

1
2 **PLANNING COMMISSION MINUTES OF MEETING**

3 **Wednesday, September 9, 2015**

4 **7:00 p.m.**
5

6 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
7 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
8

9 **MEMBERS PRESENT**

10 Cheylynn Hayman

11 David Hirschi, Chair

12 Gina Hirst

13 William Ince

14 Logan Johnson

15 Scott Kjar

16 Kevin Merrill
17

18 **STAFF PRESENT**

19 Corvin Snyder, Community Development Director

20 Brandon Toponce, Assistant Planner

21 Lisa Romney, City Attorney

22 Kathy Streadbeck, Recording Secretary
23

24 **PLEDGE OF ALLEGIANCE**

25
26 **OPENING COMMENT/LEGISLATIVE PRAYER**

Chair Hirschi

27
28 **MINUTES REVIEW AND APPROVAL**
29

30 The minutes of the Planning Commission meeting held July 8, 2015 were reviewed.
31 Chair Hirschi made a **motion** to approve the minutes as amended by the City Council. The
32 motion was seconded by Commissioner Merrill and passed by unanimous vote (7-0).
33

34 The minutes of the Planning Commission meeting held August 26, 2015 were reviewed
35 and amended. Commissioner Hirst made a **motion** to approve the minutes as amended. The
36 motion was seconded by Commissioner Kjar and passed by unanimous vote (7-0).
37

38 **PUBLIC HEARING | ELYSIAN AUTO SALES LLC | 1140 WEST 725 NORTH -**
39 **Consider proposed Conditional Use Permit for used car sales in the I-H Zone, for property**
40 **located at 1140 West 725 North. James Romer, Applicant.**
41

42 Cory Snyder, Community Development Director, said the applicant is not present and
43 explained that staff and the applicant significantly disagree with aspects of this application and
44 staff would not be comfortable proceeding without the applicant present to explain/defend his

1 position. The Planning Commission decided to move onto the next agenda item in hopes that the
2 applicant would arrive shortly. At 7:43 p.m. the Commission once again returned to this item for
3 discussion. Due to the applicant still being absent Commissioner Hirst made a **motion** to table
4 the Elysian Auto Sales application. The motion was seconded by Commissioner Hayman and
5 passed by unanimous roll-call vote (7-0).

6
7 **PUBLIC HEARING | HUFFAKER DENTAL DUPLEX | 134 SOUTH MAIN**
8 **STREET - Consider the following proposed items: 1. Zone Map Amendment for the**
9 **rear portion of the Huffaker Dental property located at 134 South Main Street from C-M**
10 **(Commercial-Medium/SMSC Overlay) to R-M (Residential-Medium) Zone; and 2. Small**
11 **Subdivision Waiver/Lot Split for the purpose of creating a flag lot. Jeff Cook, Cook**
12 **Builders, Applicant.**

13
14 Cory Snyder, Community Development Director, said that prior to this meeting a
15 Commission member questioned the ability to hear this application given the current Temporary
16 Zoning Regulation Ordinance (TZRO) or moratorium along the Main Street corridor. Mr. Snyder
17 explained staff viewed this as an ongoing application since the conceptual site plan acceptance
18 took place prior to the TZRO. Mr. Snyder said this may be inaccurate and deferred the question
19 to legal counsel. He also clarified that this application is a separate application with a separate
20 fee from the conceptual approval.

21
22 Lisa Romney, City Attorney, agreed this may be an issue and may require review of the
23 language of the TZRO. At 7:15 p.m. Chair Hirschi called for a recess to verify the TZRO
24 language.

25
26 At 7:30 p.m. Chair Hirschi reconvened the meeting. He explained that he, Ms. Romney,
27 and the applicant spoke and agree the language of the TZRO raises question as to its applicability
28 to this application and requires additional review and research. Chair Hirschi made a **motion** to
29 table this matter until further review and research by the City Attorney can take place regarding
30 how the TZRO may or may not affect this application. The motion was seconded by
31 Commissioner Johnson.

32
33 Lisa Romney, City Attorney, said the TZRO is set to expire on November 15, 2015. She
34 explained the text amendments to the SMSC Overlay Zone are being prepared by staff for future
35 review by the Planning Commission and City Council. She assured the Commission and the
36 applicant that the City will work to resolve this issue as soon as possible. Mr. Snyder agreed
37 stating there are options that can be explored including deferred approval and/or special
38 consideration from the City Council.

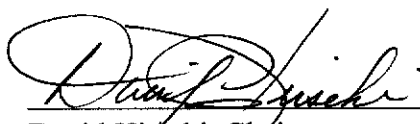
39
40 Jeff Cook, applicant, said he understands the issue and concerns. He said he is anxious to
41 move forward before winter comes and would appreciate any efforts on his behalf.

1 Chair Hirschi called for a vote on the motion. The motion passed unanimously with a
2 roll-call vote (7-0).

3
4 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

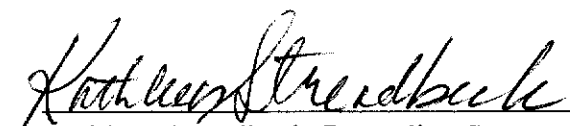
- 5
6 1. The next Planning Commission meeting will be Wednesday, September 23, 2015.
7 2. Upcoming Agenda Items:
8 • Porter Walton Townhomes, preliminary subdivision
9 • South Main Street Corridor, edits & amendments
10

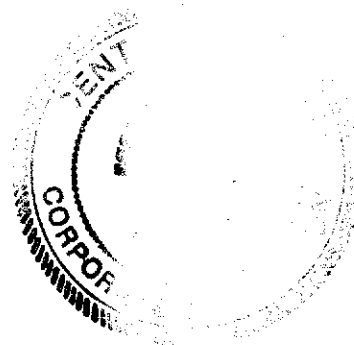
11
12 The meeting was adjourned at 7:54 p.m.

13
14 
15 _____
16 David Hirschi, Chair

9-23-2015

Date Approved

17
18 
19 _____
20 Kathleen Streadbeck, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, September 9, 2015
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Debi McIntyre

259 E. 200 S. Centerville

Grace McIntyre

" " "

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.