PLANNING COMMISSION MINUTES OF MEETING

Wednesday, May 27, 2020
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT
Kevin Daly
Cheylynn Hayman, Chair
Mason Kjar
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Brant Hanson, City Manager
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner
Leah Romero, City Recorder

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Summerhays

PUBLIC HEARING – CONCEPTUAL SITE PLAN AND CONDITIONAL USE PERMIT – THE HIVE

Cory Snyder, Community Development Director, responded to concerns expressed during the public hearing at the May 13, 2020 Planning Commission meeting. He stated the applicant had ordered a traffic study, anticipating a request from the Planning Commission. Mr. Snyder said the applicant submitted a revised plan for visitor parking, and increased the proposed setback for the north side of the proposed duplex units from 15 feet to 20 feet, matching the Residential Low rear setback requirement.

Chair Hayman opened the public hearing at 7:21 p.m.

Brevin, Centerville – Brevin said he was disappointed when he received the notification to move. He said he had lived at Centerville Mobile Estates for almost a year.

Luz Marenas, Centerville – Ms. Marenas said she had lived at Centerville Mobile Estates for one month, and commented that it is difficult to move. She asked the Planning Commission to think about all those involved in the difficult situation.

Jonathan Lysenko, Centerville – Mr. Lysenko commented that the developer would finish the project and eventually leave, and it is important that what is left behind works for the neighborhood. He questioned whether direct access to the Frontage Road is legal under the Centerville General Plan, and pointed out the need for a buffer between Residential Low and Residential High Zones.
Francisca Blanc, Utah Housing Coalition – Ms. Blanc asked about the City’s Moderate-Income Housing Plan, pointed out that Centerville has limited affordable housing, and requested that the City consider the affect the proposed development would have on the community.

Lindsay Duncan, Centerville – Ms. Duncan said the residents of Centerville Mobile Estates are amazing people, said she hoped the Planning Commission would consider the petition submitted online, and thanked the Commission for their time.

Chair Hayman thanked everyone who commented. She expressed compassion for those impacted by the situation, and explained that the role of the Planning Commission is to evaluate applications based on compliance with Centerville ordinances and General Plan.

Darlene Carter with C. W. Urban, applicant, said C. W. Urban was working with various housing groups to provide options for residents of the Centerville Mobile Estates.

Commissioner Wright asked about State moderate-income housing requirements, and asked if the City would be required to replace affordable housing elsewhere in the City when existing affordable housing was eliminated by development. Mr. Snyder responded that under the Centerville Moderate-Income Housing Plan, the City is to use future land use planning to encourage and promote the development of moderate-income housing. The City does not obligate a developer to develop moderate-income housing. Mr. Snyder explained that the City is not obligated to replace affordable housing on a one-to-one basis, but the loss of Centerville Mobile Estates would be reported to the State as a loss of affordable housing in Centerville. He commented that Centerville could adopt a more aggressive approach to encourage moderate-income housing.

Responding to a question from Commissioner Summerhayes, Mr. Snyder said the City complied with December 2019 SB 34 requirements. He said the December 2020 SB 34 requirements relate to transportation, and would not be affected by the proposed development.

Chair Hayman closed the public hearing at 7:59 p.m.

Responding to a question from Commissioner Summerhayes, Mr. Snyder explained General Plan requirements regarding buffering between residential and commercial zones. The City does not have a buffer requirement between different residential zones. He repeated that the 20-foot proposed duplex setback matches the 20-foot rear setback on Applewood Drive.

Commissioner Wright commented that the City has the ability to require mitigation of potential impacts to existing development if a conditional use permit is requested. Mr. Snyder cautioned that any potential negative impact would need to be clearly established, with reasonable mitigation identified. Lisa Romney, City Attorney, stated that the General Plan is typically advisory, with formal requirements adopted in the Zoning Code. She advised that it would be legally problematic to rely too heavily on vague concepts in the General Plan in trying to require buffering.

Mr. Snyder explained that the City discourages individual single-family residence driveway cuts along the Frontage Road for safety reasons, but does not prohibit access to lanes servicing multiple units. City Ordinances require developments of more than 20 units to have two accesses to public streets. Mr. Snyder agreed with Commissioner Daly that it would be reasonable to discuss with the applicant the desire for the Frontage Road access to be more perpendicular with Frontage Road.

Commissioner Wright said she was uncomfortable counting driveway space as parking stalls for the proposed duplex units. Chair Hayman agreed, and suggested there was evidence at
Garden View Apartments that the proposed layout is problematic. Mr. Snyder stated there is
precedence for counting driveways as additional parking at the Pineae Gardens Development. A
9-foot by 20-foot space must be provided for every required parking stall. On-street parking can
be counted. Since the May 13, 2020 Planning Commission meeting, the applicant submitted a
revision with additional parking stalls intended to provide more parking for the proposed
townhome units. Mr. Snyder confirmed that on-street parking would not be allowed along the north
side of the lane to ensure fire-lane access. Ms. Romney emphasized that when a problem is
evident in a development, such as parking issues, ordinances should be amended to prevent the
problem in future developments. Commissioner Daly said he would like the proposed
development to be able to meet its own parking needs so that parking does not spill out onto 400
West or Frontage Road, causing an impact to the surrounding community.

Ms. Carter explained that each proposed duplex unit would have space for two vehicles
to be parked in the driveway, and that .59 stalls would be provided for each proposed townhome
unit, exceeding the .50 per unit requirement.

The Planning Commission discussed sight lines and other safety issues related to parking
and access. Mr. Snyder said Staff would look into existing parking restrictions along 400 West
and Frontage Road, and bring back recommendations. Ms. Carter confirmed that the angle and
placement of the connection at Frontage Road could be adjusted. She explained planned
landscaping, and emphasized that the proposed plan includes 43% greenspace. Ms. Carter said
C. W. Urban would prefer to mirror the Residential Low development to the north with a 6-foot
privacy fence along the north boundary, but would be willing to install a 10-foot fence if desired
by the Planning Commission. The rear yards for the proposed duplex units will be private yards
rather than common space. Commissioner Summerhayes suggested planting evergreen trees
around the proposed townhomes to provide year-round benefit. Ms. Carter said C. W. Urban
would be willing to reach out to existing property owners along the south side of Applewood Drive
regarding privacy fencing. Chair Hayman and Commissioners Wright and Daly said they would
not want a 10-foot fence along the north property line.

Ms. Carter explained that the proposed two-story duplex units were intentionally placed
along the north property line to provide a buffer between the neighboring Residential Low and the
proposed three-story townhomes included on the rest of the project. Commissioner Wright asked
about the potential impact of balconies on the proposed duplex units on the existing residential to
the north. Mr. Snyder cautioned against trying to regulate or define interior plans of the units.

Responding to written public comments, Mr. Snyder explained construction noise
restrictions, showed the location of the proposed detention basin, and confirmed that a
photometric analysis would be required.

Commissioner Wright pointed out that three-story townhomes on the south side of the
subject property would most likely be visible from Parrish Lane, and asked if Parrish Lane Design
Guidelines would apply. Mr. Snyder responded that Parrish Lane Design Guidelines apply only to
commercial properties. Staff responded to a question from Commissioner Wright regarding the
rights of those leasing property.

Ms. Carter explained that interior units on the property would be treated differently than
exterior units with regard to design elements. She repeated that all units are intended to be
individually owned.
Chair Hayman moved to table the Conceptual Site Plan and Conditional Use Permit Applications, with the public hearing process closed, and direct Staff to bring back a recommendation. Commissioner Summerhayes seconded the motion. Commissioner Wright moved to amend the motion to allow additional written public comment through June 4, 2020. Commissioner Daly suggested adequate time had been provided to receive public comment, with time for Staff and the Commission to respond to concerns. The motion to amend died for lack of second. The original motion passed by unanimous vote (6-0).

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Planning Commission is scheduled to meet next on June 10, 2020.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the May 13, 2020 Planning Commission meeting were reviewed and amendments requested. Commissioner Wright moved to accept the minutes as amended. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 9:44 p.m., Chair Hayman moved to adjourn the meeting. Commissioner Daly seconded the motion, which passed by unanimous vote (6-0).

Leah Romero, City Recorder
Katie Rust, Recording Secretary

June 10, 2020

Date Approved