

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, October 24, 2018**
3 **7:00 p.m.**

4
5 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:01 p.m.

7
8 **MEMBERS PRESENT**

9 Kevin Daly, Vice Chair
10 Cheylynn Hayman, Chair
11 Kathy Helgesen
12 Gina Hirst
13 Logan Johnson
14 Becki Wright

15
16 **MEMBERS ABSENT**

17 Kai Hintze

18
19 **STAFF PRESENT**

20 Lisa Romney, City Attorney
21 Cassie Younger, Assistant Planner
22 Mackenzie Wood, City Recorder
23 Jamie Brooks, Recording Secretary

24
25 **STAFF ABSENT**

26 Cory Snyder, Community Development Director

27
28 **VISITORS**

29 Interested citizens

30
31 **PLEDGE OF ALLEGIANCE**

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33 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Wright

34
35 **PUBLIC HEARING – PRELIMINARY SUBDIVISION – SHEFFIELD DOWNS**
36 **PLANNED DEVELOPMENT OVERLAY – 274 EAST PAGES LANE**

37
38 Chair Hayman turned the time over to Cassie Younger, Assistant Planner, who outlined
39 Planned Development Overlay, including what was to be maintained by the Home Owner's
40 Association. There were some concerns regarding the amount of space between streets and a
41 nearby elementary school. A traffic movement study had been requested regarding 300 East.
42 Some utility easements and other minor corrections would need to be added to the final plat.

43
44 Commissioner Wright inquired about Ace Hardware parking which was depicted in the
45 staff report.

46
47 Chair Hayman invited the applicant to address the Commission.

48
49 Taylor Spendlove of Brighton Development explained that Community Economic
50 Development Director Cory Snyder had asked him to see if there would be any space left over for

Ace Hardware. Mr. Spendlove pointed out that the Ace property was separate from the applicant's property.

Commissioner Wright inquired about neighboring plots #30-#33 on the southeast corner of the plat. Mr. Spendlove responded that the lots in question were designed to be wider. Plans included rambler-style homes on those lots.

Regarding the spacing of entrances/accesses to the subdivision, Mr. Spendlove stated that they were spread out as far as possible. He also wished to point out that a full traffic study was not requested—merely a traffic *movement* study which was less comprehensive.

Commissioner Daly asked about coordinating with the school district regarding school boundaries to minimize requests for boundary variances and potential confusion from future residents. Mr. Spendlove pointed out that potential property buyers would learn of their boundary schools when signing disclosure documents at the time of sale.

Chair Hayman asked Mr. Spendlove if he had considered providing just a single entrance to the development. He responded that there was a shared easement with access rights. Future development also required that a second access point be in place.

Commissioner Hirst inquired regarding the width of the roadway. Mr. Spendlove responded that there were sidewalks on both sides of the street with no parking allowed on the roadway itself.

Chair Hayman opened the public hearing at 7:17 p.m. There was no one who wished to speak. Chair Hayman closed the public hearing.

Commissioner Johnson indicated he was not sure that a traffic evaluation was necessary. Chair Hayman and Commissioner Wright both agreed with Commissioner Daly regarding a traffic movement study being best.

Commissioner Hirst made a **motion** to approve the preliminary subdivision plat for the proposed Sheffield Downs Planned Development Overlay located at 274 East Pages Lane with conditions 1-7 and both reasons for action listed in the staff report.

Conditions:

1. The Final Subdivision Plat shall reflect the design, layout, and all related items as stated in Ordinance 2018-20, Sheffield Downs Planned Development Overlay, as approved by the City Council on September 18th, 2018.
 - a. A note on the Final Plat shall state that the plat is subject to this ordinance
2. A final subdivision application and plans shall be submitted, within one (1) year, in accordance with the requirements of Title 15, Subdivisions and of Title 12-Zoning Ordinance.
3. Final utility and construction plans shall be reviewed and approved by the City Engineer, including, but not limited to:
 - a. Provide Building, pavement, & demolition plan
 - b. Distinguish which utilities are private and which are public
 - c. Show existing utility or access easements
 - d. Provide a cross section for street improvements
 - e. Show all accesses along the north side of Pages Lane from 400 East to the west entrance to J.A. Taylor Elementary and provide traffic movement study to support locations of new entrances into Subdivision.
 - f. Provide detention calculations

4. The applicant shall place a note on the Final Plat in reference to any CC&Rs that would be created for the subdivision, including notes that stated:
 - a. The use of outside storage of Recreational Vehicles (RVs) for dwellings or in the common space areas for longer than 48 hours shall be prohibited.
 - b. HOAs shall be responsible for the continuation and maintenance of open space and referenced in the Final Plat notes.
5. The Applicant shall post a bond for all public improvements, open space, and utilities prior to the recording of Final Plat. The applicant shall submit a phasing plan to be approved by Staff and the Commission, or Open Space amenities shall be installed prior to a certificate of occupancy for any dwelling.
6. A title report shall be submitted to City Staff Prior to Final Plat.
7. This subdivision was approved with unique setbacks for perimeter and interior lots, as outlined in their PDO Approval. Front, side, and rear yard setbacks for each lot shall be noted on the plat.

Reasons for Action

- a. The Commission found that the preliminary subdivision plan complied with the terms and conditions of Sheffield Downs PDO Zone Map Amendment and associated Conceptual Plan acceptance that was approved in September of 2018, Ordinance No. 2018-20, Centerville City Planning Commission October 10, 2018
- b. The Commission found that the conditions of the preliminary plan approval, subject to terms and conditions of the PDO, were consistent with the requirements for preliminary subdivision review [Section 15-3-103].

The motion was seconded by Commissioner Helgesen. The motion passed unanimously (6-0).

TABLED – PRELIMINARY SUBDIVISION – LEGACY LANDS AT 1243 NORTH 1300 WEST

Chair Hayman stated that this item was tabled to an unknown future Planning Commission meeting.

DISCUSSION – MAIN STREET TABLE OF USES AMENDMENTS PUBLIC COMMENTS

Cassie Younger reminded the Planning Commission that several public forums had been held and that she had provided a list of the public comments that had been submitted. The staff report included a list of those uses that were currently not allowed on Main Street as well as a short list of those uses that were currently on the Conditional Use List but could potentially be moved to the Permitted list.

Chair Hayman felt the public comment meetings were very helpful, particularly in that they were less formal than typical public meetings. The next step to take was to address the acceptable use table in the C-M zone on Main Street. She pointed out that although there were many comments provided by stakeholders, there was little concern expressed about eliminating or adding any specific uses. Commissioner Johnson commented that the conditional use list was a helpful tool to assist the City in mitigating certain negative impacts.

Commissioner Wright understood that the majority of those individuals that provided input did not wish to have fast food establishments added to Main Street. Chair Hayman pointed

1 out that it was important not to confuse "fast food" with "fast casual" food. Commissioner Hirst
2 hesitated to prohibit restaurants on Main Street, as they seemed to be well-used.
3

4 Commissioner Daly did not feel that Main Street had traffic congestion or safety
5 problems. He also did not anticipate "fast casual" franchises showing a great deal of interest in
6 Main Street. Instead, he expected more local establishments. He wished to allow potential
7 business owners to be creative. He felt this was a commercial area and that the residential uses
8 should be removed from the list of permitted uses on Main Street. He also pointed out that
9 contrary to the staff report, "catering, limited" was now allowed. Ms. Younger agreed that it was.
10

11 Commissioner Helgesen felt that "fast food" was subjective but wished to focus on the
12 amount of traffic resulting from different types of businesses. Commissioner Wright felt that fast
13 food would cause an increase in traffic whereas Commissioner Daly disagreed. Commissioner
14 Wright expressed an interest in changing the definition of "fast food." Commissioner Daly
15 pointed out that changing the definition would affect businesses throughout the rest of the City,
16 including on Parrish Lane. Chair Hayman stated that there was already an abundance of fast food
17 restaurants on Parrish Lane and that it was unlikely that a large number of new ones would flock
18 to Main Street if that use were allowed. She wished to err on the side of allowing property owners
19 the right to open a business and letting the market dictate whether or not it would be successful.
20

21 Commissioner Wright suggested prohibiting franchised restaurants or national chain
22 restaurants from locating in the SMSC Zone. Ms. Romney indicated that the City generally does
23 not regulate use by who owns the use, but by the use itself.
24

25 Commissioner Helgesen was primarily concerned with traffic congestion and the safety
26 of schoolchildren crossing the street in the area in question. She was fine with restaurants—just
27 not with *drive-through* restaurants.
28

29 Commissioner Johnson questioned whether or not the City could allow fast food
30 restaurants while *not* allowing drive-throughs. Ms. Romney said it is acceptable to designate
31 different uses within a zone which may include prohibiting drive-throughs on Main Street. Her
32 advice, however, was to come up with a new definition for such use in the SMSC Zone rather
33 than changing the definition of fast-food restaurant throughout the City.
34

35 The Planning Commission reviewed the list of those uses that were currently NOT
36 allowed on Main Street. Commissioner Daly wished to see a variety of business types on Main
37 Street. The Planning Commission was split regarding car washes. They decided to leave it on the
38 list of uses for now, but to address it in the future.
39

40 Commissioner Hirst was in favor of allowing multi-family dwellings although
41 Commissioner Daly had earlier indicated a preference to focus on commercial development on
42 Main Street.
43

44 Commissioner Johnson wished to tackle residential development on Main Street as a
45 separate discussion so as not to high-jack the conversation in that direction, to the detriment of
46 other uses that needed to be addressed.
47

48 Commissioner Daly was concerned about excessive chipping away at the commercial
49 base and ending up with all residential development and only a small sliver of commercial space
50 on Parrish Lane.
51

52 Commissioner Hirst wished to open up the options and give property owners more
53 commercial development options. Residential development could take place elsewhere.

1
2 Lisa Romney wished to clarify whether the Commission desired to leave multi-family
3 dwellings on the list. Several commissioners agreed it should be removed from the list, but
4 understood that multi-family dwellings were still allowed in the overlay under the SMSC Zone
5 provisions. A number of commissioners agreed that all residential uses should be removed from
6 the list so that residential development was not a focal point of the discussion. It was made clear
7 that these uses are still allowed, however.

8
9 Chair Hayman proposed that fast food restaurants remained on the list for now but that
10 the Planning Commission have a separate discussion about them in the future.

11
12 Chair Hayman proposed that the four business types that were currently on the
13 conditional use list (Bank/Financial Institution, Bed & Breakfasts, Cultural Services and
14 churches/places of worship) remain as conditional uses only.

15
16 Commissioner Johnson felt that the conditional use tool was not the proper way to ensure
17 increased regulation and control of certain business types.

18
19 The changes that the Planning Commission wished to recommend to the City Council
20 were:

- 21 ▪ Allow *Agricultural sales and service* as a condition use but not a permitted use
- 22 ▪ Remove *Auditorium or Stadium* from the list of uses not allowed on Main Street
- 23 ▪ *Catering, limited* had recently been allowed as a conditional use and should
24 continue to be allowed
- 25 ▪ Remove *cemetery* from the list
- 26 ▪ *Construction Sales and Service* was to remain on the list as long as it was a
27 limited use (excluding exterior storage space)
- 28 ▪ Remove *hotel*
- 29 ▪ Remove *multi-family dwelling*
- 30 ▪ Remove *post offices*
- 31 ▪ Remove *single-family dwelling*
- 32 ▪ Remove *twin homes*
- 33 ▪ Remove *two-family dwellings* (all residential uses were to be removed from the
34 list, with the understanding that they would be re-addressed at some point in the
35 future)

36
37 Chair Hayman wished for staff to prepare language in order to allow all non-stricken uses
38 to be conditional use permits, with the clarification that she would like to see the existing
39 definition on the *construction sales and service*, as well as on the *construction sales and service,*
40 *limited* which had previously been sent to the City Council. Include *restaurant, fast food* as
41 currently drafted but include additional language allowing the City to limit the use of drive-
42 throughs between Pages Lane and Parrish Lane along the Main Street corridor.

43
44 Commissioner Helgesen wished to look at *agricultural sales and service* on a limited
45 basis (not allowing exterior storage). Commissioner Daly thought that type of business was not
46 feasible on Main St. Chair Hayman had no objection if staff wished to look into it, modeling it
47 after *construction sales and service*.

48
49 Lisa Romney responded to Commission questions about charter schools. Ms. Romney
50 read from Section 10-9a-305 of the Utah Code and explained the law regarding municipal
51 regulation of charter schools.
52
53

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Cassie Younger provided this report as Cory Snyder had been excused. There would be just one Planning Commission meeting in November which would be on the 14th. The Legacy Lands project might be ready. Regarding the Preliminary Subdivision Plan for the Dual Creek Project subdivision would most likely be addressed. Finally, there might be a new conceptual subdivision item ready for the Planning Commission by then, so the meeting had the potential to be fairly long.

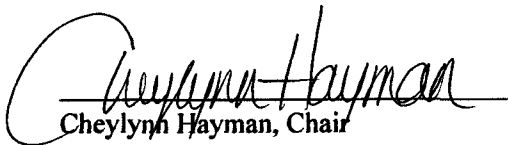
MINUTES REVIEW AND ACCEPTANCE

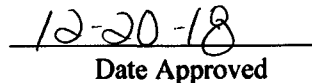
The minutes of September 26, 2018 were reviewed and amendments suggested. Commissioner Helgesen made a motion to accept as amended. Commissioner Wright seconded the motion which passed by unanimous vote (6-0).

The minutes of October 10, 2018 were reviewed and amendments suggested. Commissioner Hirst made a motion to accept as amended. Commissioner Daly seconded the motion which passed by unanimous vote (6-0).

ADJOURNMENT

Chair Hayman moved to adjourn. Commissioner Wright seconded the motion. The motion passed unanimously (6-0) and the meeting adjourned at 8.38 p.m.


Cheylynn Hayman, Chair


Date Approved


Jamie Brooks, Recording Secretary