



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

The Kaysville City Planning Commission will hold a regular meeting on August 13, 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. Public Hearing to consider changes to 17-31-3 Internal Accessory Dwelling Units to comply with Senate Bill 284
4. Discussion of possible action to review Accessory Structures code requirements
5. Approval of the minutes from the July 23, 2026 Planning Commission Meeting
6. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
7. 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: Anne McNamara, Senior Planner

Date: August 3, 2026

Agenda Item #3: Public Hearing to amend Title 17 17-31-3 Internal Accessory Dwelling Units to comply with Senate Bill 284 for Detached Accessory Dwelling Units.

Meeting Date	August 13, 2026
Application Type	Ordinance Text Amendment
Applicant	Kaysville City
Chapter Title Section	17-31-3 Internal Accessory Dwelling Units

1. BACKGROUND

During the 2026 Utah Legislative Session, Senate Bill 284 passed titled “Local Land and Water Modifications” which established new requirements for cities to allow for detached accessory dwelling units (DADUs) by ordinance before October 1, 2026. The ordinance must allow for DADUs on single family lots larger than 11,000 square feet, comply with building/health/fire codes, and include a process for conversion of legal accessory structures to DADUs subject to setback requirements.

The law also provides parameters specifying the limits of what cities can and cannot regulate in regard to the Detached ADU units. An overview of these restrictions is included in the table below:

Can Regulate	Can't Regulate
Compliance with applicable building, health and fire codes	Cannot require a Conditional use permit
Conversion of existing accessory structures to DADU subject to setback requirements	Cannot require more than one parking spot for a DADU less than 650 square feet, or more than two parking spots for all DADUs
Prohibit units in areas where access to utilities is insufficient or if there is no existing infrastructure capacity (sanitary sewer, culinary water, electric, storm water)	Design standards that violate Utah Code 10-20-618 by regulating building design elements (material, color, placement of windows/doors/etc)
Restricting size (individually or in relation to main dwelling)	
Height, dimension, maximum lot coverage,	

setbacks	
Consistency in design with main dwelling	
Prohibit units from being located in front yards or public utility easements	
Prohibit units from being rented for less than 90 days	
Required replacement of parking spaces when a garage is converted to a DADU	
Owner occupancy requirement	
Limitations on the number of accessory units per lot	

The drafted ordinance included by staff provides a basic outline of regulations for Detached ADUs based on the state code requirement, and combines these requirements with the existing Internal ADU provisions under one singular code section titled “Accessory Dwelling Units” to provide clarity.

The current ordinance includes provisions including but not limited to the following:

- Lots 11,000 square feet or larger are allowed a single family dwelling unit on single family residentially zoned lots.
- An existing accessory structure can be converted to a DADU, subject to certain requirements.
- Must conform with setback requirements for accessory structures in the zone in which it is located.
- May not be located in the front yard area of a lot or parcel
- No more than one ADU (IADU or DADU) can be permitted on a lot or parcel.
- May not be rented for less than 30 consecutive days

The City’s legal counsel has reviewed the draft ordinance for compliance with state code.

2. PUBLIC NOTICING AND PUBLIC COMMENT

A public hearing notice for this item was posted on July 27, 2026. As of the date of this report, the city has received zero comments.

3. GENERAL PLAN

The 2022 General Plan does not speak in favor of or against the proposed amendments and is therefore considered neutral on this matter.

4. RECOMMENDATION

Staff recommends the Planning Commission send a recommendation of approval to the City Council for enacting the proposed text amendments as provided in the attached draft ordinance.

5. ATTACHMENTS

1. Draft redline ordinance changes.
2. State Code Requirements

ORDINANCE __-__-__

AN ORDINANCE AMENDING SECTION 17-31-3 OF KAYSVILLE CITY CODE TO ALLOW DETACHED ACCESSORY DWELLING UNITS UNDER CERTAIN CONDITIONS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Kaysville City is authorized under the Utah Constitution, the Utah Municipal Land Use, Development, and Management Act, and its general police powers to regulate land use and adopt zoning regulations that promote the public health, safety, and welfare of its residents; and

WHEREAS, the Utah Legislature amended Utah law to require municipalities to allow Detached Accessory Dwelling Units on qualifying residential properties, subject to reasonable local regulations authorized by state law; and

WHEREAS, the City Council finds it necessary to amend Title 17 of the Kaysville City Code to bring the City's land use regulations into compliance with current requirements of Utah law governing Accessory Dwelling Units; and

WHEREAS, Utah law authorizes municipalities to establish objective standards governing Detached Accessory Dwelling Units, including standards related to design, setbacks, parking, owner occupancy, utilities, and other development requirements; and

WHEREAS, on (date), the Kaysville City Planning Commission held a public hearing and voted X-X to recommend approval/denial to the City Council; and

WHEREAS, The City Council of Kaysville City finds it to be in the best interest of its citizens to adopt these amendments to the Kaysville City Code to ensure compliance with Utah law while providing clear and consistent standards for the establishment and regulation of Internal and Detached Accessory Dwelling Units.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith, they are hereby repealed.

SECTION II: Amendment. Title 17, Chapter 31, Section 3 shall be amended to read as follows:

17-31-3 ~~Internal~~ Accessory Dwelling Units.

1. The following definitions apply to this section:

~~Internal Accessory Dwelling Units.~~

~~1. Definition.~~

Detached Accessory Dwelling Unit (DADU) - An accessory dwelling unit that is not attached to or within a primary detached single-family dwelling and located on the same lot or parcel as the primary detached single-family dwelling.

Internal Accessory Dwelling Unit (IADU) - An accessory dwelling unit created within the footprint of a single-family detached residence ~~for the purpose of offering a long-term rental where the property owner resides on-site.~~

2. Internal Accessory Dwelling Units

2. ———An IADU must meet the following regulations:

- a. ~~An IADU shall~~ Comply with all applicable building, health, and fire codes.
- b. ~~The owner of the property shall occupy either the IADU or the primary dwelling where the IADU is located as their place of primary residence.~~
- c. ~~Occupancy of any IADU shall be limited to a single family as defined by KCC 17-2-2.~~
- bd. An IADU shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
- ce. A minimum of one ~~(1)~~ extra parking space beyond the parking required for the primary dwelling shall be provided on a property where an IADU is proposed.
 - ii. Any parking spaces displaced by the construction of an IADU (i.e., parking within a garage or carport displaced after the construction of an IADU within the garage or carport) shall be replaced to meet the requirement above.
 - ii. The required parking shall be paved with an asphalt or concrete surface and shall not be in tandem with parking required for the primary dwelling unit.
- df. ~~An IADU shall maintain the same address as the primary dwelling with the addition of "Unit B."~~
- eg. An IADU shall not operate on separate utility meters from the primary dwelling.
- fh. An IADU shall not be permitted within a mobile home or within the property area of a mobile home.
- gi. An IADU shall not be permitted on a property with a total lot size of ~~six thousand~~ (6,000) square feet or less.
- hj. An IADU shall not be permitted on a property with a failing septic tank.

~~3. IADU Rental Provisions.~~

- a. ~~An Internal Accessory Dwelling Unit shall not be made available to rent without the owner of the property on which the IADU is located without first obtaining a valid permit for the purpose of renting an IADU from Kaysville City.~~
- b. ~~An IADU shall not be made available for use as a short term rental (any rental occupancy for a period of less than thirty (30) consecutive days).~~
- c. ~~An IADU shall not be made available to rent where the owner does not reside within the primary dwelling unit on the property.~~

3. Detached Accessory Dwelling Units

- a. Allowance.
 - i. DADUs are allowed on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.
 - ii. A legally existing accessory structure on a qualifying lot or parcel may be converted to a DADU, pending compliance with existing dwelling and accessory structure setback requirements, and compliance with building, health, and fire codes.
- b. DADUS must meet the following:
 - i. Comply with all applicable building, health and fire regulations;

- ii. Conform to applicable land use regulations for the zone in which it is located for structure size, dimension, height, and maximum lot coverage;
- iii. Conform to setback requirements for accessory structures for the zone in which it is located;
- iv. Be designed consistent with the design of the single-family dwelling on the lot or parcel on which it is located;
- v. May not be larger in size than the single-family dwelling located on the same lot or parcel;
- vi. May not be located within a public utility easement or other recorded easement;
- vii. May not be located in a front-yard area of a lot or parcel;
- viii. Must provide additional parking on the lot or parcel of:
 - (1) Two spaces for a DADU larger than 650 square feet; or
 - (2) One space for a DADU less than 650 square feet;
- ix. Any parking spaces displaced by the construction of a DADU (i.e., parking within a garage or carport or on a driveway displaced after the construction of a DADU) shall be replaced on the lot or parcel;
- x. Required parking shall be paved with an asphalt or concrete surface and shall not be in tandem with parking required for the primary dwelling unit;
- xi. A DADU shall not be permitted if the DADU will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water;
- xii. A DADU shall not be permitted if a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the DADU is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements; and

5. General Accessory Dwelling Unit Standards.

- a. No more than one Accessory Dwelling Unit (IADU or DADU) shall be permitted on a lot or parcel.
- b. An IADU or DADU shall maintain the same address as the primary dwelling with the addition of "Unit B.";

- c. Occupancy of any IADU or DADU shall be limited to a single family as defined by KCC 17-2-2.
- d. An IADU or DADU shall not be made available to rent without first obtaining a valid permit for the purpose of renting an IADU or DADU from Kaysville City.
- e. An IADU or DADU shall not be rented for less than 30 consecutive days.
- f. The owner of a lot or parcel where an IADU or DADU is located must reside in the detached single-family dwelling or the IADU or DADU located on the lot or parcel;

64. Penalty.

- a. In addition to applicable remedies for correction of non-compliance found in KCC 17-1-8 and in the Utah Code, Kaysville City may hold a lien of up to ~~one hundred dollars~~ (\$100.00~~90 d~~) per day against a property that contains an ~~Internal Accessory Dwelling Unit~~IADU or DADU if the ~~Internal Accessory Dwelling Unit~~IADU or DADU is in violation of any of the provisions of Utah Code ~~10-9a-530~~10-21-304 or of any provisions of this Chapter-~~i~~. The lien shall be removed after the violations are resolved.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IV: Effective Date. This ordinance being necessary for the peace, health and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Kaysville, Utah, this ____ day of _____, 20__.

—
ATTEST:

Tamara Tran, Mayor

Annemarie Plazier, City Recorder

1966 area within a one-fourth mile radius of the center of the fixed guideway public
1967 transit station platform.

1968 (b) "Station area" includes any parcel bisected by the radius limitation described in [
1969 ~~Subsection (a)(i)] Subsection (26)(a)(i) or (ii).~~

1970 [(24)] (27) "Station area plan" means a plan that:

1971 (a) establishes a vision, and the actions needed to implement that vision, for the
1972 development of land within a station area; and

1973 (b) is developed and adopted in accordance with this section.

1974 [(25)] (28) "Subsequent progress report" means the annual report described in Subsection
1975 10-21-202(2).

1976 [(26)] (29) "System improvements" means the same as that term is defined in Section
1977 11-36a-102.

1978 [(27)] (30) "Tax commission" means the State Tax Commission created in Section 59-1-201.

1979 [(28)] (31)(a) "Tax increment" means the difference between:

1980 (i) the amount of property tax revenue generated each tax year by a taxing entity from
1981 the area within a home ownership promotion zone, using the current assessed
1982 value and each taxing entity's current certified tax rate as defined in Section
1983 59-2-924; and

1984 (ii) the amount of property tax revenue that would be generated from that same area
1985 using the base taxable value and each taxing entity's current certified tax rate as
1986 defined in Section 59-2-924.

1987 (b) "Tax increment" does not include property revenue from:

1988 (i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);
1989 or

1990 (ii) a county additional property tax described in Subsection 59-2-1602(4).

1991 [(29)] (32) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

1992 Section 26. Section **10-21-304** is enacted to read:

1993 **10-21-304 (Effective 10/01/26). Detached accessory dwelling units.**

1994 (1)(a) A specified municipality shall adopt a land use regulation that permits a detached
1995 accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and
1996 contains a single-family dwelling, if the single-family dwelling is a permitted use on
1997 the lot or parcel.

1998 (b) This section does not prohibit a municipality from adopting a land use regulation that
1999 permits a detached accessory dwelling unit on a lot or parcel that is smaller than

2000 11,000 square feet.

2001 (2) A land use regulation described in Subsection (1) shall:

2002 (a) require that a detached accessory dwelling unit comply with all applicable building,
2003 health, and fire codes; and

2004 (b) include a process for the owner of a legally constructed accessory structure to
2005 convert the accessory structure to a detached accessory dwelling unit subject to
2006 applicable:

2007 (i) dwelling and accessory structure setback requirements; and

2008 (ii) building, health, and fire codes.

2009 (3) A land use regulation described in Subsection (1) may not:

2010 (a) require a conditional use permit for a detached accessory dwelling unit if the
2011 proposed detached accessory dwelling unit is located in a primarily residential zone;

2012 (b) require more than two on-site parking spaces assigned to a detached accessory
2013 dwelling unit that is 650 square feet or larger;

2014 (c) require more than one on-site parking space assigned to a detached accessory
2015 dwelling unit that is smaller than 650 square feet; or

2016 (d) include design standards for a detached accessory dwelling unit that conflict with
2017 Section 10-20-618.

2018 (4) A land use regulation described in Subsection (1) may:

2019 (a) require a detached accessory dwelling unit to:

2020 (i) conform to applicable land use regulations that regulate structure size, dimension,
2021 height, and maximum lot coverage;

2022 (ii) conform to setback requirements, that may take into account proximity to
2023 property lines and other structures, easements, window orientation, massing, or
2024 other elements; and

2025 (iii) be designed consistent with the design of the single-family dwelling;

2026 (b) prohibit a detached accessory dwelling unit from being:

2027 (i) larger in size than the single-family dwelling located on the same lot or parcel;

2028 (ii) located within a public utility easement or other recorded easement;

2029 (iii) located in a front-yard area of a lot or parcel; or

2030 (iv) rented for less than 90 consecutive days;

2031 (c) require that the owner of a lot or parcel where a detached accessory dwelling unit is
2032 located reside in the detached single-family dwelling or detached accessory dwelling
2033 unit located on the lot or parcel;

- (d) require that when a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the single-family dwelling that were located within the detached garage are replaced on-site;
- (e) prohibit more than one accessory dwelling unit on a lot or parcel; and
- (f) prohibit a detached accessory dwelling unit if:
- (i) the detached accessory dwelling unit will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water; or
- (ii) a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the detached accessory dwelling unit is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.

(5) This section does not supersede:

- (a) a land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit;
- (b) prohibitions or restrictions on detached accessory dwelling units in a development agreement signed by a municipality on or before May 6, 2026; or
- (c) a land use regulation or administrative action that:
- (i) is not prohibited by law; and
- (ii) relates to a detached accessory dwelling unit.

Section 27. Section **13-43-205** is amended to read:

13-43-205 (Effective 05/06/26). Advisory opinion.

- (1) A local government, private entity, or a potentially aggrieved person may, in accordance with Section 13-43-206, request a written advisory opinion:
- (a) from a neutral third party to determine compliance with:
- (i) Sections 10-20-506, 10-20-507, 10-20-602, 10-20-604, 10-20-605, 10-20-902, 10-20-904, 10-20-905, 10-20-910, 10-20-911, 10-20-912, and 10-20-1003;
- (ii) Sections 17-79-506, 17-79-507, 17-79-601, 17-79-602, 17-79-603, 17-79-803, 17-79-804, 17-79-805, 17-79-811, 17-79-812, 17-79-813, and 17-79-903; and
- (iii) Title 11, Chapter 36a, Impact Fees Act; and
- (b) at any time before:
- (i) a final decision on a land use application by a local appeal authority under Title 11, Chapter 36a, Impact Fees Act, or Section 10-20-1108 or 17-79-1008;
- (ii) the deadline for filing an appeal with the district court under Title 11, Chapter

Kaysville City Planning Commission Meeting Minutes
July 23, 2026

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

Planning Commission Members in Attendance: Vice Chair Birkenshaw, Commissioners Megan Sevy, Wilf Sommerkorn, and Michael Packer

Staff in Attendance: Katie Ellis and Anne McNamara

Public Attendees: City Councilmember Abbi Hunt, Josh McBride, Jaysen Christensen, Laurene Starkey, and Jill Dredge

1- WELCOME AND MEETING ORDER

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

2- DECLARATION OF CONFLICTS OF INTEREST

There were no conflicts of interest.

3- PUBLIC HEARING FOR A ZONE CHANGE FOR SYMPHONY HOMES, ALYSON AND LEE STENQUIST, AND KATHRYN LISBY FOR THE PROPERTY AT APPROXIMATELY 1800 SOUTH SUNSET DRIVE (PARCELS #08-694-0003, #08-694-0006, #08-694-0005, AND #08-027-0009) FROM A-1 LIGHT AGRICULTURAL DISTRICT AND R-A AGRICULTURAL RESIDENTIAL TO R-1-14 SINGLE FAMILY RESIDENTIAL DISTRICT.

Ms. McNamara presented a request to rezone approximately 16.2 acres located adjacent to South Sunset Drive from A-1 Light Agricultural and RA Agricultural Residential to R-1-14 Single-Family Residential. She noted that the application was submitted by Symphony Homes, Alyson and Lee Stenquist, and Katherine Lisby, with Matt Loveland representing Symphony Homes.

Ms. McNamara reviewed the location of the subject properties and the proposed development concept, explaining that the original application consisted of 33 residential lots, with the Stenquist property included. She noted that, following submittal of the application, the Lisby property had also been added as a joint application, increasing the proposed subdivision to a total of 35 lots. Proposed lot sizes would range from approximately 14,000 to 21,000 square feet.

She explained that the existing zoning consists of a combination of A-1 Light Agricultural and RA Agricultural Residential and that the proposed R-1-14 zoning is consistent with the City's Future Land Use Map, which designates the area for single-family residential development.

Ms. McNamara stated that the proposal is supported by several goals and guiding principles of the 2022 General Plan, including providing diverse housing opportunities, preserving established single-family neighborhoods and Kaysville's small-town character, enhancing

neighborhood character and community connectivity, and providing housing densities that support moderate-income housing opportunities.

She further reported that, pursuant to the City's recently adopted Water Use and Preservation Element, staff had reviewed the proposal and determined that sufficient culinary water capacity exists to serve the development.

Ms. McNamara reported that 54 property owners were notified by mail and a public hearing sign was posted on the property on July 10, 2026. Staff received no telephone inquiries, one written comment expressing opposition based on concerns regarding density, lot sizes, and the loss of agricultural land, and one written comment expressing support for the proposed R-1-14 zoning.

Based on the proposal's consistency with the 2022 General Plan and the Future Land Use Map, staff recommended that the Planning Commission forward a recommendation of approval to the City Council for the requested rezone. Ms. McNamara then introduced Matt Loveland, representing Symphony Homes, to answer questions from the Commission.

Vice Chair Birkenshaw thanked staff for the presentation. At the Commission's direction, the public hearing was opened prior to receiving comments from the applicant. Chair Birkenshaw invited members of the public to provide testimony regarding the proposed rezone before the applicant responded to questions and comments.

During the public hearing, Jill Dredge public asked whether the proposed development would be established as a Planned Integrated Development (PID).

Vice Chair Birkenshaw indicated that the applicant would have an opportunity to respond to the question following the close of the public hearing.

With no additional public comments, Vice Chair Birkenshaw closed the public hearing and invited the applicant to address the Commission and respond to questions.

Matt Loveland, representing Symphony Homes, addressed the Commission. In response to a question raised during the public hearing, he confirmed that the proposed development is not a Planned Improvement Development (PID) and that Symphony Homes is not pursuing a PID for the property.

Mr. Loveland explained that the application is a straightforward request to rezone the property to R-1-14. He noted that the proposal does not include a development agreement, planned residential unit development (PRUD), private roads, or requests for setback variances. He stated that the application had been refined through discussions with staff and concluded by offering to answer questions from the Commission.

Commissioner Sommerkorn asked staff to display the project parcels and confirmed that the

application pertained to the same general area previously considered by the Commission, with the addition of the Lisby and Stenquist properties. He also confirmed that the application was a standard R-1-14 rezone request and did not include a Planned Residential Unit Development (PRUD).

At the Commission's request, staff displayed the proposed subdivision layout. Mr. Loveland reviewed the revisions made since the previous proposal, explaining that the right-of-way along Sunset Drive had been shifted farther south in coordination with the Stenquist family. He noted that the revised concept reduced the overall density from previous iterations, increased average lot sizes from approximately 12,000 square feet to a minimum of 14,000 square feet, and proposed larger estate-style homes. Mr. Loveland also explained that the Lisby family had joined the rezone application to preserve the future ability to subdivide their one-acre parcel but had not committed to participating in the Symphony Homes development.

In response to a follow-up question, Mr. Loveland again confirmed that Symphony Homes was not proposing or intending to seek a Public Improvement District (PID) and that the subdivision would be developed through the City's standard subdivision process. He also clarified the location of the Stenquist and Lisby properties on the proposed layout.

During Commission discussion, Commissioner Sevy asked staff for an update regarding the planned Angel Street connection. Ms. McNamara reported that the roadway design remained in progress. Mr. Jaysen Christensen added that the City continues to work with the sewer district on the necessary agreements, noting that discussions have been productive and that staff anticipate finalizing the design and agreement within the next several months. He indicated that the agreement would allow the future street connection to proceed.

Commissioner Sommerkorn moved to recommend approval of the requested rezone from A-1 Light Agricultural and RA Agricultural Residential to R-1-14 Single-Family Residential for the Symphony Homes, Alyson and Lee Stenquist, and Katherine Lisby properties located at approximately 1800 South Sunset Drive, based on the staff recommendation. In support of the motion, he stated that 14,000-square-foot lots were compatible with the surrounding neighborhood and that similar or smaller lots elsewhere in the City had successfully accommodated quality residential development. Commissioner Sevy seconded the motion and the vote was unanimous in favor of the motion (4-0).

Commissioner Birkenshaw: Yay
Commissioner Sevy: Yay
Commissioner Sommerkorn: Yay
Commissioner Packer:

4- APPROVAL OF THE MINUTES FROM JULY 9, 2026 PLANNING COMMISSION MEETING

Commissioner Sevy made a motion to approve July 9, 2026 minutes and Commissioner Sommerkorn seconded the motion. The vote was unanimous in favor of the motion (4-0).

Commissioner Birkenshaw: Yay
Commissioner Sevy: Yay
Commissioner Sommerkorn: Yay
Commissioner Packer:

5- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. McNamara announced upcoming training opportunities, including the Urban Land Institute (ULI) Conference in October and the Utah Chapter of the American Planning Association (APA) Conference in September. She also reported that the detached accessory dwelling unit (DADU) ordinance was scheduled for Planning Commission consideration on August 13, 2026, with public notice to be issued the following week. Ms. McNamara noted that development application activity remained slow, that no additional rezone applications had been submitted, and that recruitment efforts for the Community Development Director position were ongoing.

6- ADJOURNMENT

Commissioner Sommerkorn motioned to adjourn the meeting at 7:20 pm.