

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, October 9, 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

Amanda Jorgensen

MEMBERS ABSENT

Tyler Moss

STAFF PRESENT

Mike Eggett, Community Development Director

Lisa Romney, City Attorney

Jennifer Robison, City Recorder

VISITORS

Nathan Jones, Green Shield

Interested citizens

LEGISLATIVE THOUGHT/PRAYER Commissioner Hoth

PLEDGE OF ALLEGIANCE

FENCING/WALL HEIGHT REQUEST – 2090 NORTH 400 WEST – MATTHEW AND JERIANN LAYTON TRUSTEES – (ADMINISTRATIVE DECISION)

The commission examined a fencing/wall height request for a property at 2090 North 400 West. Nathan Jones, representative for the applicant, proposed constructing a retaining wall and a fence to achieve a level backyard. It was revealed that the property is subject to split zoning, requiring addressing this matter before the commission could approve the request. The zoning administrator was identified as the decision-maker for exceeding 6 feet to address buffering needs due to differing zones. It was recommended that the applicant work with the Zoning Administrator to rezone the property and work on approval for the wall height.

Commissioner Larsen **moved** to deny the application on the basis that the application does not meet the current city code requirements, and because the zoning on the parcel is split and is not in compliance with city code. Chair Kjar seconded the motion which passed by a unanimous vote (6-0).

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

The Commission discussed potential amendments to the zoning code concerning fences and walls. Topics included the maximum allowable height for fences on retaining walls, the necessity of stepped retaining walls, and the challenges associated with differing property grades. Input was sought for clearer definitions and the commission agreed on the need to distinguish

1 between fences and walls, particularly in hillside developments. Staff was directed to further
2 explore options, including an investigation into standards used by neighboring communities.
3

4 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

5

6 Community Development Director Mike Eggett provided updates on upcoming
7 developments, noting that an ice cream store and a new taco shop were in the process of opening.
8 Additionally, an upcoming public hearing for a zoning text amendment was highlighted, although
9 specific details were held until the formal notice.

10 **MINUTES REVIEW AND APPROVAL**

11 Minutes of the September 25, 2024 Planning Commission Meeting were reviewed. Chair
12 Kjar **moved** to approve the minutes as written. Commissioner Jenkins seconded the motion,
13 which passed by unanimous vote (6-0).

14 **ADJOURNMENT**

15 At 8:38 p.m., Commissioner Patterson **moved** to adjourn the meeting. Commissioner
16 Jorgensen seconded the motion which passed by unanimous vote (6-0).

17 Jennifer Robison

18 Jennifer Robison, City Recorder

19 10/24/2024 | 11:12 AM MDT

20 Date Approved

