

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, August 27, 2014**

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 7:05 p.m.

7  
8 **MEMBERS PRESENT**

9 David P. Hirschi, Chair

10 Gina Hirst

11 William Ince

12 Logan Johnson

13 Scott Kjar

14 Debra Randall

15  
16 **MEMBERS ABSENT**

17 Kevin Merrill

18  
19 **STAFF PRESENT**

20 Corvin Snyder, Community Development Director

21 Brandon Toponce, Assistant Planner

22 Lisa Romney, City Attorney

23 Katie Rust, Recording Secretary

24  
25 **VISITORS**

26 Interested citizens (see attached sign-in sheet)

27  
28 **OPENING COMMENT**

Commissioner Debra Randall paid tribute to the late Frank  
Hirschi, former Centerville Mayor and father of Chair  
David Hirschi

30  
31  
32 **LEGISLATIVE PRAYER**

Commissioner Logan Johnson

33  
34 **PLEDGE OF ALLEGIANCE**

35  
36 **MINUTES REVIEW AND APPROVAL**

37  
38 The minutes of the August 13, 2014 Planning Commission meeting were reviewed.  
39 Chair Hirschi and Commissioners Randall and Hirst requested amendments. Commissioner  
40 Johnson made a **motion** to approve the minutes as amended. Commissioner Hirst seconded  
41 the motion, which passed by unanimous vote (6-0).

42  
43 **PUBLIC HEARING – CODE TEXT AMENDMENTS – APIARIES/BEEKEEPING**  
44 **(TABLED FROM AUGUST 13, 2014 MEETING)**

45  
46 At the August 13, 2014 Planning Commission meeting Commissioner Johnson  
47 recommended staff review setbacks and provide a recommendation on applying setbacks to the  
48 proposed apiary amendment. Cory Snyder, Community Development Director, stated that the  
49 City Council requested that the Beekeeping Ordinance be drafted with minimal regulations. In  
50 staff's research, the best management practices recommended by the various clubs and  
51 extension services focus entirely on the issue of constructing a six-foot flyway barrier to

1 encourage bees to reach an acceptable altitude as they cross over a property boundary on their  
2 way to a food source. The density of hives allowed varies from city to city.

3  
4 Mr. Snyder explained that the drafted Zoning Code text amendments are not permit  
5 based. The drafted ordinance contains standards that may be enforced by the City. He stated  
6 that staff feels implementing setbacks on a non-permit issue would be more complicated than  
7 necessary. From staff's perspective, setbacks would need to involve hundreds of feet to be  
8 effective. Mr. Snyder said he believes the impact to neighboring properties would be better  
9 handled with a six-foot barrier than setbacks. The proposed text amendments do not include  
10 setbacks. Mr. Snyder confirmed that beekeepers are required to register with the State.  
11 Commissioner Ince added that the penalty for not registering with the State is \$25 per hive.

12  
13 Chair Hirschi opened a public hearing at 7:22 p.m. He closed the public hearing seeing  
14 that no one wished to comment.

15  
16 Chair Hirschi asked Mr. Snyder how he arrived at the recommended densities in the  
17 proposed text amendments. Mr. Snyder responded that it seems to be common among other  
18 cities with apiary regulations to separate the allowances by quarter acre, half acre, and one or  
19 more acres. Commissioner Randall stated that she is comfortable with no more than two  
20 colonies on less than one-half acre, no more than four colonies on between one-half and one  
21 acre, and no more than six colonies on one or more acres. She said she feels ten hives would  
22 be in the commercial production range. Mr. Snyder explained that the Agricultural-Low (A-L)  
23 Zones have a minimum of one-half acre lots, and the Residential-Low (R-L) Zones have a gross  
24 density of one-quarter acre lots.

25  
26 Mr. Snyder said the proposed text amendments were written as a recreational  
27 ordinance. Centerville does not allow commercial agricultural production. Staff saw a potential  
28 conflict between commercial and residential/hobby situations, and the proposed text  
29 amendments limit apiaries to A-L and R-L Zones. Chair Hirschi stated he is inclined to approve  
30 two hives for one-quarter acre or less, four hives for between one-quarter and one-half acre lots,  
31 six hives for one-half acre to one acre lots, and eight hives for more than one acre.

32  
33 Commissioner Ince commented that from a beekeeping perspective, commercial  
34 production starts with at least 50 hives. He said he does not think the commercial threat is  
35 significant. Commissioner Ince said he currently has two hives, and he feels the important  
36 factor is placement of the hives. He said when he began beekeeping he spoke with neighbors  
37 and asked them to let him know if there was ever a problem. He has not had any negative  
38 comments - only praise from his neighbors because of increased garden production.  
39 Commissioner Ince stated he feels the suggested limits are too conservative, and he proposed  
40 doubling Chair Hirschi's suggested numbers. Commissioner Randall said she would be willing  
41 to increase the number on the higher end to ten hives on two or more acres, but she still feels  
42 two hives on one-quarter acre or less is reasonable. Commissioner Kjar expressed support for  
43 Chair Hirschi's suggestion, and Commissioner Randall agreed. Chair Hirschi commented that if  
44 the numbers are found to be too conservative, the regulation could be revisited. Commissioner  
45 Ince stated that in his opinion as a beekeeper, density is more of a neighborhood issue rather  
46 than the number of hives on individual lots. Bees generally range in a one mile circle.

47  
48 Commissioner Johnson agreed with Mr. Snyder's comment that an important part of  
49 keeping the regulation minimal is to not require a city permit. Commissioner Hirst commented  
50 that part of the permit process in one city is to notify all neighbors within 150 feet, giving an alert

1 to those with allergies or concerns, but added that she thinks permitting could be difficult to keep  
2 up with. Chair Hirschi responded he suspects that notifying neighbors is part of best  
3 management practices.  
4

5 Commissioner Johnson made a **motion** for the Planning Commission to recommend  
6 approval of the proposed text amendments, with findings (a) through (e), and including the  
7 following changes to the number of colonies allowed in subsection (f) of the text amendments:  
8

- 9 • one-quarter acre or less tract size – up to two colonies
- 10 • more than one-quarter acre to one-half acre tract size – up to four colonies
- 11 • more than one-half acre to one acre tract size – up to six colonies
- 12 • more than one acre tract size – up to eight colonies

13  
14 Chair Hirschi seconded the motion, which passed by unanimous vote (6-0).  
15

16 *Findings:*  
17

- 18 a. The Planning Commission finds that decisions regarding a legislative application are  
19 based on the "reasonably debatable" standard.
- 20 b. The Planning Commission finds that there are no generalized or specific statements  
21 within the General Plan concerning the keeping and use of animals; including  
22 beekeeping, for private or commercial use.
- 23 c. The Planning Commission finds that there is a public interest in establishing  
24 regulations relating to the use and keeping of animals that promotes the general  
25 welfare of the community.
- 26 d. The Planning Commission finds that the proposed text amendments regarding  
27 beekeeping are consistent with previous legislative decisions, specifically concerning  
28 how animals and their associated elements are currently regulated within the City's  
29 Zoning Ordinance.
- 30 e. The Planning Commission finds that other cities have or are adopting their own local  
31 beekeeping regulations, which seemingly are consistent with best management  
32 practices, to address the needs and practices for allowing apiaries.  
33

34 **PUBLIC HEARING – HAFOKA PROPERTY REZONE – 564 WEST 400 SOUTH**  
35

36 Commissioner Kjar explained that he has a business relationship with Brighton Homes,  
37 and recused himself from items 2-4 on the agenda.  
38

39 The applicant has requested a Zone Map amendment (rezone) for parcels located at  
40 564 West 400 South from Residential-Low (R-L) to Residential-Medium (R-M), to potentially  
41 allow development of an assisted living facility and/or several independent living units. Cory  
42 Snyder, Community Development Director, showed the property on a map, and explained the  
43 zones and uses on the surrounding properties. Commercial-High (C-H), Agricultural-Low (A-L),  
44 Residential-Medium (R-M), and Residential-Low (R-L) Zones all interface at the subject parcel.  
45 Mr. Snyder explained that zoning is typically used to transition from one density to another, but  
46 a transitional standard has not been extended to this neighborhood. The proposed rezone is  
47 consistent with the General Plan, which specifies R-L or R-M for the area west of 500 West.  
48 Staff considers that the proposed use would be consistent with the character of the area. The  
49 proposed project could potentially impact the property directly to the west, which has a narrow  
50 access to Porter Lane but would still be eligible for development. Infrastructure is ready and

1 available surrounding the subject property. The property slopes north, and two options are  
2 available to accommodate drainage. Mr. Snyder stated that R-M is consistent with the General  
3 Plan and meets other criteria. Staff recommends moving forward with the rezone.  
4

5 The Commission discussed the property to the west, which is currently zoned  
6 Agricultural-Low (A-L) with no active agricultural use, and the properties with two homes just  
7 west of the church building on Porter Lane are zoned R-L. An island of R-L would be created  
8 with the proposed rezone, but Mr. Snyder emphasized that both R-L and R-M are consistent  
9 with the General Plan.  
10

11 Chair Hirschi opened a public hearing at 8:04 p.m.  
12

13 Barbara Finn – Ms. Finn lives in Shaela Park just south of the subject property, and is a  
14 member of the Shaela Park HOA Board. Ms. Finn stated she feels the proposed assisted living  
15 facility would decrease their property values and cause long-term traffic difficulties. She stated  
16 a desire to keep the residential integrity of the neighborhood. The neighborhood is not in a  
17 school busing zone, so students either walk or are taken to school by their parents and would  
18 be impacted by the commercial traffic associated with an assisted living facility. Ms. Finn  
19 pointed out that an unfinished care facility is already located quite near the property, and she  
20 believes single-family homes would be a better use of the area.  
21

22 Janice Frost – Ms. Frost is a Shaela Park resident and former member of the HOA  
23 Board. She stated she felt the R-L Zoning was an enhancement to the neighborhood when the  
24 property was previously rezoned. Although she understands the market became difficult, she  
25 feels the market has improved and R-L may still be a viable option. Ms. Frost expressed the  
26 concern that with an R-M Zone the developer would be free to build whatever they want if an  
27 assisted living facility does not seem feasible. She asked about the density in the R-M Zone,  
28 and mentioned that one of the two homes west of the church on Porter Lane next to the subject  
29 property is abandoned and has become an eyesore. She feels the two properties should be  
30 included in the proposed project. Ms. Frost said that if the residents had more information about  
31 what is allowed in the R-M Zone they would be in a better position to address concerns. There  
32 is already an assisted living facility that has never been fully occupied a few blocks away, and  
33 she does not think another one is needed.  
34

35 David Bell – Mr. Bell owns commercial property and a couple of homes that border the  
36 property. He stated he remembers hearing the same arguments against the Shaela Park  
37 development when it was proposed, yet it is now a nice residential community. He said he  
38 thinks the proposed use is a good idea. Everyone would like to see single-family homes, but he  
39 feels the aging population needs a place to go. Assisted living facilities are for those who are  
40 fairly healthy and needing a place to visit with family and be surrounded by like citizens. He  
41 does not feel it would negatively impact the neighborhood. Mr. Bell owns the property directly  
42 west of the subject parcel. He said he feels Residential-High (R-H) would be a good use of his  
43 property as a buffer zone.  
44

45 Andy Hafoka – Mr. Hafoka owns the subject property as well as Handy Andy's  
46 Landscaping. When he purchased the property there was nothing in the area. He was in favor  
47 of the Shaela Park development because he knows people want to move to Centerville. He  
48 would like to give others a chance to move to the community with his development. He stated  
49 his intention of building a beautiful home on the two properties west of the church on Porter  
50 Lane, which were intentionally left out of the project area. He thinks there are a lot of good

1 people that will move to Centerville if given the chance. He thanked the Planning Commission  
2 for their kindness and service.

3  
4 Nate Pugsley – Mr. Pugsley is an owner of Brighton Homes. He said Brighton Homes  
5 has 20 years development experience and is excited to do a project in Centerville. They have  
6 not finalized the use of the property, but need the rezone whether the use is an assisted living  
7 facility, single-family detached homes, or some form of duplex. They believe the R-M density is  
8 consistent with the General Plan and a good fit for the area. Mr. Pugsley stated that Brighton  
9 Homes builds beautiful, upgraded homes. He said he is sensitive to the comments that have  
10 been made. They are currently doing an economic study to determine the demand for an  
11 assisted living facility in Centerville, and added that the newer Class A assisted living centers  
12 that look like nice hotels are fully occupied with long waiting lists. Brighton Homes would  
13 partner with an operating company with experience in operating Class A facilities. If the market  
14 study comes back in two weeks saying the assisted living center would not be viable, they will  
15 revert back to the cluster homes situation.

16  
17 Commissioner Ince asked what Mr. Pugsley considers "Class A". Mr. Pugsley  
18 responded with three examples: the Legacy Center on Center Street in Bountiful, the Inn at  
19 Barton Creek next to the hospital in Bountiful, and another Legacy Center on Fairfield in Layton.

20  
21 Ron DuPaix – Mr. DuPaix said his experience with assisted living facilities has been top  
22 notch. He stated he feels we need to take care of the elderly, and Centerville has an aging  
23 community. He feels the elderly members of the community are an asset, and would hate to  
24 see them move away. He added that the development would include homes in addition to the  
25 assisted living facility. Mr. DuPaix acknowledged that sometimes emergency vehicles are  
26 needed in the middle of the night, but he feels Centerville needs to take care of the elderly.

27  
28 At 8:26 p.m. Chair Hirschi closed the public hearing. He asked staff what the maximum  
29 density is in the R-M Zone. Mr. Snyder responded that R-L allows 1-4 units per acre, and R-M  
30 allows 1-4 units per acre, with a possible conditional use permit allowing 5-8 units per acre. The  
31 conditional use permit takes traffic, buffering, and other issues into consideration. An assisted  
32 living facility would be a conditional use. The conditional use is not a deniable process – the  
33 use is allowed as long as impacts can be mitigated.

34  
35 The subject property is 6.2 acres. Mr. Pugsley explained that the existing home would  
36 likely be torn down since the placement would make development difficult. Commissioner Ince  
37 referred to two assisted living centers in a residential neighborhood in Farmington, and asked  
38 how something like that would integrate into the community. Mr. Snyder responded that he is  
39 not familiar with Farmington's zoning, but single-family homes could be combined in a  
40 development with an assisted living center in the R-M Zone. A single-family home can operate  
41 as an assisted living center under Utah law, capped at eight residents, with stipulations. A  
42 facility must be licensed if it has more than eight residents.

43  
44 Commissioner Ince commented that it would make sense to know what the use will be  
45 before making the decision to rezone from R-L to R-M. Chair Hirschi responded that the  
46 applicant needs to know the zoning is in place before putting out money to move forward with  
47 planning. Commissioner Johnson said it is his understanding that as Commissioners their role  
48 is to analyze the proper zoning for an area separately from analyzing the intended use of a  
49 property. To combine the two would be outside their role as Commissioners. Chair Hirschi  
50 acknowledged that once a rezone occurs, there are uses that cannot be denied. He believes it

1 is a balancing act. Commissioner Randall stated the transition seems logical, but she does  
2 have concerns about the density. Commissioner Hirst asked how many units would be allowed  
3 with R-M. The applicant responded that a maximum of about 50 units would be possible with  
4 the conditional use permit.

5  
6 Chair Hirschi made a **motion** for the Planning Commission to recommend to the City  
7 Council the following amendment to the Centerville City Zoning Map with Findings 1-5:

8  
9 *Rezone parcels 03-001-0125 & 03-001-0145 (6.47 ACRES) owned by Atieli &*  
10 *Monalisa Hafoka, from Residential-Low (R-L) to Residential-Medium (R-M).*

11  
12 *Findings:*

- 13  
14 1. The Planning Commission has sufficiently reviewed and considered the criteria found  
15 in Section 12-21-080(e) of the Zoning Ordinance.  
16 2. The Planning Commission finds that the rezone is consistent with the goals of the  
17 General Plan, as found in Section 12-480-1(a).  
18 3. The Planning Commission finds that the rezone does not create any additional  
19 constraints or adverse effects concerning the existing ownership and/or parcel  
20 configurations in the immediate vicinity.  
21 4. The Planning Commission finds that the R-M request functions as an acceptable  
22 medium residential buffer area that is compatible with the characteristic multi-zone  
23 land use pattern for the immediate area.  
24 5. The Planning Commission agrees that there is a need to provide housing for  
25 "changing demographics" and that the allowed uses of the R-M Zone would facilitate  
26 development of a variety of housing types within the city, as found in Chapter 12-  
27 490-Moderate Income Housing Plan.

28  
29 The motion was seconded by Commissioner Johnson and passed unanimously (5-0), with  
30 Commissioner Kjar recused.

31  
32 **PUBLIC HEARING – MICKELSON MEADOWS SUB – 696 E CENTER STREET**

33  
34 Brandon Toponce, Assistant Planner, explained that the property owner, Dale  
35 Engberson, desires to develop his property at 696 East Center Street, and is in the process of  
36 selling it to the applicant, Brighton Homes. The developer desires to divide the property into  
37 four lots and construct single-family homes on three of the lots. The current site is .94 of an  
38 acre. Since the ordinance allows for a gross density to be measured (from the middle of the  
39 street), the subdivision is well over an acre. An existing home on Lot 3 will remain for the  
40 primary dwelling of the Engberson family. The garage of the existing home does not conform to  
41 current setback standards, but no change is planned for the home and no adjustment will be  
42 required. The area is zoned R-L, and the proposed lots meet street frontage requirements.  
43 Lots 1-3 will face Center Street and Lot 4 will face 700 East. The applicant will need to provide  
44 utility provider sheets for Lots 1, 2, and 4. Mr. Toponce stated that staff sees the development  
45 as a benefit that will fit in with the community. Staff recommend acceptance of the conceptual  
46 plan, and recommend that preliminary and final subdivision application be combined for  
47 simultaneous review, as stated in Conditions (5) and (6).  
48

1 An updated plat was provided to the Commission by Patrick Scott representing Brighton  
2 Homes. Mr. Snyder explained the calculation of gross density. Mr. Scott expressed excitement  
3 for the project, which he feels will be a great addition to the neighborhood.  
4

5 At 8:49 p.m. Chair Hirschi opened a public hearing.  
6

7 Dave Farnsworth – Mr. Farnsworth lives to the west of the subject property. He asked  
8 what kinds of homes are planned for the property, and asked if Lots 1, 2, and 4 will have  
9 traditional setbacks. He also asked if there are conditions for Lot 3 provisional to the project  
10 going through.  
11

12 Chair Hirschi closed the public hearing at 8:52 p.m.  
13

14 Mr. Toponce responded to Mr. Farnsworth's comments stating that Lots 1, 2 and 4 will  
15 be required to meet current setback standards. The City cannot require changes to the existing  
16 home on Lot 3, but any additions or changes made to the home would have to meet the current  
17 standards. Mr. Snyder added that non-conforming structures are protected under State law to  
18 continue to exist if no changes are made. The other setbacks on Lot 3 conform to current  
19 standards. The City does not regulate the types of homes built, but the maximum height is  
20 restricted to 35 feet.  
21

22 Mr. Scott stated that the types of homes will depend on the purchasers. The lots will  
23 accommodate a regular home plan with a third car garage. Lot 4 is a little smaller and will  
24 accommodate a slightly smaller home, similar in size to typical homes in any neighborhood in  
25 Centerville.  
26

27 Lisa Romney, City Attorney, suggested that the motion include a condition that lot lines  
28 for Lots 3 and 4 are squared up by staff, and additional language to Condition (9) clarifying that  
29 all lots shall have the required PUE per ordinance. Commissioner Hirst made a **motion** for the  
30 Planning Commission to accept the conceptual subdivision plat for the proposed Mickelson  
31 Meadows Subdivision, located at 696 East Center Street, subject to Conditions 1–11 with the  
32 recommended addition to Condition (9), Findings 1-5, and provided the lot lines for Lot 3 and  
33 Lot 4 are accepted by staff. Commissioner Ince seconded the motion, which passed by  
34 unanimous vote (5-0), with Commissioner Kjar recused.  
35

36 *Conditions:*  
37

- 38 1. All professional service fees shall be paid.
- 39 2. A bond shall be posted for all public infrastructure and utility work to be conducted.
- 40 3. The final site plan shall indicate proper drainage and grading to be reviewed and  
41 approved by the City Engineer.
- 42 4. The applicant shall indicate the adjacent property owners on the final plans.
- 43 5. The applicant shall submit the preliminary and final subdivision applications following  
44 all applicable criteria in Chapter 15-3 and 15-4 of the Subdivision Ordinance.
- 45 6. The preliminary and final subdivision applications may be reviewed simultaneously  
46 by the Planning Commission.
- 47 7. The closest fire hydrant shall be indicated on the final plans and reviewed and  
48 approved by the South Davis Metro Fire Marshal and the Public Works Director.
- 49 8. The buildable pad for all 4 lots shall be indicated on the final plans.

9. The front easement on each lot shall be changed to indicate 10 feet, and all lots shall have the required PUE per ordinance.
10. All utilities shall be shown on the final subdivision plan to ensure adequate services.
11. All applicable utility provider sheets shall be submitted with the final subdivision application.

*Findings:*

1. The conceptual subdivision is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone (R-L) [12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone will be satisfied [Table 12-32-1].
4. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a conceptual subdivision application have been satisfied [Chapter 15-2].

**PUBLIC HEARING – MILES MEADOWS SUBDIVISION – 580 EAST 100 SOUTH**

Mr. Toponce explained that the Miles Meadows Subdivision property is .75 acres, with three lots proposed. The existing home on Lot 2 will be demolished to make way for a new home. The lots are all approximately the same size, with seven-foot easements on two sides and ten-foot front easements. A new sidewalk will be built along 100 South, with 80 feet of frontage on each of the homes. As with the Mickelson Meadows Subdivision, staff recommends preliminary and final subdivision applications be reviewed simultaneously. Mr. Toponce stated that staff recommends acceptance of the conceptual subdivision. Chair Hirschi asked about hillside issues. Mr. Toponce responded the proposed development is not within the hillside overlay.

Patrick Scott, representing Brighton Homes, stated that the Miles Meadows Subdivision is very similar to the Mickelson Meadows Subdivision. At 9:03 p.m. Chair Hirschi opened a public hearing.

Amy Kimball – Ms. Kimball asked how far the new sidewalk will extend.

John VanderMeide – Mr. VanderMeide lives directly north of the subject property. He stated that the previous owner of the land cleaned gun range soil of lead and other materials on the property for his livelihood. Mr. VanderMeide expressed concern regarding the safety of the soil on the property, and recommended testing and remediation before development. He asked which side of the street the sidewalk will be on.

Reg Miles – Mr. Miles lives directly behind the property in question and is brother to the previous owner of the subject property. He confirmed that his brother brought lead from various gun ranges onto the property. He advised that barrels will be found in an old reservoir on Lots 1 and 2 that should be checked for contamination.

Lorene Miles – Ms. Miles asked what kind of homes will be built and what direction they will run.

1        Jerry Jolley – Mr. Jolley stated he is representing the MacLean family that lives directly  
2 south at 575 East. He expressed a concern regarding the difference in elevation between the  
3 subject property and their property, and asked what protection will be provided to protect their  
4 property from drainage.

5  
6        Louise Argyle – Ms. Argyle asked if the developer has considered how the new modern  
7 homes will fit in aesthetically with the older surrounding homes.

8  
9        Dale Engbersen – Mr. Engbersen stated he is the owner of both the Miles Meadows  
10 Subdivision property and the Mickelson Meadows Subdivision property. He said he believes  
11 Brighton Homes will do a good, quality job that he hopes everyone can be happy with. He  
12 asked if the external boundaries will be clarified as part of the subdivision process. Mr.  
13 Engbersen said his son-in-law dug a large hole on the property and they did not see anything  
14 concerning, but he agreed it is a good idea to have an environmental examination.

15  
16        Florence Farnsworth – Ms. Farnsworth asked where the road for the catch basin is  
17 located on the map. Mr. Toponce pointed out the road on the map.

18  
19        At 9:14 p.m. Chair Hirschi closed the public hearing.

20  
21        Mr. Scott responded to the comments and questions stating that Brighton Homes builds  
22 traditional, timeless homes that are not too trendy in architecture. He said he believes the  
23 homes will be a great addition to the community. Brighton Homes plans to have an  
24 environmental site assessment done, and Mr. Scott expressed a desire to collect the contact  
25 information of the neighbors adding that an environmental assessment is only as good as the  
26 knowledge of what has occurred on the property. The sidewalk will be constructed on the south  
27 side of 100 South and will only run the length of the subdivision. Mr. Snyder stated that the City  
28 Public Works Director will look at the area and evaluate if the budget exists to install additional  
29 sidewalk. Mr. Scott confirmed that drainage and grading will be addressed as part of the  
30 subdivision process. The homes will front to the north on 100 South with standard setbacks.

31  
32        Mr. Scott stated retaining walls will likely be necessary. Regarding sightlines to other  
33 homes, Mr. Snyder responded that the ordinance allows any home to be built to a 35-foot  
34 height. Mr. Snyder explained the calculation of elevations on a sloped property, and stated that  
35 the average of all four elevations cannot exceed 35 feet.

36  
37        Commissioner Randall made a **motion** for the Planning Commission to accept the  
38 conceptual subdivision plat for the proposed Miles Meadows Subdivision, located at 580 East  
39 100 South, subject to Conditions 1–11 and Findings 1–5. Commissioner Ince seconded the  
40 motion. Chair Hirschi asked if a requirement for an environmental study is included. Mr.  
41 Toponce suggested adding a requirement to Condition (4). Chair Hirschi proposed an  
42 amendment to the motion that a Condition (12) be added requiring that the applicant will obtain  
43 a Phase 1 environmental site assessment. Commissioner Johnson seconded the motion to  
44 amend, which passed by unanimous vote (5-0). The amended motion passed by unanimous  
45 vote (5-0), with Commissioner Kjar recused.

46  
47        *Conditions:*

- 48  
49        1. All professional service fees shall be paid.

2. Removal of the home shall take place or a bond shall be posted for the demolition of the existing building located on the property line of Lots 2 and 3.
3. A bond shall be posted for all public infrastructure and utility work to be conducted.
4. The final subdivision plan shall indicate proper drainage and grading to be reviewed and approved by the City Engineer.
5. The applicant shall submit the preliminary and final subdivision applications following all applicable criteria in Chapter 15-3 and 15-4 of the Subdivision Ordinance.
6. The preliminary and final subdivision applications may be reviewed simultaneously by the Planning Commission.
7. The closest fire hydrant shall be indicated on the final plans and reviewed and approved by the South Davis Metro Fire Marshal and the Public Works Director.
8. The "buildable pad" for all 3 lots shall be indicated on the final plans.
9. The front easement on each lot shall be changed to indicate 10 feet.
10. All utilities shall be shown on the final site plan to ensure adequate service.
11. All applicable utility provider sheets shall be submitted with the final subdivision application.
12. The applicant will obtain a Phase 1 environmental site assessment.

*Findings:*

1. The conceptual subdivision is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone (R-L) [12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone will be satisfied [Table 12-32-1].
4. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a conceptual subdivision application have been satisfied [Chapter 15-2].

**LEGISLATIVE UPDATE – 2014 GENERAL SESSION – PLANNING RELATED BILLS**

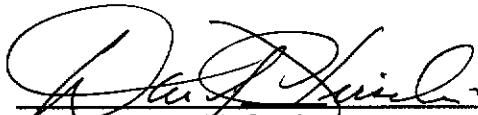
Lisa Romney, City Attorney, provided a summary of ten bills passed during the 2014 General Legislative Session that relate to planning. A copy of her presentation is attached.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

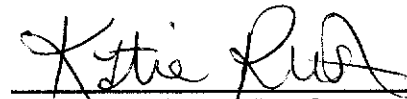
- The Planning Commission will next meet on September 10, 2014.
- Chair Hirschi made a **motion** to replace the September 24, 2014 Planning Commission meeting with the west side open house, with a Planning Commission meeting after the open house if necessary. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

**ADJOURNMENT**

At 9:59 p.m. Commissioner Johnson made a **motion** to adjourn. Commissioner Hirst seconded the motion, which passed by unanimous vote (6-0).

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6 David P. Hirsh, Chair

9-10-2014  
Date Approved

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9  
10   
Katie Rust, Recording Secretary



# CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, August 27, 2014  
7:00 p.m.

| NAME (PLEASE PRINT)    | ADDRESS**                     |
|------------------------|-------------------------------|
| Taylor Spindlove       |                               |
| Barbara Finn           | 458 S 675 W                   |
| Toni Walker            | 486 S 675 W                   |
| Lorene Miles           | 593 E. 200 So. C              |
| Peggy B Miles          | 11 1 111 1                    |
| Louise Argyle          | 605 E 100 S -                 |
| Jamie Frost            | 498 S 675 W                   |
| Heather Strasser       | 434 S 600 W                   |
| Amy Kimball            | 615 E. 100 S.                 |
| Florence Farnsworth    | 610 E Center St.              |
| Dan Farnsworth         | " "                           |
| John + Pat VanDerMeide | 555 E. 100 So                 |
| Patrick Scott          |                               |
| David Bell             | 698 + 644 Porter Ln           |
| Nate Pigley            | 215 N Redwood Rd. Ste 8. AISL |
| Fred Walton            | 685 E. Center                 |
| Ron DuPaix             | 120 N. 400 East               |
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\*\* 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.