



Kaysville City Planning Commission Meeting Minutes May 11, 2023

The Planning Commission meeting was held on Thursday, May 11, 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, and Wilf Sommerkorn

Staff Present: Mindi Edstrom and Dan Jessop

Public Attendees: Britten Petersen, Kevin Porter, Pascal Meyer, Syd King, and City Councilmember Abbi Hunt

1-OPENING

Chair Toby Barrus opened the meeting by welcoming all in attendance to the May 11, 2023 Planning Commission meeting.

2- APPROVAL OF THE MINUTES FROM THE MARCH 23, 2023 AND APRIL 27, 2023 PLANNING COMMISSION MEETING

Commissioner Lyon made a motion to approve the March 23, 2023 and the April 27, 2023 minutes. Motion was seconded by Commissioner Lott and the vote was unanimous in favor of the motion.

3-CONDITIONAL USE PERMIT FOR BIG RIGZ LANDSCAPING LOCATED AT 570 EAST 100 NORTH

This item was introduced by Mindi Edstrom. Ms. Edstrom introduced the Big Rigz Landscaping business who applied for a Major B Home Occupation business license. Ms. Edstrom said that the applicant just moved into the home on 100 North and the office has received two phone calls regarding the signs out front. Neighbors were just wanting to know what the signs were for. Mr. Rigby has stated he will not have any employees or clients coming to the home. All of his equipment will be stored on the property and staff recommended approval of the conditional use permit for Big Rigz Landscaping.

Chair Barrus inquired to see if the applicant was in attendance and he was not present at the meeting. Commissioner Sommerkorn asked if supplies would be stored on the premise and Ms. Edstrom said the application had indicated they would not be stored at the premise.

Commissioner Lyon asked if there would be any clients coming to the home and Ms. Edstrom replied no.

Ms. Edstrom said that she has informed the applicant what is permitted in a Major B Home Occupation.

Commissioner Lyon made a motion to approve a conditional use permit for Big Rigz Landscaping at 570 East 100 North with no additional conditions. Commissioner Sommerkorn seconded the motion and the vote was 6-0 in favor of the motion.

4- CONDITIONAL USE PERMIT FOR UPPER HAND HOLSTERS LOCATED AT 140 NORTH MAIN STREET

The item was introduced by Mindi Edstrom. Ms. Edstrom said she has been working with Brittan and Kevin Petersen who were doing this business out of the basement of their home. They manufacture gun holsters from Kydex. Their business has continued to expand and so they needed a new location. They are in a CC zone where manufacturing is a conditional use. The applicant included a list of the process and equipment used for manufacturing the holsters and they are doing roughly 1,000 holsters per month.

Commissioner Lyon said this application is one where the Commissioners want to be favorable for these types of organic businesses.

Commissioner Lott asked the applicant if there is waste from the manufacturing.

Mr. Petersen said that there is some waste from the process however, he hauls the waste product up to the dump.

Commissioner Lott also asked if there would be any dust from the manufacturing and the applicant said there is some but very minimal.

Commissioner Young asked if there would be any noise from the manufacturing and Mr. Petersen said that it is very minimal as well. He also said that they will be adding on extra drywall to help with the sound for the next door neighbors.

Commissioner Sommerkorn asked about the location being a retail store and Mr. Petersen said that their business is mostly e-commerce.

Commissioner Lott made a motion to approve the conditional use permit and Commissioner Lyon seconded the motion. The vote was unanimous in favor of the motion 6-0.

5- CONDITIONAL USE PERMIT FOR 45' TALL BUILDING FOR THE OGDEN CLINIC LOCATED AT 1330 WEST 200 NORTH

Introduction by Dan Jessop. Mr. Jessop shared that the conditional use permit is for a 45' tall facade on the upcoming Ogden Clinic building. When the property was rezoned several years ago they submitted different style of building than what they are proposing now. The building plans submitted will still meet all the zone setbacks and requirements. To the east of the building is a church, to the north is Smith's Marketplace, to the west the closest home is about 300' to the first backyard plus the Rail Trail will be between them. The building will all be 35' tall with the exception of the 45' requested facade.

Mr. Jessop said our city code allows for taller buildings with a conditional use when reasonable conditions are proposed or can be imposed to mitigate any reasonable, anticipated, or detrimental effects. Staff saw no detrimental impacts and recommended approval of the conditional use permit for the Ogden Clinic 45' facade.

Chair Barrus asked if staff received any comments on this item. Mr. Jessop responded saying that staff has not received any calls or emails regarding this.

Chair Barrus asked if something like this has been before Planning Commission. Mr. Jessop said that they are done frequently with new church buildings.

Commissioner Young said as a design professional she thinks the 45' facade looks great.

Mr. Kevin Porter came up to answer questions from the Commissioners. Commissioner Lott asked which way the main entrance would be. Mr. Porter said that it would be facing west.

Commissioner Lott asked about lighting being under the roof.

Mr. Porter said that they are still in the concept stages and recognizes the need to not light up more than their property but to only accent the building.

Commissioner Sommerkorn asked about when the Development Agreement was done and asked if it was for the zoning.

Mr. Jessop responded saying in was back in 2019 and the Development Agreement was just for the rezone.

Chad Hawkins approached the Planning Commissioner and Chair Barrus allowed for comments to be made. Mr. Hawkins said he is the resident most impacted by this project but offers his support due to the way Ogden Clinic has handled themselves.

Commissioner Sommerkorn made a motion to approve the Conditional Use Permit for Ogden Clinic and Commissioner Young seconded the motion. The vote was in favor of the motion and the vote was unanimous 6-0.

6- OTHER MATTERS THAT COME BEFORE THE PLANNING COMMISSION

Ms. Greenwood sent out an email regarding upcoming conferences and what options the Commissioners have for attending.

It was announced that Debora Shepard will be the new Planning Commissioner being sworn in at the May 25th meeting.

7- CALL TO THE PUBLIC

Sydney King owner of Good Spray Carwash. She is concerned about some of the new ordinances coming through Planning Commission in the future and how they will affect her and her carwash.

8- ADJOURNMENT

Commissioner Lyon motioned to adjourn the meeting at 7:31 pm.