

ORDINANCE NO. 2026-02

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 0.50 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 2000 NORTH 400 WEST FROM RESIDENTIAL-LOW (R-L) TO AGRICULTURAL-LOW (A-L)

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in Utah Code §§ 10-20-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in Utah Code § 10-20-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Residential-Low (R-L) to Agricultural-Low (A-L), as more particularly provided herein; and

WHEREAS, the proposed amendment to the Centerville City Zoning Map for the subject property as set forth herein has been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Zone Map Amendment. The real property located at approximately 2000 North 400 West in Centerville City consisting of approximately 0.50 acres, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Residential-Low (R-L) to Agricultural-Low (A-L) and the Centerville Zoning Map is correspondingly amended as described herein.

Section 2. Findings. The rezone of the subject property from Residential-Low (R-L) to Agricultural-Low (A-L) is based on the following findings:

- (1) The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].
- (2) The proposed Zoning Map Amendment meets the use, standards, and applicability in the Zoning Code, Chapter 12.31 (Agriculture Zone) and Zoning Code 12.21.080(e) (Zoning Map Amendments).
- (3) The Planning Commission reviewed this request and recommended approval of the Zoning Map Amendment.

Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 3rd DAY OF FEBRUARY, 2026.

ATTEST:

CENTERVILLE CITY

Jennifer Robison
Jennifer Robison, City Recorder

By: *Clark A. Wilkinson*
Mayor Clark A. Wilkinson

Voting by the City Council:

Councilmember Bangerter
Councilmember Hayman
Councilmember Hirst
Councilmember Mecham
Councilmember Plummer

	“AYE”	“NAY”	“ABSENT”
	✓	_____	_____
	✓	_____	_____
	✓	_____	_____
	✓	_____	_____
	✓	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing Ordinance was duly passed by the City Council and published or posted as required by law.

Jennifer Robison
JENNIFER ROBISON, City Recorder

DATE: 2/4/2026

RECORDED this 4th day of February, 2026.

PUBLISHED OR POSTED this 4th of February, 2026.



EXHIBIT A

PACKER REZONE PROPERTY DESCRIPTION

Approximately 2000 North 400 West
Parcel No. 07-072-0115

BEG AT A PT WH IS S 89[°]24'30" W 860.47 FT ALG THE SEC LINE & N 935.06 FT & W 151.99 FT TO A PT WH IS E 6.15 FT FR THE E'LY LINE OF THE FORMER BERR R/W, ALSO BEING THE E LINE OF A NEW STR & N 12[°]42' W 96.10 FT FR THE S 1/4 COR OF SEC 31-T3N-R1E, SLM; BEING THE TRUE POB; TH N 12[°]42' W 120.750 FT; TH E 199.66 FT TO THE W LINE OF THE HOWARD TURNER PPTY AS DEEDED IN BOOK 705 PAGE 299; TH S 117.694 FT ALG SD W LINE OF THE HOWARD TURNER PPTY; TH S 89[°]57'59" W 173.117 FT TO THE POB. CONT. 0.50 ACRES.