



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON SEPTEMBER 13, 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. Open and Public Meetings Act Training
Required annual training on the Open and Public Meetings Act
2. PUBLIC HEARING - Conditional Use Permit for 8-12 units per acre - Pheasantbrook PUD Subdivision located at approximately 265 Pheasantbrook Dr. - ADMINISTRATIVE DECISION
The applicant has applied for a Conditional Use Permit seeking approval of an increase in the current density of the Pheasantbrook Subdivision Development. The applicant recently received Conceptual Site Plan approval for the addition of 12 new units (3 buildings, 4 units per building) in this development but a Conditional Use Permit is required for the increase in density.
3. PUBLIC MEETING - Final Site Plan, Pheasantbrook Townhome Expansion Project, Approximately 265 Pheasantbrook Dr. - ADMINISTRATIVE DECISION
The developer, representing the Pheasantbrook Homeowners Association, is seeking final site plan approval to expand the number of townhomes in the Pheasantbrook PUD Subdivision. This expansion would include the development of 12 new townhomes (3 buildings, 4 units per building) in the south-west corner of the existing subdivision.
4. PUBLIC HEARING - Conceptual Site Plan, Huffaker Mixed Use, 134 South Main Street - ADMINISTRATIVE DECISION
The applicant desires to construct a duplex on spare land area of the existing commercial (*i.e. dental office*) site. The South Main Street Corridor Overlay District provides opportunity to allow mixed commercial and residential development for the site. This Conceptual Application submittal is seeking for such an opportunity.
5. PUBLIC HEARING - Preliminary Subdivision, Parrish Creek Park, Lots 1,2, 4 - 1160 North 950 West -ADMINISTRATIVE DECISION

, the applicant desires now 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 the future building owners.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - **September 27, 2023**

Tentative Items:

- *Planning Commission By-laws Review*
- *Questions & Answers for New Commissioners*

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