

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, June 26, 2013**

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 Tamilyn Fillmore (arrived at 7:08 p.m.)

10 David P. Hirschi

11 Steven Markham

12 Kevin Merrill, Chair

13 Debra Randall

14
15 **MEMBERS ABSENT**

16 Brian Holman

17 Scott Kjar

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director

21 Lisa Romney, City Attorney (excused at 8:10 p.m.)

22 Katie Rust, Recording Secretary

23
24 **STAFF ABSENT**

25 Brandon Toponce, Assistant Planner

26
27 **VISITORS**

28 Interested citizens (see attached sign-in sheet)

29
30 **PLEDGE OF ALLEGIANCE**

31
32 **OPENING COMMENT/LEGISLATIVE PRAYER** Chair Kevin Merrill

33
34 **MINUTES REVIEW AND APPROVAL**

35
36 The minutes of the Planning Commission meeting held June 12, 2013 were reviewed.
37 Commissioner Hirschi requested an amendment. Commissioner Randall made a **motion** to
38 accept the minutes as amended. Commissioner Markham seconded the motion, which passed
39 by unanimous vote (4-0). Commissioner Fillmore arrived at 7:08 p.m., shortly after approval of
40 the minutes.

41
42 **PUBLIC HEARING – CHITOSE JOHNSON SUBDIVISION – 200 EAST 1200 SOUTH**

43
44 The applicant desires to subdivide the property at 200 East 1200 South into two lots.
45 Not all of the conditions given when the Planning Commission accepted the conceptual plan
46 have been met. However, Cory Snyder stated he believes the remaining issues can be resolved
47 prior to the next City Council meeting. There is up to 15 feet of excess private land on each
48 side of the right-of-way. A plat note will disclose that all maintenance of the excess land will be
49 the responsibility of the applicable lot owner. The right-of-way will be completed with a
50 temporary turn-around to allow for potential future development. Staff recommends the
51 Commission approve the preliminary and final subdivision plat and plans.

1 The applicant, Ron Marshall, explained the history of the property in question and the
2 intention of the current owners to subdivide the property into two lots and build two homes. At
3 7:20 p.m. Chair Merrill opened a public hearing. Seeing that no one wished to comment, he
4 closed the public hearing.

5
6 Commissioner Randall made a **motion** for the Centerville Planning Commission to
7 approve the preliminary and final subdivision plat and plans for Lot #2 of the Bangerter
8 Subdivision, with the following conditions or directives:

9
10 **Conditions:**

- 11 1. The following conditions of approval shall be accomplished prior to being scheduled
12 for City Council final subdivision review and approval.
- 13 2. The street right-of-way shall be dedicated the entire distance (215') not just the first
14 125' that is shown.
- 15 3. The subdivision shall install the full set of public street improvements the first 125'.
16 However, the hammerhead shall be constructed in accordance with the City & Fire
17 Code Requirements for an all-weather access.
- 18 4. There is up to 15' of excess private land with associated utility easements on each
19 side of the right-of-way (i.e. the first 125' of road). The plans shall be corrected to
20 address how this will be maintained (e.g. landscaping) and a plat note shall disclose
21 that all maintenance will be the responsibility of the applicable lot owner (no remnant
22 parcel is to be created).
- 23 5. All required utility provider sheets shall be received by the City staff.
- 24 6. City Engineer shall determine sufficiency of easement for Lot #2 along front lot line.
- 25 7. The applicant shall provide the correct addresses for the new lots, as deemed
26 acceptable by the Zoning Administrator.
- 27 8. Once conditions 1-6 are completed and deemed acceptable by City staff, the
28 preliminary approval shall then become the Planning Commission's final
29 recommendation to the City Council.

30
31 **Reasons for the Action:**

- 32 a. The Planning Commission finds that the subdivision for two lots is consistent with the
33 goals of the Centerville City General Plan concerning development within
34 Neighborhood 1, Southeast Centerville known as Extreme South Main Street Area
35 [Section 12-480-2.d].
- 36 b. The Planning Commission finds that the property is currently zoned Residential-
37 Medium (R-M) and that the subdivision, with the directives, could meet the applicable
38 development standards found in Chapter 12-32 of the Zoning Ordinance in regard to
39 layout and proper street frontage.
- 40 c. The Planning Commission finds, with the directives, that the requirements for
41 subdividing will be addressed and satisfied [Title 15 – Subdivisions].

42
43 Commissioner Hirschi seconded the motion, which passed by unanimous vote (5-0).

44
45 **PUBLIC HEARING – CODE TEXT AMENDMENT – CHAPTER 12-23,**
46 **ENFORCEMENT [Postponed from June 12, 2013 Meeting]**

47
48 Lisa Romney, City Attorney, explained the proposed Zone Code Text Amendments for
49 Chapter 12-23 regarding enforcement, which are intended to bring the code enforcement
50 procedures for zoning ordinance violations in line with the procedures used for other civil code

1 enforcement within the city. The penalty fee for a first offense will be increased from \$125 to
2 \$150, and the penalty for a repeat offense will double. Ms. Romney recommended changing
3 the time allowed for requesting an administrative hearing on page 4 subsection 092(c), from ten
4 days to twenty days from the date of service to be consistent with the twenty days from time of
5 service allowed for payment of penalties in subsection 092(b). Mr. Snyder stated he feels the
6 text amendments will allow a better process to be maintained within the complaint-based
7 system.

8
9 At 7:39 p.m. Chair Merrill opened a public hearing. Seeing that no one wished to
10 comment, he closed the public hearing. The Commission reviewed the proposed amendments
11 and pointed out a few minor corrections. Commissioner Hirschi made a **motion** to adopt the
12 Zone Code Text Amendment to Chapter 12-23, Enforcement, as modified by the Commission,
13 and recommend approval by the City Council. Commissioner Randall seconded the motion,
14 which passed by unanimous vote (5-0).

15
16 **TRAINING FOR COMMISSIONERS**

17
18 Ms. Romney updated the Commission regarding 2013 Legislation affecting land use.
19 Ms. Romney was excused from the meeting after the training.

20
21 **DISCUSSION REGARDING ACCESSORY DWELLING UNITS**

22
23 Earlier in the year the City Council identified Accessory Dwelling Units (ADU's) as a
24 desired topic for discussion. Mr. Snyder explained the purpose of ADU's, typical ADU
25 regulations, and potential ADU drawbacks. The Commissioners discussed possible advantages
26 and concerns related to allowing ADU's, and expressed a desire to continue the discussion at a
27 future meeting when all commissioners are present.

28
29 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

30
31 The next Planning Commission meeting will be held on July 10, 2013.

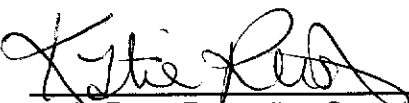
32
33 **ADJOURNMENT**

34
35 At 8:43 p.m. Commissioner Hirschi made a **motion** to adjourn the meeting.
36 Commissioner Fillmore seconded the motion, which passed by unanimous vote (5-0).

37
38
39
40
41
42 
43 Kevin Merrill, Chair

7-10-13

Date Approved

44
45
46
47 
48 Katie Rust, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, June 26, 2013
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Brian Evans
Ronn Marshall

1634 N 500 W
73 West 2200th Btfl

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.