

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, June 10, 2026
7:00 p.m.

A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

LaRae Patterson, Vice Chair
Paul Mendenhall
Gary Woodward
Layne Jenkins

MEMBERS ABSENT

Mason Kjar, Chair
Amanda Jorgensen
Michael Adamson

STAFF PRESENT

Mike Eggett, Community Development Director
Sydney DeWees, Planner
Lisa Romney, City Attorney

LEGISLATIVE THOUGHT/PRAYER Vice Chair Patterson

PLEDGE OF ALLEGIANCE

**PLANNING COMMISSION TRAINING – INCLUDES LAND USE AND OTHER
POTENTIAL ANNUAL TRAINING**

Land-Use Training

Community Development Director Mike Eggett conducted the Planning Commission's annual land use training, focusing on subdivision regulation. He reviewed key concepts including the purpose and history of subdivision regulation, subdivision design standards, required public improvements, street classifications, lot design, impact fees, and the role of subdivision review in protecting both community interests and future property owners. Commissioners discussed issues such as future connectivity, utility planning, and the limitations on requiring community amenities that could constitute an unlawful taking. Mr. Eggett also outlined Centerville's subdivision review process, including concept plans, preliminary and final subdivision approvals, subdivision amendments, and bonding requirements.

Mr. Eggett emphasized the Planning Commission's role in reviewing preliminary subdivisions and serving as an additional layer of oversight alongside the Development Review Committee. He explained that subdivision regulations must remain within the City's police powers and avoid exclusionary practices, while balancing community goals, infrastructure needs, and property rights. He also reviewed development-related fees, performance securities, and impact fees required prior to plat recordation.

Conflict of Interest Training

City Attorney Lisa Romney presented annual conflict of interest training under the Utah Municipal Ethics Act. She reviewed prohibited conduct, disclosure requirements, gift restrictions, and recusal procedures, emphasizing the importance of transparency and avoiding even the appearance of impropriety. Commissioners were encouraged to consult with the City Attorney

1 regarding potential conflicts before meetings, and were reminded that annual conflict disclosure
2 forms are required each January. Ms. Romney noted that ethics violations can carry significant
3 legal consequences, including removal from office and criminal penalties.

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5 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

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7 Mr. Eggett reported that the City Council recently adopted an interim budget and will hold
8 a Truth in Taxation hearing on August 25, preceded by a public open house. He noted that the
9 final budget will be adopted following completion of the Truth in Taxation process.

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11 Mr. Eggett also reported that the City Council is expected to discuss the schedule and
12 review process for the General Plan at its next meeting. Ms. Romney noted that recent budget-
13 related obligations stemming from state law changes have occupied much of the Council's
14 attention, but that the Council is now prepared to focus on the General Plan and will determine
15 how it wishes to conduct its review, whether through work sessions or a more structured chapter-
16 by-chapter approach.

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18 **MINUTES REVIEW AND APPROVAL**

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20 Minutes of the May 13, 2026 Planning Commission meeting were reviewed.
21 Commissioner Jenkins **moved** to approve the minutes. Commissioner Woodward seconded the
22 motion, which passed unanimously (4-0).

23
24 **ADJOURNMENT**

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26 At 8:10 p.m., Commissioner Woodward **moved** to adjourn the meeting. Commissioner
27 Jenkins seconded the motion, which passed unanimously (4-0).

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30 
31 Jennifer Robison, City Recorder

07/08/2026

Date Approved

