

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, March 14, 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 Logan Johnson

11 David Hirschi

12 Kevin Daly, Vice Chair

13 Kathy Helgesen

14
15 **MEMBERS ABSENT**

16 Gina Hirst

17 Becki Wright

18
19 **STAFF PRESENT**

20 Lisa Romney, City Attorney

21 Cassie Younger, Assistant Planner

22 Avalon Comly, Recording Secretary

23
24 **STAFF ABSENT**

25 Cory Snyder, Community Development Director

26
27 **VISITORS**

28 Interested citizens (see attached sign-in sheet)

29
30 **PLEDGE OF ALLEGIANCE**

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

33
34 **PUBLIC MEETING – FINAL SUBDIVISION PLAT – MOSS ACRES, 2026 NORTH**

35 **MAIN**

36
37 Cassie Younger, Assistant Planner, reviewed each of the conditions of the previous
38 preliminary subdivision acceptance for Moss Acres Preliminary Plat and discussed how each of
39 these conditions had been addressed by the applicant since the Planning Commission meeting
40 of February 13, 2018. Ms. Younger further clarified staff's suggested language for condition 11
41 of the Final Plat Approval for the property. She explained that the shed on Lot 3 of the Moss
42 Acres property would not need to be demolished because the existing home would remain on
43 the property, but the sheds on Lot 2 and one of the sheds on Lot 4 would need to be
44 demolished before the recording of the plat. The other shed on the south end of Lot 4 would be
45 bonded for removal, and if the Lot was developed with a primary use within 18 months from the
46 date of the plat recording that shed could remain on the property. Ms. Younger further noted
47 that the City Engineer had made a cursory review of the Demolition and Construction Plans for
48 Moss Acres, and that he and the City Attorney would need to sign off on the Final Plat.

49

1 The Commissioners, with the help of Lisa Romney, City Attorney, worked on clarifying
2 staff's suggested language for Condition 11 of the Final Plat Approval for the property. This
3 clarified language is noted in the conditions below.
4

5 Chad Morris, owner of the Moss Acres property, further clarified that there are 2
6 buildings which will be demolished on Lot 4, and that there is an additional out building on the
7 south end of Lot 4 that he is hoping will be able to remain. He expressed satisfaction in the
8 process of working with staff. He also said that while he does see a benefit to having a setback
9 for an earthquake zone, he feels that a 30-foot setback on each side is far too great, especially
10 if an engineer has said that this great of a setback is not necessary. He said it does not matter
11 much for his property, but he wanted to make the comment for the benefit of future developers.
12

13 Commissioner Helgesen made a **motion** for the Planning Commission to recommend
14 approval of the Final Plat of Moss Acres at 2026 North Main to the City Council, with the
15 following conditions and reasons for the action. Commissioner Hirschi seconded the motion,
16 which passed by unanimous vote (5-0).
17

18 Conditions:
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- 20 1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering
21 dated February 28, 2018, or as amended by the City in preparation of its recording.
- 22 2. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by
23 the City staff to ensure plat compliance with City's approved format, approval final
24 layout, survey standards, and owner dedications. Such paper plat shall be deemed
25 acceptable by the City Attorney and City Engineer prior to preparation and submittal
26 of the final recordable linen plat to the City.
- 27 3. Plat Note Number 2 shall be edited to say, "Maximum impervious coverage is 40% or
28 5,000 square feet per lot, whichever is less" before recording of plat.
- 29 4. Confirm proposed addresses with Public Works Director and label on the final plat
30 before recording.
- 31 5. Plat shall state the Centerville City Standards as approved by the City Engineer.
- 32 6. Applicant shall add "Name" to the Owner's Dedication and Acknowledgement before
33 recording of Final Plat.
- 34 7. Applicant shall add location and reference to Centerville City Easement E#900358,
35 B#1367, P#723, prior to recording of the Final Plat.
- 36 8. Receive Final approval from the City Engineer of Final Plat, Construction Drawings
37 and Demolition Plan
- 38 9. Applicant shall provide legal existence of MorrisRigby LLC.
- 39 10. Applicant shall correct the boundary description on the plat to match the one listed
40 on the title report, as approved by the City Attorney, before recording of the Final
41 Plat.
- 42 11. Applicant shall comply with the demolition plan as approved by the City Engineer and
43 shall post a bond for the demolition of the existing out building located at the south
44 end of lot 4 which may remain IF the lot is developed with a primary use within 18
45 months from the date of plat recording. At the end of the 18-month period, if the lot
46 has not been developed for primary use, the developer shall remove the structure
47 prior to the City releasing the bond amount for its demolition OR the City can call on
48 the funds from the bond for demolishing the structure.
- 49 12. The required improvement bond and associated fees shall be prepared, reviewed,
50 and paid prior to the recordation of the subdivision plat with Davis County.
- 51 13. After the plat recording, a preconstruction meeting shall be held with the City that
52 includes all parties that are installing the public and utility service infrastructure.
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2 Reasons for the Action:
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- 4 a) The Planning Commission finds that Final Subdivision Plats are consistent with the
5 previous Preliminary Plan Acceptance directives.
6 b) The Planning Commission finds that the Final Subdivision Submittal, with the
7 conditions imposed, complies with the applicable regulations of the subdivision and
8 Hillside Overlay ordinances.
9 c) The Planning Commission finds that the Final Subdivision Submittal, with the
10 conditions imposed, complies with the applicable regulations of the City's Zoning
11 Ordinance, regarding lot development within the R-L Zone.
12

13 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
14

15 The previously scheduled Planning Commission meeting of March 28 has been
16 cancelled as there are no items on the agenda, so the next Planning Commission meeting will
17 now be on April 11, 2018.
18

19 Ms. Younger said that she will be sending out the Main Street Survey again, and after
20 the results are received another work session may be scheduled to discuss results. Chairman
21 Hayman commented that she feels a work session with the City Council would also be helpful to
22 set goals for Main Street and the West Neighborhood Plan so that the Planning Commission
23 could begin striving to meet those goals.
24

25 CITY COUNCIL REPORT
26

27 Ms. Younger reported on decisions made by the City Council at their last meeting.
28

29 Commissioner Hirschi reminded the Commissioners that in the last Planning
30 Commission meeting of February 13, 2018 it was discussed that staff would come up with some
31 ideas to present to the City Council for streamlining the administrative aspects of the Planning
32 Commission's work so that more proactive planning could be done. He asked that this item
33 remain on the list for the Planning Commission to address in future. Chair Hayman said that
34 she has spoken to Cory Snyder, Community Development Director, about this item and would
35 like some additional information about what other cities have done and what has worked for
36 them.
37

38 MINUTES REVIEW AND ACCEPTANCE
39

40 The minutes of the February 13, 2018 Planning Commission meeting were reviewed and
41 accepted without amendments. Commissioner Johnson made a **motion** to accept the minutes.
42 Commissioner Daly seconded the motion, which passed by unanimous vote (5-0).
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44 ADJOURNMENT
45

46 At 7:19 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner
47 Johnson seconded the motion, which passed by unanimous vote (5-0).
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52 Cheylynn Hayman, Chair

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4-27-18
Date Approved

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Avalon Comly, Recording Secretary

