

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, November 8, 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.
7

8 **MEMBERS PRESENT**

9 Shawn Hoth

10 Mason Kjar

11 Matt Larsen, Vice Chair

12 LaRae Patterson

13 Heidi Shegrud, Chair

14
15 **MEMBERS ABSENT**

16 Amanda Jorgensen

17 Tyler Moss

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director

21 Lisa Romney, City Attorney

22 Whitney Black, Assistant Planner

23
24 **VISITOR**

25 Chad Randal, Tom Stuart Construction

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27 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Larsen

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **FINAL SUBDIVISION PLAT FOR PARRISH CREEK PUD SUBDIVISION, 1160**
32 **NORTH 950 WEST**

33
34 Community Development Director Cory Snyder explained the applicant desired to
35 amend and re-subdivide the property at 1160 North 950 West, and convert the original lots into
36 a single planned unit development (PUD). This would allow future independent ownership of the
37 proposed two buildings (one existing/one to be constructed), and transform the approved
38 parking, landscaping, and storage area into common areas for use of future building owners.
39 Mr. Snyder recommended the Planning Commission forward a positive recommendation to the
40 City Council.

41
42 Responding to a question from Chair Shegrud, Chad Randal with Tom Stuart
43 Construction explained the proposed change would allow tenant use of outdoor storage space,
44 and allow flexibility for future needs.

45
46 Commissioner Larsen **moved** to recommend approval of the Final Subdivision Plan for
47 the Parrish Creek Business Park, subject to the following directives, and for the following
48 reasons for action. Commissioner Patterson seconded the motion, which passed by unanimous
49 vote (5-0).

50
51 **Directives:**

- 52
53 1) The Final Subdivision Plat shall be deemed acceptable by the City Engineer.
54 2) The Owners Association and related CC&Rs shall be deemed acceptable by the City
55 Engineer as to compliance with CMC 15.06.010.

- 3) Plat Note #6 shall be deemed acceptable by the City Attorney in regard to the required "open space" easement for the common areas and/or as modified by the review of the City Attorney.
- 4) The Final Subdivision Plat shall be prepared and submitted in accordance with 15.04.110 Recording of Final Plat.

Reasons for action:

- a) The Planning Commission finds that a Preliminary Subdivision Plan is consistent with the City Approved Final Site Plan in September of 2022.
- b) The Planning Commission finds that the Planned Unit Development (PUD) implements the existing Final Site Plan Approval granted by the City in September of 2022.
- c) The Planning Commission finds that the Final Subdivision Plat substantially conforms to the requirements of CZC 15.04.050 Review and Recommendation by the Planning Commission.
- d) The Planning Commission finds that, with the conditions imposed, the Final Subdivision Plat meets the requirements of CMC 15.06.030 & 15.06, requirements for Planned Unit Development and Non-residential Subdivisions.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

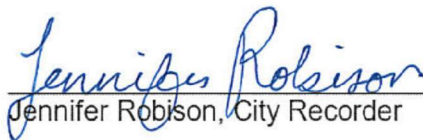
The Planning Commission was scheduled to meet next on December 13, 2023.

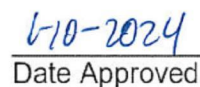
MINUTES REVIEW AND APPROVAL

Minutes of the September 27, 2023 Planning Commission meeting were reviewed. Chair Shegrud **moved** to approve the minutes. Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:18 p.m., Commissioner Larsen **moved** to adjourn the meeting. Chair Shegrud seconded the meeting, which passed by unanimous vote (5-0).


Jennifer Robison, City Recorder


Date Approved

