



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON AUGUST 10, 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. Zone Text Amendment to CZC 12.55 regarding development or use of a parcel - LEGISLATIVE DECISION
One of the Planning Commission's goals was to streamline the process for approving residential development outside a platted subdivision. This only applies to the development of a single-family home on an unplatted parcel.
2. Moderate Income Housing Strategy Discussion - Continued
The Planning Commission will begin narrowing the strategies to be selected before proposing a General Plan Amendment to comply with recent state statutes.
3. Landscaping Regulation Discussion - Review existing Zoning Ordinances in relation to water conservation optimization
The City Council has directed staff and the Planning Commission to review existing regulations and propose reasonable changes

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - August 24, 2022
Tentative Items:
 - Zone Map Amendment - Remove Hillside Overlay for select lots - Applicant, Mark Knight
 - Small Subdivision Wavier - Eric Defries, Applicant
 - Moderate Income Housing General Plan Amendment - select new strategies as per state statute

City Council Action Report:

- Parrish Creek PDO Amendment - Council Approved, as recommended

Planning Commission Goals:

- Parking Update - Council Tabled for Further Review
- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- Update Single-family Unplatted Lots Approval Process - PC Agenda 08-10-2022
- Landscaping Ordinance Update - Underway - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
- 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. Minutes Review and Approval
July 27, 2022 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.

Jennifer Robison
Centerville City Recorder