



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

The Kaysville City Planning Commission will hold a regular meeting on February 8, 2024, 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. Welcome and Meeting Order
2. Declaration of Conflicts of Interest
3. Conditional Use Permit for a Major B Home Occupation for Horizon Renovations located at 891 South Kays Drive
4. Planning Commissioner Training
5. Approval of the minutes from the January 25, 2024 Planning Commission Meeting
6. Other matters that properly come before the Planning Commission
 - a. Reports
 - b. Correspondence
 - c. Calendar
7. 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: January 22, 2024

Agenda Item #3: Conditional Use Permit for a Major B Home Occupation for Horizon Renovation LLC located at 891 South Kays Drive for Kenneth Krum

Meeting Date	February 8, 2024
Application Type	Conditional Use Permit
Applicant Owner	Kenneth Krum Horizon Renovations
Address Parcel ID Number	891 South Kays Drive 08-358-0110
Lot Size	0.23 10,018 ft ²
Current Use	Single Family Dwelling
Conditional Use	Major B Home Occupation

1. BACKGROUND

Mr. Krum is the owner of Horizon Renovations, a new business in Kaysville City. Mr. Krum lives at 891 South Kays Drive and the only equipment he will have at his home location is his personal truck. All other equipment for his business will be stored at his son's home or in a storage unit. There will be no other employees or customers at the home and all materials will be delivered to the job site.



2. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday, February 2, 2024.

3. RECOMMENDATION

Staff is recommending approval of this Conditional Use Permit located at 891 South Kays Drive for Horizon Renovations with any conditions Planning Commission feel are necessary.

Findings for a recommendation of approval include:

- A. 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.
- B. The applicant has been made aware of Major B Home Occupation regulations and has agreed to comply.
- C. The application has been reviewed by staff and the business is compliant with City Zoning and the Utah State Department of Commerce.
- D. 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.

Kaysville City Planning Commission Meeting Minutes

January 25, 2024

The Planning Commission meeting was held on Thursday, January 25, 2024 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Steve Lyon, Commissioners Mike Packer, Wilf Sommerkorn, Debora Shepard, Megan Sevy, and Paul Allred

Planning Commissioners Absent: Commissioner Erin Young

Staff Present: Dan Jessop and Mindi Edstrom

Public Attendees: City Councilmember Abbi Hunt, Laurene Starkey, Jill Dredge, Dale Webster, and Robert Chilchrist

1- WELCOME AND MEETING ORDER

Chair Lyon opened the meeting by welcoming all in attendance to the January 25, 2024 Planning Commission meeting.

2- DECLARATION OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest from the Commissioners.

3- REZONE REQUEST AND PUBLIC HEARING FOR PROPERTY AT 367 SOUTH ANGEL STREET FROM A-5 (HEAVY AGRICULTURE) TO R-1-14 (SINGLE FAMILY 14,000 FT²) FOR APPLICANT DW MANAGEMENT

Dan Jessop introduced agenda item three for a rezone at 367 South Angel Street from A-5 Heavy Agricultural to R-1-14 Single Family with 14,000 ft² lots. Mr. Jessop said a R-1-20 rezone proposal for this property was before Commissioners on November 9, 2023 and they gave a recommendation for approval for City Council. The rezone was on the City Council agenda on December 7, 2023, but the applicant pulled the rezone application because they decided they wanted to go with the R-1-14 zone instead of an R-1-20 zone. Mr. Jessop said the rezone is consistent with the neighborhood and the Kaysville City General Plan. He explained that the R-1-14 zone is a smaller lot area reduced from 20,000 ft² lots to 14,000 ft², however all the setbacks and frontages will be the same as R-1-20, the lots would just have smaller backyards. He explained that from the road view there would not be any visible differences.

Commissioner Allred asked what the net increase in lots would be by going to R-1-14.

Dale Webster, the applicant, said the increase would be 18 lots to 24 lots with R-1-14. He said if a road is required they would need to downsize two of the lots on the south side because of the piece of land to the east is owned by another property owner which impinges two different lots so they would lose another two lots. Mr. Webster said if he went with smaller lots they could get a few more homes or at least the same amount of homes from the R-1-20 rezone. Commissioner Allred said the answer to his question would be approximately a 25 percent

increase because of the rezone change.

Mr. Webster said it is going to be the same amount of lots as it was initially, however he could possibly lose four lots to a road on the south side.

Chair Lyon asked about a connector road to Galbraith Drive.

Mr. Webster said that it is not a discussion at this point.

Chair Lyon opened up the Public Hearing and reminded the public to keep comments to three minutes and to state your name and the city they live in.

Robert Chilchrist, a Kaysville resident, said he represents several residents from the Mountain Vista Subdivision. Mr. Chilchrist said they would like the Planning Commission and City Council to know they would like this project to have a road in between where the Mountain Vistas Road stops and in between the 27-acre field to the south simply for safety and access purposes for now and future developments. He also said that the neighbors were all in favor with the R-1-20 rezone when they were going to be half acre lots but they are not ok with it being rezoned R-1-14.

Chair Lyon closed the Public Hearing.

Commissioner Allred said he feels this is a prime missed opportunity for density on the west side of Kaysville and feels that we need more density and diversity with housing.

Commissioner Sommerkorn said that the only difference from R-1-20 to the R-1-14 zone is that the backyards will be smaller and from the road the lots will appear the same size.

Commissioner Packer said that it is very forward thinking to have a road stubbed out on the south property and is in support of a connector road.

Commissioner Sommerkorn also agrees with Commissioner Packer regarding the connector road.

Chair Lyon said a connector road would be good for circulation, safety and removes burden from the connecting neighborhoods.

Commissioner Allred made a motion to recommend approval of the rezone to City Council for DW Management for 7.74 acres at 367 South Angel Street from A-5 Heavy Agricultural to R-1-14 Single Family based on the staff recommendations and the fact that the proposal complies with the city's General Plan. Commissioner Sommerkorn seconded the motion and the vote was unanimous in favor of the motion (6-0).

Commissioner Allred: Yay

Commissioner Shepard: Yay
Commissioner Lyon: Yay
Commissioner Packer: Yay
Commissioner Sevy: Yay
Commissioner Sommerkorn: Yay

4- APPROVAL OF THE MINUTES FROM THE DECEMBER 14, 2023 AND JANUARY 11, 2024 PLANNING COMMISSION

Chair Lyon asked for a voice vote for the minutes from December 14, 2023. Commissioner Allred abstained from the vote as he was not present at that meeting. All voted in favor of approving the minutes (5-0).

Commissioner Allred: Abstained
Commissioner Shepard: Yay
Commissioner Lyon: Yay
Commissioner Packer: Yay
Commissioner Sevy: Yay
Commissioner Sommerkorn: Yay

Chair Lyon asked for a voice vote for the minutes from January 11, 2024. All voted in favor of approving the minutes (6-0).

Commissioner Allred: Yay
Commissioner Shepard: Yay
Commissioner Lyon: Yay
Commissioner Packer: Yay
Commissioner Sevy: Yay
Commissioner Sommerkorn: Yay

5- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Chair Lyon announced Commissioner Shepard as the new Commissioner Vice-Chair.

Commissioner Sommerkorn said there will be an online Planning Commission Chair training in the coming weeks for Commissioners and would let the group know about it.

Ms. Edstrom gave a brief explanation of the new subdivision process.

Commissioner Sommerkorn said that the change in the subdivision process is short sided by the state and that the concept plan was a place where you get an opportunity to look at the layout and the design and get ideas and thought it was very helpful.

6- ADJOURNMENT

Commissioner Allred motioned to adjourn and Commissioner Young seconded the motion. The meeting ended at 7:24 pm.