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3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, October 22, 2014**

5 **7:00 p.m.**
6

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

10 **MEMBERS PRESENT**

11 David Hirschi, Chair

12 Gina Hirst

13 William Ince

14 Logan Johnson

15 Scott Kjar

16 Debra Randall
17

18 **MEMBERS ABSENT**

19 Kevin Merrill
20

21 **STAFF PRESENT**

22 Corvin Snyder, Community Development Director

23 Brandon Toponce, Assistant Planner

24 Lisa Romney, City Attorney

25 Kathy Streadbeck, Recording Secretary
26

27 **PLEDGE OF ALLEGIANCE**

28
29 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Kjar

30
31 **ROUNDTABLE – Accessory Dwelling Units (ADUs)**
32

33 At 6:00 p.m. an informal roundtable was held to discuss accessory dwelling units.
34

35 **MINUTES REVIEW AND APPROVAL**
36

37 The minutes of the Planning Commission meeting held September 10, 2014 were
38 reviewed and amended. Commissioner Ince made a **motion** to approve the minutes as amended.
39 The motion was seconded by Commissioner Hirst and passed by unanimous vote (6-0).
40

41 **DISCUSSION - Special Planning Commission Meeting on November 19, 2014 for**
42 **the West Centerville Neighborhood Plan Update**

1 Cory Snyder, Community Development Director, explained the West Centerville
2 Neighborhood Plan update will be ready for formal review and public hearings in November.
3 Staff is requesting the Planning Commission host an additional meeting on November 19, 2014
4 to deliberate this forthcoming update. There was no objection. The Commission will hold a
5 Special Planning Commission meeting as discussed.
6

7 **PUBLIC HEARING | PARK HILLS PHASE 3 SUB | 2130 N ROCK MANOR DR**
8 **Consider a conceptual subdivision plan for the Park Hills Phase 3 Subdivision; which**
9 **consists of 3 lots, to be located at approximately 2130 North Rock Manor Drive, in the R-L**
10 **Zone. Kara Fadel Burnett, Trustee, Applicant**
11

12 Brandon Toponce, Assistant Planner, reported the Park Hills Subdivision was recorded
13 on September 18, 1998. Phase 2 was recorded on April 6, 2001 along with the easement for Rock
14 Manor Drive, the street connecting the south portion of the subdivision to the north portion.
15 Rock Manor Drive was properly constructed, meeting all of applicable City Standards, but has
16 never been dedicated. The applicant will not be dedicating the street at this time. The applicant is
17 ready for conceptual subdivision approval for Phase 3 which consists of a 3-lot subdivision. One
18 lot will be located on the southwest boundary (Lot 3), one lot on the northeast boundary (Lot 1)
19 and the remaining parcel (Lot 2) will stay as one large lot with an easement for the street only.
20 The property owner is not yet ready to develop the larger parcel.
21

22 The proposed subdivision is located within Neighborhood 3, Northeast Centerville, and is
23 found within the Residential-Low (R-L) Zone. The General Plan calls for low density, single-
24 family uses in this area. The Zoning Ordinance permits the development of detached single-
25 family homes on individual lots. The proposed development is in harmony with the General Plan
26 and the R-L Zone. All public rights-of-way and easements for each lot will need to be dedicated
27 and recorded as required. Rock Manor Drive is constructed with sidewalk on the west side of the
28 street; sidewalk on east side will be required during Phase 3. Each lot has an adequate buildable
29 area which will need to be indicated on the preliminary site plan. The proposed subdivision will
30 be required to adhere to all development standards, including drainage, engineering, and utility.
31 The applicant will be required to show fire hydrants on the preliminary plans to be reviewed by
32 the South Davis Metro Fire Marshal. Finally, the plans will need to indicate all adjacent property
33 owners and a current title report must be submitted.
34

35 Darin Burnett, applicant, agreed with all the conditions as required with the exception of
36 the sidewalk construction on the east side. He said they will construct the sidewalk when a home
37 is built, but did not intend to construct it prior. He also said that all required utilities have already
38 been installed for each lot.
39

1 Lisa Romney, City Attorney, said all public improvements are required with the
2 subdivision approval which would include the sidewalk. However, a deferral agreement may be
3 possible. The applicant can work with staff regarding this issue. She also recommended that Lot
4 2 be designated as a "parcel" not a "lot" since is it not buildable at this time and will require
5 additional subdivision approvals.

6
7 Chair Hirschi opened the public hearing.
8

9 Tom Page, 2127 North Park Hills Drive, said he lives just east of parcel 2. He questioned
10 if this application requires a rezone? He asked if there will be additional public hearings when
11 this parcel is developed. Mr. Toponce said a rezone is not part of this application. He also let the
12 public know that parcel 2 will require additional approvals prior to development and a public
13 hearing is part of that process.

14
15 Chair Hirschi closed the public hearing.
16

17 Commissioner Johnson made a **motion** for the Planning Commission to accept the
18 conceptual subdivision plan for the proposed Park Hills Subdivision Phase 3, located at 2130
19 North Rock Manor Drive, subject to the following:

20
21 **Conditions:**

- 22 1. All professional service fees shall be paid.
- 23 2. A bond shall be posted for all public infrastructure and utility work to be conducted.
- 24 3. The preliminary subdivision plan shall indicate proper drainage, grading and contours
25 at intervals of at least 2 feet, to be reviewed and approved by the City Engineer.
- 26 4. The applicant shall submit the preliminary subdivision application following all
27 applicable criteria in Chapter 15-3 of the Subdivision Ordinance.
- 28 5. The closest fire hydrant shall be indicated on the final plans and reviewed and
29 approved by the South Davis Metro Fire Marshal and the Public Works Director.
- 30 6. The "buildable pad" for Lots 1 and 3 shall be indicated on the preliminary plans.
- 31 7. Public utility easements shall be required on Lots 1 and 3 only, and shall indicate a
32 10-foot easement along the front, and on the other two sides measuring at 7 feet.
- 33 8. All utilities shall be shown on the preliminary subdivision plan to ensure adequate
34 service.
- 35 9. All applicable utility provider sheets shall be submitted with the final subdivision
36 application.
- 37 10. Legal descriptions shall be submitted for the street dedications and shall be reviewed
38 as part of the preliminary plan by City staff.

11. Staff is to review the issues regarding Lot 2; including re-designation as a remnant parcel; and adding a plat note that the remnant parcel is not a buildable lot until further subdivided with road dedication, public utility easement dedication, and compliance with all other applicable Subdivision Ordinance requirements at time of subdivision.

Reasons for the Action (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 [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been 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].

The motion was seconded by Commissioner Randall and passed by unanimous roll-call vote (6-0).

WEST CENTERVILLE NEIGHBORHOOD PLAN UPDATE - Discuss a general plan amendment proposal for the West Centerville Neighborhood Plan for property east of Legacy Parkway, south of Parrish Lane. Centerville City, Applicant

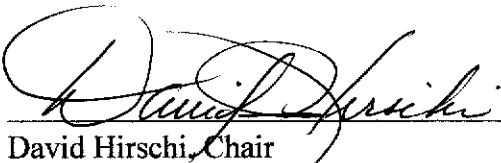
Cory Snyder, Community Development Director, updated the Commission regarding the process for the West Centerville Neighborhood Plan update including public hearings and the official approval process. He explained the history of west Centerville including current zoning and development, both commercial and residential. He updated the Commission regarding mass transit concepts explaining how Front Runner came to be and how planning issues are affected. Mr. Snyder encouraged the Commission and the public to view the Wasatch Choice 2040 Plan as it too affects planning issues. Growth is inevitable and plans need to accommodate projected growth including residential, commercial, industrial and public uses. He reviewed the West Neighborhood Plan study area, the Committee involvement/process and the public survey results including trail system connectivity and transit stop options. Mr. Snyder reviewed and explained four (4) scenarios (existing, build-out, transit oriented development, mixed use) for the West Centerville Neighborhood Plan update and how each would affect the city (i.e., sales tax, property tax, affordability, energy, water, etc.). An open house was held with regard to the proposed update. Mr. Snyder reviewed the results of the open house and public input. Staff is

currently working on a "preferred scenario" which will be ready for review at the next Planning Commission meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next regular Planning Commission meeting will be held on Wednesday, November 12, 2014.
2. A Special Planning Commission Meeting is scheduled to be held on Wednesday, November 19, 2014.
3. Upcoming Agenda Items
 - Legacy Trail Apartments, Final Subdivision
 - West Centerville Neighborhood Plan Update

The meeting was adjourned at 8:35 p.m.


David Hirschi, Chair

11-12-2014
Date Approved


Kathleen Streadbeck, Recording Secretary

