

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, July 9, 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

Shawn Hoth

Tyler Moss

Gary Woodward

Amanda Jorgensen

MEMBERS ABSENT

Layne Jenkins

STAFF PRESENT

Mike Eggett, Community Development Director

Lisa Romney, City Attorney

Sydney DeWees, Planner

LEGISLATIVE THOUGHT/PRAYER Commissioner Hoth

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – CONCEPTUAL SITE PLAN (PDO) – PORTER LANE ESTATES –

522 WEST 400 SOUTH (PORTER LANE) – RESIDENTIAL PDO DEVELOPMENT – GREG

LARSEN AND TROY HOLZER – LEGISLATIVE DECISION

Planner Sydney DeWees presented the conceptual site plan for Porter Lane Estates at 522 West 400 South, submitted by applicants Greg Larsen and Troy Holzer under the Planned Development Overlay (PDO) process. The applicants shifted to the PDO after their original subdivision plan did not meet residential medium standards. Staff supported the revised proposal, noting it maintained code integrity while allowing appropriate density, and recommended approval contingent on a zoning map amendment.

The applicant, Greg Larsen, explained the plan includes six homes with a single private road, no driveways on Porter Lane, and three-car garages to reduce street parking. Commissioners asked about fencing, guest parking, snow and trash services, fire access, and drainage. Mr. Larsen clarified that fencing and landscaping were included, parking would accommodate six vehicles per home, the HOA would manage services, the road met fire access requirements, and drainage would be routed through underground pipes to a nearby canal.

Chair Kjar opened a public hearing for this item.

Julie Cahoon, Centerville resident, expressed concerns about potential parking issues spilling over into their community, and asked about height and noise regulations.

Rosalie MacMillan, Centerville resident, echoed parking concerns and recommended not letting people park on the private road, and thanked the applicants for discussing a three-car garage to help minimize the issue.

Chair Kjar closed the public hearing.

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2 Mr. Larsen responded to the public comments and stated that he plans to not allow parking
3 on Porter Lane. The commission discussed adding a condition to prohibit parking on the private
4 road within the development.

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6 Chair Kjar **moved** for the Planning Commission to recommend City Council approval of
7 the proposed Conceptual Site Plan for the property located at 522 W 400 S, contingent on the
8 following condition and findings. Commissioner Jorgensen seconded the motion which passed by
9 a unanimous vote (6-0).

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11 Conditions:

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13 1. The proposed Planned Development Overlay (PDO) Zoning Map Amendment will need to
14 be approved as outlined in CZC 12.41.080 for this approval to be valid
15 2. The proposed Planned Development Overlay (PDO) Zoning Map Amendment shall
16 address all variance items as outlined in the staff report:
17
18 a. Minimum lot size
19 b. Minimum lot frontage
20 c. Front yard setback
21 d. Minimum buildable area
22 e. Required sidewalk installation
23 f. Fencing height and location
24 g. Irrigation plan
25 h. Common area designation
26
27 3. Should the proposed PDO Zoning Map Amendment be approved by the City Council, a
28 final site plan shall be submitted to the City as outlined in CZC 12.21.100
29 4. A future proposed final site plan shall include and/or address all the unresolved staff
30 comments as identified and reported from the July 7th DRC meeting.
31 5. There will be no parking allowed in the private street as part of the PDO.

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33 Reasons for Action (findings):

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35 1. The proposed Conceptual Site Plan complies with the expected development standards
36 described in CZC 12.21.110, CZC 12.32, CZC 12.41, CZC 12.51, CZC 12.55 (where
37 applicable), and other applicable City Codes for this project;
38 2. The proposed Conceptual Site Plan has identified variance requests that are reasonable
39 and fulfill the approval criteria as established in CZC 12.41.080, as backed by evidence
40 provided in the associated project reporting;
41 3. The granting of the proposed Conceptual Site Plan variances is not detrimental to the
42 health, safety, and welfare of Centerville residents;
43 4. The proposed Conceptual Site Plan allows integrated planning and design of the property
44 and, on the whole, is a better development than would be possible under conventional
45 zoning regulations;
46 5. Therefore, the Planning Commission recommends that the City Council grant approval of
47 this proposed Conceptual Site Plan request associated with the proposed Planned
48 Development Overlay (PDO) Zoning Map Amendment

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50 **PUBLIC HEARING – ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT**
51 **OVERLAY (PDO) – PORTER LANE ESTATES – 522 WEST 400 SOUTH (PORTER LANE) –**
52 **RESIDENTIAL MEDIUM (R-M) TO RESIDENTIAL MEDIUM WITH PLANNED DEVELOPMENT**
53 **OVERLAY (R-M-PDO) – GREG LARSEN AND TROY HOLZER – LEGISLATIVE DECISION**
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1 The commission considered the zoning map amendment for the Porter Lane Estates
2 project. This amendment would rezone the property from Residential Medium (R-M) to Residential
3 Medium with Planned Development Overlay (R-M-PDO).

4 Chair Kjar opened a public hearing for this item.

5 Julie Cahoon, Centerville resident, asked for clarification on the exceptions that would be
6 allowed under the PDO, and reiterated concerns about parking.

7 Chair Kjar closed the public hearing.

8 Commissioner Jorgensen **moved** for the Planning Commission to recommend City
9 Council approval of the proposed Zoning Map Amendment for a Planned Development Overlay
10 (PDO) to be applied to the property located at 522 W 400 S from Residential Medium (R-M) to
11 Residential Medium Planned Development Overlay (R-M-PDO) zoning, with the following findings
12 for action. Commissioner Patterson seconded the motion which passed unanimously (6-0).

13 Reasons for Action (findings):

- 1 The proposed PDO Zoning Map Amendment meets the goals and objectives of the
2 General Plan concerning Neighborhood 2 [CMC 12-480-3].
- 2 The proposed PDO Zoning Map Amendment meets the use, standards, and applicability
3 in the City Zoning Code 12.32 Residential Zones.
- 3 The proposed PDO Zoning Map Amendment does not conflict with any applicable policy
4 of the General Plan;
- 4 The proposed PDO Zoning Map Amendment meets the purpose and intent of City Codes
5 as set forth in CZC 12.41;
- 5 The proposed PDO Zoning Map Amendment allows for integrated planning and design of
6 the property and, on the whole, better development than would be possible under
7 conventional zoning regulations;
- 6 The proposed PDO Zoning Map Amendment meets the use and development limitations
7 and other requirements of the zone with which the PDO zone is combined, except as
8 otherwise allowed by CZC 12.41;
- 7 The proposed PDO Zoning Map Amendment meets the density limitations and guidance
8 of the General Plan; and
- 8 The proposed Zoning Map Amendment provides superior site design and increased
9 amenities, as required in CZC 12.41.080(c);
- 9 Therefore, the Planning Commission recommends that the City Council grant approval of
10 the proposed Planned Development Overlay Zoning Map Amendment request as
11 associated with the provided Conceptual Site Plan documentation.

12 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

13 Community Development Director Mike Eggett provided a brief update on upcoming
14 projects. He mentioned that the Millet rezone would be presented to the City Council on August
15 5th which would involve rezoning a portion of property from Agricultural Low (A-L) to Residential
16 Low (R-L) to accommodate a future subdivision.

17 **MINUTES REVIEW AND APPROVAL**

18 Minutes of the June 25, 2025 Planning Commission meeting were reviewed.
19 Commissioner Jorgensen **moved** to approve the minutes with suggested changes.
20 Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).

1 **ADJOURNMENT**
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3 At 7:52 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner
4 Patterson seconded the motion which passed by unanimous vote (6-0).

5
6 Jennifer Robison
7
8 Jennifer Robison, City Recorder

08/13/2025
Date Approved

