

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, October 25, 2017**

3 **7:00 p.m.**

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5 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,  
6 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

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8 **MEMBERS PRESENT**

9 Kevin Daly

10 Kathy Helgesen

11 David Hirschi, Chair

12 Logan Johnson

13 Becki Wright (arrived at 7:09 p.m.)

14  
15 **MEMBERS ABSENT**

16 Cheylynn Hayman

17 Gina Hirst

18  
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director

21 Lisa Romney, City Attorney

22 Katie Rust, Recording Secretary

23 Avalon Comly, Recording Secretary

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25 **STAFF ABSENT**

26 Cassie Younger, Assistant Planner

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28 **VISITORS**

29 Interested citizens (see attached sign-in sheet)

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31 **PLEDGE OF ALLEGIANCE**

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33 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Daly

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35 **PUBLIC HEARING – ZONING TEXT AMENDMENT WITH THE HILLSIDE OVERLAY**

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37 Cory Snyder, Community Development Director, explained that the applicant desires to  
38 amend the Hillside Overlay's minimum lot width requirement for slopes over 10%, which  
39 currently is set at 100 feet. The proposed amendment would create a two-foot increment  
40 increase from the base zone standard for every 1% slope over 10%. He said the applicant has  
41 expressed that the amendment "allows variation based on the lot's topography rather than a one  
42 size fits all" approach. Mr. Snyder showed an aerial image of the Ford Canyon Subdivision to  
43 demonstrate the proposed change.

44  
45 Chad Morris, applicant, said he believes allowing a lot width of 80 feet would allow for a  
46 more desirable neighborhood without all the different types of retaining, and would give more  
47 opportunity to construct homes of different values. He suggested the change would be helpful  
48 for all residential neighborhoods on the hillside.

1 Chair Hirschi opened a public hearing at 7:16 p.m., and closed the public hearing seeing  
2 that no one wished to comment. Commissioner Helgesen made a motion to recommend the  
3 City Council approve the proposed Hillside Overlay amendment with reasons for the action (a) –  
4 (e). Commissioner Daly seconded the motion.

5  
6 Reasons for the Action (Findings):  
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- 8 a. The Planning Commission finds that the “decision to amend the . . . zoning ordinance  
9 is a matter within the legislative discretion of the City Council as described in CZC  
10 12.21.060(a)(1)(B).
- 11 b. The Planning Commission finds that amendments consistent with the goals,  
12 objectives and policies of the City’s General Plan, as presented in the staff report.
- 13 c. The Planning Commission finds that the “one size fits all” 100 feet provision coupled  
14 with the cut and fill provisions, can lead to undesirable lot development on hill slopes.
- 15 d. The Planning Commission finds that the amendment allows for variation based on  
16 the lot’s topography rather than a “one size fits all” approach that bears improved  
17 fairness in the use of the overlay ordinance.
- 18 e. Therefore, the Planning Commission finds that the amendments are consistent with  
19 the desire to allow hillside development to be contextually developed in relation to  
20 topography and slope stability.

21  
22 Lisa Romney, City Attorney, suggested minor changes to the language of the Zoning  
23 Text Amendment. Commissioners Helgesen and Daly agreed to incorporate her suggested  
24 changes into the motion. Responding to a question from Commissioner Wright, Mr. Snyder  
25 confirmed the City Engineer was comfortable with the recommended cap of 15% for an 80-foot  
26 lot width. He said staff believes the Zoning Text Amendment will potentially provide greater  
27 flexibility in the future. Chair Hirschi suggested that a more in-depth review of the Hillside  
28 Overlay should be on the Planning Commission goal list for 2018. The motion passed by  
29 unanimous vote (5-0).

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31 CONDITIONAL USE PERMIT FOR CUPBOP CATERING  
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33 Commissioner Johnson made a motion to table discussion of this issue to the  
34 November 15, 2017 Planning Commission meeting. Commissioner Wright seconded the  
35 motion, which passed by unanimous vote (5-0).

36  
37 DRAFT AMENDMENTS TO CZC 12.48 SOUTH MAIN STREET CORRIDOR  
38 OVERLAY ZONE  
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40 A joint work session is scheduled with the City Council and the Planning Commission to  
41 discuss the South Main Street Overlay Zone Plan on November 15<sup>th</sup>. In preparation for that  
42 work session, Mr. Snyder presented draft amendments to the South Main Street Corridor  
43 Overlay that move away from form-based code and incorporate Public Space Plan elements  
44 (available with the agenda on NovusAgenda). The draft amendments include a proposed use  
45 list, but do not include guidelines for existing nonconformities. Commissioner Wright said she  
46 likes the flexibility and the pragmatic approach, but emphasized that she would not want the  
47 changes to devalue property. She expressed a desire to be sensitive and recognize property  
48 rights. Chair Hirschi responded that changing the form-based Overlay would not necessarily  
49 change property values. Commissioner Wright said she wonders if changing the Overlay is a  
50 step toward rezoning.

51  
52 Mr. Snyder explained that the draft amendments reduce the boundaries for the South  
53 Main Street Corridor. Chair Hirschi expressed appreciation for the work Mr. Snyder put into the

1 draft amendments, and said he is convinced now that the market will dictate what will happen  
2 on Main Street, with City influence through design guidelines and the Public Space Plan. He  
3 expressed concern that the draft amendments do not include a mechanism to enforce upkeep  
4 and encourage property owners to take pride in Main Street.

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6 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

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8 The Planning Commission is scheduled to meet in a joint work session with the City  
9 Council prior to the regularly scheduled Commission meeting on November 15, 2017.

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11 **MINUTES REVIEW AND ACCEPTANCE**

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13 The minutes of the October 11, 2017 Planning Commission meeting were reviewed.  
14 Commissioner Johnson made a **motion** to accept the minutes. Commissioner Wright seconded  
15 the motion, which passed by unanimous vote (5-0).

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17 **ADJOURNMENT**

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19 At 8:19 p.m., Commissioner Daly made a **motion** to adjourn the meeting.  
20 Commissioner Helgesen seconded the motion, which passed by unanimous vote (5-0).

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25 David Hirschi, Chair

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28 *11-15-2016*  
29 \_\_\_\_\_  
30 Date Approved

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29 \_\_\_\_\_  
30 Katie Rust, Recording Secretary

