



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON NOVEMBER 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 - Sweet Fork - 1127 North 300 East - Home Occupation Microenterprise Kitchen - Melissa Beltran - Administrative Decision
The applicant, Melissa Beltran, has applied for a Conditional Use Permit seeking approval for a home occupation business, specifically for a microenterprise kitchen.
2. Public Hearing - Zoning Map Amendment - Layton Property - 2090 North 400 West - Public Facilities-Medium (PF-M) to Residential-Low (R-L) - Matthew Layton - Legislative Decision
The applicant, Matthew Layton, is requesting a zone map amendment associated with the subject property.
3. Public Hearing - Conceptual Site Plan - Oakridge Water Tank - 1470 North Oakridge Drive - Public Facilities Development - Centerville City Public Works - Administrative Decision
The applicant, City of Centerville, is seeking approval of a Conceptual Site Plan for the property located at 1470 N. Oakridge Drive, known as, parcel number 02-007-0003.
4. Public Hearing - Zoning Code Text Amendment - Fences and Walls - CZC 12.12.040 (Definitions), CZC 12.55.110 (Fences and Walls), CZC 12.55.230 (Visual Obstructions), & CMC 11.02.040 (Parkstrip Visual Obstructions) - Legislative Decision
The petitioner, the Centerville City Community Development Department (CDD), desires to amend the Centerville Zoning Code and the Centerville Municipal Code to alter sections of code in the "Definitions", "Fences and Walls", and "Visual Obstructions" Ordinances as found in CZC 12.12.040, CZC 12.55.110, CZC 12.55.230, and CMC 11.02.040.
5. Presentation and Discussion - General Plan Comprehensive Update Process Report
Chris Hupp will be presenting an update to the Planning Commission regarding the current status of the Comprehensive General Plan Update and will request feedback and participation by the Planning Commission regarding the current findings and prepared materials for the

General Plan Update.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report

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 Consideration - October 23, 2024
Planning Commission meeting minutes review and approval consideration.

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