



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON MARCH 13, 2024 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 a home occupation license for a microenterprise kitchen - Kathy's Kitchen located at 688 W 1700 N - ADMINISTRATIVE DECISION
The applicant, Kathleen (Kathy) Moore, has applied for a Conditional Use Permit seeking approval for a home occupation business, specifically for a microenterprise kitchen.
2. PUBLIC HEARING - Zone Text Amendment - CZC 12.55.110 Fences and Walls - Bill Richter, Applicant - LEGISLATIVE DECISION
The applicant is proposing a code amendment to allow fences and/or walls in the front yard to have a maximum height of 10'.
3. PUBLIC HEARING - Zone Text Amendment - CZC 12.69.020 Cannabis Production Establishment Standards - J.D. Lauritzen, Applicant - LEGISLATIVE DECISION
The applicant, J.D. Lauritzen, representing Wholesome Ag, LLC and Wholesome Goods, LLC, has applied for a Zoning Code text amendment to CZC 12.69.020 (Cannabis Production Establishment Standards) regarding the emission of dust, fumes, vapors, odors, or waste into the environment from any cannabis production establishment or facility where growing, processing, or testing of cannabis occurs.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
The Assistant City Planner will give a report on upcoming meetings and updates to the Planning Commission.

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**