

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, February 25, 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 Gary Woodward
11 Layne Jenkins
12 Paul Mendenhall
13 Amanda Jorgensen
14 LaRae Patterson
15 Michael Adamson
16

17 **STAFF PRESENT**

18 Mike Eggett, Community Development Director
19 Sydney DeWees, Planner
20 Lisa Romney, City Attorney
21

22 **VISITORS**

23 Tom Allred
24

25 **LEGISLATIVE THOUGHT/PRAYER** Chair Kjar
26

27 **PLEDGE OF ALLEGIANCE**
28

29 **INTRODUCTION OF MICHAEL ADAMSON TO THE PLANNING COMMISSION**
30

31 Newly appointed Commissioner Michael Adamson introduced himself to the Commission,
32 outlining his background as a traffic engineer and planning consultant who works with cities on
33 roadway, active transportation, and transit networks. He expressed a desire to serve in order to
34 help guide Centerville's future infrastructure and planning decisions.
35

36 **PUBLIC HEARING – ZONING CODE TEXT AMENDMENTS – SHORELANDS**
37 **COMMERCE PARK ZONE PERMITTED AND CONDITIONAL USES – CZC 12.47.090 –**
38 **LEGISLATIVE DECISION**
39

40 City Planner Sydney DeWees presented a zoning text amendment request from Tom
41 Allred to add "Vehicular Rental or Sales, New, Limited" as a conditional use in the Shorelands
42 Commerce Park zone. The request followed a prior conditional use approval for Salto Moto that
43 required a code amendment before mechanical repairs could occur onsite. Staff explained that
44 the existing "vehicular and equipment rental or sales" category was too broad and proposed
45 replacing it with a narrower use allowing sales of new motorcycles, automobiles, and light trucks
46 with only incidental service and maintenance, and no outdoor work or display.
47

48 Commissioners asked clarifying questions regarding the scope of the amendment, how
49 the use table applies to the zone, and how "incidental" would be interpreted and enforced. Staff
50 recommended the new category remain Conditional to allow oversight.
51

52 Chair Kjar opened a public hearing for this item. No comments were made, so he closed
53 the public hearing.
54

1 Commissioner Jorgensen **moved** to recommend City Council approval of Zoning Code
2 Text Amendments to Centerville Zoning Code 12.47.090 regarding 'SCP Zone, Permitted And
3 Conditional Uses', for the addition of the new conditional use category 'Vehicle Rental or Sale,
4 New, Limited' to Centerville Zoning Code 12.47.090(b), and removing the 'Vehicle and Equipment
5 Rental or Sale' use category from Centerville Zoning Code 12.47.090(b), based on the following
6 reasons for action (findings). Commissioner Patterson seconded the motion which passed
7 unanimously (7-0).

8
9 Findings for Action

- 10
11 1. The Planning Commission finds that the proposed text amendments are consistent with
12 the goals, objectives, and policies of the General Plan.
13 2. The Planning Commission finds that the proposed text amendments do not create
14 detrimental or negative impacts to established zoning areas within Centerville City.
15 3. The Planning Commission finds that the proposed text amendments are in the best
16 interests of Centerville City.

17
18 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

19
20 Community Development Director Mike Eggett reported that City Attorney Lisa Romney
21 has been working on revising the water-efficient landscaping ordinance and will be scheduled for
22 public hearing after water district review, given the urgency of potential water restrictions.

23
24 Mr. Eggett also updated the Commission on pending state legislation expected to take
25 effect in May or June allowing detached ADUs (DADUs) on lots of 10,000 square feet or larger.
26 Staff will bring forward local regulations to address requirements and restrictions, and clarification
27 is still pending from the state on whether a property could have both an ADU and a DADU.

28
29 MINUTES REVIEW AND APPROVAL

30
31 Minutes of the January 28, 2026 Planning Commission meeting were reviewed.
32 Commissioner Jenkins **moved** to approve the minutes with suggested amendments. Chair Kjar
33 seconded the motion, which passed (7-0).

34
35 ADJOURNMENT

36
37 At 7:39 p.m., Commissioner Jenkins **moved** to adjourn the meeting. Commissioner
38 Jorgensen seconded the motion which passed unanimously (7-0).

39
40
41 
42 Jennifer Robison, City Recorder

03/11/2026
Date Approved

