

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, June 25, 2025
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

Mason Kjar, Chair
LaRae Patterson
Amanda Jorgensen
Layne Jenkins
Shawn Hoth

MEMBERS ABSENT

Tyler Moss
Gary Woodward

STAFF PRESENT

Mike Eggett, Community Development Director
Sydney DeWees, Planner

LEGISLATIVE THOUGHT/PRAYER Chair Kjar

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – ZONING MAP AMENDMENT – MILLET REZONE – 2138 NORTH FRONTAGE ROAD – AGRICULTURAL LOW (A-L) TO RESIDENTIAL LOW (R-L) – ROBERT MILLET – LEGISLATIVE DECISION

Chair Kjar recommended skipping the staff report due to its clarity and the absence of public attendees. Planner Sydney DeWees clarified that only Lot 2 was being rezoned, as the owners of Lot 1 wished to retain its agricultural use due to an existing shed and horses.

Community Development Director Mike Eggett provided additional context, noting access limitations on Frontage Road and the need for an easement. Concerns about spot zoning were addressed, with staff explaining that the proposed change aligns with nearby RL zoning on Summerhill Lane. Commissioners expressed support, citing the practicality of the change and the surrounding residential low zoning.

Chair Kjar opened a public hearing for this item. No comments were made, so Chair Kjar closed the public hearing.

Commissioner Patterson **moved** for the Planning Commission to recommend City Council approval of the Zoning Map Amendment for the property located at 2138 North Frontage Road, Lot 2 only, as identified on the proposed Millet Minor Subdivision Final Plat, from Agricultural Low (A-L) to Residential Low (R-L) zoning, contingent on the following condition and findings. Commissioner Jenkins seconded the motion which passed by a unanimous vote (5-0).

Conditions:

1. That the zoning map amendment from A-L to R-L zoning for proposed Lot 2 of the Millet Minor Subdivision will be officially changed only after the Millet Minor Subdivision Final Plat has been approved by the City.

Reasons for Action (findings):

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.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett reported on upcoming projects and developments:

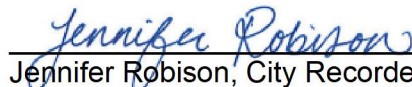
- The City Council approved the city's budget for the upcoming year.
- The next City Council meeting will address body art and permanent cosmetics. He mentioned potential confidential communication about this matter.
- For the July 9th Planning Commission meeting, a PDO request with a conceptual site plan is anticipated. He explained that staff had been working on this property for over a year.
- He clarified that the new local ice cream business is called "Milk Barn" not "Milk Bar" as previously stated.

MINUTES REVIEW AND APPROVAL

Minutes of the June 11, 2025 Planning Commission meeting were reviewed. Commissioner Jorgensen **moved** to approve the minutes with suggested changes. Commissioner Patterson seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:17 p.m., Commissioner Jenkins **moved** to adjourn the meeting. Commissioner Patterson seconded the motion which passed by unanimous vote (5-0).


Jennifer Robison, City Recorder

07/09/2025
Date Approved

