

**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.

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

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

Conditions:

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

Reasons for Action (findings):

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

**PUBLIC HEARING – ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT OVERLAY (PDO) – PORTER LANE ESTATES – 522 WEST 400 SOUTH (PORTER LANE) – RESIDENTIAL MEDIUM (R-M) TO RESIDENTIAL MEDIUM WITH PLANNED DEVELOPMENT OVERLAY (R-M-PDO) – GREG LARSEN AND TROY HOLZER – LEGISLATIVE DECISION**



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).

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5 Chair Kjar opened a public hearing for this item.

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

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10 Chair Kjar closed the public hearing.

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

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18 Reasons for Action (findings):

- 19  
20 1. The proposed PDO Zoning Map Amendment meets the goals and objectives of the  
21 General Plan concerning Neighborhood 2 [CMC 12-480-3].  
22 2. The proposed PDO Zoning Map Amendment meets the use, standards, and applicability  
23 in the City Zoning Code 12.32 Residential Zones.  
24 3. The proposed PDO Zoning Map Amendment does not conflict with any applicable policy  
25 of the General Plan;  
26 4. The proposed PDO Zoning Map Amendment meets the purpose and intent of City Codes  
27 as set forth in CZC 12.41;  
28 5. The proposed PDO Zoning Map Amendment allows for integrated planning and design of  
29 the property and, on the whole, better development than would be possible under  
30 conventional zoning regulations;  
31 6. The proposed PDO Zoning Map Amendment meets the use and development limitations  
32 and other requirements of the zone with which the PDO zone is combined, except as  
33 otherwise allowed by CZC 12.41;  
34 7. The proposed PDO Zoning Map Amendment meets the density limitations and guidance  
35 of the General Plan; and  
36 8. The proposed Zoning Map Amendment provides superior site design and increased  
37 amenities, as required in CZC 12.41.080(c);  
38 9. Therefore, the Planning Commission recommends that the City Council grant approval of  
39 the proposed Planned Development Overlay Zoning Map Amendment request as  
40 associated with the provided Conceptual Site Plan documentation.

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42 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

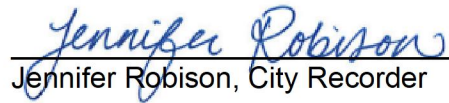
43  
44 Community Development Director Mike Eggett provided a brief update on upcoming  
45 projects. He mentioned that the Millet rezone would be presented to the City Council on August  
46 5<sup>th</sup> which would involve rezoning a portion of property from Agricultural Low (A-L) to Residential  
47 Low (R-L) to accommodate a future subdivision.

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49 **MINUTES REVIEW AND APPROVAL**

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

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

  
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Jennifer Robison, City Recorder

08/13/2025  
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Date Approved

