

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, September 24, 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 Shawn Hoth

11 Gary Woodward

12 Tyler Moss

13 Layne Jenkins

14 Amanda Jorgensen

15
16 **MEMBERS ABSENT**

17 LaRae Patterson

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22
23 **VISITORS**

24 Greg Larsen

25 Troy Holzer

26
27 **LEGISLATIVE THOUGHT/PRAYER** Chair Kjar

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **FINAL SITE PLAN (PDO) – PORTER LANE ESTATES – 522 WEST 400 SOUTH**
32 **(PORTER LANE) – RESIDENTIAL PDO DEVELOPMENT – GREG LARSEN AND TROY**
33 **HOLZER – ADMINISTRATIVE DECISION**
34

35 Planner Sydney DeWees presented the final site plan for Porter Lane Estates, noting that
36 the primary change since the conceptual plan was the creation of "Parcel A," a dedicated sports
37 court separated from Lots 3 and 4 to avoid future disputes. She confirmed the applicants had
38 addressed prior requirements and that staff supported approval contingent on resolving
39 outstanding Development Review Committee comments, including corrections to lot frontages
40 and technical subdivision items. Commissioners asked about ownership of Parcel A, and Ms.
41 DeWees confirmed it would be maintained by the HOA under updated CC&Rs. Questions were
42 also raised about city authority for maintenance enforcement, street lighting, and fire inspections,
43 all of which staff clarified had been addressed or deemed sufficient. Developer Greg Larsen
44 added that stormwater issues had been resolved.

45
46 Commissioner Jenkins **moved** to approve the proposed Final Site Plan for the property
47 located at 522 West Porter Lane (400 South), contingent on the following conditions for approval.
48 Commissioner Jorgensen seconded the motion which passed by a unanimous vote (6-0).

49
50 **Conditions:**

- 51
52 1. The applicant will be required to resolve outstanding city engineer and staff comments as
53 indicated on the attached checklist documents and reporting. The required final site plan
54 corrections shall be performed with the submittal of the site and building construction
55 plans, which are to be reviewed by city staff for compliance with this approval;

2. Prior to development and construction of the Porter Lane Estates Final Site Plan, there will need to be a Final Minor Subdivision approval provided by the City for the proposed subdivision plat, as prepared and applied for by the property owner group. This includes that the Final Minor Subdivision plat will need to be recorded in accordance with Title 15 of the Centerville Municipal Codes, and associated bonding/escrow funding will be provided by the applicant as required by the City prior to construction; and
3. The applicant shall post and/or pay any outstanding development related costs consistent with City Ordinances and fee schedules, this includes any bonding/escrow funding expenses that may be required by the City

Reasons for Action (Findings):

1. The proposed Final Site Plan complies with the expected development standards described in CZC 12.21.110, CZC 12.32, CZC 12.41, CZC 12.51, CZC 12.55 (where applicable), and other applicable City Codes for this project;
2. The proposed Final Site Plan has identified variances tied to the Planned Development Overlay (PDO) approval as approved by City Council on August 5th, 2025;
3. The granting of the proposed Final Site Plan is not detrimental to the health, safety, and welfare of Centerville residents;
4. The proposed Final Site Plan allows integrated planning and design of the property and, on the whole, is a better development than would be possible under conventional zoning regulations based on approved PDO variation; and
5. Therefore, the Planning Commission approves this proposed Final Site Plan as associated with the previously approved Planned Development Overlay (PDO) terms for the Porter Lane Estates PDO project.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

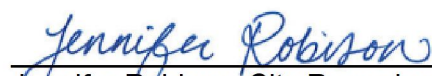
Community Development Director Mike Eggett reported that the new community development software will launch October 1, integrating building permitting into a more user-friendly system, and recognized Sydney DeWees for her role in the transition. He also shared updates from a recent water conference, noting Utah's ongoing drought, the weak monsoon season, limits on water reuse due to Great Salt Lake concerns, and promotion of low-water Bermuda grass. He added that a draft water conservation ordinance update is under review and will soon be presented to the Planning Commission.

MINUTES REVIEW AND APPROVAL

Minutes of the September 10, 2025 Planning Commission meeting were reviewed. Commissioner Moss **moved** to approve the minutes. Commissioner Jorgensen seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 7:33 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner Hoth seconded the motion which passed by unanimous vote (6-0).


Jennifer Robison, City Recorder

10/8/2025
Date Approved

