

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, August 14, 2024

7:00 p.m.

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

MEMBERS PRESENT

Shawn Hoth
Layne Jenkins
Tyler Moss
Mason Kjar, Chair
LaRae Patterson, Vice Chair

MEMBERS ABSENT

Matt Larsen
Amanda Jorgensen

STAFF PRESENT

Mike Eggett, Community Development Director
Lisa Romney, City Attorney
Sydney DeWees, Planner
Jennifer Robison, City Recorder

VISITORS

Mitch Vance
Glenn Girsberger

LEGISLATIVE THOUGHT/PRAYER Commissioner Patterson

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – ZONING CODE AMENDMENT PROPOSAL – 12.41.060(B)(NEW 7), COMMERCIAL PLANNED DEVELOPMENTS

Community Development Director Mike Eggett presented a zoning code amendment proposal which would allow development agreement amendments to control over the PDO (Planned Development Overlay) regulations in case of conflict. Different perspectives on long-term economic viability and flexibility in planning developments were discussed.

The applicants, representing JF Legacy Partners LLC, argued that the planned commercial uses for their property were not economically feasible under the current zoning and sought the amendment to enable more viable planning options. Staff expressed caution regarding the broad application potential of such an amendment and implications for public process and municipal control.

Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar closed the public hearing.

Commissioner Kjar **moved** to table the request from Mitch Vance, representing JF Legacy Partners LLC, for a Zoning Text Amendment regarding CZC 12.41.060(b)(new 7) “Uses Allowed in Commercial Planned Developments” until such a time as a redrafted form could come in front of the commission that addresses the commissions concerns noticed today, including:

1. The potential uses by bad actors

2. The potential that the language could include trigger conditions, such as that this section only applied to amendments that have been adopted and gone through the original PDO process and have all of the protections of the public process already in place such that this language would act as an escape hatch at a future point on that development agreement.

Commissioner Hoth seconded the motion, which passed by a unanimous vote (5-0).

PUBLIC HEARING – ZONING CODE AMENDMENT PROPOSAL – 12.54.120 AND 12.54.130, SIGNS IN PARRISH LANE GATEWAY COMMERCIAL DISTRICT AND SIGNS IN COMMERCIAL ZONES

Mr. Eggett outlined the zoning code amendment proposal which included raising the height limit for certain signs from 25 feet to 45 feet and increasing the allowable sign area from 100 square feet to 150 square feet. The proposal aimed to enhance visibility and economic opportunities for businesses in the area. Concerns were raised regarding potential negative impacts on the city's skyline and clutter from increased signage.

Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar closed the public hearing.

Commissioner Kjar made a **motion** to approve the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.54.120 "Signs in Parrish Lane Gateway Commercial District" & CZC 12.54.130 "Signs in Commercial Zones", with the following reasons for action (findings), such that it deletes the following language from 12.54.120(b)(3)(a) the following language:

"The Planning Commission may grant a conditional use permit for a freestanding sign over 250 square feet but not exceeding 500 square feet in accordance with provision of CZC 12.21.100"

Commissioner Jenkins seconded the motion, which failed (2-3), with Commissioners Moss, Patterson, and Hoth dissenting.

Reasons for Action (Findings):

1. The Planning Commission finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
2. The Planning Commission finds that the proposed text amendments are in the best interests of maintaining the operations and growth of the commercial business community along the south end of Frontage Road.
3. The Planning Commission finds that the proposed text amendments will provide new signage tools for commercial growth opportunities along the south end of Frontage Road.
4. The Planning Commission finds that the proposed text amendments are in the best interests of commercial growth opportunities within Centerville City.
5. Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.54.120 "Signs in Parrish Lane Gateway Commercial District" & CZC 12.54.130 "Signs in Commercial Zones" should be positively recommended to the City Council

Commissioner Moss made a **motion** to table the request from the Centerville Community Development Department for a Zoning Code Text Amendment regarding CZC 12.54.120 "Signs in Parrish Lane Gateway Commercial District" & CZC 12.54.130 "Signs in Commercial Zones" until such a time as staff can come back with UDOT sign data as to what they would recommend

1 on that area of the road, including getting photos of the area, and removing the language from
2 CZC 12.54.120 (b)(3)(a) as stated previously. Commissioner Patterson seconded the motion,
3 which passed by majority vote (3-2), with Commissioners Kjar and Jenkins dissenting.

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5 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

6
7 Mr. Eggett updated the commission on various on-going projects and tasks within the city.
8 There was a special mention of an upcoming site plan request expected to be ready for the next
9 Planning Commission meeting.

10
11 **MINUTES REVIEW AND APPROVAL**

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13 Minutes of the May 22, 2024 Planning Commission Meeting were reviewed.
14 Commissioner Jenkins **moved** to approve the minutes as written. Commissioner Patterson
15 seconded the motion, which passed by unanimous vote (5-0).

16
17 **TRAINING – PLANNING COMMISSION TRAINING MODULE 2 – THE GENERAL PLAN**

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19 This item was postponed to a future meeting.

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21 **ADJOURNMENT**

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23 At 9:08 p.m., Commissioner Moss **moved** to adjourn the meeting. Commissioner Jenkins
24 seconded the motion which passed by unanimous vote (5-0).

25
26
27 Jennifer Robison
28 Jennifer Robison, City Recorder

8/29/2024 | 3:38 PM MDT

Date Approved

