

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, September 23, 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 Chair Mason Kjar

PLEDGE OF ALLEGIANCE

DISCUSSION REGARDING PROPOSED AMENDMENTS TO THE DETAILS AND DRAWINGS AS SET FORTH IN THE CENTERVILLE STANDARDS AND SPECIFICATIONS (RESOLUTION 2026-09) AND SETTING A PUBLIC HEARING FOR FUTURE CONSIDERATION OF THESE AMENDMENTS RESPECTIVELY

Community Development Director Mike Eggett introduced the proposed amendments to the Details and Drawings contained within the Centerville Standards and Specifications, explaining that the City Engineer had been working for approximately one year to update the documents to more clearly and comprehensively reflect current City practices. He clarified that the Standards and Specifications and the Details and Drawings were separate components, with the latter being the subject of the current discussion. Several pages were proposed to address different plat types. Staff also discussed revisions to plat signature blocks resulting from recent changes in state law that eliminated the City Council approval requirement for certain residential subdivision final plats and authorized the Community Development Director to approve certain minor plats and subdivisions. Staff anticipated that approximately four different signature block configurations may be needed depending on the type of plat and noted that the Design Review Committee would review the matter at its upcoming meeting, so the signature blocks presented at the next meeting could differ from those in the current packet.

Commissioners raised several technical questions, which staff noted for follow-up with the City Engineer:

- Whether a standard drawing for roundabouts should be included, given that the city has one existing roundabout and another planned on 1250 West.
- Whether retaining wall details - specifically for concrete or interlocking block walls - should be included. Staff noted this remains under active internal deliberation, and a design detail had been previously prepared but was not ready for inclusion in the current packet.
- Questions were raised regarding the consistency of Note 8 with the accompanying drawing on the rock retaining wall sheet, specifically whether the callout on the lower block

1 was consistent with the note referencing upper rock diameter requirements. Staff agreed
2 to submit this question to the engineer.

- 3 • The meaning and clarity of Note 2 on the retaining wall drawing was briefly discussed.
4 Staff explained that it effectively requires engineered design beyond the standard drawing,
5 ensuring the structure meets industry standards.
6

7 Following the discussion, the Commission directed staff to schedule a public hearing for the
8 next meeting. Staff confirmed they would note any updated variations in the packet if changes
9 result from the Design Review Committee discussion.
10

11 **DEBRIEF DISCUSSION ABOUT COUNCIL APPROVAL OF CITY ORDINANCE 2026-** 12 **20 FOR DETACHED ACCESSORY DWELLING UNITS AND NEXT STEPS** 13

14 Mr. Eggett provided a comprehensive debrief of the City Council's deliberations and
15 approval of Ordinance 2026-20 governing Detached Accessory Dwelling Units (DADUs). To help
16 facilitate the council's decision, staff presented menu options rather than a single
17 recommendation, which proved effective in guiding the discussion.
18

19 **Lot Size Threshold:** The Council reduced the minimum lot size to 8,500 square feet.
20

21 **Both Detached and Internal ADUs Permitted:** The Council approved allowing a single
22 lot to have both a detached and an internal ADU simultaneously, provided that parking
23 requirements and lot coverage standards are met for each use. Staff noted this may prompt a
24 future discussion regarding the city's lot coverage ordinance.
25

26 **Utility Metering:** The Council debated whether utility connections for DADUs should be
27 separate or shared with the primary dwelling. Given the cost implications, they ultimately decided
28 to allow property owners to make that determination themselves.
29

30 **Corner Lot Configurations:** Staff noted that the treatment of interior versus corner lots
31 had not been thoroughly addressed during the Planning Commission's earlier review but was
32 identified and resolved by the Council. New language was introduced referencing the "rear
33 building wall line", which is distinct from the existing definition of "building line", to clearly delineate
34 which yard areas on a corner lot are eligible for a detached ADU. The Council agreed that DADUs
35 would not be permitted in the legitimate front yard of the primary structure but could be placed in
36 the secondary front yard (the side facing a corner street), the narrow interior side yard behind the
37 structure, or the rear yard.
38

39 **Maximum Height:** The Council established a maximum DADU height of 16 feet, using
40 the City's existing height-calculation methodology based on the average height from the eave to
41 the peak. Staff had cautioned against creating a separate ground-to-peak measurement because
42 doing so would require a new height definition and could create additional administrative
43 difficulties, particularly on sloped lots.
44

45 **Impact Fee Waiver:** The fee waiver provision was removed from the ordinance at this
46 time, but it was noted that the Council was not opposed to reconsidering the concept in the future.
47 Mr. Eggett noted that waiving impact fees could provide the City with credit toward its moderate-
48 income housing obligations under state law and that the impact fees associated with DADUs were
49 relatively modest compared with other housing strategies.
50

51 **Historic District Overlay:** Staff identified the interaction between the Deuel Creek
52 Historic District regulations and the newly adopted DADU ordinance as another issue requiring
53 additional review, as the current regulations could create administrative challenges when the two
54 sets of standards are applied together.

Regarding next steps, staff recommended allowing a brief trial period before initiating a 2.0 revision, suggesting that reviewing a few actual DADU applications would help identify any practical issues or ambiguities in the current ordinance. Mr. Eggett indicated that at minimum, the historic district issue and other substantive concerns would be brought forward regardless of application volume. He estimated that a well-prepared version 2.0 revision would take a minimum of three to four months.

DISCUSSION AND REPORTING OF CONCEPTS SHARED AND PRESENTED DURING THE FALL 2026 AMERICAN PLANNING ASSOCIATION – UTAH CHAPTER CONFERENCE

Mr. Eggett reported on his attendance at the Fall 2026 American Planning Association (APA) – Utah Chapter Conference, held September 9–10, 2026, at the Davis Conference Center in Layton. He explained that the conference focused on economic development, water, and housing. He summarized sessions addressing the economic importance of the Great Salt Lake, including brine shrimp production and winter tourism; the Utah Trail Network and its competitive grant funding, noting that the South Davis Greenway was included on the Network’s long-range planning map; and DADU development, where lot coverage standards were identified as a potential barrier. He noted that Centerville’s 20 percent rear-yard accessory structure limitation and 60 percent impervious surface cap could warrant future review.

Mr. Eggett also discussed sessions on leadership, artificial intelligence, and data centers. The leadership session encouraged participants to avoid reacting based on assumptions about others’ intentions and to seek greater understanding of differing perspectives. The AI session emphasized that artificial intelligence could be useful as a research tool but should be treated as an assistant rather than a source of professional recommendations, due to the potential for fabricated information. The data center session emphasized the importance of adequate water supplies, clear zoning regulations, and public education, prompting brief discussion regarding whether Centerville should proactively address data center uses through its zoning regulations.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

No additional report.

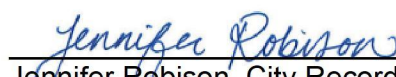
MINUTES REVIEW AND APPROVAL

Minutes of the August 12, 2026, Planning Commission meeting were reviewed. Commissioner Mendenhall **moved** to approve the minutes. Commissioner Jorgensen seconded the motion, which passed unanimously (7-0).

The Commission acknowledged the departure of Commissioner Woodward, and expressed appreciation for his service.

ADJOURNMENT

At 8:06 p.m., Commissioner Patterson **moved** to adjourn the meeting which passed unanimously (7-0).


Jennifer Robison, City Recorder

10/28/2026
Date Approved

