

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, August 27, 2025**
3 **7:00 p.m.**
4

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.
7

8 **MEMBERS PRESENT**

9 Mason Kjar, Chair
10 LaRae Patterson
11 Shawn Hoth
12 Gary Woodward
13 Amanda Jorgensen
14 Layne Jenkins
15

16 **MEMBERS ABSENT**

17 Tyler Moss
18

19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director
21 Lisa Romney, City Attorney
22 Sydney DeWees, Planner
23

24 **LEGISLATIVE THOUGHT/PRAYER** Chair Kjar
25

26 **PLEDGE OF ALLEGIANCE**
27

28 **CONDITIONAL USE PERMIT – SCONES N’ STUFF – 1332 NORTH MAIN STREET –**
29 **HOME OCCUPATION MICROENTERPRISE KITCHEN USE – JACOB TIBBITTS –**
30 **ADMINISTRATIVE DECISION**
31

32 Planner Sydney DeWees presented the staff report for Jacob Tibbitts’ request for a
33 conditional use permit to operate Scones N’ Stuff, a home-based microenterprise kitchen at 1332
34 North Main Street. She confirmed the application met all code requirements, with small-scale
35 operations, adequate parking, and no anticipated neighborhood impacts. Staff recommended
36 approval.
37

38 Chair Kjar opened a public hearing for this item. No comments were made, so he closed
39 the public hearing.
40

41 Commissioner Jorgensen **moved** to approve the Conditional Use Permit request from
42 Jacob Tibbitts for a home occupation use for a microenterprise kitchen as located on parcel 02-
43 015-0133, known as 1332 N Main Street, for the business ‘Scones N’ Stuff’, subject to the
44 following conditions of approval and findings. Commissioner Patterson seconded the motion
45 which passed by a unanimous vote (6-0).
46

47 **Conditions:**
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- 49 1. This Conditional Use Permit approval shall not be transferred to another similar user
50 unless approved by the City.
- 51 2. The business operator shall obey all applicable local, state, and federal rules and
52 regulations concerning Conditional Use Permits.
- 53 3. Should any business operations and/or activities deviate from the conditions of approval
54 for this home occupation, the Conditional Use Permit shall be revoked per CZC
55 12.21.100(i).

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2 Reasons for Action (Findings):
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- 4 a. The Planning Commission finds that the application complies with the approval standards
5 for a Conditional Use Permit as listed under CZC 12.21.100(e).
6 b. The Planning Commission finds that the application complies with the development
7 standards for a home occupation listed under CZC 12.62.050 and the development
8 standards for a conditional use home occupation listed under CZC 12.62.070.
9 c. The Planning Commission finds that the application complies with the standards and
10 regulations for a microenterprise kitchen as outlined in USC 4-5a 'Home Consumption and
11 Homemade Food Act' and applicable Davis County requirements.
12 d. Therefore, the Planning Commission finds that with the implementation of the conditions
13 listed in the staff report, this application will have little to no impact on the health, safety,
14 and general welfare of the community and should be approved.
15

16 **SUBDIVISION PRELIMINARY PLAT AND PLAN – PORTER LANE ESTATES**
17 **SUBDIVISION – 522 WEST 400 SOUTH (PORTER LANE) – RESIDENTIAL PDO SUBDIVISION**
18 **– GREG LARSEN AND TROY HOLZER – ADMINISTRATIVE DECISION**
19

20 Ms. DeWees presented the preliminary subdivision application for Porter Lane Estates, a
21 6-lot single-family subdivision on 1.4 acres by Greg Larsen and Troy Holzer. She explained this
22 was step 3 of 5 in the approval process, with all preliminary requirements met and remaining items
23 to be addressed at the final site plan stage.
24

25 The Development Review Committee identified several compliance items, including
26 easements, storm water submittals, water line requirements, and undergrounding of power lines,
27 which engineers were working to resolve. Mr. Larsen confirmed drainage adjustments and that
28 power would be buried. Independent trash service would be required for the private street.
29

30 Chair Kjar opened a public hearing for this item. No comments were made, so he closed
31 the public hearing.
32

33 Commissioner Jenkins **moved** to approve the Preliminary Subdivision Plat and Plan for
34 the Porter Lane Estates Subdivision, located at 522 WEST 400 SOUTH (PORTER LANE), parcel
35 03-001-0209, contingent on the following conditions for approval and findings. Commissioner
36 Jorgensen seconded the motion which passed by unanimous vote (6-0).
37

38 Conditions:
39

- 40 1. The applicant shall resolve any remaining City Staff and/or City Engineer concerns as
41 identified on the August 25th, 2025, DRC compliance review, prior to submitting any
42 application for Final Subdivision Plat and Plan review.
43 2. The applicant shall proceed to the next steps in this process, specifically Final Site Plan
44 application and review, and Final Subdivision Plat/Plan application and review
45

46 Reasons for Action (Findings):
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- 48 a. The Planning Commission finds that the Preliminary Subdivision Submittal, with the
49 conditions imposed, complies or will comply with the applicable regulations of CMC 15.03
50 for the Preliminary Plat approval.
51 b. The Planning Commission finds that the Preliminary Subdivision Submittal, with the
52 conditions imposed, complies or will comply with the applicable regulations of the General
53 Requirements for all Subdivisions, as found in CMC 15.03 and other applicable regulations
54 of the City Code.

- 1 c. The Planning Commission finds that the Preliminary Subdivision Submittal, with the
2 conditions imposed, complies or will comply with the applicable regulations of the
3 Residential Medium (R-M) Zoning standards, as found within the City Code.
4 d. The Planning Commission finds that the Preliminary Subdivision Submittal, with the
5 conditions imposed, complies or will comply with the applicable regulations of the City's
6 Zoning and/or Subdivision Ordinances, as outlined and addressed in the Staff report
7 provided for this project.
8 e. Therefore, the Planning Commission finds that acceptance of this Preliminary Subdivision
9 Plat and Plan for the proposed development, per CMC 15.03.040, is hereby granted
10 approval by the City.

11
12 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

13
14 Community Development Director Mike Eggett asked commissioners to review code
15 research and priorities from the previous meeting and suggest focus items for the winter months.
16 City Attorney Lisa Romney reported that the City Council approved the body art facility ordinance
17 in a 3-2 vote, allowing facilities in Commercial High and Very High zones but prohibiting them in
18 Commercial Medium and the South Main Street Overlay. Mr. Eggett also noted state lawmakers
19 are considering several detached ADU ordinance variations, with legislation likely in 2026 that
20 could require local code amendments to allow additional dwelling units on lots regardless of size
21 or setbacks.

22
23 **MINUTES REVIEW AND APPROVAL**

24
25 Minutes of the August 13, 2025 Planning Commission meeting were reviewed.
26 Commissioner Jorgensen **moved** to approve the minutes. Commissioner Kjar seconded the
27 motion, which passed by unanimous vote (6-0).

28
29 **ADJOURNMENT**

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31 At 7:33 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner
32 Hoth seconded the motion which passed by unanimous vote (6-0).

33
34
35 
36 Jennifer Robison, City Recorder

9/10/2025
Date Approved

