

1 **PLANNING COMMISSION MINUTES OF MEETING**  
2 **Wednesday, August 13, 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

15 **MEMBERS ABSENT**

16 Layne Jenkins  
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** Commissioner Woodward  
25

26 **PLEDGE OF ALLEGIANCE**  
27

28 **DISCUSSION – REVIEW POTENTIAL SUGGESTED ORDINANCE UPDATES AND**  
29 **PROJECTS LIST FOR CITY ZONING AND MUNICIPAL CODE**  
30

31 Community Development Director Mike Eggett presented a list of potential ordinance  
32 updates compiled over the past year, noting areas of confusion or missing provisions in city code.  
33 Planner Sydney DeWees helped maintain the list, which included ordinance updates such as food  
34 truck parking, application expirations, and decorative lighting; missing code items like digital LED  
35 signage; and clarification of definitions such as “outdoor storage.”  
36

37 Mr. Eggett asked the Planning Commission to prioritize the items for the coming year,  
38 recommending a balanced workload. The Commission agreed to provide feedback at its next  
39 meeting in two weeks.  
40

41 **PLANNING COMMISSION TRAINING DISCUSSION – “SUBDIVISIONS:**  
42 **DEVELOPMENT AND REGULATION” BY THE CENTER FOR PUBLIC POLICY &**  
43 **ADMINISTRATION – UNIVERSITY OF UTAH**  
44

45 Mr. Eggett led a training session on subdivision regulations, highlighting their historical  
46 purpose, Utah’s enabling legislation, and the need to avoid exclusionary standards that conflict  
47 with moderate-income housing requirements. Mr. Eggett and Ms. DeWees discussed challenges  
48 residents face with complex minor subdivision requirements, and the training also addressed  
49 subdivision design standards, financial guarantees through bonds, and the importance of  
50 development fees covering actual costs.  
51

52 **COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**  
53

54 Mr. Eggett reported that Porter Lane Estates received City Council approval for its  
55 conceptual plan and PDO and is now moving into the preliminary subdivision process. He noted

1 an upcoming conditional use permit for a microenterprise kitchen, and staff is reviewing the draft  
2 general plan update. The city's moderate income housing report has been submitted for state  
3 review, and City Attorney Lisa Romney reported the body art ordinance was tabled until August  
4 19th for further legal review.

5  
6 **MINUTES REVIEW AND APPROVAL**

7  
8 Minutes of the July 9, 2025 Planning Commission meeting were reviewed. Commissioner  
9 Patterson **moved** to approve the minutes. Commissioner Jorgensen seconded the motion, which  
10 passed by unanimous vote (5-0).

11  
12 **ADJOURNMENT**

13  
14 At 8:12 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner  
15 Woodward seconded the motion which passed by unanimous vote (5-0).

16  
17  
18 *Jennifer Robison*  
19 Jennifer Robison, City Recorder

08/27/2025  
Date Approved

