

Kaysville City Planning Commission Meeting Minutes February 8, 2024

The Planning Commission meeting was held on Thursday, February 8, 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, Paul ~~Young~~Allred and Erin Young

Planning Commissioners Absent: None

Staff Present: Dan Jessop and Melinda Greenwood

Public Attendees: City Councilmember Abbi Hunt, Jill Dredge, and Kenneth Krum

1- WELCOME AND MEETING ORDER

Chair Lyon opened the meeting by welcoming all in attendance to the ~~January 25~~February 8, 2024 Planning Commission meeting.

2- DECLARATION OF CONFLICTS OF INTEREST

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

3- CONDITIONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR HOIZON RENOVATION LOCATED AT 891 SOUTH KAYS DRIVE

Melinda Greenwood introduced the Conditional Use Permit for Horizon Renovations located at 891 South Kays Drive. She explained that Kenneth Krum is the owner of the Horizon Renovations and needed a Conditional Use Permit for his business as a hHandyman. He owns one truck for the business and stores his supplies and tools at a storage unit as well as his son's home. All supplies will be sent to project sites~~onsite~~ and there will not be any employees or customers at his home. A notice sign was placed on his property Friday, February 2, 2024 and ~~there staff did not receive any were no~~ calls or emails ~~with concerns or comments~~ for this item. Staff is recommending approval of the Conditional Use Permit for 891 South Kays Drive and referred to the staff report for findings regarding this the approval of the application.

Chair Lyon asked staff what type of equipment Mr. Krum will be using in his renovation business.

Ms. Greenwood stated that he does not have a lot of equipment ~~where~~because he will be doing more handyman type work.

Commissioner Sevy asked what the current zoning is for this business and if his son lives in Kaysville.

Mr. Jessop responded saying that the only thing going on at the home location would office work and most of his tools will be in his truck or off site.

Ms. Greenwood said the zoning is R-1-20.

Mr. Krum approached the Commissioners and was asked by Chair Lyon if he will be mostly doing business as a ~~Handyman~~ handyman and where he will be storing his equipment.

Mr. Krum responded saying that he will be doing paper work at the home and storing everything else in his warehouse.

Commissioner Packer made ~~the~~ a motion to approve the Conditional Use Permit for Horizon Renovations at 891 South Kays Drive and Commissioner Young seconded the motion. The vote was unanimous in favor of the motion (6-0).

Commissioner Young: Yay

Commissioner Shepard: Yay

Commissioner Lyon: Yay

Commissioner Packer: Yay

Commissioner Sevy: Yay

Commissioner Sommerkorn: Yay

Commissioner Allred: ~~Not in attendance~~ Absent

4- PLANNING COMMISSIONER TRAINING

Commissioner Sommerkorn gave a presentation on "Planning Commission 101" for the Commissioners.

4- APPROVAL OF THE MINUTES FROM THE JANUARY 25, 2024 PLANNING COMMISSION MEETING

Commissioner Allred (who arrived late to the meeting) made the motion to approve the minutes and Commissioner Shepard seconded the motion and the vote was unanimous in favor of the motion (7-0).

Commissioner Young: Yay

Commissioner Shepard: Yay

Commissioner Lyon: Yay

Commissioner Packer: Yay

Commissioner Sevy: Yay

Commissioner Sommerkorn: Yay

Commissioner Allred: Yay

6- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Greenwood said she sent out an email regarding the APA training coming up for those interested.

Ms. Greenwood said the City presented ~~to the County Commission~~ the Community

Reinvestment Area Plan for Kaysville City Center to the County Commission and it went really well, so the City is ~~and~~ moving forward with the County, Davis School District and other taxing entities.

Ms. Greenwood spoke to the comments and concerns going around regarding Kaysville City having a homeless shelter. She said ~~s~~State laws passed last year require all the class 2 counties to have a location for the homeless shelter for temperatures under 15 degrees.

7- ADJOURNMENT

Commissioner Allred motioned to adjourn and Commissioner Young seconded the motion. The meeting ended at 8:48 pm.