

ORDINANCE NO. 2025-13

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 1.04 ACRES OF CERTAIN REAL PROPERTY LOCATED AT APPROXIMATELY 522 WEST 400 SOUTH (PORTER LANE) FROM RESIDENTIAL-MEDIUM (R-M) TO RESIDENTIAL-MEDIUM WITH A PLANNED DEVELOPMENT OVERLAY (R-M/PDO) AND APPROVING THE CONCEPTUAL PLAN FOR THE PORTER LANE ESTATES PDO

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 regarding development policies for Neighborhood 2, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Residential-Medium (R-M) to Residential-Medium with a Planned Development Overlay (R-M/PDO) as more particularly provided herein; and

WHEREAS, as part of the Planned Development Overlay (PDO) Zone requirements, requests for PDO zoning shall include a conceptual site plan for review and acceptance by the City Council concurrent with the rezoning decision; and

WHEREAS, the proposed amendments to the Centerville Zoning Map and Conceptual Site Plan for the Porter Lane Estates PDO as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map and approval of the Conceptual Site Plan.

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

Section 1. PDO Rezone and Conceptual Plan Approval. The real property located at approximately 522 West 400 South (Porter Lane) consisting of approximately 1.04 acres as more particularly described in the legal descriptions set forth in **Exhibit A**, attached and incorporated herein by this reference, is hereby rezoned from Residential-Medium (R-M) to Residential-Medium with a Planned Development Overlay (R-M/PDO) and the Conceptual Site Plan for the Porter Lane Estates PDO, as more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference, is hereby approved by the City Council.

Section 2. Findings for PDO Approval. The rezone of the subject property to R-M/PDO and corresponding Conceptual Site Plan approval for the Porter Lane Estates PDO is based on the following findings:

- (a) The proposed PDO Zoning Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 2 [CMC 12-480-3].
- (b) The proposed PDO Zoning Map Amendment meets the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones with the assistance of the PDO allowable variations from applicable land use development standards in the City Zoning Code;

- (c) The proposed PDO Zoning Map Amendment does not conflict with any applicable policy of the General Plan;
- (d) The proposed PDO Zoning Map Amendment meets the purpose and intent of City Codes as set forth in CZC 12.41;
- (e) The proposed PDO Zoning Map Amendment allows for integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;
- (f) The proposed PDO Zoning Map Amendment meets the use and development limitations and other requirements of the zone with which the PDO zone is combined, except as otherwise allowed by CZC 12.41;
- (g) The proposed PDO Zoning Map Amendment meets the density limitations and guidance of the General Plan; and
- (h) The proposed Zoning Map Amendment provides superior site design and increased amenities, as required in CZC 12.41.080(c);
- (i) Therefore, the City Council approves the proposed Planned Development Overlay Zoning Map Amendment request as associated with the provided Conceptual Site Plan documentation.

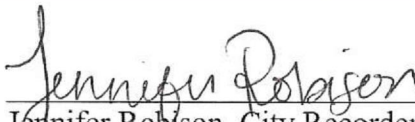
Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall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

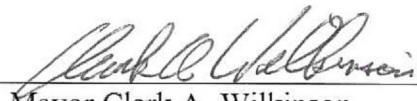
Section 4. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 5th DAY OF AUGUST, 2025.

ATTEST:

CENTERVILLE CITY


Jennifer Robison, City Recorder

By: 
Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"	"ABSENT"
Councilmember Hayman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Hirst	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councilmember Meham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Plummer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Summerhays	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 6th day of August, 2025.

PUBLISHED OR POSTED this 6th of August, 2025.



EXHIBIT A

The Porter Lane Estates PDO Rezone Property Description

Parcel No. 03-001-0209
522 West 400 South (Porter Lane)

BEGINNING AT A POINT ON NORTH LINE OF A 4 ROD STREET, 1216.94 FEET EAST AND SOUTH 565.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°56' EAST 80.0 FEET ALONG SAID STREET; THENCE NORTH 125.0 FEET; THENCE NORTH 89°46' WEST 80.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING.

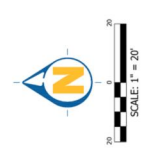
ALSO: BEGINNING ON NORTH SIDE OF A 4 ROD STREET AT A POINT 21.09 CHAINS EAST AND 8.60 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 3.12 CHAINS; THENCE WEST 95 FEET; THENCE SOUTH 3.12 CHAINS; THENCE EAST 95 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING ON THE NORTH LINE OF A 4 ROD STREET AT A POINT 16.81 CHAINS EAST AND 8.60 CHAINS SOUTH AND 107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF STREET TO A POINT ON A SOUTHEAST CORNER OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED 06/15/2015 AS ENTRY# 2873165 BOOK 6288 PAGE 140; THENCE ALONG SAID LINE THE FOLLOWING COURSE: NORTH 00°19'44" WEST 204.96 FEET; THENCE EAST 44 FEET; THENCE SOUTH 205 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT 1296.94 FEET EAST AND 440.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 80.92 FEET; THENCE WEST 80 FEET; THENCE SOUTH 80 FEET TO A POINT NORTH 89°46' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°46' EAST 80 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

The Porter Lane Estates PDO Conceptual Site Plan and Details



Area Tabulation Table	
Area Designation	Area (acres)
Total Area (Gross Acreage)	4.0222
Lot 1	0.01
Lot 2	0.01
Lot 3	0.01
Lot 4	0.01
Lot 5	0.01
Lot 6	0.01
Improvements	11.461
Buildings	0.26
Streets	0.26
Other	0.37
Total Building Footprint	14672
Total Building Floor Area	14672
Common Space	1288
Common Space	0.03
Parking	18
Number of residential dwellings	6
Lot 1	6714
Lot 2	6714
Lot 3	6714
Lot 4	6714
Lot 5	6714
Lot 6	6714
Unit Density	6 per acre

RECORD LEGAL DESCRIPTION

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3007394, DAVIS COUNTY RECORDER, UTAH
BEGINNING AT A POINT ON NORTH LINE OF A 4-RD STREET, 126.54 FEET EAST AND SOUTH 555.20 FEET FROM THE
NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE
COUNTY, UTAH, THENCE SOUTH 89°45'19" E 105.50 FEET TO A POINT ON THE NORTH LINE OF A 4-RD STREET,
THENCE NORTH 89°45'19" E 105.50 FEET TO THE POINT OF BEGINNING.

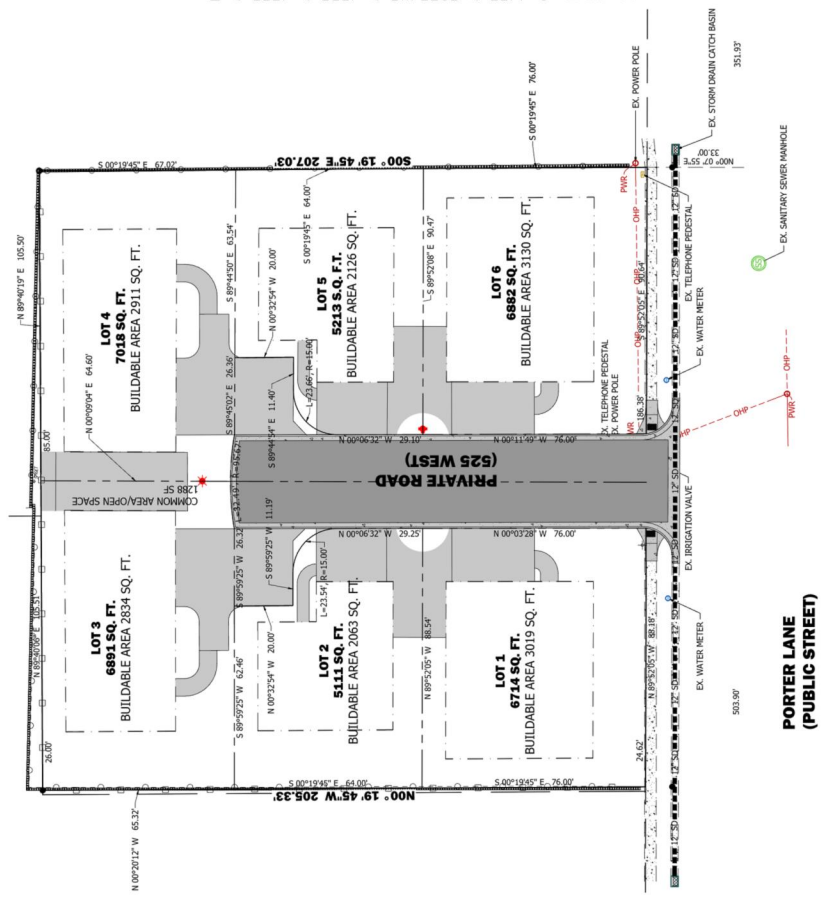
ALSO:
BEGINNING ON THE NORTH LINE OF A 4-RD STREET, AT A POINT 21.09 CHAINS EAST AND 6.00 CHAINS SOUTH FROM THE
NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE
COUNTY, UTAH, THENCE SOUTH 89°45'19" E 105.50 FEET TO A POINT ON THE NORTH LINE OF A 4-RD STREET,
THENCE NORTH 89°45'19" E 105.50 FEET TO THE POINT OF BEGINNING.

ALSO:
BEGINNING ON THE NORTH LINE OF A 4-RD STREET, AT A POINT 16.81 CHAINS EAST AND 6.00 CHAINS SOUTH AND
107.48 FEET, MORE OR LESS, EAST FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MIDDLE, AND THENCE WEST 44 FEET, MORE OR LESS, ALONG SAID
NORTH LINE OF A 4-RD STREET, TO A POINT ON THE NORTH LINE OF A 4-RD STREET, 126.54 FEET EAST AND SOUTH
555.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH,
RANGE 1 EAST, SALT LAKE MIDDLE, AND THENCE SOUTH 89°45'19" E 105.50 FEET TO A POINT ON THE NORTH LINE
OF A 4-RD STREET, THENCE NORTH 89°45'19" E 105.50 FEET TO THE POINT OF BEGINNING.

ALSO:
BEGINNING AT A POINT 726.54 FEET EAST AND 463.20 FEET SOUTH FROM THE NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MIDDLE, AND THENCE
SOUTH 89°45'19" E 105.50 FEET TO A POINT ON THE NORTH LINE OF A 4-RD STREET, THENCE NORTH 89°45'19" E
105.50 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°45'19" E 105.50 FEET TO A POINT ON THE NORTH LINE
OF A 4-RD STREET, THENCE NORTH 89°45'19" E 105.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.999 ACRES

PROPERTY TO BE LOW DENSITY HOUSING IN A RESIDENTIAL SUBDIVISION AND A RELIGIOUS BUILDING.
PROPERTIES ACROSS THE STREET ARE SINGLE FAMILY RESIDENTIAL HOMES.
APPROXIMATE FINISH DATE:



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