

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, August 12, 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

Mason Kjar, Chair
LaRae Patterson
Paul Mendenhall
Gary Woodward
Layne Jenkins
Amanda Jorgensen
Michael Adamson

STAFF PRESENT

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

LEGISLATIVE THOUGHT/PRAYER Commissioner Michael Adamson

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – CENTERVILLE MUNICIPAL CODE AND CENTERVILLE ZONING CODE AMENDMENTS TO APPOINT WHITAKER MUSEUM BOARD MEMBERS TO ACT AS HISTORIC PRESERVATION COMMISSION MEMBERS

City Attorney Lisa Romney explained that the existing Landmarks Commission had experienced difficulty maintaining active membership due to infrequent meetings and a limited scope of work. The proposal would rename the body the Historic Preservation Commission and designate members of the Whitaker Museum Board to simultaneously serve as members of the Historic Preservation Commission, while maintaining the two as legally distinct public bodies with separate minutes, similar to the City Council and Redevelopment Agency. Ms. Romney reported that the Whitaker Museum Board had been briefed on the proposal and was supportive. She noted that if the workload of the Historic Preservation Commission increased, supplemental staffing assistance from the Community Development Department or City Recorder's Office could be considered.

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

Commissioner Patterson **moved** to recommend approval of the proposed Centerville Municipal Code and Centerville Zoning Code amendments to appoint Whitaker Museum Board Members to act as Historic Preservation Commission Members, Ordinance No. 2026-10 and Ordinance No. 2026-11, referencing the whereas clauses in those ordinances as findings. Commissioner Jorgensen seconded the motion which passed unanimously (7-0).

PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS – BOUNDARY LINE ADJUSTMENTS, BOUNDARY ESTABLISHMENT, AND EXCHANGE OF TITLE CHANGES – CMC 15.09.140 (EXCHANGE OF TITLE) – LEGISLATIVE DECISION

City Planner Sydney DeWees presented proposed amendments to CMC Section 15.09.140, explaining that the changes would update the City's subdivision ordinance to align with

1 state-level amendments adopted in October 2025. She noted that the amendments would replace
2 the existing Exchange of Title provisions with updated provisions addressing Boundary Line
3 Adjustments and Boundary Line Establishments. Staff recommended approval. The Commission
4 noted that the item had been thoroughly discussed at prior meetings, and no further questions
5 were raised.

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

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10 Commissioner Jenkins **moved** to recommend City Council approval of the proposed code
11 text amendments to Centerville Municipal Code Section 15.09.140, Boundary Adjustments and
12 Boundary Establishment, and Section 20.030, Boundary Adjustment Fees, based on the following
13 reasons for action (findings). Commissioner Mendenhall seconded the motion which passed
14 unanimously (7-0).

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16 Findings:

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18 1. The Planning Commission finds that the proposed text amendments are consistent with
19 the goals, objectives, and policies of the General Plan.
20 2. The Planning Commission finds that the proposed text amendments do not create
21 detrimental or negative impacts to established zoning areas within Centerville City.
22 3. The Planning Commission finds that the proposed text amendments are in the best
23 interests of Centerville City.
24

25 **PUBLIC HEARING – ZONING CODE AMENDMENTS – DETACHED ACCESSORY**
26 **DWELLING UNIT (DADU) – CZC 12.58 (DETACHED ACCESSORY DWELLING UNIT**
27 **STANDARDS) AND CZC 12.36.020 (TABLE OF USES FOR RESIDENTIAL USES) –**
28 **LEGISLATIVE DECISION**
29

30 Community Development Director Mike Eggett presented an updated staff report
31 regarding proposed amendments to CZC 12.58 and CZC 12.36.020 addressing Detached
32 Accessory Dwelling Units (DADUs). He summarized research conducted in response to
33 Commission direction at the prior meeting, including information from Bountiful City, which had
34 permitted DADUs since 2008 and had 27 registered units. Mr. Eggett reported that Bountiful's
35 DADUs were typically 800 to 1,200 square feet, with a maximum of 1,250 square feet, and that
36 the City did not restrict their configuration. He also reported that the Building Official and Fire
37 Marshal had confirmed that structures meeting applicable construction and fire code requirements
38 for ingress and egress were not subject to a separate window operability requirement. Mr. Eggett
39 identified several technical corrections and discussion items, including occupancy definitions,
40 window requirements, modular and tiny homes, and whether DADUs should be permitted in the
41 Agricultural Low (AL) zone.
42

43 The Commission reviewed and reached consensus on several revisions to the draft
44 ordinance. The Commission agreed to correct internal code references, clarify that a lot with an
45 existing single-family residence could have one DADU but no more than one ADU of any type,
46 remove the word "additional" from the street-facing entrance provision, capitalize the defined
47 terms "Construction Codes" and "Fire Codes," revise the enforcement and lien provision to
48 remove an inapplicable Utah Code citation, and correct a scrivener's error. Regarding occupancy,
49 the Commission agreed to use the City's existing definition of "family" in CMC 12.12.040.
50 Following discussion of window operability and staff input, the Commission agreed to remove the
51 requirement that certain windows be fixed and inoperable, retaining the translucent glazing
52 requirement. The Commission also directed staff to add language requiring the removal of axles
53 and similar mobility components from wheeled structures used as DADUs and agreed to permit
54 DADUs in the AL zone when a primary single-family dwelling already existed on the parcel.

Chair Kjar opened a public hearing for this item.

Carol Hendricks, Centerville resident, described challenges with placing a detached ADU on her flag lot due to its configuration and utility locations. She supported the draft ordinance overall but asked the Commission to reconsider the 850-square-foot maximum, noting it would be insufficient for a family of four using the ADU as a long-term residence.

TJ and Thalia Riley, Centerville residents, submitted written comments and reiterated concerns about the proposed DADU regulations. They opposed limiting DADUs exclusively to rear yards, noting that varied lot configurations could make the requirement inequitable, and asked the Commission to allow front or side-yard placement where development standards could be met. They also recommended scaling the maximum DADU size proportionally to lot size rather than applying a uniform cap.

Chair Kjar closed the public hearing.

Following the public hearing, the Commission discussed the broader issue of non-standard lot configurations raised by public commenters. Mr. Eggett explained that under the current accessory building definition, accessory structures were limited to rear yards and that allowing front- or side-yard DADUs would require additional code development. He emphasized the need to have a compliant ordinance in place by the state-mandated October 1, 2026 deadline and had suggested that further refinements could be considered after that date.

Ms. Romney suggested that flag lots could provide a more appropriate and flexible option for some of the scenarios raised by the public, as they would allow a second primary structure rather than an accessory unit. She explained that variances would likely not be successful under the City's existing standards because cost alone was insufficient to establish hardship, and conditional use permits were not well-suited to address the locational restrictions at issue. The Commission expressed interest in having staff explore flag lots and other land use tools for addressing underutilized large lots as a future agenda item. Mr. Eggett confirmed that the discussion would require separate public notice.

Chair Kjar **moved** to recommend that the City Council approve the proposed zoning code text amendments to the Centerville Municipal Code by adding new Chapter 12.58, Detached Accessory Dwelling Unit (DADU) Standards, and amending Section 12.36.020, Table of Uses for Residential Uses with the following additional modifications:

1. CZC 12.58.070(D) - remove the word "additional";
2. CZC 12.58.070(C) - remove the phrase "fixed, inoperable, and";
3. CZC 12.58.070(A) – that staff be delegated authority to draft an additional sentence requiring the removal of any axles or similar mobility capabilities for the fixed and anchored DADU;
4. CZC 12.58.070(1) – “occupancy” to be defined as "family" as defined in CMC 12.12.040;
5. CZC 12.58.190 - correct scrivener's error to read 12.58.90;
6. CZC 12.58.110(1) - replace "building construction and fire codes" with "Construction Codes and Fire Codes";
7. CZC 12.58.060(C) - staff to consolidate and reword the two sentences into one sentence clarifying the intent that a single-family residence may qualify for one ADU but no more than one ADU;
8. CZC 12.58.040(B)(2) - correct cross-reference from 12.60.090 to 12.58.100;
9. CZC 12.58.120 - remove the citation to Utah Code Section 10-20-303 and revise to read that the city may utilize applicable enforcement provisions regarding violations and holding liens against the property; and

10. CZC 12.36.020 Table of Uses - designate DADUs as a permitted use (P) in the Agricultural Low (AL) zone.

The motion was based on the following findings. Commissioner Patterson seconded the motion, which passed unanimously (7-0).

Findings:

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

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Eggett provided updates on several development projects. He reported that building permits for the former Carlson property were expected to be submitted within the month, initiating construction. At 1250 West and Parrish Lane, pre-construction work had been completed and fill material was arriving, with the Mayor expected to execute a stormwater agreement with the State as the final outstanding item before construction could proceed. Regarding the former Maverick property, Mr. Eggett reported that a new private owner had purchased the site and met with City staff to discuss redevelopment options. The owner was pursuing interior renovations and a potential lessee while evaluating options within the Main Street corridor regulations, which Mr. Eggett characterized positively given the owner's engagement and motivation.

MINUTES REVIEW AND APPROVAL

Minutes of the July 22, 2026, Planning Commission meeting were reviewed. Commissioner Jorgensen **moved** to approve the minutes. Commissioner Adamson seconded the motion, which passed unanimously (7-0).

ADJOURNMENT

At 8:18 p.m., Commissioner Jenkins **moved** to adjourn the meeting. Commissioner Mendenhall seconded the motion, which passed unanimously (7-0).



Jennifer Robison, City Recorder

09/23/2026

Date Approved

