PLANNING COMMISSION MINUTES OF MEETING
Wednesday, May 8, 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 7:00 p.m.

MEMBERS PRESENT
Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Thomas Hunt
Logan Johnson
Becki Wright

MEMBERS ABSENT
Kai Hintze

STAFF PRESENT
Cory Snyder, Community Development Director
Katie Rust, Recording Secretary

STAFF ABSENT
Lisa Romney, City Attorney

VISITORS
Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER
Commissioner Wright

PUBLIC HEARING – PDO AMENDMENT – SHEFFIELD DOWNS SUBDIVISION

Brighton Homes desires to alter the approved project’s original architectural design
scheme and two sub-alternative designs in addition to the original. The petitioner states the
materials cost of the original design has increased substantially from the original estimate. Cory
Snyder, Community Development Director, explained that the request is to reduce the materials
cost by allowing synthetic stucco for lots with side and rear elevations that have little or no
frontage on public streets, with upgraded materials optional. Sheffield Downs is a single-family
residential subdivision in a Residential-Medium (R-M) Zone. Mr. Snyder commented that stucco
is a material commonly used in single-family residential development. The R-M design
standards were put together with multi-family housing in mind. Taylor Spendlove of Brighton
Homes, petitioner, further explained the request to be able to use stucco on sides not facing a
public street to contribute to affordability of the homes.

Chair Hayman opened a public hearing at 7:17 p.m., and closed the public hearing
seeing that no one wished to comment. Mr. Snyder commented that this is the first project
measured against the new R-M standards. Commissioner Johnson said he questions the need
for four-side upgraded architecture requirements considering the City’s desire for affordable
housing to be available. Vice Chair Daly said he believes the City is already giving a little on the
design standards, and questioned how much more the City wants to give. Chair Hayman said she was persuaded by the letter submitted by Brighton that pointed out Brighton Homes included upgraded landscaping and did not request bonus density. She said she appreciates a builder wanting to pass savings on to the end buyer. Commissioner Hunt said he does not think the change would compromise the architectural aspect of the project. Commissioner Wright said she hesitates to approve on the promise that Brighton will pass the savings on to the end buyer. Chair Hayman pointed out that this developer has gone above and beyond in including elements that did not have to be included, and said she is okay with the limited nature of what they suggest.

Commissioner Johnson made a motion to recommend approval of the proposed architectural design amendments, as submitted and shown in the Exhibit “A” provided by the applicant, consisting of three (3) design types, with Reasons for the Action (a) – (e). Chair Hayman seconded the motion, which passed by unanimous vote (5-0).

Reasons for the Action:

a) The Commission finds that amendments to a PDO approval are subject to the original procedure used for obtaining a PDO plan approval.
b) The Commission finds that according to Section 12-41-010, the purpose of the PDO provisions is to allow: “mixed residential/commercial project to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.”
c) The Commission finds that Section 12-41-070 allows for “variations from development standards” from both the Subdivision and Zoning Ordinances.
d) The Commission finds that the proposed alternative Architectural Design Plan maintains the expected architectural design of the PDO with particular attention given to areas exposed to public view.
e) The Commission finds that the proposed Alternative Architectural Design Plan remains substantially consistent and compatible with the originally approved Architectural Design Plan for the Sheffield Downs Development.

DISCUSSION – GENERAL PLAN – SOUTH MAIN STREET CORRIDOR

Mr. Snyder provided the Planning Commission with a copy of the 2017 Centerville Crime Study. Chair Hayman said she does not think the data supports the claim made at a previous meeting that more police time is spent in multi-family developments than single-family developments. The Commissioners decided to approach the South Main Street Corridor (SMSC) discussion using the five goals/visions listed in the SMSC General Plan draft language concepts prepared by staff:

1. Maintain the local and historic character of Main Street
2. Preserve and maintain the domestic nature of commercial uses of South Main Street
3. Consider future residential as a supplementary allowable use
4. Development design
5. Street space expectations

Chair Hayman suggested discussing residential reintroduction opportunities first. Commissioner Johnson said he got the feeling that the City Council would get behind an ADU-type situation if density is limited. Vice Chair Daly said he leans more toward eliminating a
residential aspect and going all-in on commercial. Chair Hayman said she believes allowing some multi-family housing along the west side of Main Street might create synergy for the area, but right now she is leaning toward supporting all commercial. She said if the City is going to eliminate the residential aspect and focus on commercial, the uses need to be opened up. Vice Chair Daly said he would not be opposed to including a residential element in the plan, but he does not think it would work very well, and he does not think anyone would use it. Commissioner Wright suggested focusing on commercial, adding residential if commercial does not start happening. Chair Hayman repeated a comment from a previous meeting that affordable housing is more successful if spread out through a community rather than clustered. Commissioner Wright said if residential were introduced it would make sense to add affordable housing along Main Street. Chair Hayman suggested the Planning Commission include residential, but in a way that is easy to remove if the Council does not like it.

Vice Chair Daly said he would support submitting the same use list prepared last year to the Council again. Chair Hayman said she feels the uses added to the use list are “harmonious” commercial. Vice Chair Daly added that the uses added to the list are conditional so they can be tailored to the individual situation. Chair Hayman suggested the Planning Commission discuss and work on commercial first, moving the residential component to last. She said she thinks the residential component needs to be a meaningful multi-family residential option. Chair Hayman said she is not in favor of single-family housing along Main Street.

Chair Hayman said she likes the idea of channeling some of the elements seen in the homes in the historic district adjoining Main Street. Something that is modern, but gives a nod to the historic nature. Chair Hayman suggested inviting the Landmarks Commission to provide input regarding possible elements. The Commission discussed meeting with the Landmarks Commission in a work session prior to a meeting in June.

The Planning Commission intends to discuss street scape and the North Parrish Lane intersection area at the next meeting.

DISCUSSION – SUBDIVISION ORDINANCE UPDATES – CHAPTER 7 (FINAL PLAT)

Commissioner Wright made a motion to table this discussion until the City Attorney is present. Vice Chair Daly seconded the motion, which passed by unanimous vote (5-0).

ROUTINE AND UNCONTESTED MATTERS – REQUEST FOR DELEGATION

Mr. Snyder explained the request for the Planning Commission to delegate the approval of single-family development on an unplatted lot to the City’s Zoning Administrator, with limitations. He also explained the staff recommendation for the Planning Commission to initiate amendments to the Zoning Ordinance.

Vice Chair Daly made a motion to establish the following process for approval of Single-Family Development on an Unplatted Lot:

- Any residential single-family home shall be required to obtain a Conceptual Site Plan Acceptance from the City’s Planning Commission, in order to conduct the necessary public hearing.
- Upon Conceptual Site Plan Acceptance, the Final Site Plan is hereby delegated to the City’s Zoning Administrator, as follows:
  a. A Final Site Plan shall be submitted in accordance with City’s Zoning Code.
  b. The Development Review Committee shall review and make recommendations to the Zoning Administrator regarding the Final Site Plan approval.
c. The Zoning Administrator shall review and approve the Final Site Plan in accordance with CZC 12.21.180, and any applicable regulations of the City Codes, including but not limited to the dedication of easements, the establishment of needed utility services, construction of public infrastructure, and payment of any applicable impact or other applicable adopted City Fee.

Commissioner Wright seconded the motion, which passed by unanimous vote (5-0). Commissioner Johnson made a motion to propose a Zoning Text Amendment to the City’s Zoning Ordinance for approval of Single-Family Development on an Unplatted Lot, to consider the following:

- Consider reducing the need for a two-step site plan process for single-family development.
- Provide greater clarity regarding the types of residential development and how amendments are approved.
- Consider waiving the need for a “public hearing,” specifically for single-family development.

Vice Chair Daly seconded the motion, which passed by unanimous vote (5-0).

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Mr. Snyder updated the Commission on upcoming agenda items and recent actions taken by the City Council.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the April 24, 2019 Planning Commission meeting were reviewed. Commissioner Wright made a motion to accept the minutes. Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:21 p.m., Chair Hayman made a motion to adjourn the meeting. Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).