

Kaysville City Planning Commission Meeting Minutes
March 12, 2026

The Planning Commission meeting was held on Thursday, March 12, 2026 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Mike Packer, Commissioners Wilf Sommerkorn, Erin Young, Jeramy Burkinshaw, and Eries Cornelius

Staff in Attendance: Katie Ellis, Mindi Edstrom and Anne McNamara

Public Attendees: Doug Dredge and Eric Monson

1- WELCOME AND MEETING ORDER

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

2- DECLARATION OF CONFLICTS OF INTEREST

There were no conflicts of interest.

3- REZONE REQUEST AND PUBLIC HEARING FOR THE ANGEL STREET SOCCER COMPLEX LOCATED AT 150 SOUTH ANGEL STREET (PARCEL#11-580-0376) FROM R-A AGRICULTURAL RESIDENTIAL TO PU PUBLIC USE

Anne McNamara presented a proposal to rezone the Angel Street Soccer Complex as part of the city's ongoing effort to reclassify city-owned properties to more appropriate zoning designations. The subject property, located at 150 South Angel Street, consists of approximately 16 to 17 acres and is currently zoned Agricultural Residential (RA). The proposed amendment would rezone the property to Public Use (PU) to reflect its ownership and use as a city park facility.

Ms. McNamara explained that the surrounding area is primarily zoned Agricultural Residential with some adjacent single-family residential zoning. The city's future land use map designates the property as parks, and the proposed rezone would align the zoning designation with both the current use and the general plan.

Regarding public notice, Ms. McNamara stated that 103 notices were mailed to surrounding property owners. Staff received one phone call requesting clarification on the purpose and implications of the rezone and one in-person inquiry from a resident seeking additional information. No formal objections were received.

Based on conformance with the 2022 General Plan and the existing use of the property, staff recommended that the Planning Commission forward a recommendation of approval to the City Council for the rezone from Agricultural Residential (RA) to Public Use (PU).

Chair Packer opened the meeting for a Public Hearing and there were no comments made. Chair Packer closed the Public Hearing.

Commissioner Burkinshaw made a motion to send a positive recommendation for the City Council to approve the rezone for Angel Street Soccer Complex located at 150 South Angel Street from R-A to PU. Commissioner Sommerkorn seconded the motion, and the vote was unanimous in favor of the motion (5-0).

Commissioner Packer: Yay
Commissioner Young: Yay
Commissioner Sommerkorn: Yay
Commissioner Burkinshaw: Yay
Commissioner Cornelius: Yay

4- REZONE REQUEST AND PUBLIC HEARING FOR PARCEL #08-009-0035 LOCATED AT THE SOUTHWEST CORNER OF FLINT STREET AND WEBB LANE FROM R-1-20 SINGLE FAMILY RESIDENTIAL TO PU PUBLIC USE.

Ms. McNamara presented a proposal to rezone a city-owned property located near the intersection of Webb Lane, where a restroom facility has recently been constructed to serve the adjacent trail system. The subject property is approximately one-half acre in size and is currently zoned R-1-20 (single-family residential with a 20,000 square foot minimum lot size). The proposed amendment would rezone the property to Public Use (PU) to better reflect its current function and city ownership.

Ms. McNamara explained that the surrounding properties are primarily zoned residential; however, the future land use map designates the site for park or open space use. The rezone would align the zoning designation with both the existing use of the property and the general plan.

Regarding public notices, staff reported that 69 notices were mailed to surrounding property owners. One phone call and one in person visit from a resident was received inquiring whether the rezone would impact public access to the trail. Staff clarified that the zoning change would not affect public access.

Based on consistency with the general plan and the existing public use of the site, staff recommended that the Planning Commission forward a recommendation of approval to the City Council for the rezone from R-1-20 to Public Use (PU).

Commissioner Sommerkorn asked whether the proposed rezone included the adjacent rail trail corridor.

Ms. McNamara clarified that the rezone applies only to the specific city-owned parcel and does not include the rail trail, which is a separate property.

Chair Packer noted that the parcel appears to overlap or connect closely with the trail and asked about ownership of the rail trail.

Ms. McNamara indicated that while the trail is maintained by Utah Transit Authority and it is understood to be owned separately from the subject property.

Chair Packer opened the meeting up to the Public Hearing.

Eric Monson addressed the Commission to seek clarification regarding the extent of the proposed rezone. He noted that the parcel appears to connect to a strip of land running from Webb Lane to Old Mill and asked whether the entire strip would be included in the zoning change.

Ms. McNamara clarified that the rezone applies only to the specific city-owned parcel shown in the staff presentation. She explained that this is the only parcel along that segment currently owned by the city and therefore the only property included in the rezone request. She further noted that if additional city-owned parcels existed in the area, they would have been included in the proposal.

Mr. Monson then inquired about ownership of the adjacent strip of land between the trail and the roadway. Upon reviewing the Davis County parcel map during the meeting, staff found that the area in question did not appear as a separate parcel, which typically indicates that it is public right-of-way.

Mr. Monson stated for the record that he did not oppose the rezone and was simply seeking clarification on the boundaries and process. The Commission acknowledged his comments and thanked him for his participation.

Chair Packer closed the Public Hearing.

Commissioner Sommerkorn made a motion to send a positive recommendation for the City Council to rezone parcel number 08-009-0035, located at the southwest corner of Flint Street and Webb Lane, from R-1-20 to PU. Commissioner Burkinshaw seconded the motion, and the vote was unanimous in favor of the motion (5-0).

Commissioner Packer: Yay
Commissioner Young: Yay
Commissioner Sommerkorn: Yay
Commissioner Burkinshaw: Yay
Commissioner Cornelius: Yay

6- DISCUSSION AND POSSIBLE ACTION TO AMEND THE PREVIOUSLY APPROVED PLANNING COMMISSION MINUTES FROM THE FEBRUARY 12, 2026 MEETING

Ms. Edstrom presented an item to correct an error in the previously approved minutes from the February 12, 2026 Planning Commission meeting. She explained that although she was not present at that meeting, the minutes reflected a vote of 4–0 on an item that had passed with a vote of 3–1.

Ms. Edstrom noted that the discrepancy was identified after the minutes had already been approved by the Planning Commission. The error was brought to staff's attention by a City Council member in advance of the item being considered by the Council. She stated the correction process ensures the official record is accurate.

Ms. Edstrom explained that the purpose of the agenda item was to allow the Planning Commission to formally amend the previously approved minutes to reflect the correct vote. She noted that while it is more common to correct minutes during the approval process, this situation required the minutes to be brought back after approval to ensure accuracy in the official record before the item proceeds to City Council.

The Commission was asked to discuss, take action, and vote on amending the minutes to reflect the correct vote of 3-1.

Commissioner Young acknowledged the error in the previously approved minutes, noting that she had reviewed the document but did not catch the incorrect vote, which included her own vote. She expressed that it was unfortunate but understandable.

Ms. Edstrom responded that the situation served as a helpful reminder to ensure accuracy during the review process.

Chair Packer agreed and stated that it was important to correct the record, emphasizing the need to ensure the minutes accurately reflect the Commission's actions.

Commissioner Young made a motion to approve amendments made to the minutes from the February 12, 2026 meeting. Commissioner Sommerkorn second the motion and the vote was unanimous in favor of the motion (5-0).

Commissioner Packer: Yay
Commissioner Young: Yay
Commissioner Sommerkorn: Yay
Commissioner Burkinshaw: Yay
Commissioner Cornelius: Yay

7- APPROVAL OF THE MINUTES FROM FEBRUARY 26, 2026 PLANNING COMMISSION MEETING

Commissioner Sommerkorn made a motion to approve the minutes from the February 26, 2026 Planning Commission meeting. Commissioner Young seconded the motion, and the vote was unanimous in favor of the motion (5-0).

Commissioner Packer: Yay
Commissioner Young: Yay
Commissioner Sommerkorn: Yay
Commissioner Burkinshaw: Yay
Commissioner Cornelius: Yay

8- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Edstrom provided brief updates on upcoming meetings and agenda items. She noted that several Commissioners had registered for an upcoming conference and reminded them to make hotel arrangements.

Ms. Edstrom stated that items from the current and previous meetings, including the Symphony rezone application and the Metcalfe sign item, are scheduled to be presented to the City Council the following week.

Ms. McNamara added that the remaining park properties to be rezoned include Hess Farms Park and Gailey Park.

Ms. Edstrom welcomed Commissioner Cornelius to his first Planning Commission meeting.

She concluded by stating that there were no additional matters from staff.

9- ADJOURNMENT

Chair Packer adjourned the meeting at 7:17pm.