

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Tuesday, February 13, 2018**

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

4
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.

7
8 **MEMBERS PRESENT**

9 Cheylynn Hayman, Chair
10 David Hirschi (excused at 8:17 p.m.)
11 Gina Hirst
12 Logan Johnson
13 Becki Wright

14
15 **MEMBER ABSENT**

16 Kevin Daly
17 Kathy Helgesen

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director
21 Lisa Romney, City Attorney (excused at 8:17 p.m.)
22 Katie Rust, Recording Secretary

23
24 **STAFF ABSENT**

25 Cassie Younger, Assistant Planner

26
27 **VISITORS**

28 Interested citizens (see attached sign-in sheet)

29
30 **PLEDGE OF ALLEGIANCE**

31
32 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Wright

33
34 **PUBLIC HEARING – HOME OCCUPATION CONDITIONAL USE PERMIT – MOON**
35 **PRODUCTS LLC, 365 WEST 1350 NORTH**

36
37 Commissioner Wright recused herself from this issue because the applicant is her
38 neighbor. Cory Snyder, Community Development Director, explained the request for Home
39 Occupation Conditional Use Permit. Moon Products LLC is a hobby business that involves light
40 manufacturing, does not require a lot of space, does not change the nature of existing buildings,
41 and does not require additional utility services. The Conditional Use process is required
42 because this manufacturing and retail business is not on the list of “permitted” uses for home
43 occupations. Staff recommends approval of the CUP request.

44
45 Justin Moon, applicant, described his business, and stated that from the neighboring
46 property his noisiest machine sounds similar to his garage door going up or down.

47

1 Chair Hayman opened a public hearing at 7:11 p.m., and closed the public hearing
2 seeing that no one wished to comment.

3
4 Commissioner Hirschi made a **motion** for the Planning Commission to approve the
5 Conditional Use Permit for the Home Occupation for Moon Products LLC at 365 West 1350
6 North with the following conditions and reasons for the action. Commissioner Johnson
7 seconded the motion, which passed by unanimous vote (4-0). Following approval of the motion,
8 Commissioner Wright rejoined the Planning Commission on the dais.

9
10 Conditions:

- 11
12 1. Applicant shall receive a Business License.
13 2. Applicant shall receive an approval from South Davis Metro Fire.
14 3. Applicant shall comply with the noise ordinance as outlined in CMC 7.09
15 4. The accessory buildings on the property may be used for inventory storage, repair,
16 and use of the machines and tools necessary.
17 5. All inventory, tools, and materials shall be stored inside the accessory buildings or
18 dwelling and shall not to be stored in the yard.
19 6. Signs shall be in compliance with CZC 12.54.

20
21 Reasons for the Action:

- 22
23 a) Applicant's home occupation for Moon Products LLC involving manufacturing, repair
24 and retail is not listed on the "permitted" use list for Home Occupation. Therefore,
25 this Home Occupation use must be approved through a Conditional Use Permit.
26 b) Modifications of the development standards listed in 12.62.050 may be allowed
27 through the Conditional Use Permit process [CZC 12.62.070]. In the case of this
28 business, allowing inventory on the premises and the use of accessory buildings may
29 be permitted.
30 c) The applicant's business meets the development standards as listed in CZC
31 12.62.070 and CZC 12.21.100.

32
33 **PUBLIC HEARING – PRELIMINARY SUBDIVISION – MOSS ACRES, 2026 NORTH**

34 **MAIN**

35
36 Mr. Snyder presented the proposed Preliminary Subdivision request for Moss Acres, and
37 explained that a surface fault was found on the property with the geologic survey, constraining
38 possible alignment of the subdivision. The current plan is to keep the existing residence on the
39 property.

40
41 Chad Morris, applicant, expressed confidence that the 30-foot setback requirements will
42 be met. Mr. Morris said he is unsure of the construction timeline since contractors are fairly
43 booked right now. He said he does not anticipate a problem with the 18-month improvement
44 requirement, although he would like to be given two years.

45
46 Chair Hayman opened a public hearing at 7:41 p.m., and closed the public hearing
47 seeing that no one wished to comment. Commissioner Johnson asked why the City does not
48 allow accessory structures on a property that does not have a primary structure. Mr. Snyder
49 responded there is an expectation in residential zones that homes will be the primary use. Ms.
50 Romney stated the ordinance is designed to prevent nuisance lots. Commissioner Hirst
51 suggested the graphical representation of the fault line be more clearly accentuated on the Final
52 Plat.
53

1 Commissioner Wright made a **motion** for the Planning Commission to approve the
2 Preliminary Subdivision for the Moss Acres Subdivision, subject to the following conditions and
3 reasons for the action. Commissioner Hirst seconded the motion, which passed by unanimous
4 vote (5-0).

5
6 Conditions:

- 7
8 1. The Final Subdivision Plat and Plans shall reflect the lot layout and engineering
9 dated January 31, 2018, or as amended by the City in preparation of its recording.
10 2. The Final Plat shall provide a plat note indicating that the Max. Impervious Coverage
11 is 40% or 5,000 sq. ft., whichever is less.
12 3. The Final Plat shall provide a plat note indicating that all owners of lots in the Hillside
13 Overlay Zone must sign an acknowledgment of hazards and risk associated with
14 land use in this area prior to the issuance of a building permit for any dwelling or
15 accessory building.
16 4. The Final Plat shall depict the required three (3) public utility easements (each lot).
17 All lot street frontages are required to be 10 feet in depth and at least the other two
18 easements (*one side lot and one rear lot*) are required to be a minimum of 7 feet in
19 depth, as seemed acceptable by the City Engineer.
20 5. Fire hydrants are to be shown on the Final Plat at locations determined by the City
21 Engineer and the Fire Department.
22 6. A demolition strategy plan shall be prepared and submitted with the Final Subdivision
23 submittal and shall additionally address the following:
24 a. The undefined building depicted on Lot 4 is to also be removed.
25 b. The building to remain on Lot 4 would be inconsistent with the zoning
26 regulations. The developer is to also include, with the bonding of the
27 subdivision improvements, the amount necessary to demolish the building
28 and allow its' removal to be delayed for up to 18 months (same period
29 allowed for improvement construction). Afterwards, if the lot has not been
30 developed with a primary use in the 18-month period, then the developer
31 must remove the structure prior to releasing the bond amount for its
32 demolition OR the City call on the funds for demolishing the structure.
33 c. Additionally, the developer is to include in the demolition plan the removal of
34 a network of unnecessary driveways and retaining walls that traverse
35 throughout the property to be divided. This would eliminate any confusion for
36 future lot owners as they plan for future home construction.
37 7. Weber Basin Water shall provide written acceptance of the secondary water
38 infrastructure plans to establish such service to the subdivision, prior to Final
39 Subdivision Plat and Construction Plan Approvals.
40 8. The graphical representation of the fault line shall be more clearly accentuated on
41 the Final Plat.

42
43 Reasons for the Action:

- 44
45 a) The Planning Commission finds that Preliminary Subdivision Plans are consistent
46 with the previous Conceptual Plan Acceptance directives.
47 b) The Planning Commission finds that the Preliminary Subdivision Submittal, with the
48 conditions imposed, complies with the applicable regulations of the subdivision and
49 Hillside Overlay ordinances.
50 c) The Planning Commission finds that the Preliminary Subdivision Submittal, with the
51 conditions imposed, complies with the applicable regulations of the City's Zoning
52 Ordinance, regarding lot development within the R-L Zone.
53

1 **PLANNING COMMISSION 2018 GOALS**

2
3 The Planning Commission reviewed goals set in 2017. Referring to the top priority goal
4 of greater proactive planning, Mr. Snyder said it is his impression that the current City Council is
5 a more hands-on group, less likely to move anything to a staff level. If greater proactive
6 planning remains a priority for the Planning Commission, he advised that specific tactics would
7 need to be put together to present to the Council so the Council feels the bases have been
8 covered. Commissioner Hirschi said he knows a lot of cities have moved toward streamlining
9 decision processes, and the biggest struggle is deciding how to begin. He suggested staff and
10 the Council identify primary areas where streamlining could be affective to give the Planning
11 Commission a framework for discussion. Commissioner Hayman stated it would be helpful to
12 see what other cities have done. She said she views the Planning Commission's role as more
13 global and forward looking, but it is easy to get caught up in the minutiae of working through
14 administrative matters. Commissioner Wright pointed out that public hearings serve a different
15 purpose for the Planning Commission than for the City Council, and mentioned the possibility of
16 removing public hearings from administrative decisions for the Planning Commission.

17
18 Mr. Snyder said he knows of property for sale in the West Neighborhood, and property
19 owners willing to discuss possibilities. Commissioner Johnson encouraged the Commission to
20 move the West Neighborhood Plan to number one on the goals list. Commissioner Hirschi was
21 involved with the previous subcommittee for the West Neighborhood Plan. He commented that
22 things are changing, and he believes the process would likely be more fruitful this time around.

23
24 The Planning Commission will meet in a joint work session with the City Council on
25 February 21st. Commissioner Wright suggested adding completion deadlines to the top two
26 priorities once goals are set. The Planning Commission will continue prioritizing the goals list
27 after the joint work session.

28
29 **MINUTES REVIEW AND ACCEPTANCE**

30
31 The minutes of the January 24, 2018 Planning Commission meeting were reviewed and
32 amendments requested. Commissioner Johnson made a **motion** to accept the minutes as
33 amended. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).
34 Commissioner Hirschi and City Attorney Romney were excused at 8:17 p.m.

35
36 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

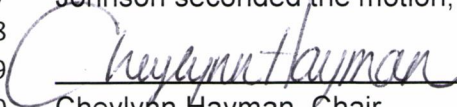
37
38 The next Planning Commission meeting is scheduled for Wednesday, February 28th.

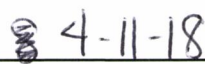
39
40 **CITY COUNCIL REPORT**


41
42 Mr. Snyder reported on decisions made by the City Council at their last meeting.

43
44 **ADJOURNMENT**

45
46 At 8:18 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner
47 Johnson seconded the motion, which passed by unanimous vote (4-0).

48
49 
50 Cheylynn Hayman, Chair

51
52 
53 Date Approved

51
52 
53 Avalon Comly, Recording Secretary

