



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

The Kaysville City Planning Commission will hold a regular meeting on June 13, 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 Conflict of Interest
3. Conditional Use Permit for a Major B Home Occupation for Pipe Dreams Plumbing, LLC located at 1782 Bentley Circle for Jason Hogan
4. Conditional Use Permit for a Greenhouse & Nursery located at 1773 West 200 North for Salt Grass Land & Cattle
5. Approval of the minutes from the April 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: June 6, 2024

Agenda Item #3: Conditional Use Permit for a Major B Home Occupation for Pipe Dreams Plumbing, LLC located at 1782 West Bentley Circle for Jason Hogan

Meeting Date	June 13, 2024
Application Type	Conditional Use Permit
Applicant Owner	Jason Hogan Pipe Dreams Plumbing
Address Parcel ID Number	1782 West Bentley Circle 08-325-0259
Lot Size	0.34 14,810 ft ²
Current Use	Single Family Dwelling in R-A District
Conditional Use	Major B Home Occupation

1. BACKGROUND

Mr. Jason Hogan is the owner of Pipe Dreams Plumbing, a new Major B Home Occupation business in Kaysville City. Mr. Hogan lives at 1782 West Bentley Circle and he has one plumbing van that he uses for the business and is parked at his home when not in use. Mr. Hogan has a verified Contractor with LRF (B100 and P200) license with the State of Utah, is compliant with the Department of Commerce and his business is located in a R-A zone where Major B Home Occupations are permitted with a Conditional Use Permit.



2. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday, June 7, 2024.

3. RECOMMENDATION

Staff is recommending approval of this Conditional Use Permit located at 1782 West Bentley for Pipe Dreams with any conditions Planning Commission feel are necessary as allowed by KCC 17-30.

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.

PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission

From: Melinda Greenwood, Community Development Director

Date: June 6, 2024

Agenda Item #7: Conditional Use Permit for a Greenhouse & Nursery located at 1773 West 200 North for Salt Grass Land & Cattle LLC

Meeting Date	June 13, 2024
Application Type	Conditional Use Permit for Greenhouse & Nursery
Applicant Owner	Nephi Harvey Salt Grass Land & Cattle LLC
Address Parcel ID Number	1773 West 200 North 11-094-0126
Lot Size	9.63 Acres 419,482.8 ft ²
Current Use	Agricultural & Residential
Current Zoning	A-5 Heavy Agricultural

1. BACKGROUND

Nephi Harvey of Salt Grass Land & Cattle LLC has applied for a conditional use permit (CUP) for a greenhouse and nursery for the property located at 1773 West 200 North. The 9.63 acre property is located on the south side of 200 North and is irregularly shaped. The property is zoned [A-5 Heavy Agricultural](#) and has a single family dwelling on site.



The applicant has submitted a site plan with their application, which is attached to this staff report. The site plan delineates a planted area of approximately 4,454 ft² and a retail area of 7,312 ft².

The parking area shown on the plan is 9' x 18' and shows 668 ft². This would not be adequate for the desired retail area. Our parking regulations would require at least 11 spaces be provided.

The site plan also shows a low profile sign which would tentatively be located on the northwest side of the driveway leading into the property. Should a sign be placed on the property, it would need a building permit and would need to meet our sign code regulations.

Any buildings which may be constructed to support the business would need to have a building permit and meet all zoning and building code requirements.

2. ZONING

The subject property is zoned A-5 Heavy Agricultural District. [KCC 17-8-4-4](#) allows greenhouses and nurseries limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod as a conditional use.

3. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday June 7, 2024.

4. RECOMMENDATION

Staff recommends the Planning Commission approve the conditional use permit with the following conditions:

- a. A minimum of 1.5 parking spaces be provided for every 1,000 ft² of less intensive commercial sales area as required by [KCC 17-33 Off Street Parking And Loading](#). As indicated in the site plan submitted with the CUP application, a minimum of 11 parking spaces are required for a 7,312 ft² of retail area and holding yard.

The Planning Commission may wish to implement other conditions based on the following codified standards.

- Provide a use at the particular location that is a necessary or desirable service or facility which will contribute to the general well-being of the community and the neighborhood without detrimental effects on the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- Provide adequate access to the use without detrimental effects on streets.
- Provide for safe circulation of vehicles and pedestrians.
- Provide adequate access for public safety services and water volume and pressure for fire fighting.
- Provide adequate off-street parking on the site.
- Provide architectural design and exterior finishes that are compatible with the surrounding environment.
- Provide landscaping that is compatible with the surrounding environment.
- Provide adequate site lighting without detrimental effects on other properties.
- Provide adequate utilities for the use without detrimental effects on utility systems.
- Provide for water runoff without detrimental effects on other properties.

- Provide adequate waste disposal without detrimental effects on other properties.
- Accommodate special site conditions without creating any attractive nuisances.

Findings for a recommendation of approval include:

- a. Title 17-8 A-5 Heavy Agriculture allows the proposed use as a conditional use.
- b. The applicant has been made aware of the CUP regulations and has agreed to comply.
- c. Providing 11 parking spots will meet the minimum parking requirements.
- d. The business should not have an adverse effect on the use, enjoyment, or valuation of property in the neighborhood as regulated by KCC 17-30 Conditional Uses.

Special Use Permit Application



Legend

Name	Quantity
 Proposed Retail Area and Holding Yard	7312 SF
 Secondary Water Connection	5
 Potable Water Connection	2
 Electrical Connections	2
 9' x 18' parking space	668 SF
 Honeybucket	1
 Plants in Ground	4454 SF
 Proposed low profile sign	1

Kaysville City Planning Commission Meeting Minutes
April 25, 2024

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

Planning Commission Members in Attendance: Commissioners Wilf Sommerkorn, Krista Keetch, Rachel Lott, Michael Packer, Paul Allred, and Erin Young

Planning Commissioners Absent: Commissioners Megan Sevy, Debora Shepard, and Chair Steve Lyon

Staff Present: Melinda Greenwood and Mindi Edstrom

Public Attendees: City Councilmember Abbi Hunt, Adam Spillman, Marv Haws, Laurene Starkey, Jill Dredge, and Katie Ellis

1- WELCOME AND MEETING ORDER- ELECTION OF A TEMPORARY CHAIR

Ms. Greenwood started the meeting off saying that both the Chair and the Vice Chair are not in attendance of the meeting so the Commissioners will need to elect a Temporary Chair for the meeting.

Commissioner Allred made a motion to approve Krista Keetch as the meeting Chair. Commissioner Sommerkorn seconded the motion. The vote was unanimous in favor of the motion (6-0).

Commissioner Keetch began the meeting by welcoming all in attendance to the April 25, 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 MORF RENOVATIONS LOCATED AT 478 SOUTH 875 EAST FOR MARVIN HAWS

Mindi Edstrom introduced the Conditional Use Permit agenda item for Marvin Haws. She has been working with him to get his Major B Home Occupation business license and said that Mr. Haws applied for his contractor's license with the Department of Professional Licensing. He has completed all the paper work and was waiting for them to complete the application approval. In the meantime, he wanted to begin the process of getting his Conditional Use Permit so that he could start working once DOPL gave him is license. Ms. Edstrom said that Mr. Haws lives in an R-1-8 district and his property is .71 acres with a large driveway leading to the back of his property where he can store his trailer. Mr. Haws will be doing residential construction, remodeling, and outdoor landscaping and all materials will be delivered to the jobsite. There should be little to no traffic created by the home business. Staff received four calls from residents inquiring about the sign placed on the property, however there was no opposition.

Ms. Edstrom said that staff if recommending approval of the Conditional Use Permit for Marvin Haws located at 478 South 875 East with any conditions the Planning Commission feel are necessary.

Commissioner Allred asked Mr. Haws if he has any outside employees at that time.

Mr. Haws approached the Commissioners to respond to the question. He responded saying that he does not have any employees at the time and that in the future he could hire some, however, they will not be coming to the home.

Commissioner Allred asked if the employees would be doing any work at Mr. Haw's home for jobs.

Mr. Haws said the he doesn't for see that happening.

Commissioner Keetch said that she was open to a motion.

Commissioner Allred made a motion to approve the Conditional Use Permit for a Major B Home Occupation at 478 South 875 East for MORF Renovations.

The findings for approval are based upon these findings:

- 1- The approval is consistent with regulations found in the Kaysville City Code 17-26-4 an 17-30.
- 2- Staff has vetted the application and recommended to the Planning Commission.
- 3- This application is in compliance with city ordinance and the Utah State Department of Commerce.
- 4- Item D under the recommendations of approval stated that the business will not have an adverse effect on the use, enjoyment, or valuation for property in the proposed neighborhood.

As the motioner, Commissioner Allred said that he is in agreement an believes that this home occupation, even with the testimony of the applicant that there may be employees coming to the home on occasion, will not be a problem and that they will not be doing work on the property itself.

Commissioner Lott seconded the motion and the vote was unanimous in favor of the motion (6-0).

Commissioner Packer: Yay
Commissioner Allred: Yay
Commissioner Young: Yay
Commissioner Sommerkorn: Yay
Commissioner Keetch: Yay
Commissioner Lott: Yay

4- APPROVAL OF THE MINUTES FROM THE MARCH 28, 2024 PLANNING COMMISSION MEETING

Commissioner Young made a motion to approve the minutes from the March 28, 2024 Planning Commission meeting. Commissioner Parker seconded the motion and the vote was unanimous in favor of the motion (6-0).

Commissioner Packer: Yay
Commissioner Allred: Yay
Commissioner Young: Yay
Commissioner Sommerkorn: Yay
Commissioner Keetch: Yay
Commissioner Lott: Yay

5- CALL TO THE PUBLIC

Ms. Greenwood explained that this is an item that no longer on Planning Commission agendas, however, it accidentally was left on the agenda so the Planning Commission will honor the Call to the Public.

Commissioner Keetch asked how the public would go about having the Commissioners and City Council hear concerns of the public.

Ms. Greenwood said that we refer the public to the City Council.

Commissioner Allred said that as Commissioners they receive the comments made via email and he appreciates that.

Ms. Greenwood said that the public can contact the Planning Commission and City Council anytime through the Kaysville City website via email.

Commissioner Keetch opened up the Call to the Public.

A resident from the audience asked if he could use the Call to the Public to reference item 3 from the agenda.

Commissioner Allred asked the resident if his question could be answered by the applicant?

The resident answered "yes".

Commissioner Allred suggested that he ask the applicant the question outside of the meeting.

Commissioner Keetch closed the Call to the Public.

6- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Greenwood shared the information of Dan Jessop retiring and that the position for a Senior

Planner will be posted next week and she will send it out to the Commissioners.

The APA Conference is May 9-10 in Cedar City. She said with the Planning Commission meeting scheduled on May 9th it might be difficult to have a quorum and there is possibility of cancelling the meeting. A poll about availability for that night was verbally taken, and it appeared no quorum would be available that evening, so staff said they will cancel the meeting.

Commissioner Sommerkorn asked when staff can get started on the grant for the central plan.

Ms. Greenwood said that the funds will be available July 1st and hopefully by October 1st she will have a selected proposal and consultant to bring forward to the City Council for approval.

7- ADJOURNMENT

Commissioner Keetch motioned to adjourn the meeting at 7:21 pm.