



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JULY 26, 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 MEETING - Parking Modification Request - Brush and Palette Art Studio - ADMINISTRATIVE DECISION
Mr. Daniel Rasband, has leased a portion of the building (1100 sq. ft.) located at 281 South Main Street. With the City's current parking requirements for the SMSC and the addition of the proposed use, this site is slightly deficient, thus a parking modification is being requested. The applicant's parking modification request includes a shared parking proposal, arguing that the uses will not produce a substantial demand for parking at the same time.
2. PUBLIC HEARING - Conceptual Subdivision, Chase Creek Subdivision at approximately 224 West Chase Lane - ADMINISTRATIVE DECISION
This item was previously tabled at the January 25, 2023, Planning Commission meeting. The applicant has applied for a conceptual subdivision located at approximately 224 West Chase Lane. This application concerns parcels 02-014-0050. The concept plan includes a six-lot, single-family subdivision with a cul-de-sac off Chase Lane.
3. PUBLIC MEETING - Final Subdivision Plat, Centerville Industrial Flex PUD, 50 South 1250 West - ADMINISTRATIVE DECISION
The developer has recently secured purchase approximately 16.85 acres of land of an existing site used for Trinity. A portion of the property is located within Centerville at approximately 1200 West 50 South, which is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code. However, a portion of the property is also located within West Bountiful at approximately 640 West 2300 North and is zoned Light Industrial (L-I) under the West Bountiful Zoning Code. The developer desires to develop a significant underutilized portion property as an industrial flex use project consisting of multiple buildings and related improvements.
4. PUBLIC HEARING - Conceptual Subdivision, Parrish Creek PUD Subdivision, 1160 North 950

West - ADMINISTRATIVE DECISION

The applicant desires to amend and re-subdivide the property and convert the original lots into a single planned unit development (PUD). This would allow future independent ownership of the proposed two buildings (one existing/one to be constructed) and transform the approved parking, landscaping and storage area into common areas for use of future building owners.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - **August 9, 2023**
Tentative Items:

- *Condition Use Permit for R-H Density Allowance - Pheasant Brook Expansion*
- *Final Site Plan - Miles Bell LC (aka Dave's Complete Auto)*
- *Final Site Plan - Adien Bell LC (former Les Schwab Site)*

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 12, 2023 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