



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON MARCH 8, 2023 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 - Conditional Use Permit for Kennel Use - Dog Training Elite Northern Utah Training Center located at 625 N 1250 W - ADMINISTRATIVE DECISION
The applicant has applied for a Conditional Use Permit seeking approval of a dog training center located at 625 N 1250 W. The center would be focused on training advanced obedience and service or therapy dogs.
2. Public Hearing - Small Subdivision Waiver - Eric Defries Subdivision - 1441 North Main Street - 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. Since the subdivision will be limited to two (2) lots, the applicant is seeking a "Small Subdivision Waiver," as outlined in CMC 15.02.070
3. Public Hearing - Zone Text Amendment - Hillside Overlay Zone - J. Mike Henrie, Applicant - LEGISLATIVE DECISION
The petitioner, Mr. J. Mike Henrie, desires to amend the zoning text for the Hillside Overlay in belief *"there should be a way for those residing in the Hillside Overlay to have the opportunity to increase [the] impervious material on [their] lots up to 60% to match the rest of the lots in Centerville."*

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - **March 22, 2023**
Tenative Items:

- *Conceptual Subdivision - Industrial Flex Development, Stokes Stevenson*

- *Conceptual Site Plan - Pheasant Brook Expansion*
- *Zone Text Amendment - Allowable Uses, Shorelands Commerce Park*

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