



**Kaysville City Planning Commission Meeting Minutes
October 13, 2022**

The Planning Commission meeting was held on October 13, 2022 at 7:00 pm in the Kaysville City Hall located at 23 East Center Street.

Planning Commission Members in Attendance: Chair Toby Barrus, Commissioners Steve Lyon, Jared Doxey, Rachel Lott, and Paul Allred

Staff Present: Mindi Edstrom and Dan Jessop

Public Attendees: Rebecca Barrus, Wen Fe Yu, Mark Lund, Kelly White, Doug Dakloen, and City Council Member Abbi Hunt

1-OPENING

Chair Toby Barrus opened the meeting by welcoming all in attendance to the October 13, 2022 Planning Commission meeting. Chair Barrus also declared his conflict of interest with item three of the agenda and said that he will recuse himself as per recommendation of the City Attorney.

2- APPROVAL OF THE MINUTES FROM THE SEPTEMBER 22, 2022 PLANNING COMMISSION MEETING

Commissioner Lyons made the motion to approve the minutes from the September 22, 2022 meeting and Commissioner Doxey seconded the motion.

The vote was unanimous (5-0) in favor of the motion.

3- CONDITIONAL USE PERMIT FOR A MAJOR B HOME OCCUPATION FOR BLOOMIN' BLINDS AT 847 COUNTRY SHIRE DR.

Introduced by: Mindi Edstrom

Ms. Edstrom gave a brief description of the Bloomin' Blinds business. Ms. Barrus will have one van parked at the home that will be used for servicing and blind repair. She has adequate parking for the vehicle. Her business hours will be determined on the need of repairs. Staff is recommending approval of this Conditional Use Permit.

Applicant, Rebecca Barrus, approached the Commissioners.

Commissioner Lyons asked Ms. Barrus if she was going to have any customers at the house and she replied, "No." Ms. Barrus said that the service will be all website driven and at the customers home.

Commissioner Lyons also asked where her supplies will be stored. Ms. Barrus said that there will be deliveries to the home and stored in the garage or in the service van.

Commissioner Allred said that this business will have very little impact and asked if any of the work will be done at the home.

Ms. Barrus said that all the work will be done at the customer's home and not at her home.

No additional conditions were requested.

Commissioner Lyons made a motion to approve the Conditional Use Permit for Bloomin' Blinds and Commissioner Doxey seconded the motion.

The vote was unanimous in favor of the motion. (5-0)

4-5-6 CONDITIONAL USE PERMITS FOR TWIN HOMES LOCATED AT 301 EAST 475 SOUTH, 309 EAST 475 SOUTH, AND 317 EAST 475 SOUTH.

Introduced by: Dan Jessop

Mark Lund and Kelly White applied for three Conditional Use Permits for twin homes for the lots 301, 309, and 317 East in Meril Estates subdivision. Staff reviewed the site plans and the three lots meet the required frontage, setbacks, and building envelope and staff is recommending the conditional use permit for twin homes at 301, 309, and 317 East 475 South be approved.

Commissioner Allred asked if these will be attached units so there would be three twin homes.

Mr. Jessop responded saying that they are single family dwellings with a zero lot line.

Commissioner Allred asked if there will be a 20 foot front yard side yard on Main Street.

Mr. Jessop replied, "Yes" sharing that there is going to be a 20 foot setback on the corner lot on Main Street and 25 ft. setback on the front.

Commissioner Allred asked if the conditional use permit process would allow for additional setback flexibility.

The applicants, Mark Lund and Kelly White were asked to approach the Commission and Mr. White told the Commissioners that they had discussed the PRUD overlay with staff and said the PRUD Overlay is for developments with private roads and therefore staff didn't recommend that option. Commissioner Lyons asked the applicants if this was a build to rent project.

Kelly White responded saying that it would depend on the terms of their loan.

Commissioner Doxey asked staff if the height of 30 feet was allowable for this project.

Mr. Jessop responded stating they fit the requirements of the R-1-8 zone and 30 feet in height is allowed.

The Commissioner discussed other conditions that could or should be imposed. They discussed parking, but those needs are addressed through building permit process and there should be sufficient parking stalls.

Commissioner Allred suggested adding findings for the motion.

- 1) Staff recommends approval based on compliance with the ordinance.
- 2) The conditional use permits for the twin homes meets all the conditions as per city code.

Commissioner Doxey made a motion to approve the conditional use permit for Meril Estate that meets the requirements of the city ordinance 301 East/ 305 East 475 South and Commissioner Lyon seconded the motion.

The vote was unanimous in favor of the motion. (5-0)

Commissioner Doxey made a motion to approve the conditional use permit for Meril Estate that meets the requirements of the city ordinance for 309 East/311 East 475 South and Commissioner Lyon seconded the motion.

The vote was unanimous in favor of the motion. (5-0)

Commissioner Doxey made a motion to approve the conditional use permit for Meril Estate that meets the requirements of the city ordinance 317 East/ 321 East 475 South and Commissioner Lyon seconded the motion.

The vote was unanimous in favor of the motion. (5-0)

7- CALL TO THE PUBLIC

Wen Fe Yu approached the Commissioners to ask if the six lots would be the same as six units making it now to be 12 units Meril Estates and Commissioner Barrus responded saying that it would only be three twin homes.

8- OTHER MATTERS THAT PROPERLY COME BEFORE PLANNING COMMISSION

Commissioner Allred shared that he likes that even though the lots are zoned R-1, the code allows for the attached homes and was a good outcome for the Meril Estates.

Training for Utah Land Use is at the end of the month on the 25th and the 26th of October.

9- ADJOURNMENT

Commissioner Lyons motioned to adjourn the meeting at 7:28 pm.