



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON MARCH 11, 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 Paul Mendenhall**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

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

1. Public Hearing - Conditional Use Permit for Home Occupation - 86 South Florentine Lane - Home Occupation Bakery Business (Home Consumption and Homemade Food) - Stacia Liechty - Administrative Decision
Consider Conditional Use Permit for a Home Occupation Bakery Business located at approximately 86 Florentine Lane for Better Together Bakery.
2. Public Hearing - Zoning Code Amendments - CZC 12.51 "Landscaping and Screening" and CMC 11.02 "Parkstrips and Parkstrip Trees" - Legislative Decision - regarding water conservation amendments and other associated amendments
Consider amendments to the Centerville Zoning Code in CZC 12.51 "Landscaping and Screening" regarding water conservation amendments and other associated amendments, and the Centerville Municipal Code in CMC 11.02 "Parkstrips and Parkstrip Trees" regarding associated parkstrip language amendments as impacted by proposed modifications to CZC 12.51.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. 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.

1. Minutes Review and Approval - February 25, 2026
Consideration of Planning Commission meeting minutes from February 25, 2026.

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
3/11/2026

Item No. 1.

Title: Public Hearing - Conditional Use Permit for Home Occupation - 86 South Florentine Lane - Home Occupation Bakery Business (Home Consumption and Homemade Food) - Stacia Liechty - Administrative Decision

Initiated By: Stacia Liechty, Applicant

Staff Representative: Sydney DeWees, Assistant Planner

SUBJECT:

Consider Conditional Use Permit for a Home Occupation Bakery Business located at approximately 86 Florentine Lane for Better Together Bakery.

RECOMMENDATION:

Consider approval of the conditional use permit request for the home occupation bakery business use.

BACKGROUND:

The applicant, Mrs. Stacia Liechty, has submitted a request for a Conditional Use Permit (CUP) for a home occupation to conduct a “home consumption and homemade food” bakery in the Florentine Villa Special District of Centerville. This business will focus on preparing and selling directly to consumers shelf-stable baked goods. There is also an aspect of providing catering options off site. The business will permit customers to come to the property, only for scheduled pick-up in a way that is “reasonable and consistent with residential norms” from 7AM to 8PM, as the applicant states in their document submittals. The applicant has provided information that goes into more detail about their proposed business operations, as included in the meeting packet.

Per CZC 12.62.040, any use not listed (family childcare facility; medical service; personal care service; personal instruction service; and office, general) may be established as a home occupation in an agricultural or residential zone subject to the issuance of a conditional use permit pursuant to the requirements of CZC 12.21.100 and the development standards of CZC 12.62.070. While Mrs. Liechty home is located in the Florentine Villa Special District (see exhibit E for the Florentine Villas Special District Code), per CZC 12.46.090(a)(1), this district is designated for detached single family dwellings at a density of four dwelling units per acre, consistent with Residential Low standards. Accordingly, this request has been reviewed under the criteria applicable to Residential Low zoning districts. Mrs. Liechty has communicated with staff via email to verify questions pertaining to permits needing to be obtained and application clarification.

A public hearing was advertised for this proposed conditional use permit for a home occupation bakery business 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.

ATTACHMENTS:

1. Staff Findings and Report - Cond Use - Scones N Stuff - 8.13.2025(FINAL)
2. Exhibit A - Application
3. Exhibit B - Affidavit For CUP
4. Exhibit C - Zone within 100 ft
5. Exhibit D - Bakery labels
6. Exhibit E - CZC 12.46 Florentine Villas Special District Zone
7. Exhibit F - 12.21.100 Conditional Use Permit
8. Exhibit G - Neighborhood 2 - General Plan
9. Exhibit H - USDA Email - Two Utah Laws
10. Exhibit I - 4-5a-102 Definitions
11. Exhibit J - 4-5a-104 Home Producer Direct Sales- Exempt from Regulations
12. Exhibit K Basic-Labeling-Guidelines-for-Home-Consumption-and-Homemade-Foods
13. Exhibit L - HOA Verification Email - Home Business Authorization
14. On Site Notice -BTB- 2.27.26
15. Pub Hear Notice - BTB - 2.27.26



CENTERVILLE

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

STAFF REPORT
AGENDA: ITEM 1

APPLICANT/ BUSINESS OWNER:	STACIA LIECHTY 86 S FLORENTINE LANE (615) 587-2475
PROPERTY OWNER(S):	STACIA LIECHTY 86 S FLORENTINE LANE (615) 587-2475 JAN LIECHTY (615) 574-3560
PROPERTY LOCATION:	86 S FLORENTINE LANE CENTERVILLE UT 84014
OCCUPATION LICENSE:	CONDITIONAL USE PERMIT; HOME OCCUPATION; HOME CONSUMPTION AND HOMEMADE FOOD ACT BAKERY
ZONING:	FLORENTINE VILLA SPECIAL DISTRICT (FVSD)
RECOMMENDATION:	CONSIDER APPROVAL OF CONDITIONAL USE PERMIT REQUEST FOR A HOME OCCUPATION

BACKGROUND

The applicant, Mrs. Stacia Liechty, has submitted a request for a Conditional Use Permit (CUP) for a home occupation to conduct a “home consumption and homemade food” bakery in the Florentine Villa Special District of Centerville. This business will focus on preparing and selling directly to consumers shelf-stable baked goods. There is also an aspect of providing catering options off site. The business will permit customers to come to the property, only for scheduled pick-up in a way that is “reasonable and consistent with residential norms” from 7AM to 8PM, as the applicant states in their document submittals.

The applicant has provided information that goes into more detail about their proposed business operations, as included in the meeting packet.

Per CZC 12.62.040, any use not listed (family childcare facility; medical service; personal care service; personal instruction service; and office, general) may be established as a home occupation in an agricultural or residential zone subject to the issuance of a conditional use permit pursuant to the requirements of CZC 12.21.100 and the development standards of CZC 12.62.070. While Mrs. Liechty home is located in the Florentine Villa Special District (see exhibit E for the Florentine Villas Special District Code), per CZC 12.46.090(a)(1), this district is designated for detached single family dwellings at a density of four dwelling units per acre, consistent with Residential Low standards. Accordingly, this request has been reviewed under the criteria applicable to Residential Low zoning districts. Mrs. Liechty has communicated with staff via email to verify questions pertaining to permits needing to be obtained and application clarification.

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radio and television reception, by reason of color, construction, design, lighting, materials, noises, sounds, or vibrations, or excessive traffic.

The applicant has gone into extensive detail about how each aspect outlined in this section of the Code will not be impacted by her business operation. All matters will be done internally with no structural changes being proposed. If the Home Occupation gets approved and at any point structural changes will need to be made, the City staff will have documentation of this applicant's approval. This will remind staff that before any building permit application is approved for the additions, the Planning Commission would need to re-evaluate the Conditional Use Permit to verify that this structural alteration will not impact the neighborhood.

The applicant has also indicated that the business operation will serve neighbors who are looking for bread, specialty desserts, and baked goods for personal consumption, birthdays, holidays, and community events without having to travel outside the area. While it is expected that some customer traffic will be generated, the applicant has provided aerial imagery of the property demonstrating a two-car garage driveway for a quick pick-up location. Staff believes this is sufficient enough to keep traffic off of Florentine Lane and should not impact the traffic flow within the cul-de-sac. Mrs. Liechty also intends to operate on a scheduled pick-up basis, ensuring that visits are spread out and not concentrated in a way that would create traffic congestion. Staff finds this approach to be reasonable and does not anticipate adverse impacts from the proposed new traffic. Due to the applicant's proactive approach, staff is comfortable allowing the applicant to determine a suitable number of pickups based on their property's layout and capacity.

The applicant is permitted to install one sign in the front yard, provided it is located outside of the public right-of-way, does not exceed 5 feet in height, and is no larger than 16 square feet in area. The applicant has not submitted a sign design at this time and they have noted that no sign is intended.

c) Promotional Meetings. Promotional meetings for the purpose of selling merchandise, taking orders, or training shall not be held more than one time per month.

The applicant has not indicated that there is a plan to have monthly meetings with external companies, therefore this should not be a concern. Being said, the Planning Commission may inquire more about this detail if desired.

d) Utility Demand. A home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.

The applicant did not propose any additional build-out plans or concepts. No additional service capacity is required, and there is no anticipated future impact on city infrastructure from the continued operation of the business.

For a Conditional Use Application to be approved there are a list of requirements that need to be met per CZC 12.21.100 (e)(3):

- 1. Will the proposed use be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;*

No. Staff's primary concern related to the proposed use was the potential increase in traffic, and whether the Homeowner's Association would have any conditions preventing the home occupation business to occur. Staff has verified that the applicant has received approval from the HOA board president (see exhibit L). Other potential impacts were evaluated and determined to be negligible, including odors, noise, lighting, waste generation, screening requirements, public infrastructure capacity, existing code compliance, consistency with the General Plan for the area, and neighborhood sentiment.

2. *Is the proposed use of the particular location necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community;*

Yes. While a bakery may not typically be located within a residential area, as evidenced multiple times, the proposed use is not anticipated to negatively impact the health, safety, or welfare of surrounding residents. The applicant has indicated that this is a small-scale business endeavor, and that securing a commercial space would not be financially feasible. Although the use may not be strictly necessary at this location, it is considered a reasonable and desirable way to support local entrepreneurship and align with Centerville's community-oriented character.

3. *Does the proposed use comply with regulations and conditions specified in this Title for such use?*

Yes. The Code requires the Planning Commission to review specific factors when evaluating Conditional Use Permit (CUP) applications:

CZC 12.21.100(e)(5): The following factors must be considered when determining whether to approve, approve with conditions, or deny a CUP application:

1. *The suitability of the specific property for the proposed use;*
2. *The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;*
3. *Whether the proposed use may be injurious to potential or existing development in the vicinity;*
4. *The economic impact of the proposed use on the surrounding area;*
5. *The aesthetic impact of the proposed use on the surrounding area;*
6. *The present and future requirements for transportation, traffic, water, sewer, and other utilities for the site and surrounding area;*
7. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
8. *The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants, and odors;*
9. *The safeguards proposed or provided to minimize other adverse effects on persons or property in the area; and*
10. *The impact of the proposed use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the vicinity.*

Staff has reviewed all relevant factors and addressed them throughout this report. The proposed business is expected to have a low impact on the surrounding community. It is the applicant's responsibility to meet the Utah State Code requirements found within the *Home Consumption and Homemade Food Act*, as found on the Utah Department of Agriculture and Food's website (see

exhibits I, J, and K). Staff contacted the Environmental Health Division and clarified affirmatively that the Home Consumption and Homemade Food Act standards are reviewed and verified by the Utah Department of Agriculture and Food (UDAF). The Davis County Health Department has no specific requirements for home-based food production, but permits are needed for sales at farmers' markets or other events. Staff has contacted a representative of UDAF and received clear requirements that are needed for Stacia to operate in following the expectations of the Home Consumption and Homemade Food Act (see email in exhibit H).

4. *The proposed use will comply with applicable provisions of the General Plan.*

It will. The business' property is located in the Florentine Villa Special District, treated as a Residential Low (R-L) zoned area and is in Neighborhood 2 in the General Plan (see exhibit G). The General Plan does not specifically mention home occupation uses in this area, nor does it in any specific area of the General Plan. With this being a grey area that the General Plan does not identify, the overarching goals of the General Plan can be applied.

The home occupation aligns with the goals and objectives of this area, including providing support for small locally owned businesses, preserving residential character, and encouraging low-impact economic activity within residential areas. As noted before, this cottage bakery style business will not generate outlandish traffic, alter the appearance of the property, disrupt the integrity of the neighborhood, or increase stress on the public infrastructure. This service, in turn, could further provide economic support for local residents to have an additional option to shop locally and create a healthy relationship between the small business owner's and members of the City.

SUMMARY

Based on these findings, staff recommends approval of this application. Should any business operations and/or activities deviate from the conditions listed in this report, then the Conditional Use Permit should be revoked per CZC 12.21.100(i).

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion by the Planning Commission, the Commission may make a motion to approve this request, approve with modifications per the discussion, table the matter to a later date, or deny the proposed request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 – APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request from Stacia Liechty for a home occupation business use to operate a home-based bakery in following the Home Consumption and Homemade Food Act, as located on parcel 02-196-0032, known as 86 South Florentine Ln, for the business 'Better Together Bakery'. This home occupation use is subject to the following conditions of approval:

1. *This Conditional Use Permit approval shall not be transferred to another similar user unless approved by the City.*
2. *The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.*
3. *Any changes to this business model will require a new review of the Conditional Use Permit by the Planning Commission.*
4. *Should any business operations and/or activities deviate from the conditions of approval for this home occupation, the Conditional Use Permit shall be revoked per CZC 12.21.100(i).*

(Any additional conditions that may be provided by the Planning Commission)

Suggested Reasons for Action (Findings) include:

- A. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).*
- B. The Planning Commission finds that the application complies with the development standards for a home occupation listed under CZC 12.62.050 and the development standards for a conditional use home occupation listed under CZC 12.62.070.*
- C. The Planning Commission finds that the application complies with the standards and regulations for Home Consumption and Homemade Food Act.*
- D. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.”*

(Add any additional findings for action discussed and agreed upon by the Planning Commission)

#2 – TABLE

“I hereby make a motion for the Planning Commission to TABLE the Conditional Use Permit request from Stacia Liechty for a home occupation business use to operate a home-based bakery in following the Home Consumption and Homemade Food Act, as located on parcel 02-196-0032, known as 86 South Florentine Ln, for the business ‘Better Together Bakery’, until such a time as _____.”

4 – DENY

“I hereby make a motion for the Planning Commission to DENY the Conditional Use Permit request from Stacia Liechty for a home occupation business use to operate a home-based bakery in following the Home Consumption and Homemade Food Act, as located on parcel 02-196-0032, known as 86 South Florentine Ln, for the business ‘Better Together Bakery’, with the following reasons for action (findings): _____.”

Suggested Reasons for Action (Findings) include:

- A. The Planning Commission finds that the application does not comply with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).*
- B. The Planning Commission finds that the application does not comply with the development standards for a home occupation listed under CZC 12.62.050 and the development standards for a conditional use home occupation listed under CZC 12.62.070.*
- C. The Planning Commission finds that the application does not comply with the standards and regulations for Home Consumption and Homemade Food Act.*
- D. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application may have identified impacts on the health, safety, and general welfare of the community and should be denied.”*

(Add any additional findings for action discussed and agreed upon by the Planning Commission)



Record Report for Conditional Use Permit #CUP-26-0001

Record Overview

Record Number: CUP-26-0001

Record Type: Conditional Use Permit

Record Status: In Progress

Record Submitted At: Saturday February 21, 2026

Record Address: 86 Florentine Lane

Record Owner: Sydney Dewees

Record Applicant User: Stacia Liechty

Record Applicant Company: Better Together Bakery

Form Submission

Is your use "conditionally permitted" in the table of use?: Yes

Applicant:

Stacia Liechty

liechtylove@gmail.com, (615) 587-2475

Preferred form of contact: Email

Property Owner:

Stacia Liechty

liechtylove@gmail.com, (615) 587-2475

Preferred form of contact: Email

Additional Property Owner:

Jan Liechty

janlick@yahoo.com, (615) 574-3560

Preferred form of contact: Email

Engineer:

Surveyor:

Project Manager:

Any agreements with adjacent property owners?: No

Project Address: 86 Florentine Lane

Parcel Number(s): 8

Acreage: 0.17

Zoning: Florentine Villa Special District

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? : Yes

If yes, please provide the name and year.: Florentine Villas- Ivory Homes- 2005

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

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

Project Name: Better Together Bakery CUP

Provide the City with a description of the project.:

Request for approval of a conditional use permit to operate a home-based bakery within an existing single-family residence. All baking and business activities will occur indoors. Limited customer pickups will be by appointment only. No exterior modifications, signage, or structural changes are proposed.

Is the stormwater maintenance plan part of the plan set? : No

Is the landscaping plan part of the plan set?: No

Is signage included in the plan set?: No

Is the parking plan included in the plan set?: No

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

Description of Conditional Use:

The proposed home bakery business is being submitted as a home occupation with a conditional use permit in accordance with the Centerville City Zoning Code (Chapter 12.62: Home Occupations) because food preparation and customer pickup-related activities are not listed as a permitted home occupation use and, therefore, require conditional use approval.

This home bakery will be operated entirely from within the primary residence and will be clearly accessory and secondary to the residential use of the property. All preparation, baking, packaging, and business activities will occur inside the home, with no changes to the residential character or appearance of the property. Any customer visits for order pickup will be limited, scheduled, and designed to avoid congestion, excessive traffic, or impacts on parking and neighborhood circulation.

The use is intended to be compatible with the surrounding residential neighborhood and will not create adverse external impacts on nearby properties. There will be no retail storefront, signage visible from the street, or high volume customer traffic; pickups will be by appointment only, minimizing interruptions to normal residential life. Operational hours will be consistent with local standards to maintain peace and quiet in the community.

The bakery will comply with all applicable regulations, including any required health and safety standards under Utah state cottage food or home food laws, appropriate business registration, and any conditions imposed by the City to protect public health, safety and welfare. This conditional use is necessary to allow a legal home-based commercial activity that contributes positively to the local economy while fully preserving the residential character of the property and neighborhood.

Does the use align with the General Plan for the area?: Yes

If no, please explain.:

YES— the proposed home bakery use aligns with the goals and vision of the Centerville City General Plan. The General Plan is the City’s long-range policy document guiding land use, community character, and neighborhood stability, and it is intended to promote orderly development that enhances the quality of life and supports community needs.

While the General Plan places primary emphasis on maintaining and strengthening residential neighborhoods and guiding commercial activity to appropriate areas, it also supports neighborhood-scaled, low-impact home-based businesses that are compatible with residential character and that provide services to local residents without adverse impacts. Aligning with policies for neighborhood planning, such uses contribute to a vibrant, locally oriented community, encourage local entrepreneurship, and support economic diversity without altering the physical character of the area.

By operating entirely within the home, adhering to city home occupation and conditional use standards, maintaining limited and scheduled customer pickups, and avoiding signage or commercial traffic, the home bakery respects the residential goals established in the General Plan and helps achieve the community’s vision of supporting compatible, small-scale entrepreneurial activity in residential zones.

Is the proposed use of the particular location is necessary or desirable to provide a service/ facility to the neighborhood and the community?: Yes

Please explain.:

Yes, the proposed use of this location as a home-based bakery is both necessary and desirable to provide a valuable service to the neighborhood and the broader community.

My home bakery will offer freshly baked goods made in small batches with high-quality ingredients, providing residents with convenient access to homemade products that are not typically available through large commercial retailers. This contributes to greater food variety and supports the growing community interest in locally made, artisanal products.

The operation will serve neighbors who are looking for breads, specialty desserts, and baked goods for personal consumption, birthdays, holidays, and community events without having to travel outside the area. By operating on a made-to-order basis, the business will minimize waste, limit foot traffic, and avoid disruption to the residential character of the neighborhood.

Additionally, home-based businesses like this strengthen the local economy by supporting entrepreneurship, encouraging residents to shop locally, and keeping revenue within the community. The bakery will operate in full compliance with local health, safety, and zoning regulations, ensuring that it remains a low-impact, responsible use of the property.

Overall, this home bakery will provide a convenient, community-oriented service while maintaining the quiet and residential integrity of the neighborhood.

What safeguards are being provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation?:

The proposed home bakery will operate as a low-impact, home-based business within an existing single-family residence. The following safeguards are in place to ensure adequate utilities, infrastructure, and neighborhood compatibility:

Utilities:

The bakery will utilize existing residential water, sewer, electrical, and waste services. No expansion of utility capacity or additional connections are required. Usage will remain within normal residential levels.

Transportation Access & Circulation:

The property has established access via existing public streets designed to serve residential traffic. Customer pickups will be by appointment only, with limited daily volume, ensuring no disruption to normal neighborhood traffic patterns. Vehicular circulation will remain consistent with typical residential use.

Parking & Loading:

All customer parking will occur in the existing driveway. No on-street commercial parking will be encouraged. Deliveries will not involve large commercial trucks. No dedicated loading zone is required due to the small scale of operations.

Drainage:

No exterior modifications or site alterations are proposed. Existing drainage patterns and stormwater systems will remain unchanged.

Lighting:

No additional exterior lighting is proposed. Any existing residential lighting will remain compliant with city standards and will not create glare or nuisance for neighboring properties.

Screening & Landscaping:

No changes to landscaping are proposed. The residential appearance of the property will be maintained, and no outdoor storage or commercial equipment will be visible from the street.

Open Space:

The property will continue to function primarily as a residence. No structures or site changes will reduce existing open space.

Fire Protection:

The home is served by existing municipal fire protection services. Smoke detectors, fire extinguishers, and kitchen safety equipment will be maintained in accordance with residential fire code requirements. Any additional requirements from the fire marshal or health department will be fully met.

Pedestrian Safety:

Because pickups are scheduled and limited, pedestrian activity will remain minimal and consistent with residential use. Existing sidewalks and walkways will continue to safely accommodate access.

Overall, the proposed home bakery is a small-scale, interior use that relies entirely on existing residential infrastructure. It does not require new construction, site modification, or utility expansion, and it will preserve the character, safety, and function of the neighborhood.

What safeguards are provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use?:

The proposed home bakery will operate entirely within the existing residence and will implement the following safeguards to prevent any noxious or offensive emissions, including noise, glare, dust, pollutants, or odor:

Noise:

All baking and food preparation activities will occur indoors using standard residential kitchen appliances. No commercial-grade industrial equipment will be used that would generate excessive noise or vibration. Customer pickups will be limited and scheduled to prevent traffic congestion or disturbance. Noise levels will remain consistent with typical residential activity.

Glare & Lighting:

No additional exterior lighting is proposed. Any existing residential lighting will remain shielded and compliant with local standards to prevent glare onto neighboring properties.

Dust & Airborne Particles:

Baking activities do not generate dust beyond normal household levels. All ingredients will be stored indoors in sealed containers, and food preparation will follow standard sanitation practices.

Odors:

Food preparation will produce only typical residential cooking aromas. Operations will be small-scale and intermittent, similar to ordinary household baking. Standard residential ventilation systems will be used, and no commercial exhaust systems are proposed. Odors will not be excessive, continuous, or detectable beyond what is customary for a residence.

Pollutants & Waste:

The bakery will not use hazardous materials. Cleaning products will be typical household food-safe supplies. Waste will be disposed of through regular residential trash service in sealed containers. No grease traps, industrial discharge, or chemical byproducts are involved.

Overall, the home bakery is a low-impact, indoor residential use that will not create noxious, offensive, or hazardous conditions. The operation will remain fully compliant with local health, safety, and zoning regulations and will preserve the quiet residential character of the neighborhood.

What safeguards are provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area?:

The proposed home bakery is designed to operate as a low-impact, home-based business that remains secondary to the residential use of the property. The following safeguards are provided to minimize any potential adverse effects on surrounding persons or property:

Residential Character Maintained:

The bakery will operate entirely within the home with no exterior alterations, no outdoor storage, and no visible commercial activity. The property will maintain its residential appearance at all times.

Limited Customer Traffic:

Orders will be made in advance, and customer pickups will be scheduled by appointment only. This will limit vehicle trips and prevent congestion. The volume of customers will remain small and consistent with normal residential traffic patterns.

On-Site Parking:

All customer parking will occur in the existing driveway. No commercial or overflow parking will be directed to neighboring properties or public streets.

No Employees or Large Deliveries:

The business will be owner-operated, minimizing traffic and activity. Deliveries will be limited to standard residential carriers, with no large trucks or commercial freight activity.

Compliance with Regulations:

The bakery will comply with all applicable local zoning requirements, health department regulations, and fire safety

standards. Any conditions imposed through the conditional use permit will be strictly followed.

Operational Limits:

Business hours will be reasonable and consistent with residential norms. There will be no late-night operations, outdoor activity, or events that could disrupt neighbors.

Waste & Cleanliness Controls:

All waste will be properly contained and disposed of through regular residential services. No materials will be stored outside, and the property will remain clean and well maintained.

Overall, the proposed use is small-scale, indoor, and compatible with the surrounding neighborhood. These safeguards ensure that the home bakery will not negatively impact nearby residents, property values, traffic patterns, safety, or the quiet enjoyment of neighboring homes.

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

Signature:



Signed in GovWell: Saturday February 21, 2026, 3:02pm

Generated Documents

No documents generated

Activity History

Email February 24, 2026, 1:51pm	Subject: #CUP-26-0001 New Task - Add to Meeting (Better Together Bakery) (86 Florentine Lane) To: Sydney Dewees
Email February 23, 2026, 1:36pm	Subject: #CUP-26-0001 Thank You For Your Payment (Better Together Bakery) (86 Florentine Lane) To: Stacia Liechty
Email February 23, 2026, 1:36pm	Subject: #CUP-26-0001 New Task - Route for Plan Review (Better Together Bakery) (86 Florentine Lane) To: Sydney Dewees
Payment February 23, 2026, 1:36pm	Stacia Liechty paid fees in the amount of \$300.00.
Email February 23, 2026, 1:03pm	Subject: #CUP-26-0001 Update On Your Submission (Better Together Bakery) (86 Florentine Lane) To: Stacia Liechty
Email February 23, 2026, 1:03pm	Subject: #CUP-26-0001 Payment is Required (Better Together Bakery) (86 Florentine Lane) To: Stacia Liechty

Payment
February 23, 2026, 1:03pm

System requested fees in the amount of \$300.00 on behalf of Sydney Dewees.

Status Changed
February 23, 2026, 1:03pm

From: Submitted
To: In Progress

Application Review Completed
February 23, 2026, 1:03pm

Sydney Dewees reviewed the application and marked it as complete.

Email
February 21, 2026, 3:02pm

Subject: #CUP-26-0001 | New Task - Review Application (Better Together Bakery) (86 Florentine Lane)
To: Sydney Dewees

Email
February 21, 2026, 3:02pm

Subject: #CUP-26-0001 | Centerville: Submission Received and Status Tracker (Better Together Bakery) (86 Florentine Lane)
To: Stacia Liechty

Record Submitted
February 21, 2026, 3:02pm

Stacia Liechty submitted the application with company Better Together Bakery.

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah }
COUNTY OF Davis } ss
}

I (We), Jan M. Liechty + Stacia Y. Liechty, 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.

Jan M. Liechty
(Property Owner)

Stacia Y. Liechty
(Property Owner)

Subscribed and sworn to me this 21 day of February, 2026.



Jessiah Palmer
(Notary Public)

Residing in Sylmar, Utah

My Commission Expires 11/22/2029

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ 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.

(Property Owner)

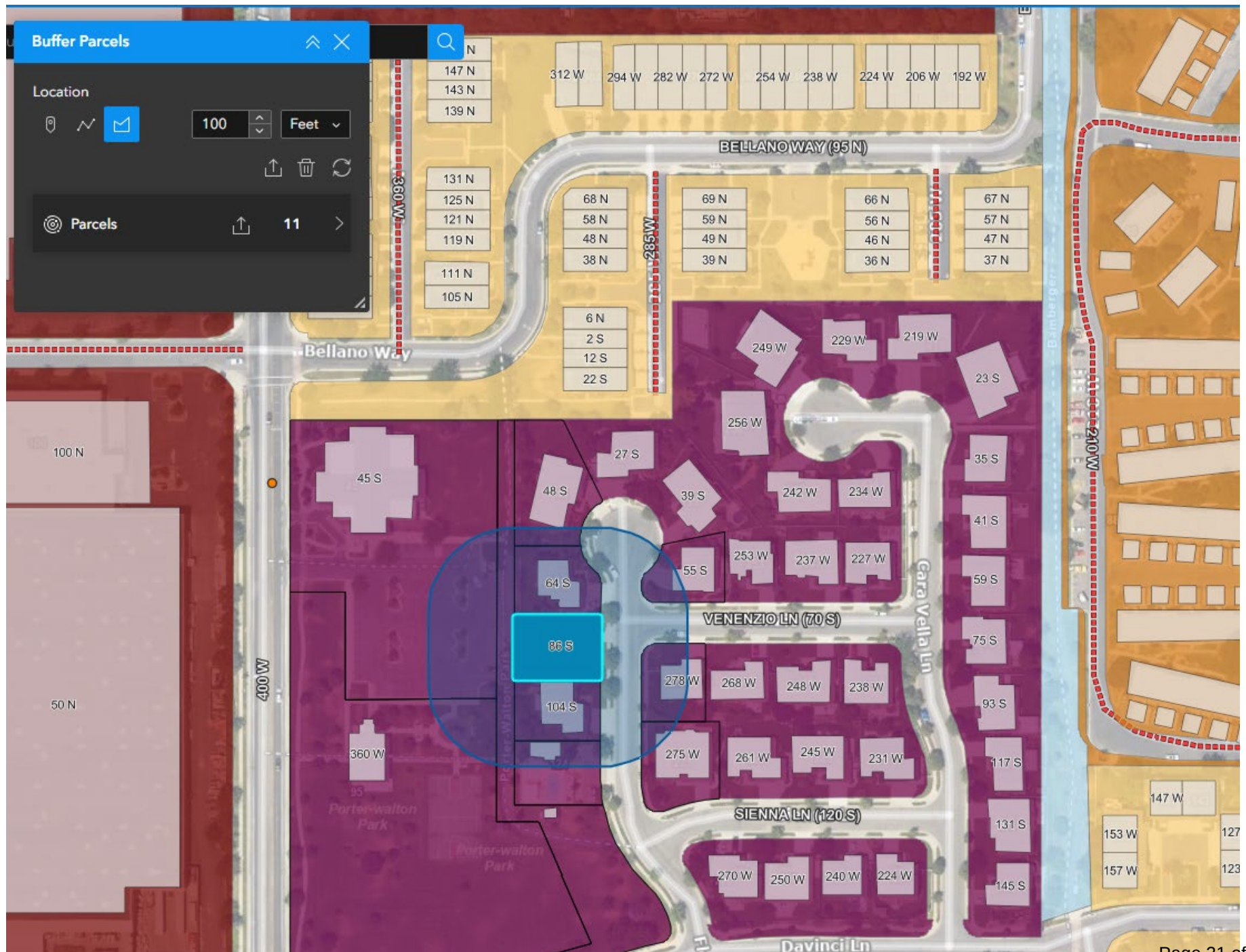
(Property Owner)

Dated this ____ day of _____, 20____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

Residing in _____, Utah

My Commission Expires _____



Better Together Bakery 86 Florentine Lane Centerville, UT 84014	 SCAN FOR PRE-ORDERING  @bettertogetherbakery  @bakingisbettertogether
HOMEMADE <i>Snickerdoodles</i> contains- wheat, dairy, eggs	PREPARED IN A HOME KITCHEN THAT IS NOT SUBJECT TO STATE OR LOCAL INSPECTION NOT FOR RESALE

Better Together Bakery 86 Florentine Lane Centerville, UT 84014	 SCAN FOR PRE-ORDERING  @bettertogetherbakery  @bakingisbettertogether
BROWNED BUTTER SALTED SOURDOUGH CHOCOLATE CHUNK <i>cookies</i> contains- wheat, dairy, eggs	PREPARED IN A HOME KITCHEN THAT IS NOT SUBJECT TO STATE OR LOCAL INSPECTION NOT FOR RESALE

Better Together Bakery

86 Florentine Lane
Centerville, UT 84014

ORGANIC SOURDOUGH SANDWICH



INGREDIENTS:

ORGANIC FLOUR, FILTERED WATER, ORGANIC SOURDOUGH STARTER,
ORGANIC SUGAR, ORGANIC EXTRA VIRGIN OLIVE OIL, SALT



SCAN FOR
PRE-ORDERING



@bettertogetherbakery



@bakingisbettertogether

PREPARED IN A HOME KITCHEN
THAT IS NOT SUBJECT TO STATE OR
LOCAL INSPECTION

NOT FOR RESALE

bestphoto.com

12.46 Florentine Villas Special District Zone

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12.46.010 Purpose

The purpose of the Florentine Villas Special District (FVSD) Zone is to:

- (a) Provide for a master-planned, architecturally-designed development with customized requirements and standards to permit flexibility and initiative in property development;
- (b) Facilitate the integration of diverse but compatible uses, including, but not limited to, detached housing, and community uses;
- (c) Better preserve and enhance the property and neighborhood by integrated planning and design than would be possible under other existing zoning regulations of the City; and
- (d) Provide for the incorporation of community design elements to enhance neighborhood site design, streetscape design, pedestrian-friendly development, mass-transit interface and access, and usable parks and open space.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.020 Scope

The provisions of this Chapter shall apply to any real property located in the FVSD Zone as shown on the Zoning Map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.030 Definitions

Certain words and phrases in this Chapter, including uses, are defined in CZC 12.12 (Definitions).

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.040 Zone Location

The FVSD Zone is intended to be utilized for approximately 23 acres of land located generally within the boundaries of 400 West, Parrish Lane, Main Street, and Porter Lane within City limits as shown on the Zoning Map.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.050 Other Approval Requirements

Except as otherwise provided in this Chapter, an application for development within the FVSD Zone shall be submitted and processed pursuant to applicable requirements of this Title, the Centerville Municipal Code, and any rules, regulations, or standards adopted thereunder, including, but not limited to, conceptual, preliminary and final subdivision plats, site plans, conditional use permits, building permits, and any other needed permit or approval.

- (a) Rezoning Approval Process. Except as otherwise specifically provided herein, an application for rezoning of property to the FVSD Zone shall comply with the requirements for Zoning Map amendments as provided in CZC 12.21.080. A minimum of 20 contiguous acres shall be required to rezone any property to the FVSD Zone.
- (b) Subdivision Approval Process. Except as otherwise specifically provided herein, an application for residential subdivision development within the FVSD Zone shall comply with the procedures and requirements for subdivision plat approval as provided in CMC 15 (Subdivisions).
- (c) Site Plan Approval Process. Except as otherwise specifically provided herein, an application for construction and improvements within the FVSD Zone requiring site plan approval under CZC 12.21.110 shall comply with the requirements therein.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.060 Development Plan

- (a) Development Plan Required. In addition to applicable requirements of this Title and other provisions of the Centerville Municipal Code, all applications for the rezoning of property to the FVSD Zone shall include a development plan.
 - (1) The development plan shall be reviewed and approved by the City in conjunction with an application for rezoning to the FVSD Zone.
 - (2) The development plan shall be drawn to scale at not smaller than 100 feet to the inch and shall conform to the requirements for a concept plan application as provided in CMC 15 (Subdivisions). In addition to the requirements of CMC 15 (Subdivisions) a development plan shall include the following:
 - (A) Pedestrian pathway plan designating the location and cross-section pattern of pedestrian pathways and related entryway features and/or amenities;
 - (B) Landscaping plan designating the location of improved landscaped areas and proposed ownership and maintenance of landscaped areas;
 - (C) Lighting plan designating the location of common area, street, pathway and other community lighting, coverage areas, and architectural renderings of fixtures;
 - (D) Traffic circulation and patterns plan designating streets and traffic patterns of prospective future street system within the development as well as connection of such internal system to adjacent properties;

- (E) Conceptual building elevations and design schemes, including architectural renderings of building materials and design;
- (F) Streetscape and building setback illustrations;
- (G) Street and pedestrian pathway cross-sections and delineation of ownership and maintenance responsibilities within public easements and rights-of-way;
- (H) Designation and location of community amenities such as benches, fountains, clubhouses, pools, etc. and conceptual renderings of the same;
- (I) The location, width, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces, and designation of spaces to be dedicated to the public;
- (J) Proposed on-site and off-site storm drainage facilities and subdrain systems including a storm drainage plan designating how storm water drainage for an event with a 10 year return interval will be handled;
- (K) Proposed improvements for open space areas and proposed ownership and maintenance responsibilities for open space areas; and
- (L) Proposed lot layout, and a land use designation plan delineating areas for single-family detached and attached development.

(b) Effect of Development Plan Approval. Upon acceptance of a development plan by the City, such plan shall be deemed to satisfy concept plan approval as required under CMC 15 (Subdivisions). Further development applications such as subdivision plat and site plan approval for development within the FVSD Zone shall comply substantially with an approved development plan.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.070 Development Agreement

A rezoning of property to the FVSD Zone may be conditioned upon the applicant entering into a development agreement with the City designating and describing contractual requirements for the development of the property.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.080 Project Evaluation

- (a) Development Characteristics. Development within the FVSD Zone shall exhibit design components and characteristics, such as those set forth below, which set the development apart from a standard subdivision and/or traditional development accomplished under this Title.
- (1) Pedestrian pathways and parkways;
 - (2) Community gathering spaces/parks;
 - (3) Diverse and distinctive design features;
 - (4) Private and public amenities; and
 - (5) Clubhouse and recreation facilities.

- (b) Evaluation Criteria. Each development proposal for development within the FVSD Zone shall be evaluated based on its compatibility with:
- (1) The General Plan;
 - (2) The purpose and development standards of the FVSD Zone set forth in this Chapter;
 - (3) Sound planning practices;
 - (4) Surrounding land-uses; and
 - (5) Any other City-approved study applicable to the subject property.
- (c) Burden of Persuasion. An applicant shall have the burden of showing that the proposed use mix, project design, and location of uses and facilities meet the requirements of this Chapter.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.090 Zone Density

- (a) Land Use Designation Plan. Development within an FVSD Zone shall comply with the land use designation plan approved by the City in conjunction with a development plan.
- (1) Density in areas shown on the approved development plan as “Detached Single-Family Dwellings” shall not exceed a gross density of four dwelling units per acre.
 - (2) The total number of detached single-family dwellings in the FVSD Zone shall not exceed 70.
 - (3) The overall density for development of property designated as the “Residential Development Area” in the approved development plan shall not exceed a maximum gross density of four units per acre.
- (b) No Density Guarantee. The density limitations and provisions set forth in this Section are not intended to guarantee density for any project area or development within the FVSD Zone. Actual density shall depend on compliance with applicable standards, and circumstances and topography of the particular property.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.100 Permitted Uses

The following uses shall be permitted in the FVSD zone:

- (a) Single-family residential;
- (b) Public and private community uses;
- (c) Public facilities; and
- (d) Quasi-public uses.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.110 Development Standards

Development within the FVSD Zone shall comply with the development standards set forth in this Section and other applicable requirements of this Title and the Centerville Municipal Code.

- (a) Architecture and Construction Materials. Each principal structure shall have an exterior consisting of brick, stucco, rock, Hardie-board, or other similar products, with the exception of concrete masonry block. Other materials may be permitted on soffits, fascias, gable ends, and accessory structures as approved in conjunction with architectural plans.

- (1) Each driveway shall be constructed of poured concrete or masonry to the City Standards and Specifications.
 - (2) Final architectural renderings and building elevations, including design scheme and building materials, for single-family detached dwelling units shall be approved by the City in conjunction with final subdivision plat and/or site plan approval.

- (b) Detached Dwelling Lots and Buildings.

- (1) Detached single-family dwellings shall have at least 1,225 square feet of living space and a two car attached garage of at least 400 square feet with a minimum width of 20 feet.
 - (A) Lot sizes for a single-family use shall range between 5,000 square feet to 13,650 square feet.
 - (B) Minimum lot width, as measured 20 feet from back of curb and maintained to the rear lot line, shall be at least 60 feet.
 - (2) Single-family dwellings shall meet the following minimum setbacks, as measured from back of sidewalk:
 - (A) Front yard: 20 feet.
 - (B) Side yard: 5 feet, with a combined side yard setback of 12 feet; provided that lots within a single-family residential area located north of the main entry off of 400 West Street may have combined side yard setbacks of 10 feet with no less than a minimum of 5 feet side yard setback.
 - (C) Corner lot, street side yard: 15 feet, as measured from the back of sidewalk.
 - (D) Rear yard: 15 feet from the building foundation.
 - (E) Garages shall be located at least 20 feet from back of sidewalk regardless of the garage location.
 - (F) Notwithstanding the foregoing setback standards, all construction, improvements, structures and fencing shall comply with the City visibility and fencing standards as set forth in CZC 12.55.230.
 - (3) The maximum height at the highest point of a roof may not exceed 35 feet for principal structures, and 15 feet for accessory structures. Accessory structures shall be allowed only in a rear yard, may not exceed 500 square feet, and may be located to within five feet of a property line as long as all roof runoff is collected and diverted to at least three feet from the property line.
 - (4) Lot sizes, dwelling sizes, and height shall be varied and should transition to be compatible with existing adjacent development.

- (c) Drainage and Infrastructure. A final drainage plan shall be submitted and approved by the City for development within the FVSD Zone in conjunction with subdivision and/or site plan approval. Except as otherwise provided in this Chapter, development within the FVSD Zone shall provide and comply with the Centerville Municipal Code, rules, regulations, standards and bonding requirements for public improvements and infrastructure.
- (d) Fencing. Fencing within the FVSD Zone shall be constructed of vinyl, wrought iron, or masonry materials. No fence shall be located within one foot of a sidewalk, with the exception of fences that are part of a design feature as approved in accordance with a development plan.
- (e) Lighting. A final lighting plan shall be submitted and approved in conjunction with final subdivision and/or site plan approval for development within the FVSD Zone. The lighting plan shall designate the location, design, maintenance responsibilities and coverage of lighting for all common areas, streets, pathways and other proposed community lighting.
- (f) Open Space. Any public open space, including, but not limited to, landscaping within rights-of-way, landscaped pedestrian pathway easements, public parks, and other open space areas to be dedicated to the City, shall be provided within the “Residential Development Area” as designated in the approved development plan.
 - (1) The location, design, improvements, facilities, ownership and maintenance of public open space shall be approved in conjunction with the development plan and subdivision and/or site plan approval. All required public open space shall be dedicated to the City and/or deeded or preserved for public use by easement or other recordable document acceptable to the City at the time of final subdivision plat and/or site plan approval.
 - (2) For purposes of this Subsection, open space shall include open space within any given project dedicated to the City and/or protected and designated as public pathways or common areas deeded or preserved for public use by easement or other recordable document acceptable to the City.
- (g) Parking. Parking within the FVSD Zone shall conform to CZC 12.52 (Off-Street Parking and Loading). Provided, however, that a minimum of four off-street parking spaces shall be provided within the development for each single-family dwelling, at least two of which shall be provided within an enclosed attached garage.
- (h) Private Common Areas.
 - (1) Private common areas, public easement landscaped parkway areas, and improvements designated in the development plan shall be maintained by a homeowners association or similar development association. In order to insure the maintenance of the open/common space and any improvements therein, the developer shall incorporate a development association under the laws of the State of Utah, prior to final subdivision plat approval.
 - (2) In the event the development association does not maintain open/common space and improvements as indicated at the time of approval, the City may perform the required maintenance or contract a third party to perform the required maintenance and recover all costs through the development association. In the event the development association fails or is rendered incapable of fulfilling its administrative responsibilities, the City may establish a special improvement district and administer the bylaws as it sees fit.
 - (3) The articles of incorporation and bylaws of the development association shall specifically grant to the City power to establish a special improvement district in the event of association’s incapacity or demise. Evidence of incapacity or demise shall include any or all of the following:
 - (A) Cessation of maintenance for six months or more;

- (B) Bankruptcy or financial insolvency;
 - (C) Formal disbanding of the development association; or
 - (D) Failure to implement the bylaws of the development association or ordinances of the City within six months of written notification from the City.
- (i) Streets. Street design and cross-sections for streets and rights-of-way within the FVSD Zone shall comply with the street design standards approved in conjunction with a development plan, and may include public and private streets. All street improvements and design shall be subject to review and approval by the Fire Marshal and applicable fire safety and Construction Codes.
 - (j) Sidewalks and Pedestrian Pathways. Sidewalks meeting minimum City and Americans with Disability Act (ADA) standards shall be provided and constructed within project boundaries which provide adequate pedestrian circulation and access.
 - (1) The exact placement, design, and construction of sidewalks and pedestrian pathways within the FVSD Zone shall be approved in conjunction with a development plan.
 - (2) Trees shall be allowed in public and private parkstrip and pedestrian pathway areas in accordance with approved landscaping and development plans.
 - (k) Signs. Except as otherwise provided in this Subsection, each sign within the FVSD Zone shall comply with CZC 12.54 (Signs). Exceptions to sign requirements may be approved by the Planning Commission for entryway features, community facilities signage, and directional signage provided the Planning Commission makes a finding that such exceptions are consistent with the purpose of this Chapter and CZC 12.54 (Signs).

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.46.120 Development Implementation

- (a) Intent. The FVSD Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the FVSD Zone and the approved development plan for the property.
- (b) Preliminary Subdivision Plat. Rezoning of any property to the FVSD Zone shall be subject to and conditioned upon submission of a preliminary subdivision plat within one year from the effective date of rezoning.
- (c) Final Subdivision Plat. Rezoning of any property to the FVSD Zone is further subject to submission, approval, and recording of a final subdivision plat within one year from the effective date of approval of the preliminary subdivision plat(s) and/or site plan approval, as applicable.
- (d) Substantial Construction. Substantial construction shall be commenced within one year from the date of final plat recording.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

12.21.100 Conditional Use Permit

- (a) Purpose. This Section sets forth procedures for considering and approving conditional use permits.
- (b) Authority. The Planning Commission is authorized to issue conditional use permits as provided in this Section.
- (c) Initiation. A property owner may request a conditional use permit as provided in this Section. An agent of a property owner shall provide a notarized authorization.
- (d) Procedure. An application for a conditional use permit shall be considered and processed as provided in this Section.
 - (1) A complete application shall be submitted to the office of the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule. The application shall include at least the following information:
 - (A) The name, address, email and telephone number of the applicant and the applicant's agent, if any;
 - (B) The address and parcel identification of the subject property;
 - (C) The zone, zone boundaries and present use of the subject property;
 - (D) A description of the proposed conditional use;
 - (E) A plot plan showing the following:
 - (i) Applicant's name;
 - (ii) Site address;
 - (iii) Property boundaries and dimensions;
 - (iv) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - (v) Adjoining property lines and uses within 100 feet of the subject property.
 - (F) Traffic impact analysis, if required by the City Engineer, Zoning Administrator, or the Planning Commission;
 - (G) A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of Subsection (e);
 - (H) Such other and further information or documentation as the Zoning Administrator or Planning Commission may reasonably deem necessary for proper consideration and determination of whether the application meets the requirements of this Section and applicable provisions of the Zoning Code.
 - (2) After the application is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report analyzing the application.
 - (3) The Planning Commission shall schedule and hold a public hearing on the proposed conditional use permit application. Public notice of the public hearing and the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. After due consideration the Planning Commission shall approve, approve with conditions, or deny the application pursuant to the standards set forth in Subsection (e).

- (4) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Any conditions of approval shall be limited to conditions needed to conform the conditional use permit to approval standards.
 - (5) After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
 - (6) A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.
- (e) Approval Standards. The following standards shall apply to the issuance of a conditional use permit.
- (1) A conditional use permit may be issued only when the proposed conditional use is allowed by the zone where the conditional use will be located, or by another provision of this Title.
 - (2) Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit.
 - (3) No conditional use permit shall be authorized unless the evidence presented establishes:
 - (A) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - (B) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community;
 - (C) The proposed use will comply with regulations and conditions specified in this Title for such use; and
 - (D) The proposed use will comply with applicable provisions of the General Plan.
 - (4) The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this Subsection can be met.
 - (5) The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:
 - (A) The suitability of the specific property for the proposed use;
 - (B) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
 - (C) Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;

- (D) The economic impact of the proposed facility or use on the surrounding area;
 - (E) The aesthetic impact of the proposed facility or use on the surrounding area;
 - (F) The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
 - (G) The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - (H) The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
 - (I) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
 - (J) The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.
- (f) Appeal. Any person adversely affected by a final decision of the Planning Commission regarding the transfer, issuance, revocation or denial of a conditional use permit may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.
- (g) Effect of Approval. A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this Title or any other applicable provisions of the Centerville Municipal Code.
- (1) A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.
 - (2) Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.
- (h) Amendment. The procedure for amending a conditional use permit shall be the same as the original procedure set forth in this Section.
- (i) Revocation. A conditional use permit may be revoked as provided in CZC 12.23.070.
- (1) In addition to the grounds set forth in CZC 12.23.070, any of the following shall be grounds for revocation of a conditional use permit:
 - (A) The use for which a permit was granted has ceased for one year or more;
 - (B) The holder or user of a permit has failed to comply with the conditions of approval or any city, state, or federal law governing the conduct of the use;
 - (C) The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan or map; or
 - (D) The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.
 - (2) No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

- (j) Expiration. A conditional use permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within 180 days after approval, is not substantially completed within two years, or is abandoned.

HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

a. City Hall & Founders Park Small Master Plan ^{3, 4}

In 1994, Centerville City developed and occupied a new City Hall complex just south of Founders Park on Main Street. This accomplished a goal of the General Plan that had suggested that the City offices should be relocated to Main Street. Since 1994, there has been significant growth and development on Main Street. The new City Hall complex, in conjunction with the new Post Office on the other side of Main Street, has acted to intensify public activity in this part of the community. In response to this increase in activity, in 2000 the City undertook preliminary studies to create a long-range land use plan for the City Hall and Founders Park property. These preliminary studies resulted in the recommendation that the City hire a consultant, James Glascock, to develop an overall plan for the area. After a series of successful workshops and public hearings at both the Planning Commission and City Council, a Master Plan for City Hall/Founders Park was prepared.

It is the City's intent that the City Hall/Founders Park Master Plan should be referred to as an advisory and guidance document for future planning and development of the City Hall and Founders Park property. Future land use and development of the City Hall/Founders Park area should generally follow the policies and guidelines of the City Hall/Founders Park Master Plan as developed by James Glascock and reviewed and approved by the City Council in 2001, or as amended. While the City Hall/Founders Park Master Plan, which envisions the future inclusion of land not owned by the City, does not have a specific time frame for the eventual completion of the entire plan, the City should make adequate precautions to make sure that needed land is acquired to assure the proper completion of the City Hall/Founders Park Master Plan.

SECTION 12-480-3. NEIGHBORHOOD 2, SOUTHWEST CENTERVILLE. ⁵

Neighborhood 2 is that portion of Centerville City located south of Parrish Lane (400 North) from I-15 on the west to Main Street on the east. This neighborhood has probably the greatest diversity of land uses of all of Centerville's neighborhoods, ranging from rural residential to retail commercial and light industrial uses. Several large tracts of vacant land remain in this neighborhood.

1. Residential Policies

A wide range of housing styles exist in southwest Centerville. Rural residential homes on large lots are scattered throughout the area but are primarily in the vicinity of Porter Lane (400 South) and 400 West south of Porter Lane while more contemporary single-family subdivisions are found in the area south of Porter Lane and west of Main Street to 400 West. Condominiums, planned unit developments (PUD), a few duplexes and apartments such as Cedar Springs, Shaela Park, Country Cottages, Parrish Lane Townhomes and the Cook and Park Place Apartments are also located in this neighborhood.

a. Porter Lane

As one of the original roads in the area, Porter Lane has had farms, homes and residences on large lots for many years. Residents living along this street have

³ Amended by Ord. No. 2001-19, July 17, 2001

⁴ Amended by Ord. No. 2004-10, June 1, 2004

⁵ Amended by Ord. No. 2001-12, June 5, 2001

expressed a desire to maintain this residential style.

1. Residential development along Porter Lane from Main Street west to approximately 500 West between Porter Lane and the southern City boundary line should be low-density single family residential. The area from approximately 500 West to the commercial area on the Frontage Road between Porter Lane and the southern City boundary line may be appropriately developed in low or medium density residential. If developed as medium density residential, the use of Planned Unit Developments is desirable and preferred to adequately buffer such developments from both commercial and single-family developments in the area. Ample access from both 400 West and Porter Lane, preferably in the form of public streets, to the interior of this area should be required for residential developments. Care must be taken to 7 buffer homes in this area from other uses that may locate in the area. In addition, a low or medium density Planned Unit Development may be appropriate between the Marketplace project and the north side of Porter Lane from 400 West to the existing retail commercial zoning along Frontage Road. Zoning boundaries should, where practical and logical, follow existing lot lines to avoid potential land use classification conflicts.

b. Pitford Acres

The Pitford Acres Subdivision, located at approximately 600 South 400 West, has set much of the tone for development in this area. New single family subdivisions, such as the Williamsburg Estates subdivisions just to the north are being developed near Pitford Acres. Many older single-family homes are also located along Main Street and along 400 West south of Porter Lane.

1. The area south of Porter Lane from Main Street west to approximately 500 West should develop primarily in low density single-family homes, to achieve compatibility with existing development in the area.
2. As in many areas of Centerville, groundwater has proven to be a problem in this area as well. Future residential development in this area must include careful planning for the handling or avoiding of the groundwater problem.

c. Walton Lane Neighborhood

The Walton Lane Neighborhood, located between 150 South and 400 South from Main Street to approximately 200 West, is one that has developed with a variety of uses over the years, primarily single-family home and duplexes. Part of the reason for this development pattern has been the frequent uncontrolled subdivision of large interior lots and the lack of adequate road development.

- 1.⁶ The Walton Lane Neighborhood, being relatively isolated, should be primarily low-density residential development.
2. Existing substandard city streets should be brought as close into compliance with existing city street standards as possible. Requiring additional access rights-of-way and improvements shall be required as development occurs. Given the road widths of Walton Lane (280 South) and 160 West, a traffic study should be required before approval of any development in the area.

d. Main Street Transitional Fringe

The area from Parrish Lane to 200 South from Main Street to 200 West has been developed with high-density condominiums and apartments in recent years, although a few single-family homes remain on Main Street. Efforts should be undertaken to preserve historic residential structures on Main, including allowance of limited commercial use through conditional use permit as provided for in zoning ordinance or for the reasonable conversion of the sites to light commercial use. Few vacant properties remain in this area and they may be appropriately developed with medium to high-density uses that are compatible with surrounding developments. Special caution must be taken to provide for proper storm drainage in this area.

e. Parrish to Porter Village Center: Traditional Neighborhood Development (TND)⁷

This area consists of approximately 50 acres of mostly vacant land located between Parrish Lane on the north and Porter Lane (excluding homes that front on Porter Lane) on the south and located between approximately 200 West on the east to 400 West on the west. The northern approximately 30 acres of this area is currently zoned commercial and the southern approximately 20 acres of the area is currently zoned agricultural. Neither of these two zoning districts will allow the vision of the Village Center to be developed. Therefore, new zones may need to be adopted by the City.

Since the fall of 1999, significant discussion has occurred about the future development and use of this area. In 1999, the City received financial grants from the State of Utah and Envision Utah to prepare a master plan for approximately 50 acres in this area. This plan, which was prepared by Peter Calthorpe, was presented to the City. The City formed a special subcommittee of the Planning Commission to further study the recommendations contained in Calthorpe's proposed plan. The subcommittee specifically rejected Calthorpe's regulatory map and site plan, but accepted many of the concepts of mixed-use and design standards. The subcommittee encouraged the City to move forward

⁶ Amended by Ord. No. 2001-23, Oct. 16, 2001

⁷ Amended by Ord. No. 2003-18, June 3, 2003

with plans for a mixed-use, traditional neighborhood development (TND) or “village” for this area.

In 2001, a group of City officials, residents and property owners traveled to Northern California to inspect a variety of TND or urban village projects and were highly impressed that this type of land use pattern is desirable and should be sought after for this area.

Future development in the TND should generally follow the policies and guidelines of the Centerville Village Center Strategic Master Plan, adopted in June 2001 and prepared with public input. It should be noted that the Centerville Village Center Strategic Master Plan is an advisory document that complements other planning efforts and is not a literal representation of how this area will develop, but of how it could develop. Future development within the TND may be guided by the following:

1. The Conceptual Land Use map contained in the 2001 Centerville Village Center Strategic Development Master Plan should generally guide new development. Alternative Conceptual Land Use maps as adopted by the City may also be referred to for guiding new development in the Village Center area.⁸
2. Specific descriptions of proposed land uses should be consistent with the 2001 Centerville Village Center Strategic Development Master Plan.
3. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the northern section of this area should be developed as a “Retail host mixed-use district” primarily with a commercial influence. Commercial and residential development is allowed consistent with the Urban Design Standards.
4. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the central section of the area located between the Retail Town Square and the Civic Town Park should be developed as a “Residential host mixed-use district” primarily with a residential influence. This area should consist primarily of medium/high density residential uses with the opportunity for limited neighborhood retail uses.
5. As per the Conceptual Land Use map in the 2001 Centerville Village Center Strategic Development Master Plan, the southern section of the area located from the Civic Town Park to Porter Lane should be developed as a residential influence area. Residential density should range from low density on the south end to medium density on the north end in a transitional format. Civic uses, such as a library, park, recreation center, churches or senior citizen center should be located on or adjacent to the Civic Town Park.
6. The City should implement a planning review process for all development phases to assure compatibility with the planning goals and policies.
7. Likely, the Village Center will be developed over a long time frame. Therefore, development master plans should be required of each

⁸ Amended by Ord. No. 2003-29, August 19, 2003

property owner and the specific development plans should be consistent with those development master plans. Development master plans should further define land uses, infrastructure and provide detailed financial and suitability analyses relating to the development of the Village Center and report on the suitability of the City's infrastructure to support the proposed land uses.

2. Commercial Policies

Several distinct commercial areas exist in southwest Centerville. These are Main Street, Parrish Lane, and south Frontage Road areas. In addition, large tracts of vacant land exist in this neighborhood that offer excellent opportunities for development of large scale commercial projects with good vehicle access.

a. Main Street Commercial Area

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a focal point. The present structure of commercial development in this area, with its numerous individual properties, small frontages, short setbacks, and older buildings tend to make larger scale unified commercial development unlikely.

1. The Main Street commercial area should be allowed to remain as a convenience and specialty shopping area. To encourage any larger scale commercial development would be detrimental to the surrounding residential areas and to the future functionability of Main Street as an arterial road.
2. The Main Street commercial area is old and somewhat deteriorating. While a few new buildings have been erected here in recent years, significant commercial viability is not likely to occur without some type of restoration or revitalization effort. Centerville City should seriously consider the preparation of a revitalization plan for this area.
3. Future commercial development in this area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.
4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block west of Main Street.

b. Parrish Lane Commercial Area

Since the opening of the I-15 Interchange, Parrish Lane (400 North) has become a major gateway to Centerville City. Pressures for commercial development on Parrish Lane from Main Street west to I-15 have been strong, and significant development has occurred. This area is fast becoming the dominant commercial center of Centerville.

1. Parrish Lane has a wide right-of-way, and, as the major connecting road to I-15 Interchange, will serve as a significant arterial street. Commercial development along Parrish lane should be allowed only in such a way as to minimize traffic interference.

2. Elements of strip commercial development should be avoided in this area such as frequent curb cuts, lack of landscaping, large unattractive signs, buildings located close to the street, and generally unappealing streetscapes. A landscaped, bermed buffer strip fronting the street similar to that shown in Figure 1 (see page 6B) should be required. All signs should be tightly controlled and arranged to avoid clutter. While freestanding signs may be allowed in this area, monument signs are encouraged. Where allowed, freestanding signs should be limited in size, well designed and become gradually smaller in height and size the further away the sign is located from Interstate-15. Monument signs should be encouraged in bermed landscaped areas. Development of a few commercial centers are preferable to subdividing the Parrish Lane frontage into numerous commercial pads, each with its own signs and curb cuts.⁹
3. The I-15 Interchange on Parrish Lane is a prime location for future freeway-oriented commercial development. However, the configuration of the interchange and the intersection with the Frontage Road makes this location a potential major traffic problem. Commercial development at this interchange should only be allowed if tightly controlled to minimize the impact on traffic flows on Parrish Lane and the Frontage Road.
4. As major gateway to the city, the appearance of the Parrish Lane commercial area should be an important consideration. City officials and commercial developers should create a "gateway" impression with a Centerville identity near the I-15 Interchange. Such features as landscaping, framing views of the city and the Wasatch Mountains, and city identification monuments should be considered in development of properties on Parrish Lane immediately east of the Frontage Road.
5. The large vacant area south of Parrish Lane and west of 200 West has been considered in the past for some type of regional commercial development. However, the development of the Centerville Marketplace project to the west of this site as well as the construction of the Centerville Corporate Park subdivision on the old City ball park/City Hall site have to a great extent fulfilled the City's needs in this regard. Therefore, the City prefers to consider development of a Village Center consistent with the recommendations of the 2001 Centerville Village Center Strategic Development Master Plan. The Plan envisions a village with mixed-use specialty or niche commercial uses compatible with residential development. Additional market opportunity should be available through this mixed-use planning approach, however, commercial opportunities are still available for the properties designated mixed-use consistent with the Urban Design Standards of the Plan.

c. South Frontage Road Commercial Area

A number of commercial and light industrial uses have located over the years in the area between Pages Lane and Porter Lane from the Frontage Road to approximately 500 West.

1. Future commercial development in this area shall be limited to retail commercial type uses that will present a more attractive gateway image of the City. Future commercial zoning in the area shall be limited to a

⁹Amended Oct. 6, 1998, Ord. 98-39

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

From: [Rebecca Nielsen](#)
To: [Sydney DeWees](#)
Subject: Two Utah Laws
Date: Tuesday, February 24, 2026 3:39:16 PM

You don't often get email from rjnielsen@utah.gov. [Learn why this is important](#)

Since 2018, there have been two separate laws that govern the production of food in a residential kitchen: the Cottage Food Statute, and the Home Consumption and Homemade Food Act. There are several differences between them in terms of limitations on foods and limitations on methods and locations of sale.

The [Cottage Food Statute](#), which has been in effect since 2007, requires a business to register with the Utah Department of Agriculture and Food, just like a commercial business would. It allows the production of "non-potentially hazardous foods", also known as "shelf-stable" foods, in a residential kitchen within the operator's home. Any food that requires refrigeration or other temperature control *for safety* cannot be produced under the Cottage Food Statute. Cottage Foods can be sold anywhere in the state of Utah, either retail or wholesale (through a store), with the exception that restaurants cannot use Cottage Foods as ingredients in their menu. Cottage Foods follow the Federal food labeling regulations, with the addition of the words "Home Produced" on the front label.

The [Home Consumption and Homemade Foods Act](#) was signed into law in 2018. This law allows food production in a residence without requiring the operator to be registered with the Utah Department of Agriculture and Food. The range of foods that can be prepared is much wider, only prohibiting products containing meat or raw, unpasteurized dairy products. However, these foods can ONLY be sold directly to the end consumer, and the sale must be conducted in person at a pre-arranged location. The food must be packaged and bear warning statements that read, "This product was processed and prepared without state or local inspection," and "Not for resale." In order for such products to be sold at a place like a farmer's market, the market must designate a specific portion of the market for these "unregistered" producers and mark that section off with signs stating, "The homemade food and food products sold by producers in this section have not been certified, licensed, regulated, or inspected by state or local authorities." Most farmer's markets so far have declined to incorporate such a section in their markets, usually due to liability concerns.



Rebecca Nielsen | Cottage Food and Labeling Specialist

385.799.0281 MOBILE (MON-FRI 8:00 AM - 4:30 PM)

UTAH DEPARTMENT OF AGRICULTURE AND FOOD



How was your experience with the Utah Department of Agriculture and Food? Tell us about your experience through this 2-minute survey!

Follow this link to the survey:

[Take the Survey](#)

Or copy and paste the URL below into your internet browser:

https://utconciierge.qualtrics.com/jfe/form/SV_cUTRcsmWFFj4rjq

Effective 5/3/2023

4-5a-102 Definitions.

For purposes of this chapter:

- (1)
 - (a) "Commercial establishment" means a wholesale or retail business that displays, sells, manufactures, processes, packs, holds, or stores food, drugs, devices, or cosmetics.
 - (b) "Commercial establishment" does not include a:
 - (i) direct-to-sale location; or
 - (ii) direct-to-sale farmers market.
- (2) "Direct-to-sale farmers market" means a public or private facility or area where producers gather on a regular basis to sell directly to an informed final consumer fresh food, locally grown products, and other food items that have not been certified, licensed, regulated, or inspected by state or local authorities.
- (3) "Direct-to-sale location" means a farm, ranch, direct-to-sale farmers market, home, office, or any location agreed upon by both a producer and the informed final consumer where a producer sells a food or food product to an informed final consumer.
- (4) "Home consumption" means the use or ingestion of homemade food or a homemade food product within a private home by a family member, an employee, or a nonpaying guest.
- (5) "Homemade food product" means a food product that is prepared in a private home kitchen that can be used, or prepared for use, as food or nonalcoholic drink, subject to the limitation described in Subsection 4-5a-105(1).
- (6) "Informed final consumer" means an individual who:
 - (a) purchases the product directly from the producer;
 - (b) does not resell the product; and
 - (c) has been informed that the product is not certified, licensed, regulated, or inspected by the state.
- (7) "Minor-operated business" means a business that is operated by an individual who is:
 - (a) under 18 years old; and
 - (b) not regularly engaged in selling items.
- (8) "Minor producer" means a producer that is:
 - (a) an individual; and
 - (b) under 18 years old.
- (9) "Producer" means a person who harvests or produces homemade food or a homemade food product.

Amended by Chapter 362, 2023 General Session

Effective 5/3/2023

4-5a-104 Home producer direct sales -- Exempt from regulation.

- (1) A producer is exempt from state, county, or city licensing, permitting, certification, inspection, packaging, and labeling requirements, except as described in this section, related to the preparation, serving, use, consumption, or storage of food and food products if:
 - (a) the producer complies with the requirements of this chapter; and
 - (b) the homemade food or homemade food product is:
 - (i) produced and sold within the state;
 - (ii) sold directly to an informed final consumer;
 - (iii) for personal or home consumption; and
 - (iv) not exempted under Subsection 4-5a-105(1).
- (2) Notwithstanding Subsection (1), a producer shall comply with business license requirements pursuant to Section 10-1-203.
- (3) Except as provided in Subsection (6), food or food products sold under this section shall be labeled with:
 - (a) the producer's name and address;
 - (b) a disclosure statement indicating that the product is:
 - (i) not for resale; and
 - (ii) processed and prepared without state or local inspection; and
 - (c) a statement listing whether the food or food product contains, or was prepared in a location that also handles, common allergens including milk, soy, wheat, eggs, peanuts or tree nuts, fish, or shellfish.
- (4)
 - (a) Except as provided in Subsection (4)(b), homemade food or a homemade food product that is exempt from certain regulations as described in this chapter may not be sold to, or used by, a restaurant or commercial establishment.
 - (b) A producer may sell a raw, unprocessed fruit or vegetable to a restaurant or commercial establishment.
- (5) A producer selling homemade food or homemade food products exempt under this section shall inform the final consumer that the food or food product is not certified, licensed, regulated, or inspected by the state or any county or city.
- (6) The requirements described in Subsection (3) do not apply to a direct sale by a home producer comprising only minor producers.

Amended by Chapter 362, 2023 General Session

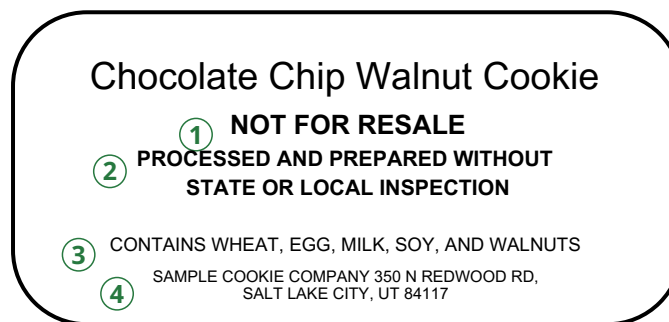


Basic Labeling Guidelines for the Home Consumption and Homemade Food Act (HCHFA)

INFORMATION REQUIRED BY LAW TO BE ON LABELS OF FOOD PRODUCED UNDER HCHFA

1. A statement indicating that the product is “not for resale” (*Utah Code 4-5a-104*)
2. A statement indicating that the product has been “processed and prepared without state or local inspection” (*Utah Code 4-5a-104*)
3. A statement listing whether the food contains, or was prepared in a location that handles, common allergens. (*Utah Code 4-5a-104*)
4. The producer's name and address (*Utah Code 4-5a-104*)

Example Label for HCHFA



1. NOT FOR RESALE DISCLAIMER

All foods sold under the Home Consumption and Homemade Food act must include a disclaimer stating that the food is **NOT FOR RESALE**. This means that foods made under HCHFA can not be sold to retail stores or to restaurants and must be sold to the final end consumer for their personal consumption.

2. DISCLAIMER THAT THE FOOD HAS BEEN PREPARED WITHOUT INSPECTION

All foods sold under the Home Consumption and Homemade Food act must include a disclaimer indicating that the food has been prepared without the benefit of state or local inspection.

3. ALLERGEN INFORMATION

All of the major allergens (milk, egg, fish, shellfish, tree nuts, wheat, peanuts, soybeans, sesame) in the product must be declared. The statement must list ALL of the allergens present in the food or in the food preparation location.

4. CONTACT INFORMATION

The business name and address (street address, city, state & zip code) of the food producer.

REMINDERS ABOUT SELLING PRODUCTS UNDER THE HCHFA

- Products may only be sold within Utah
- Products must be sold in-person, directly to the final end consumer
- Products are not for resale (products cannot be sold to retail stores or restaurants)
- If selling at a farmers market, the only locations where products made under the Home Consumption and Homemade Food Act can be displayed and offered for sale is at a direct-to-sale farmers market or in a section specifically labeled to be offering items that are uninspected

From: [Stacia Liechty](#)
To: [Sydney DeWees](#)
Subject: Fwd: Home Business Authorization
Date: Friday, February 27, 2026 10:38:47 AM

Here is my approval from the HOA president!
Thanks for all your help!

From: Florentine Villas <florentinevillashoa@gmail.com>
Date: February 26, 2026 at 11:21:39 PM MST
To: "Jan & Stacia (2) Liechty" <janlick@yahoo.com>
Cc: Florentine Villas <florentinevillashoa@gmail.com>
Subject: Home Business Authorization

Hi, Stacia!

Thank you for reaching out regarding your interest in operating a home business. Sorry I didn't get back to you yesterday. I wanted to take some time to refresh my memory on what our CC&R's say about home businesses. Here is the relevant subsection with the key information in bold:

III. Covenants, Conditions, and Restrictions
7. Ownership and Use
e) Restrictions and Limitations of Use
(20) **Business Use. No resident may operate a commercial trade or business in or from his Unit with employees of any kind. No commercial trade or business may store any inventory over 250 cubic feet, and it must be contained within the Dwelling Unit. No commercial trade or business may be conducted in or from a Lot or Dwelling unless (a) the business activity conforms to all home occupation and zoning requirements governing the Project; (b) the operator has a city issued business license; (c) the business activity satisfies any home occupation guidelines adopted the Management Committee; and (d) the resident has obtained the prior written consent of the Management Committee.** Notwithstanding the foregoing, the leasing of a Lot shall not be considered a trade or business within the meaning of this subsection.

In summary, you are able to run a home business as long as you do not hire employees, keep inventory under 250 cubic feet, maintain an active business license with Centerville City, and obtain prior written consent of the Management Committee. Please consider this correspondence as Management Committee approval with the following limitations:

- The neighborhood does not accommodate customer parking, so traffic and parking must be kept to what your home would normally accommodate for guests.
- Advertising signs, other than signs offering the property "for sale" or "for rent", are not allowed.

A home bakery sounds delicious! Good luck on your venture.

Warm regards,

Gary Hooper, President
Florentine Villas HOA Management Committee

Centerville City

Project: BETTER TOGETHER BAKERY
CONDITIONAL USE PERMIT

Location: 86 Florentine Lane

**Zoning: FLORENTINE VILLAS
SPECIAL DISTRICT (FVSD)**

Application: CONDITIONAL USE PERMIT – HOME OCCUPATION

Meeting Date: | WEDNESDAY, March 11th, 2026

Time: 7:00 PM (or as soon thereafter as the matter may be heard)

Place: 250 North Main St, Centerville
Watch Online at
Youtube.com/centervillecityutah
View agenda at centervilleutah.gov



February 27th, 2026

Please see the following public hearing notices for March 11th, 2026

**CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – CONDITIONAL USE PERMIT**

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **March 11th, 2026, at 7:00pm** or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding a proposed **Conditional Use Permit for a home occupation commercial business home-based bakery use on the property located at 86 Florentine Ln.** 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>.

Michael Eggett
Community Development Director

CENTERVILLE
PLANNING
COMMISSION

Staff Report
3/11/2026

Item No. 2.

Title: Public Hearing - Zoning Code Amendments - CZC 12.51 "Landscaping and Screening" and CMC 11.02 "Parkstrips and Parkstrip Trees" - Legislative Decision - regarding water conservation amendments and other associated amendments

Initiated By: Mike Eggett, Community Development Director, Brant Hanson, City Manager

Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consider amendments to the Centerville Zoning Code in CZC 12.51 "Landscaping and Screening" regarding water conservation amendments and other associated amendments, and the Centerville Municipal Code in CMC 11.02 "Parkstrips and Parkstrip Trees" regarding associated parkstrip language amendments as impacted by proposed modifications to CZC 12.51.

RECOMMENDATION:

Consider approval of the proposed zoning code text amendments to CZC 12.51 "Landscaping and Screening" and CMC 11.02 "Parkstrips and Parkstrip Trees".

BACKGROUND:

Starting in mid-year 2025 and throughout the remainder of 2025, the City and members of City leadership had multiple discussions with the Weber Basin Water Conservancy District regarding water conservation programs and resources available to the City and residents of the City. As a result of those meetings and other staff training, there have been recent discussions regarding a review of the landscaping and screening ordinance to better facilitate water conservation practices throughout the City and also to align with new State requirements regarding water conservation practices. Please see the attached documents for more information and background.

A first draft proposed code amendment document was first presented to the Planning Commission on October 8, 2025. Planning Commission review and discussion followed thereafter and direction was given to City Staff to continue working on the draft documentation and to invite a representative from the Weber Basin Water Conservancy District to be in attendance at the next meeting on October 22, 2025, to answer questions and further clarify their water conservation program expectations, policies, and suggested landscaping code amendments. Representatives from the Weber Basin Water Conservancy District were contacted, and agreed to be present for the October 22, 2025 meeting, in order to answer questions and further clarify details of their programming and suggested landscaping amendments.

The Planning Commission then discussed and reviewed this matter on October 22, 2025. During that meeting, Weber Basin Water representative Jon Parry was present to answer questions and discuss water conservation practices and State guidance with the Planning Commission. After discussion between the Commission and

with Mr. Parry, the Planning Commission approved a motion to set a public hearing for the consideration of this proposed zoning code amendment language to December 10, 2025. Further, direction was given to City Staff to work on updates to the proposed zoning code amendment language and then bring the revisions of language back for Planning Commission review during the December 10, 2025, meeting. The requested revisions and discussed proposed zoning code amendment updates were processed by City staff and then sent over to the City Attorney for additional review.

On December 10, 2025, following a public hearing regarding proposed zoning code text amendments for landscaping and screening, the Planning Commission discussed and reviewed the updated proposed zoning code amendments in more detail and also highlighted other areas of concern within this Code section. At the conclusion of discussion of this matter, the Planning Commission tabled the requested zoning code text amendments submittal, with guidance to work with the City Attorney and Water District to further define and adjust the proposed language amendments and reviewing Planning Commission identified potential areas of further concern for review within this section of the Code.

Since that time, City Attorney Lisa Romney, has reviewed all the previously provided information and completed a fully updated version of this proposed zoning code text amendment language. Additionally, she has prepared proposed amended language for CMC 11.20 as it relates to the parkstrip areas that would be impacted by potential approval of the proposed CZC 12.51 language. This updated language proposal is in the packet documentation for the Commission's review. Further, given that this item had a previous public hearing on this matter, City Staff advertised this agenda action item for another public hearing, since the proposed zoning code text amendments are substantially different than the version previously reviewed by the Planning Commission. This updated version of the proposed amendments to CZC 12.51 and CMC 11.02 has been provided to representatives of the Weber Basin Water Conservancy District, and those representatives are supportive of these proposed zoning code text amendments. City Staff and the City Attorney will be present to answer any questions that may arise. City Staff also invited the representatives of the Conservancy District to attend this meeting if they have an interest in doing such.

A public hearing was advertised for the proposed Zoning Code Text Amendments (CZC 12.51 and CMC 11.02) in accordance with State and City Code requirements. Staff has not received any public comments regarding the proposed Zoning Code Text Amendments (CZC 12.51 and CMC 11.02) before the date of preparing the Planning Commission packet. Any additional comments provided prior to the meeting will be shared with the Planning Commission during the meeting.

ATTACHMENTS:

1. CZC 12.51 Amend Cent Landscape Conserve - LRomney [20260219]
2. CMC 11.02 Parkstrip Code Mods - LRomney [20260219]
3. Pub Hear Notice - PC Landscape Conserve Amd Proposal [20260311]
4. Weber Basin Email Guidance - 20250923
5. WB 2024 Landscape Lawn Exchange Rules and Overview- Revision
6. Weber Basin Email Approval - 20250925
7. Rebates - WeberBasin.gov 20251003
8. Landscape Incent Prog – Conserve Water Utah Website 20251003
9. UCA 10-20-S619 [Water Conserve]
10. Utah Code Section 73-10-37 [Water Conserve]
11. UCA 10-20-S807

SECTION 1: AMENDMENT “12.51.010 Purpose” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.010 Purpose

The purpose of this Chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering materials, and to promote water conservation by establishing water-efficient landscaping design standards. The objectives to be achieved by the provisions of this Chapter include the following:

- (a) To protect property values through preservation and planting of vegetation, screening, and use of appropriate landscaping materials;
- (b) To improve the aesthetic appearance of development by establishing minimum landscaping standards;
- (c) To visually separate building areas and development within the City;
- (d) To provide privacy from noise and visual intrusions;
- (e) ~~To promote water conservation by encouraging the use of drought tolerant landscape material;~~
- (f) To reduce excessive heat, glare, and accumulation of dust;
- (g) To maintain and improve environmental conditions by providing ground water recharge areas and minimizing storm water runoff, noise, and glare; ~~and~~
- (h) To prevent the soil erosion and excessive drainage water runoff;
- (i) To promote water conservation through water-efficient landscaping design standards and other water-wise policies; and
- (j) To qualify eligible properties within the City for water-efficient landscaping incentive programs administered by the State and local water conservancy districts.

SECTION 2: AMENDMENT “12.51.020 Scope” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.020 Scope

Except as may be specifically provided elsewhere in this Title, the requirements of this Chapter shall apply to any commercial, industrial, public facility, mixed use, and multifamily residential project, ~~non-residential project, special residential project,~~ building, structure, ~~change in land use, or zone,~~ or any ~~other~~ improvement which requires approval of a subdivision, site plan, ~~or~~

conditional use permit, building permit, or other land use approval. Single-family residential properties or projects shall be subject to the lawn and turf restrictions set forth herein in CZC 12.51.065 (Lawn and Turf Restrictions) and are encouraged to implement water-efficient landscaping design standards and incentive programs set forth in CZC 12.51.075 (Water-Efficient Landscaping Design Standards). Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws. Legally established nonconforming situations may continue to the extent permitted under the provisions and requirements of ~~be exempt from the provisions of this Chapter as provided in CZC 12.22 (Nonconformities). or as may otherwise be specifically provided in this Title.~~

SECTION 3: AMENDMENT “12.51.030 Definitions” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 (Definitions).

SECTION 4: AMENDMENT “12.51.040 Landscaping Plan Required” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.040 Landscaping Plan Required

(a) Landscaping Plan Required. Except as otherwise provided herein, when ~~When~~ a provision of this Title requires landscaping to be provided, a landscaping plan shall be submitted for the project which conforms to the requirements of this Chapter and demonstrates compliance with the provisions of this Chapter and applicable provisions of this Title, including, but not limited to, the visual obstruction requirements of CZC 12.55.230 (Visual Obstructions). A landscaping plan shall be required for any commercial, industrial, public facility, mixed use, specialty zone or overlay project, or any multifamily residential project. A landscaping plan shall not be required for single-family residential development, but such projects or applications shall show compliance with the lawn and turf restrictions and area percentages set forth in CZC 12.51.065 (Lawn and Turf Restrictions).

(a) Information Required. A landscaping plan shall show ~~at least~~ the following information:

(1) Landscaping and plant materials;

- (2) Location, spacing, and number of existing and proposed plantings;
 - (3) Mature tree canopy lines for existing and proposed trees;
 - (4) Tree and plant list, including sizes and totals;
 - (5) Treatment of ground surfaces;
 - (6) Use of non-live landscaping materials such as hard surface improvements or artificial landscaping;
 - (7) Irrigation or watering plan, specifically highlighting water-efficient landscaping designs and installation requirements in compliance with applicable water-efficient landscaping standards; and
 - (8) Such other information as may be needed to demonstrate compliance with the provisions of this Chapter.
- (b) Landscape Architect Approval. A landscape plan for a subdivision, development project, site, or property consisting of one acre or more, or any amendment thereto, shall be signed by and bear the seal of a Utah licensed landscape architect licensed under the Landscape Architects Licensing Act, as set forth in Utah Code ~~Ann.~~ §§ 58-53-101, et seq.

SECTION 5: AMENDMENT “12.51.050 Waiver Of Strict Compliance” of the Centerville Zoning Code is hereby *amended* as follows:

A M E N D M E N T

12.51.050 Waiver Of Strict Compliance

- (a) Waivers Authorized. Since site conditions and development constraints may vary greatly among development projects, sites, and properties, the Planning Commission may approve landscaping ~~landscape~~ plans that deviate from strict compliance with the provisions of this Chapter. Such waivers must be specifically requested and approved in writing by the Planning Commission.
- (b) Application. A person desiring a waiver from requirements of this Chapter shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will still be met ~~with~~ by the proposed waiver.
- (c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if the Planning Commission ~~it~~ finds the waiver:
 - (1) Preserves the intent of this Chapter and the provision for which a waiver is authorized;
 - (2) The granting of a waiver will not result in an adverse impact on surrounding properties; and
 - (3) (A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design, or site proposal given the nature of the proposal or alternate measures proposed by the

- applicant; or
- (B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

SECTION 6: AMENDMENT “12.51.060 Landscaping Design Guidelines” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.060 Landscaping Design Guidelines

- (a) General Considerations. Landscaping should be used to:
- (1) Beautify a site;
 - (2) Define open space areas;
 - (3) Establish a buffer between different land uses and create a transition between them;
 - (4) Absorb sound, filter air, curtail erosion, provide shade, and maintain privacy;
 - (5) Enhance building architectural features, parking functions, and pedestrian activities within a site;
 - (6) Promote energy efficiency and conservation of resources;
 - (7) Promote water conservation through water-efficient landscaping design; and
 - (8) Provide wildlife corridors where appropriate.
- (b) Minimum Landscaping. Depending upon development type and location, the required landscaping for any given site shall comply with minimum requirements set forth in CZC 12.51.070 and any other minimum landscaping requirements set forth in this Title. Additional landscaping should be provided as needed to achieve compatibility between different adjoining land uses and may be required in accordance with provisions elsewhere in this Title. In the event additional landscaping is provided on any given site, such landscaping shall comply with the percentage limits set forth in CZC 12.51.070 regarding live and non-live plant materials. Landscaping may include a combination of xeriscape, hardscape, plant cover, and grass plantngs, as more particularly set forth herein.
- (c) Drainage. Storm water detention or retention areas should not detract from the quality of landscape design. In landscaped detention or retention areas, plant material should be compatible with the use. ~~Artificial plants and landscaping shall not be permitted in storm water detention areas.~~
- (1) Small ~~water~~ detention or retention areas without aesthetic or secondary benefits should be avoided.
 - (2) Detention or retention area side slopes should not exceed a one to three (1:3) vertical to horizontal slope unless fenced to prohibit public access.
 - (3) Detention or retention basins should be designed as an integral part of the

landscape theme and not appear as a ditch or pit.

- (4) Artificial plants and landscaping shall not be permitted in storm water detention or retention areas.
- (d) Foundation Planting. Landscaping should be provided along building foundations in locations visible to the general public.
- (e) Ground Cover. Unless otherwise provided herein, a mixture of vegetative ~~Vegetative~~ ground cover and hardscape may ~~should~~ be used along public rights-of-way and in required front yard landscape areas ~~(not including sidewalks, trails, and entry points);~~ provided, the use of lawn and turf in parkstrips and other landscaped areas shall be subject to the restrictions set forth in CZC 12.51.065 (Lawn and Turf Restrictions).
- (f) Low Water Usage. Drought resistant shrubs and trees, as established by typical planting standards for the Western United States region, and water-efficient or water-wise landscaping, as defined in Utah Code 10-20-619, should be used wherever possible. ~~A list of low water use plants is available from the Community Development Department. See,~~ water-efficient landscaping design standards set forth in CZC 12.51.075 (Water-Efficient Landscaping Design Standards).
- (g) Low Maintenance. Low maintenance plants should be considered and used whenever possible.
- (h) Shade. Landscape designs should include plantings that provide shade for structures, outdoor recreational areas, and parking areas.

SECTION 7: ADOPTION “12.51.065 Lawn And Turf Restrictions” of the Centerville Zoning Code is hereby *added* as follows:

ADOPTION

12.51.065 Lawn And Turf Restrictions (*Added*)

- (a) Lawn and Turf Prohibited. For purposes of water conservation, and in order for the City, its residents and property owners, to qualify for water-efficient landscaping incentive programs administered by the State and local water conservancy districts, lawn and turf shall be prohibited in the following areas.
- (1) Parkstrips - All Zones. No lawn or turf shall be permitted in any parkstrip area in any zone within the City. For purposes of this Section, "parkstrip" is defined as the area within the public right-of-way between the curb and gutter and the sidewalk. Any portion or side of any property which does not have a sidewalk installed shall not be considered to contain a parkstrip for purposes of this Section and shall not be subject to the lawn and turf prohibitions of this Section; provided, any portion or area of such properties which is less than 8 feet wide, shall be subject to the "narrow area" restrictions set forth in Subsection (b).
- (2) Narrow Areas - All Zones. No lawn or turf shall be permitted in any areas less than 8 feet wide in any zone within the City.

- (3) Front and Side Yards - Single-Family Residential Lots or Parcels. Lawn and turf shall not exceed 35% of the front and side yard landscaped areas of single-family residential lots or parcels; provided, such restrictions shall not apply to small single-family residential lots or parcels with less than 250 square feet of landscaped area.
 - (4) Total Landscaped Areas - Commercial, Industrial, Public Facility, and Multifamily Zones. Lawn and turf shall not exceed 15% of the total landscaped areas of commercial, industrial, public facility, mixed use, specialty, overlay, or multifamily properties and projects; provided, such restrictions shall not apply to approved active recreational areas that meet State and local water conservancy district design and landscaped standards.
- (b) Effective Date. The lawn and turf restrictions set forth herein, shall apply to any new development occurring on or after May 1, 2026. For purposes of this Section, "new development" shall be considered any new land use or development application submitted on or after May 1, 2026, including, but not limited to any application for subdivision, site plan, building permit, etc., or any amendment thereto.
- (c) Nonconformities. Any property within the City with existing lawn or turf in parkstrips, narrow areas, or other restricted yard areas which does not comply with the new regulations set forth herein, but legally existed as of May 1, 2026, may continue the existence of such lawn or turf in the parkstrips, narrow areas, or other restricted yard areas, as a nonconformity in accordance with the provisions of CZC 12.22 (Nonconformities). Nonconforming lawn or turf in the parkstrip, narrow areas, or other restricted areas shall be considered "other nonconformity" as provided in CZC 12.22.080 (Other Nonconformity).
 - (1) Non-Single-Family Residential Development. Commercial, industrial, public facility, mixed use, specialty, overlay, and multifamily development shall be required to bring any lawn or turf nonconformities into compliance with the regulations set forth herein if and when the new development (i.e. new land use or development application, such as subdivision, site plan, building permit, etc., or any amendment thereto) triggers bringing the nonconformity into compliance with current regulations as provided under CZC 12.22 (Nonconformities) and/or any other provisions of this Title or applicable municipal ordinances, including, but not limited to the trigger provisions set forth in CZC 12.22.080 (Other Nonconformity).
 - (2) Single-Family Residential Development. Notwithstanding the trigger provisions set forth in CZC 12.22.080 (Other Nonconformity), single-family residential development shall only be required to bring any lawn or turf nonconformities into compliance with the regulations set forth herein if any when the new development involves: (A) the demolition of an existing single-family dwelling and the construction of a new single-family dwelling; or (B) the remodeling or expansion of an existing single-family dwelling that increases the total square footage of the existing single-family dwelling by more than 50%. The construction or reconstruction of a garage, barn, shed, or other accessory structure to the primary single-family dwelling shall not be considered new development triggering compliance with the lawn and turf

restrictions set forth herein.

SECTION 8: AMENDMENT “12.51.070 Landscaping Requirements” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.070 Landscaping Requirements

(a) General Requirements.

- (1) Landscaped areas shall include trees, shrubs, and vegetative, ~~organic and inorganic~~ ground cover and other hardscape ~~organic and inorganic~~ materials identified in an approved landscaping plan. ~~Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the parkstrip, all required landscape areas shall be occupied by plant material or ground cover.~~

- (A) Required landscaping areas shall include live plant material at least to the following extent:

- (i) Perimeter and internal landscaping: 50% of perimeter and internal landscaped area shall include live plant material;
- (i) Buffer landscaping between residential and non-residential development: 50% of buffer landscaped area shall include live plant material; and
- (i) The use of lawn and turf for live plant material is restricted and subject to CMC 12.51.065 (Lawn and Turf Restrictions). ~~For commercial and industrial developments, the expansive area use of water resource intensive law or turf shall be avoided.~~

- (B) Excluding parkstrips, non-live landscaping or hardscaping materials may consist of hard surface improvements such as ~~pools, fountains, waterfalls, streams,~~ decorative boulders, planters, benches, and sculptures, water features, or materials such as wood chips, bark, stone, decorative gravel, mulch, or other similar materials. Non-live landscaping or hardscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C). Decorative paving materials may include bricks, pavers, flagstones, and decoratively textured or colored concrete. All landscaping and hardscaping within the parkstrips shall comply with CZC 12.51.065 (Lawn and Turf Restrictions) and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).

- (C) Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in

this Chapter, including, but not limited to, the provisions of CZC 12.51.082 (Artificial Landscaping Standards); provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.

- (D) All landscaping and hardscaping within the parkstrip and areas of less than 8' wide shall comply with CZC 12.51.065 (Lawn and Turf Restrictions) and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).
- (2) Irrigation systems shall be automatic and shall include rain delay sensors (e.g. WaterSense labeled smart irrigation controlled systems). Systems shall be checked regularly by the owner to assure proper maintenance and efficiency. City inspection at time of installation, or anytime thereafter, may be required to assure the system is operational and water is not being wasted.
- (3) Deciduous trees are the preferred tree type. Coniferous trees are generally discouraged but may be used for screening objects such as dumpsters and mechanical enclosures.
- (4) One tree shall be planted for every 500 square feet of landscaped area not including any requirement for plantings for buffers and architectural barriers.
- (5) Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.
- (A) Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.
- (B) Not more than 25% of required trees may be substituted by shrubs.
- (6) Parkstrips shall be improved and maintained by the abutting property owner to the parkstrip with landscaping or hardscaping in accordance with this Chapter and CMC 11.02.030 (Parkstrip Maintenance). Pursuant to CZC 12.51.065 (Lawn and Turf Restrictions), lawn or turf is not permitted in the parkstrip. Landscaping and hardscaping in the parkstrip is also regulated by CMC 11.02.020 (Parkstrip Landscaping and Hardscaping). To avoid damage to public rights-of-way, unless otherwise approved, trees shall not be planted in parkstrips and should be at least 7 feet from the edge of a sidewalk.
- (7) Public property abutting a development project shall be appropriately landscaped and maintained by the abutting property owner in accordance with applicable ordinances.
- (8) Landscaped areas shall be located:
- (A) Adjacent to building elevations which form major public views of a project from adjacent streets and property, and to users of the project; and
- (B) ~~Within-between~~ Between buildings or portions of buildings, ~~in~~ parking lots, and in any plaza or courtyard.
- (b) Buffer Landscaping ~~between Residential and Non-Residential Development or a Differing Residential Intensity Zoning District~~. Landscaped buffers shall be required along side and rear property boundaries of commercial or industrial property or projects which abut a residential zone. Landscaped buffers shall also be required along side and rear property boundaries of any Residential High (R-H) zoned property or projects which abut Residential Low (R-L) zoned property. ~~are adjacent to a differing~~

~~lower intensity residential zoning district.~~

- (1) ~~For commercial, industrial, or other non-~~Non-residential property (source zone) abutting a residential zone, the minimum landscaped buffer depth shall be as follows:
 - (A) In medium intensity (M) source zones: 15 feet; and
 - (B) In high intensity (H) and very high intensity (VH) source zones: 30 feet.
- (2) For high intensity residential (R-H) property (source zone) abutting a low intensity residential zone (R-L), the ~~Residential~~ minimum landscaped buffer depth shall be as follows:
 - (A) In high intensity (H) source zones meeting low intensity (L) zones: 25 feet
- (3) An architectural buffer at least six feet in height shall be provided within the buffer zone. Such buffer may consist of either a block or concrete wall, fencing, or live plants sufficient to create the desired visual, noise, and aesthetic buffer in accordance with the requirements set forth herein. ~~and in accordance with the buffer screening guidelines set forth in the General Plan.~~
 - (A) If an architectural buffer consists of solid fencing or a wall, evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.
 - (B) If an architectural buffer does not consist of solid fencing or a wall, a sufficient quantity of evergreen trees and shrubs shall be provided which are reasonably anticipated to grow to approximately six feet in height to produce a solid landscape screen through all seasons of the year.
 - (C) Architectural buffers on corner lots shall be modified to comply with required sight and visibility standards set forth in CZC 12.55.230 (Visual Obstructions).
- (4) In addition to plant and tree requirements for architectural buffers, a minimum of one tree shall be provided for every 500 square feet of landscaped area.
- (5) Artificial plants and landscaping shall not be permitted in the required landscaped buffer areas.
- (c) Foundation Landscaping. Landscaping shall be provided adjacent to any building wall which fronts on a public street as follows:
 - (1) At least 50% of the building frontage shall be landscaped; and
 - (2) The minimum width of the landscaped area shall be three feet, excluding any vehicle overhang from an adjacent parking area.
- (d) Non-Residential Project Landscaping.
 - (1) At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right- ~~of-~~ way.
 - (A) To the extent possible, such landscaping plan shall incorporate xeriscaping, drought tolerant plantings, and water-efficient

- landscaping.
- (B) The xeriscaping and water-efficient landscaping plan shall be designed by a licensed landscape architect with xeriscape and water-efficient landscaping experience.
 - (C) To the extent possible, the landscaping plan should incorporate the Water-Efficient Landscaping Design Standards set forth in CZC 12.51.075 (Water-Efficient Landscaping Design Standards).
- (2) At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.
- (A) To the extent possible, such landscaping plan shall incorporate the use of drought tolerant plantings and water-efficient landscaping.
 - (B) A drought tolerant and water-efficient landscaping plan ~~landscape design~~ shall be designed by a licensed landscape architect with drought tolerant and water-efficient landscaping experience.
 - (C) ~~Additionally, the~~ To the extent possible, the landscape plan should incorporate the Water-Efficient Landscaping Design Standards, as set forth in CZC 12.51.075 (Water-Efficient Landscaping Design Standards). ~~Schemes, as listed in CZC 12.51.070(h).~~
- (e) Parking Lot Landscaping. Trees shall be planted in parking areas to provide shade to minimize surface heating. Where possible, the amount of asphalt~~ie~~ or other hard surface areas should be minimized.
- (1) Every parking lot consisting of more than 10 spaces and 3,500 square feet shall contain, at a minimum, internal landscaped islands as follows:
 - (A) Multiple-family residential: 10% of total parking lot area.
 - (B) Office and commercial: 7% of total parking lot area.
 - (C) Industrial and warehouse: 5% of total parking lot area.
 - (2) For every six required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within each internal parking island area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.
 - (3) Internal landscaped islands shall contain a minimum of 25 square feet and shall have a minimum average width of at least 5 feet.
 - (4) Internal landscaped islands shall be located in the following priority:
 - (A) To define major drives and access ways;
 - (B) To delineate ends of parking rows;
 - (C) At aisle intersections; and
 - (D) Within parking rows.
 - (5) Artificial plants or landscaping shall not be permitted in the required parking lot landscaped areas.
- (f) Public Street and Parkstrip Landscaping.
- (1) Except for approved driveways and pedestrian walkways, landscaping shall be provided along public streets as set forth below. Landscaping provided within a planned development may be required to exceed these minimum requirements.

- (A) Landscaped areas shall be provided within ~~Within~~ the area adjacent and parallel to the frontage of a public street or highway to the depth shown, as measured from the back of curb:
 - (i) Freeway and Parrish Lane-Centerville Marketplace: 30 feet;
 - (i) Arterial or collector street: 15 feet; and
 - (i) Minor or local street: 10 feet; and
- (B) Within the parkstrip; provided, landscaping and hardscaping within the parkstrip shall comply with ~~approved hardscaping may also be used in the parkstrip in accordance with and subject to~~ applicable provisions of CZC 12.51.065 (Lawn and Turf Restrictions) and CMC 11.02.020 (Parkstrip Landscaping or Hardscaping). ~~11.02.030.~~
- (2) One tree shall be planted for every 25 feet of public street frontage in a required landscaped area. Such trees may be clustered along a particular frontage or boundary. Applicants desiring to fulfill this requirement by placing the trees within the parkstrip, shall be subject to CZC 12.51.070(a)(6) and all other applicable City Ordinances, including CMC 11.02 (Parkstrip and Parkstrip Trees) regarding street tree restrictions ~~regulations~~ and permit requirements.
- (3) The slope of any earth berm adjacent and parallel to public street right-of-way shall not exceed a vertical to horizontal ratio of one to two (1:2) and shall be treated with suitable ground cover to prevent soil erosion.
- (4) Artificial plants or landscaping shall not be permitted in the required public street frontage and parkstrip areas.
- (g) Landscaping for Non-Single-Family Residential ~~Non-Single-Family~~ Projects. At least 40% of a planned development, condominium, multiple-family project, ~~dwelling,~~ assisted living facility, planned development overlay, or ~~other similar~~ non-single-family residential development project shall be landscaped open space. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, the minimum amount of required landscaping shall not fall below 30%.
 - (1) Landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.
 - (2) Open space and common areas shall include a minimum of one tree and two shrubs per dwelling unit.
- (h) ~~Water-Efficient Landscaping Design Schemes. In all zones, when landscaping designs are submitted or installed, the City encourages the use of water-efficient plantings and irrigation systems. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service. It is highly recommended, but not required, that all landscaping design plans should implement water-wise landscape practices, as described in the water-efficient design methods and practices set forth in this Section (“Water-Efficient Design Methods and Practices”).~~
 - (1) ~~Residential Zones. There are no minimum landscaping requirements for development within single-family zones. However, there are restrictions on the allowable impervious improvements to property, as listed in CZC 12.32.330~~

- ~~(Table of Development Standards in Residential Zones). Such landscaping design schemes should include the Water Efficient Design Methods and Practices set forth in this Section.~~
- (2) ~~Commercial and Industrial Zones. For all commercial and industrial developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines), and such design schemes should include the Water Efficient Design Methods and Practices set forth in this Section.~~
- (3) ~~Water Efficient Design Methods and Practices. For all landscaping designs and plans, the following methods and practices should be implemented:~~
- ~~(A) Turf style grass should not exceed 35% of the total landscaped area. Turf style grass should not be placed in landscaped areas less than eight feet in width.~~
 - ~~(B) Parkstrips less than eight feet in width are required to comply with alternative plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).~~
 - ~~(C) Ninety percent (90%) of all plant materials should be water wise plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.~~
 - ~~(D) Rock or mulch used in plant beds outside the parkstrip should have a depth of three to four inches to prevent weed growth and retain soil moisture.~~
 - ~~(E) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches to allow for water and air exchange in soil following site work compaction in all landscaped areas.~~
 - ~~(F) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention in all landscaped areas.~~
 - ~~(G) Irrigation systems should be designed with water wise controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings.~~
 - ~~(H) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.~~
 - ~~(I) Irrigation operation and watering should be done between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).~~
- (4) ~~State Law Restrictions. Pursuant to Utah Code § 10-9a-535, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property. The City may not~~

~~require a property owner to install or keep in place lawn or turf in an area with less than eight feet.~~

SECTION 9: ADOPTION “12.51.075 Water-Efficient Landscaping Design Standards” of the Centerville Zoning Code is hereby *added* as follows:

A D O P T I O N

12.51.075 Water-Efficient Landscaping Design Standards (*Added*)

- (a) Water-Efficient Landscaping Design. In all zones and for all development types, when landscaping designs are submitted or installed, the City supports the use of water-efficient plantings and irrigation systems (e.g. WaterSense labeled smart irrigation control systems). It is highly recommended that all landscaping design plans implement water-efficient landscape practices, as set forth in this Section (“Water-Efficient Landscaping Design Standards”).
- (b) No Use of Culinary Water for Irrigation. Unless otherwise provided, such as areas not serviced by secondary water, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service.
- (c) Single-Family Residential Zones. Single-family residential development shall be subject to the lawn and turf restrictions set forth in CZC 12.51.065 (Lawn and Turf Restrictions). Development within single-family residential zones is also subject to restrictions on allowable impervious surface improvements to property, as set forth in CZC 12.32.330 (Table of Development Standards in Residential Zones). Development within single-family zones is encouraged to incorporate the Water-Efficient Landscaping Design Standards set forth in this Section.
- (d) Commercial, Industrial, Public Facility, and Multifamily Zones. For all commercial, industrial, public facility, mixed use, specialty, overlay, and multifamily developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines) and CZC 12.51.065 (Lawn and Turf Restrictions). Development within these zones is encouraged to incorporate the Water-Efficient Landscaping Design Standards set forth in this Section.
- (e) Lawn and Turf Restrictions. All landscaping designs and plans shall comply with the lawn and turf restrictions set forth in CZC 12.51.065 (Lawn and Turf Restrictions), which are mandatory restrictions on the use of lawn and turf in certain landscaped areas such as parkstrips and narrow areas.
- (f) Water-Efficient Landscaping Design Standards. In addition to the lawn and turf restrictions set forth CZC 12.51.065 (Lawn and Turf Restrictions), the following water-efficient design methods and practices should be implemented for all landscaping designs and plans.
 - (1) Ninety percent (90%) of all plant materials should be drought tolerant and water-efficient plantings, as listed or depicted in various water conservation

- demonstration gardens in Utah or as recommended by a landscape architect.
- (2) Rock or mulch used in planting beds or other areas should have a depth of at least three to four inches to prevent weed growth and retain soil moisture. Such rock or mulched areas should be permeable to air and water. The use of rock or mulch in the parkstrip is restricted by City ordinances, including, but not limited to CMC 11.02.020 (Parkstrip Landscaping and Hardscaping).
 - (3) Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches (6") to allow for water and air exchange in soil following site work compaction in all landscaped areas.
 - (4) Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches (6") to increase organic content and improve water retention in all landscaped areas.
 - (5) Irrigation systems should be designed with water-efficient controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings (e.g. WaterSense labeled smart irrigation controlled systems).
 - (6) Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.
 - (7) Planting areas should be irrigated with low-volume drip irrigation systems. Low-volume drip emitters should be rated at 5 gallons or less. Micro-spray emitters, bubblers, and soaker hoses are not considered low-volume drip irrigation.
 - (8) Overhead sprinklers (generally used for lawn, turf, or other landscaping) should not be on the same irrigation valve or zone as drip irrigation (generally used for plants and shrubs).
 - (9) Drip irrigation systems should be installed with filter and pressure regulators.
 - (10) In addition to ordinance requirements set forth in this Chapter, total landscaped areas for projects should have at least 35% plant foliage coverage at the plant's maturity. Annual flowers and other annual plants and flower bulbs are generally not used to calculate the 35% recommended plant foliage coverage.
- (g) Watering Times. Irrigation operation and watering shall only be permitted between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).
 - (h) State Law Restrictions. Pursuant to Utah Code § 10-20-619, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property.

SECTION 10: **AMENDMENT** “12.51.090 Substitute Plant Materials” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.090 Substitute Plant Materials

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on the landscaping plan. The Zoning Administrator may not reduce the number of plants required. Any other change to an approved landscaping plan shall be approved by the applicable approving authority as an amendment to the original approval (e.g. site plan amendment approved by the Planning Commission) ~~by the Planning Commission~~ in accordance with procedures and requirements applicable to the original approval.

SECTION 11: **AMENDMENT** “12.51.100 Installation, Irrigation, And Maintenance” of the Centerville Zoning Code is hereby *amended* as follows:

AMENDMENT

12.51.100 Installation, Irrigation, And Maintenance

Required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

- (a) Installation. Landscaping shall be installed according to accepted nursery practices.
- (b) Bond. When landscaping is required as part of a special amenity, public improvement, planned development, or for increased density, the developer shall provide the City with a cash bond or escrow agreement, in an amount equal to the estimated landscaping cost, to guarantee installation and maintenance of landscaping. Such security shall be retained, withdrawn, and/or released in accordance with the City's adopted bond procedures for site plan and subdivision approval.
- (c) Certificate of Occupancy. No certificate of occupancy for development requiring landscaping shall be issued until:
 - (1) Improvements shown on the landscaping plan are inspected and accepted by the Zoning Administrator as complete; or
 - (2) An extension agreement has been executed as provided in Subsection (e).
- (d) Warranty. The developer shall warrant that completed landscaping complies with the approved landscape plan, including the quantities, location, species, and size of plants and other landscape materials, and that such landscaping will remain in good condition free from defects in material and/or workmanship during the warranty period.
 - (1) For the purpose of this Subsection "warranty period" means a period of one year beginning when the City accepts the landscaping as complete.
 - (2) During the warranty period the developer shall promptly repair, correct, or replace defective materials, equipment, and workmanship without charge or cost to the City. The City may at any time during the warranty period inspect,

photograph, or ~~record~~ ~~televise~~ such landscaping and shall notify the developer of any necessary repair, correction, or replacement.

- (e) Landscaping Extension Agreement. If seasonal or weather conditions prohibit landscaping installation, an applicant may obtain a certificate of occupancy before required landscaping is completed if the applicant executes a landscaping extension agreement assuring such landscaping will be completed to the satisfaction of the City within a specified period of time not to exceed seven months from the date of occupancy. Any associated bond shall be retained and required during the period of an extension.
- (f) Irrigation. Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation (e.g. using WaterSense labeled smart irrigation controlled systems).
- (g) Maintenance. Landscape areas, including park strips, shall be maintained in a healthy, neat, and orderly condition as follows:
 - (1) Landscaped areas shall be free of weeds and litter;
 - (2) Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance;
 - (3) The City may require that any dead trees, shrubs, and plants be replaced ~~within the current or next planting season;~~
 - (4) Non-live landscaped areas, such as hard surfaced improvements, shall be properly maintained and repaired in a safe and appropriate condition; and
 - (5) Artificial plants and landscaping shall be properly maintained and repaired in a safe and appropriate condition. Any faded, deteriorated or damaged artificial plants and landscaping shall be removed and/or replaced.

SECTION 1: AMENDMENT “11.02.010 Parkstrip Definition” of the Centerville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.02.010 Parkstrip Definition

For purposes of this Chapter, parkstrip shall mean the area within the public right-of-way located between the top back of ~~the curb line and to the front face, street side of~~ the sidewalk or between the top back of curb to the right-of-way when no sidewalk is present, but not including driveways, sidewalks, or trails. Note, despite the definition of parkstrip as provided herein, any portion or side of any property which does not have a sidewalk is not considered to have a parkstrip under CZC 12.51.065 (Lawn and Turf Restrictions) which prohibits lawn and turf within parkstrips.

SECTION 2: AMENDMENT “11.02.020 Parkstrip Landscaping Or Hardscaping” of the Centerville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.02.020 Parkstrip Landscaping Or Hardscaping

In accordance with CZC 12.51.065 (Lawn and Turf Restrictions), lawn or turf is prohibited within any parkstrip within the City, including, but not limited to parkstrips located within any single-family residential, multifamily residential, mixed use, commercial, industrial, public facility, specialty, or overlay zone. Landscaping within the parkstrips shall comply with applicable provisions of CZC 12.51 (Landscaping). Hardscaping within the parkstrips shall comply with the provisions of this Section and applicable provisions of CZC 12.51 (Landscaping). Except as otherwise provided, all parkstrips within the City shall be landscaped with grass and plantings or hardsurfaced with acceptable materials as more particularly provided herein. Installation of parkstrip landscaping or hardscaping ~~in accordance with this Chapter~~ shall be the responsibility of the abutting property owner to the parkstrip. ~~If the parkstrip, or any portion of the parkstrip, is landscaped with grass or plantings, such landscaping shall comply with applicable provisions of this Chapter and CZC 12 (Zoning).~~ Except as provided in CMC 11.02.022 (Limited Concrete Walkway), if the parkstrip, or any portion of the parkstrip, is improved with hardscaping, such hardscaping shall be limited to the following acceptable materials: 1.5” to 6” diameter decorative rocks and/or loosely laid bricks, pavers, and/or or flagstones. Except as otherwise provided in CMC 11.02.022, the use of concrete, asphalt, course wood or synthetic products (such as bark, mulch, and wood chips), or any other materials or hardscaping is prohibited within parkstrips. The provisions of this Section shall not apply to parkstrips and properties located in the Parrish Lane Gateway Area. Parkstrips and properties located in the Parrish Lane Gateway Area shall be subject to the streetscape design standards set forth in CZC 12.63 (Parrish Lane Gateway Design Standards).



February 27th, 2026

Please see the following public hearing notices for March 11th, 2026

CENTERVILLE CITY
NOTICE OF PUBLIC HEARING – ZONING CODE TEXT AMENDMENT PROPOSAL FOR
LANDSCAPING AND SCREENING (CZC 12.51) and PARKSTRIPS (CMC 11.02)

Notice is hereby given that the Centerville City **Planning Commission** will hold a public hearing on **Wednesday, March 11th, 2026, at 7:00pm**, or as soon thereafter as the matter can be heard, at the Centerville City Hall, 250 North Main Street, Centerville, Utah, regarding proposed **Zone Code Amendment to various sections of CZC 12.51 Landscaping and Screening, concerning proposed amendments for water conservation practices and other associated landscaping standards proposed amendments; and CMC 11.02 Parkstrips, regarding associated amendments to parkstrips language resulting from updated landscaping proposed amendments.** If you have questions regarding this matter or would like further information, please contact Centerville City Community Development, at 801.292.8232 or visit the City's website at <https://centervilleutah.gov>.

Community Development Department

Re: Weber Basin Water Conservancy - water conservation ordinance guidance

From Jon Parry <jparry@weberbasin.gov>

Date Tue 9/23/2025 8:20 AM

To Michael Eggett <michael.eggett@centervilleutah.gov>

Cc Scott Paxman <spaxman@weberbasin.gov>; Brant Hanson <brant.hanson@centervilleutah.gov>

 1 attachment (32 KB)

2024 Landscape Lawn Exchange Rules and Overview- Revision.docx;

You don't often get email from jparry@weberbasin.gov. [Learn why this is important](#)

Michael,

I hope water school was a great and you left feeling motivated and empowered! I look forward to working with Centerville to help extend our limited water supply while balancing the differing uses to the highest beneficial use. Below are two documents that should help as you begin assessing your existing landscape ordinances for both single family residential, multi-family, commercial, industrial, and institutional uses. Please note that all of these differing types of development will need certain ordinances adopted for new development in order to be eligible for participation in our incentive programs. Please also let us help. When you have drafted an ordinance let us review it to ensure it meets the requirements.

Below is language that we have on our website and attached is a summary of the requirements. Please use both documents and respond with any questions you may have...

This is from our rules and requirements:

“Community Qualifications to Participate in the Program

Minimum requirements for cities to be included in the program are for the intent to promote and allow water-efficient landscaping to be done in park strips, front yards, side yards, back yards, and in commercial and institutional landscapes.

The minimum requirements that must be adopted into landscape ordinances by municipalities or counties include:

- *Areas within the public right of way between the curb and gutter and the sidewalk (park strips) shall not be landscaped with lawn.*
- *Lawn areas will not be allowed in park strips or areas that are less than 8 ft wide at its narrowest point.*
- *Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.*
- *New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.”*

The State has this on the DWR website:

“At a minimum, the following water-efficient landscape ordinances for new construction are required:

- No lawn on parking strips.*
- In new development, no lawn in areas less than 8 feet in width.*
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.*
- In new commercial, industrial, institutional and multi-family development common-area landscapes, lawn areas shall not exceed 20% of the total landscaped area outside of active recreation areas.”*

Jonathan Parry, P.E.

Assistant General Manager

Weber Basin Water Conservancy District

2837 East Highway 193

Layton, Utah 84040

tel: [\(801\) 771-1677](tel:(801)771-1677), ext. 4371

fax: [\(801\) 544-0103](tel:(801)544-0103)

jparry@weberbasin.com

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On Sep 22, 2025, at 3:27 PM, Michael Eggett <michael.eggett@centervilleutah.gov> wrote:

This message is from an external source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good Afternoon Jon:

A little over a week ago I was in attendance at a water conservation school with Scott Paxman and Brant Hanson. During the meeting we discussed next steps to work on a water conservation ordinance update for Centerville City. I have started that work to attempt a first draft of a water conservation ordinance update for Centerville. In order to do so more effectively, I was directed to reach out to you requesting guidance from you on which water conservation elements should be reflected in our water conservation ordinance update for Centerville. I was told by Scott that there are Utah State regulations and Weber Basin Water Conservancy expectations that should be evaluated for inclusion in our water conservation ordinance update.

Would you be willing to provide these Utah State regulations and Weber Basin expectations to me so that I can get the correct information reflected in our water conservation ordinance update? This would be greatly appreciated so that I can continue forward. We as a City team are hoping to have the water conservation draft ordinance before the City Council to give them enough time to evaluate the updates and approve them (hopefully) before the end of this year.

Please feel free to let me know if you have any additional follow-up questions, comments, directive ideas, etc.

Sincerely,
<Outlook-fhnj0s1c.png>

Weber Basin Water Conservancy District

Landscape Lawn Exchange Program Rules and Overview

Lawn areas of a landscape have the highest water demand areas and take the most irrigation compared to other ornamental plants in residential and commercial landscapes. Under this lawn replacement program, lawn areas anywhere in your yard can be removed and replaced with low-water landscaping to qualify for a financial incentive. This is not a rebate program, but rather an incentive to assist you in the cost of re-landscaping to be more water efficient.

Weber Basin's Landscape Lawn Exchange program is intended to remove lawn and replace it with low-water landscape materials including plants, to create attractive, low-water alternatives to grass areas. The incentive for this program will be \$2.50 per square foot for any area in your yard that is currently grass lawn that is removed and replaced with a more water-efficient alternative. Program participants will apply for the program using the MyWater website (mywater.weberbasin.gov). The application must be completed in full and District staff will review applications as they come in to approve participation in the program. Application must be approved before removing the lawn and starting the program.

Eligibility:

- Project area must be a minimum of 250 square feet and currently landscaped with living, well-maintained lawn. If lawn has been killed or removed prior to a pre-conversion site visit, you are not eligible for this program.
- Participation is voluntary. Projects required by governmental codes or policy are not eligible for this program.
- Projects must be located in an eligible area. A list of cities that have adopted the necessary landscape standards is listed below.
- Projects replacing a traditional lawn area with a native or drought-tolerant lawn, are not discouraged, but are not eligible for the incentive program. This is a lawn removal and replacement program where lawn is replaced with low water landscaping without lawn.
- Replacement of existing drip, mulch/rock/gravel, or plants does not qualify for an incentive payment. This program is intended for lawn replacement only.
- It is the participant's responsibility to verify that their project complies with city ordinances and requirements.
- An agreement will be required to be signed by each participant.
- Projects that have been started or completed before applying, digital site visit, or signed agreement are ineligible for this program.

Community Qualifications to Participate in the Program

Minimum requirements for cities to be included in the program are for the intent to promote and allow water-efficient landscaping to be done in park strips, front yards, side yards, back yards, and in commercial and institutional landscapes.

The minimum requirements that must be adopted into landscape ordinances by municipalities or counties include:

- Areas within the public right of way between the curb and gutter and the sidewalk (park strips) shall not be landscaped with lawn.
- Lawn areas will not be allowed in park strips or areas that are less than 8 ft wide at its narrowest point.
- Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.
- New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.

Program Process:

***Do not remove any lawn from existing landscapes until after your property has been approved by program staff. Only lawn that is currently living and in the landscape at the time of the initial visit will be counted toward your incentive payment.**

- Participants log in to mywater.weberbasin.gov to apply for the program. Verify eligibility, check deadlines, and ensure funds are available.
- Create a basic plan/description of the project area (lawn to be removed, and what will go back in).
- Weber Basin will contact eligible participants via email to schedule an online site visit through Zoom, Facetime, or other electronic means.
- Allow up to 3 weeks for application to be reviewed and an initial online visit to be done by staff.
- Participants will need to sign the Program Agreement which has to be notarized. This can be done at the District offices or can be emailed and printed by participant and notarized and returned to the District.
- A W-9 form from the IRS is required to receive payment for the program. Click on the link for the form. <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
- Photos of each step of the process will be required. This includes grass before removal, grass removed, the irrigation system converted to drip, new plants installed, and the final product which includes mulch (bark or rock).
- Participant will then return to Utah Water Savers and schedule a final site visit once all the work is complete. This site visit will be in person and must happen

when water is still on for the season so that the irrigation system operation can be verified. Homeowners do not need to be present but all yard areas must be accessible to District staff on the day of inspection.

- The participant will then receive the incentive payment of \$2.50 per square foot for the area that was converted via a check in the mail. Payments may take 2-4 weeks to be processed.
- This program has a 12-month completion time frame to receive the incentive payment. If not completed in one year, the project will become ineligible for payment.
- If upon completion your project is missing something to qualify, you will have 60 days to correct items and get it inspected again.

District staff will work with participants to make sure they are meeting all the requirements of the program and successfully completing the projects to meet the program objectives.

Program Requirements and Restrictions

- Replacing lawn with concrete or other impermeable surfaces are not eligible for payment. Areas covered with artificial turf will not be included in the incentivized project payment.
- Completed projects may not result in areas of lawn less than 8 feet wide at their narrowest point. Lawn may not be in park strips or used as a path.
- Lawn within the completed project area may not be on slopes greater than 25% or 4:1 grade.
- Lawn (overhead sprinklers) and planting beds (drip irrigation) may not be on the same irrigation valve (irrigation zone).
- Plant coverage is required for all projects. Total relandscaped area must have at least 35% plant foliage coverage at the plant's maturity. (For example: This roughly equals 5- 3' diameter plants for every 100 square feet of project space.) Projects will also require 1 medium (25-40 ft wide) to large (25-40+ ft wide), drought tolerant shade tree be planted for every 3000 square feet of project area. (tree requirement exemptions allowed for properties with overhead powerlines and existing trees.) Trees planted in park strips must follow all city ordinances.
- Annual flowers, other annual plants, and flower bulbs are not eligible to achieve the 35% plant coverage requirement.
- At least 3-4 inches of mulch (such as bark, rock, or gravel), permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
- Participants will be advised to not remove existing trees as part of the conversion, but doing so will not disqualify them from receiving the incentive. Trees must be planted or left in the landscape if required by the city.

- Participant waives and releases Weber Basin Water Conservancy District and their contractors or agents from any and all claims and causes of action arising out of the installation and use of devices pursuant to this program.
- Commercial properties that the footprint of the building(s) occupies multiple parcels will be considered one property and still subject to the maximum of \$50,000 per property.

Irrigation Requirements:

- Planting areas must be irrigated with low-volume drip systems. Drip systems must include filter and pressure regulators visible for inspection.
- Drip emitters must be rated at 5 gallons per hour or less.
- Micro-spray emitters, bubblers and soaker hoses are not allowed.
- Drip emitters and spray heads must be on separate zones.

Weber Basin Water Conservancy District has budget funds for this program each year. The program is based on a first-come, first-served basis and will continue until funding is gone for the current year. Funding will be monitored, and applications may be denied or put on hold if funding runs out. Any participant approved in the program will be allowed to complete the program and receive the incentive.

Institutional Properties (Government, Private, Public)

Public and private institutions that own and maintain more than five properties can qualify for the Landscape Lawn Exchange program. The same requirements for Residential and Commercial properties are applicable. In these institutional applications, WBWCD will only incentivize half of the project square footage up to \$50,000 per institution per year. These entities can apply multiple years for projects.

Qualified Cities as of 5-30-2024:

Bountiful	West Bountiful
Clearfield	Clinton
Farmington	Farr West
Fruit Heights	Kaysville
Oakley	North Salt Lake
Park City	Riverdale
Roy	South Ogden
Summit County (Snyderville Basin)	Sunset City
Syracuse	Uintah City
Washington Terrace	Weber County (unincorporated)
West Haven	Woods Cross

Re: Centerville Landscape Water Conservation 1st draft update proposal

From Jon Parry <jparry@weberbasin.gov>

Date Thu 9/25/2025 4:29 PM

To Michael Eggett <michael.eggett@centervilleutah.gov>; Brant Hanson <brant.hanson@centervilleutah.gov>

Cc Scott Paxman <spaxman@weberbasin.gov>; Sydney DeWees <sydney.deweese@centervilleutah.gov>; Lisa Romney <lisa.romney@centervilleutah.gov>

 1 attachment (52 KB)

CZC 12.51 Amend Cent Landscape Cons Proj 20250923- notes reveiw.docx;

Mike,

Thanks for sending this over. Staff have reviewed the ordinance and believe if passed it would meet the standards for participation in our incentive programs (it meets ours and the states requirements). We will send it to the state for their approval as well. Attached are a few comments for consideration. Let us know if you have any additional questions or concerns. Let us know if we can be of any assistance and let us know how adoption progresses.

Jonathan Parry, P.E.

Assistant General Manager

Weber Basin Water Conservancy District

2837 East Highway 193

Layton, Utah 84040

tel: (801) 771-1677, ext. 4371

fax: (801) 544-0103

jparry@weberbasin.com

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From: Michael Eggett <michael.eggett@centervilleutah.gov>

Sent: Tuesday, September 23, 2025 5:08 PM

To: Jon Parry <jparry@weberbasin.gov>; Brant Hanson <brant.hanson@centervilleutah.gov>

Cc: Scott Paxman <spaxman@weberbasin.gov>; Sydney DeWees <sydney.deweese@centervilleutah.gov>; Lisa Romney <lisa.romney@centervilleutah.gov>

Subject: Centerville Landscape Water Conservation 1st draft update proposal

This message is from an external source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Jon and Brant:

Attached with this email is my first draft attempt at putting together a Centerville Landscaping Water Conservation Code update.

Please look over the attached Word or PDF documents to see the suggested revisions and a few internal comments I had regarding the code. Obviously proposed changes and deletions are in red lettering.

Feel free to suggest changes, amendments, updates, etc as you see best to better reflect, clarify, and/or update the language so we try to get it correct before taking it forward to the Planning Commission and then City Council. I greatly appreciate your feedback and guidance on this project for Centerville City.

Sincerely,

MIKE EGGETT, MPA
Community Development Director

801-677-6437

655 N 1250 W
Centerville, UT 84014

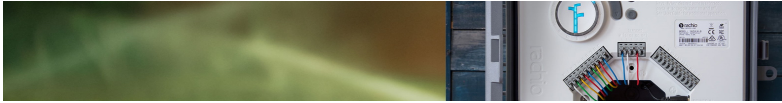
www.centervilleutah.gov

michael.eggett@centervilleutah.gov



Rebate Information

Get money back for purchasing water saving technology and fixtures.



Landscape Lawn Exchange & Flip Your Strip Rebates

To apply or learn more about these programs, please visit mywaterutah.org (<https://mywaterutah.org>).

Why We Offer Rebates

Water conservation is one of the most efficient ways to ensure we have enough water for our growing population. To make conservation easier for homeowners Weber Basin Water provides rebates for various products that help save water.

Rebates Available

Landscape Lawn Exchange Program Rules and Overview



Lawn areas of a landscape have the highest water demand areas and take the most irrigation compared to other ornamental plants in residential and commercial landscapes. Under this lawn replacement program, lawn areas anywhere in your yard can be removed and replaced with low-water landscaping to qualify for an incentive. This is not a rebate program, but rather an incentive to assist you in the cost of re-landscaping to be more water efficient.

Weber Basin's Landscape Lawn Exchange program is intended to remove lawn and replace it with low-water landscape materials including plants, to create attractive, low-water alternatives to grass areas. The incentive for this program will be \$2.50 per square foot for any area in your yard that is currently grass lawn that is removed and replaced with a more water-efficient alternative. Program participants will apply for the program using the mywaterutah.org website (<https://mywaterutah.org>). The application must be completed in full and District staff will review applications as they come in to approve participation in the program. Application must be approved before removing the lawn and starting the program.

Eligibility

- o Project area must be a minimum of 250 square feet and currently landscaped with living, well-maintained lawn. If lawn has been killed or removed prior to a pre-conversion site visit, you are not eligible for this program.
- o Participation is voluntary. Projects required by governmental codes or policy are not eligible for this program.
- o Projects must be located in an eligible area. A list of Cities that have adopted the necessary landscape standards is listed below.
- o Projects replacing a traditional lawn area with a native or drought-tolerant lawn, are not discouraged, but are not eligible for the incentive program. This is a lawn removal and replacement program.
- o Replacement of existing drip, mulch/rock/gravel, or plants does not qualify for a rebate. This program is intended for lawn replacement only.
- o It is the participant's responsibility to verify that their project complies with city ordinances and requirements.
- o An agreement will be required to be signed by each participant.
- o Projects that have been started or completed before applying, digital site visit, or signed agreement are ineligible for this program.

District staff will work with participants to make sure they are meeting all the requirements of the program and successfully completing the projects to meet the program objectives.

Program Process

*Do not remove any lawn from existing landscapes until after your property has been approved by program staff. Only lawn that is currently living and in the landscape at the time of the initial visit will be counted toward your rebate.

- o Participants log in to **mywaterutah.org website** (<https://mywaterutah.org>) to apply for the program. Verify eligibility, check deadlines, and ensure funds are available.
- o Create a basic plan/description of the project area (lawn to be removed, and what will go back in).
- o Weber Basin will contact eligible participants via email to schedule a video call through Zoom, Facetime, or other electronic means to review project.
- o Allow up to 3 weeks for application to be reviewed and an initial online visit to be done by staff.
- o Participants will need to sign the Program Agreement which has to be notarized. This can be done at the District offices or can be emailed and printed by participant and notarized and returned to the District.
- o A W-9 form from the IRS is required to receive payment for the program. **Download W-9 Form** (<https://www.irs.gov/pub/irs-pdf/fw9.pdf>)
- o Once participation in class is verified and the agreement is signed, the participant will be authorized to start the project and do the work.
- o Photos of each step of the process will be required. This includes grass before removal, grass removed, the irrigation system converted to drip, new plants installed, and the final product which includes mulch (bark or rock).
- o Participant will then return to MyWater website and schedule a final site visit once all the work is complete. This site visit will be in person and must happen when water is still on for the season so that the irrigation system operation can be verified.
- o The participant will then receive the rebate of \$2.50 per square foot for the area that was converted via a check in the mail. Payments may take 2-4 weeks to be processed.
- o This program has a 12-month completion time frame to receive the incentive payment. If not completed in one year, the project will become ineligible for payment. No extensions to the deadline will be given.

- o If upon completion your project is missing something to qualify, you will have 60 days to correct items and get it inspected again.

Program Requirements and Restrictions

- o Replacing lawn with concrete or other impermeable surfaces are not eligible for payment. Areas covered with artificial turf will not be included in the incentivized project payment.
- o Completed projects may not result in areas of lawn less than 8 feet wide at their narrowest point. Lawn may not be in park strips or used as a path.
- o Lawn within the project area may not be on slopes greater than 25% or 4:1 grade. Lawn may not be in parkstrips or used as a path.
- o Lawn (overhead sprinklers) and planting beds (drip irrigation) may not be on the same irrigation valve (irrigation zone).
- o Plant coverage is required for all projects. Total relandscaped area must have at least 35% plant foliage coverage at the plant's maturity. (For example: This roughly equals 5- 3' diameter plants for every 100 square feet of project space.) Projects will also require 1 medium (25-40 ft wide) to large (25-40+ ft wide), drought tolerant shade tree be planted for every 3000 square feet of project area. (tree requirement exemptions allowed for properties with overhead powerlines and existing trees.) Trees planted in park strips must follow all city ordinances.
- o Annual flowers, other annual plants, and flower bulbs are not eligible to achieve the 35% plant coverage requirement.
- o At least 3-4 inches of mulch (such as bark, rock, or gravel), permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
- o Participants will be advised to not remove existing trees as part of the conversion, but doing so will not disqualify them from receiving the incentive. Trees must be planted or left in the landscape if required by the city.
- o Participant waives and releases Weber Basin Water Conservancy District and their contractors or agents from any and all claims and causes of action arising out of the installation and use of devices pursuant to this program.
- o Commercial properties that the footprint of the building(s) occupies multiple parcels will be considered one property and still subject to the maximum of \$50,000 per property.

Irrigation Requirements

- o Planting areas must be irrigated with low-volume drip systems. Drip systems must include filter and pressure regulators visible for inspection.
- o Drip emitters must be rated at 5 gallons per hour or less.
- o Micro-spray emitters and soaker hoses are not allowed.
- o Drip emitters and spray heads must be on separate zones.

Weber Basin Water Conservancy District has budget funds for this program each year. The program is based on a first-come, first-served basis and will continue until funding is gone for the current year. Funding will be monitored, and applications may be denied or put on hold if funding runs out. Any participant approved in the program will be allowed to complete the program and receive the incentive.

Institutional Properties (Government, Private, Public)

Public and private institutions that own and maintain more than five properties can qualify for the Landscape Lawn Exchange program. The same requirements for Residential and Commercial properties are applicable. In these institutional applications, BWCD will only incentivize half of the project square footage up to \$50,000 per institution per year. These entities can apply multiple years for projects.

Community Qualifications to Participate in the Program

Minimum requirements for cities to be included in the program are for the intent to promote and allow water-efficient landscaping to be done in park strips, front yards, side yards, back yards, and in commercial and institutional landscapes.

The minimum requirements that must be adopted into landscape ordinances by municipalities or counties include:

- o Areas within the public right of way between the curb and gutter and the sidewalk shall not be landscaped with lawn.
- o Lawn areas will not be allowed in areas that are less than 8 ft wide at its narrowest point.
- o Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential.
- o New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.

Qualified Cities to Date:

- o Bountiful
- o Clearfield
- o Clinton
- o Farmington
- o Farr West
- o Fruit Heights
- o Kaysville
- o North Salt Lake
- o Oakley
- o Park City
- o Riverdale
- o Roy
- o South Ogden
- o Summit County (Snyderville Basin)
- o Syracuse
- o Washington Terrace
- o Weber County Unincorporated Areas (Wasatch Front)
- o West Bountiful
- o West Haven
- o Woods Cross

Other Programs:

[View Flip Your Strip Information \(FlipYourStripInfo.aspx\)](#)

Residential Smart Irrigation Controllers and Toilets

Weber Basin offers rebates to all residents living in Davis, Weber, Morgan and Summit counties. There are specific requirements for each rebate offered. Smart controller rebates are now a flat \$75.00 for the purchase of a qualified smart controller or the full cost of a controller for purchases less than \$75.00.

For toilets, if your home is older than 1994 you can qualify to receive rebate on up to two toilets with a flat rebate of

\$100.00 per toilet replaced. Newer homes do not qualify because toilets in those homes are already classified as “low flow”. The District offers these rebates through the Utah Waters Savers program.

Click [HERE \(https://www.utahwatersavers.com\)](https://www.utahwatersavers.com) to go to the application for your rebate

Commercial Smart Irrigation Controllers

For commercial, institutional, multifamily and other large properties that have many more irrigation stations than residential lots or multiple sites that need irrigation control form a central controller, Weber Basin offers incentives for smart central control systems. These are usually much more sophisticated and expensive because of the capabilities they offer. To qualify for rebates, please call the District to ensure that funding is still available. The rebate for commercial controllers is 50% of the cost of the controller up to a maximum of \$1,500 per controller.

Click [HERE \(https://lookforwatersense.epa.gov/products/\)](https://lookforwatersense.epa.gov/products/) for a list of qualifying commercial smart controllers. Click [HERE \(https://rebates.weberbasin.gov\)](https://rebates.weberbasin.gov) to go to the application for your rebate
Unsure if you qualify? Call us at 801-771-1677 to check.

Commerical, Institutional, and Multifamily Unit Toilets

If you are a facility manager and would like to replace old toilets on a larger scale for businesses, apartments, or other non-residential facilities, you may qualify for this rebate. The facility must be older than 1994 and **you must call and be pre-approved prior to the project** to ensure the project qualifies and that there are funds remailing for the program for the year. You may select any toilet as plumbing codes have changed and all new toilets are considered “low flow” or “water efficient”. Rebate in this category is \$100.00 per toilet.

Click [HERE \(/Docs/Commercial and Multifamily application 2025.pdf\)](#) to go to the application for your rebate.

Other Resources

USU: Utah Drought Resources

- **Drought** (<https://extension.usu.edu/drought/>)
- **In-Home Water Conservation** (<https://extension.usu.edu/drought/in-the-home>)
- **Landscape and Garden Water Conservation** (<https://extension.usu.edu/drought/in-the-landscape>)
- **Range and Livestock Drought Resources** (<https://extension.usu.edu/drought/on-the-farm>)
- **Crop Resources** (<https://extension.usu.edu/drought/crops>)
- **Center for Water-Efficient Landscaping** (<https://extension.usu.edu/cwel/>)

Contact US

(../AboutUs/ContactUs.aspx)

Employment

(../PublicResources/Employment.aspx)

About US

(../AboutUs/AboutUs.aspx)

Public Notices

(../PublicResources/PublicNotices.aspx)

Privacy Policy

(../PrivacyAndTerms.aspx)



Business Hours

(../AboutUs/AboutUs.aspx)

Monday-Thursday 7:30 AM – 4:30

PM

Friday 8:00 AM – 4:30 PM

Learning Garden Hours

(../Conservation/LearningGarden.aspx)

Summer: 8:00 AM – 8:00 PM

Winter: 8:00 AM – 6:00 PM

Location:

Weber Basin
Water
Conservancy
District
2837 E Hwy 193
Layton, UT 84040



Main Office

(<https://www.google.com/maps/place/Weber+Basin+Water+Conservancy/@41.1092926,-111.912929>)

111.9128014)

Find us on:



(<https://www.facebook.com/WeberBasinWater/>)



(<https://twitter.com/weberbasinwater>)



(<https://www.instagram.com/weberbasinwater/>)

Questions?
(<https://www.google.com/maps/place/Weber+Basin+Water+Conservancy/@41.1092926,-111.912929>)

801-771-1677



LANDSCAPE INCENTIVE PROGRAM

Apply now through Utah Water Savers (<https://utahwatersavers.com/>).

Do not remove or kill grass prior to application approval and a site visit. Doing so will disqualify you from this incentive.

To encourage the use of water-efficient landscape principles, the state and partnering water districts are incentivizing the replacement of lawn with water-efficient landscaping.

Landscape incentives are available to those in communities that have adopted qualifying water-efficient landscape ordinances for new construction.

Learn More (<https://www.utahwatersavers.com/landscapeincentiveprogram>)

If you are looking for information on how to prepare and care for a water-efficient landscape, check out the division's new resource series (<https://conservewater.utah.gov/landscape-resources/>).

Below is a list of communities that have adopted qualifying water-efficient landscape ordinances and are eligible for incentives. Information for communities interested in adopting water-efficient landscape ordinances is available in the second tab.



Waterwise park strip.
Photo credit Jordan
Valley Water
Conservancy District.

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Eligible Locations

Landscape Ordinances

Landscape Resources

Landscape Ordinances

For a property to be eligible for participation in the Landscape Incentive Program, it must be located in a community that has adopted qualifying water-efficient landscape ordinances for all new development.

Landscape ordinance requirements vary by location. Communities within a participating water district service area should work with their water district to adopt landscape ordinances to become eligible for landscape incentives.

Partnering water districts include:

- Central Utah Water Conservancy District (<https://cuwcd.gov/about.html#gsc.tab=0>), 801-226-7100.
- Jordan Valley Water Conservancy District (<https://jvwcd.maps.arcgis.com/apps/View/index.html?appid=e9056a4f5e0548af835efbe424b06e4e>), 801-256-4400.
- Washington County Water Conservancy District (<https://www.wcwcd.gov/about-us/contact-us/>), 435-673-3617.
- Weber Basin Water Conservancy District (<https://weberbasin.gov/CustomerService/ProviderSearch>), 801-771-1677.

Communities outside of a partner water district's service area, including unincorporated areas, should work with the Division of Water Resources. These communities include any located in the following counties: Beaver, Box Elder, Cache, Carbon, Daggett, Emery, Garfield, Grand, Iron, Kane, Millard, Piute, Rich, San Juan, Sanpete, Sevier, Tooele and Wayne.

At a minimum, the following water-efficient landscape ordinances for new construction are required:

- No lawn on parking strips.

- In new development, no lawn in areas less than 8 feet in width.
- No more than 50% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common-area landscapes, lawn areas shall not exceed 20% of the total landscaped area outside of active recreation areas.

If you have any questions, please contact your local water district or the division’s landscape incentive coordinator at WaterRebates@utah.gov.
(<mailto:waterrebates@utah.gov>) or 801-928-4270.

[Utah.gov Home \(https://conservewater.utah.gov/\)](https://conservewater.utah.gov/) | [Utah.gov Terms of Use \(https://www.utah.gov/disclaimer.html\)](https://www.utah.gov/disclaimer.html) | [Utah.gov Privacy Policy \(https://www.utah.gov/privacypolicy.html\)](https://www.utah.gov/privacypolicy.html) | [Utah.gov Accessibility Policy \(https://www.utah.gov/accessibility.html\)](https://www.utah.gov/accessibility.html) | [Translate Utah.gov \(https://water.utah.gov/translate-utah-gov/\)](https://water.utah.gov/translate-utah-gov/)

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Give Feedback

Effective 11/6/2025

10-20-619 Water wise landscaping -- Municipal landscaping regulations.

- (1) As used in this section:
 - (a) "Lawn or turf" means nonagricultural land planted in closely mowed, managed grasses.
 - (b) "Mulch" means material such as rock, bark, wood chips, or other materials left loose and applied to the soil.
 - (c) "Overhead spray irrigation" means above ground irrigation heads that spray water through a nozzle.
 - (d) "Private landscaping plan" means the same as that term is defined in Section 10-20-807.
 - (e)
 - (i) "Vegetative coverage" means the ground level surface area covered by the exposed leaf area of a plant or group of plants at full maturity.
 - (ii) "Vegetative coverage" does not mean the ground level surface area covered by the exposed leaf area of a tree or trees.
 - (f) "Water wise landscaping" means any or all of the following:
 - (i) installation of plant materials suited to the microclimate and soil conditions that can:
 - (A) remain healthy with minimal irrigation once established; or
 - (B) be maintained without the use of overhead spray irrigation;
 - (ii) use of water for outdoor irrigation through proper and efficient irrigation design and water application; or
 - (iii) use of other landscape design features that:
 - (A) minimize the need of the landscape for supplemental water from irrigation; or
 - (B) reduce the landscape area dedicated to lawn or turf.
- (2) A municipality may not enact or enforce an ordinance, resolution, or policy that prohibits, or has the effect of prohibiting, a property owner from incorporating water wise landscaping on the property owner's property.
- (3)
 - (a) Subject to Subsection (3)(b), Subsection (2) does not prohibit a municipality from requiring a property owner to:
 - (i) comply with a site plan review, private landscaping plan review, or other review process before installing water wise landscaping;
 - (ii) maintain plant material in a healthy condition; and
 - (iii) follow specific water wise landscaping design requirements adopted by the municipality, including a requirement that:
 - (A) restricts or clarifies the use of mulches considered detrimental to municipal operations;
 - (B) imposes minimum or maximum vegetative coverage standards; or
 - (C) restricts or prohibits the use of specific plant materials.
 - (b) A municipality may not require a property owner to install or keep in place lawn or turf in an area with a width less than eight feet.
- (4) A municipality may require a seller of a newly constructed residence to inform the first buyer of the newly constructed residence of a municipal ordinance requiring water wise landscaping.
- (5) A municipality shall report to the Division of Water Resources the existence, enactment, or modification of an ordinance, resolution, or policy that implements regional-based water use efficiency standards established by the Division of Water Resources by rule under Section 73-10-37.
- (6) A municipality may enforce a municipal landscaping ordinance in compliance with this section.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

[<< Previous Section \(73-10-36\)](#)Download Options [PDF](#) | [RTF](#) | [XML](#)[Next Section \(73-10-38\) >>](#)[Index Utah Code](#)[Title 73 Water and Irrigation](#)[Chapter 10 Board of Water Resources - Division of Water Resources](#)[Section 37 State incentives to use drought resistant landscaping. \(Effective 3/14/2023\)](#)**Effective 3/14/2023****73-10-37. Incentives to use water efficient landscaping.**

(1) As used in this section:

- (a) "District" means a water conservancy district, as that term is defined in Section 73-10-32.
- (b) "Division" means the Division of Water Resources.
- (c) "Landscaping conversion incentive program" means a program administered by a district that pays an owner a financial incentive to remove lawn or turf from a project area on land owned by the owner.
- (d) (i) Except as provided in Subsection (1)(d)(ii), "lawn or turf" means nonagricultural land planted in closely mowed, managed grasses.
- (ii) "Lawn or turf" does not include a golf course, park, athletic field, or sod farm.
- (e) "Owner" means an owner of private or public land where a water end user is located.
- (f) "Program guidelines" means guidelines adopted by a district for the district's landscaping conversion incentive program.
- (g) "Project area" means the area from which lawn or turf is removed and replaced with water efficient landscaping.
- (h) "Water end user" means a person who enters into a water contract to obtain water from a retail water provider for residential, commercial, industrial, or institutional use.

(2) The division may:

- (a) award a grant under Subsection (3) to a district to fund financial incentives provided through a landscaping conversion incentive program administered by the district; and
- (b) provide an incentive under Subsection (4) to an owner to remove lawn or turf from a project area on land owned by the owner in an area without a landscaping conversion incentive program.

(3) (a) (i) A district may obtain a grant from the division to help fund a financial incentive provided to an owner through a landscaping conversion incentive program administered by the district.

(ii) Both the award and use of a grant under this Subsection (3) are subject to Subsections (3)(b), (c), and (d).

(b) To obtain a grant, a district shall:

- (i) initiate and operate a landscaping conversion incentive program;
- (ii) limit the disbursement of grant money in the district's landscaping conversion incentive program to owners that satisfy the minimum requirements of Subsection (4)(c) and:
 - (A) rules made by the division under Subsection (5)(b); or
 - (B) program guidelines approved by the division under Subsection (3)(f);
- (iii) use the grant exclusively to fund financial incentives provided to owners that remove lawn or turf from a project area in the district's landscaping conversion incentive program;
- (iv) provide an equal amount or more of matching funds for the district's landscaping conversion incentive program from sources other than the grant money the district receives under this section;
- (v) file an application with the division that:
 - (A) describes the district's landscaping conversion incentive program, including verification that the program can and shall implement the minimum requirements of Subsection (4)(c) and either rules made by the division under Subsection (5)(b) or program guidelines approved by the division under Subsection (3)(f);
 - (B) includes a copy of the program guidelines governing the district's landscaping conversion incentive program;
 - (C) if the district wants to be subject to program guidelines in lieu of division rules made under Subsection (5)(b), requests that the division approve the district's program guidelines under Subsection (3)(f); and
 - (D) provides additional information requested by the division; and
- (vi) enter into a contract with the division that requires the district to:
 - (A) verify that participants comply and landscaping conversion projects proposed, undertaken, and completed by participants under the district's landscaping conversion incentive program satisfy the requirements in this Subsection (3) and any contract before using grant money for a financial incentive;

- (B) agree not to use grant money for a financial incentive in any landscaping conversion project that fails to satisfy the requirements of this Subsection (3) and either rules made by the division or program guidelines approved by the division under Subsection (3)(f);
 - (C) submit to the division quarterly reports on funding status; and
 - (D) prepare and submit an annual accounting to the division on the use of grant money for financial incentives in the district's landscaping conversion incentive program.
- (c) (i) Upon expenditure of 70% of the grant money awarded to a district and an accounting on the use of that grant money, a district may apply for additional grant money in accordance with Subsection (3)(b).
- (ii) The division may award a district an additional grant based on:
- (A) the availability of grant money;
 - (B) the priority or importance of the grant proposal in relation to availability of grant money, the division's landscaping conversion incentive program under this Subsection (3), other landscaping conversion incentive program grant requests, and regional needs and goals;
 - (C) the effectiveness of the district's landscaping conversion incentive program in incentivizing owners to convert lawn or turf to water efficient landscaping;
 - (D) the district's previous compliance with this Subsection (3) and contract terms and conditions; and
 - (E) any matter bearing on the district's ability to responsibly handle and disperse grant money consistent with this Subsection (3) and contract terms and conditions.
- (d) A district awarded grant money under this Subsection (3) may not use grant money to pay an incentive that exceeds the maximum amounts established by the division by rule under Subsection (5)(c).
- (e) Nothing in this section prohibits a district from expending non-grant money, including matching money, under the district's landscaping conversion incentive program to:
- (i) assist an owner that does not satisfy Subsection (4)(c); or
 - (ii) provide an incentive that exceeds a maximum amount established by the division for grant money under Subsection (3)(d).
- (f) The division may approve a request from a district under Subsection (3)(b)(v)(C) to use program guidelines in lieu of rules made by the division under Subsection (5)(b) if the division determines that the district's program guidelines will:
- (i) result in at least as much water use savings as rules made under Subsection (5)(b); and
 - (ii) accomplish the same objectives as rules made under Subsection (5)(b).
- (4) (a) In an area without an existing landscaping conversion incentive program, the division may provide an incentive to an owner to remove lawn or turf from land owned by the owner and replace the lawn or turf with water efficient landscaping.
- (b) If the division provides an incentive under this Subsection (4), the division shall provide the incentive in the order that an application for the incentive is filed. The division may terminate an application if the division determines that the owner has not completed the project within 12 months of the date on which the owner files the application for the incentive.
- (c) To be eligible for an incentive under this Subsection (4):
- (i) the owner shall at the time the owner applies for the incentive:
 - (A) have living lawn or turf, as determined by the entity providing the incentive, on the land owned by the owner that the owner intends to replace with water efficient landscaping; and
 - (B) participate voluntarily in the removal of the lawn or turf in that the removal is not required by governmental code or policy;
 - (ii) the property where the project area is located, is located within:
 - (A) a municipality that implements regional-based water use efficiency standards established by the division under Subsection (5)(d); or
 - (B) an unincorporated area of a county that implements regional-based water use efficiency standards established by the division under Subsection (5)(d); and
 - (iii) the owner shall agree to:
 - (A) maintain water efficient landscaping and a drip irrigation system installed in the project area and not reinstall lawn or turf or overhead spray irrigation in the project area after receipt of a payment under this section to incentivize conversion of lawn or turf to water efficient landscaping; or
 - (B) return to the division or to a district the payments received for removal of lawn or turf from the project area.
- (d) An owner may not receive an incentive under this section if the owner has previously received an incentive under this section for the same project area.
- (e) An owner may not receive an incentive under this Subsection (4) in an amount that exceeds:
- (i) the maximum amount established by the division in rule, as provided in Subsection (5) for each square foot of lawn or turf converted to water efficient landscaping; or
 - (ii) the maximum aggregate amount established by the division in rule as provided in Subsection (5).
- (5) The division shall make rules, in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act:
- (a) establishing the process by which:
 - (i) a district obtains a grant under Subsection (3); or
 - (ii) an owner obtains an incentive under Subsection (4);
 - (b) defining what constitutes water efficient landscaping, including what irrigation is used after conversion to water efficient landscaping;
 - (c) establishing for funding under this section, the maximum incentive from grant money allowable for each square foot of lawn or turf converted to water efficient landscaping or a maximum aggregate amount; and

- (d) establishing for purposes of this section regional-based water use efficiency standards designed to reduce water consumption and conserve culinary and secondary water supplies.
- (6) This section does not prohibit a municipality or county from adopting landscaping standards that would result in greater water efficiency than provided by division rule made under Subsection (5) if the standards do not conflict with this section or division rules.
- (7) The division shall maintain a public website that, at a minimum, provides the status of a municipal or county ordinance, resolution, or policy that implements regional-based water use efficiency standards as described in Subsection (4)(c)(ii).

Amended by Chapter 247, 2023 General Session

<< Previous Section (73-10-36)

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Next Section (73-10-38) >>

STATE
SENATE

350 North State, Suite 320
PO Box 145115
Salt Lake City, Utah 84114
Telephone: (801) 538-1408
<https://senate.utah.gov>

Contact a Senator

HOUSE OF
REPRESENTATIVES

350 North State, Suite 350
PO Box 145030
Salt Lake City, Utah 84114
Telephone: (801) 538-1408
<https://house.utleg.gov>

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Effective 11/6/2025**10-20-807 Subdivision plat recording or development activity before required landscaping or infrastructure is completed -- Improvement completion assurance -- Improvement warranty.**

- (1) As used in this section:
 - (a) "Private landscaping plan" means a proposal:
 - (i) to install landscaping on a lot owned by a private individual or entity; and
 - (ii) submitted to a municipality by the private individual or entity, or on behalf of a private individual or entity, that owns the lot.
 - (b) "Public landscaping improvement" means landscaping that an applicant is required to install to comply with published installation and inspection specifications for public improvements that:
 - (i) will be dedicated to and maintained by the municipality; or
 - (ii) are associated with and proximate to trail improvements that connect to planned or existing public infrastructure.
- (2) A land use authority shall establish objective inspection standards for acceptance of a public landscaping improvement or infrastructure improvement that the land use authority requires.
- (3)
 - (a) Except as provided in Subsection (3)(d) or (e), before an applicant conducts any development activity or records a plat, the applicant shall:
 - (i) complete any required public landscaping improvements or infrastructure improvements; or
 - (ii) post an improvement completion assurance for any required public landscaping improvements or infrastructure improvements.
 - (b) If an applicant elects to post an improvement completion assurance, the applicant shall in accordance with Subsection (5) provide completion assurance for:
 - (i) completion of 100% of the required public landscaping improvements or infrastructure improvements; or
 - (ii) if the municipality has inspected and accepted a portion of the public landscaping improvements or infrastructure improvements, 100% of the incomplete or unaccepted public landscaping improvements or infrastructure improvements.
 - (c) A municipality shall:
 - (i) establish a minimum of two acceptable forms of completion assurance;
 - (ii)
 - (A) if an applicant elects to post an improvement completion assurance, allow the applicant to post an assurance that meets the conditions of this chapter and any local ordinances; and
 - (B) if a municipality accepts cash deposits as a form of completion assurance and the applicant elects to post a cash deposit as a form of completion assurance, place the cash deposit in an interest-bearing account upon receipt and return any earned interest to the applicant with the return of the completion assurance according to the conditions of this chapter and any local ordinances;
 - (iii) establish a system for the partial release of an improvement completion assurance as portions of required public landscaping improvements or infrastructure improvements are completed and accepted in accordance with local ordinance; and
 - (iv) issue or deny a building permit in accordance with Section 10-20-1001 based on the installation of public landscaping improvements or infrastructure improvements.
 - (d) A municipality may not require an applicant to post an improvement completion assurance for:
 - (i) public landscaping improvements or an infrastructure improvement that the municipality has previously inspected and accepted;

- (ii) infrastructure improvements that are private and not essential or required to meet the building code, fire code, flood or storm water management provisions, street and access requirements, or other essential necessary public safety improvements adopted in a land use regulation;
 - (iii) in a municipality where ordinances require all infrastructure improvements within the area to be private, infrastructure improvements within a development that the municipality requires to be private;
 - (iv) landscaping improvements that are not public landscaping improvements, unless the landscaping improvements and completion assurance are required under the terms of a development agreement;
 - (v) a private landscaping plan;
 - (vi) landscaping improvements or infrastructure improvements that an applicant elects to install at the applicant's own risk:
 - (A) before the plat is recorded;
 - (B) in accordance with inspections required by the municipality for the infrastructure improvement; and
 - (C) in accordance with final civil engineering plan approval by the municipality; or
 - (vii) any individual public landscaping improvement or individual infrastructure improvement when the individual public landscaping improvement or individual infrastructure improvement is also included as part of a separate improvement completion assurance.
- (e)
 - (i) A municipality may not:
 - (A) prohibit an applicant from installing a public landscaping improvement or an infrastructure improvement when the municipality has approved final civil engineering plans for the development activity or plat for which the public landscaping improvement or infrastructure improvement is required; or
 - (B) require an applicant to sign an agreement, release, or other document inconsistent with this chapter as a condition of posting an improvement completion assurance, security for an improvement warranty, or receiving a building permit.
 - (ii) Notwithstanding Subsection (3)(e)(i)(A), public infrastructure improvements and infrastructure improvements that are installed by an applicant are subject to inspection by the municipality in accordance with the municipality's adopted inspection standards.
- (f)
 - (i) Each improvement completion assurance and improvement warranty posted by an applicant with a municipality shall be independent of any other improvement completion assurance or improvement warranty posted by the same applicant with the municipality.
 - (ii) Subject to Section 10-20-905, if an applicant has posted a form of security with a municipality for more than one infrastructure improvement or public landscaping improvement, the municipality may not withhold acceptance of an applicant's required subdivision improvements, public landscaping improvement, infrastructure improvements, or the performance of warranty work for the same applicant's failure to complete a separate subdivision improvement, public landscaping improvement, infrastructure improvement, or warranty work under a separate improvement completion assurance or improvement warranty.
- (4)
 - (a) Except as provided in Subsection (4)(c), as a condition for increased density or other entitlement benefit not currently available under the existing zone, a municipality may require

- a completion assurance bond for landscaped amenities and common area that are dedicated to and maintained by a homeowners association.
- (b) Any agreement regarding a completion assurance bond under Subsection (4)(a) between the applicant and the municipality shall be memorialized in a development agreement.
 - (c) A municipality may not require a completion assurance bond for or dictate who installs or is responsible for the cost of the landscaping of residential lots or the equivalent open space surrounding single-family attached homes, whether platted as lots or common area.
- (5) The sum of the improvement completion assurance required under Subsections (3) and (4) may not exceed the sum of:
- (a) 100% of the estimated cost of the public landscaping improvements or infrastructure improvements, as evidenced by an engineer's estimate or licensed contractor's bid; and
 - (b) 10% of the amount of the bond to cover administrative costs incurred by the municipality to complete the improvements, if necessary.
- (6)
- (a) Upon an applicant's written request that the land use authority accept or reject the applicant's installation of required subdivision improvements or performance of warranty work as set forth in Section 10-20-905, and for the duration of each improvement warranty period, the municipality may require the applicant to:
 - (i) execute an improvement warranty for the improvement warranty period; and
 - (ii) post a cash deposit, surety bond, letter of credit, or other similar security, as required by the municipality, in the amount of up to 10% of the lesser of the:
 - (A) municipal engineer's original estimated cost of completion; or
 - (B) applicant's reasonable proven cost of completion.
 - (b) A municipality may not require the payment of the deposit of the improvement warranty assurance described in Subsection (6)(a)(i) for an infrastructure improvement or public landscaping improvement before the applicant indicates through written request that the applicant has completed the infrastructure improvement or public landscaping improvement.
- (7) When a municipality accepts an improvement completion assurance for public landscaping improvements or infrastructure improvements for a development in accordance with Subsection (3)(c)(ii), the municipality may not deny an applicant a building permit if the development meets the requirements for the issuance of a building permit under the building code and fire code.
- (8) A municipality may not require the submission of a private landscaping plan as part of an application for a building permit.
- (9) The provisions of this section do not supersede the terms of a valid development agreement, an adopted phasing plan, or the state construction code.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

CENTERVILLE
PLANNING
COMMISSION

Staff Report
3/11/2026

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
PLANNING
COMMISSION

Staff Report
3/11/2026

Item No. 1.

Title: Minutes Review and Approval - February 25, 2026

Initiated By: Jennifer Robison, City Recorder

Staff Representative:

SUBJECT:

Consideration of Planning Commission meeting minutes from February 25, 2026.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 02-25-26 PC DRAFT

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, February 25, 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
Gary Woodward
Layne Jenkins
Paul Mendenhall
Amanda Jorgensen
LaRae Patterson
Michael Adamson

STAFF PRESENT

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

VISITORS

Tom Allred

LEGISLATIVE THOUGHT/PRAYER Chair Kjar

PLEDGE OF ALLEGIANCE

INTRODUCTION OF MICHAEL ADAMSON TO THE PLANNING COMMISSION

Newly appointed Commissioner Michael Adamson introduced himself to the Commission, outlining his background as a traffic engineer and planning consultant who works with cities on roadway, active transportation, and transit networks. He expressed a desire to serve in order to help guide Centerville's future infrastructure and planning decisions.

PUBLIC HEARING – ZONING CODE TEXT AMENDMENTS – SHORELANDS
COMMERCE PARK ZONE PERMITTED AND CONDITIONAL USES – CZC 12.47.090 –
LEGISLATIVE DECISION

City Planner Sydney DeWees presented a zoning text amendment request from Tom Allred to add "Vehicular Rental or Sales, New, Limited" as a conditional use in the Shorelands Commerce Park zone. The request followed a prior conditional use approval for Salto Moto that required a code amendment before mechanical repairs could occur onsite. Staff explained that the existing "vehicular and equipment rental or sales" category was too broad and proposed replacing it with a narrower use allowing sales of new motorcycles, automobiles, and light trucks with only incidental service and maintenance, and no outdoor work or display.

Commissioners asked clarifying questions regarding the scope of the amendment, how the use table applies to the zone, and how "incidental" would be interpreted and enforced. Staff recommended the new category remain Conditional to allow oversight.

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

Commissioner Jorgensen **moved** to recommend City Council approval of Zoning Code Text Amendments to Centerville Zoning Code 12.47.090 regarding 'SCP Zone, Permitted And Conditional Uses', for the addition of the new conditional use category 'Vehicle Rental or Sale, New, Limited' to Centerville Zoning Code 12.47.090(b), and removing the 'Vehicle and Centerville City Planning Commission Equipment Rental or Sale' use category from Centerville Zoning Code 12.47.090(b), based on the following reasons for action (findings). Commissioner Patterson seconded the motion which passed unanimously (7-0).

Findings for Action

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

Community Development Director Mike Eggett reported that City Attorney Lisa Romney has been working on revising the water-efficient landscaping ordinance and will be scheduled for public hearing after water district review, given the urgency of potential water restrictions.

Mr. Eggett also updated the Commission on pending state legislation expected to take effect in May or June allowing detached ADUs (DADUs) on lots of 10,000 square feet or larger. Staff will bring forward local regulations to address requirements and restrictions, and clarification is still pending from the state on whether a property could have both an ADU and a DADU.

MINUTES REVIEW AND APPROVAL

Minutes of the January 28, 2026 Planning Commission meeting were reviewed. Commissioner Jenkins **moved** to approve the minutes with suggested amendments. Chair Kjar seconded the motion, which passed (7-0).

ADJOURNMENT

At 7:39 p.m., Commissioner Jenkins **moved** to adjourn the meeting. Commissioner Jorgensen seconded the motion which passed unanimously (7-0).

Jennifer Robison, City Recorder

Date Approved