

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, June 14, 2023**

3 **7:00 p.m.**

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

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8 **MEMBERS PRESENT**

9 Shawn Hoth

10 Mason Kjar

11 LaRae Patterson (via Zoom)

12 Heidi Shegrud, Chair

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14 **MEMBERS ABSENT**

15 Matt Larsen, Vice Chair

16 Tyler Moss

17  
18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director

20 Lisa Romney, City Attorney

21 Whittney Black, Assistant Planner

22  
23 **VISITORS**

24 Sam Nelson, Stokes Stevenson

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26 **LEGISLATIVE PRAYER OR THOUGHT** Commissioner Hoth

27  
28 **PLEDGE OF ALLEGIANCE**

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30 **PUBLIC HEARING – PRELIMINARY SUBDIVISION – STOKES STEVENSON**  
31 **INDUSTRIAL FLEX SITE**

32  
33 Community Development Director Cory Snyder explained the applicant desired to  
34 develop a significant underutilized portion of property at approximately 50 South 1250 West as  
35 an industrial flex use project consisting of multiple buildings and related improvements. The  
36 Planning Commission previously approved the Conceptual Subdivision and the Final Site Plan  
37 for the project. Mr. Snyder said staff recommended approval of the Preliminary Subdivision Plan  
38 with suggested conditions.

39  
40 Chair Shegrud opened a public hearing at 7:10 p.m., and closed the public hearing  
41 seeing no one step forward to comment. The Planning Commission discussed the application.  
42 Chair Shegrud **moved** to approve the Preliminary Subdivision Plan for the Centerville Industrial  
43 Flex Development, located at approximately 50 South 1250 West, subject to the following  
44 conditions and with the following reasons for action. Commissioner Kjar seconded the motion,  
45 which passed by unanimous vote (4-0).

46  
47 **Conditions:**

- 48  
49 1. The subdivider shall submit a Final Subdivision Plat that conforms to the  
50 requirements of CMC 15.04.030.  
51 2. The Final Subdivision Plat shall be prepared in accordance with the City's  
52 Subdivision Plat Format, as deemed acceptable by the City Engineer.  
53 3. The Final Subdivision Plat shall depict the subdivision layout that conforms to the  
54 City approved Final Site Plan of May of 2023.  
55 4. The Final Subdivision Plat shall address the following:

- a. Provide the required utility easements, as required by ordinance.
  - b. Note the required "open space" easement for the common areas.
  - c. Provide an updated Preliminary Title Report for review by applicable City staff.
5. Final Construction Plans may consist of the Construction Drawings for the related Final Site Plan Approval, provided the plans are deemed acceptable by the City Engineer. If not, the applicant shall prepare any needed amendments that are deemed necessary.
6. A portion of this Preliminary Subdivision Plan Approval and proposed development is outside of the City limits (i.e., West Bountiful) and has been deemed to be reviewed utilizing the subdivision standards in accordance with the MOU between the Cities and the developer. However, such review is not a guarantee, sanction and/or an approval by West Bountiful.

Reasons for action:

- a. The Planning Commission finds that a Preliminary Subdivision Plan is consistent with the City approved Final Site Plan of May of 2023.
- b. The Planning Commission finds that the Planned Unit Development (PUD) implements the existing Final Site Plan Approval granted by the City in May of 2023.
- c. Therefore, the Planning Commission finds that, with the conditions imposed, the Preliminary Subdivision Plan meets the requirements of CMC 15.06.010 Planned Unit Development.

**TRAINING – GENERAL PLAN**

City Attorney Lisa Romney provided training regarding the General Plan, and answered questions from the Planning Commission.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

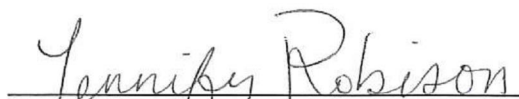
The Planning Commission was scheduled to meet next on June 28, 2023. Mr. Snyder and Commissioners discussed the planned General Plan update process.

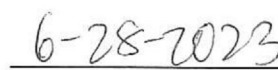
**MINUTES REVIEW AND APPROVAL**

Minutes of the May 24, 2023 Planning Commission Meeting were reviewed. Commissioner Hoth **moved** to approve the minutes. Chair Shegrud seconded the motion, which passed by unanimous vote (4-0).

**ADJOURNMENT**

At 7:52 p.m., Chair Shegrud **moved** to adjourn the meeting. Commissioner Kjar seconded the motion, which passed by unanimous vote (4-0).

  
Jennifer Robison, City Recorder

  
Date Approved

