

1 **PLANNING COMMISSION MINUTES OF MEETING**  
2 **Wednesday, October 22, 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 Shawn Hoth  
11 Layne Jenkins  
12 Tyler Moss  
13 LaRae Patterson  
14 Gary Woodward (arrived at 7:42 pm)  
15

16 **MEMBERS ABSENT**

17 Amanda Jorgensen  
18

19 **STAFF PRESENT**

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

24 **VISITORS**

25 John Perry, Weber Basin Water Conservancy District  
26 Interested citizens  
27

28 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Hoth  
29

30 **PLEDGE OF ALLEGIANCE**  
31

32 **PUBLIC HEARING – GENERAL PLAN AMENDMENTS – COMPREHENSIVE**  
33 **GENERAL PLAN UPDATE – LEGISLATIVE DECISION**  
34

35 Community Development Director Mike Eggett provided background on the  
36 Comprehensive General Plan update, which began in June 2024 with assistance from Psomas  
37 Group consultants. He reviewed the city's extensive public engagement process, including  
38 participation at community events, display boards and surveys at City Hall, an open house in  
39 January 2025, and a mailed residential survey that received 410 responses. Chair Kjar noted that  
40 the Planning Commission had been working on the plan for several months and serves as a  
41 recommending body to the City Council, which will make the final decision.  
42

43 Chair Kjar opened a public hearing for this item.  
44

45 Craig Preston, Centerville resident, expressed concerns about the town center concept,  
46 noting that Centerville had thriving businesses in the 1970s but many have since closed. He  
47 pointed out a potential conflict between plans for a pedestrian-friendly Main Street (page 26) and  
48 proposals to make it an express route with potential roundabouts (page 39). Mr. Preston also  
49 questioned the survey methods used, particularly the "Post-it note" activity at public events.  
50

51 Dave Layton, Centerville resident, expressed concern that residents have not had  
52 sufficient time to fully review and understand the document, suggesting that more public  
53 engagement is needed. Mr. Layton also recommended using "it is recommended" language rather  
54 than prescriptive statements, and questioned the accuracy and fairness of the city's stated  
55 housing deficit figures compared to its share of Utah's population. He later added that the



1 proposed Main Street running path, while appealing to runners like himself, would cost \$4 million,  
2 emphasizing that residents should be aware of the significant expense before supporting such  
3 projects.  
4

5 Tami Bryson, Centerville resident, urged the council to slow down the process, noting that  
6 residents and council members have not had enough time to read and understand the plan. She  
7 stressed that the community needs adequate opportunity to review and provide input. Ms. Bryson  
8 also highlighted the importance of better communication and outreach, encouraging the council  
9 to table the decision so the next council can consider it thoroughly. She later clarified that  
10 Centerville isn't apathetic, but rather residents just lack information, and better communication  
11 would increase engagement.  
12

13 Nancy Smith, Centerville resident, emphasized the need for consistent design standards  
14 for the gateway corridor to avoid confusion and favoritism. She expressed concern about tattoo  
15 and adult-oriented businesses, recommending stricter location limits or design rules to protect  
16 community values. Ms. Smith also suggested tabling the vote to allow more review and holding a  
17 work session for resident input.  
18

19 Andrea Richmond, Centerville resident, acknowledged that the master plan is a living  
20 document but stressed that it has significant impacts on all Centerville residents. She noted vague  
21 elements, such as the location of affordable housing, that require further review. Ms. Richmond  
22 urged the council to table the plan to allow more time for community and commission discussion.  
23

24 Dean Williams, Centerville resident, highlighted the significant impact of development on  
25 public services like fire, police, and schools. He warned against high-density housing, stressing  
26 that Centerville's infrastructure and community character cannot support it. Mr. Williams  
27 advocated for maintaining single-family homes and controlling density to preserve the city's  
28 quality of life.  
29

30 Rich Layton, Centerville resident, noted that public input has been limited and  
31 communication about meetings and surveys could be improved. He felt the surveys were biased  
32 and suggested the plan should go to the newly elected city council rather than the current one.  
33 Mr. Layton recommended tabling the plan for now to allow broader public review.  
34

35 Brian Plummer, Centerville resident and Centerville City Councilmember, stressed the  
36 importance of tabling the master plan to give the community sufficient time to review it. He  
37 expressed concern about including state mandates in the plan, emphasizing that Centerville's  
38 unique character and limited space should guide local development. Mr. Plummer also highlighted  
39 shortcomings in the public input process, noting that survey participation represented less than  
40 10% of households, and called for more community engagement before making decisions. He  
41 later emphasized while public attendance may seem low, residents trust in their leaders and  
42 processes, and that their interests will be represented  
43

44 Cami Layton, Centerville resident, stressed that her area will be most affected by the  
45 general plan. She raised concerns about strong language like "will be" limiting citizen choice and  
46 noted that surveys didn't indicate potential tax impacts. She requested more time to review the  
47 plan, suggested focused open houses on specific sections, and recommended tabling approval  
48 to allow residents to provide thoughtful feedback.  
49

50 Rick Bangerter, Centerville resident, requested more comprehensive meeting minutes,  
51 especially regarding public comment. He noted that succinct minutes often omit important details,  
52 and emphasized that thorough records help residents who want to review what was said more  
53 accurately.  
54



Chair Kjar closed the public hearing.

Following public comments, Chair Kjar summarized key concerns, including potential challenges for the town center, survey process issues, the need to further develop the low-income housing plan, additional review time, unified gateway corridor standards, design standards for adult-oriented businesses, impacts on southwest Centerville residents, growth pressures, and the use of mandatory language. The Commission agreed that more time was needed to address these concerns before making a recommendation to the City Council.

Chair Kjar **moved** to table the consideration of the General Plan to November 12, 2025, and that as part of the process between now and then that standard notice be provided to the public in as rapid a fashion as possible, that comments come from the public in as rapid a fashion as they can, that they be as specific as they can, and the commission will do their best to address them. The public hearing will be continued to the November 12<sup>th</sup> meeting. Commissioner Patterson seconded the motion which passed unanimously (6-0).

**CONTINUATION (FROM OCTOBER 8, 2025) OF REVIEW AND DISCUSSION OF PROPOSED UPDATES TO CZC 12.51 "LANDSCAPING AND SCREENING" REGARDING WATER CONSERVATION AMENDMENTS AND OTHER ASSOCIATED AMENDMENTS**

John Perry, Assistant General Manager of Weber Basin Water Conservancy District, clarified that the proposed water conservation ordinances would apply only to new development and redevelopment, not existing residential properties unless specific permits are triggered. He described the District's "Landscape Lawn Exchange" program, offering \$2.50 per square foot to convert turf to water-wise landscaping.

Commissioners raised concerns about making existing park strips non-conforming, and Mr. Perry confirmed that current landscaping would remain unaffected unless owners opted in. The Commission discussed clarifying the ordinance language to apply only to new development and commercial redevelopment and to define expectations for non-turf areas. Mr. Perry also confirmed all Centerville residents are eligible for the program. The Commission agreed to refine the ordinance and bring it back for a public hearing on December 10.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

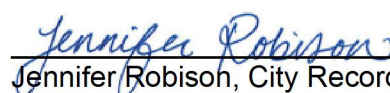
Mr. Eggett briefly mentioned that the City Council was considering hiring a part-time code enforcement officer. He also noted that staff was working on an AI policy and data privacy measures.

**MINUTES REVIEW AND APPROVAL**

Minutes of the October 8, 2025 Planning Commission meeting were reviewed. Chair Kjar **moved** to approve the minutes with suggested changes. Commissioner Jenkins seconded the motion, which passed by unanimous vote (6-0).

**ADJOURNMENT**

At 9:26 p.m., Commissioner Jenkins **moved** to adjourn the meeting. Commissioner Woodward seconded the motion which passed by unanimous vote (6-0).

  
Jennifer Robison, City Recorder

11/12/2025  
Date Approved

