

1. Planning Commission Meeting Materials

Documents:

[8 JUNE 2017 PACKET.PDF](#)
[8 JUNE 2017 AGENDA.PDF](#)

2. Meeting Audio & Video

- [MEETING AUDIO](#)
- [MEETING VIDEO](#)

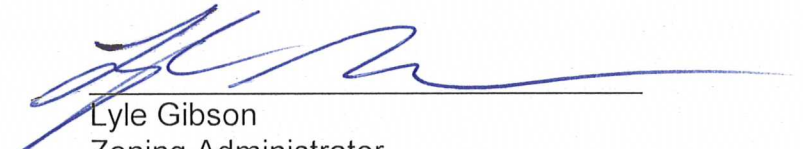
**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, June 8, 2017 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening
2. Conditional use permit for a major home occupation "B", massage and life coaching at 647 North 400 East – Angela Nusbaum.
3. Public hearing and preliminary and final plat approval for Lalacheur Farms Subdivision located at 890 South Sunset Drive – Ken Lalacheur.
4. Call to the public.
5. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
6. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Friday, June 2, 2017.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B'. Massage and Life Coaching June 8, 2017

Applicant/Owner:	Angela Nusbaum
Location:	647 North 400 East
Zone:	R-1-8

Description:

Ms. Nusbaum is requesting a conditional use permit to operate a home business providing massage therapy services. Clients would come by appointment only for 50 minute sessions. Only one client is at the home at a time with time between appointments.

In addition to massage therapy the applicant is interested in offering 1 on 1 mentoring sessions or life coaching. When discussed with staff this something she hopes to start sometime in the future while she is ready to begin practicing massage therapy immediately. As a 1 on 1 session with clients visiting by appointment the impact seems similar to that of the massage therapy.

Staff has been in touch with the application and reviewed the regulations in Title 17-26-4 Major Home Occupation B. The property has sufficient parking for the proposed business in addition to that required for the residence.

Recommendation:

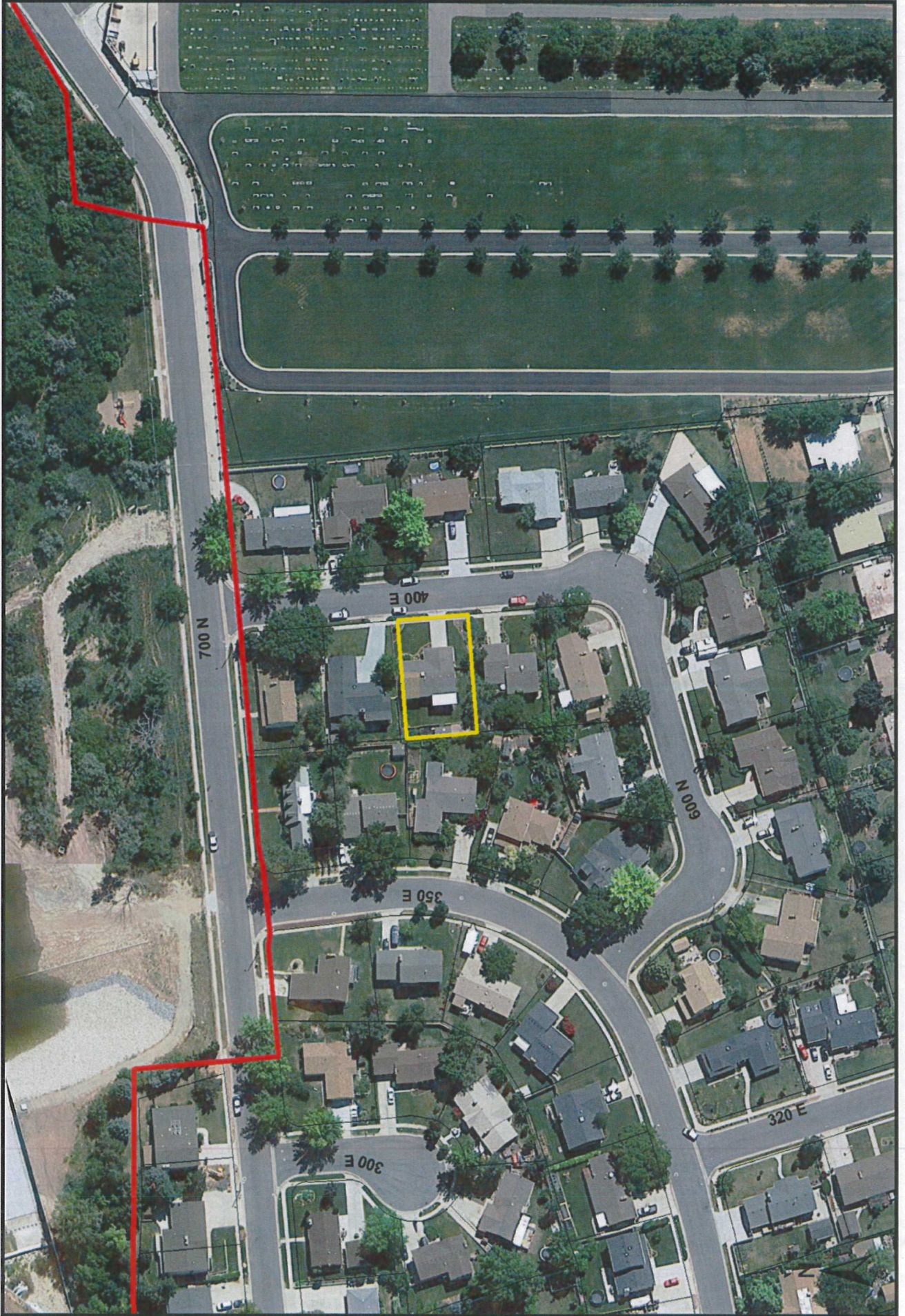
Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation 'B'.

Reasoning:

This business should not present any detrimental impacts beyond those already regulated by the city ordinance.

Attachment 1: Area Map

647 North 400 East





Planning Commission Staff Report

Preliminary and Final Plat for the Lalacheur Farms Subdivision. June 8, 2017

Applicant/Owner:	Ken Lalacheur
Location:	890 South Sunset Drive
Zone:	A-1

Description:

The applicant is requesting approval of the Lalacheur Farms Subdivision. It is a one lot subdivision plat. The property, located just south of Centennial Jr. High, is a remnant of a larger piece that requires an approved subdivision plat to allow construction of a home.

The proposed lot is 40,480 sq. ft. in size which is just shy of an acre with nearly 220 ft. of frontage. The A-1 zoning district where the property is located requires a minimum of 40,000 sq. ft. per lot with a frontage of at least 100 ft.

Recommendation:

Staff is recommends that the Planning Commission forward a favorable recommendation for the preliminary and final plat of the Lalacheur Farms Subdivision as proposed.

Reasoning:

The lot as proposed meets the area and lot width requirements of the underlying zoning district.

Attachment 1: Area Map
Attachment 2: Subdivision Plat

Lelacheur Farms Subdivision



8 June 2017 Agenda

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Lyle Gibson, Zoning Administrator