

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, April 9, 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 7:06 p.m.

MEMBERS PRESENT

LaRae Patterson, Vice Chair
Amanda Jorgensen
Gary Woodward
Shawn Hoth

MEMBERS ABSENT

Layne Jenkins
Mason Kjar, Chair
Tyler Moss

STAFF PRESENT

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

LEGISLATIVE THOUGHT/PRAYER Vice Chair Patterson

PLEDGE OF ALLEGIANCE

ZONING CODE AMENDMENTS – BODY ART FACILITIES – CZC 12.12.040, 12.36.040, NEW 12.55.260, 12.62.040, AND 12.62.060 – LEGISLATIVE DECISION (DISCUSSION ITEM ONLY)

Community development Director Mike Eggett presented research findings to the Planning Commission regarding potential zoning code amendments related to body art facilities. He reviewed zoning ordinances from seven South Davis County cities, noting that only Bountiful and Layton had specific provisions for tattoo and body art establishments. Mr. Eggett explained that Bountiful permits such facilities as conditional uses in heavy and general commercial zones, while Layton allows them conditionally in high commercial zones. Zoning maps from both cities were shared to illustrate potential location areas.

City Attorney Lisa Romney raised concerns regarding the designation of body art facilities as conditional uses, emphasizing the importance of objective standards to mitigate legal risks. The Commission reviewed proposed amendments for Centerville, which would permit body art facilities in Industrial High, Industrial Very High, and certain Planned Development Overlay zones west of I-15. The Commission agreed to revisit the matter at an upcoming meeting so more members could be present for discussion.

ZONING CODE AMENDMENTS – PLANNED UNIT DEVELOPMENT AND PLANNED DEVELOPMENT OVERLAY ZONE – CMC 15.06 AND CZC12.41 (DISCUSSION ITEM ONLY)

This item was postponed to a future meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported on ongoing budget discussions with the City Council, noting that the Community Development and Planning Commission budgets would be presented the following

1 day. He indicated there were no significant changes proposed to the Planning Commission's
2 budget compared to the previous year.

3
4 Mr. Eggett briefed the Commission on House Bill 368, a recent comprehensive land use
5 bill. He advised that the legislation would necessitate mandatory changes to the city's zoning
6 codes and recommended that the Commission remain aware of potential future code
7 amendments resulting from the bill.

8
9 **MINUTES REVIEW AND APPROVAL**

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11 Minutes of the March 12, 2025 Planning Commission Meeting were reviewed.
12 Commissioner Jorgensen **moved** to approve the minutes as written. Commissioner Hoth
13 seconded the motion, which passed by unanimous vote (4-0).

14
15 **ADJOURNMENT**

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17 At 8:01 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner
18 Hoth seconded the motion which passed by unanimous vote (4-0).

19
20
21 *Jennifer Robison*
22 _____
23 Jennifer Robison, City Recorder

04/24/2025

Date Approved

