

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, January 28, 2026**

3 **7:00 p.m.**

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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 Mason Kjar, Chair

10 Gary Woodward

11 Layne Jenkins

12 Paul Mendenhall

13 Amanda Jorgensen

14  
15 **MEMBERS ABSENT**

16 LaRae Patterson

17 Tyler Moss

18  
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22 Lisa Romney, City Attorney

23  
24 **VISITORS**

25 Spencer Packer

26 Interested citizens

27  
28 **LEGISLATIVE THOUGHT/PRAYER** Chair Kjar

29  
30 **PLEDGE OF ALLEGIANCE**

31  
32 **INTRODUCTION OF PAUL MENDENHALL TO THE PLANNING COMMISSION**

33  
34 Community Development Director Mike Eggett introduced new Planning Commissioner  
35 Paul Mendenhall, noting the City Council approved his appointment on January 6, 2026. Mr.  
36 Eggett shared that Commissioner Mendenhall previously served on the Planning Commission in  
37 the 1980s. Commissioner Mendenhall shared that he and his wife have lived in Centerville since  
38 1973 and expressed his appreciation for the community and desire to serve again.

39  
40 **PUBLIC HEARING – ZONING MAP AMENDMENTS – PACKER PROPERTY –**  
41 **APPROX. 2000 NORTH 400 WEST – RESIDENTIAL-LOW (R-L) TO AGRICULTURAL-LOW**  
42 **(A-L) – SPENCER PACKER – (LEGISLATIVE DECISION)**

43  
44 Prior to staff presentation in this matter, Commissioner Mendenhall disclosed that Spencer  
45 Packer had completed two home remodeling projects for him, stating he did not believe this would  
46 require recusal from the matter under discussion.

47  
48 Staff presented a zoning map amendment request from Spencer Packer to rezone  
49 property from Residential Low (R-L) to Agricultural Low (A-L) to allow construction of a barn prior  
50 to a primary residence. Staff explained that under R-L zoning, a barn is not permitted without a  
51 main dwelling, while A-L zoning allows agricultural accessory buildings on parcels of 0.5 acres or  
52 larger before a primary structure. Staff stated the request was consistent with both the current  
53 and proposed general plans, compatible with surrounding development, and expected to have  
54 minimal impact on adjacent properties, with utilities already available.

55

1 Commissioners raised questions about potential landlocking of parcels and whether a lot  
2 line adjustment could avoid the need for rezoning, with staff noting the parcels would ultimately  
3 be merged and that rezoning was the simpler approach. City Attorney Lisa Romney clarified that  
4 agricultural zoning includes state-law carve-outs allowing agricultural buildings to be constructed  
5 prior to a main building, provided the structure is used for agricultural purposes.  
6

7 The applicant, Spencer Packer, addressed the Planning Commission and explained he  
8 had owned the property for several years, intended to place an agricultural outbuilding on the site,  
9 continue grazing the pasture, and eventually construct a single-level residence for himself.  
10

11 Chair Kjar opened the public hearing. No comments were made, so he closed the public  
12 hearing.  
13

14 Commissioner Jenkins **moved** for the Planning Commission to recommend City Council  
15 approval of the Zoning Map Amendment for the property located approximately at 2000 N 400 W,  
16 known as parcel 07-072-0115, from Residential Low (R-L) zoning to Agricultural Low (A-L) zoning,  
17 with the following findings for action. Chair Kjar seconded the motion which passed unanimously  
18 (5-0).  
19

20 Findings for Action  
21

- 22 1. The proposed Zoning Map Amendment meets the goals and objectives of the General  
23 Plan concerning Neighborhood 3 [CMC 12-480-4].
- 24 2. The proposed Zoning Map Amendment meets the use, standards, and applicability in the  
25 City Zoning Code 12.31 Agriculture Zones and City Zoning Code 12.21.080(e).
- 26 3. Therefore, the Planning Commission recommends that the City Council grant approval of  
27 this Zoning Map Amendment request.  
28

29 **PUBLIC HEARING – ZONING CODE AND MUNICIPAL CODE AMENDMENTS –**  
30 **COMPREHENSIVE LUDMA RENUMBERING – VARIOUS SECTIONS OF CODE –**  
31 **(LEGISLATIVE DECISION)**  
32

33 City Attorney Lisa Romney explained that in October 2025, the state legislature adopted  
34 a comprehensive reorganization and renumbering of the Municipal Land Use Code, moving  
35 provisions from Title 10, Chapter 9a to Title 10, Chapters 20 and 21 of the Utah Code. She noted  
36 that while the transition was challenging after years of working with the former numbering system,  
37 the reorganization was beneficial. The proposed amendments would update references  
38 throughout Centerville's municipal and zoning codes to align with the new state numbering.  
39

40 Chair Kjar opened the public hearing. No comments were made, so he closed the public  
41 hearing.  
42

43 Commissioner Jorgensen **moved** to recommend approval of Ordinance No. 2026-01  
44 amending various provisions of the Centerville Zoning Code and Centerville Municipal Code to  
45 address comprehensive renumbering of the Utah Land Use, Development, and Management Act  
46 from Title 10, Chapter 9a of the Utah Code to Title 10, Chapters 20 and 21, with staff being  
47 delegated scrivener's powers to make adjustments. Commissioner Jenkins seconded the motion  
48 which passed unanimously (5-0).  
49

50 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**  
51

52 Mr. Eggett reported that both items recommended by the Planning Commission would be  
53 forwarded to the City Council for consideration at the Tuesday meeting, and noted that the  
54 February Planning Commission meeting would include a proposed zoning code text amendment.

1 He also encouraged commissioners to closely follow the current legislative session, highlighting  
2 several bills that could impact land use, including potential amendments to HB 48 of 2025 related  
3 to wildland urban interface mapping and ordinance updates, legislation allowing smaller  
4 residential lots, and proposed tax code changes affecting city assessments.

5  
6 **MINUTES REVIEW AND APPROVAL**

7  
8 Minutes of the December 10, 2025 Planning Commission meeting were reviewed. Chair  
9 Kjar **moved** to approve the minutes with suggested amendments from the City Attorney.  
10 Commissioner Jenkins seconded the motion, which passed (4-0) with Commissioner Mendenhall  
11 abstaining.

12  
13 **ADJOURNMENT**

14  
15 At 7:36 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner  
16 Woodward seconded the motion which passed unanimously (5-0).

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18   
19 \_\_\_\_\_  
20 Jennifer Robison, City Recorder

02/25/2026  
\_\_\_\_\_  
Date Approved

