



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON MAY 11, 2022 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**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

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

1. Public Hearing - McArthur Conceptual Site Plan - Administrative Decision
Review proposed single-family dwelling, parcel number 02-096-0096 approximately 693 N 400 E, for compliance with Zoning Ordinance.
2. Trump Small Subdivision Waiver Extension Request
Bradley Trump has requested a six-month extension to his 2021 Small Subdivision Waiver for the property at 470 East 400 South.
3. Public Hearing - Zone Text Amendment, Parking - Legislative Decision
In early 2021, the Commission directed planning staff to bring forward matters previously raised on several occasions regarding the Off-Street Parking requirements of the Zoning Ordinance. The City hired ESI Engineering to assist with making recommendations regarding the several categories/ land uses that were identified by the Commission. As a result, the Commission drafted proposed parking counts and other miscellaneous language changes for parking to update the Zoning Ordinance.
4. Moderate Income Housing Update
HB 462 - Approved during the 2022 General Session, the "Utah Housing Affordability Amendments" modified many of the provisions related to affordable housing that were in past legislation bills. The Commission will be looking at those amendments that impact the Moderate Income Housing requirement.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Upcoming Agenda Items
Next Planning Commission Meeting - May 25, 2022

- Final Site Plan - Hogan Steel and Cabinet Facility

2. City Council Action Report

- Adopted Water-Efficient Landscaping Amendments

3. Miscellaneous

- Parking Update - Underway
- Subdivision Ordinance - In Progress, needs 2022 State Updates
- Single-family Unplatted Lots Approval Process - Not Started
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

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. April 13, 2022 Draft Minutes

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.

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Centerville Assistant Planner