

2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

MEMBERS PRESENT

STAFF PRESENT

VISITORS

PLEDGE OF ALLEGIANCE

CONCEPTUAL SITE PLAN AMENDMENT – SDMFD STATION 83

- Adjustments to the Main Street sidewalk layout
- Alternative design for the Apparatus Bay Driveway (i.e. plaza area for increased building setback allowance)
- Adjustment to the Building's entrance sidewalk (i.e. Public Access or Front Door)
- Landscape Alterations (substitute shrubs for street trees and proposed alternative for the gathering space area)

Chair Hayman opened a public hearing at 7:30 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Johnson made a **motion** to accept the conceptual plan to amend the original SDMFD Station 83 Final Site Plan of September 2018,

subject to the following directive and reasons for action. Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).

Directive:

1. The applicant shall prepare and submit a Final Site Plan Application, as described by the Zoning Ordinance.
As part of the subsequent Final Site Plan submittal, the applicant will need to decide the following regarding landscaping and street tree compliance:
 - a. Comply with the ordinance requirements.
 - b. Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.
 - a. Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.
 - b. Not more than 25% of required trees may be substituted.
 - c. Apply for a "waiver of strict compliance," as outlined in CZC 12.51.050. The Planning Commission is authorized to allow such waivers, pending the findings listed therein.

Findings (reasons for action):

- a) The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.
- b) The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application.

CONCEPTUAL SITE PLAN AMENDMENT – ISLAND VIEW PARK RENOVATION

Centerville City is planning a two-phase renovation of Island View Park in the Southeast Neighborhood of the City. In accordance with State Statutes and the City's Zoning Ordinance, the Planning Commission is required to review the site plan for the proposed park and to determine compliance with the General Plan and Zoning Ordinance of the City. Bruce Cox, Parks and Recreation Director, explained plans for parking and answered questions from the Commissioners. Chair Hayman suggested Mr. Cox look to similar parks for an idea of how much parking will be needed. Mr. Cox stated that with the renovation the City will gain updated playground space, improved walking paths, and a more visible park. Commissioner Wright suggested small resting spaces extending from the staircase on the west end of the park.

Chair Hayman opened a public hearing at 8:23 p.m.

Bonnie Jensen – Ms. Jensen said she walks the path around the top level of Island View Park every day. She expressed appreciation for the beautiful park and the Centerville community.

The public hearing was closed at 8:28 p.m. Commissioner Hintze made a **motion** to accept the conceptual site plan for the Island View Park Renovation and provide the following directives and reasons for action. Commissioner Johnson seconded the motion, which passed by unanimous vote (7-0).

Directives:

1. The park renovation may seek a phasing approach, as part of the Final Site Plan submittal.
2. Any new accessory building (e.g. pavilion, restrooms, etc.) must not exceed an average building height of 20-feet, as measured to the mid-point of the roof.
3. Any new accessory building must not have a floor area larger than 1,000 square feet.
4. The City Engineer will need to review the plans in regard to storm water management and verify compliance with City specifications.
5. Any new fencing must meet the applicable height limitations of 4 feet in any front yard area and 6 feet all other yard areas, unless otherwise submitted to the Planning Commission for approval (up to a maximum height of 10 feet).
6. All lighting fixture designs must include the use of external/internal shield to direct the light downward and/or away from residential homes.
7. A "Parking Study" is required (see CZC 12.52.110.e for study requirements). This study must be performed and submitted as part of the Final Site Plan review and approval.
8. The new sign must meet the sign area requirements, which is limited to a maximum area of 75 square feet.

Reasons for Action:

- a) The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.
- b) The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application.

ZONING TEXT AMENDMENT – CZC 12.32, RESIDENTIAL ZONES

Recently, as a result of open session comments at a City Council Meeting, the Council directed the Planning Commission and staff to review and consider relaxing the accessory building setbacks for Residential Zones. Mr. Snyder explained accessory building height measurements, one-hour fire wall requirements, and changes made by the City Council to setback requirements in recent years. He presented the Council's proposal and explained that staff ultimately prefers buildings less than 200 square feet be set back three feet and buildings 200 square feet or greater be set back five feet. He said it is his opinion that a five-foot setback is sufficient to take care of safety and drainage issues.

Chair Hayman opened a public hearing at 8:47 p.m., and closed the public hearing seeing that no one wished to comment.

Setback Standards - Rear Yard as proposed by the Council:

- Accessory building (one-story) – less than 500 square feet [instead of 200]: 3 feet
- Accessory building (one-story) – 500 square feet [instead of 200] or greater: 5 feet
- Accessory building (two-story or greater than 14 feet [instead of 10] in height) – All sizes: 8 feet

Chair Hayman commented that the setback standards proposed by the Council are more complicated and could cause more confusion because the Building Code and Fire Code would not be in sync. However, the proposed standards would allow property owners in some situations flexibility to choose between a five-foot setback and installing a fire wall. Commissioner Johnson commented that lot sizes seem to be getting smaller and smaller, and a few feet can make a big difference. Commissioner Hunt agreed, and said it makes sense with residential lots getting smaller as population grows to allow a narrower setback, as long as construction codes are met. Mr. Snyder said the 8-foot setback is the element generating citizen pushback. Lisa Romney, City Attorney, suggested adding a footnote clarifying that buildings over 200 square feet are subject to Building Code requirements, which might require a fire wall.

Vice Chair Daly commented that, as it is, the Ordinance works for all but a handful of people, and said he is tempted to leave well enough alone. He said he likes Ms. Romney's suggestion to add a footnote that explains the fire wall requirement. Commissioner Johnson said he is in favor of recommending to the Council the setbacks preferred by staff: a 3-foot setback for less than 200 square feet and a 5-foot setback for up to 20 feet in height; for everything else require a Conditional Use Permit. Responding to a question from Commissioner Workman, Mr. Snyder stated that the two accessory building uses citizens approach him about most are garage and garage/workshop.

The Commission discussed the desire to provide flexibility by increasing the existing 200 square-foot threshold to 400 square feet, and allowing property owners to choose between the 3-foot and 5-foot setbacks at their discretion. Chair Hayman made a **motion** to recommend approval of Zoning Ordinance text amendments regarding setbacks for accessory buildings in Residential Zones as follows:

Setback Standards – Rear Yard

Accessory building – Less than 400 square feet	3 feet
Accessory building – 400 square feet or greater and less than the maximum height allowed by the Zone	5 feet

Including a footnote that "setback is measured from any interior and/or rear lot line" and a reference to applicable construction codes, with the following reasons for action. Commissioner Johnson seconded the motion. Commissioner Wright made a **motion to amend** the motion to add a "one-story" designation to "less than 400 square feet". Commissioner Johnson seconded the motion to amend, which passed by unanimous vote (7-0). The amended motion passed by unanimous vote (7-0).

Reasons for Action:

- a. Section 12.420, Residential Development – The Planning Commission finds that the main or prominent theme of this Section of the General Plan is the suburban residential lifestyle of Centerville City. Low-Density, single-family, development is the preferred lifestyle for much of the planned residential areas.
- b. The Planning Commission finds that the General Plan is focused on preserving the quality of single-family development.
- c. The Planning Commission finds that allowing for accessory uses and buildings is consistent with this desire.
- d. The Planning Commission finds that the allowance of accessory buildings is subject to the preferred or acceptable bulk and area standards (e.g. setbacks, heights, etc.) that are adopted by legislative body.

- e. Therefore, the Planning Commission finds that the proposed amendments can be deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of Centerville City's Zoning Ordinance.

SUBDIVISION ORDINANCE UPDATES – CHAPTER 8 (SMALL SUBDIVISIONS)

As part of the process to update and revise the City Subdivision Ordinance, Ms. Romney explained updates to Chapter 8, which addresses the application and procedural requirements for small subdivisions (defined as subdivisions consisting of four lots or less), and answered questions from the Commission. The Commissioners discussed appropriate time in the plat process for a public hearing. A majority of the Commission appeared to support a preliminary plat with public hearing before the Planning Commission. There did not appear to be consensus regarding delegation of final plat authority to the Zoning Administrator.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission is scheduled to meet with the Landmarks Commission in a work session on June 26th at 6:00 p.m. Mr. Snyder briefed the Commissioners on upcoming Planning Commission agenda items and actions taken by the Council at the last regular City Council meeting.

MINUTES REVIEW AND ACCEPTANCE

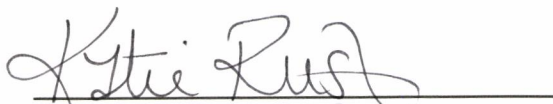
The minutes of the May 22, 2019 Planning Commission meeting were reviewed. Amendments were requested. Commissioner Johnson made a **motion** to accept the minutes as amended. Commissioner Hintze seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

Chair Hayman thanked Commissioner Hintze for his service and contributions on the Planning Commission. Chair Hayman made a **motion** to adjourn the meeting at 10:09 p.m. Commissioner Johnson seconded the motion, which passed by unanimous vote (7-0).


Mackenzie Wood, City Recorder


Date Approved


Katie Rust, Recording Secretary



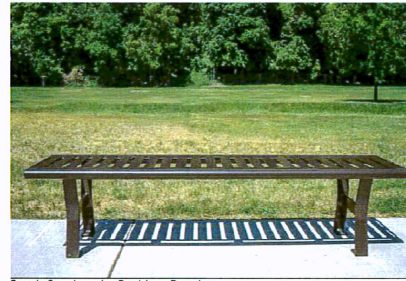
SITE MATERIALS AND FURNISHINGS



Landscape Structures Arches Bike Rack



Smith Steelworks Classic Arch Bench



Smith Steelworks Backless Bench



Timberform ADA Picnic Table

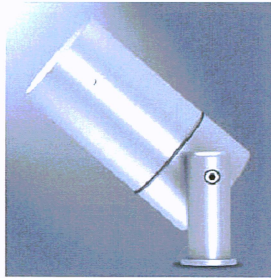
SITE MATERIALS IMAGES

DATE: February 15, 2019

SITE MATERIALS AND FURNISHINGS



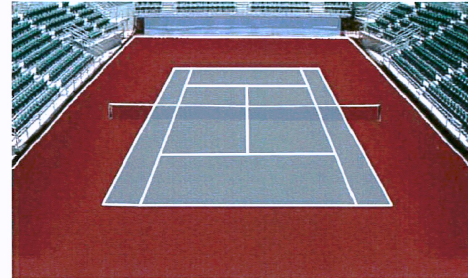
Most Dependable Fountain & Bottle Filler



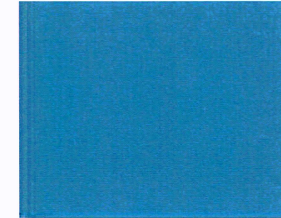
Lumiere Cambria LED



McGraw-Edison Gleon LED



Plexipave Red and Gray Tennis Court



Pavilion Colors



Vintage®
SRI: 22 • 24ga & 22ga

Vintage coated metal is an innovative coating process over a TruZinc® G90 metallic coated steel surface producing a beautiful, durable, aged-metallic finish.

PLAYGROUND COLORS



Goric Euroflex Half and Full Balls: Red and Blue



Landscape Structures Polyethylene Colors



Landscape Structures Powder Coat Colors



Black

Red

Landscape Structures Rope Colors



Island View Park

Centerville, UT
G.BROWN:DESIGN INC
SITE LANDSCAPE ARCHITECTS

610 East South Temple, Ste 50
Salt Lake City, Utah 84102
p. 801.575.6066 f. 801.575.6166
www.gbrowndesign.com

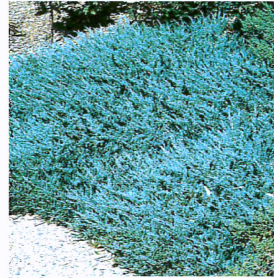
PLANTING IMAGES

DATE: February 15, 2019

STEEP SLOPE PLANTING



Gro Low Fragrant Sumac



Blue Rug Creeping Juniper



Siberian Carpet Cypress



Compact Oregon Grape

GROUNDCOVERS AND GRASSES



Dwarf Blue Plumbago



Vinca Minor



Karl Foerster Grass



Blue Oat Grass



Miscanthus

SHRUBS AND PERENNIALS



Stella de oro Daylily



Diablo Ninebark



Tall Hedge Buckthorn



Red Japanese Barberry



Ivory Halo Dogwood



Russian Sage



Island View Park

Centerville, UT

G. BROWN: DESIGN INC
SITE LANDSCAPE ARCHITECTS

610 East South Temple, Ste 50
Salt Lake City, Utah 84102
p 801-575-6066 f 801-575-6166
www.gbrowndesign.com

SITE MATERIALS IMAGES

DATE: March 8, 2019



Classic Recreation Structures - 35'x35' Scottsdale Pavilion
(Currently in Project)



Classic Recreation Structures - Mesa Pavilion
(Cost Reduction Alternate - Size to be Determined)



Island View Park

Centerville, UT

G. BROWN: DESIGN INC.
SITE LANDSCAPE ARCHITECTS

610 East South Temple, Ste 50
Salt Lake City, Utah 84102
p. 801.575.6066 f. 801.575.6166
www.gbrowndesign.com