

**KAYSVILLE CITY PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 11, 2021**

Planning Commission Members Attended: Chairperson Joshua Sundloff, Steve Lyon, Toby Barrus, Jared Doxey, Wilf Sommerkorn and Abigayle Hunt.

Absent: Vice Chairperson Quan Nguyen

Staff Present: Lyle Gibson, Dan Jessop, Heather Nielsen.

Public Attendees: City Council Member Mike Blackham, Rob Randall, Loren Clark.

OPENING

The Planning Commission meeting was held on Thursday, February 11, 2021 at 7:00 p.m. in the Kaysville City Hall located at 23 East Center Street. Chairperson Joshua Sundloff opened the meeting by welcoming those present.

Steve Lyon made a motion to approve the minutes from the January 28, 2021 meeting. Toby Barrus seconded the motion and they were unanimously approved.

CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION “B” ELECTRICAL CONTRACTOR LOCATED AT 1585 EQUESTRIAN PARK WAY FOR R & N ELECTRIC.

Lyle Gibson explained that the applicant is requesting a conditional use permit for a major home occupation ‘B’ to have an electric contractor office from their home.

In speaking with the applicant, staff has learned that this is a side gig so the amount of work will be limited. The business will have no employees, work takes place off site other than typical office work of making calls or putting together bids which will occur at home. The owner will use personal truck for jobs and any material or tools can be stored in the vehicle or garage.

Jared Doxey made a motion to approve the Conditional Use Permit for a Major Home Occupation “B” Conditional Use Permit for a major home occupation “B” Electrical Contractor located at 1585 Equestrian Park Way for R & N Electric. Abigayle Hunt seconded the motion and it was unanimously approved.

PRELIMINARY PLAT FOR THE EDGE END HOLLOW PHASE 3 AMENDED SUBDIVISION LOCATED AT 1175 SOUTH HAIGHT CREEK DRIVE FOR LOREN CLARK.

Lyle Gibson said that the applicant Loren Clark is requesting Preliminary Plat approval for a two lot subdivision of .409 acres and 17,812 square feet. The Preliminary Plat will contain two lots, facing Haight Creek Drive. Lot 1 containing 9,785 square feet and 89 foot of frontage will contain the existing house. Lot 2 containing 8,027 square feet with 78 feet of frontage along Haight Creek Drive will be available for new construction of a single family dwelling. All lots meet frontage and square footage requirements for existing R-1-8 zone.

Wilf Sommerkorn made a motion to recommend approval to the City Council the Preliminary Plat for the Edge End Hollow Phase 3 Amended Subdivision located at 1175 South Haight Creek Drive for Loren Clark. Steve Lyon seconded it and it was unanimously approved.

UPDATE ON GENERAL PLAN

Lyle Gibson said thanked the members of the Planning Commission for providing input on the questionnaire to soon be sent out to the public. The consultants will be conducting the survey to ensure they are able to obtain the proper amount of responses from a representative sample of Kaysville's population. This process should be done in about two weeks' time and we should be given results in about three weeks.

CALL TO THE PUBLIC

Nothing was brought forward.

CORRESPONDANCE AND CALENDAR

The next regularly scheduled Planning Commission meeting is anticipated to be held on Thursday, February 25, 2021.

ADJOURNMENT

Steve Lyon made a motion to adjourn the meeting. It was approved unanimously and the meeting was adjourned at 7:30 pm.