAL PLAT SUBDIVISION APPROVAL FOR CARLING SUBDIVISION LOCATED AT 97 E CRESTWOOD ROAD

The item was introduced by Dan Jessop.

Mr. Jessop said that the property at 97 East Crestwood Road has previously been before the Planning Commission for a rezone to R-1-6 and preliminary plat subdivision. Mr. Carling has completed all of his construction drawings and the City Engineer, Dexter Fisher, approved the plans and gave us a letter of recommendation. When the preliminary plat came to Planning Commission the Commissioners approved the plat with conditions that the applicant modify the detached garage to meet setback requirements and have all the utility service stubs installed before the plat would be recorded.

Commissioner Allred asked if there is a standard plat checklist for preliminary and final plats.

Mr. Jessop answered that Mr. Fisher has a 21 point checklist that he uses to approve the plat.

Bryan Carling approached the Commissioners to let them know he is happy to answer any questions.

Commissioner Lott asked Mr. Carling about the lot with the garage.

Mr. Carling said that they will be removing 2.5 feet off the garage to comply with setbacks.

Commissioner Allred asked if there was any way to adjust the lot line somewhere to avoid having the applicant partially destroy the building.

Commissioner Lyon responded that it has been through many meetings and the applicant is ok with the conditions placed on the garage.

Commissioner Packer made a motion to approve the Final Plat for the Carling Subdivision at 97 East Crestwood with the given conditions placed. Commissioner Lyon seconded the motion with the findings that are in the staff report. The vote was unanimous in favor of the motion (7-0).

4- PUBLIC HEARING FOR A TEXT AMENDMENT TO TITLE 17 CHAPTER 24 FARM ANIMALS

The item was introduced by Dan Jessop.

Mr. Jessop had a resident reach out to him to see if it was permitted to have ducks where they live. Mr. Jessop found that where the resident lives is too small to allow for ducks. He told them that they could apply for a Text Amendment if they were interested in seeing Title 17 Chapter 24 Farm Animals change to allow for smaller properties to have ducks. Mr. Jessop researched urban chickens and the applicant provided lots of research in favor of allowing ducks on smaller lots. The research showed that the current ordinance was over exaggerated with the square footage and that a happy, healthy chicken only needs 15 ft² for running around and 3 ft² for a coop, which is very minimal space. Mr. Jessop presented the draft ordinance to the Commission and said he added the minimum lot size to be 4,000 ft² and only 700 ft² required for each animal. Mr. Jessop said that these numbers would allow for happy, healthy birds.

Commissioner Allred inquired about the setback for the coop and if it was from the property line or from a neighboring structure.

Mr. Jessop said that the coops need to be 15 feet. from the house or from a neighbors adjacent out building.

Commissioner Allred asked if the resident would need to come in and work with staff for permission to have birds.

Mr. Jessop said that this would be a permitted use if the resident can comply with the

ordinances requirements.

Chair Barrus opened up the public hearing and asked the resident to state their name.

Joan Willden approached the Commissioners to talk about allowing miniature goats. She gave an example of the Farm Ordinance 17.16.080 (attached in minutes) from West Bountiful, Utah where they use a point system for allowing the amount of animals on a parcel. West Bountiful's ordinance says that pygmy or miniature farm animals will have one half the points of a normal sized species. Mrs. Willden feels like this would be a good thing to add to the Kaysville City ordinance.

Quincy Loertscher thanked staff for assistance and discussion. He suggested setting a unified square footage number like sheep and horses have making the ordinance less complicated to understand.

Joan Willden commented that she would not want the ordinance changed to make it so less animals are permitted.

Chair Barrus closed the public hearing.

Commissioner Allred stated he is in favor of urban food production and enjoys the goats, dogs, and chicken in his neighborhood and feels that we could allow some flexibility for urban farming.

Commissioner Lott asked about the standardization of the number and asked for an explanation.

Mr. Jessop said that 21,780 ft² is considered a half acre and larger than that is when other larger animals start to get added to property. He feels that the 435 number is a good number to consider for the needs of the applicant. However he said the Commissioners could suggest a different number to forward to City Council.

Commissioner Young said that she would support the smaller number and it feels like ample room to her.

Commissioner Lyon suggested the 500 number to keep it simple and Commissioner Allred agreed.

Commissioner Lyon made a motion to approve the text amendment for Title 17 Chapter 24 Farm Animals with the amended language to allow for lot area to be 500 ft² across the board for all lot sizes down to the half-acre. Commissioner Lott seconded the motion. The vote was unanimous in favor of the motion (7-0).

5- PUBLIC HEARING FOR A TEXT AMENDMENT TO TITLE 17 CHAPTER 33 SIGN REGULATIONS

The item was introduced by Dan Jessop.

He said that this ordinance had come before the Commissioners and that the Commissioners asked for staff to do further research to see what is allowed in other cities. Mr. Jessop said that he used a list with 30 cities that are along scenic byways throughout the state to call and see what sign height was allowed in their cities. He spoke to several Directors of cities and counties and found the answer to be similar in each location. The byways are state regulated and they determine the signs and adjacent properties private property and they go by the zoning ordinances. He said that staff decided to recommend the height allowance of the current sign ordinance remain in place. Ms. Greenwood went thru our ordinance and made some simple housekeeping changes. The text amendment to the ordinance would be the same as other cities by allowing the byway to be its own identity and that adjacent properties would be regulated by zoning. The only protected area west of the corridor would have a clause in the ordinance that would exclude any signs over 8 feet.

Commissioner Allred clarified saying that nobody regulates signs outside of city limits. The text amendment would make signs prohibited over 8 feet tall in any zone located on the west side of SR177 and that regular zoning codes would apply everywhere.

Chair Barrus opened the Public Hearing. No comments were received and Chair Barrus closed the Public Hearing.

Commissioner Young asked about the 45 foot maximum height for on premise ground signs and asked if the Commissioners were locked into that number.

Mr. Jessop responded saying that the 45 foot is for signs within 300 feet of I-15 and it is totally separate because the West Davis Corridor is down on the bottom of 200 north. The 45 foot allowance is only applicable to business near I-15. The West Davis Corridor is further than 300 feet from I-15 so a 30 foot sign would be permitted.

Commissioner Lott made a motion to approve the text amendment for Title 17 Chapter 33 Sign Code based on the findings from the staff report, which include:

- No substantive changes to the sign height are proposed.
- No best practices data have been found in Utah regarding sign heights along scenic byways.
- The General Plan is neutral on the proposed text amendment.
- Protection of Great Salt Lake view shed to the west will allow passersby to enjoy an unobstructed view.
- Development to the east of the scenic byway allows building heights which are equal to higher than proposed sign height limits.

- Other findings from the Planning Commission.

Commissioner Lyon seconded the motion. The vote was in favor of the motion and the vote was unanimous (7-0).

6- CALL TO THE PUBLIC

No comments were made.

7- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Commissioners will need to elect a new Chair to the Planning Commission at the next meeting. Planning Commission meeting dates are the 13th and 27th for July.

8- ADJOURNMENT

Commissioner Lyon motioned to adjourn the meeting at 7:45 pm.