

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, April 22, 2026**

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 Paul Mendenhall

11 Amanda Jorgensen

12 Michael Adamson

13 Layne Jenkins

14
15 **MEMBERS ABSENT**

16 LaRae Patterson

17 Gary Woodward

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22 Lisa Romney, City Attorney

23
24 **VISITORS**

25 Craig Salmon

26
27 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Adamson

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **WAIVER OF STRICT COMPLIANCE FOR LANDSCAPING – PASTURES PHASE**
32 **THREE – 1265 WEST 1275 NORTH – TROY AND CRAIG SALMON – ADMINISTRATIVE**
33 **DECISION**

34
35 City Planner Sydney DeWees presented the staff report regarding applicant Craig
36 Salmon's request for a Waiver of Strict Compliance and Site Plan Amendment for Pastures Phase
37 Three in Shorelands Commerce Park. The issue arose after the applicant sought release of a
38 landscaping bond, prompting staff review that found the installed landscaping did not match the
39 site plan approved by the Planning Commission in 2021. Staff identified several unapproved
40 changes, including gravel storage areas, removal of required plantings and parking lot trees,
41 elimination of two parking stalls, and replacement of an approved bio-meadow hydroseed area
42 with xeriscape gravel. Because of these discrepancies, staff determined the appropriate path was
43 a formal waiver request and site plan amendment rather than bond release. Staff noted several
44 unresolved concerns, including missing plantings near the wetland buffer, lack of screening for
45 outdoor storage, and difficulty verifying the applicant's landscaping calculations.

46
47 Commissioners expressed skepticism, particularly regarding whether the waiver could
48 satisfy required findings related to preserving the Shorelands Commerce Park's intended natural
49 transition to adjacent wetlands. Chair Kjar questioned whether retroactively approving
50 noncompliant changes would undermine the purpose of the code, while Commissioner
51 Mendenhall argued the issue would be better addressed through a properly amended landscaping
52 plan and separate outdoor storage approval. Additional concerns were raised about unapproved
53 storage areas and prior encroachment onto neighboring UDOT property. Community
54 Development Director Mike Eggett acknowledged that portions of the Shorelands Commerce Park
55 code have historically been difficult to interpret and inconsistently applied, while City Attorney Lisa

1 Romney emphasized that applicants who find the standards unclear or unworkable should pursue
2 formal code amendments rather than noncompliance. After discussion, Chair Kjar closed
3 commission deliberations and called for a motion.

4
5 Commissioner Mendenhall **moved** for the Planning Commission to deny the request for
6 the Waiver of Strict Compliance for the updated Landscaping Plan associated with the Pastures
7 Phase 3 Final Site Plan, with the following findings for action:

8
9 Findings:

- 10
11 1. The landscaping waiver of strict compliance does not preserve the intent of this Chapter
12 and the provision for which a waiver is authorized; [12.51.050 (c)(1)]
13 2. The landscaping waiver of strict compliance does not result in an adverse impact on
14 surrounding properties; [12.51.050 (c)(2)] and
15 3. The strict application of the provision in question is not unreasonable or unnecessary for
16 the specific use, design or site proposal given the nature of the proposal or alternate
17 measures proposed by the applicant, and the property does not have extraordinary or
18 exceptional physical conditions that do not generally exist on nearby property in the same
19 zone and such conditions will not allow strict compliance with the all of provisions of this
20 Chapter. [12.51.050 (c)(3)]
21 4. The property does not have extraordinary or exceptional physical conditions that do not
22 generally exist on nearby properties in the same zone;
23 5. Therefore, the revised Landscaping Plan has not met all the criteria for the Planning
24 Commission to approve a waiver of strict compliance.
25 6. Additionally, the applicant needs to prepare another updated landscaping plan as part of
26 a future site plan amendment submittal, for the Pastures Phase 3 Site Plan, that complies
27 with applicable Codes as found in CZC 12.51 and CZC 12.68.
28 7. The applicant needs to address the outdoor storage interests and designs on a future site
29 plan amendment submittal process, for the Pastures Phase 3 Site Plan, that complies with
30 applicable development standards as found in the Centerville Zoning Code (Title 12).
31 8. That the desire to pursue a waiver of strict compliance consideration is not the applicable
32 request process to resolve proposed landscaping plan alterations, outdoor storage
33 development on the existing site plan, and other proposed alterations to the previously
34 approved Pastures Phase 3 Site Plan.
35 9. That approval of this application could establish a negative precedence related to
36 consistency of previously approved developments in the Shorelands Commerce Park
37 Zone and future developments in this same zone in complying with applicable Codes as
38 found in CZC 12.51 and CZC 12.68.
39 10. That approval of the waiver of strict compliance could reflect acceptance of the proposed
40 outdoor storage area changes which could create a noncompliance that does not fulfill the
41 intent for which a waiver may be authorized in CZC 12.51.050.
42 11. That the inconsistencies observed with the calculations for hardscape versus landscaping
43 on the proposed submitted landscaping plan need to be resolved further for measurement
44 accuracy in application for future waiver consideration for the City to verify compliance
45 with applicable requirements as found in CZC 12.21.040 and CZC 12.51.050.

46
47 Commissioner Adamson seconded the motion and provided additional findings as further
48 provided above. The motion passed unanimously (5-0).

49
50 **SITE PLAN AMENDMENT – PASTURES PHASE THREE – 1265 WEST 1275 NORTH**
51 **– COMMERCIAL DEVELOPMENT – TROY AND CRAIG SALMON – ADMINISTRATIVE**
52 **DECISION**

1 Ms. DeWees noted that the staff report for the Site Plan Amendment had been conditioned
2 upon approval of the Waiver of Strict Compliance considered under business item no. 1. Given
3 the denial of that waiver, she advised that the proposed site plan, as submitted, did not meet
4 current zoning code standards. Ms. DeWees recommended the item be tabled to allow staff to
5 communicate the outcome to the applicant and provide an opportunity for the applicant to revise
6 and resubmit a compliant application.

7
8 The applicant, Craig Salmon, addressed the Commission. He expressed frustration with
9 the complexity of the Shorelands Commerce Park zone standards and raised broader concerns
10 about how the zone might be applied to future development. Commissioners were receptive to
11 his operational concerns but reiterated that the Commission's role is to ensure compliance with
12 the code as written, not to grant informal accommodations. Chair Kjar noted the Commission's
13 sympathy for the applicant's circumstances and affirmed that appropriate tools exist to address
14 his needs if pursued through the correct channels.

15
16 Chair Kjar opened a public hearing for this item. No comments were made so he closed
17 the public hearing.

18
19 Ms. Romney stated the following issues as items to be addressed in a revised submission:
20 removal of a sliver parcel from the site plan boundary following a property swap; recalculation of
21 landscaping percentages for the entire site under CZC 12.47, 12.68, and 12.51; preparation of a
22 detailed outdoor storage plan with required screening; remediation of any remaining
23 encroachment on adjacent properties; verification of parking stall design standards; and
24 confirmation that the total parking count continues to satisfy the previously approved parking
25 modification requiring a minimum of 117 stalls.

26
27 Chair Kjar **moved** to table the Site Plan Amendment for Pastures Phase Three until such
28 time as the items listed by counsel and any other issues deemed necessary by staff have been
29 addressed between applicant and staff, and the applicant comes back with an amended site plan.
30 Commissioner Jorgensen seconded the motion which passed unanimously (5-0).

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32 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

33
34 Mr. Eggett reported that the City Council approved the Planning Commission's
35 recommendation on sidewalk deferrals after more than an hour of discussion, passing by a 3-2
36 vote. The Council amended the ordinance to reduce the distance threshold from 250 feet to 180
37 feet, roughly equivalent to three standard lot frontages, and directed staff to return with a more
38 detailed sidewalk plan for the affected area in the near future.

39
40 **MINUTES REVIEW AND APPROVAL**

41
42 Minutes of the April 8, 2026 Planning Commission meeting were reviewed. Commissioner
43 Jorgensen **moved** to approve the minutes. Commissioner Adamson seconded the motion, which
44 passed unanimously (5-0).

45
46 **ADJOURNMENT**

47
48 At 9:02 p.m., Commissioner Adamson **moved** to adjourn the meeting which passed
49 unanimously (5-0).

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52 
53 Jennifer Robison, City Recorder

05/13/2026
Date Approved

