

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, April 10, 2024

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

- Shawn Hoth
- Layne Jenkins
- Amanda Jorgensen
- Mason Kjar, Chair
- Tyler Moss
- LaRae Patterson, Vice Chair

MEMBERS ABSENT

- Matt Larsen

STAFF PRESENT

- Mike Eggett, Community Development Director
- Whittney Black, Assistant Planner

VISITOR

- Greg Day
- Joann Stevenson
- Shelby Dushku
- Alex Dushku

LEGISLATIVE THOUGHT/PRAYER Chair Kjar

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – CONCEPTUAL SITE PLAN – HOSKIN TRUCKS, 1175 W 500 N

Assistant Planner Whittney Black explained that Greg Day, representing his client Kaden Hoskin (prospective tenant of the subject property), was seeking approval of a Conceptual Site Plan for property located at 1175 W 500 N. She said the location was an existing site with a 6,365 square foot building, 6-foot chain link fence, and some existing hard surfacing. The building was considered nonconforming and could remain as it was. Because the occupancy use type was proposed to change and a new certificate of occupancy was required, the site was required to come up to Code in landscaping, drainage, parking, etc. Ms. Black said staff recommended the Planning Commission either table the matter for further information, or approve the Conceptual Site Plan with conditions and directives recommended in the Staff Report.

Greg Day, applicant, said he and Mr. Hoskin were agreeable to the conditions suggested by staff, and willing to accomplish the conditions prior to the Final Site Plan process.

Chair Kjar opened a public hearing at 7:09 p.m., and closed the public hearing seeing no one come forward. Chair Kjar said he did not foresee any major obstacles that would need to go back to the drawing board, and said he would vote in favor of the Conceptual Site Plan.

Commissioner Patterson **moved** to accept the Conceptual Site Plan for the Hoskin Truck project located at 1175 West 500 North, parcel number 060100010, with the following directives and for the following reasons for action. Commissioner Jenkins seconded the motion, which passed by unanimous vote (6-0).

1 Directives:

- 2
- 3 1. A final site plan shall be submitted as outlined in CZC 12.21.110(e).
 - 4 2. The final site plan shall provide a complete landscaping plan, designed by a
 - 5 landscape architect.
 - 6 3. The landscaping plan shall include and/or address all items listed in the Landscaping
 - 7 and Screening Staff Review report dated 04-10-2024 and the applicable standards
 - 8 listed under CZC 12.51.
 - 9 4. The final site plan shall include the correct total number of parking spaces (31 total)
 - 10 and address all items listed in the Off-Street Parking and Loading Staff Review report
 - 11 dated 04-10-2024.
 - 12 5. The final site plan shall include and/or address all items listed in the Various Items
 - 13 Staff Review report dated 04-10-2024.
 - 14 6. In conjunction with the Final Site Plan submittal, a Conditional Use Permit
 - 15 Application shall be submitted for the proposed use of vehicle rental or sale, used,
 - 16 limited.

17

18 Reasons for action:

- 19
- 20 a. The Conceptual Site Plan appears to be consistent with the applicable section of the
 - 21 General Plan, Part 12-480-6 West Centerville Neighborhood Plan.
 - 22 b. The Conceptual Site Plan, with modifications, could likely comply with the expected
 - 23 development standards described in CZC 12.34, CZC 12.52, CZC 12.51, and other
 - 24 applicable city ordinances.
 - 25 c. Therefore, the Planning Commission finds that the acceptance of this Conceptual
 - 26 Site Plan for the proposed development is warranted.

27

28 **PUBLIC HEARING – ZONE MAP AMENDMENT – 1193 N MAIN STREET AND 1167 N**

29 **MAIN STREET**

30

31 Community Development Director Mike Eggett explained the applicant was requesting a

32 Zone Map Amendment associated with two properties currently zoned Agricultural-Low (A-L). The

33 applicant desired to rezone both properties to Residential-Low (R-L). There was currently a single-

34 family home located on the 1167 North property and a single-family home located on the 1193

35 North property, with a few accessory buildings also located on the 1193 North property.

36

37 Mr. Eggett explained that according to the General Plan, low density was inclusive of both

38 A-L and R-L zoning districts. Staff believed the proposed Zone Map Amendment was consistent

39 with the goals and objectives of the General Plan, harmonious with the overall character of

40 existing development in the vicinity, and would have minimal adverse effects, if any, on adjacent

41 properties. Most of the surrounding properties were in the proposed zone, and the primary use of

42 the area would not change. Mr. Eggett stated service facilities and services were generally

43 available in the area due to existing residential development. He said staff recommended the

44 Planning Commission recommend to the City Council approval of the Zoning Map Amendment.

45

46 Commissioner Jorgensen disclosed that she had been the listing agent for the 1193 North

47 Main Street property, but had not represented the buyer. She stated her experience with the

48 property would not affect her decision-making process in the matter. Mr. Eggett clarified that Ms.

49 Dushku was authorized by the owners of the second property to make the request on their behalf.

50

51 Shelby Dushku, applicant, and owner of one of the two properties, said the properties

52 were in a zoning island, and said the desire was to build low-density homes. Ms. Dushku said she

53 had no hesitations with Commissioner Jorgensen participating in the decision-making process.

1 Chair Kjar opened a public hearing at 7:22 p.m., and closed the public hearing seeing no
2 one come forward. Chair Kjar commented that the entire subject location was surrounded by R-
3 L, and expressed the opinion that the proposed rezone would be an appropriate use of rezone
4 authority. Staff answered questions regarding water availability. Responding to a question from
5 Commissioner Patterson, Ms. Dushku said her current plan was to keep the existing home on her
6 property and develop around it.

7
8 Commissioner Jorgensen made a **motion** for the Planning Commission to recommend
9 City Council approval of the Zoning Map Amendment for the properties located at 1167 North
10 Main Street and 1193 North Main Street, known as Parcels 02-015-0076 and 02-015-0125, from
11 the Agricultural-Low (A-L) Zone to Residential-Low (R-L) Zone, for the following reasons for
12 action. Commissioner Jenkins seconded the motion, which passed by unanimous vote (5-0).

13
14 Reasons for action:

- 15
16 1. The proposed Zoning Map Amendment meets the goals and objectives of the General
17 Plan concerning Neighborhood 4 [CMC 12-480-5].
18 2. The proposed amendment is deemed consistent or adequate with the review
19 requirements listed in CZC 12.21.080(e), as reviewed in the applicable Staff Report.
20

21 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

22
23 Mr. Eggett reported on recent actions of the City Council. The Planning Commission was
24 scheduled to meet next on April 24, 2024.

25
26 **MINUTES REVIEW AND APPROVAL**

27
28 Minutes of the March 27, 2024 Planning Commission meeting were reviewed.
29 Commissioner Moss **moved** to approve the minutes unamended. Commissioner Jorgensen
30 seconded the motion, which passed by unanimous vote (5-0).

31
32 **ADJOURNMENT**

33
34 At 7:38 p.m., Commissioner Patterson made a **motion** to adjourn the meeting. The motion
35 passed by unanimous vote (5-0).
36

37 DocuSigned by:
38 *Jennifer Robison*
39 _____
40 Jennifer Robison, City Recorder

4/25/2024 | 11:46 AM MDT

Date Approved

