



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON FEBRUARY 26, 2025 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. CALL TO ORDER

- 1. ROLL CALL**
- 2. LEGISLATIVE PRAYER OR THOUGHT**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. Planning Commission Training - Land Use 101 (Annual Powers and Duties)
Rob Terry, who is the Statewide Land Use Training Director with the Office of Property Rights Ombudsman, will provide Land Use 101 Training to the Planning Commission

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval
Consideration of January 22, 2025 Planning Commission Minutes

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Robison

**PLANNING
COMMISSION**

Staff Report
2/26/2025

Item No. 1.

Title: Planning Commission Training - Land Use 101 (Annual Powers and Duties)

Initiated By: Rob Terry, Presenter

Staff Representative: Sydney DeWees, Assistant Planner, Mike Eggett, Community Development Director

SUBJECT:

Rob Terry, who is the Statewide Land Use Training Director with the Office of Property Rights Ombudsman, will provide Land Use 101 Training to the Planning Commission

RECOMMENDATION:

There are no recommendations associated with this item. This is a discussion and training item.

BACKGROUND:

Rob Terry has offered to present Land Use 101 training to the Centerville Planning Commission. This training will fulfill an hour or two of the expected Utah State's annual powers and duties training that is required of all Planning Commissioners each year. Mr. Terry will bring a presentation with him to share with the Planning Commission during this meeting. No materials were provided by Mr. Terry prior to the completion of this packet.

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
2/26/2025

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
2/26/2025

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

Consideration of January 22, 2025 Planning Commission Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 01-22-25 PC DRAFT

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, January 22, 2025**

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

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting
6 of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Mason Kjar, Chair
10 LaRae Patterson
11 Amanda Jorgensen
12 Matthew Larsen
13 Layne Jenkins
14 Shawn Hoth

15
16 **MEMBERS ABSENT**

17 Tyler Moss

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director
21 Sydney DeWees, Planner
22 Lisa Romney, City Attorney

23
24 **VISITORS**

25 Nathan Cook
26 Betty Jo Garlock
27 Interested citizens

28
29 **LEGISLATIVE THOUGHT/PRAYER** Chair Kjar

30
31 **PLEDGE OF ALLEGIANCE**

32
33 **PUBLIC HEARING – CONDITIONAL USE PERMIT – SALTO MOTO – 1231 NORTH**
34 **1300 WEST, SUITE A – VEHICLE AND EQUIPMENT RENTAL OR SALE – NATHAN COOK –**
35 **ADMINISTRATIVE DECISION**

36
37 City Planner Sydney DeWees presented the staff report for a conditional use permit
38 application submitted by Nathan Cook for Salto Moto, a motorbike sales business in Shorelands
39 Commerce Park. Staff recommended approval for sales but deferred approval for the trial test
40 area until screening measures were addressed. The city's noise ordinance was considered, with
41 staff determining noise would not be an issue if trials occurred during business hours. Approval
42 was recommended with seven conditions.

43
44 The Commission discussed screening, dust mitigation, and the trial riding area. The
45 applicant, Nathan Cook, stated the business would be low-impact, selling around 100 bikes
46 annually, and proposed limiting test rides to the paved area behind the building. After discussion,
47 the Commission and applicant agreed to restrict trial runs to Parcel 0001 only, eliminating the
48 need for additional screening on Parcel 0005.

49
50 Chair Kjar opened a public hearing for this item. Seeing no one come forth, Chair Kjar
51 closed the public hearing.

52
53 Chair Kjar **moved** to approve the Conditional Use Permit request from Nathan Cook for a
54 Vehicle and Equipment Rental or Sale business use located in the Shorelands Commerce Park.
55 The business, Salto Moto, located at 1231 North 1300 West, Suite A shall adhere to the following

Conditions of Approval and Reasons for Action (Findings). Commissioner Larsen seconded the motion which passed by a unanimous vote (6-0).

Conditions of Approval:

1. This Conditional Use Permit approval shall not be transferred to another similar user unless approved by the City.
2. The business operator shall schedule and pass a fire inspection conducted by the South Davis Metro Fire Department.
3. No mechanical repair shall occur on property, until such time that a Zoning Text Amendment to the Shorelands Commerce Park Zone is applied for by the applicant (or other property interest) and thereafter potentially approved by the City to include mechanical repairs within this zoning designation.
4. Any trialing or testing of these vehicles be only during business hours, and moreover, not occur under any circumstance after 9:00 PM or before 6:00 AM, and that any trialing occur only on the parcel ending in 0001.
5. No mandatory parking stalls shall be permitted to store, show, or park vehicles for sale.
6. Thirty-eight (38) parking stalls shall be available for the staff and general public to use.
7. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits and the local noise ordinance.
8. Any deviation from these conditions will initiate the Conditional Use Permit revocation process per City Zoning Code 12.21.100(i).
9. This Conditional Use Permit applies only to the parcel ending in 0001 and no other parcel.

Reasons for Action (Findings):

- a. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e)(3).
- b. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e)(5).
- c. The Planning Commission finds that the application will comply with the approval standards and exceptions as listed under City Noise Control CMC 7.09.040.
- d. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.

PUBLIC HEARING – ZONING MAP AMENDMENT – GARLOCK PROPERTY – 535 SOUTH 400 WEST – AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-LOW (R-L) – BETTY JO GARLOCK – LEGISLATIVE DECISION

Ms. DeWees presented the staff report for a zoning map amendment request submitted by Betty Jo Garlock to rezone 535 South 400 West from Agricultural Low (A-L) to Residential-Low (R-L). The proposed change would increase the allowable density from two to four units per acre.

Staff reviewed the request against zoning amendment criteria and found it consistent with the general plan and compatible with the surrounding area. Approval of the rezone was recommended.

Chair Kjar opened a public hearing for this item.

Arthur Colton, Centerville resident, questioned the zoning density discrepancy between city statements and online information. He also urged the city to update its 17-year-old planning documents.

1 Sheraya Fulton, Centerville resident, opposed the rezoning, emphasizing the area's rural
2 character, privacy concerns, and impacts on traffic, water, and tree loss. She noted that
3 surrounding lots remain agricultural and argued that two homes would maintain the community's
4 charm while still allowing development. She urged the city to prioritize long-term value over short-
5 term profit.

6
7 Teresa Dupaix, Centerville resident, expressed concerns about heavy traffic and difficulty
8 backing out of driveways, privacy issues for Shreya's historical home, and felt that two homes
9 would better suit the lot than four due to these impacts.

10
11 Ron Dupaix, Centerville resident, questioned the square footage of the proposed
12 residences and expressed concerns about the impact on property values, given the area's single-
13 family zoning.

14
15 Chair Kjar closed the public hearing.

16
17 The applicant, Betty Jo Garlock, explained her plan to subdivide the lot into four parcels
18 for single-family homes, with each lot being approximately 10,000 square feet. She emphasized
19 that this was a pride project for her family and the community.

20
21 The commission discussed the application, considering the public comments, the city's
22 general plan, and the surrounding zoning. Some commissioners expressed concerns about
23 privacy and the loss of agricultural land, while others noted that the proposed zoning was
24 consistent with the area and the city's plans for growth.

25
26 Commissioner Larsen **moved** for the Planning Commission to recommend City Council
27 approval of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel
28 03-001-0076, from Agriculture Low (A-L) to Residential Low (R-L) zoning, based on the following
29 findings. Commissioner Jorgensen seconded the motion which passed (5-1), with Commissioner
30 Patterson dissenting.

31
32 Reasons for Action (Findings):

- 33
34 1. The proposed Zoning Map Amendment meets the goals and objectives of the General
35 Plan concerning Neighborhood 4 [CMC 12-480-5].
36 2. The proposed Zoning Map Amendment meets the use, standards, and applicability in the
37 City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).
38 3. Therefore, the Planning Commission recommends that the City Council grant approval of
39 this Zoning Map Amendment request.

40
41 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

42
43 Community Development Director Mike Eggett provided updates on several items,
44 including the start of the legislative session with potential housing legislation, the beginning of the
45 city's budgeting cycle, and the ongoing general plan update with public participation opportunities.
46 He also mentioned that the fences and walls code discussion was still pending, and a land use
47 training session was scheduled for February 26th.

48
49 City Attorney Lisa Romney reminded commissioners to complete their conflict of interest
50 forms by the end of the month.

51
52 **MINUTES REVIEW AND APPROVAL**

Minutes of the December 11, 2024 Planning Commission Meeting were reviewed. Commissioner Patterson **moved** to approve the minutes as written. Commissioner Jorgensen seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:24 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner Patterson seconded the motion which passed by unanimous vote (6-0).

Jennifer Robison, City Recorder

Date Approved