

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.