

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, June 11, 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
Sydney DeWees, Planner

VISITORS

Scott Christiansen, Christiansen Enterprise LLC
Scott Argyle
Spencer Hymas, Galloway Engineering

LEGISLATIVE THOUGHT/PRAYER Commissioner Jorgensen

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – CONDITIONAL USE PERMIT – CHRISTIANSEN ENTERPRISE LLC – 642 WEST 1500 NORTH – HOME OCCUPATION BUSINESS USE – SCOTT CHRISTIANSEN – ADMINISTRATIVE DECISION

Planner Sydney DeWees presented a conditional use permit request from Scott Christiansen of Christiansen Enterprise LLC to operate a two-trailer rental business from his home at 642 West 1500 North. She explained that the applicant met with staff and provided detailed plans to meet conditional use requirements, including maintaining the residential character and limiting business activity to moving trailers with minimal noise.

Staff recommended approval with the conditions that at least one business owner must live on the property, no more than three trailers may be stored on-site, and any deviation would result in revocation of the permit. Commissioners inquired about trailer and vehicle storage, and Mr. Christiansen responded that his personal camp trailer would be moved off-site to allow space for the business trailers.

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

Chair Kjar **moved** for the Planning Commission to approve the Conditional Use Permit request from Scott Christiansen for a home occupation use located on parcel 02-141-0005, known as Christiansen Enterprise LLC and located at 642 West 1500 North, shall be subject to the

following conditions of approval and reasons for action. Commissioner Jorgensen seconded the motion which passed by a unanimous vote (5-0).

Conditions:

1. This Conditional Use Permit approval shall not be transferred to another similar user unless approved by the City.
2. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.
3. Per CZC 12.62.070(a), at least one of the two business owners shall live on premises to maintain approval of the home occupation use.
4. No more than three trailers may be stored at any given time on the property located at 642 West 1500 North, in association with the approved home occupation use.
5. Should any business operations and/or activities deviate from the conditions of approval for this home occupation, the Conditional Use Permit shall be revoked per CZC 12.21.100(i).

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).
- b. The Planning Commission finds that the application complies with the development standards for a home occupation listed under CZC 12.62.050 and the development standards for a conditional use home occupation listed under CZC 12.62.070.
- c. 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 – PRELIMINARY SUBDIVISION PLAT – CHASE CREEK
SUBDIVISION – 224 WEST CHASE LANE – RESIDENTIAL SUBDIVISION – KEVIN
MORTENSEN/SCOTT ARGYLE – ADMINISTRATIVE DECISION**

Ms. DeWees presented the preliminary plat for the Chase Creek Subdivision, a 6-lot project on 2.13 acres in a residential low zone. The application, submitted by Kevin Mortensen, was deemed complete on April 22, 2025, and found code-compliant on June 9, 2025. Staff outlined remaining requirements for final approval, including a landscaping plan, drainage easements, retention wall plans, and a drainage ownership agreement.

Commissioners asked about lot sizes, parking, snow removal, and water rights. Community Development Director Mike Eggett clarified that the city requested to own the water rights and maintain the public street, while an HOA would manage the basin and culvert.

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

Commissioner Jorgensen **moved** to approve the Preliminary Subdivision Plat and Plan request for the Chase Creek Subdivision, located at 224 West Chase Lane, parcel numbers 02-014-0050 & 02-014-0072, with the following conditions and reasons for action. Commissioner Jenkins seconded the motion which passed unanimously (5-0).

Conditions:

1. The applicant shall resolve any remaining City Staff and/or City Engineer concerns as identified on the June 9, 2025, DRC compliance review, prior to submitting any application for Final Subdivision Plat and Plan review.

Reasons for action (findings):

- a. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of CMC 15.03 for the Preliminary Plat approval.
- b. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the General Requirements for all Subdivisions, as found in CMC 15.03 and other applicable regulations of the City Code.
- c. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the Residential Low (R-L) Zoning standards, as found within the City Code.
- d. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the City's Zoning and/or Subdivision Ordinances, as outlined and addressed in the Staff report provided for this project.
- e. Therefore, the Planning Commission finds that the acceptance of this Preliminary Subdivision for the proposed development, per CMC 15.03.040, is hereby warranted for approval by the City.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – QUIK TRIP – 1280 WEST PARRISH LANE – COMMERCIAL DEVELOPMENT – GALLOWAY ENGINEERING – ADMINISTRATIVE DECISION

Mr. Eggett presented the conceptual site plan for a proposed Quik Trip at 1280 West Parrish Lane, noting it requires a future subdivision and a conditional use permit for the fueling station. The site is designed for large trucks and must meet Legacy Crossing CDA design standards. The applicant is working with UDOT on traffic and access.

Commissioners raised concerns about truck access via the roundabout, parcel configuration, environmental impacts, traffic on Parrish Lane, operating hours, noise, and signage compliance. Spencer Hymus, representing the applicant, confirmed they would proceed with the subdivision process, plan for 24-hour operations with noise mitigation, comply with environmental regulations, and continue working with UDOT on traffic requirements.

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

Commissioner Woodward **moved** to approve the Conceptual Site Plan for the property located at approximately 1280 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, subject to the following conditions of approval and reasons for action. Commissioner Patterson seconded the motion which passed unanimously (5-0).

Conditions:

1. Resolve noted comments and concerns identified by the City Engineer, City Attorney, and/or City Staff for the Conceptual Site Plan review process.

Reasons for action (Findings):

1. The proposed Conceptual Site Plan meets the goals and objectives of the General Plan.
2. The proposed Conceptual Site Plan meets the use, standards, and applicability in CZC 12.34, CZC 12.36, and CZC 12.21.110(d).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported on upcoming projects and developments:

- A rezone request for a parcel along Frontage Road in the Summerhill Lane area will be presented at the next meeting on June 25th.
- A new ice cream shop, Milk Bar, will be opening next to Swig.
- The Parrish Lane Road project is expected to be completed by the end of the month, before July 4th.
- The City Council will be holding a final budget approval and public hearing on Tuesday, June 17th.
- The filing period for City Council and Mayor positions has ended. Mayor Wilkinson is running unopposed, and there are four applicants for two City Council seats.

MINUTES REVIEW AND APPROVAL

Minutes of the May 28, 2025 Planning Commission meeting were reviewed. Commissioner Patterson **moved** to approve the minutes as written. Commissioner Jorgensen seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:55 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Chair Kjar seconded the motion which passed by unanimous vote (5-0).



Jennifer Robison, City Recorder

06/25/2025

Date Approved

