



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON SEPTEMBER 14, 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, Lots 101, 102, and 103 of the Rockwood Farms Subdivision - LEGISLATIVE DECISION
This matter was originally reviewed by the Commission on August 24, 2022. 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. A resident desires to make additional improvements to his 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. FINAL SITE PLAN - Parrish Creek Business Park Lots 1,3, and 4, 1160 N 950 W - ADMINISTRATIVE DECISION
The City Council recently approved a PDO Amendment for the Parrish Creek Business Park Lots 1,3, and 4. The Applicant is now requesting a Final Site Plan Approval for the proposed new layout for the remaining undeveloped portion of the project.
4. PUBLIC HEARING - Zone Map Amendment - Rezone 224 W Chase LN, parcels 02-014-0050 and 02-014-0072 from the A-L Zone to the R-L Zone - LEGISLATIVE DECISION
The applicant is requesting a zone map amendment to the subject properties. The property is currently zoned Agricultural-Low (A-L). The applicant is requesting to rezone it to Residential-Low (R-L).

5. PUBLIC HEARING - Conceptual Subdivision Canyon Point in Centerville Development - ADMINISTRATIVE DECISION
6. PUBLIC HEARING - Zone Text Amendment to CZC 12.68.050(h)(2) Shorelands Commerce Park District Design Standards, Signing - LEGISLATIVE DECISION

The petitioner desires to place a wall sign higher than the maximum allowable height of 15 feet in the Shorelands Commerce Park (SCP) Zoning District.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - September 28, 2022
Tentative Items:

- Site Plan Amendment - Fencing Height Increase, The Hive Development
- Landscaping Ordinance Amendments - As previous discussed by the Commission

City Council Action Report:

- Moderate Income Housing Amendments - Council Approved, as recommended

Planning Commission Goals:

- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- 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
- Parking Update - Council Tabled for Further Review
- Update Single-family Unplatted Lots Approval Process - Completed

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
August 24, 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