



CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JUNE 23, 2021 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

D. COMMISSION BUSINESS

1. Administrative Decision - Public Hearing - Small Subdivision - Bradley Trump
Small Subdivision Waiver/Lot Split application review for property located at 470 East 400 South, previously reviewed in March 2020.
2. Legislative Decision - Public Hearing - JFCapital - PDO/Conceptual Site Plan Zone Map Amendment for Lots 2 and 3
The proposal is to amend/clarify the original Legacy Crossing PDO approval and Development (*i.e. South of the Megaplex Theater*) with regards to allowing additional uses for these lots, along with changes to the site's development layout pattern.
3. Accessory Dwelling Units - Draft Ordinance Provision Discussion
Senate Bill 82 of the 2021 Legislative Session requires cities to implement the allowance of "*interior accessory dwelling units*" as permitted uses within a municipality. However, there are some conditions or terms that cities are allowed to regulate.

Staff has prepared an initial draft ordinance (*see attachments for this Agenda Item*), which is being presented to Commission as a preliminary draft document. It is expected that the Commission will review this draft, ask any pertinent questions, and make any suggested edits. Afterwards, the staff will then schedule and notice for the required public hearing, which will initiate a Zone Text Amendment.

4. Land Use Training - Municipal Land Use, Development, and Management Act - Part 5 - Land Use Regulations

Land use training and discussion regarding Part 5 (Land Use Regulations) of the Municipal Land Use, Development, and Management Act (pages 5-13)

5. Community Development Director's Report

Next Planning Commission Meeting - July 14, 2021:

- Canyon Point - R-M Zone, proposed 11 dwellings (4 Duplexes/ 1 SF Home)
- Proposed Zone Text Amendment - Internal ADUs - State Requirement

City Council Report:

- *Planning Commission Bylaws **APPROVED** in Resolution 2021-26*
- *Joint Work Session Suggested for **July 6, 2021 at 5:30pm***

E. MINUTES REVIEW AND ACCEPTANCE

June 9, 2021

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner