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PLANNING COMMISSION MINUTES OF MEETING
Wednesday, September 25, 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
Layne Jenkins
LaRae Patterson, Vice Chair
Shawn Hoth
Matt Larsen
Mason Kjar, Chair

MEMBERS ABSENT
Amanda Jorgensen
Tyler Moss

STAFF PRESENT
Mike Eggett, Community Development Director
Lisa Romney, City Attorney
Sydney DeWees, Planner

LEGISLATIVE THOUGHT/PRAYER Chair Kjar

PLEDGE OF ALLEGIANCE

DISCUSSION AND REVIEW- ZONING CODE AMENDMENTS – FENCES AND WALLS – CZC 12.55.110 (FENCES AND WALLS - (LEGISLATIVE DECISION)

Community Development Director Mike Eggett and Planner Sydney DeWees detailed a study conducted by staff examining fence standards across different communities. Some communities accommodate higher non-obstructing fences close to the right of way. There was discussion about unclear or conflicting standards within Centerville's current code, as well as similar issues in materials and determinations of ground elevation.

Mr. Eggett reported conflicting street code standards being applied in fence-related cases (30 feet in the zoning code and 50 feet in the street code). Concerns were raised about the definitions (or lack thereof) relating to fence types and disparities in how they are applied or enforced. The Code survey results highlighted a pressing need for clearer zoning definitions and distinctions, enabling objective assessment by staff while using zoning tools effectively.

The Commissioners debated whether to handle separate zoning code amendment projects as individual items or address them comprehensively, deciding eventually on a split approach. Retaining wall and grade differential issues were identified as needing resolution. There was further discussion on community engagement through surveys, clarifying how feedback might shape zoning regulations without causing public dissatisfaction due to survey choices potentially differing from final decisions.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported two items that were scheduled for the upcoming City Council meeting on October 1st. These included the revised PDO zone text and amendments to the freestanding signs ordinance.

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Mr. Eggett also mentioned training opportunities available via the Utah APA Chapter's Planners Day and possibly organizing participant attendances. Discussion followed concerning an upcoming Utah Land Use Institute conference more tailored to broader land policy issues.

PLANNING COMMISSION TRAINING – MODULE 3 "ZONING AND THE ZONING ORDINANCE"

Mr. Eggett gave training on the third module of planning commission training focused on "Zoning and the Zoning Ordinance." Key points included discussions on the legal principles supporting local zoning, the influence of prior Supreme Court decisions, and the regional benefits of coordinated planning. The presentation emphasized the importance of clear ordinance definitions and ensuring zoning reflects local community needs rather than generic standards. Commissioners were encouraged to evaluate existing zoning practices for potential updates.

MINUTES REVIEW AND APPROVAL

Minutes of the September 11, 2024 Planning Commission Meeting were reviewed. Commissioner Hoth **moved** to approve the minutes as written. Commissioner Larsen seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:14 p.m., Commissioner Patterson **moved** to adjourn the meeting. Commissioner Jenkins seconded the motion which passed by unanimous vote (5-0).

Jennifer Robison
Jennifer Robison, City Recorder

10/10/2024 | 10:11 AM MDT
Date Approved

CENTERVILLE CITY, INC. 1848 CORPORATE SEAL