

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, January 24, 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
Mason Kjar, Chair
Lane Jenkins
Amanda Jorgensen
Matt Larsen
LaRae Patterson, Vice Chair

MEMBER ABSENT

Tyler Moss

STAFF PRESENT

Lisa Romney, City Attorney
Whittney Black, Interim Community Development Director
Jennifer Robison, City Recorder

VISITOR

Richard Jensen

LEGISLATIVE THOUGHT/PRAYER Chair Kjar

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – ZONE TEXT AMENDMENT, CZC 12.55.110 FENCES AND WALLS

Interim Community Development Director Whittney Black explained the applicant, Richard Jensen, desired to amend the Zoning Ordinance regarding fences and walls to accommodate a retaining wall and fence combination he wanted to construct on the east side of his lot. The applicant applied for a building permit in October 2023 for the construction of a concrete retaining wall, and explained to staff that he had a retaining wall in the subject location that was failing, and wanted to replace it and put a 6-foot fence on top. Staff found that the retaining wall and fence combination would exceed the maximum height allowed by City Code, and initially denied the permit. The applicant resubmitted plans several times but ultimately could not achieve what he was wanting within the parameters of the ordinance.

In December 2023, the applicant applied for a text amendment hoping to get the Code changed to build his desired project. Mr. Jensen proposed to amend the allowed fence height from 6-feet to 7-feet for non-structurally engineered walls (typically chain-link, wood, or vinyl) and 8-feet for structurally engineered walls (typically concrete or CMU).

Ms. Black suggested factors to consider included weather, whether or not the City should differentiate between fences and walls in code, and the fact that retaining walls up to 8 feet were allowed in the Hillside Overlay Zone, but the Code was ambiguous regarding placement of a fence on top. She said staff suggested the Planning Commission recommend denial to the City Council pending a more comprehensive review by staff. Commissioner Patterson referred to requirements in the International Residential Code (IRC).

1 Richard Jensen, applicant, said he would like to have a wall/fence higher than currently
2 allowed for privacy, but he would be fine if the proposed amendments were not approved. He
3 showed photographs of his property, and explained the desired project, which would replace a
4 railroad tie retaining wall with concrete, with a fence on top. Mr. Jensen answered questions
5 from the Commission.
6

7 Chair Kjar opened a public hearing at 7:25 p.m., and closed the public hearing seeing no
8 one come forward. Chair Kjar said he did not believe the proposed changes were adequate to
9 address all of the related needs across the City. Commissioner Patterson expressed the opinion
10 that the application did not sufficiently address all of the factors mentioned by staff. City Attorney
11 Lisa Romney suggested staff could look into what had been done in other cities regarding fence
12 calculations with a grade change.
13

14 Commissioner Larsen **moved** to table the application. Commissioner Hoth seconded the
15 motion, which passed by unanimous vote (6-0).
16

17 **OPEN AND PUBLIC MEETINGS TRAINING**

18
19 City Recorder Jennifer Robison provided annual Open and Public Meetings Act training.
20

21 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

22
23 The Planning Commission was scheduled to meet next on February 28, 2024.
24

25 **MINUTES REVIEW AND APPROVAL**

26
27 Minutes of the January 10, 2024 meeting were reviewed. Commissioner Patterson
28 **moved** to accept the minutes. Commissioner Larsen seconded the motion, which passed by
29 unanimous vote (6-0).
30

31 **ADJOURNMENT**

32
33 At 8:17 p.m., Commissioner Larsen **moved** to adjourn the meeting. Commissioner
34 Patterson seconded the motion, which passed by unanimous vote (6-0).
35
36

37 DocuSigned by:

38 Jennifer Robison

39 Jennifer Robison, City Recorder

3/19/2024 | 11:20 AM MDT

Date Approved

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