



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

The Kaysville City Planning Commission will hold a regular meeting on June 27, 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. Consideration of a Conditional Use Permit for a Major B Home Occupation for Konstruct Builders, LLC located at 585 South 300 East for Brandt Knowlton
4. Consideration of a Conditional Use Permit for a Preschool at the property located at 933 South Comish Circle for applicant Laura Madsen
5. Approval of the minutes from the June 13, 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 21, 2024

Agenda Item #3: Conditional Use Permit for a Major B Home Occupation for Konstruct Builders, LLC, located at 585 South 300 East for Brandt Knowlton

Meeting Date	June 27, 2024
Application Type	Conditional Use Permit
Applicant Owner	Brandt Knowlton Konstruct Builders, LLC
Address Parcel ID Number	585 South 300 East 07-233-0202
Lot Size	0.66 29,010.96 ft ²
Current Use	Single Family Dwelling
Conditional Use	Major B Home Occupation

1. BACKGROUND

Mr. Brandt Knowlton is the owner of Konstruct Builders LLC, a new business in Kaysville City. Mr. Knowlton lives at 585 South 300 East and the only equipment he will have at his home location is his personal truck. All other equipment and supplies for his business will be sent to the construction site. There will be no other employees or customers at the home. Mr. Knowlton has been working with DOPL to get his license and is needing to have a business license with the City of Kaysville prior to them issuing the DOPL license.



2. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday, June 21, 2024.

3. RECOMMENDATION

Staff is recommending approval of this Conditional Use Permit located at 585 South 300 East for Brandt Knowlton and Konstruct Builders LLC 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.



PLANNING COMMISSION STAFF REPORT

To: Kaysville City Planning Commission
From: Mindi Edstrom, Business License Officer
Date: June 21, 2024

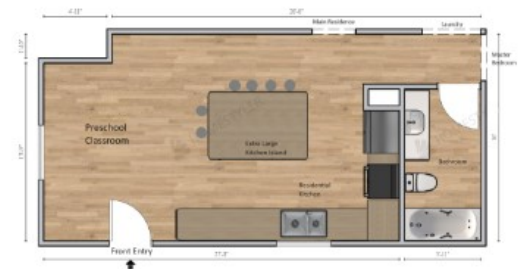
Agenda Item #4: Conditional Use Permit for a Major B Home Occupation for Whimsy Art Preschool, LLC, located at 933 South Comish Circle for Laura Madsen

Meeting Date	June 27, 2024
Application Type	Conditional Use Permit
Applicant Owner	Laura Madsen Whimsy Art Preschool, LLC
Address Parcel ID Number	933 South Comish Circle 08-193-0210
Lot Size	0.95 41,382 ft ²
Current Use	Single Family Dwelling, A-1 Zone
Conditional Use	Major B Home Occupation

1. BACKGROUND

Ms. Laura Madsen is the owner of Whimsy Art Preschool, a new business in Kaysville City. Ms. Laura Madsen lives at 933 Comish Circle and will be running a small preschool with no more than 6 students at a time. Ms. Madsen has submitted a drop off and pick up plan showing the flow of traffic as well as the preschool entrance.

There will be a 10 minute window before/ after class and parents will be asked to please only park on the preschool side of the street so the students will not be crossing the street. She will be holding classes Monday-Thursday from 9:00am -11:00am and Monday-Thursday from 12:30pm-3:00pm. Classes for the school year will start Sept 3rd and finish May 15th and will follow the Davis School District Calendar. Ms. Madsen is compliant with the Kaysville zoning code, the Department of Commerce and will work with the Kaysville Fire Department to complete a fire inspection.



2. PUBLIC NOTICING AND PUBLIC COMMENT

A sign was placed on the property on Friday, June 21, 2024.

3. RECOMMENDATION

Staff is recommending approval of this Conditional Use Permit located at 933 South Comish Circle for Whimsy Art Preschool, LLC for Laura Madsen 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
June 13, 2024

The Planning Commission meeting was held on Thursday, June 13, 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 Megan Sevy, Krista Keetch, Wilf Sommerkorn, and Mike Packer

Planning Commissioners Absent: Commissioners Paul Allred and Debora Shepard

Staff Present: Melinda Greenwood and Mindi Edstrom

Public Attendees: City Councilmember Abbi Hunt, Ian Harvey, Ivy Harvey, Madelyn Thomson, Jason Hogan, Jill Dredge, Katie Ellis, and Laurene Starkey

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

Chair Lyon welcomed all in attendance to the Kaysville City 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 PIPE DREAMS PLUMBING, LLC LOCATED AT 1782 BENTLY CIRCLE FOR JASON HOGAN.

Mindi Edstrom introduced the Conditional Use Permit agenda item for Jason Hogan. Mr. Hogan lives at 1782 Bently Circle, which is a .34 acre parcel zoned R-1-8 that is located in a cul-de-sac. He is the owner of the business Pipe Dreams Plumbing and will be using his home as an office for his plumbing business. Mr. Hogan has one van which he uses for business transportation and does not have employees or customers that come to the home.

Ms. Edstrom said that staff is recommending approval of the Conditional Use Permit for Jason Hogan for the property addressed 1782 Bently Circle with any conditions the Planning Commission feel are necessary.

Commissioner Sommerkorn asked the applicant if he had storage for his supplies.

The applicant, Jason Hogan, approached the Commissioners and said he has a small storage area for tools in his garage. He does not keep any major equipment at the home.

Commissioner Packer made a motion to approve the Conditional Use Permit for Pipe Dreams Plumbing located at 1782 Bently Circle. Commissioner Keetch seconded the motion and the vote was unanimous in favor of the motion (5-0).

Commissioner Packer: Yay

Commissioner Keetch: Yay

Commissioner Lyon: Yay
Commissioner Packer: Yay
Commissioner Sevy: Yay

4- CONDITIONAL USE PERMIT FOR A GREENHOUSE AND NURSERY LOCATED AT 1773 WEST 200 NORTH FOR SALT GRASS AND CATTLE

Melinda Greenwood introduced the Conditional Use Permit for Salt Grass and Cattle for a greenhouse and nursery. The parcel at 1773 West 200 North is 9.63 acres and the current use is A-5 Agricultural and Residential. The applicant has requested a Conditional Use Permit to allow a greenhouse and a nursery which is permitted by zoning regulations. There is a single family dwelling on the property and the long driveway would serve as access for the nursery.

Ms. Greenwood shared the site plan that was submitted by the applicant which showed where they intended to grow items, the nursery area, the holding area and where parking would be located. Ms. Greenwood said in the next step of the process the city would ensure they would have enough parking on site as required by the city's off street parking code. Ms. Greenwood calculated that 11 parking spaces would be required for the 7,312 ft² proposed for the holding area and retail sales.

Ms. Greenwood said that staff is recommending approval for the nursery and the retail area with these findings:

- 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.

Chair Lyon invited the applicant, Ivy Thomson, to come up and answer the Commissioners questions.

Ivy Thomson said she owns a low water, low input landscaping company called Twig and Twitter and she installs a lot of plants. She would be using this property as a staging area for her business.

Chair Lyon asked Ivy if she will be able to provide the parking spaces required on the site.

From the calculations that Ms. Thomson had made for parking stalls she thought that 11 spaces for parking was a lot. The 7,312 ft² would not all be retail space and wondered if the required number of spaces would go down.

Chair Lyon asked if the home on 200 North is still occupied. Ms. Thompson said that it is being rented.

Commissioner Sommerkorn asked if there was a greenhouse on the property. Ms. Thompson said that there is not a greenhouse on the property and there are plans for the property in the future so she doesn't want to build a permanent structure. She said that the largest structure she would be installing on the property would be a Honey Bucket.

Chair Lyon asked if Ms. Thomson would have enough room for clients coming to the property.

Ms. Thomson said she would mostly be meeting clients by appointment only but might be open to the public for two to four hours a week.

Commissioner Keetch asked Ms. Thomson what the retail site would look like.

Ms. Thomson said she would have a list of the plant material available on her website but she would have limited inventory. She would also have to arrange for help to load the trees so that would be by appointment only.

Commissioner asked Ms. Thomson if the retail sales would be mainly for her clients or would she wanting to attract new customers as well.

Ms. Thomson said that it would be for both clients and new customers.

Commissioner Sommerkorn asked if staff was still considering the need to have 11 parking stalls required.

Ms. Greenwood said that she based her calculation off of what was provided by the applicant but if the retail side of the business is smaller she would only require the applicant to provide 1.5 spaces per 1,000 ft² of retail space.

Ms. Thomson asked if she reduced the retail area could she have a smaller amount of required parking.

Ms. Greenwood said we would work with Ms. Thomson on the calculations for parking stalls and the next steps with the business license.

Commissioner Sevy asked the applicant if the access by the residential home would be wide enough to support the traffic coming to pick up the trees and if there be access for them to be able to get back on the road.

Ms. Thomson said the driveway she would be using for the greenhouse is the same driveway the family uses to move the large farming equipment and they are able to do a three-point turn to get back out onto the road. She also said that she would have the semi-truck unload down in the cul-de-sac area so they could avoid using through the driveway off of 200 North.

Commissioner Sommerkorn made the motion to approve the Conditional Use Permit for a

Greenhouse and Nursery for Nephi Harvey and Salt Grass Land and Cattle at 1773 West 200 North with the stipulation that parking be worked out with staff based on the standards in the code for the number of spaces and for the surfacing. Commissioner Sevy seconded the motion and the vote was unanimous in favor of the motion (5-0).

Commissioner Packer: Yay
Commissioner Keetch: Yay
Commissioner Lyon: Yay
Commissioner Packer: Yay
Commissioner Sevy: Yay

5- APPROVAL OF THE MINUTES FROM THE APRIL 25, 2024 PLANNING COMMISSION MEETING

Commissioner Keetch made a motion to approve the minutes from the April 25, 2024 Planning Commission meeting. Commissioner Packer seconded the motion and the vote was unanimous in favor of the motion (5-0).

Commissioner Packer: Yay
Commissioner Keetch: Yay
Commissioner Lyon: Yay
Commissioner Packer: Yay
Commissioner Sevy: Yay

6- OTHER MATTERS THAT PROPERLY COME BEFORE THE PLANNING COMMISSION

Ms. Greenwood shared that she has been meeting with consultants regarding the Small Area Plan.

She shared that Anne McNamara accepted the Senior Planner position with the City and will be starting soon.

Commissioners shared information learned from previous attended meetings.

Chair Lyon relayed that he is moving to Texas and resigned as Planning Commission Chair.

Ms. Greenwood announced the Planning Commissioner vacancy and Commissioner Sommerkorn and Commissioner Young terms expire at the end of June, however they both have agreed to continue serving for another three year term.

7- ADJOURNMENT

Commissioner Keetch motioned to adjourn the meeting at 7:32 pm.