

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, March 11, 2026**

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.

7  
8 **MEMBERS PRESENT**

9 Mason Kjar, Chair

10 Gary Woodward

11 Paul Mendenhall

12 Amanda Jorgensen

13 LaRae Patterson

14 Michael Adamson

15  
16 **MEMBERS ABSENT**

17 Layne Jenkins

18  
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22 Lisa Romney, City Attorney

23  
24 **VISITORS**

25 Tom Allred

26  
27 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Mendenhall

28  
29 **PLEDGE OF ALLEGIANCE**

30  
31 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR HOME OCCUPATION – 86**  
32 **SOUTH FLORENTINE LANE – HOME OCCUPATION BAKERY BUSINESS (HOME**  
33 **CONSUMPTION AND HOMEMADE FOOD) – STACIA LIECHTY – ADMINISTRATIVE**  
34 **DECISION**

35  
36 Planner Sydney DeWees presented a conditional use permit for a home occupation  
37 bakery in the Florentine Villa Special District, explaining the proposal met zoning requirements  
38 and all four home occupation criteria, including maintaining residential character and limiting  
39 impacts. Staff recommended approval.

40  
41 Commissioner Adamson raised concerns about traffic and parking, which Ms. DeWees  
42 addressed by confirming coordination with the applicant and HOA to prohibit street parking.  
43 Applicant Stacia Liechty explained the family-run bakery involves her children and operates with  
44 minimal impact, using social media for marketing and staggered pickups or delivery to reduce  
45 traffic. Commissioners confirmed no signage would be used and that the business complies with  
46 the Home Consumption and Homemade Food Act.

47  
48 Chair Kjar opened a public hearing for this item. No comments were made, so he closed  
49 the public hearing.

50  
51 City Attorney Lisa Romney suggested modifications to the standard conditions of  
52 approval: changing "shall not be transferred to another similar user" to "shall not be transferred to  
53 another business operator," modifying condition three to include "or conditions of approval" in  
54 addition to business model changes, and changing "shall be revoked" to "may be revoked" to  
55 allow for enforcement flexibility.

1  
2 Commissioner Patterson **moved** to approve the Conditional Use Permit request from  
3 Stacia Liechty for a home occupation business use to operate a home-based bakery in following  
4 the Home Consumption and Homemade Food Act, as located on parcel 02-196-0032, known as  
5 86 South Florentine Ln, for the business 'Better Together Bakery'. This home occupation use is  
6 subject to the following conditions of approval. Commissioner Jorgensen seconded the motion  
7 which passed unanimously (6-0).

8  
9 Conditions of Approval:

- 10  
11 1. This Conditional Use Permit approval shall not be transferred to another business operator  
12 unless approved by the City.  
13 2. The business operator shall obey all applicable local, state, and federal rules and  
14 regulations concerning Conditional Use Permits.  
15 3. Any changes to this business model or conditions of approval shall require a new review  
16 of the Conditional Use Permit by the Planning Commission.  
17 4. Should any business operations and/or activities deviate from the conditions of approval  
18 for this home occupation, the Conditional Use Permit may be revoked per CZC  
19 12.21.100(i).

20  
21 Reasons for Action (Findings):

- 22  
23 a. The Planning Commission finds that the application complies with the approval standards  
24 for a Conditional Use Permit as listed under CZC 12.21.100(e).  
25 b. The Planning Commission finds that the application complies with the development  
26 standards for a home occupation listed under CZC 12.62.050 and the development  
27 standards for a conditional use home occupation listed under CZC 12.62.070.  
28 c. The Planning Commission finds that the application complies with the standards and  
29 regulations for Home Consumption and Homemade Food Act.  
30 d. Therefore, the Planning Commission finds that with the implementation of the conditions  
31 listed in the staff report, this application will have little to no impact on the health, safety,  
32 and general welfare of the community and should be approved.”

33  
34 **PUBLIC HEARING – ZONING CODE AMENDMENTS – CZC 12.51 “LANDSCAPING**  
35 **AND SCREENING” AND CMC 11.02 “PARKSTRIPS AND PARKSTRIP TREES” –**  
36 **LEGISLATIVE DECISION – REGARDING WATER CONSERVATION AMENDMENTS AND**  
37 **OTHER ASSOCIATED AMENDMENTS**

38  
39 Community Development Director Mike Eggett outlined the development of the ordinance,  
40 noting it began in mid-2025 after Weber Basin Water Conservancy District indicated residents  
41 were ineligible for conservation incentives due to the city's lack of supporting regulations. He  
42 reviewed the timeline of planning commission discussions and emphasized the extensive work  
43 by City Attorney Lisa Romney in drafting the ordinance, including research into state law and  
44 water district standards. Ms. Romney described the proposal as a significant policy shift, moving  
45 from requiring lawn in park strips to prohibiting it in new development to support water  
46 conservation and qualify residents for incentive programs.

47  
48 The amendments establish clear turf restrictions, including prohibiting lawn in park strips  
49 and narrow areas, limiting single-family front and side yard lawn coverage to 35%, and capping  
50 non-single family developments at 15%. They also define when properties must come into  
51 compliance and consolidate water-efficient landscaping standards into one section, incorporating  
52 Weber Basin recommendations. Commissioners praised the clarity of the draft, with minor  
53 corrections noted for numbering and typographical errors.

1 Chair Kjar opened a public hearing for this item. No comments were made, so he closed  
2 the public hearing.

3  
4 Ms. Romney noted that Weber Basin had reviewed the draft and received state approval,  
5 confirming the amendments would qualify Centerville residents for incentive programs.

6  
7 Chair Kjar **moved** to forward a positive recommendation to the City Council with staff  
8 granted scrivener's authority to make non-substantive changes and incorporate the discussed  
9 modifications. Commissioner Jorgensen seconded the motion which passed unanimously (6-0).

10  
11 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

12  
13 Community Development Director Mike Eggett reported he would attend a legislative  
14 summary meeting and provide a more detailed update at the next meeting, noting this year's  
15 session included limited land use changes but did address planning commission conduct outside  
16 meetings. He highlighted that detached ADUs were approved for lots over 11,000 square feet,  
17 requiring future code updates by November, and noted that moderate income housing reporting  
18 has been temporarily paused as oversight shifts to the Governor's Office of Economic  
19 Opportunity. Mr. Eggett also confirmed there were no items for the March 25th meeting and  
20 requested its cancellation.

21  
22 **MINUTES REVIEW AND APPROVAL**

23  
24 Minutes of the February 25, 2026 Planning Commission meeting were reviewed.  
25 Commissioner Mendenhall **moved** to approve the minutes with suggested amendments.  
26 Commissioner Adamson seconded the motion, which passed (6-0).

27  
28 **ADJOURNMENT**

29  
30 At 8:24 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner  
31 Woodward seconded the motion which passed unanimously (6-0).

32  
33  
34 *Jennifer Robison*  
35 Jennifer Robison, City Recorder

04/08/2026  
Date Approved

