

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, April 8, 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 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 Mike Carlson, Public Works Director

24  
25 **VISITORS**

26 Jada Geddes, Hounds Town

27 Alex Milne

28 Kyle Green

29  
30 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Woodward

31  
32 **PLEDGE OF ALLEGIANCE**

33  
34 **PUBLIC HEARING – CONDITIONAL USE PERMIT – HOUNDS TOWN – 1319 WEST 50**  
35 **SOUTH – COMMERCIAL BUSINESS KENNEL USE – ALEX MILNE – ADMINISTRATIVE**  
36 **DECISION**

37  
38 Planner Sydney DeWees presented a conditional use permit request to establish Hounds  
39 Town, a dog daycare and boarding facility in the industrial high zone. Ms. DeWees explained the  
40 proposal meets zoning and buffering requirements, including separation from nearby residential  
41 areas and fencing, and determined the use satisfies all code criteria. The only notable concern  
42 was potential odors, which would be addressed through routine waste management.

43  
44 The business owner, Jada Geddes described the business model as a structured, indoor-  
45 only dog daycare that groups dogs by size and temperament to ensure safety and reduce stress.  
46 She noted the facility would start small and grow over time, with space for approximately 35–40  
47 boarding rooms. Commissioners discussed conditions of approval, including concerns about  
48 vague language and fencing standards, with the applicant confirming no outdoor play area would  
49 be pursued to minimize noise and avoid the need for additional fencing requirements.

50  
51 Chair Kjar opened a public hearing for this item.  
52

1            Kyle Green, Centerville resident, spoke in support for the project, describing it as a good  
2 use of space and long overdue. He also appreciated the Planning Commission’s thorough review  
3 and viewed it as a better alternative to traditional boarding kennels.  
4

5            Chair Kjar closed the public hearing.  
6

7            The Commission discussed waste management and pest control, clarifying that “nightly  
8 removal” referred to collecting waste in containers rather than removing it from the site each day.  
9 To improve clarity and enforceability, Chair Kjar proposed revisions, and City Attorney Lisa  
10 Romney recommended updated language requiring daily cleanup of pet waste with removal from  
11 the site on a weekly or biweekly basis, ensuring all waste is bagged and stored in sealed, odor-  
12 controlled containers.  
13

14            Chair Kjar **moved** to approve the Conditional Use Permit request from Alex Milne for a  
15 “Kennel” business use located at parcel 06-196-0201, hereby known as Hounds Town located at  
16 1323 West 50 South, which shall be required to fulfill the following conditions of approval.  
17 Commissioner Jorgensen seconded the motion which passed unanimously (6-0).  
18

19            Conditions of Approval:  
20

- 21            1. This Conditional Use Permit approval shall not be transferred to another business operator  
22 unless approved by the City;
- 23            2. The business operator shall schedule and pass a fire inspection conducted by the South  
24 Davis Metro Fire Department;
- 25            3. The business operator shall obey all applicable local, state, and federal rules and  
26 regulations, especially concerning nuisances, Conditional Use Permits and Kennel  
27 regulation;
- 28            4. At least 10 parking stalls shall be provided;
- 29            5. A fence up to 6ft in height can be installed;
- 30            6. Activities shall be conducted entirely inside the building, apart from pet walks;
- 31            7. Pets shall always be under the supervision of at least one employee;
- 32            8. Pets shall never be left outside unattended, even in an enclosed area;
- 33            9. Any pet waste, garbage, or additional items created by way of conducting business, shall  
34 be cleaned up daily and removed from the site weekly or bi-weekly as necessary. Pet  
35 waste shall be bagged and contained in a sealed, odor controlled container while on site;
- 36            10. The business shall not create or allow conditions that attract pests;
- 37            11. Any deviation from these conditions will initiate the Conditional Use Permit revocation  
38 process per City Zoning Code 12.21.100(i);  
39

40            Reasons for Action (Findings):  
41

- 42            A. The Planning Commission finds that the application complies with the approval standards  
43 for a Conditional Use Permit as listed under CZC 12.21.100(e)(3).
- 44            B. The Planning Commission finds that the application complies with the approval standards  
45 for a Conditional Use Permit as listed under CZC 12.21.100(e)(5).
- 46            C. Therefore, the Planning Commission finds that with the implementation of the conditions  
47 listed in the staff report, this application will have little to no impact on the health, safety,  
48 and general welfare of the community and should be approved.  
49

50            **PUBLIC HEARING – ZONING TEXT AMENDMENTS – DEFERRAL OF PUBLIC**  
51 **IMPROVEMENTS – CMC 10.04.170 (DEFERRAL OF PUBLIC IMPROVEMENTS) –**  
52 **LEGISLATIVE DECISION – ORDINANCE NO. 2026-13**  
53

1 Ms. DeWees explained that while staff typically opposes sidewalk deferrals, they  
2 developed a compromise approach allowing them only within a defined area of older Centerville,  
3 with added safeguards. City Attorney Lisa Romney outlined the challenges of deferrals, noting  
4 long-term enforcement issues and costly complications seen in other cities, but acknowledged  
5 that limited use may be appropriate in certain cases. The applicant, Kyle Green, described his  
6 situation involving a small subdivision that would result in an isolated sidewalk segment,  
7 advocating for flexibility so property owners can present unique circumstances.

8  
9 Chair Kjar opened a public hearing for this item. No comments were made, so he closed  
10 the public hearing.

11  
12 Staff recommended restricting deferrals to low-speed residential streets within a mapped  
13 core area and prohibiting them near schools, parks, or churches, while requiring formal deferral  
14 agreements rather than full waivers. Public Works Director Mike Carlson supported this balanced  
15 approach despite preferring sidewalks be installed during development. Commissioners  
16 discussed the trade-offs between safety and neighborhood character, with some concerned about  
17 inconsistent standards, while others supported the structured compromise. Chair Kjar voiced  
18 reservations about deferrals generally, believing they create long-term problems, but  
19 acknowledged the improved framework compared to existing code. Commissioner Patterson  
20 praised staff's thorough work and clear guidance.

21  
22 Commissioner Jorgensen **moved** to deny the proposed Zoning Code Text Amendments  
23 to Centerville Zoning Code 10.04.170 Deferral of Public Improvements. The motion failed for lack  
24 of a second.

25  
26 Commissioner Patterson **moved** to approve the proposed Zoning Code Text Amendments  
27 to Centerville Zoning Code 10.04.170 Deferral of Public Improvements based on the following  
28 reasons for action (findings), with the request the City Council approves all the proposed text  
29 amendments that staff has requested for the changes. Commissioner Mendenhall seconded the  
30 motion which passed (4-2) with Commissioner Jorgensen and Chair Kjar dissenting.

31  
32 Findings:

- 33  
34 1. The Planning Commission finds that the proposed text amendments are consistent with  
35 the goals, objectives, and policies of the General Plan.  
36 2. The Planning Commission finds that the proposed text amendments do not create  
37 detrimental or negative impacts to established zoning areas within Centerville City.  
38 3. The Planning Commission finds that the proposed text amendments are in the best  
39 interests of Centerville City.

40  
41 **PUBLIC HEARING – ZONING TEXT AMENDMENTS – SPLIT ZONING PROHIBITED**  
42 **CZC 12.30.040 (ZONES ESTABLISHED) AND CZC 12.30.045 (SPLIT ZONING) – ORDINANCE**  
43 **NO. 2026-12**

44  
45 Ms. Romney presented proposed code amendments to formally prohibit split zoning,  
46 where a single parcel has multiple zoning designations. She explained that although the practice  
47 has generally been avoided, the lack of clear code language created confusion, as split zoning  
48 complicates administration, creates uncertainty about applicable regulations, and poses  
49 challenges for property tax assessment.

50  
51 The amendments would require property owners to resolve split zoning through rezoning  
52 or boundary adjustments when pursuing development. Staff identified only a small number of  
53 affected properties, many already being corrected, and included provisions allowing the zoning

1 administrator to handle minor boundary clarifications while maintaining city council authority over  
2 more significant zoning decisions.

3  
4 Chair Kjar opened a public hearing for this item. No comments were made, so he closed  
5 the public hearing.

6  
7 Commissioner Jorgensen **moved** to approve the Zoning Code Text Amendment to CZC  
8 12.30.040 Zoning Map amendments and enacting CZC 12.30.045 of the same prohibiting split  
9 zoning on any parcel or lot and setting forth guidelines on how to resolve existing lots or parcels  
10 with split zoning, based on the following reasons for action (findings). Commissioner Adamson  
11 seconded the motion which passed unanimously (6-0).

12  
13 Findings:

- 14  
15 1. The Planning Commission finds that the proposed text amendments are consistent with  
16 the goals, objectives, and policies of the General Plan.  
17 2. The Planning Commission finds that the proposed text amendments do not create  
18 detrimental or negative impacts to established zoning areas within Centerville City.  
19 3. The Planning Commission finds the proposed text amendments are in the best interest of  
20 the public health and safety to ensure predictable land use regulations, fair administration  
21 of the zoning ordinances, and equitable treatment of property owners within the City.  
22 4. The Planning Commission finds that the proposed text amendments are in the best  
23 interests of Centerville City.  
24

25 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

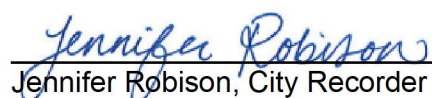
26  
27 Community Development Director Mike Eggett reported on recent city council approvals,  
28 including amendments to the Shoreline Commerce Park zone, adoption of water-efficient  
29 landscaping standards, and elimination of professional services deposits, with the water-efficient  
30 landscaping standards set to take effect May 1, 2026. He also highlighted Senate Bill 284  
31 (Substitute 6), a significant land use bill impacting planning commission operations and requiring  
32 detached ADUs on larger lots, encouraging commissioners to review it. Mr. Eggett added that  
33 leadership elections would be scheduled for a future meeting with full attendance and Ms.  
34 DeWees requested updated commissioner photos for the city website.  
35

36 MINUTES REVIEW AND APPROVAL

37  
38 Minutes of the March 11, 2026 Planning Commission meeting were reviewed.  
39 Commissioner Patterson **moved** to approve the minutes. Commissioner Jorgensen seconded the  
40 motion, which passed (6-0).

41  
42 ADJOURNMENT

43  
44 At 9:23 p.m., Commissioner Jorgensen **moved** to adjourn the meeting which passed  
45 unanimously (6-0).  
46

47  
48   
49 Jennifer Robison, City Recorder

04/22/2026  
Date Approved

