



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JANUARY 28, 2026 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. CALL TO ORDER

- 1. ROLL CALL**
- 2. LEGISLATIVE PRAYER OR THOUGHT - Commissioner Amanda Jorgensen**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

- Introduction of Paul Mendenhall to the Planning Commission
Opportunity to introduce new planning commissioner Paul Mendenhall and allow time for Commissioner Mendenhall to share comments.
- Public Hearing - Zoning Map Amendments - Packer Property - Approx. 2000 North 400 West - Residential-Low (R-L) to Agricultural-Low (A-L) - Spencer Packer - (Legislative Decision)
Consider amending the Centerville Zoning Map to rezone approximately 21,780 sq.ft. (0.5 acres) of property on Packer property located at approximately 2000 North 400 West from Residential-Low (R-L) to Agricultural-Low (A-L).
- Public Hearing - Zoning Code and Municipal Code Amendments - Comprehensive LUDMA Renumbering - Various Sections of Code - (Legislative Decision)
Following public hearing, consider Ordinance No. 2026-01 amending various provisions of the Centerville Zoning Code and Centerville Municipal Code to address comprehensive renumbering of the Utah Land Use, Development, and Management Act from Title 10, Chapter 9a of the Utah Code to Title 10, Chapters 20 and 21.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

- Community Development Director's Report

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

- Minutes Review and Approval - December 10, 2025
Consideration of Planning Commission meeting minutes from December 10, 2025.

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

**Jennifer Robison
Centerville City Recorder**



CENTERVILLE
PLANNING
COMMISSION

Staff Report
1/28/2026

Item No. 1.

Title: Introduction of Paul Mendenhall to the Planning Commission

Initiated By: Mike Eggett, Community Development Director

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Opportunity to introduce new planning commissioner Paul Mendenhall and allow time for Commissioner Mendenhall to share comments.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
PLANNING
COMMISSION

Staff Report
1/28/2026

Item No. 2.

Title: Public Hearing - Zoning Map Amendments - Packer Property - Approx. 2000 North 400 West - Residential-Low (R-L) to Agricultural-Low (A-L) - Spencer Packer - (Legislative Decision)

Initiated By: Spencer Packer, Applicant

Staff Representative: Sydney DeWees, Assistant Planner

SUBJECT:

Consider amending the Centerville Zoning Map to rezone approximately 21,780 sq.ft. (0.5 acres) of property on Packer property located at approximately 2000 North 400 West from Residential-Low (R-L) to Agricultural-Low (A-L).

RECOMMENDATION:

Recommend sending a favorable recommendation to City Council for approval of the Zoning Map Amendment request.

BACKGROUND:

The applicant, Spencer Packer, is requesting a Zone Map Amendment associated with the subject property. The property is currently zoned Residential Low (R-L) and the owner is requesting to rezone the property to Agricultural Low (A-L). This parcel is an undeveloped pasture. Spencer Packer inquired with the City about adding a barn to the adjacent property (parcel 07-072-0184) that he owns to the east of the subject property (parcel 07-072-0115). City staff met with the applicant on March 27th, 2025 to discuss the best path to proceed with his plans for the two parcels. Due to parcel 07-072-0184 not having frontage, staff recommended combining the two parcels. Proper planning practice suggests that no cross zoning should be granted on a single parcel. In following sound planning practices, either parcel should be rezoned to match the zoning of the other parcel. Staff recommends that the parcel with frontage, parcel 07-072-0115, be rezoned to Agricultural Low (A-L) instead of the land locked parcel (parcel 07-072-0184) be rezoned to Residential Low (R-L). Agriculture zones are permitted to have accessory buildings prior to development of the primary structure, according to CZC 12.31.040(b)(2). In the future, if the property owner chooses to have a house on this property, they would be permitted to do so, so long as they follow the development standards found in CZC 12.31 or whichever other zoning is designated for the parcel.

Based on the surrounding properties, staff recommended that Residential Low Zones or Agriculture Low Zones would be in alignment with the surrounding neighborhood. The applicant has not submitted any plans for building permits, nor have they notified the city about a boundary line adjustment, which may be considered following potential approval of the zoning map amendment. This parcel, 07-072-0115, can fully support the zoning amendment. However, the plans to add a shed to the land locked parcel 07-072-0184 would not be permitted if a zoning amendment is not approved by the City.

A public hearing was advertised for this proposed zoning map amendment request. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet. If additional feedback is submitted post-staff report, items will be submitted within the packet or shared with the Commission at the meeting.

ATTACHMENTS:

1. 1.28.26 PC Review - Staff Findings Zoning Map Amendment-Packer
2. Exhibit A - Record #ZMA-25-0001
3. Exhibit B - Petition narrative
4. Exhibit C - Affidavit
5. Exhibit D - Deed parcel Descriptions
6. Exhibit E - General Plan Neighbor Planning Policies, District 3
7. Exhibit F - Proposed Centerville-General-Plan Zoning Map
8. Exhibit G - Onsite Public Notice - Packer Rezone
9. Exhibit H - Public Hearing Notice - Packer Rezone

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232

STAFF REPORT
AGENDA: ITEM 1

PACKER - ZONING MAP AMENDMENT REQUEST

PROPERTY OWNER FOR PARCEL: SPENCER PACKER
1259 W 75 N
CENTERVILLE UT 84014
801-381-2315
PACKERCONSTRUCTION@OUTLOOK.COM

APPLICANT: SPENCER PACKER
1259 W 75 N
CENTERVILLE UT 84014
801-381-2315
PACKERCONSTRUCTION@OUTLOOK.COM

PROPERTY LOCATION: APPROXIMATELY 2000 N 400 W
CENTERVILLE UT 84014

PARCEL NUMBER: 07-072-0115

PARCEL SIZE: 0.5 ACREAGE, 21780 SQ. FT.

CURRENT ZONE: RESIDENTIAL LOW (R-L)

PROPOSED ZONE: AGRICULTURAL LOW (A-L)

RECOMMENDATIONS: CONSIDER RECOMMENDING APPROVAL
OF ZONING MAP AMENDMENT REQUEST
TO THE CITY COUNCIL

BACKGROUND

The applicant, Spencer Packer, is requesting a Zone Map Amendment associated with the subject property. The property is currently zoned Residential Low (R-L) and the owner is requesting to rezone the property to Agricultural Low (A-L). This parcel is an undeveloped pasture. Spencer Packer inquired with the City about adding a barn to the adjacent property (parcel 07-072-0184) that he owns to the east of the subject property (parcel 07-072-0115). City staff met with the applicant on March 27th, 2025 to discuss the best path to proceed with his plans for the two parcels. Due to parcel 07-072-0184 not having frontage, staff recommended combining the two

parcels. Proper planning practice suggests that no cross zoning should be granted on a single parcel. In following sound planning practices, either parcel needs to be rezoned to match the zoning of the other parcel. Staff recommends that the parcel with frontage, parcel 07-072-0115, be rezoned to Agricultural Low (A-L) instead of the land locked parcel (parcel 07-072-0184) be rezoned to Residential Low (R-L). Agriculture zones are permitted to have accessory buildings prior to development of the primary structure, according to CZC 12.31.040(b)(2). In the future, if the property owner chooses to have a house on this property, they would be permitted to do so, so long as they follow the development standards found in CZC 12.31 or whichever other zoning is designated for the parcel.

Based on the surrounding properties, staff recommended that Residential Low Zones or Agriculture Low Zones would be in alignment with the surrounding neighborhood. The applicant has not submitted any plans for building permits, nor have they notified the city about a boundary line adjustment, which may be considered following potential approval of the zoning map amendment. This parcel, 07-072-0115, can fully support the zoning amendment. However, the plans to add a shed to the land locked parcel 07-072-0184 would not be permitted if a zoning amendment is not approved by the City.





A public hearing was advertised for this proposed zoning map amendment request. A public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet. If additional feedback is submitted post-staff report, items will be submitted within the packet or shared with the Commission at the meeting.

CODE REQUIREMENTS REVIEW & ANALYSIS

- 1. Is the proposed amendment consistent with the goals, objectives, and policies of the General Plan?

Yes. In the current General Plan, the parcel in question is located within the Neighborhood 3, Northeast (located north of Parrish Lane (400 North) and east of Main Street) as described in CMC 12-480-4. The current General Plan identifies this area as low density residential. The property owner is planning to have a barn placed on the property with a home being placed on the front property at a future time. This is aligned with the policies for this neighborhood.

The proposed General Plan should not be a guiding document at this time. Even so, the proposed General Plan does not have neighborhood guidance, rather, a zoning map. The lot is suggested to be detached residential, as explained on page 19 & 20 of the proposed General Plan. This would also align with the proposed General Plan.

2. Is the proposed zoning amendment harmonious with the overall character of existing development in the vicinity of the subject property.

Yes. The subject property is surrounded by mostly single-family homes zoned A-L, with single family, detached homes. The proposed zoning amendment would not change the single-family or low-density character of the area. Per CZC 12.31 Agriculture Zones, the property would match the use, standards, and applicability of all regulations in this zone.

Maximum height, accessory building: 35 feet (Increased Height. Notwithstanding the height limitations set forth in CZC 12.31.300, a greater building height may be allowed in all agricultural zones pursuant to a conditional use permit; provided, however, that each additional one foot in height of the building shall require an additional one-foot setback from all property lines and structures)

Distance between buildings: 6 feet

Minimum area: 1/2 acre

Minimum frontage: 80 feet

Minimum width: 80 feet

Front yard setback, agricultural accessory building prior to a main building: 80 feet

Side yard setback, main building: 10 feet

Rear yard setback, main building: 30 feet

Buildable area, minimum: 3,000 square feet

Buildable area, minimum, range of length/width ratio: Between 2:1 and 1:2

Gross density, maximum: 2 units per acre

Outside storage: Prohibited

3. What is the extent to which the proposed amendment may adversely affect the adjacent property?

Minimal, to none at all. Staff believes the proposed amendment would have minimal adverse effects, if any, on adjacent properties. Most of the surrounding properties are in the proposed zone and the primary use of the area would not change.

4. What is the adequacy of facilities and services intended to serve the subject property?

While no boundary line adjustment or building permit application has been applied for, this area already has utility availability and staff estimates that the only additional utility

adjustments will be to add stubs to the property site. The review for utilities will be done at the time of building permit review.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to recommend to the City Council approval of this request, approval with modifications per the discussion, table the matter to a later date, or recommend denial of the proposed rezone request. The Commission should provide appropriate findings of facts for any presented decision.

#1 - APPROVE

“I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the Zoning Map Amendment for the property located approximately at 2000 N 400 W, known as parcel 07-072-0115, from Residential Low (R-L) zoning to Agricultural Low (A-L) zoning, with the following findings for action:

- 1. The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 3 [CMC 12-480-4].*
- 2. The proposed Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.31 Agriculture Zones and City Zoning Code 12.21.080(e).*
- 3. Therefore, the Planning Commission recommends that the City Council grant approval of this Zoning Map Amendment request.*
- 4. (additional findings discussed and agreed upon by the Planning Commission)”*

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

“I hereby make a motion for the Planning Commission to recommend City Council APPROVAL of the Zoning Map Amendment for the property located approximately at 2000 N 400 W, known as parcel 07-072-0115, from Residential Low (R-L) zoning to Agricultural Low (A-L) zoning, with the language amendment to the request (as provided by the Planning Commission) as follows, based on the following findings: _____”

(Refer to findings noted above for the motion to approve)

#3 - TABLE

“I hereby make a motion for the Planning Commission to TABLE the request of the Zoning Map Amendment for the property located approximately at 2000 N 400 W, known as parcel 07-072-0115, from Residential Low (R-L) zoning to Agricultural Low (A-L) zoning, until such a time as _____.”

#4 – DENY

“I hereby make a motion for the Planning Commission to recommend City Council DENIAL of the Zoning Map Amendment for the property located approximately at 2000 N 400 W, known as parcel 07-072-0115, from Residential Low (R-L) zoning to Agricultural Low (A-L) zoning, with the following findings for action:

- 1. The proposed Zoning Map Amendment does not meet the goals and objectives of the General Plan concerning Neighborhood 3 [CMC 12-480-4].*
- 2. The proposed Zoning Map Amendment does not meet the use, standards, and applicability in the City Zoning Code 12.31 Agriculture Zones and City Zoning Code 12.21.080(e).*
- 3. Therefore, the Planning Commission recommends that the City Council deny approval of this Zoning Map Amendment request.”*
- 4. (additional findings discussed and agreed upon by the Planning Commission)”*



Record Report for Zoning Map Amendment #ZMA-25-0001

Record Overview

Record Number: ZMA-25-0001

Record Type: Zoning Map Amendment

Record Status: In Progress

Record Submitted At: Monday December 29, 2025

Record Address: 2025 North 400 West, Centerville, UT 84014

Record Owner: Sydney Dewees

Record Applicant User: Spencer Packer

Record Applicant Company: PACKER CONSTRUCTION, INC.

Form Submission

Applicant:

Spencer Packer

packerconstruction@outlook.com, (801) 381-2315

Preferred form of contact: Email

Property Owner:

Spencer Packer

packerconstruction@outlook.com, (801) 381-2315

Preferred form of contact: Email

Additional Property Owner:

Preferred form of contact: -

Engineer:

Surveyor:

Project Manager:

Any agreements with adjacent property owners?: No

Project Address: 2025 North 400 West, Centerville, UT 84014

Parcel Number(s): 07-072-0115

Acreage: 0.504

Zoning: Residential-Low (R-L)

Is the project located in the Hillside Overlay Zone? : No

Is the project located in the Historic District? : No

Is the project part of a Planned Development Overlay or Planned Unit Development? : No

If yes, please provide the name and year.: -

Is the project part of a Community Development Authority?: No

If yes, please provide the name and the year.: -

Project Name: Packer Lot

Provide the City with a description of the project.: Rezone

Is the proposed amendment consistent with goals, objectives and policies of the General Plan? : Yes

Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?: Yes

Will the proposed amendment adversely affect adjacent properties? : No

Is there adequate utilities and public infrastructure to support the new zoning uses that would be permitted? : Yes

Are you adjacent to a UDOT right of way?: No

By signing below, the applicant attests that the information contained in this application is true and correct.: Yes

Signature:



Signed in GovWell: Monday December 29, 2025, 11:39am

In response to comments received to application Reviewer comment to ZMA-25-0001 requesting a zoning map amendment petition narrative:

The property owners objective is to build an outbuilding/barn in the near future, while maintaining the ability to build a home at a later date.

I met Brant Hanson, Lisa Romney, Michael Eggett, and Sydney DeWees to review the intended use of these parcels. From the discussions in that meeting it was determined that zoning the west parcel from RL to AL is the best approach. The rezone was considered the best option because it is most consistent with the general plan. The rezone is also harmonious with the adjoining properties in that three of the adjacent lots are currently zoned AL.

The size does meet the minimum required AL acreage. The possible negative impact to neighbors is minimal. Both Ag and R1 lots exist adjacent. There is precedent for either. I was advised by the city officials this is the best avenue to achieve my property use goals as the owner and remain best aligned with planning and zoning policies and objectives.

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
COUNTY OF DAVIS }ss

I (We), SPENCER PACKER, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

Spencer Packer
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 29 day of DECEMBER, 2025.

(Notary Public)

Residing in _____, Utah

My Commission Expires _____

AGENT AUTHORIZATION

I (we), SPENCER PACKER, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) SPENCER PACKER to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Spencer Packer
(Property Owner)

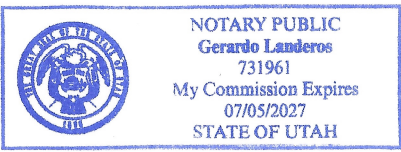
(Property Owner)

Dated this 29 day of December, 2025, personally appeared before me Spencer Gordon Packer, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Gerardo Landeros
(Notary Public)

Residing in Centerville, Utah

My Commission Expires 07/05/2027



KRR

March 13, 2015

L-2224

Deed Parcel Descriptions
Turner to Packer Tax ID no. 07-072-0115

Beginning at a point which is South 89°24'30" West 860.47 feet along the Section line; and North 935.06 feet; and West 151.99 feet to a point which is East 6.15 feet from the Easterly line of the former Bamberger Railroad right of way, also being the East line of a new street; and North 12°42' West 96.10 feet from the South Quarter Corner of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian being the true point of beginning;

Thence North 12°42' West 120.75 feet;

Thence East 199.66 feet to the West line of Howard Turner property as deeded in Book 705, Page 299;

Thence South 117.694 feet along said West line of the Howard Turner property;

Thence South 89°57'59" West 173.117 feet to the point of beginning.

Contain 21,947 square feet, 0.504 acres.

Approximate Common Address: 2025 North 400 West, Centerville, UT 84014

depth of approximately 500 feet east of the Frontage Road between Porter Lane and the southern City boundary line.

2. Existing light industrial and future retail commercial development in this area shall be appropriately buffered from existing and potential residential areas. Access to industrial and commercial facilities in this area should be allowed only from the Frontage Road, and, under very limited circumstances, from Porter Lane, to avoid impacting the residential areas on 400 West and Porter Lane with commercial traffic.
 3. The Frontage Road serves as a vital north-south collector road in this area. Development should only be allowed in such a manner that will minimize impacts upon the Frontage Road, primarily by keeping the number of curb cuts as few as possible.
 4. Future development in this area should be carefully considered for its appearance from I-15, as this is an important entrance to Centerville City.
3. Community Facilities
- a. Parks ¹⁰

A park will be an important community facility in this neighborhood. Currently, no City neighborhood park exists in this area. Centerville City should pursue the acquisition and development of property for a new City neighborhood park in this area to serve the needs of present and future residents. The City should provide ample parks and green space for use by the entire community. The neighborhood park must be accessible to southwest quadrant residents consistent with the Centerville City Parks Master Plan. This neighborhood park may be independent of the Centerville Village Center and may be located outside of the Centerville Village Center.

SECTION 12-480-4. NEIGHBORHOOD 3, NORTHEAST CENTERVILLE.

Neighborhood 3 is that portion of Centerville located north of Parrish Lane (400 North) and east of Main Street. The neighborhood is composed primarily of many single family residential subdivisions.

1. Residential Policies

Northeast Centerville has probably the most homogeneous land uses of all of Centerville's neighborhoods, with primarily low density single-family residential development.

 - a. To maintain compatibility with the style of development presently existing in this area, all future residential development in northeast Centerville should be low density single family.
 - b. Northeast Centerville is located almost entirely on the foothills of the Wasatch Mountains. Low density residential development will have the least impact on these sensitive hillside areas. Care must be taken in all development to consider and mitigate the impact upon the hillside environment.

¹⁰ Amended by Ord. No. 2001-23, Oct. 16, 2001

2. Commercial Policies

No commercial uses currently exist in northeast Centerville, and none are anticipated.

- a. No commercial development shall be located in any area of northeast Centerville. In particular, no commercial development shall be permitted north of Parrish Lane on Main Street so that residential character of this area may be maintained.

3. Community Facilities

a. Parks

While the greatest concentration of school-aged children lives in northeast Centerville, not one City park is located here. The current need for a park in this neighborhood is great, and will increase as new development occurs. Centerville City shall pursue the acquisition and development of property for a City park in northeast Centerville as its top parks priority. The Rockwood gravel pit or the Ford property on upper Ricks Creek would be good locations for such a park.

b. Water

City water service to this neighborhood needs to be upgraded in the near future. As new development occurs, this situation will be even more critical. Centerville City should pursue the development of new water sources and storage in this area to improve water availability and pressure. To preserve scarce culinary water, all new developments should be required to supply secondary water for maintenance of landscaping and outdoor use. This will necessitate the acquisition and development of ground water sources. Until additional water supplies are available, future residential development in this neighborhood must be carefully considered for impact on the City water system.

SECTION 12-480-5. NEIGHBORHOOD 4, NORTHWEST. ¹¹

Overview

The Northwest Neighborhood is located between Lund Lane, Main Street, Parrish Lane, and I-15. Most of the Northwest Neighborhood has already been developed, and consists of a variety of uses, including: single-family residential, multi-family residential of various densities and types, commercial, and professional office. The only substantial undeveloped areas are near Lund Lane, on the northern boundary of the City, and the Pineae Nurseries, near Parrish Lane.

Issue: Future land-uses and transitions between different land uses.


Perhaps the two most significant issues in the Northwest Neighborhood are future land-use patterns and transitions (buffers) between different land uses. The existing land-use patterns indicate a mix of commercial, residential of varying types and densities, and professional office in the area between Parrish Lane and Chase Lane. From Chase Lane to Jennings Lane, the uses change to primarily residential of medium to low-density. North of Jennings Lane is almost exclusively low-density residential, with the exception of Greenfields, an older, medium-density residential development on Frontage Road.

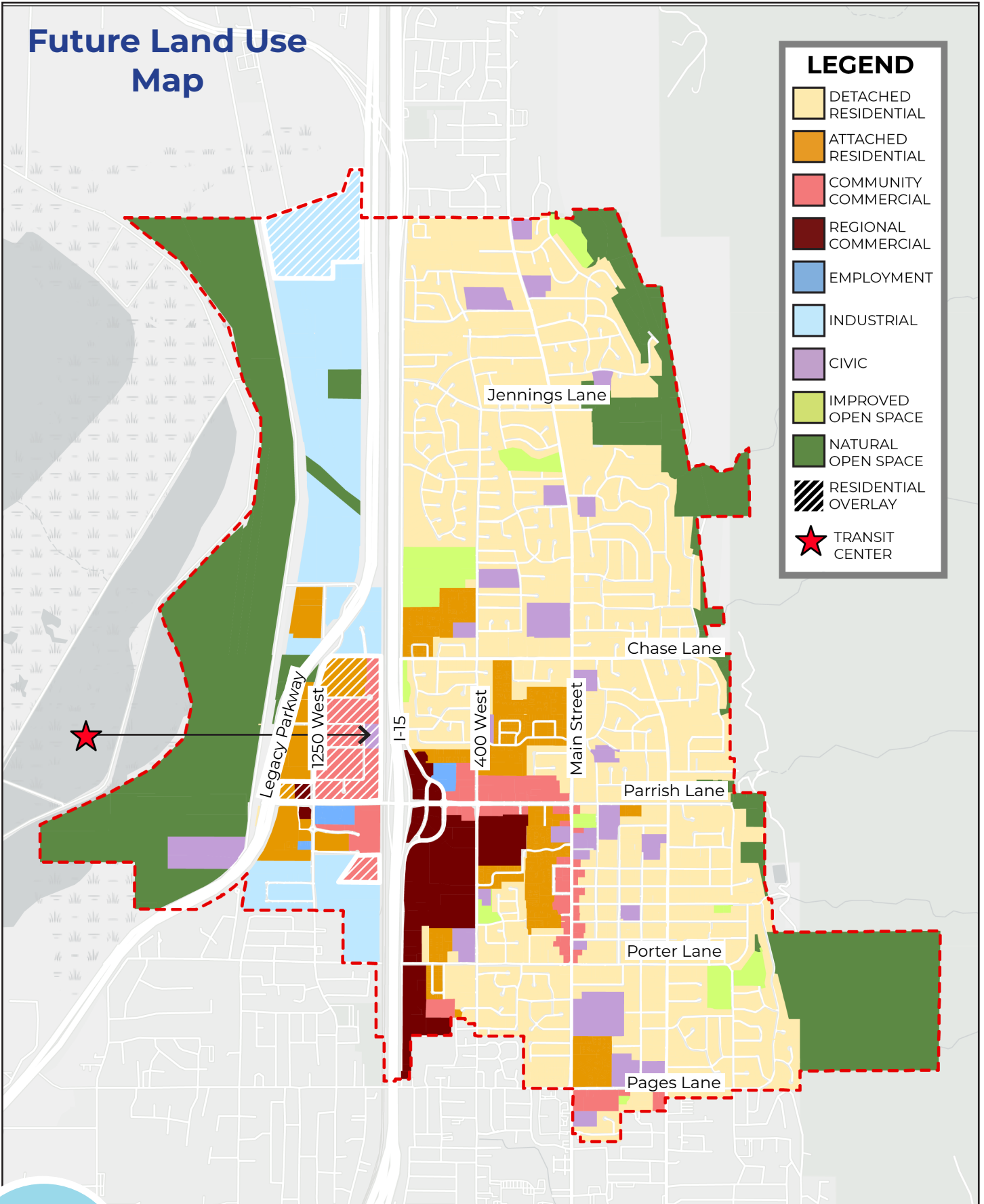
- **Goal:** Establish appropriate land-use patterns and land-use transitions.

¹¹ Amended by Ord. No. 2003-11, April 1, 2003

Future Land Use Map

LEGEND

-  DETACHED RESIDENTIAL
-  ATTACHED RESIDENTIAL
-  COMMUNITY COMMERCIAL
-  REGIONAL COMMERCIAL
-  EMPLOYMENT
-  INDUSTRIAL
-  CIVIC
-  IMPROVED OPEN SPACE
-  NATURAL OPEN SPACE
-  RESIDENTIAL OVERLAY
-  TRANSIT CENTER



Future Land Use

The general land use vision from residents was to keep Centerville relatively the same with potential increases in preserved open space and amenities. The changes shown in the future land use map are based on public engagement feedback, existing and proposed plans, and state requirements for “higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.”

The land uses delineated on the future use map are meant to indicate the general development type for each area within the city and correspond to the existing zoning designations. These land use designations are listed for information purposes, and do not give a property owner the right to rezone their property to any of the associated zones that fit within the land use as notated below, without prior approval from the Planning Commission and City Council.

Land Use Categories

Detached Residential:

Single-family homes on individual lots that form the foundation of Centerville’s established neighborhoods. This category preserves the traditional residential character while allowing for appropriate infill development that maintains neighborhood compatibility and quality of life.



Attached Residential:

Townhomes, duplexes, and similar housing types that provide homeownership opportunities at various price points. These units offer efficient land use while maintaining residential scale and character, supporting the city’s goal of providing diverse housing options for all life stages.

Community Commercial:

Neighborhood-serving retail, services, and offices that meet daily needs of residents. These areas feature businesses such as grocery stores, pharmacies, restaurants, and professional services located at key intersections and designed to be accessible by multiple transportation modes.





January 16th, 2026

Please see the following public hearing notices for January 28th, 2026

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING MAP AMENDMENT**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **January 28th, 2026 at 7:00 PM** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Centerville Zoning Map amendment on property located at approximately 2000 N 400 W, known as 07-072-0115, from Residential Low (R-L) to Agricultural Low (A-L)**. If you have questions regarding this matter or would like further information, contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department



CENTERVILLE
PLANNING
COMMISSION

Staff Report
1/28/2026

Item No. 3.

Title: Public Hearing - Zoning Code and Municipal Code Amendments - Comprehensive LUDMA Renumbering - Various Sections of Code - (Legislative Decision)

Initiated By: Lisa Romney, City Attorney

Staff Representative: Lisa Romney, City Attorney

SUBJECT:

Following public hearing, consider Ordinance No. 2026-01 amending various provisions of the Centerville Zoning Code and Centerville Municipal Code to address comprehensive renumbering of the Utah Land Use, Development, and Management Act from Title 10, Chapter 9a of the Utah Code to Title 10, Chapters 20 and 21.

RECOMMENDATION:

Recommend approval of Ordinance No. 2026-01 amending various provisions of the Centerville Zoning Code and Centerville Municipal Code to address comprehensive renumbering of the Utah Land Use, Development, and Management Act from Title 10, Chapter 9a of the Utah Code to Title 10, Chapters 20 and 21.

BACKGROUND:

The Utah Legislature adopted SB 1008 during the First Special Session of the 2025 legislative session. The provisions of SB 1008 comprehensively reorganize and renumber the Utah Municipal Land Use, Development, and Management Act (LUDMA) from Title 10, Chapter 9a of the Utah Code to Title 10, Chapters 20 and 21. Due to these comprehensive reorganizational updates to LUDMA, the City must change all references in the Centerville Zoning Code and Centerville Municipal Code to LUDMA provisions from Title 10, Chapter 9a of the Utah Code to Title 10, Chapters 20 and 21. Staff has reviewed all Zoning Code and Municipal Code references to LUDMA and has prepared Ordinance No. 2026-01 addressing all necessary renumbering and reorganizational changes. Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding adoption of Ordinance No. 2026-01.

ATTACHMENTS:

1. Ordinance No. 2026-01 - Comprehensive LUDMA Renumbering

ORDINANCE NO. 2026-01

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CENTERVILLE MUNICIPAL CODE AND CENTERVILLE ZONING CODE TO UPDATE CITATIONS TO THE UTAH LAND USE DEVELOPMENT AND MANAGEMENT ACT (LUDMA) AS RECODIFIED AND RENUMBERED BY THE UTAH LEGISLATURE WITH THE ENACTMENT OF SB 1008 (2025)

WHEREAS, the Utah Legislature recently recodified and renumbered the Utah Land Use Development and Management Act with the enactment of SB 1008 (2025); and

WHEREAS, the City needs to update all references in the Centerville Municipal Code and Centerville Zoning Code to the newly recodified and renumbered sections of the Utah Land Use Development and Management Act as reflected in SB 1008 (2025), as more particularly provided herein; and

WHEREAS, the proposed amendments to the Centerville Municipal Code and the Centerville Zoning Code as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed amendments to the Centerville Zoning Code and other land use regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendments to Centerville Municipal Code. The following sections of the Centerville Municipal Code are hereby amended to update the specific references to the newly renumbered sections of the Utah Land Use Development and Management Act:

- CMC 1.05.030 referencing Utah Code § 10-9a-803 updated to § 10-20-1002
- CMC 3.08.010 referencing Utah Code § 10-9a-510 updated to § 10-20-904
- CMC 3.08.060 referencing Utah Code § 10-9a-510 updated to § 10-20-904
- CMC 3.08.080 referencing Utah Code § 10-9a-801 updated to § 10-20-1109
- CMC 15.01.040 referencing Utah Code § 10-9a-103 updated to § 10-20-102
- CMC 15.01.040 referencing Utah Code § 10-9a-101 updated to § 10-20-101
- CMC 15.01.040 referencing Utah Code § 10-9a-401 updated to § 10-20-401, et seq.
- CMC 15.01.040 referencing Utah Code § 10-9a-407 updated to § 10-20-408
- CMC 15.01.040 referencing Utah Code § 10-9a-604.2 updated to § 10-20-806
- CMC 15.01.070 referencing Utah Code § 10-9a-604 updated to § 10-20-804
- CMC 15.01.100 referencing Utah Code § 10-9a-509 updated to § 10-20-902
- CMC 15.01.110 referencing Utah Code § 10-9a-801 updated to § 10-20-1109
- CMC 15.01.110 referencing Utah Code § 10-9a-604.2 updated to § 10-20-806
- CMC 15.01.130 referencing Utah Code § 10-9a-103 updated to § 10-20-102
- CMC 15.01.130 referencing Utah Code § 10-9a-208 updated to § 10-20-208
- CMC 15.01.130 referencing Utah Code § 10-9a-604.1 updated to § 10-20-805
- CMC 15.01.130 referencing Utah Code § 10-9a-202 updated to § 10-20-202
- CMC 15.01.130 referencing Utah Code § 10-9a-206 updated to § 10-20-206
- CMC 15.01.130 referencing Utah Code § 10-9a-212 updated to § 10-20-212
- CMC 15.04.030 referencing Utah Code § 10-9a-603 updated to § 10-20-803

- CMC 15.04.095 referencing Utah Code § 10-9a-604.5 updated to § 10-20-807
- CMC 15.05.100 referencing Utah Code § 10-9a-103 updated to § 10-20-102
- CMC 15.09.020 referencing Utah Code § 10-9a-603 updated to § 10-20-803
- CMC 15.09.070 referencing Utah Code § 10-9a-208 updated to § 10-20-208
- CMC 15.09.080 referencing Utah Code § 10-9a-207 updated to § 10-20-207
- CMC 15.09.080 referencing Utah Code § 10-9a-208 updated to § 10-20-208
- CMC 15.09.080 referencing Utah Code § 10-9a-608 updated to § 10-20-811
- CMC 15.09.100 referencing Utah Code § 10-9a-609 updated to § 10-20-812
- CMC 15.09.110 referencing Utah Code § 10-9a-609.5 updated to § 10-20-813
- CMC 15.09.120 referencing Utah Code § 10-9a-608 updated to § 10-20-811
- CMC 15.09.130 referencing Utah Code § 10-9a-608 updated to § 10-20-811
- CMC 15.09.140 referencing Utah Code § 10-9a-608 updated to § 10-20-811
- CMC 15.09.160 referencing Utah Code § 10-9a-801 updated to § 10-20-1109
- CMC 16.03.390 referencing Utah Code § 10-9a-604.5 updated to § 10-20-807
- CMC 19.01.040 referencing Utah Code § 10-9a-503 updated to § 10-20-601
- CMC 20.02.090 referencing Utah Code § 10-9a-530 updated to § 10-21-303
- CMC 20.100 referencing Utah Code § 10-9a-305 updated to § 10-21-304

Section 2. Amendments to Centerville Zoning Code. The following sections of the Centerville Zoning Code are hereby amended to update the specific references to the newly renumbered sections of the Utah Land Use Development and Management Act:

- CZC 12.10.020 referencing Utah Code § 10-9a-101 updated to § 10-20-101
- CZC 12.11.030 referencing Utah Code § 10-9a-401 updated to § 10-20-401
- CZC 12.11.030 referencing Utah Code § 10-9a-403 updated to § 10-20-404
- CZC 12.12.040 referencing Utah Code § 10-9a-103 updated to § 10-20-102
- CZC 12.12.040 referencing Utah Code § 10-9a-403 updated to § 10-20-404
- CZC 12.12.040 referencing Utah Code § 10-9a-516 updated to § 10-20-610
- CZC 12.12.040 referencing Utah Code § 10-9a-520 updated to § 10-20-610
- CZC 12.20.060 referencing Utah Code § 10-9a-801 updated to § 10-20-1109
- CZC 12.21.040 referencing Utah Code § 10-9a-509 updated to § 10-20-902
- CZC 12.21.050 referencing Utah Code § 10-9a-103 updated to § 10-20-102
- CZC 12.21.050 referencing Utah Code § 10-9a-205 updated to § 10-20-205
- CZC 12.21.050 referencing Utah Code § 10-9a-202 updated to § 10-20-202
- CZC 12.21.050 referencing Utah Code § 10-9a-203 updated to § 10-20-203
- CZC 12.21.050 referencing Utah Code § 10-9a-206 updated to § 10-20-206
- CZC 12.21.050 referencing Utah Code § 10-9a-209 updated to § 10-20-209
- CZC 12.21.050 referencing Utah Code § 10-9a-212 updated to § 10-20-212
- CZC 12.21.050 referencing Utah Code § 10-9a-213 updated to § 10-20-213
- CZC 12.21.070 referencing Utah Code § 10-9a-801 updated to § 10-20-1109
- CZC 12.21.080 referencing Utah Code § 10-9a-502 updated to § 10-20-502
- CZC 12.21.080 referencing Utah Code § 10-9a-801 updated to § 10-20-1109
- CZC 12.21.130 referencing Utah Code § 10-9a-702 updated to § 10-20-1102
- CZC 12.21.130 referencing Utah Code § 10-9a-801 updated to § 10-20-1109
- CZC 12.21.150 referencing Utah Code § 10-9a-101 updated to § 10-20-101
- CZC 12.21.150 referencing Utah Code § 10-9a-801 updated to § 10-20-1109
- CZC 12.21.200 referencing Utah Code § 10-9a-801 updated to § 10-20-1109
- CZC 12.22.010 referencing Utah Code § 10-9a-511 updated to § 10-20-1003

- CZC 12.22.140 referencing Utah Code § 10-9a-512 updated to § 10-20-607
- CZC 12.22.140 referencing Utah Code § 10-9a-513 updated to § 10-20-608
- CZC 12.41.074 referencing Utah Code § 10-9a-502 updated to § 10-20-502
- CZC 12.41.074 referencing Utah Code § 10-9a-532 updated to § 10-20-508
- CZC 12.51.070 referencing Utah Code § 10-9a-535 updated to § 10-21-301
- CZC 12.60.010 referencing Utah Code § 10-9a-530 updated to § 10-21-303
- CZC 12.60.030 referencing Utah Code § 10-9a-511.5 updated to § 10-20-612
- CZC 12.60.060 referencing Utah Code § 10-9a-530 updated to § 10-20-303
- CZC 12.60.090 referencing Utah Code § 10-9a-530 updated to § 10-20-303
- CZC 12.60.100 referencing Utah Code § 10-9a-530 updated to § 10-20-303
- CZC 12.65.010 referencing Utah Code § 10-9a-516 updated to § 10-20-610
- CZC 12.65.020 referencing Utah Code § 10-9a-516 updated to § 10-20-610

Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS _____ DAY OF _____, 2026.

ATTEST:

CENTERVILLE CITY

Jennifer Robison, City Recorder

By: _____
Mayor Clark A. Wilkinson

Voting by the City Council:

	“AYE”	“NAY”	“ABSENT”
Councilmember Bangertter	_____	_____	_____
Councilmember Hayman	_____	_____	_____
Councilmember Hirst	_____	_____	_____
Councilmember Mecham	_____	_____	_____
Councilmember Plummer	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing Ordinance was duly passed by the City Council and published or posted as required by law.

JENNIFER ROBISON, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2026.

PUBLISHED OR POSTED this ____ of _____, 2026.



CENTERVILLE
PLANNING
COMMISSION

Staff Report
1/28/2026

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
PLANNING
COMMISSION

Staff Report
1/28/2026

Item No. 1.

Title: Minutes Review and Approval - December 10, 2025

Initiated By: Jennifer Robison, City Recorder

Staff Representative:

SUBJECT:

Consideration of Planning Commission meeting minutes from December 10, 2025.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS: