

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, April 23, 2025**

3 **7:00 p.m.**

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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.

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8 **MEMBERS PRESENT**

9 Mason Kjar, Chair

10 LaRae Patterson

11 Amanda Jorgensen

12 Gary Woodward

13 Layne Jenkins

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15 **MEMBERS ABSENT**

16 Tyler Moss

17 Shawn Hoth

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19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22 Lisa Romney, City Attorney

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24 **VISITORS**

25 Lance Packer, TB Electric

26 Reed Packer, TB Electric

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28 **LEGISLATIVE THOUGHT/PRAYER** Chair Kjar

29
30 **PLEDGE OF ALLEGIANCE**

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32 **PUBLIC HEARING – CONDITIONAL USE PERMIT – TB ELECTRIC – 819 SOUTH**
33 **MAIN STREET – VEHICLE RENTAL OR SALE, NEW, LIMITED – REED PACKER –**

34 **ADMINISTRATIVE DECISION**

35
36 Planner Sydney DeWees presented a conditional use permit application for TB Electric
37 Moto, requesting approval to expand operations to include limited indoor repair services. Ms.
38 DeWees explained the use is conditionally permitted and recommended landscape buffering,
39 noting no negative impacts to health, safety, or welfare. Commissioners asked about zoning
40 differences compared to a previous application, and Ms. DeWees clarified the current property's
41 zoning allows repairs.

42
43 Applicants Reed Packer and Lance Packer addressed the commission, confirming
44 acceptance of proposed conditions and explaining that most sales occur online, with minimal
45 showroom traffic. He also stated that electric motorbikes are significantly quieter than gas-
46 powered motorcycles. Commissioners discussed concerns about deliveries and traffic, and the
47 applicant noted deliveries would be small and infrequent.

48
49 Chair Kjar opened a public hearing for this item. Receiving no comments, Chair Kjar closed
50 the public hearing.

51
52 Chair Kjar **moved** for the Planning Commission to approve the Conditional Use Permit
53 request from Reed Packer for a "Vehicle Rental or Sale, New, Limited" business use located at
54 parcel 03-002-0227, hereby known as TB Electric as located at 819 South Main St., which shall
55 be required to fulfill the following conditions of approval, and based on the following reasons of

1 action (findings). Commissioner Patterson seconded the motion, which passed by unanimous
2 vote (5-0).

3
4 Conditions:

- 5
6 1. This Conditional Use Permit approval shall not be transferred to another similar user
7 unless approved by the City.
8 2. The business operator shall schedule and pass a fire inspection conducted by the South
9 Davis Metro Fire Department.
10 3. Buffering measures shall be designed and installed to meet the standards per CZC
11 12.51.070(b).
12 4. No storage of bikes, materials, or other business-related items will be outside of the
13 building.
14 5. No outdoor space will be permitted to store, show, or park bikes for sale.
15 6. No vehicle retail sales, associated product sales, and/or limited vehicle repairs shall be
16 offered onsite before the installation of approved buffering measures and approval of the
17 landscape improvements by the zoning administrator are in compliance with the applicable
18 zoning code standards and expectations.
19 7. The business operator shall obey all applicable local, state, and federal rules and
20 regulations concerning Conditional Use Permits.
21 8. Any deviation from these conditions will initiate the Conditional Use Permit revocation
22 process per City Zoning Code 12.21.100(i)
23 9. Deliveries not be offloaded from public roads

24
25 Reasons for Action (Findings)

- 26
27 a. The Planning Commission finds that the application complies with the approval standards
28 for a Conditional Use Permit as listed under CZC 12.21.100(e)(3).
29 b. The Planning Commission finds that the application complies with the approval standards
30 for a Conditional Use Permit as listed under CZC 12.21.100(e)(5).
31 c. The Planning Commission finds that the applicant will prepare and implement a plan to
32 address screening measures to comply with the City Zoning Code CZC 12.51.070(b).
33 d. Therefore, the Planning Commission finds that with the implementation of the conditions
34 listed in the staff report, this application will have little to no impact on the health, safety,
35 and general welfare of the community and should be approved.
36

37 **ZONING CODE AMENDMENTS – BODY ART FACILITIES – CZC 12.12.040, 12.36.040,**
38 **NEW 12.55.260, 12.62.040, AND 12.62.060 – LEGISLATIVE DECISION (DISCUSSION ITEM**
39 **ONLY)**

40
41 Community Development Director Mike Eggett presented research on how other southern
42 Davis County municipalities regulate body art and tattoo establishments, noting that only Bountiful
43 and Layton had specific regulations. He summarized their definitions, zoning designations, and
44 conditional use permit requirements. City Attorney Lisa Romney explained that some courts have
45 recognized tattooing as a protected form of free speech, advising that cities should allow such
46 businesses somewhere to avoid legal challenges.
47

48 The commission discussed distinctions between permanent cosmetics and tattoos and
49 whether they should be treated differently in the zoning code. They also debated whether body
50 art facilities should be classified as permitted or conditional uses in certain zones.
51

52 After extensive discussion, the commission directed staff to:
53

1. Update the definition of permanent cosmetics to be an amalgam of Centerville's current definition and Layton's definition.
2. Create a separate category for permanent cosmetics that matches personal services, with the same zoning designations.
3. Bring back the proposed ordinance with these changes for further discussion at the next meeting.

The commission agreed to have another work session on this topic before moving forward with a public hearing.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported that staff is still working on the PDO (Planned Development Overlay) and PUD (Planned Unit Development) language revisions. He mentioned that the City has received a couple of zoning map amendment requests and a potential site plan approval that will be presented at future meetings.

Mr. Eggett noted that land use applications in Centerville are surprisingly busy, with 18 current applications ranging from subdivisions to rezones. He also informed the commission that the City Council will be discussing the tentative budget at their May 6th meeting.

MINUTES REVIEW AND APPROVAL

Minutes of the April 9, 2025 Planning Commission Meeting were reviewed. Commissioner Jorgensen **moved** to approve the minutes as written. Commissioner Jenkins seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:23 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner Patterson seconded the motion which passed by unanimous vote (5-0).



Jennifer Robison, City Recorder

5/14/2025

Date Approved

