

## ORDINANCE NO. 2025-12

### AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 0.203 ACRES OF REAL PROPERTY LOCATED AT APPROXIMATELY 2138 NORTH FRONTAGE ROAD FROM AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-LOW (R-L)

**WHEREAS**, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in Utah Code §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in Utah Code § 10-9a-503, as amended; and

**WHEREAS**, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Agricultural-Low (A-L) to Residential-Low (R-L), as more particularly provided herein; and

**WHEREAS**, the proposed amendment to the Centerville City Zoning Map for the subject property as set forth herein has been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map.

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

**Section 1. Zone Map Amendment.** The real property located at approximately 2138 North Frontage Road in Centerville City consisting of approximately 0.203 acres, including only Lot 2 of the proposed Millet Minor Subdivision, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Agricultural-Low (A-L) to Residential-Low (R-L) and the Centerville Zoning Map is correspondingly amended as described herein.

**Section 2. Conditions.** The rezone of the subject property from Agricultural-Low (A-L) to Residential-Low (R-L) is subject to the following condition:

- (1) The proposed Zoning Map Amendment from Agricultural-Low (A-L) to Residential-Low (R-L) for proposed Lot 2 of the Millet Minor Subdivision shall not become effective until the Millet Minor Subdivision Final Plat has been approved by the City and recorded at the Davis County Recorder's Office.

**Section 3. Findings.** The rezone of the subject property from Agricultural-Low (A-L) to Residential-Low (R-L) is based on the following findings:

- (1) The proposed Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].
- (2) The proposed Zoning Map Amendment meets the use, standards, and applicability in the Zoning Code, Chapter 12.32 (Residential Zones) and Zoning Code 12.21.080(e) (Zoning Map Amendments).

- (3) The Planning Commission reviewed this request and recommended approval of the Zoning Map Amendment.

**Section 4. Severability.** If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

**Section 5. Effective Date.** This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 5<sup>th</sup> DAY OF AUGUST, 2025.**

ATTEST:

CENTERVILLE CITY

Jennifer Robison  
Jennifer Robison, City Recorder

By: Clark A. Wilkinson  
Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"	"ABSENT"
Councilmember Hayman	<u>✓</u>	_____	_____
Councilmember Hirst	_____	_____	<u>✓</u>
Councilmember Mecham	<u>✓</u>	_____	_____
Councilmember Plummer	<u>✓</u>	_____	_____
Councilmember Summerhays	<u>✓</u>	_____	_____

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

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

Jennifer Robison  
JENNIFER ROBISON, City Recorder

DATE: 8-6-2025

RECORDED this 6<sup>th</sup> day of August, 2025.

PUBLISHED OR POSTED this 6<sup>th</sup> of August, 2025.



## **EXHIBIT A**

### **MILLET REZONE PROPERTY DESCRIPTION**

Approximately 2138 North Frontage Road  
All of Lot 2 of the Proposed Millet Minor Subdivision  
(Portion of Parcel No. 07-357-0169)



