



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

The Kaysville City Planning Commission will hold a regular meeting on April 27, 2023, 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. Opening
2. Approval of the minutes from the March 23, 2023 Planning Commission Meeting
3. Oath of Office for Erin Young
4. Conditional Use Permit for Hestia Construction located at 455 Creekside Lane
5. Rezone request and public hearing for 120 South Main Street from a HC Health Care District to a PB Public Business District for applicant for Layne Kamalu
6. Final Plat Subdivision approval for Johnson Farms located at 62 North Angel Street
7. Call to the Public
8. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
9. Adjournment

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

Mindi Edstrom
Community Development Department

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Mindi Edstrom, Business License Officer
Date: April 20, 2023

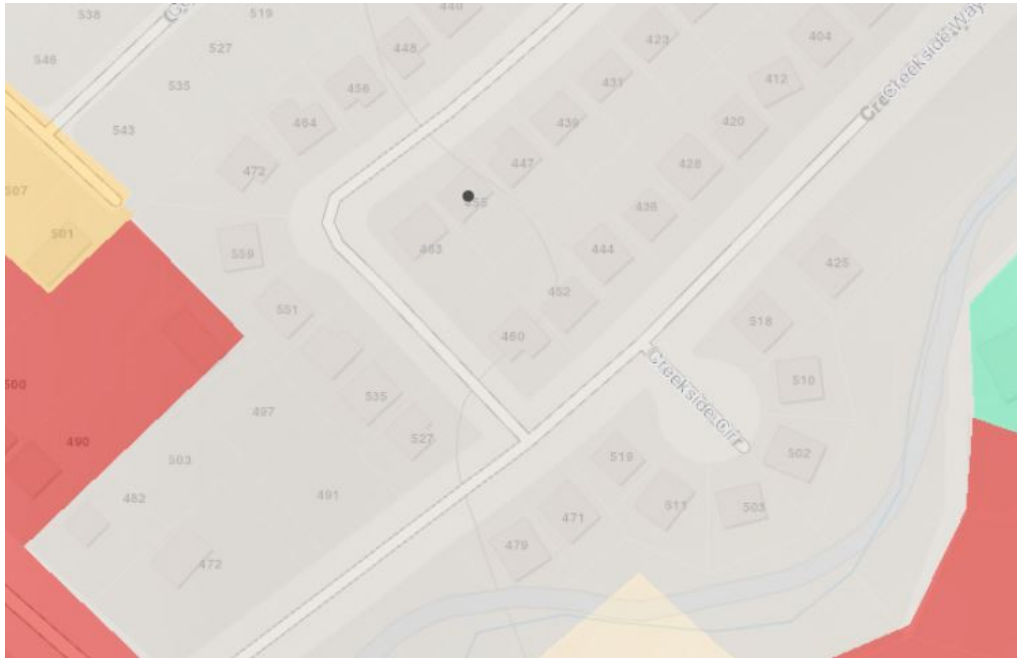
Agenda Item #5: Conditional Use Permit for a Major B Home Occupation for Hestia Construction, Owner Candiss West, located at 455 West Creekside Lane

Meeting Date	April 27, 2023
Application Type	Conditional Use Permit
Applicant Owner	Candiss West
Address Parcel ID Number	455 West Creekside Lane 11-233-0030
Lot Size	0.16 acres 6,969 ft ²
Current Use	Single Family Dwelling
Conditional Use	Major B Home Occupation

- 1. BACKGROUND:** Candiss West is the owner of Hestia Construction. Hestia is a contractor business that specializes in basement finishes, off-grid homes and cabin remodels. She is the only employee and will be using her home mostly as a business office. She currently has a truck and trailer for the business and the trailer is being stored on the road due the current job site having water difficulties. Her hours of working depend on the job location at the time and there will be no clients or employees coming to the home. All supply deliveries will be made at the job site and not her home.



The property is zoned R-1-8. [KCC 17-26-4 Major Home Occupations B](#) allows for and regulates business such as this.



3. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday, April 21, 2023.

4. RECOMMENDATION

Staff is recommending approval of this Conditional Use Permit for the Hestia Construction business located at 455 West Creekside Lane.

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission

From: Dan Jessop,

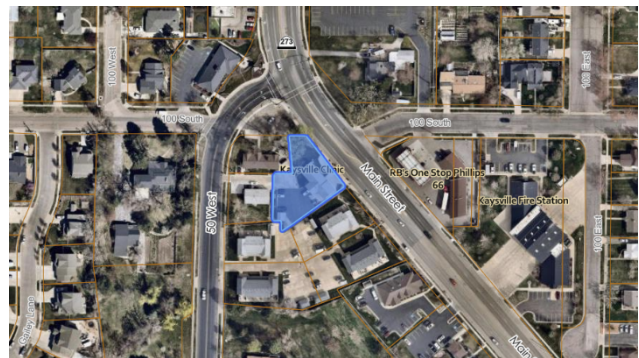
Date: April 20, 2023

Agenda Item #6: Rezone request and public hearing for 120 South Main Street from a HC Health Care District to a PB Public Business District for applicant for Layne Kamalu

Meeting Date	April 27, 2023
Application Type	Rezone
Applicant Owner	Lane Kamalu
Address Parcel ID Number	102 South Main Street 11-108-0122
Lot Size	.36 acre 15,681 ft ²
Current Use	Medical office
Current Zoning	HC Health Care
Density Entitlement	NA
Requested Zoning	PB Professional Business District
Density Entitlement	NA

1. BACKGROUND The subject property is a .36 acre parcel on the west side of Main Street at 120 South Main Street. It has been the medical office space of Dr. Lane Kamalu for a number of years.

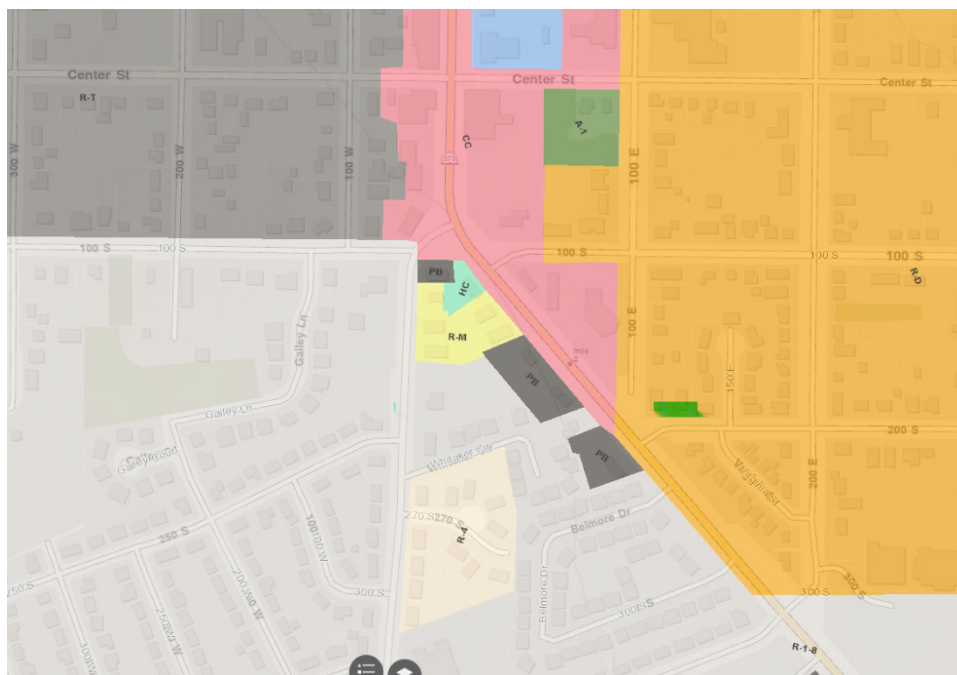
The Health Care District only allows for residential facilities, assisted living facilities, nursing care facilities and accessory buildings specific for those uses. Dr. Kamalu would like to lease the bottom portion of the office building for a Professional Use Business. The Professional Business Zone change would accommodate both business uses with a medical office upper floor and a professional business on the bottom.



2. SURROUNDING LAND USE AND ZONING

The parcel is located on the west side of Main Street and 120 South Main is the address. The application submitted for the Commission's consideration of whether or not the rezone to the PB zone on the subject property is appropriate for the location, the following characteristics of the surrounding area and neighborhood are provided.

- **Adjacent** – Directly adjacent to the subject property is Professional Business, Central Commercial, R-M with some R-1-8 nearby.
- **North** – The subject property is bordered by PB Professional Business.
- **South** – Directly south of the parcels are R-M Multi-family 8,000 square foot lots.
- **East** – CC Central Commercial.
- **West** – The subject property is bordered by R-M and R-1-8 property.



3. GENERAL PLAN

The future land use map on the 2022 General Plan shows the property at 120 South Main Street to be in a commercial district, which includes the PB zone. The rezone request to Professional Business is supported by the future land use map.

The Economic Development Table 5.6 shows we should provide zoning for support for the retail sale and wholesale of merchandise. This also aligns with the goals and provisions of the support for the proposed rezone.

Staff review of the General Plan believes it supports the zone change proposed. The future land use map is clear that the area is complementary to the zone change. The Economic Development Chapter 5 goal is providing zoning for Retail Services, Professional Business, and Whole Sale of merchandise support for retail. The existing zone of HC health care is permitted use for residential living facilities and nursing care facilities. The HC zone is not conducive to either business.

4. PUBLIC COMMENT

A total of 40 public notices were mailed to property owners within 500' of the subject property and a sign was placed on the property on Friday, April 14, 2023. As of the date of this report, no comments have been received.

5. RECOMMENDATION

Staff is recommending the zone change with support of the General Plan as the best compatible zone for the existing business, and new proposed wholesale business in the lower floor.

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: Dan Jessop, Zoning Administrator
Date: March 6, 2023

Agenda Item #3: Final Plat Subdivision approval for Johnson Farms for Tayler Meek for the property at 602 South Angel Street

Meeting Date	April 27, 2023
Application Type	Final Plat for Subdivision
Applicant Owner	Evelyn L. Johnson Trust David Johnson
Address Parcel ID Number	62 North Angel Street 08-009-0102
Zoning	R-1-14 PRUD
Lot Size	1.66 acres 72,309.6 square feet
Current Use	Single family dwelling
Number of New Lots	4
Lot Sizes	14,000 to 24,644 square feet

1. BACKGROUND

A while back if you recall the Johnson's property was re-zoned to R-1-14 PRUD after being denied an R-1-8 rezone application.

The Evelyn L Johnson Trust-David Johnson are now submitting a Final subdivision plat application which includes four proposed lots with a private lane PRUD that will meet the size, frontage, and buildable envelope set-backs that will meet the R-1-14 zone.

The subdivision consists of four total lots. Lot 1 and Lot 2 may face the public right of way, Angel Street, or the new Private Street, Dawn Lane, however they see fit due to the corner lot location. Lots 3 and 4 will face the proposed private lane. The lots range from 14,000 square feet to 24,644.86 square feet.



2. RECOMMENDATION

The proposed subdivision is consistent with the anticipated development of the R-1-14 zone. It is in compliance with applicable zoning districts, and proposes four desirable building lots. Staff has reviewed the proposed subdivision plat and is recommending that the Planning Commission approve the Final Plat for Johnson Farms Subdivision.

Attachments:

1. City Engineer statement
2. Final Plat

