



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON MARCH 12, 2025 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 - Commercial Subdivision Concept Plan - Legacy Commons Subdivision - 1280 West Parrish Lane - Commercial Subdivision - Wright Development Group - Administrative Decision
Consider Commercial Subdivision Concept Plan for Legacy Commons Subdivision located at approximately 1280 West Parrish Lane consisting of a proposed 2 lot commercial subdivision.
2. Subdivision Final Plat 4th Amendment - Summerhill Lane Subdivision - 2125 North Main Street - Residential Subdivision - Symphony Homes - Administrative Decision
Consider 4th Amendment to Final Subdivision Plat for Summerhill Lane Subdivision located at approximately 2125 North Main Street amending lot boundaries for Lots 121-128.
3. Public Hearing - Zoning Map Amendments and PDO Zoning Plan Amendments - Summerhill Lane PDO - 212 West Summerhill Lane (2125 North) - Residential-Low with Planned Development Overlay (R-L-PDO) to Agricultural-Low (A-L) zoning - Symphony Homes - Legislative Decision
Consider amending the Centerville Zoning Map to rezone approximately 0.31 acres of property located at 212 West Summerhill Lane (2125 North) from Residential-Low with Planned Development Overlay (R-L-PDO) to Agricultural-Low (A-L) for the parcel identified as "Parcel A" on the attached amended plat. This rezone request affects Lots 121-128 of the Summerhill Lane PDO Subdivision.
4. Zoning Code Amendments - Body Art Facilities - CZC 12.12.040, 12.36.040, new 12.55.260, 12.62.040, and 12.62.060 - Legislative Decision
Discussion regarding a future consideration of amendments to various provisions of the Centerville Zoning Code establishing a new definition for body art facilities and establishing such use in various commercial and industrial zones of the City - Ordinance No. 2025-04

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
2. Zoning Code Amendments - Planned Unit Development - CMC 15.06 Requirement for PUD and Non-Residential Subdivisions
Brief discussion and reporting on the need to discuss and consider an amendment to CMC 15.06 for Planned Unit Development proposals

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 - February 26, 2025
Consideration of Planning Commission meeting minutes for February 26, 2025

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