



Kaysville City Planning Commission Meeting Minutes
April 27, 2023

The Planning Commission meeting was held on Thursday, April 27, 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, Mike Packer, Josh Sundloff, Krista Keetch and Wilf Sommerkorn

Staff Present: Mindi Edstrom and Dan Jessop

Public Attendees: Layne Kamalu, Tony Powell, Taylor Meek, City Councilmember Abbi Hunt

1-OPENING

Chair Toby Barrus opened the meeting by welcoming all in attendance to the April 27, 2023 Planning Commission meeting.

2- OATH OF OFFICE FOR ERIN YOUNG

Ms. Edstrom led Erin Young in the Oath of Office for Kaysville City Planning Commission.

Commissioner Lyon made a motion to move item 3 Conditional Use Permit to item 5. Motion was seconded by Commissioner Packer and vote was unanimous to move item 3.

3- REZONE REQUEST AND PUBLIC HERING FOR 120 SOUTH MAIN STREET FROM HC HEALTH CARE DISTRICT TO A PB PUBLIC BUSINESS DISTRICT FOR APPLICANT LAYNE KAMALU

The item was introduced by Dan Jessop.

Mr. Kamalu applied for a rezone for his property at 120 South Main Street to allow for his building to be compliant for his medical business while allowing him to rent out the bottom half of the facility. Mr. Jessop said that the General Plan and the Future Land Use map allow for this property to be a Public Business zone.

Layne Kamalu approached the Planning Commission and said that the rezone application is to allow him to lease out the bottom half of his building.

Chair Barrus opened and closed the public hearing, with no comments being received.

Commissioner Lyon made a motion to approve the rezone application for 120 South Main Street

and Commissioner Keetch seconded the motion. The vote was unanimous in favor of the motion 7-0.

4- FINAL PLAT SUBDIVISION APPROVAL FOR JOHNSON FARMS LOCATED AT 602 SOUTH ANGEL STREET

The item was introduced by Dan Jessop.

Mr. Jessop said the City Engineer has looked over and approved the final plat and staff is recommending approval of the final plat.

Commissioner Lyon made the motion to approve the Final Plat Subdivision for 602 South Angel Street and Commissioner Sommerkorn seconded the motion. The vote was unanimous in favor of the motion (7-0).

5- CONDITIONAL USE PERMIT FOR HESTIA CONSTRUCTION LOCATED AT 455 CREEKSIDE LANE

The item was introduced by Mindi Edstrom.

Ms. Edstrom said that Hestia Construction is a contractor business specializing in basement finished, off-grid homes and cabin remodels. The applicant has stated there will be no employees or clients at her home and all supplies will be delivered to the job site. Staff is recommending the Planning Commission approve the conditional use permit.

Dan Jessop also shared that while dropping off the sign on the property he could verify that there is enough parking on the side of the home and staff has not received any calls or emails in regards to the business.

Commissioner Sommerkorn asked Ms. Edstrom if the business met all the requirements for Kaysville City Code.

Ms. Edstrom said that the owner has been made aware of the requirements for a home business.

A motion was made by Commissioner Sommerkorn to approve the Conditional Use Permit for Hestia Construction and motion was seconded by Commissioner Lyon. The vote was unanimous in favor of the motion (7-0).

6- CALL TO THE PUBLIC

Tony Powell came to address an item that was previously on the agenda for this meeting. The item was for a Conditional Use Permit for Green Pointe Tree Care.

Ms. Edstrom said the item was removed by the business owner due to concerns that the neighbors shared with him and will be looking for a commercial location for his business.

7- OTHER MATTERS THAT COME BEFORE THE PLANNING COMMISSION

Staff and Planning Commissioner thanked Commissioner Sundloff for his commitment to Kaysville City for over 9 years.

8- ADJOURNMENT

Commissioner Lyon motioned to adjourn the meeting at 7:26 pm.