

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, October 8, 2025**

3 **7:00 p.m.**

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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.

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8 **MEMBERS PRESENT**

9 Mason Kjar, Chair

10 LaRae Patterson

11 Shawn Hoth

12 Gary Woodward

13 Layne Jenkins

14 Amanda Jorgensen

15  
16 **MEMBERS ABSENT**

17 Tyler Moss

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19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22 Lisa Romney, City Attorney

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24 **VISITORS**

25 Chris Hupp, Psomas

26 Interested citizens

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28 **LEGISLATIVE THOUGHT/PRAYER** Chair Kjar

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30 **PLEDGE OF ALLEGIANCE**

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32 **FIRST REVIEW AND DISCUSSION OF PROPOSED UPDATES TO CZC 12.51**  
33 **“LANDSCAPING AN SCREENING” REGARDING WATER CONSERVATION AMENDMENTS**  
34 **AND OTHER ASSOCIATED AMENDMENTS**

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36 Community Development Director Mike Eggett presented proposed updates to CZC 12.51  
37 “Landscaping and Screening” which aim to strengthen water conservation standards and align  
38 city code with Weber Basin Water Conservancy District requirements. He explained that while  
39 Centerville complies with state law, adopting Weber Basin’s stricter standards—such as  
40 prohibiting lawn in park strips and limiting turf to 35% of residential yards—would allow residents  
41 to qualify for rebate programs. City Attorney Lisa Romney clarified the difference between meeting  
42 state law and adopting Weber Basin’s higher standards.

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44 Chair Kjar noted that as an infill city, the changes would mostly affect new development.  
45 Commissioners discussed concerns about making existing properties non-conforming and what  
46 would trigger compliance updates. The commission agreed to review the amendments further  
47 and invite a Weber Basin representative to the next meeting to clarify implementation details.

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49 **FIRST REVIEW AND DISCUSSION OF THE PROPOSED CENTERVILLE CITY**  
50 **COMPREHENSIVE GENERAL PLAN UPDATE DOCUMENTATION**

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52 Mr. Eggett introduced the Centerville City Comprehensive General Plan Update, with  
53 consultant Chris Hupp presenting the final draft. The process, beginning in June 2024, included  
54 analyses, stakeholder interviews, public events, and a citywide survey with a 12% response rate.

Public priorities included preserving Centerville's small-town character and hillsides, improving parks, beautification, and planning for west-side growth.

The plan proposes few changes east of I-15, focusing development and moderate-income housing on the west side. Transportation improvements include a potential FrontRunner station, pedestrian safety islands, and a bridge over I-15 at Chase Lane. Other elements addressed open space, park enhancements, economic development, historic preservation, and reducing retail leakage outside the city. Commissioners expressed support for the draft and agreed to schedule a public hearing in two weeks.

### **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Mr. Eggett reported on the South Davis Greenway feasibility study, noting that Commissioner Gary Woodward would represent the Planning Commission and Councilmember Gina Hirst would represent the City Council, with City Manager Brant Hansen and Mr. Eggett also participating. He explained that the year-long study, funded primarily by the Wasatch Front Regional Council, would include about four meetings and explore a uniform trail system connecting Farmington to Salt Lake County, with future potential costs shared among the four participating communities.

### **MINUTES REVIEW AND APPROVAL**

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

### **ADJOURNMENT**

At 8:39 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 Robinson, City Recorder

10/22/2025  
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Date Approved

