



**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday January 27, 2022, 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.

The agenda shall be as follows:

1. Opening and approval of the minutes from the December 9, 2021 meeting
2. Oath of Office for Cody Branch
3. Conditional Use Permit for a Major B Home Occupation for A-1 Quick Construction at 1439 Flint Court
4. Call to the Public
5. Other matters that properly come before the Planning Commission:
 - a. Reports
 - b. Correspondence
 - c. Calendar
6. Adjournment

On Friday, January 21, 2022, a copy of the foregoing Notice of Meeting was posted in accordance with Section 52-4-202 (3).

Melinda Greenwood
Community Development Director

OATH OF OFFICE

STATE OF UTAH

I, Cody Branch, having been appointed to the office of Kaysville City Planning Commission Member, do solemnly swear or affirm that I will support, obey and defend the Constitution of the United States and the Constitution of the State of Utah, and that I will discharge the duties of my office with fidelity.

Signature

State of Utah }

County of Davis }

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*Subscribed and sworn to before me this **27th** day of **January 2022**.*

Annemarie Plaizier
City Recorder, Kaysville City, Utah

Name: CODY BRANCH

Filed this 27TH day of January, 2022

Office: PLANNING COMMISSION MEMBER

City Recorder: Annemarie Plaizier

Term: 01-27-2022- 06/30/2023



Planning Commission Staff Report

Conditional Use Permit for Major B Home Occupation for A-1 Quick Construction at 1439 Flint Ct. January 27, 2022

Applicant/Owner: Raphael Julien
Location: 1439 Flint Ct.
Zone: R-1-20(Single Family Dwelling)

Description:

The applicant is seeking a conditional use permit to conduct a HVAC business from his home. A-1 Quick Construction has one employee as of now and uses two trucks for his business. He will not have any customers coming to the residence.

The contractor business is listed as an approved business type for a home occupation B under [KCC 17-26-4](#).

Recommendation:

Staff is recommending approval of the proposed conditional use permits for a home occupation.

Attachments:
1. Area Map

**KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES
December 9, 2021**

Planning Commission Members in Attendance: Vice-Chair Hunt, Commissioners Sommerkorn, Doxey, Barrus, and Lyon

Staff Present: Dan Jessop, Mindi Edstrom

Public Attendees: Mike Larsen

The Planning Commission meeting was held on Thursday, December 9th at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Vice-Chairperson Hunt opened the meeting by welcoming those present.

OPENING

Commissioner Hunt asked for a motion to approve the minutes from the November 16, 2021 meeting. Commissioner Lyons made the motion to approve the minutes and Commissioner Barrus seconded the motion and they were unanimously approved.

Larsen Subdivision Preliminary Plat and Final Plat

Introduced by: Dan Jessop

Property is located at 482 E. Oak Lane in an R-1-8 zone which allows for development at a density of units 5 per acre. The applicant at the time submitted a concept plan showing a likely layout of the subdivision including two lots. One lot containing an existing home facing Oak lane and a new lot where a single family home could be constructed facing 500 east.

Motion: Commissioner Lyons made a motion to approve the Preliminary and Final Plat

Motion to approve: Commissioner Lyons

Second to approve: Commissioner Sommerkorn

Vote: Vote was unanimous

Planning Commission Training

Training by: Wilf Sommerkorn on “Group Decisions, The Good, the Bad, or the Ugly”

Other matters that properly come before the Planning Commission:

a. Reports:

b. Correspondence

c. Calendar: Next meeting will be January 13, 2022

ADJOURNMENT

Motion to adjourn by Commissioner Lyon and seconded by Commissioner Barrus. Meeting was adjourned at 8:26 pm.