PLANNING COMMISSION MINUTES OF MEETING
Wednesday, February 13, 2019
7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the
meeting of the Centerville City Planning Commission was called to order at 7:09 p.m.

MEMBERS PRESENT
Cheylynn Hayman, Chair
Kevin Daly, Vice Chair
Kai Hintze
Logan Johnson
Becki Wright

MEMBERS ABSENT
Gina Hirst

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Cassie Younger, Assistant Planner

VISITORS
Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Wright

PUBLIC HEARING – PRELIMINARY SUBDIVISION PLAT – BARRUS COVE –
196 E CHASE LANE

Cory Snyder explained that the applicant had met the directives received from the Planning Commission following its examination of the Conceptual Subdivision review with one exception. That exception involved the gas and secondary water providers and as indicated in the staff report, completion of those items was pending. Lot lines had been adjusted in order to be more perpendicular. At the end of the new cul de sac, the lot lines diverged from one another somewhat, but it appeared that they still met the current setback requirements. Staff wished to ensure that the drawings met the setback requirement as well.

Regarding drainage, it presented a potential design issue with the project, as the property involved a hill. The City engineer did not wish to create a common detention pond that would require long-term maintenance. Still, this was an issue that had yet to be completely ironed out.

Chair Hayman invited the applicant to address the Planning Commission.

Kyle Honeycutt introduced himself and explained that he represented property owner Roy Barrus, who had also stepped forward. Mr. Honeycutt stated that he would soon have the required approval from Dominion Energy. Regarding the setback issue, he explained that his engineer had designed the property
to meet the 40-foot and 60-foot setback requirements, but had failed to document that fact in the plans. He assured the Planning Commission he would take care of that.

Regarding drainage, Mr. Honeycutt felt there was sufficient slope from the east side to the west side of the property in order to prevent any flooding. He was confident that his experienced engineer had designed the project so as to avoid any drainage issues and he looked forward to moving ahead on the project.

Chair Hayman opened the public hearing at 7:20 p.m. There was no one who wished to address the Planning Commission so Chair Hayman closed the public hearing.

Commissioner Daly pointed out that the Commission had addressed this project at length during a previous meeting. He made a **motion** to approve the Preliminary Subdivision Plan for the Barrus Cove Subdivision located at 196 E Chase Lane with conditions 1-5 as outlined below, for suggested reasons for action a-c. Commissioner Hintze seconded the motion. Mr. Snyder pointed out that although the recommendation listed in the staff report mentioned Deuel Creek Place subdivision, he clarified this was actually the Barrus Cove Subdivision.

**Conditions:**

1. A Final Subdivision Application and Plat shall be submitted in accordance of CMC 15.04 of the Subdivision Ordinance.

2. The Final Subdivision Submittal shall also provide the applicable subdivision infrastructure construction plans for the subdivision in accordance with CMC 15.04104

3. The remaining “utility provider” sheets for natural gas and secondary water shall be submitted with the Final Subdivision Application.

4. In accordance with the City’s addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City’s Public Works Director.

5. The Final Subdivision Submittal shall provide verification of the required Lot Width Requirements of the R-L Zone.

**Suggested Reasons for Action:**

a) The Planning Commission finds that Preliminary Subdivision Plans are substantially consistent with the previous Conceptual Plan Acceptance.

b) The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the Subdivision Ordinance.

c) The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the City’s Zoning Ordinance, regarding lot development within the R-L Zone.

Commissioner Wright expressed appreciation that the concerns she had expressed at a previous meeting had been addressed by the developer.

The motion passed with a unanimous vote (5-0).
Cassie Younger explained it was unclear how this property had become split into two different lots. However, it had since been combined into a single one-acre lot, the result being that it was now out of compliance in that it contained two separate dwellings with two types of zoning. Ms. Younger indicated that there was plenty of Residential Medium zoning in the area and that this property was even less dense. She recommended using landscaping as a buffer between the property and the church to the east.

Chair Hayman invited the applicant to address the Planning Commission.

Atieli “Andy” Hafoka introduced himself and expressed appreciation to the Commission for considering his request to rezone his property. He intended to improve the appearance of the property so that it fit well with the rest of the community.

Chair Hayman opened the public hearing at 7:32 p.m.

Robert Burns – Mr. Burns indicated that he was the President of the Centerville Deuel Creek Irrigation Company. He explained that the higher density zoning had been part of a previous zoning change and that the property in question had been three separate pieces at one time. His company was unaware that the lots had been combined and indicated that the accounts could be combined into one at the appropriate time in the development process.

There was no one else who wished to speak and Chair Hayman closed the public hearing at 7:33 p.m.

Commissioner Daly suspected that since there was no 500 West in this portion of the City, perhaps when the general plan of this area referred to 500 West, it was merely referencing any property that was behind the lots which fronted 400 West. Commissioner Johnson felt that 500 West might belong on the east edge of the property in question.

Commissioner Wright pointed out that the previous Hafoka development had come with some turmoil of trying to figure out what residents were hoping for versus what developers were hoping for. However, if the Planning Commission were to approve the rezone currently under consideration, she did not expect similar concerns because of the lower density level changes in the R-M zone, as well as the fact that no one appeared at the public hearing to speak in opposition to this rezone. She also expressed appreciation for the compromise that was reached between the City and the concerns of residents following the first Hafoka development.

Commissioner Daly asked if, as a Planned Unit Development (PUD), there might be the possibility of a bonus unit. Mr. Snyder indicated that in order to qualify for the bonus, the development would need to be at least 5 acres in size and this one was not. Therefore, it did not qualify for the bonus.

Commissioner Johnson made a motion to recommend approval to the City Council the following Zoning Map Amendment of Parcel Number 03-001-0209 at 522 and 484 Porter Lane, from Residential Low to Residential Medium Zone with proposed reasons for action a-c. Commissioner Wright seconded the motion.

Proposed Reasons for Action:

a) The following Zoning Map Amendment is consistent with the General Plan, in that
residential medium density is allowed on Porter Lane “approximately” West of 500 West.
b) The zoning map amendment fits the approval standards as outlined in CZC 12.21.080(e)

c) Zoning boundaries, as stated in the General Plan 12-480-8 and CZC 12.30.050, should
follow lots lines.

The motion passed unanimously (5-0). Chair Hayman explained to the applicant that the application
would now go to the City Council for consideration but that the Planning Commission had recommended
that they approve it.

**PUBLIC HEARING – PRELIMINARY AND FINAL SUBDIVISION – COTTAGE ON
THE CORNER – 323 E PAGES LANE**

Commissioner Wright indicated that due to the slim possibility of a future business relationship
between the applicant and her, she had chosen to recuse herself from the discussion and vote on this topic.
She then stepped down from the dais.

Mr. Snyder reminded the Planning Commission that it had approved the site plan for this project
some time ago. The applicant was now asking the Commission to approve both the preliminary and the
final plat, expediting the ability to move on to the City Council. There was a unique situation wherein all
the infrastructure to service the development had been put in place and the project had continued through
the majority of the process without the Preliminary Plat approval going before the Commission. The
Development Review Committee had not indicated an objection to requesting a Final Subdivision
approval. Mr. Snyder then explained various recommended conditions.

Chair Hayman invited the applicant to address the Planning Commission.

Scott Balling introduced himself to the Commission and indicated he had no concerns about
meeting any of the stated conditions of approval.

Chair Hayman opened the public hearing at 7:48 p.m.

**Robert Burns** – Mr. Burns introduced himself once again. He pointed out that all easements must
be shown on the final plat and that the Zoning Code prohibited buildings from being constructed upon
easements. Because the original easements had not been vacated when the project began, it now needed to
be done. There was a public utility easement (PUE) along the north property line which did not appear to
cover all of the irrigation alignment. Ms. Romney asked Mr. Burns if he was willing to vacate the
easement. Mr. Burns responded that one of the two easements currently existed and if the 2002 easement
was in an acceptable location, it could be added to the plat. But again, he did not believe the PUE
touched the eastern portion of the pipeline. Mr. Snyder explained that the engineer would review the title
report and determine how best to proceed.

There were no additional comments by the public and Chair Hayman closed the public hearing at
7:54 p.m.

Mr. Balling returned to the podium to address Mr. Burns’ comments. He indicated that he was
not opposed to writing a larger easement in the corner since it was still several feet away from the
building. Ms. Romney explained that if the easement was still recorded against the property, it would
need to either be shown on the plat by book and page number, or vacated and a new one granted.

Ms. Romney suggested that if the Planning Commission was still comfortable moving forward
with approval, an eighth condition should be added such as “all existing easements of record must be
shown on the plat or vacated prior to the recording of the final plat.”
Chair Hayman moved that the Planning Commission approve the Preliminary Subdivision Plan and recommend approval of the Final Plat for The Cottage on the Corner Development, subject to Conditions 1-7 in the staff report, Condition 8, as recommended by the City Attorney and also Suggested Reasons for Action a-c. Commissioner Hintze seconded the motion.

Conditions
1. The applicant shall finalize any plat related formatting and/or survey errors and omissions, which shall be deemed acceptable by the City’s Engineer and Attorney.

2. The subdivision plat shall contain necessary notes that the development of the properties is subject to the conditions of the approved Final Site Plan and Conditional Use Permit. This approval also suggests that such references should be included in the CC&R’s for disclosure to all future owners.

3. Prior to plat recording, the related Articles and CC&R documents will need to be reviewed by the City Attorney to verify compliance with state statutes.

4. Prior to the recording of the subdivision plat, the City’s Building Official and the Fire District shall provide verification that the existing construction complies with the requirements to allow for the platting of the townhomes.

5. Prior to plat recording, the secondary irrigation company shall provide verification that the plat reflects the needed easements that the applicant agreed to during the construction of the development.

6. In accordance with the City’s addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City’s Public Works Director.

7. The applicant shall provide an updated title report (within 30 days) for review and acceptance of any final paper and/or linen plat, at a time deemed appropriate by the City’s Attorney and/or Recorder.

8. All existing easements of record must be shown on the plat or vacated prior to the recording of the final plat.

Suggested Reasons for Action (Findings):

a) The Planning Commission finds that the subdivision plat and plans and plat are in harmony with the relevant provisions of the City’s Zoning Approvals and Subdivision regulations.

b) The Planning Commission finds that the development has previously been approved by the City and that the subdivision is also subject other terms and conditions, as approved by the City for the related final site plan and conditional use permit.

c) The Planning Commission finds that with the Conditions listed for this approval, the subdivision can be deemed consistent with the expectations for PUD subdivisions, as outlined in Chapter 15-6, Planned Unit Development.

The motion passed unanimously (4-0). Commissioner Wright returned to the dais.

CITY COUNCIL REPORT
Ms. Romney explained that the City Council had approved the addition of businesses involved with applying permanent cosmetics be added to the table of uses. Additionally, they had discussed planning for the foothills.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder indicated that there were three items tentatively scheduled for the next Planning Commission meeting—Deuel Creek, Legacy Lands Final Plat and a discussion regarding subdivision chapter 4. He also explained that at the City Council’s next meeting, they would discuss the South Main Street Corridor revamp of the General Plan and Zoning Ordinance. Finally, a work session between the City Council and Planning Commission would potentially take place on either March 13th or 27th. Commissioner Hintze indicated that he would not be able to attend on March 13th and Commissioner Wright stated that there was a slight chance that she would be unavailable on the 27th.

MINUTES REVIEW AND ACCEPTANCE

The minutes of January 23, 2019 were reviewed. Commissioner Wright made a motion to accept the minutes as presented. Commissioner Hintze seconded the motion which passed by unanimous vote (5-0).

Commissioner Johnson mentioned that he would be unable to attend the next Planning Commission meeting on February 27. The remaining Commissioners expected to be in attendance.

ADJOURNMENT

Chair Hayman moved to adjourn. Commissioner Hintze seconded the motion. The motion passed unanimously (5-0) and the meeting adjourned at 8:03 p.m.

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Cheylynn Hayman, Chair

Date Approved

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Jamie Brooks, Recording Secretary
A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the Centerville City Planning Commission Work Session was called to order at 5:30 p.m.

**MEMBERS PRESENT**
Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Kai Hintze
Logan Johnson
Becki Wright

**MEMBERS ABSENT**
Gina Hirst

**STAFF PRESENT**
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Cassie Younger, Assistant Planner

**VISITORS**
Interested Citizens

Chair Hayman welcomed those in attendance.

Cassie Younger explained that the Planning Commission’s Agenda Packet contained a memorandum outlining the goals that the Commission had set the previous year, and the meetings at which those goals were discussed or acted upon. The Commission still awaited City Council action on the table of use amendments for the South Main Street Corridor Overlay Zone (SMSC) and that item was scheduled to be discussed by the Council on February 19, 2019.

Cory Snyder explained that the City Council would first address an item that had been tabled as some community members were still awaiting answers. The Council would then need to decide what they wished to do with the table of uses—whether they wished to further delay the entire discussion or whether they wished to pass some of the recommended uses but not others. A joint work session with both the City Council and Planning Commission is tentatively scheduled for March wherein the Planning Commission will present its overall goals. Also scheduled for discussion at that time will be the general overhaul of the South Main Street Corridor Overlay Zone.

Ms. Younger pointing out that if the SMSC Overlay edits are approved, there would be a great deal of work for the Planning Commission to do. She reminded the Commission of various items that it had addressed in 2018.

Chair Hayman inquired how many more chapters of the Subdivision Ordinances are left to review. Lisa Romney responded that there are about 17 total chapters in the current draft. The Commission and Staff agreed to attempt to address at least one chapter per month in chronological order.
Ms. Romney pointed out that there had been significant discussion regarding noticing and when the Commission should take public comment on various applications. Ms. Romney said the current draft of the Subdivision Ordinance recommends that final subdivision plats be approved by the Planning Commission without having to go to the City Council for approval. She said this will streamline the process. It is also recommended to keep administrative land use decisions at the Planning Commission level. Ms. Romney noted that she still intends to prepare the administrative/legislative handouts for the Planning Commission and public as requested. There was also some discussion about providing or at least encouraging annual land use training for both the Planning Commission and the City Council. Ms. Romney said she would contact the ULCT to see if Centerville could possibly be designated as a satellite location for future land use training.

Regarding the two vacancies on the Planning Commission, Mayor Wilkinson should be recommending appointments to the City Council in the near future. It was unclear exactly when that would take place.

Ms. Romney stated the City should prioritize an overhaul of the General Plan. She said that if SB34 passes the legislature this year, there will be new requirements regarding affordable housing and other land use regulations to encourage local jurisdictions to provide for a variety of housing types. Ms. Romney also stated the City should focus on future planning for West Centerville. She said there are certainly some economic development opportunities that could help broaden the City’s tax base.

At the request of Chair Hayman, Ms. Romney gave a brief explanation of SB34 which contains amendments to the Utah Land Use Development and Management Act (LUDMA), and encourages planning for alternative types of housing in local communities. Commission members and Staff discussed the ramifications of the proposed legislation. Mr. Snyder indicated that if the bill were to pass, its effective date was currently listed as December 31, 2019.

Ms. Younger then transitioned the discussion into potential Planning Commission goals for 2019. They were listed as:

- Main Street Design Guidelines and Performance Standards
- Further discussion was necessary
- Minding the Gap: Addressing the density gap between 6 and 9 units per acre, including parking calculations and counts
- Finish Subdivision Ordinance updates with City Attorney
- Community Pathways Planning – Pedestrian Circulation within the Commercial zones
- 1250 West Transit Corridor – connecting to Front Runner at Woods Cross and Farmington
- Shoreland Residential Component
- Highlighted the need to review the Master Plan on the west side of the City
- Moderate Income Housing Plan for SB34
- Also highlighted the need to review the Master Plan on the west side

Ms. Younger stated she wished to add to the list a personal goal of amending the accessory building setbacks in the Residential-Low Zone.
It was suggested that the upcoming joint work session in March would be a good opportunity to get input from the City Council regarding what it wished the Planning Commission to focus on going forward. Once there was input from the Council, the Commission could address prioritizing the list of goals.

The Work Session adjourned at 6:34 p.m.

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Cheylynn Hayman, Chair  Date Approved

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Jamie Brooks, Recording Secretary