

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, May 14, 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 Shawn Hoth

12 Gary Woodward

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14 **MEMBERS ABSENT**

15 Tyler Moss

16 Amanda Jorgensen

17 Layne Jenkins

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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 Scott Moss

26 Michael Flanick, Salt Lake Construction

27 Wes Stewart, Gardner Engineering

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29 **LEGISLATIVE THOUGHT/PRAYER** Chair Kjar

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31 **PLEDGE OF ALLEGIANCE**

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33 **PUBLIC HEARING – ZONING MAP AMENDMENT – MOSS PROPERTY – 2041 NORTH**  
34 **MAIN STREET – AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-LOW (R-L) – EILEEN MOSS**  
35 **– LEGISLATIVE DECISION**

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37 Planner Sydney DeWees presented the staff report for a zoning map amendment  
38 requested by Eileen Moss to rezone property from Agricultural-Low to Residential-Low for future  
39 subdivision. Ms. DeWees noted that, while the area is zoned agricultural, it is used primarily for  
40 single-family residential and the change could prompt similar rezonings nearby.

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42 Scott Moss, representing the applicant, shared the property's family significance and intent  
43 to keep it in the family.

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45 Chair Kjar opened a public hearing for this item. Receiving no comments, Chair Kjar closed  
46 the public hearing.

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48 Commissioner Patterson **moved** for the Planning Commission to recommend City Council  
49 approval of the Zoning Map Amendment for the property located at 2041 North Main Street, known  
50 as parcel 07-072-0135, from Agricultural Low (A-L) to Residential Low (R- L) zoning, with the  
51 following findings for action. Commissioner Hoth seconded the motion, which passed by  
52 unanimous vote (4-0).

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54 **Reasons for Action (Findings)**

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1. The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].
2. The proposed Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).
3. Therefore, the Planning Commission recommends that the City Council grant approval of this Zoning Map Amendment request.

**PUBLIC HEARING – CONCEPTUAL SITE PLAN – HVC COMMERCIAL USE BUILDING/WAREHOUSE – 1108 WEST 850 NORTH – COMMERCIAL DEVELOPMENT – SALT LAKE CONSTRUCTION (MICHAEL FLANICK) – ADMINISTRATIVE DECISION**

Ms. DeWees outlined the proposed two-phase development, the shared easement between properties, and noted that while the current use appears industrial, the project does not align with the city's long-term vision for the business park.

Mike Flanick, representing Salt Lake Construction, provided details about plans for the Davis County Canal and addressed environmental compliance concerns, including chemical storage. Commissioners asked about environmental impacts and regulatory compliance, and City Attorney Lisa Romney clarified that the conceptual site plan is an administrative decision guided by the current general plan and zoning.

Commissioner Hoth **moved** for the Planning Commission to approve the Conceptual Site Plan for the property located at Approximately 1108 W 850 N, known as parcel 06-006-0120, subject to the following conditions of approval and reasons for action (findings). Chair Kjar seconded the motion, which passed unanimously (4-0).

**Conditions:**

1. Before Final Site Plan consideration by the Planning Commission, resolve all outstanding comments and concerns identified by the City Engineer, City Attorney, and City Staff associated with the Conceptual Site Plan review process.

**Reasons for Action (Findings):**

1. The proposed Conceptual Site Plan meets the goals and objectives of the General Plan.
2. The proposed Conceptual Site Plan meets the use, standards, and applicability in CZC 12.35, CZC 12.36, and CZC 12.21.110(d).

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

Community Development Director Mike Eggett presented a draft of zoning code amendments for body art facilities, incorporating elements from both Layton and Centerville city codes. The commission discussed several aspects of the proposal, including adding "scar camouflage" to the definition of permanent cosmetics, determining whether body art facilities should be permitted or conditional uses, and evaluating appropriate zones, business hours, and noise impacts.

The commission directed staff to revise the draft to designate body art facilities as conditional uses in the I-H and I-VH zones, excluding them from the PDO overlay area. A public hearing was scheduled for the next meeting to gather community input.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Mr. Eggett reported that the body art facilities zoning amendment would be on the agenda for the next meeting. He also noted that another conceptual site plan would likely be on the agenda for the June 11th meeting.

#### **MINUTES REVIEW AND APPROVAL**

Minutes of the April 23, 2025 Planning Commission meeting were reviewed. Commissioner Patterson **moved** to approve the minutes as written. Commissioner Woodward seconded the motion, which passed by unanimous vote (4-0).

#### **ADJOURNMENT**

At 8:33 p.m., Commissioner Hoth **moved** to adjourn the meeting. Commissioner Woodward seconded the motion which passed by unanimous vote (4-0).

Jennifer Robison  
Jennifer Robison, City Recorder

5/28/2025  
Date Approved

