

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, July 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 Amanda Jorgensen
10 Paul Mendenhall
11 Gary Woodward
12 Layne Jenkins
13 Michael Adamson
14

15 **MEMBERS ABSENT**

16 Mason Kjar, Chair
17 LaRae Patterson
18

19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director
21 Sydney DeWees, Planner
22 Lisa Romney, City Attorney
23

24 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Layne Jenkins
25

26 **PLEDGE OF ALLEGIANCE**
27

28 **FINAL SITE PLAN AMENDMENT – FINELINE STEEL FABRICATION – 975 WEST 50**
29 **SOUTH – INDUSTRIAL DEVELOPMENT – 975 FIFTY LLC – ADMINISTRATIVE DECISION**
30

31 City Planner Sydney DeWees presented a request to amend the final site plan for Fineline
32 Steel Fabrication at 975 West 50 South, originally approved by the Planning Commission in June
33 2022. The amendment was initiated after a landscaping compliance review identified several
34 differences between the approved plans and the completed site, including an unshown gas bottle
35 storage rack, the replacement of a planned second building with a laydown yard, and
36 modifications to the detention basin. The request also coincided with a neighboring development's
37 proposal for a cross-access easement, prompting a comprehensive review of the site. Over the
38 previous six months, the applicant worked with city staff to bring the property into compliance with
39 Industrial Zone standards.
40

41 Staff explained that while concerns had been raised regarding the site's drainage and
42 detention basin, the city engineer and public works director determined the remaining issues could
43 be addressed following site plan approval through a development bond. Updated plans submitted
44 by the applicant were reviewed and found to comply with city code without requiring any variations
45 or changes to the existing Planned Development Overlay. Staff therefore recommended approval
46 subject to the conditions outlined in the staff report.
47

48 Commissioners discussed the status of the detention basin, with staff confirming that
49 corrective work had resolved earlier drainage concerns and that the system would continue to be
50 monitored. Applicant Tyler Oliver stated the pond had remained dry since the repairs and noted
51 they were prepared to make additional adjustments if necessary. He also explained that a lean-
52 to structure had been added to protect gas monitoring equipment and confirmed the site's parking
53 count now exceeded the minimum requirement. After staff clarified the distinction between the
54 findings and conditions of approval, the Commission expressed support for the amendment,

noting the high quality of the development and the benefit of the proposed cross-access easement for vehicle circulation between the adjoining industrial properties.

Commissioner Mendenhall **moved** to approve the proposed Fineline Steel Fabrication Final Site Plan Amendment for the property located at 975 West 50 South, also known as parcel 06-008-0034, contingent on the following conditions for approval. Commissioner Adamson seconded the motion which passed unanimously (5-0).

Conditions:

1. The applicant will be required to resolve outstanding City Engineer and staff comments as indicated on the attached checklist documents and reports. The required Final Site Plan Amendment corrections shall be reviewed by City staff for compliance with this approval;
2. Prior to bond release, there will need to be a final approval from the Storm Drain Supervisor and the City Engineer that indicates the site is in full compliance with City Code and the updated plans follow the City Standards and Details, specifically for the detention pond and any storm drainage improvements needed for the associated Fineline Steel property; and
3. The applicant shall post and/or pay any outstanding development related costs consistent with City Ordinances and fee schedules; this includes any bonding/escrow funding expenses that may be required by the City

Findings for Action:

1. The proposed Final Site Plan Amendment has been presented to the Planning Commission, as directed by the Final Site Plan approval conditions, and the proposed Final Site Plan Amendment meets all the conditions of approval for granting of a Final Site Plan Amendment proposal;
2. The proposed Final Site Plan Amendment change of use, such as the laydown yard, is consistent with uses permitted on the site;
3. The proposed Final Site Plan Amendment existing uses were permitted when the site plan was approved;
4. The proposed Final Site Plan Amendment complies with the expected development standards described in CZC 12.21.110, CZC 12.35, CZC 12.41, CZC 12.51, CZC 12.52, and CZC 12.55 (where applicable), and other applicable City Codes for this project;
5. The proposed Final Site Plan Amendment alterations meet the approval standards of Subsection (f);
6. The proposed Final Site Plan Amendment architecture, landscaping, site design and parking layout are compatible with facilities existing on the site; and
7. The proposed Final Site Plan Amendment can accommodate the proposed change in the number of employees on the site and/or the proposed change in impact on surrounding infrastructure

DISCUSSION – FIRST REVIEW OF DRAFT CODE CONCEPTS FOR DETACHED ACCESSORY DWELLING UNITS (DADU) TO BE LOCATED IN CHAPTER 12 OF CENTERVILLE ZONING CODE

Community Development Director Mike Eggett introduced the Planning Commission's first review of draft zoning code amendments for detached accessory dwelling units (DADUs), explaining that recent state legislation requires all municipalities to adopt compliant ordinances by October 1, 2026. To meet that deadline, the Planning Commission would need to complete its review over the next two to three meetings before forwarding a recommendation to the City Council. Commissioners received state code provisions governing DADUs, definitions related to accessory dwelling units, and a comparison of ordinances from six Utah communities. Mr. Eggett

1 explained that the draft was modeled primarily after Millcreek City's ordinance, supplemented by
2 provisions from Centerville's existing internal ADU regulations.
3

4 Mr. Eggett outlined several key policy decisions the Commission will need to make,
5 including establishing a minimum lot size for DADUs, parking requirements, setback standards,
6 building height limits, and whether to allow units above detached garages. He noted that while
7 state law establishes certain minimum requirements, such as allowing DADUs on lots of at least
8 11,000 square feet and limiting parking requirements for smaller units, the City retains discretion
9 in several areas. Additional discussion topics included prohibiting short-term rentals, requiring
10 separate water and sewer connections, protecting neighboring properties through drainage and
11 window placement standards, and ensuring compatibility with surrounding homes through design
12 requirements. He also noted that state law requires cities to allow the conversion of existing
13 accessory buildings into DADUs, creating unique considerations for setback regulations.
14

15 Mr. Eggett emphasized that the meeting was intended as an initial policy discussion rather
16 than a formal review of ordinance language. He encouraged Commissioners to study the draft
17 over the following two weeks, research approaches taken by other communities, and submit any
18 additional ordinance examples or recommendations for distribution prior to the next meeting. Staff
19 intends to refine the draft based on Commission feedback, hold the required public hearing, and
20 advance a recommendation to the City Council in time to comply with the state's October 1
21 implementation deadline.
22

23 **DISCUSSION – FIRST REVIEW OF DRAFT CODE CONCEPTS FOR BOUNDARY LINE**
24 **ADJUSTMENTS PROCESSING IN REPLACEMENT OF EXCHANGE OF TITLE CODES, AS**
25 **FOUND IN CMC 15.09.140**
26

27 Ms. DeWees presented an initial review of draft code amendments replacing the City's
28 existing Exchange of Title provisions with updated Boundary Line Adjustment (BLA) and
29 Boundary Line Establishment (BLE) processes to align with state law changes that took effect in
30 November 2025. Staff has already processed several applications under the new state
31 requirements and explained that, unlike the DADU ordinance, these amendments are largely
32 dictated by state law. Staff recommended including all three state-recognized processes in the
33 ordinance: Boundary Line Adjustment Simple, Boundary Line Adjustment Full, and Boundary Line
34 Establishment.
35

36 Staff explained that a Simple Boundary Line Adjustment applies when neighboring
37 property owners agree to modify a shared boundary without affecting easements, rights-of-way,
38 or creating new parcels, while a Full Boundary Line Adjustment is required when public utility
39 easements or existing nonconforming structures are involved and may require a formal plat
40 approved by multiple city officials. A Boundary Line Establishment is intended for situations where
41 a property boundary is uncertain or disputed, allowing the Zoning Administrator to approve and
42 record a conveyance document without a formal plat when both property owners agree. Mr.
43 Eggett noted that conveyance documents would serve as the recorded instrument for applicable
44 adjustments and establishments. Commissioners were asked to review the draft and provide
45 feedback before the ordinance returns for refinement, a public hearing, and a recommendation to
46 the City Council.
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48 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
49

50 Mr. Eggett reported that site improvements have begun for the Wright Development Group
51 subdivision, which includes the future QuikTrip site, with subdivision infrastructure now under
52 construction following a pre-construction meeting. The QuikTrip building permit remains under
53 staff review pending resolution of UDOT-related issues, and the building permit for the proposed
54 Carl's Jr. to Jack in the Box building conversion is complete and ready for pickup by the applicant.

Mr. Eggett also encouraged Commissioners to listen to the July 7, 2026 City Council work session on the I-15 widening project, with construction expected to begin in 2027. As part of the project, UDOT has agreed to construct a 12-foot shared-use pathway along the Frontage Road from Chase Lane north through Farmington, advancing the South Davis Greenway effort.

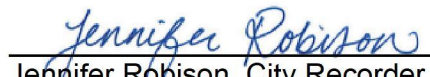
Mr. Eggett also reported that staff is finalizing a proposed sidewalk map for the City's historic district, identifying areas where future sidewalk improvements would and would not be expected, with the map scheduled for Development Review Committee consideration before being presented to the City Council in an upcoming work session.

MINUTES REVIEW AND APPROVAL

Minutes of the June 10, 2026 Planning Commission meeting were reviewed. Commissioner Jenkins **moved** to approve the minutes. Commissioner Woodward seconded the motion, which passed unanimously (5-0).

ADJOURNMENT

At 7:59 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner Mendenhall seconded the motion, which passed unanimously (5-0).


Jennifer Robison, City Recorder

07/22/2026
Date Approved

