

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, March 12, 2025
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

Mason Kjar, Chair
LaRae Patterson
Amanda Jorgensen
Gary Woodward
Shawn Hoth
Tyler Moss

MEMBERS ABSENT

Layne Jenkins

STAFF PRESENT

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

VISITORS

Spencer Wright, Wright Development
Russell Wilson, Symphony Homes
Spencer Packer
Interested citizens

LEGISLATIVE THOUGHT/PRAYER Chair Kjar

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – COMMERCIAL SUBDIVISION CONCEPT PLAN – LEGACY COMMONS SUBDIVISION – 1280 WEST PARRISH LANE – COMMERCIAL SUBDIVISION – WRIGHT DEVELOPMENT GROUP – ADMINISTRATIVE DECISION

Community Development Director Mike Eggett presented the Legacy Commons Subdivision concept plan, noting that the property consisted of 8.55 acres located at the northwest corner of Parrish Lane and 1250 West. He reported that a prescriptive easement claim had been received for a portion of the north end of Lot 1 and that the application met the city's completeness and compliance requirements.

Spencer Wright of Wright Development Group stated that the proposal involved a simple two-lot subdivision in compliance with city ordinances.

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

The Commissioners inquired about the circular roadway dedication for a potential future roundabout, the implications of the prescriptive easement claim, the rationale behind the lot configuration, and the use of the Dominion Energy easement area. Mr. Wright clarified that the lot shapes were designed to accommodate a proposed user's site plan, and that the easement claim should not hinder the subdivision. Chair Kjar expressed caution regarding potential impacts

of the prescriptive easement on future land use approvals but acknowledged that it was not a determining factor at the concept plan stage.

Commissioner Hoth **moved** for the Planning Commission to approve the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat located at the northwest corner of Parrish Lane and 1250 West, affecting parcel numbers 06-006-0118 and 06-006-0082, with the following conditions and reasons for action (findings). Commissioner Patterson seconded the motion, which passed (5-1), with Chair Kjar dissenting.

Conditions:

1. That the applicant group continue working with the Development Review Committee and City Staff on code conditions and requirements as the applicant moves into the Preliminary Subdivision application process.
2. That the applicant group understands that this approved Legacy Commons Conceptual Subdivision Plat will be subject to terms of Concept Plan Expiration as found in CMC 15.02.060.

Reasons for Actions (Findings)

- a. The applicant has evidenced completeness and compliance with requirements established in CMC 15.02.020 and 15.02.050;
- b. The applicant has evidenced good cause reasoning to approve the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat and Plan;
- c. There are no known or identified conflicts or concerns with approving the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat and Plan;
- d. Therefore, the Planning Commission finds that approval of the proposed commercial subdivision concept plan for the Legacy Commons Conceptual Subdivision Plat and Plan should be supported by the Planning Commission.

SUBDIVISION FINAL PLAT 4TH AMENDMENT – SUMMERHILL LANE SUBDIVISION – 2125 NORTH MAIN STREET – RESIDENTIAL SUBDIVISION – SYMPHONY HOMES – ADMINISTRATIVE DECISION

Planner Sydney DeWees presented the Summerhill Lane Subdivision 4th Amendment, noting it was part of a two-application process. She explained the proposal had received approval from the Board of Adjustments on January 13, 2025, for modifications to a non-conforming parcel. The amendment would facilitate eight property exchanges between the subdivision and an adjacent parcel owned by Spencer and Pamela Packer.

The applicant, Russell Wilson of Symphony Homes stated the amendment was to adjust the plat to allow access to the Packer property and modify some existing lots, stemming from a private settlement agreement. The Commission confirmed this adjustment fulfilled the terms of that agreement.

Commissioner Jorgensen **moved** to recommend City Council approval of the subdivision plat amendment of lots 121-128 of Summerhill Lane – Fourth Amendment, with the following conditions and reasons for action (findings). Commissioner Patterson seconded the motion, which passed unanimously (6-0).

Conditions:

1. Adjust the boundary between the eight (8) lots, as depicted in the application submittal and on the amended subdivision plat.
2. Adjust and incorporate the 13,519 SQ FT of acquired property from lots 121-128 to Parcel A as depicted on the amended subdivision plat.
3. Parcel A shall only be established contingent upon the approval of the rezone from Residential Low to Agriculture Low.
4. Parcel A shall only be established contingent upon the public utility and drainage easement and private drainage easement being approved to be vacated out of parcel A and relocated onto lots 121-128 .
5. Parcel A shall only be established contingent upon Parcel A being deeded to Spencer and Pamela Packer after the plat is recorded. Upon conveyance, parcel a shall be combined with parcel 07-072-0031.
6. Parcel A shall only be established contingent upon Parcel A no longer be part of Summerhill Lane Subdivision and being removed from all PDO zoning designations, as indicted in plat notes number 7.
7. The existing public utility easements and drainage easements shall be protected and adhered to as established in the amended subdivision plat.
8. The City Engineer shall review the adjusted/relocated utility easements as well as amended storm drainage maintenance agreement and deem them acceptable.
9. If deemed necessary by the City Attorney, a Title Report shall be secured and submitted with the Final Amended Plat to verify that all easements and property interests of record are accounted for.
10. Resolve all outstanding comments and concerns identified by the City Engineer, City Attorney, and City Staff before publishing final amended linen plat (mylar).
11. A final amended linen plat shall be prepared and submitted to the City Recorder and shall be reviewed and deemed acceptable by the City Engineer and City Attorney, prior to recording the amended plat.
12. The final linen plat shall be re-submitted to the City Recorder and subsequently recorded at the Davis County Recorder's Office to solidify this amended plat approval within one-year of receiving the approval.

Reasons for Action (Findings):

- a. The planning Commission finds that there is good cause for the plat amendment between Lot 121-128 and Parcel A of the Summerhill Lane Subdivision in accordance with applicable ordinance requirements;
- b. The amendment of the plat will not injure the intended use of the property, the residents of Centerville, the neighboring properties, or the public infrastructure serving the area;
- c. The amendment will allow for the continuation of use and not prohibit the property development as permitted in the City Code

**PUBLIC HEARING – ZONING MAP AMENDMENTS AND PDO ZONING PLAN
AMENDMENTS – SUMMERHILL LANE PDO – 212 WEST SUMMERHILL LANE (2125 NORTH)
– RESIDENTIAL-LOW WITH PLANNED DEVELOPMENT OVERLAY (R-L-PDO) TO
AGRICULTURAL-LOW (A-L) ZONING – SYMPHONY HOMES – LEGISLATIVE DECISION**

Ms. DeWees presented the zoning map and Planned Development Overlay (PDO) amendments for Summerhill Lane, noting the proposal would rezone Parcel A from R-L-PDO to A-L to align with the adjacent receiving parcel. Staff analysis concluded that the amendments met code requirements and supported general plan goals.

Chair Kjar opened the public hearing for this item.

1 Spencer Packer, Centerville resident, spoke in support of the amendments as part of a
2 settlement with Symphony Homes.

3
4 Chair Kjar closed the public hearing.

5
6 Commissioner Patterson **moved** to recommend City Council approval of the Zoning Map
7 Amendment for the property indicated on the plat as Parcel A from Residential Low (R-L) to
8 Agriculture Low (A-L) zoning and the Planned Development Overlay Zoning Amendment for
9 Parcel A, based on the following findings. Commissioner Moss seconded the motion which
10 passed unanimously (6-0).

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12 Findings:

- 13
14 1. The proposed Zoning Map Amendment meets the goals and objectives of the General
15 Plan concerning Neighborhood 4 [CMC 12-480-5].
16 2. The proposed Zoning Map Amendment, in conjunction with the quit claim deed of Parcel
17 A to Spencer and Pamela Packer from Symphony Development Corporation meets the
18 use, standards, and applicability in the City Zoning Code 12.31 "Agriculture Zones", 12.32
19 "Residential Zones", and City Zoning Code 12.21.080(e).
20 3. The proposed Planned Development Overlay Zoning Amendment, in conjunction with the
21 quit claim deed of Parcel A to Spencer and Pamela Packer from Symphony Development
22 Corporation meets the use, standards, and applicability as outlined in City Zoning Code
23 12.41 "Planned Development Overlay Zone".
24 4. Therefore, the Planning Commission recommends that the City Council grant approval of
25 this Zoning Map Amendment and Planned Development Overlay Zoning Amendment
26 request.

27
28 **ZONING CODE AMENDMENTS – BODY ART FACILITIES – CZC 12.12.040, 12.36.040,**
29 **NEW 12.55.260, 12.62.040, AND 12.62.060 – LEGISLATIVE DECISION**

30
31 Mr. Eggett and City Attorney Lisa Romney presented proposed zoning code amendments
32 regarding body art facilities. The amendments stemmed from a previously denied application,
33 after which the City Council directed staff to explore options for allowing such facilities in order to
34 reduce legal risk associated with an outright ban. Proposed changes included adopting the term
35 "body art facility" to align with state and county regulations, and allowing the use as a conditional
36 use in certain commercial and industrial zones.

37
38 During discussion, commissioners requested clarification on the prior applicant's intent,
39 debated whether the use should be permitted or conditional, and asked staff to research how
40 neighboring Davis County cities regulate similar uses. They also suggested tightening language
41 around permanent cosmetics and electrolysis and requested additional information on potential
42 conditions that could be applied. Staff was directed to conduct further research and return with a
43 more detailed proposal at a future meeting.

44
45 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

46
47 Mr. Eggett reported that a site plan for the Legacy Commons subdivision would be
48 forthcoming and that several other subdivision applications were currently in process.

49
50 **ZONING CODE AMENDMENT – PLANNED UNTIL DEVELOPMENT – CMC 15306**
51 **REQUIREMENTS FOR PUD AND NON-RESIDENTIAL SUBDIVISIONS**

52
53 Mr. Eggett presented draft language for a new planned unit development (PUD) tool for
54 properties under 5 acres, aimed at providing flexibility for oddly-shaped lots. The proposal,

1 prompted by an application highlighting gaps in the code, would use a development agreement
2 approach. Ms. DeWees noted it addresses a larger issue and would be a city-initiated
3 amendment. Commissioners were asked to review the draft and be prepared to discuss it at the
4 next meeting.

5
6 **MINUTES REVIEW AND APPROVAL**

7
8 Minutes of the February 26, 2025 Planning Commission Meeting were reviewed.
9 Commissioner Jorgensen **moved** to approve the minutes as written. Chair Kjar seconded the
10 motion, which passed by unanimous vote (6-0).

11
12 **ADJOURNMENT**

13
14 At 8:24 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner
15 Patterson seconded the motion which passed by unanimous vote (6-0).
16
17

18 *Jennifer Robison*
19 _____
20 Jennifer Robison, City Recorder

04/14/2025

Date Approved

