



Kaysville City Planning Commission Meeting Minutes September 28, 2023

The Planning Commission meeting was held on Thursday, September 28, 2023 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Steve Lyon, Commissioners Wilf Sommerkorn, Mike Packer, Debora Shepard, and Rachel Lott

Staff Present: Mindi Edstrom and Melinda Greenwood

Public Attendees: City Councilmember Abbi Hunt, Todd Johnson, and Jill Drudge

1-OPENING

Chair Lyon opened the meeting by welcoming all in attendance to the September 28, 2023 Planning Commission meeting.

2- APPROVAL OF THE MINUTES FROM THE AUGUST 10, 2023 PLANNING COMMISSION MEETING.

Commissioner Sommerkorn motioned to approve the minutes from August 10, 2023 and the vote was unanimous (5-0).

3-CONDITIONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR TOTAL HOME CONSTRUCTION AND REMODEL LOCATED AT 605 EAST WHISPER CREEK DRIVE

The item was introduced by Mindi Edstrom. The Conditional Use Permit was for applicant Todd Johnson, who lives at 605 East Whisper Creek Drive. Mr. Johnson is the owner of Total Home Construction and Remodel and is located in a R-1-8 residential neighborhood. Mr. Johnson has a three car drive way with an RV pad on the side that will be used for storing his work truck. Mr. Johnson has indicated there will not be any employees or customers coming to the home.

Ms. Edstrom shared the findings from staff for an approval recommendation.

1. The proposed use is consistent with the [KCC 17-26-4 Major Home Occupation B](#) regulations for contractors that have equipment such as a trailer stored at the home.
2. The applicant has been made aware of Major B Home Occupation regulations and has agreed to comply.
3. The application has been reviewed by staff and the business is compliant with City Zoning, Department of Commerce, and Department of Public Licensing.

4. The business will not have an adverse effect on the use, enjoyment, or valuation of property in the proposed neighborhood as regulated by [KCC 17-26-4 Major Home Occupation B](#) regulations.

Ms. Edstrom said staff recommends approval of the Conditional Use Permit for Total Home Construction and Remodel with any conditions the Commission feel are necessary.

Commissioner Shepard asked if staff received any comments from the public.

Ms. Edstrom said that there was one phone call from a neighbor inquiring about the notice sign in the front yard.

Commissioner Packer made a motion to approve the Conditional Use Permit for Total Home Construction and Remodel. Commissioner Lott seconded the motion and the vote was unanimous in favor of the motion (5-0).

4- CALL TO THE PUBLIC

No comments were made.

5- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Greenwood thanked the Commissioners who were able to attend the APA Conference.

Ms. Greenwood said she has submitted a letter of intent for grant funding for a small area plan for our city center.

Ms. Greenwood mentioned that we had another application submitted for a mixed use project.

Ms. Greenwood informed the Commissioners of the Urban Land Institute Training in October.

6- ADJOURNMENT

Commissioner Shepard motioned to adjourn the meeting at 7:16 pm.