

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, October 14, 2020**
3 **7:00 p.m.**
4

5 A quorum being present electronically via Zoom and live streamed on the Centerville
6 City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City
7 Planning Commission was called to order at 7:00 p.m.
8

9 **MEMBERS PRESENT**

10 Kevin Daly, Vice Chair
11 Cheylynn Hayman, Chair (excused at 7:34 p.m.)
12 Mason Kjar
13 Spencer Summerhays
14 Christina Wilcox
15 Becki Wright
16

17 **STAFF PRESENT**

18 Cory Snyder, Community Development Director
19 Mackenzie Wood, Assistant Planner
20 Lisa Romney, City Attorney
21

22 **DETERMINATION**

Chair Hayman read a determination regarding electronic
meetings without an anchor location due to COVID-19
23
24

25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Daly
28

29 **PUBLIC HEARING – ZONING TEXT AMENDMENT – RESIDENTIAL BUFFERING**
30 **CZC 12.51**
31

32 Cory Snyder, Community Development Director, presented proposed amendments to
33 Centerville Zoning Code 12.51, drafted following direction from the Planning Commission on
34 August 26, 2020 to: (1) use a “simplified approach” for establishing wanted residential buffers;
35 and (2) provide an “escape hatch” to use in certain circumstances. Mr. Snyder answered
36 questions from the Planning Commission, and explained the difference between “setback” and
37 “buffer”, defining a buffer as being like a setback, but not applied to every lot line on a parcel. A
38 buffer would be applied where a lot line adjoined property with a lower or differing zone, and
39 would trump the established setback. Commissioner Kjar suggested changing references to
40 “commercial” zones to “non-residential”.
41

42 Chair Hayman opened a public hearing at 7:20 p.m., and closed the public hearing
43 seeing that no one wished to comment. Chair Hayman said she was in favor of changing
44 “commercial” to “non-residential”, but was not convinced buffering was needed between
45 adjoining residential zones with one degree of separation (e.g. R-L next to R-M). She said she
46 was in favor of buffering between residential zones with two degrees of separation or different
47 types of uses (e.g. R-L next to R-H). Chair Hayman explained she believed the Zoning Code
48 already addressed the transition between zones of similar intensity. Commissioner Wright said
49 she appreciated the increased simplicity the amendments would provide, and agreed with Chair
50 Hayman that buffering was not needed between residential zones with one degree of separation
51 in intensity. Commissioner Kjar pointed out that R-M could include townhomes with multiple
52 stories, and suggested conflict may arise between R-L and townhome development without
53 sufficient landscape buffering. Chair Hayman commented that the same privacy conflicts could
54 arise between neighboring R-L properties.
55

1 Responding to a question from Commissioner Kjar, Mr. Snyder said he subjectively
2 believed it was valid to consider the impact adding landscape buffering requirements may have
3 on the probability of attracting developments with moderate-income housing.
4

5 Commissioner Summerhays said he was in favor of the proposed buffering between
6 residential zones with one degree of separation. Commissioner Summerhays **moved** for the
7 Planning Commission to recommend the proposed Zoning Text Amendments, for Residential
8 Buffering standards, with changes discussed, including any renumbering for the ordinance
9 section, with the recommended reasons for action. Commissioner Wright seconded the motion,
10 which failed (3-3), with Commissioners Summerhays, Wilcox, and Wright in favor, and
11 Commissioners Kjar, Daly, and Hayman dissenting.
12

13 Chair Hayman **moved** for the Planning Commission to recommend the following Zoning
14 Text Amendments, for Residential Buffering standards, as underlined below, including any
15 renumbering to the ordinance section, with the following reasons for action. Commissioner Kjar
16 seconded the motion, which passed by majority vote (5-1), with Commissioner Summerhays
17 dissenting.
18

19 (b) Buffer Landscaping between Residential and Non-Residential Development or a
20 differing Residential Intensity District. Landscaped buffers shall be required along side
21 and rear property boundaries which abut a residential zone or is adjacent to a differing
22 lower intensity residential zoning district.
23

- 24 1. Non-Residential Minimum buffer depth shall be as follows:
25 a. In medium intensity (M) zones: 15 feet; and
26 b. In high intensity (H) and very high intensity (VH) zones: 30 feet.
27 2. Residential Minimum buffer depth shall be as follows:
28 a. In high intensity (H) zones meeting low intensity (L) zones: 25 feet.
29

30 Reasons for Action (findings):
31

- 32 a. The Planning Commission finds that the Council directed the Planning Commission
33 and City Staff to review and recommend potential buffering standards between types
34 of Residential Zone Districts.
35 b. The Planning Commission finds that the proposed text amendments are consistent
36 with and even further the objectives and policies of the City's General Plan.
37 c. Therefore, the Planning Commission finds that the proposed amendments can be
38 deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of
39 Centerville City's Zoning Ordinance.
40 d. The Planning Commission finds that there are existing waiver provisions in the
41 Zoning Ordinance to allow needed flexibility where future situations may warrant
42 some buffering modifications.
43

44 Chair Hayman excused herself from the meeting at 7:34 p.m.
45

46 GENERAL PLAN TRANSPORTATION ELEMENT DISCUSSION
47

48 At a recent Planning Commission meeting, the below listed policies, goals, or concepts
49 were chosen to help guide the direction for correlating the future growth in the City, specifically
50 with regards to encouraging the development of Moderate-Income Housing.
51

- 52 1. Create or allow for, and reduce regulations related to, accessory dwelling units in
53 residential zones.

2. Consider additional housing (i.e. accessory apartments and accessory dwellings) within Single Block Measurement for select areas along a transportation corridor.
3. Consider creating an "Infill Overlay" that adjusts the base density to allow for infill development within 600 feet of select collector and arterial streets.

Mr. Snyder presented language drafted for discussion of the concepts addressing: use of accessory dwellings; use of accessory apartments; re-allocation of residential densities; and creation of a flexible lot infill overlay strategy. Responding to a question from Commissioner Wright, Mr. Snyder explained that short-term rentals (e.g. Airbnb) were prohibited in Centerville at this time. He said the Utah League of Cities and Towns (ULCT) had encouraged cities not to be too aggressive regarding short-term rentals.

Commissioner Wright said she was very interested in continued discussion of accessory dwelling units given the limit land available within City limits. She said she was less interested in accessory apartments, and felt accessory apartments should be limited to the first half-block along arterial streets. She said her concern with accessory apartments was related to oversight without the units being owner-occupied.

Commissioner Wilcox said she was in favor of discussing accessory dwelling units and creation of a flexible lot infill overlay strategy, but not in favor of re-allocation of residential densities.

Mr. Snyder explained his understanding of the requirement to review and submit a report to the State by December. Lisa Romney, City Attorney, advised that Centerville needed to make a good-faith effort regarding the Transportation Element submitted to the State. Commissioner Kjar said he personally liked all four concepts drafted by Staff. Mr. Snyder said his impression was that the Council wanted to approve something regarding Accessory Dwelling Units, but were not ready to approve something City-wide. He said he suspected narrowing the scope to the South Main Street Corridor may be more palatable. He clarified that the report to the State only needed to state the intention to continue discussing possibilities.

The Planning Commission discussed making the best use of Staff time by only forwarding concepts that had a higher chance of making it through the entire process with the Council. Commissioner Daly said he suspected the Council would not be interested in a flexible lot infill overlay strategy, although he personally believed it was worth discussing. Commissioner Kjar said he believed infill would be a problem for Centerville in the near future and needed to be addressed. He suggested Staff time on infill would be time well spent, even if the proposal were not accepted and approved right off. Commissioner Kjar suggested directing Staff to spend time on both types of accessory dwellings, and not spend time on re-allocation of residential densities for now. He also suggested identifying infill as an imminent problem, with infill overlays identified as a possible solution. A majority of the Commissioners expressed agreement with directing Staff to move forward with three of the four concepts.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder updated the Planning Commission on actions taken by the City Council at the last Council meeting. The Planning Commission was scheduled to meet next on October 28, 2020.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the September 14, 2020 and September 23, 2020 Planning Commission meetings were reviewed. Commissioner Daly requested a correction to the September 14, 2020 minutes. Commissioner Wright **moved** to accept the minutes of the September 14, 2020

meeting as amended, and the minutes of the September 23, 2020 as written. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

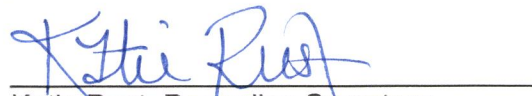
At 8:20 p.m., Commissioner Summerhays **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).



City Recorder/Deputy City Recorder

10/30/2020

Date Approved



Katie Rust, Recording Secretary

