



**Kaysville City Planning Commission
Meeting Notice and Agenda**

The Kaysville City Planning Commission will hold a regular meeting on March 26, 2026, at 7:00 PM in the Council Chambers of the Kaysville City Municipal Building located at 23 East Center Street. The public is encouraged to attend in person or may view the meeting online via www.Kaysvillelive.com.

1. Welcome and Meeting Order
2. Declaration of Conflict of Interest
3. Conditional Use Permit for an Instructional Home Occupation for Vail Aquatics located at 2247 West Summerfield Way for Tanner Vail
4. Rezone request and public hearing for Hess Farms Park located at 1625 South 550 East (parcel number 08-033-0047) from [R-1-8 Single Family Residential](#) to [PU Public Use](#)
5. Rezone request and public hearing for Gailey Park located at approximately 200 South 300 West (parcel numbers 11-107-0040, 11-107-0039, and 11-676-0024) from [R-1-8 Single Family Residential](#) to [PU Public Use](#)
6. Approval of the minutes from the March 12, 2026 Planning Commission Meeting
7. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
8. Adjournment

On a Notice of Meeting was posted in accordance with Utah State Code Section 52-4-202 (3).

Kaysville City is dedicated to a policy of non-discrimination in admission to, access to, or operations of its programs, services, or activities. If you need special assistance due to a disability, please contact the Kaysville City Offices at (801) 546-1235 at least 24 hours in advance of the meeting to be held.

Mindi Edstrom
Community Development Department

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Mindi Edstrom, Business License Officer
Date: March 19, 2026

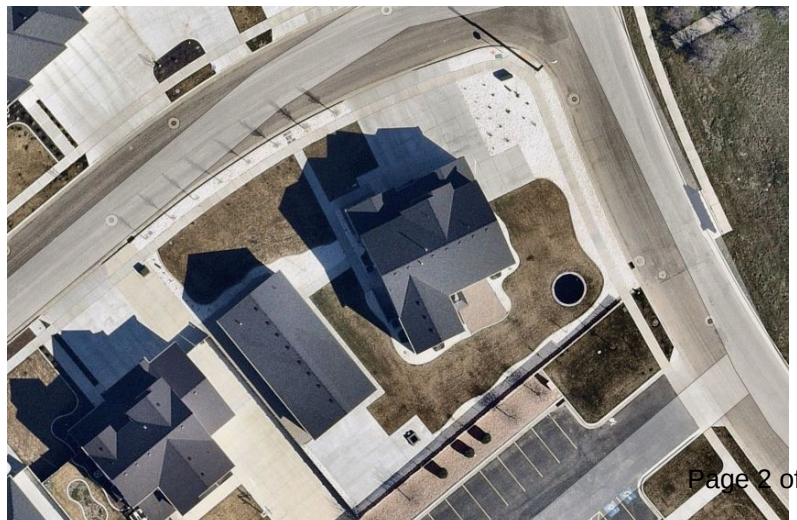
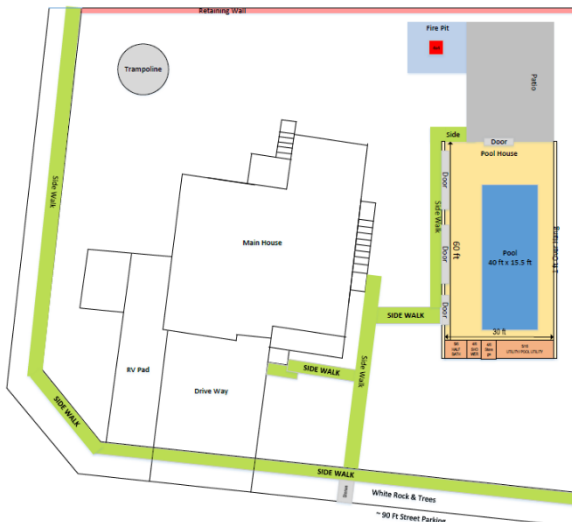
Agenda Item 3: Conditional Use Permit for an Instructional Home Occupation for Vail Aquatics located at 2247 West Summerfield Way for Tanner Vail

Meeting Date	March 26, 2026
Application Type	Conditional Use Permit
Applicant Owner	Vail Aquatics Krista Wasden
Address Parcel ID Number	2247 West Summerfield Way 11-863-0109
Lot Size	0.43 acres 18,730 ft ²
Current Use	Single Family Dwelling
Conditional Use	Instructional Home Occupation Business

1. BACKGROUND

Tanner Vail is the owner of Vail Aquatics and has applied for an Instructional Home Occupation Business License and therefore is required to apply for a Conditional Use Permit to run private swim lessons. The lessons will take place in an existing residential swimming pool located at 2247 West Summerfield Way, owned by Jared Derington. Mr. Derington has provided consent for the use of the pool for the proposed instructional home occupation.

Mr. Vail plans to have one-on-one private swimming lessons for individuals ranging from infant to teenagers. There will be two swimming instructors and lessons will be scheduled Monday - Friday with lessons lasting 20 minutes and a maximum of 16 sessions per day. Clients are instructed to park along the public street in front of the Derington residence to maintain safety for students and minimize disruption in the neighborhood. Also, Mr. Vail will ensure parking remains within the public right-of-way and complies with applicable laws.





2. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on March 20, 2026.

3. RECOMMENDATION

Staff is recommending approval of Conditional Use Permit for the Instructional Home Occupation Business at 2247 West Summerfield Way for Avail Aquatics with any conditions Planning Commission feel are necessary based on standards in [KCC 17-30-8](#).

Findings for a recommendation of approval include:

- A. The proposed use is consistent with the [KCC 17-26-4b Instructional Home Occupation](#) regulations for classes limited to one-on-one swim instruction with no more than two instructors present at any given time.
- B. Lessons are limited to Monday through Friday and not to exceed 20 minutes in duration.
- C. Parking shall be directed to the public street adjacent to the subject property and shall not impede traffic or access.
- D. The applicant has been made aware of Instructional Home Occupation regulations and has agreed to comply.
- E. Any expansion of the use (including group lessons or increased instructors) shall require additional review and approval.
- F. The application has been reviewed by staff, and the business is compliant with City Zoning and the Utah State Department of Commerce.
- G. The business will not have an adverse effect on the use, enjoyment, or valuation of property in the proposed neighborhood as regulated by [KCC 17-26-4b Instructional Home Occupation](#) regulations.

PLANNING COMMISSION STAFF REPORT

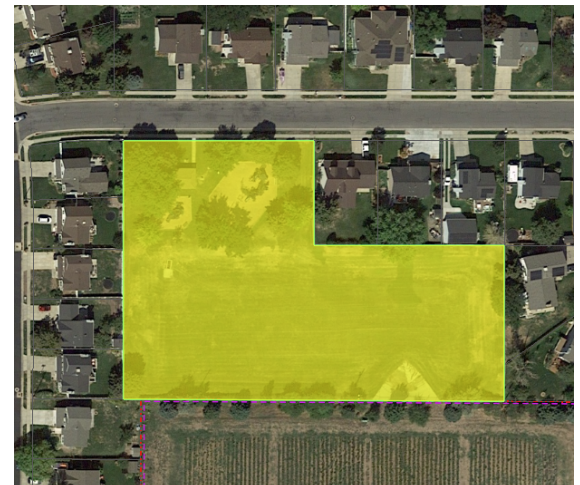
To: Kaysville City Planning Commission
From: Anne McNamara, Senior Planner
Date: March 17, 2026

Agenda Item #4: Rezone request and public hearing for Hess Farms Park located at 1625 South 550 East from R-1-8 to PU (parcel #08-033-0047) from [R-1-8 Single Family Residential](#) to [PU Public Use](#)

Meeting Date	March 26, 2026
Application Type	Rezone
Applicant Owner	Kaysville City
Address Parcel ID Number	1625 South 550 East 08-033-0047
Lot Size	2.19 acres 95,483 ft ²
Current Use	City Park
Current Zoning	R-1-8 Single Family Residential
Density Entitlement	11 Dwelling Units
Requested Zoning	PU Public Use
Density Entitlement	N/A

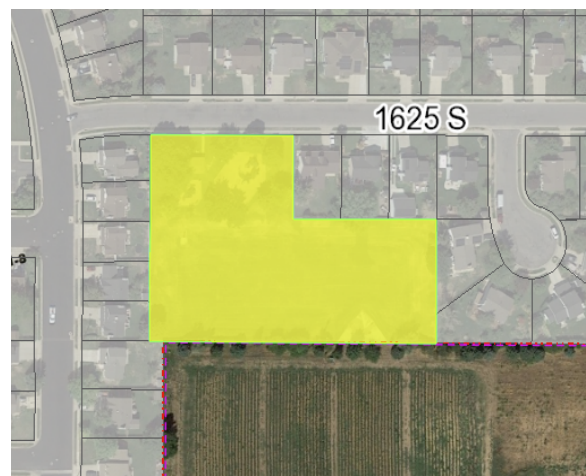
1. BACKGROUND

Kaysville City Community Development has identified a number of parcels within city limits that are owned by the City but zoned for uses other than Public Use. To facilitate zoning that better matches their respective uses, staff has determined that the parcels discussed in this report would be better served with a changed zoning designation. The property has an existing city park onsite, Hess Farms Park, and is managed by the Kaysville City Parks and Recreation department. This application is requesting the zoning on this parcel be changed from [R-1-8 Single Family Residential](#) to [PU Public Use](#) to reflect the city's ownership and the property's current use as a park.



2. SURROUNDING LAND USE AND ZONING

- **North** – To the north of the property is a large cluster of lots zoned R-1-8 single family residential.
- **South** – To the south of the property is the City's southern border with the City of Fruit Heights.
- **East** – To the east of the property is a large cluster of lots zoned R-1-8 single family residential.
- **West** – To the west of the property is a large cluster of lots zoned R-1-8 single family residential.



3. GENERAL PLAN

A. FUTURE LAND USE MAP

Chapter 1 of the 2022 General Plan, which covers Land Use and Placemaking includes the Future Land Use Map. This map shows land use designations for areas across the city, as envisioned through public input. For these properties the Future Land Use Map indicates that the property is designated for parks. Therefore, this rezone application is supported by this element of the 2022 General Plan.

B. GUIDING PRINCIPLES

In examining the guiding principles 2022 General Plan, staff found there are no guiding principles that speak directly to the handling of city owned parcels, so the General Plan is considered neutral on this matter.



C. GOALS, OBJECTIVES AND IMPLEMENTATION MEASURES

In examining the goals, objectives, and implementation measures provided in the 2022 General Plan, staff has found there is no guidance that speaks directly to the land use implementation preferences for park properties owned by the City. Therefore, the General Plan is considered neutral on this matter.

4. PUBLIC COMMENT

A total of 100 public notices were mailed to property owners within a 500' radius of the subject property. As of the date of this report, no comments have been received. A sign was placed on the property on March 20, 2026.

5. RECOMMENDATION

Staff is recommending that the Planning Commission forward a favorable recommendation to the City Council for approval of the proposed rezone for the Hess Farms Park located at 1625 South 550 East from [R-1-8 Single Family Residential](#) to [PU Public Use](#).

The Planning Commission may make a recommendation to the City Council to approve or deny the rezone request.

PLANNING COMMISSION STAFF REPORT

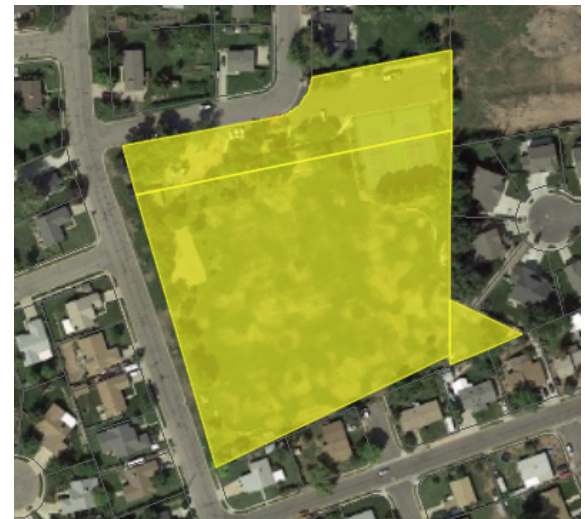
To: Kaysville City Planning Commission
From: Anne McNamara, Senior Planner
Date: March 17, 2026

Agenda Item #5: Rezone request and public hearing for Gailey Park located at approximately 200 South 300 West (parcels numbers 11-07-0040, 11-107-0039, and 11-676-0024) from [R-1-8 Single Family Residential](#) to [PU Public Use](#)

Meeting Date	March 26, 2026
Application Type	Rezone
Applicant Owner	Kaysville City
Address Parcel ID Number	200 S 300 W 11-07-0040, 11-107-0039, and 11-676-0024
Lot Size	5.71 acres 248,901 ft ²
Current Use	City Park
Current Zoning	R-1-8 Single Family Residential
Density Entitlement	31 Dwelling Units
Requested Zoning	PU Public Use
Density Entitlement	N/A

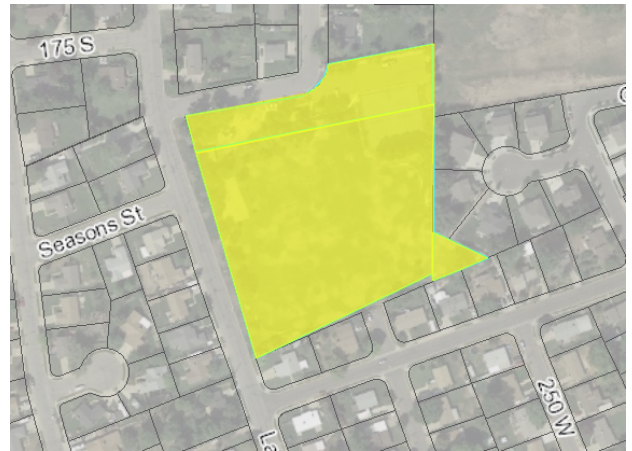
1. BACKGROUND

Kaysville City Community Development has identified a number of parcels within city limits that are owned by the City but zoned for uses other than Public Use. To facilitate zoning that better matches their respective uses, staff has determined that the parcels discussed in this report would be better served with a changed zoning designation. The property has an existing city park onsite, Gailey Park, which consists of three total parcels and is managed by the Kaysville City Parks and Recreation department. This application is requesting the zoning on these parcels be changed from [R-1-8 Single Family Residential](#) to [PU Public Use](#) to reflect the city's ownership and the property's current use as a park.



2. SURROUNDING LAND USE AND ZONING

- **North** – To the north of the property is a large segment of single family lots zoned as part of the R-T Residential Townsite zone.
- **South** – To the south of the property is a large cluster of lots zoned R-1-8 single family residential.
- **East** – To the east of the property is a large cluster of lots zoned R-1-8 single family residential
- **West** – To the west of the property is a large cluster of lots zoned R-1-8 single family residential as well as a portion of the I-15 corridor.



3. GENERAL PLAN

A. FUTURE LAND USE MAP

Chapter 1 of the 2022 General Plan, which covers Land Use and Placemaking includes the Future Land Use Map. This map shows land use designations for areas across the city, as envisioned through public input. For these properties the Future Land Use Map indicates that the property is designated for parks. Therefore, this rezone application is supported by this element of the 2022 General Plan.

B. GUIDING PRINCIPLES

In examining the guiding principles 2022 General Plan, staff found there are no guiding principles that speak directly to the handling of city owned parcels, so the General Plan is considered neutral on this matter.

C. GOALS, OBJECTIVES AND IMPLEMENTATION MEASURES

In examining the goals, objectives, and implementation measures provided in the 2022 General Plan, staff has found there is no guidance that speaks directly to the land use implementation preferences for park properties owned by the City. Therefore, the General Plan is considered neutral on this matter.



4. PUBLIC COMMENT

A total of 131 public notices were mailed to property owners within a 500' radius of the subject property. As of the date of this report, no comments have been received. A sign was placed on the property on March 20, 2026.

5. RECOMMENDATION

Staff is recommending that the Planning Commission forward a favorable recommendation to the City Council for approval of the proposed rezone for Gailey Park located at approximately 200 South 300 West from [R-1-8 Single Family Residential](#) to [PU Public Use](#).

The Planning Commission may make a recommendation to the City Council to approve or deny the rezone request.

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.