

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, February 26, 2025

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
Amanda Jorgensen
Matthew Larsen
Layne Jenkins
Shawn Hoth
Tyler Moss

STAFF PRESENT

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

VISITORS

Rob Terry, Statewide Land Use Training Director

LEGISLATIVE THOUGHT/PRAYER Commissioner Larsen

PLEDGE OF ALLEGIANCE

PLANNING COMMISSION TRAINING – LAND USE 101 (ANNUAL POWERS AND DUTIES)

Rob Terry, the Statewide Land Use Training Director from the Office of the Property Rights Ombudsman, led a training session for the Planning Commission. He covered the functions of the Ombudsman's office, introduced the Land Use Academy of Utah (LUAU), and explained the Land Use Development and Management Act (LUDMA). Mr. Terry discussed the roles of the City Council, Planning Commission, and Land Use Authority, as well as the differences between legislative and administrative decision-making. He also addressed topics like annexation, conditional use permits, exactions, variances, and accessory dwelling units. Key points included the importance of substantial evidence for decisions, the concept of "rough proportionality" in exactions, and updates on accessory dwelling unit laws. Commission members actively engaged with questions, particularly regarding the interpretation and application of laws to Centerville.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Mike Eggett provided updates on the General Plan, noting that the City Council directed staff to conduct additional public outreach, extending the completion timeline to June-August. He said that the public comment period for the General Plan is still open, and a final draft will be presented to the Planning Commission after it closes. He clarified that the Commission will review the draft after the public comment period ends.

MINUTES REVIEW AND APPROVAL

Minutes of the January 22, 2025 Planning Commission Meeting were reviewed. Commissioner Larsen **moved** to approve the minutes as written. Commissioner Jorgensen seconded the motion, which passed by unanimous vote (7-0).

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2 **ADJOURNMENT**
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4 At 8:32 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner
5 Jenkins seconded the motion which passed by unanimous vote (7-0).
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8
9 Jennifer Robison
10 Jennifer Robison, City Recorder

3/13/2025 | 11:15 AM MDT

Date Approved

