

**PLANNING COMMISSION MINUTES OF MEETING**  
**Wednesday, May 28, 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  
Gary Woodward  
Amanda Jorgensen  
Layne Jenkins

**MEMBERS ABSENT**

Tyler Moss  
Shawn Hoth

**STAFF PRESENT**

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

**LEGISLATIVE THOUGHT/PRAYER** Commissioner Patterson

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING - ZONING CODE AMENDMENTS – BODY ART FACILITIES AND PERMANENT COSMETICS – CZC 12.12.040, 12.36.040, 12.62.040, 12.62.060, AND NEW 12.55.260 – LEGISLATIVE DECISION**

Community Development Director Mike Eggett presented the proposed zoning code amendments for body art facilities and permanent cosmetics, noting updates to several code sections and the table of uses as directed by the planning commission. The commission discussed zoning designations and definitions, and considered whether they should be treated separately or as potentially overlapping uses. Chair Kjar inquired about the decision regarding Industrial-Medium zoning, noting that while the city doesn't have an Industrial-Medium zone, it was present on the table of uses. He questioned whether there should be a conditional use there as well.

Chair Kjar opened a public hearing for this item. Receiving no comments, Chair Kjar closed the public hearing.

Chair Kjar **moved** to recommend City Council approval of Zoning Code Text Amendments to Centerville Zoning Code 12.12.040 regarding "Definitions", amending Centerville Zoning Code 12.36.040 regarding "Table of Uses for Commercial Uses", adding a new section to the Centerville Zoning Code as 12.55.260 "Body Art Facilities and Permanent Cosmetics", and other associated amendments as located in Centerville Zoning Code 12.62.040 and 12.62.060, as presented by City staff and the City Attorney, with the language amendment to the request as follows, based on the following reasons for action (findings). Commissioner Patterson seconded the motion which passed by a unanimous vote (5-0).

**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 do not create detrimental or negative impacts to established zoning areas within Centerville City.
3. The Planning Commission finds that the proposed text amendments are in the best interests of Centerville City.
4. Therefore, the Planning Commission finds that the request for a Zoning Code Text Amendment regarding CZC 12.12.040 "Definitions", CZC 12.36.040 "Table of Uses for Commercial Uses", CZC 12.62.040 "Permitted Use", CZC 12.62.060 "Conditional Use", and the addition of CZC 12.55.260 "Body Art Facilities and Permanent Cosmetics" should be recommended to the City Council for approval consideration.
5. That 12.62.40(c) add the language "and permanent cosmetics", that the Table of Uses add "Conditional Use" to the row for body art facilities in the Industrial-Medium (I-M), that the designation of "Permitted" for Permanent Cosmetics be added to the Table of Uses in all industrial zones, and that we clarify that Body Art Facilities will not be Permitted or Conditional in the PDO overlay.

#### **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Mr. Eggett informed the commission that the next meeting will include a conceptual site plan review and a conditional use permit request for a home occupation in a residential zone. He also reported that survey results from the general plan update have been received, and he hopes to begin drafting a document soon. Additionally, Mr. Eggett noted he would begin work on the moderate-income housing plan report, due August 1st, and may present highlights to the commission beforehand.

#### **MINUTES REVIEW AND APPROVAL**

Minutes of the May 14, 2025 Planning Commission meeting were reviewed. Commissioner Jorgensen **moved** to approve the minutes as written. Commissioner Jenkins seconded the motion, which passed by unanimous vote (5-0).

#### **ADJOURNMENT**

At 7:26 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Chair Kjar seconded the motion which passed by unanimous vote (5-0).

  
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Jennifer Robison, City Recorder

6/11/2025  
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Date Approved

