

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, August 28, 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
Amanda Jorgensen
Matt Larsen
Mason Kjar, Chair
LaRae Patterson, Vice Chair

MEMBERS ABSENT

Layne Jenkins
Tyler Moss

STAFF PRESENT

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

VISITORS

Kaden Hoskins
Greg Day

LEGISLATIVE THOUGHT/PRAYER Commissioner Hoth

PLEDGE OF ALLEGIANCE

FINAL SITE PLAN – HOSKINS TRUCKS – 1175 WEST 500 SOUTH – COMMERCIAL DEVELOPMENT – KADEN HOSKINS – (ADMINISTRATIVE DECISION)

Community Development Director Mike Eggett introduced the applicant for the Hoskins Trucks site plan. The proposed project involves using the existing property for a used truck and vehicle dealership. Discussions included detailed property specifications, including building size and land use zoning, and highlighted that the building was currently non-conforming and will remain as is unless alterations are approved.

Upgrades to the property were outlined, including the installation of modern amenities like site sidewalks, a new curb and gutter, and enhanced parking and landscaping. The approval history of the site plan was mentioned, along with its alignment with the West Centerville neighborhood plan, pointing out that it's designed to upgrade existing business conditions.

Commissioners inquired about the conditional use permit requirements unique to the zoning of the Hoskins Trucks dealership and sought clarification on road access, unloading logistics for vehicles, and any public impacts. The applicant assured the Commission about on-site facility management, including the logistics of vehicle transport. They confirmed minimal involvement of carrier trucks for vehicle transportation to limit public roadway disruption.

Commissioner Kjar **moved** to approve the final site plan for Hoskins Trucks located at 1175 West 500 North, parcel number 06-010-0010, with the following conditions and reasons for

1 action (findings). Commissioner Hoth seconded the motion, which passed by a unanimous vote
2 (5-0).

3 Conditions:

- 4
- 5 1. The applicant shall follow approved final site plan documents in the development of the
 - 6 noted site.
 - 7 2. The applicant shall provide a public access easement document and then provide it to the
 - 8 City Council for approval regarding public use and sidewalk access within private property
 - 9 areas along 500 North and, if applicable, 1250 West prior to the issuance of either a
 - 10 building permit or certificate of occupancy, whichever comes first.
 - 11 3. The applicant shall address all remaining items noted within staff and engineering reports,
 - 12 if any, before any construction on the site may commence.
 - 13 4. In conjunction with the Final Site Plan, receive a Conditional Use Permit for the proposed
 - 14 use of the site as a "vehicle rental or sale, used, limited" use.

15
16 Reasons for Action (Findings):

- 17
- 18 a) The Final Site Plan appears to be consistent with the applicable section of the
 - 19 General Plan, Part 12-480-6 West Centerville Neighborhood Plan.
 - 20 b) The Final Site Plan, with noted conditions, appears to be in compliance with the
 - 21 expected development standards described in CZC 12.34, CZC 12.51, CZC 12.52,
 - 22 and other applicable city ordinances.
 - 23 c) Therefore, the Planning Commission finds that the acceptance of this Final Site Plan
 - 24 for the proposed development is warranted for approval.

25
26 **PUBLIC HEARING – CONDITIONAL USE PERMIT – HOSKINS TRUCKS – 1175 WEST**
27 **500 NORTH – USED MOTOR VEHICLE SALES – KADEN HOSKINS –**
28 **(ADMINISTRATIVE DECISION)**

29
30 Mr. Eggett outlined the necessity of a conditional use permit for maintaining community
31 characteristics and zoning compatibility for use. The Commission addressed clarification points
32 around operational hours, pertinent noise levels impacting the neighborhood, traffic concerns
33 during peak hours, and conditional requirements for vehicle unloading protocol. The applicant
34 outlined planned operations, emphasizing dedication to jurisdictional codes concerning operation
35 hours and vehicle transport, ensuring their logistics integrate well within the on-site limit
36 provisions.

37
38 Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar
39 closed the public hearing.

40
41 Commissioner Kjar made a **motion** to approve a conditional use permit for Hoskins Trucks
42 at 1175 West 500 North, parcel number 06-010-0010, with the following conditions and reasons
43 for actions (findings). Commissioner Jorgensen seconded the motion, which passed unanimously
44 (5-0).

45 Conditions:

- 46
- 47 1. This Conditional Use Permit shall apply to the user space located at 1175 West 500 North,
 - 48 or otherwise known as Hoskins Trucks.
 - 49 2. This permit shall not be transferred to another similar user, unless approved by the City.
 - 50 3. This Conditional Use Permit approval is for vehicle rental or sale, used, limited in the
 - 51 Commercial Very-High (C-VH) Zone.
 - 52 4. All display vehicles shall be operable and in good condition, and the display vehicles shall
 - 53 be limited to no more than fifty (50) vehicles.

5. The display area shall NOT encumber the use of any required parking stalls nor conflict with needed parking and vehicle circulation lanes.
6. The loading and unloading of vehicles shall occur onsite or as otherwise in accordance with City ordinance within the hours of 10pm and 7am.
7. If the use does not adhere to the parameters of this conditional use permit or creates additional impacts beyond the approved conditions addressed by the CUP, the permit shall be amended and if not mitigated may be revoked per CZC 12.21.100.

Reasons for Action (Findings):

- a) A complete application for a conditional use permit has been submitted per CZC 12.21.100(d)(1).
- b) The application meets the required established evidence for an approval of a conditional use permit 12.21.100(e)(3).
- c) With the approved conditions, the request for a conditional use permit meets the factors to be reviewed and considered for an approval under CZC 12.21.100(e)(5) (A-J).
- d) The proposed use, vehicle rental or sale, used, limited is a conditional use in the Commercial-Very High (C-VH) Zone under CZC 12.36.040.
- e) Therefore, the Planning Commission finds that with the implementation of the conditions of approval the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett gave a Planning Commission training on Module 2 "The General Plan". The training reviews the role and implications of the general planning process as a navigation tool for cohesive community development, emphasizing interaction and contribution with personal overviews activating wholesome community growth.

MINUTES REVIEW AND APPROVAL

Minutes of the August 14, 2024 Planning Commission Meeting were reviewed. Commissioner Larsen **moved** to approve the minutes as written. Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:06 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner Larsen seconded the motion which passed by unanimous vote (5-0).

Jennifer Robison
Jennifer Robison, City Recorder

9/12/2024 | 12:20 PM MDT
Date Approved

