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4 **PLANNING COMMISSION MINUTES OF MEETING**

5 **Wednesday, August 14, 2013**

6 **7:00 p.m.**
7

8 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
9 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
10

11 **MEMBERS PRESENT**

12 Tamilyn Fillmore

13 David Hirschi

14 Kevin Merrill, Chair

15 Debra Randall

16 Brian Holman, arrived 7:06 p.m.

17 Scott Kjar, arrived 7:06 p.m.

18 Steven Markham, arrived 7:12 p.m.
19

20 **STAFF PRESENT**

21 Corvin Snyder, Community Development Director

22 Lisa Romney, City Attorney

23 Kathy Streadbeck, Recording Secretary
24

25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Randall

28
29 **MINUTES REVIEW AND APPROVAL**
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31 Minutes of the Planning Commission meeting held July 31, 2013 were reviewed.
32 Commissioner Hirschi made a **motion** to approve the minutes as written. The motion was
33 seconded by Commissioner Randall and passed by unanimous vote (3-0). Chair Merrill abstained
34 as he was not present at this meeting. Commissioners Kjar and Holman arrived shortly after the
35 review and approval of the minutes.
36

37 **PUBLIC HEARING | CHAPEL RIDGE COVE PUD SUDDIVISION | 2250 N 150 E**
38 **Consideration of amending the Chapel Ridge Cove PUD Subdivision Plat, located at**
39 **approximately 2250 North 150 East, in the R-L (PD) Zone. Alan Prince, Prince**
40 **Development LLC, Applicant.**
41

1 Cory Snyder, Community Development Director, reviewed the application explaining the
2 minor issues regarding the minor boundary adjustment and needed plat note. Staff believes the
3 application meets Utah State Code and recommends approval.
4

5 Alan Prince, applicant, said Lot 1 is owned by Millcreek Homes and the plat will be
6 signed by the owner. He explained the proposed amendment was requested by the City and he is
7 cooperating with that request. He explained the unique issues associated with this subdivision as
8 it abuts Farmington City and both Centerville City and Farmington City ordinances have been
9 followed.
10

11 Chair Merrill opened the public hearing. There was no comment; he closed the public
12 hearing.
13

14 Chair Merrill made a **motion** for the Planning Commission to recommend approval to the
15 City Council of the proposed plat amendment consisting of the following:
16

- 17 1) Adjust the eastern boundary of Lot #1 to have the right-of-way line incorporate the
18 sidewalk system.
19 2) Add a note to the amended plat to describe the grading expectations for building on
20 the lots.
21

22 ***Reasons for the Action (findings):***

- 23 a. The Planning Commission finds that the public interest will NOT be materially
24 injured by the proposed plat amendment.
25 b. The Planning Commission finds that there is good cause for the plat amendment.
26 c. The Planning Commission finds that the northern sidewalk system jogs as it
27 transitions into Farmington City and a portion of the sidewalk is not within the right-
28 of-way of the current subdivision plat.
29 d. The Planning Commission finds that the petitioner's contractor adjusted the approved
30 grading plan and such change affects how some of the homes reach native soil for
31 placement of footings and foundations.
32 e. The Planning Commission finds that the amendment corrects the above stated
33 situations.
34 f. The Planning Commission finds that there are both public and private positive
35 interests to allow these amendments to this subdivision.
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37 The motion was seconded by Commissioner Hirschi and passed by unanimous roll-call
38 vote (7-0).

DISCUSSION ONLY | ACCESSORY DWELLING UNITS (ADU'S)

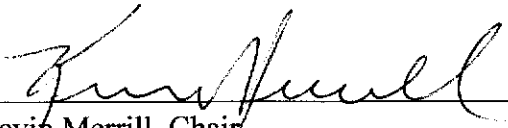
Cory Snyder, Community Development Director, explained this is merely an educational discussion on Accessory Dwelling Units (ADU's). This is not a discussion on whether or not ADU's are good or bad or should be allowed within the city. Mr. Snyder provided the definition of ADU's, their purpose, benefits, and drawbacks. He explained the type of persons who typically choose to build and live in ADU's. He discussed ideas of future growth and possible social/living changes that could occur. Mr. Snyder provided graphics showing different types of ADU's including renovations, conversions, additions, new construction, and guest houses. He reviewed possible ordinance requirements, enforcements, and exceptions if ADU's are allowed. Ordinance requirements may include owner occupancy, use limitations, setbacks, height limitations, entry location, parking, impervious limits, and safety rules. Ordinance enforcement issues may include city sanctioning and processing, recordation, sale or ownership transfer, removal for cessation of use, and procedures for existing and future unapproved ADU's. Ordinance exceptions may include waiver of parking requirements, temporary absences, and affordability. Mr. Snyder also reviewed ideas for reasonable options to supply moderate income housing and referenced State and local planning policies.

The Commission agreed there are many aspects related to ADU's. They discussed pros and cons of ADU's around the state. They agreed Centerville is different from other cities and that ADU's may have a different effect. Commission members agreed it would be interesting to know the statistics of ADU's vs. apartments and what ADU's actually do to surrounding property values. The Commission raised several questions including parking, homeowners associations, flag lots, ownership, etc. Commission members expressed a desire to have more discussion and possible presentations from other communities and/or the League of Cities and Towns who have experiences ADU's personally. The Commission discussed the next steps to this process and agreed joint work sessions, open houses, focus groups and public hearings would all be beneficial.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be held Wednesday, August 28, 2013.
2. Upcoming Agenda Items
 - Brighton Homes, Conceptual Site Plan
 - Chitose Johnson Subdivision, Conditional Use Permit

The meeting was adjourned at 8:40 p.m.

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Kevin Merrill, Chair

8-28-13
Date Approved


Kathleen Streadbeck, Recording Secretary

