

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, May 13, 2026**

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

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5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting  
6 of the Centerville City Planning Commission was called to order at 7:00 p.m.

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8 **MEMBERS PRESENT**

9 Mason Kjar, Chair

10 Paul Mendenhall

11 Michael Adamson

12 LaRae Patterson

13 Gary Woodward

14  
15 **MEMBERS ABSENT**

16 Amanda Jorgensen

17 Layne Jenkins

18  
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director

21 Sydney DeWees, Planner

22  
23 **LEGISLATIVE THOUGHT/PRAYER** Chair Kjar

24  
25 **PLEDGE OF ALLEGIANCE**

26  
27 **PUBLIC HEARING – MUNICIPAL CODE AMENDMENTS – VIDEO INSPECTION**  
28 **REQUIRED FOR STORMWATER AND SUBSURFACE WATER DRAINAGE FACILITIES –**  
29 **CMC 9.06.060, 9.06.080, NEWLY ADDED 9.07.030, 9.07.040, AND CMC 15.05.050,**  
30 **153.05.060, NEWLY ADDED 15.05.062, 15.05.064, 15.05.066, 15.06.068**

31  
32 Community Development Director Mike Eggett presented proposed code amendments  
33 establishing a more formal and consistent framework for requiring video camera inspections of  
34 newly installed, modified, or repaired stormwater and subsurface drainage infrastructure. The  
35 amendments affect both utility and subdivision code sections and are intended to codify inspection  
36 practices already being performed informally, ensuring developers have clear expectations  
37 upfront. Staff emphasized that the requirements apply equally to public and private infrastructure,  
38 citing past issues with improperly installed private systems that later caused drainage failures for  
39 homeowners. Requiring inspections while bond funds remain available was described as an  
40 important consumer protection measure.

41  
42 Staff also noted that a related fee schedule amendment would be forwarded to the City  
43 Council separately. Written comment from the South Davis Sewer District requested clarifying  
44 language to confirm the District - not the City - has jurisdiction over sanitary sewer utilities, which  
45 staff supported incorporating. During discussion, commissioners clarified that the requirements  
46 are aimed at subdivisions and larger commercial, industrial, or multifamily developments rather  
47 than individual homeowners. Chair Kjar asked about definitions of public versus private  
48 infrastructure, with staff explaining that the distinction is addressed through related planned  
49 development code provisions.

50  
51 Chair Kjar opened a public hearing for this item, noting the written comment received from  
52 South Davis Sewer District. No additional comments were made, so he closed the public hearing.

53  
54 Chair Kjar **moved** to forward a positive recommendation to the City Council in support of  
55 proposed Municipal Code Amendments to CMC 9.06.060, 9.06.080, newly added 9.07.030,

1 9.07.040, and CMC 15.05.050, 15.05.060, newly added 15.05.062, 15.05.064, 15.05.066,  
2 15.06.068 with one modification: that Section 15.05.060 (d) be stricken in its entirety and replaced  
3 with the following language submitted by the South Davis Sewer District, on the basis that the  
4 amendments serve the public health, safety, and welfare:

5  
6 CMC 15.05.060 (d) "Sewer. The subdivider shall comply with all South Davis Sewer  
7 District requirements for connection to the public sanitary sewer, and shall install sewer  
8 mains and extend laterals from the sewer main to each lot within the subdivision at the  
9 subdivider's expense"

10  
11 Commissioner Adamson seconded the motion which passed unanimously (5-0).

12  
13 **PLANNING COMMISSION ELECTIONS FOR CHAIRPERSON AND VICE**  
14 **CHAIRPERSON, PER CZC 12.20.050(C)**

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16 The Community Development Director noted that CZC 12.20.050(c) requires the Planning  
17 Commission to elect a Chairperson and Vice Chairperson annually. The commission proceeded  
18 with elections despite the absence of two members, with no objection raised.

19  
20 **Chairperson:** Chair Kjar was nominated to continue serving as Chairperson. No other  
21 nominations were submitted and nominations were closed. Chair Kjar expressed a preference for  
22 another commissioner to assume the role but indicated willingness to serve through the remainder  
23 of 2026. Chair Kjar called for a vote, which passed (4-1), with Chair Kjar voting nay. Chair Kjar  
24 was re-elected as Chairperson.

25  
26 **Vice Chairperson:** Commissioner Patterson was nominated to continue serving as Vice  
27 Chairperson. No other nominations were submitted and nominations were closed. Chair Kjar  
28 called for a vote, which passed unanimously (5-0). Commissioner Patterson was re-elected as  
29 Vice Chairperson.

30  
31 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

32  
33 Mr. Eggett reported that the next Planning Commission meeting is scheduled for May 27,  
34 2026, with at least one conditional use permit application expected, while a possible site plan  
35 amendment may not be ready in time. He added that the City Council remains focused on ongoing  
36 budget deliberations, and that while the Council recently received a consultant presentation on  
37 the General Plan, further review of the General Plan has been temporarily deferred until budget  
38 discussions conclude.

39  
40 **MINUTES REVIEW AND APPROVAL**

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42 Minutes of the April 22, 2026 Planning Commission meeting were reviewed.  
43 Commissioner Mendenhall **moved** to approve the minutes. Commissioner Woodward seconded  
44 the motion, which passed unanimously (5-0).

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46 **ADJOURNMENT**

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48 At 7:24 p.m., Commissioner Patterson **moved** to adjourn the meeting which passed  
49 unanimously (5-0).

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53 Jennifer Robison, City Recorder

06/10/2026  
Date Approved

