



CENTERVILLE CITY PLANNING COMMISSION AGENDA

Due to Planning Commission Chair Hayman's Determination (contained in body of below agenda) public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel. Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content.

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON DECEMBER 9, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. 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

1. Chair Hayman Determination - Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville City Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

You Tube Link: <https://www.youtube.com/user/centervillecityutah>

Join Zoom Meeting

[https://zoom.us/j/97247678243?](https://zoom.us/j/97247678243?pwd=anNiSk1VeHNuTFFhVlNoWVlQeXc0UT09)

[pwd=anNiSk1VeHNuTFFhVlNoWVlQeXc0UT09](https://zoom.us/j/97247678243?pwd=anNiSk1VeHNuTFFhVlNoWVlQeXc0UT09)

Dial by your location
+1 346 248 7799 US (Houston)
Meeting ID: 972 4767 8243
Passcode: 212460

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Christina Wilcox, Commissioner

D. COMMISSION BUSINESS

2. ADMINISTRATIVE DECISION - Public Hearing - The Hive Development - Preliminary Subdivision

CW Urban, LLC has submitted their Preliminary Subdivision application for the project located at 555 N 400 W.

3. LEGISLATIVE DECISION - Public Hearing - Legacy Crossing Lots 2 and 3 - PDO Amendment & Conceptual Site Plan

NOTE: APPLICANT IS REQUESTING TO TABLE REVIEW AND ACTION UNTIL MEETING OF 01/13/2021 TO MAKE REVISIONS TO THEIR APPLICATION

JF Capital, property owner, desires to amend the allowed uses, as defined in the original PDO Approval and Development Agreement. Additionally, for Lots 2 and 3, it is proposed that the storm water detention system be altered to accommodate the new site plan layout. Also, the amendments include building architectural design changes and request for a parking modification.

4. ADMINISTRATIVE DECISION - Final Site Plan - Dave's Complete Auto

The application submitted is a proposal to amend the existing development layout and receive a Final Site Plan Approval. The Applicant desires to expand the existing building and alter the parking and landscaping for the site.

5. 2021 Planning Commission Meeting Schedule

In compliance with Utah Code 54-4-202, the Planning Commission is to publish their annual meeting schedule.

6. 2021 Planning Commission Training Schedule

Consider proposed Planning Commission Training Schedule for 2021 to include reading and reviewing the Utah Municipal Land Use, Development, and Management Act as set forth in Utah Code §§ 10-9a-101, et seq.

7. Community Development Director's Report

City Council/RDA Update:

- Summerhill Lane PDO Subdivision - City Council **APPROVED**
- 2020 Moderate Income Housing Annual Report - **see attachment for report that was sent to the State**

Next Planning Commission Meeting of 01/13/2021

- None to Date - Submittal Deadline is 12/23/2020

2020 Commission Goals:

- Interim PC Goal is regarding Parking Requirements, to be discussed after the beginning of 2021

E. MINUTES REVIEW AND ACCEPTANCE

October 28, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner