



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON AUGUST 24, 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 - Small Subdivision Waiver - 1441 N Main Street, Applicant - Eric Defries: ADMINISTRATIVE DECISION
The applicant desires to subdivide/reconfigure the property into two (2) single-family lots. The property is currently developed with a larger older single-family home and a garage. The subdivision will be limited to two (2) lots.
2. PUBLIC HEARING - Zone Map Amendment - Remove Hillside Overlay, 975 N 610 E, Applicant, Knight - LEGISLATIVE DECISION
The current zoning map depicts that this tract of land is Zoned Residential-Low (R-L). Additionally, the lot is located in the Hillside Overlay Zone. The petitioner desires to make additional improvements to the property and the desired improvements likely exceed the maximum allowable lot coverage of the Overlay Zone. Whereas the base R-L Zone would allow additional room for the desired improvements.
3. PUBLIC HEARING - General Plan, Moderate Income Housing Amendments - LEGISLATIVE DECISION
Centerville City intends to prepare a proposed General Plan enactment or amendment regarding CMC 12-490, Moderate Income Housing Plan, to further address state statutes regarding the need for Moderate Income Housing.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - September 14, 2022
Tentative Items:

- Zone Text Amendment - Sign Placement Amendment - Applicant, C. Salmon

- Final Site Plan - Parrish Creek Lot B, Applicant T.Stuart Construction
- Conceptual Subdivision, Canyon Point Project, Applicant C Morris
- Zone Map Amendment - 224 West Chase Ln. Changing A-L to R-L, Applicant P. Feser

City Council Action Report:

- Single-family Unplatted Lot Amendments - 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 - Completed
- 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

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**