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2
3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, November 12, 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, arrived at 7:15 p.m.

14 Logan Johnson

15 Scott Kjar

16 Kevin Merrill

17 Debra Randall
18

19 **STAFF PRESENT**

20 Corvin Snyder, Community Development Director

21 Brandon Toponce, Assistant Planner

22 Lisa Romney, City Attorney

23 Kathy Streadbeck, Recording Secretary
24

25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENT/LEGISLATIVE PRAYER**

Chair Hirschi

28 **MINUTES REVIEW AND APPROVAL**
29

30 The minutes of the Planning Commission meeting held October 22, 2014 were reviewed
31 and amended. Commissioner Johnson made a **motion** to approve the minutes as amended. The
32 motion was seconded by Commissioner Kjar and passed by unanimous vote (5-0).
33 Commissioner Merrill abstained as he was not present at this meeting.
34

35 **PUBLIC HEARING | MICKELSON MEADOWS SUB | 696 EAST CENTER ST**

36 **Consider a preliminary subdivision plan for the Mickelson Meadows Subdivision; which**
37 **consists of 4 lots, to be located at 696 East Center Street, in the R-L Zone. Patrick Scott,**
38 **Brighton Homes Utah LLC, Applicant.**
39

40 Brandon Toponce, Assistant Planner, reported the Commission previously accepted a
41 conceptual subdivision plan for the Mickelson Meadows Subdivision. The applicant desires to
42 divide the property into 4 lots and construct a single-family home on each lot (Lot 3 contains an
43 existing home, which will remain). Each lot depicted has adequate street frontage, utility

1 easements, buildable area and setbacks as required by ordinance. The proposed density is
2 allowed per ordinance. Mr. Toponce reviewed the conditions of approval set during the
3 conceptual subdivision process. A majority of the conditions have been met and the remaining
4 conditions will continue on to the final subdivision approval process. The applicant will continue
5 to work with City staff on all outstanding issues. The applicant will be required to show all
6 utilities, fire hydrants, and water retention areas on the final site plans. The applicant will be
7 required to submit a new title report. The applicant will be completing a new 4-foot sidewalk
8 along the south portion of Center Street in front of Lots 1, 2, and 3 and the west side of 700 East
9 in front of Lots 3 and 4.

10
11 Chair Hirschi asked for clarification regarding the water retention area/drainage as it is
12 not shown on the plat. He also asked how the amount for the bond is determined. Mr. Toponce
13 explained the water retention area is a landscaped slope that will ensure water can drain
14 appropriately from the property. The plat will need to show how this drainage slope. He also
15 explained the City Engineer determines the amount of the bond.

16
17 Commissioner Kjar said it appears these lots are quite narrow and asked if the setbacks
18 are appropriate. He also asked if the utilities have already been placed or if the applicant will
19 need to cut into the road. Mr. Toponce said all the lots meet lot size, lot frontage and setback
20 requirements per ordinance. He also explained the applicant will cut into the road for utilities and
21 then repair the roadway as necessary.

22
23 Chair Hirschi opened the public hearing.

24
25 Dave Farnsworth said he owns the neighboring property to the west. He said he is unclear
26 on the drainage plan and wants to make sure his property is protected from any run-off.

27
28 Seeing there was no further comment, Chair Hirschi closed the public hearing.

29
30 Mr. Toponce said the City Engineer has approved the drainage plan and all run-off will
31 flow away from neighboring properties. The applicant will be required to show this flow on the
32 plat prior to final approval.

33
34 Patrick Scott, Brighton Homes, explained the property will be sloped to ensure water
35 drains as needed. He said there is a small "depression" in the landscape at the rear of the lot
36 which will be able to hold any excess water during storms until it can appropriately drain from
37 the property.

1 Commissioner Hirst made a **motion** for the Planning Commission to approve the
2 preliminary subdivision plat for the proposed Mickelson Meadows Subdivision, located at 696
3 East Center Street, subject to the following:
4

5 ***Conditions:***

- 6 1. All professional service fees shall be paid.
 - 7 2. A bond shall be posted for all public infrastructure and utility work to be conducted.
 - 8 3. The final subdivision plan shall indicate proper drainage and water retention to be
9 reviewed and approved by the City Engineer.
 - 10 4. The applicant shall submit the final subdivision application following all applicable
11 criteria in Chapter 15-4 of the Subdivision Ordinance.
 - 12 5. The closest fire hydrant shall be indicated on the final plans and shall be reviewed
13 and approved by the South Davis Metro Fire Marshal and the Public Works Director.
 - 14 6. A current title report will need to be submitted and reviewed by City staff.
- 15

16 ***Reasons for the Action (Findings):***

- 17 1. The preliminary subdivision is in harmony with the General Plan [Section 12-480-
18 52(1)(e)].
 - 19 2. The new subdivision meets the objectives for development within a Residential-Low
20 (R-L) Zone [12-30-020(b)(1)].
 - 21 3. It appears all applicable development standards for development within an R-L Zone
22 will be satisfied [Table 12-32-1].
 - 23 4. It appears all general requirements for all subdivisions have been satisfied [Chapter
24 15-5].
 - 25 5. All applicable standards found in the Subdivision Ordinance pertaining to a
26 preliminary subdivision application have been satisfied [Chapter 15-3].
- 27

28 The motion was seconded by Commissioner Merrill and passed by unanimous roll-call
29 vote (7-0).
30

31 **PUBLIC HEARING | MILES MANOR SUBDIVISION | 580 EAST 100 SOUTH -**
32 **Consider a preliminary subdivision plan for the Miles Manor Subdivision; which consists**
33 **of 3 lots, to be located at 580 East 100 South, in the R-L Zone. Patrick Scott, Brighton**
34 **Homes Utah LLC, Applicant.**
35

36 Brandon Toponce, Assistant Planner, reported the Commission previously accepted a
37 conceptual subdivision plan for the Miles Manor Subdivision. The applicant desires to divide the
38 property into 3 lots and construct a single-family home on each lot. An existing home on the
39 property will be demolished to make room for each new dwelling. Each lot depicted has

adequate street frontage, utility easements, buildable area and setbacks as required by ordinance. The proposed density is allowed per ordinance. Mr. Toponce reviewed the conditions of approval set during the conceptual subdivision process. A majority of the conditions have been met and the remaining conditions will continue on to the final subdivision approval process. The applicant will continue to work with City staff on all outstanding issues. The applicant will be required to correct the address for Lot 1 and show all utilities, fire hydrants, and water retention areas on the final site plans. The applicant will also be required to obtain a Davis County Development and Construction Permit, since they will be building adjacent to Deuel Creek. The applicant has completed the required environmental assessment, but is still awaiting the results. Once this has been submitted and reviewed by City staff, the project will be scheduled for a final subdivision review with the Planning Commission.

Commissioner Merrill asked if the catch basin to the east is also included in the permit from Davis County or if the County is only concerned with Deuel Creek. Cory Snyder, Community Development Director, said the County reviews anything within a 100-feet of the development which would include the catch basin. If the County is confident nothing will obstruct the flow, then a permit will be granted.

Patrick Scott, Brighton Homes, explained the environmental report has been completed and the preliminary results came back inconclusive. He said based on the preliminary observations there was no cause for concern, but to ensure safety additional testing will be completed which will include soil samples from various locations on the site. He said they have also conducted ground penetrating radar testing and have determine there is nothing buried on the site.

Chair Hirschi opened the public hearing. There was no comment; he closed the public hearing.

Commissioner Merrill made a **motion** for the Planning Commission to approve the preliminary subdivision plat for the proposed Miles Manor Subdivision, located at 580 East 100 South, subject to the following:

Conditions:

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 water retention to be reviewed and approved by the City Engineer.

5. The applicant shall submit a final subdivision plat following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
6. The applicant will obtain a Phase 1 environmental assessment.
7. Lot 1 shall indicate the new address of 572 East 100 South.
8. The applicant shall obtain a Davis County Development and Construction Permit, with a copy being submitted to City staff.
9. A current title report shall be submitted as part of the final plat submittal to City staff.

Reasons for the Action (Findings):

1. The preliminary subdivision plat 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 (R-L) Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have 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 preliminary subdivision review have been satisfied [Chapter 15-3].
6. An environmental assessment was required by the Planning Commission to be approved prior to the final site plat and therefore must be completed. [August 29, 2014 Planning Commission Meeting Minutes].

The motion was seconded by Commissioner Hirst.

Commissioner Randall made a **motion to amend** to revise condition #6 as follows:

6. The applicant will obtain an environmental assessment to be approved by the City Engineer.

The motion to amend was seconded by Commissioner Kjar and passed by unanimous roll-call vote (7-0).

The motion as amended passed by unanimous roll-call vote (7-0).

LEGACY TRAIL APARTMENTS DEVELOPMENT | 1250 W. PARRISH LANE -
Consider a final subdivision plan for the Legacy Trail Apartments Development, which
consists of office, retail, gas/convenience store uses and multi-family units, to be located at
the corner of 1250 West and Parrish Lane, in the C-VH/PD Zone. Fred Hale & Chad
Salmon, Applicants.

Cory Snyder, Community Development Director, reported the applicants desire to finalize the subdivision of land associated with the Legacy Trail Development. The Legacy Trail Development contains a non-traditional land use pattern involving an integrated mixture of uses. The Commission previously approved the preliminary subdivision plans for this project. Mr. Snyder reviewed the five (5) conditions as set by the Commission during the preliminary subdivision process. The applicant has complied with a majority of the conditions. The remaining outstanding conditions will continue on to City Council approval. The applicant will construct the entire common internal roadway loop connecting Parrish Lane to the 1250 West Round-About. The applicant has provided the required trail pathway width, location, easements, and dedications, but will need to make sure the trail pathway is appropriately recorded. The applicant has not provided the necessary trail pathway landscape plan (drought tolerant). In addition, to providing the required landscape plan, the applicant will need to obtain an official approval or acknowledgement from UDOT regarding the trail pathway details and the roadway improvement details. The applicant will continue to work with City staff regarding outstanding issues, i.e., engineering, title report, and CC&Rs.

Mr. Snyder explained the fencing details for the trail pathway including restrictions in order to keep pedestrians safe along Parrish Lane and 1250 West. He explained staff has seen communications between the applicant and UDOT regarding the trail and roadway plans. However, the City is still waiting an official approval notice from UDOT. Mr. Snyder said the Commission may go ahead and make a recommendation to the City Council at this point. The City Council can then weigh-in on these decisions, since the City will likely be involved in a portion of the construction and maintenance of the trail.

Chair Hirschi suggested condition #6 be amended to include a requirement regarding the landscape plans and details. The Commission agreed.

Chair Hirschi made a **motion** for the Planning Commission to recommend approval of the final subdivision plat and plans for the Legacy Trail Subdivision, with the following conditions to be completed or submitted for further consideration, as part of the City Council's deliberation:

Conditions:

1. The plat and plans shall provide for the construction of the entire common internal roadway loop connecting Parrish Lane to the 1250 West Round-About.
2. An off-site dedication parcel to UDOT and a public trail easement, located to the southwest, shall be recorded in conjunction with the subdivision plat.
3. As deemed acceptable to the City and UDOT, the trail system shall establish a non-access line with fencing to prohibit users from access to the roadway and ramp systems along identified sections of the trail.
4. As deemed acceptable to the City and UDOT, the final plans and plat shall provide or comply with curb and gutter changes, re-striping, and a restriction median, as part of traffic circulation patterns.
5. Concerning the trail system, the final plat and plans, including landscaping and design, shall be reviewed by both the City and UDOT and shall obtain written acceptance from each entity.
6. The final plat and plans shall be deemed acceptable, in accordance with applicable ordinances or PDO approval, by the City Engineer and City Attorney (e.g., the engineering review comments, providing a final title report, and providing a copy of the CC&Rs).
7. The applicants/developers shall establish, post, or pay any applicable, bonds, impact, fees, or other related costs, as defined in the City's Fee Schedule or Ordinances.

Reasons for the Action (Findings):

- a. The Commission finds that the proposed subdivision is subject to the terms and conditions of the PDO approval for the Legacy Trail Apartment Project.
- b. The Commission finds that the submitted final subdivision plat and plans are sufficient in scope to access the subdivision's compliance with the City's General Plan, Zoning, Subdivision, and other applicable regulations adopted by the City.
- c. The Commission finds that the Legacy Trail Development contains a non-traditional land use pattern involving an integrated mixture of uses.
- d. Therefore, the Commission finds that the subdivision will require a cohesive review and approval approach to ensure that the subdivision addresses the needs of the entire project in relation to creating self-sustaining independent lots.
- e. The Commission finds that the conditions of the preliminary plan approval address the adequacy for probable compliance with the adopted regulations and provide needed feedback for preparing and submitting a final subdivision plat and plan application.

The motion was seconded by Commissioner Merrill and passed by unanimous roll-call vote (7-0).

**PUBLIC HEARING | WEST CENTERVILLE NEIGHBORHOOD PLAN
UPDATE - 1. Consider a General Plan Amendment for the West Centerville Neighborhood
Plan; 2. Consider a zone map and text amendment to the City's Zoning Ordinance. The
proposed zone text and map amendments are to establish a new "mixed-use district" and
its associated development standards to implement the drafted policies of the General Plan
Update for the West Centerville Neighborhood. Centerville City, Applicant.**

Cory Snyder, Community Development Director, reviewed the history of the proposed West Centerville Neighborhood Plan Update and the process that has taken place to bring the proposed Update to this point. He explained one catalyst for this Update was to look at possible options to merit a transit stop in West Centerville. At this point, a station stop is not likely due to limited space. Mr. Snyder presented the "preferred scenario" which includes a mixed-use concept. This concept will contribute the needed groundwork for a possible future transit stop.

Mr. Snyder reviewed the proposed areas and uses including Light Industrial, Town Center, Community Center, Urban Center, Commercial, and Park. The proposed mixed-use will help support the already existing residential in Legacy Crossing. He explained the Urban Center is the core of the neighborhood and is proposed to allow up to 45-units an acre with a focus on localized commercial uses. This type of scenario could include 4-story buildings and/or stacked flats (market will dictate). The Community Center would allow around 30 to 35-units an acre and could include a public park. He explained a fly-over bridge at Porter Lane is also suggested to alleviate congestion.

Mr. Snyder explained the zoning text and map amendments are significantly pared down from the previously created Transit Oriented Development Zone. The proposed Parrish-Legacy Mixed-Use Center District Zone (PL-MU Zone) includes only the Urban Center and the Community Center areas. The base use for the PL-MU Zone is Commercial-Medium. The secondary use is multi-family residential (Residential-Medium and Residential-High). Residential cannot stand alone, it can only be added if the required base commercial uses are established. Mr. Snyder explained a criteria and/or ratio for commercial vs. residential has not yet been determined.

Mr. Snyder reviewed the design regulations/performance standards for the proposed West Centerville Update which include design principles, design standards, and design guidelines. The Parrish Lane Gateway, the Shoreland District, and Legacy Crossing all use design regulations/performance standards. These standards discuss the goals for development and what is trying to be achieved. Design principles establish an expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a "Mixed-Use Center." Design standards are required in addition to other standard set forth in the Ordinance

1 and are indicated by the verb "shalls." Design guidelines indicate additional actions that are to be
2 taken to enhance the development design and achieve greater compatibility of development in
3 the "mixed-use center district."
4

5 Chair Hirschi opened the public hearing.
6

7 Wayne Eckman, West Bountiful, said 45-units and acre could potentially bring around
8 5000 people to this limited area and this does not include the people currently living in the
9 Legacy Crossing development. This will require additional churches, schools, and emergency
10 support. There is just not enough room to accommodate this density. He said the Village on Main
11 (Bountiful, Utah; mixed-use concept) is no longer exciting for the people who live there. He said
12 many of the residents of the Village on Main are leaving. In order to keep the Village on Main
13 viable it has recently been opened to subsidized housing. He said design principles were
14 mentioned and he questioned the design goals. He said this area is better served with commercial
15 uses, not residential.
16

17 Mark Stanger, West Bountiful, said he too is concerned with density and the congestion
18 this type of density will bring. He is concerned that fire, rescue and paramedics are not able to
19 support this type of density. He said he would like to continue to be able to see the mountains
20 from his home, not high-rise apartment buildings. He said no one would be comfortable with
21 several thousand new people moving into their neighborhood.
22

23 Roger Barrus, Centerville, said he is currently serving as a County Representative in the
24 House of Representatives at the State Legislature. He said he represents the interests of both
25 Centerville and West Bountiful. He shared concern with the impact the proposed mixed-use will
26 create on churches, transportation, and the school system and asked if these concerns have been
27 taken into consideration. He said we are all neighbors and need to look out for the best interest of
28 both cities.
29

30 Dale McIntyre, Centerville, said he wants Centerville to stay a small community.
31

32 Mark Preece, West Bountiful City Councilman, presented a letter to Chair Hirschi from
33 the West Bountiful City Council and asked it be presented to Mayor Cutler. The letter contains
34 concerns and comments from the West Bountiful City Council.
35

36 Richard Rowe, West Bountiful, expressed concern with parking. This is a limited area
37 and parking for this many residents will be difficult. He also said he is currently a
38 business/property owner in West Bountiful and never received information regarding these

1 changes. He said Centerville needs to realize this property is not owned by them and Centerville
2 should find out what the current property owners want.

3
4 Stephanie Ivy, Centerville City Councilwoman, expressed concern with emergency
5 services being able to support this area. She said the current police department already struggles
6 with the Legacy Crossing development. She also mentioned that Centerville is ripe for an
7 earthquake and expressed concern with first responders being able to handle a significant trauma
8 associated with high-rise buildings.

9
10 Rick Everett, West Bountiful, is concerned with this large density. He is concerned with
11 the pollution from the many vehicles that would be brought into the city with this type of
12 residential development. He said he would rather keep the pollution of the Trinity plant. He said
13 this type of use will also impact the West Bountiful Police Department. He is concerned that
14 over time this type of use will become low-income housing. There are just too many risks.

15
16 Lisa Buckmiller, Centerville, said she wants to be a good neighbor and supports West
17 Bountiful residents' concerns. This density will negatively affect West Bountiful.

18
19 Rhett Jordan, West Bountiful, said he lives in and owns a business in this area. He said
20 this type of density cannot be supported. He said this could potentially bring an additional 2000
21 cars a day. He said with a cap of 10,000 square feet on commercial uses all residents will have to
22 cross I-15 for services. He said the traffic impact will be significant, especially if a transit stop is
23 not likely. He said there is currently only one bus route in this area. Residents will be forced to
24 use their vehicles daily. He also expressed concerns with parking and the congestion this would
25 cause at the already congested round-about. He said this many cars would require a 4-lane road
26 and will cause grid lock if not addressed. He also said there is more residential density proposed
27 in this area than already exists in the entire city of West Bountiful.

28
29 Dave Tovey, West Bountiful, said he has the same concerns as mentioned previously and
30 believes there are just too many negative impacts. He said the traffic impact is too significant and
31 the rebuild of Parrish Lane is too far away. He also mentioned a fly-over lane at Porter Lane
32 would impact neighboring residents negatively.

33
34 Spencer Packer, West Bountiful, asked why this change needs to take place. He said it
35 appears these proposed changes are a way to provide Trinity economic value in an exit strategy.
36 However, the economic impact for other property owners in the area would be significantly
37 negative. He does not want to see this type of density in his neighborhood.

1 Cory Snyder distributed a packet of emails and other correspondence from citizens
2 regarding this issue. Chair Hirschi formally accepted the packet of public comments from Mr.
3 Snyder into the official record. He also acknowledged receipt of the letter provided by Mark
4 Preece from the West Bountiful City Council and said he would deliver the letter to Mayor
5 Cutler as requested.
6

7 Chair Hirschi informed the public that this public hearing will not be closed at this time
8 but will be continued to the Special Planning Commission meeting on November 19, 2014. The
9 public may also continue to submit written comment.
10

11 Mr. Snyder explained the City Council formally requested the proposed Update. He said
12 all affected property owners were notified and asked repeatedly to participate in this process. In
13 addition, the community has also been involved. He explained the proposed densities are flexible
14 and the proposed scenario is "preferred" but not absolute. He said the mention of a possible 5000
15 move-ins is over-stated because the required commercial uses were not taken into consideration.
16 It is likely the proposed density will bring about double what currently exists in Legacy
17 Crossing. He said any residential development brings the need for more churches, schools, and
18 first responders. He explained most church organizations plan for growth; the Davis County
19 School District has already stated they can handle the proposed densities; and the City Council
20 will be required to discuss and budget as needed for additional emergency services.
21

22 Commission members discussed the need to accommodate for future population growth.
23 It was mentioned that this population growth is internal, children and grand-children need a place
24 to live. It is not move-ins to the area. Several Commission members mentioned a desire to be
25 proactive in providing additional residential options while maintaining an appropriate balance.
26 The Commission also discussed the trend to smaller homes with minimal maintenance.
27

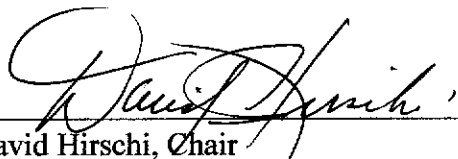
28 Chair Hirschi made a **motion** for the Planning Commission to **TABLE**, for further
29 deliberation, the proposed General Plan Amendment and the related Zoning Text and Map
30 Amendments, until the special meeting of the Planning Commission, scheduled for November
31 19, 2014, beginning at 7:00 p.m. The motion was seconded by Commissioner Ince and passed by
32 unanimous roll-call vote (7-0).
33

34 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

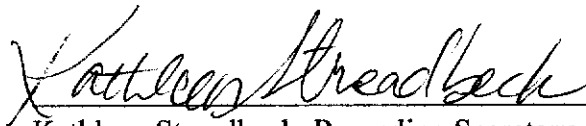
35

- 36 1. Special Planning Commission meeting on Wednesday, November 19, 2014
- 37 2. Next regularly scheduled Planning Commission Meeting on Wednesday, December
38 10, 2014.
39

1 The meeting was adjourned at 9:33 p.m.
2
3

4 
5 David Hirschi, Chair

12-10-14
Date Approved

6
7 
8 Kathleen Streadbeck, Recording Secretary
9



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, November 12 20 14
7:00 p.m.

SPENCER PACKER
NAME (PLEASE PRINT)

ADDRESS**

Colman Howes

Jeff Howes

Patrick Scott

Roger Barrus

Richard & Debbie Rowe

Bob Tanner

Bob Masal

John D Page

Annellise Horlacher

Rick George

KELLY ENQUIST

Dane Bonham

Kent Ward

Shauna Ward

Susan Ward

Mark + Connie Stanger

David Farnsworth

Dale McArthur

Ryan Larsen

Chael Salmon

Freddie Hale

April Lewis

Lisa Buckmiller

** 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.

Mark Preece

Wayne Eckman

Dave & Sherry Meidell

DAVE TOVEY

Erin Howes

Centerville

West Bountiful

West Bountiful

Calzaville

West Bountiful

Centerville

West Bountiful

West BTL

West BTL

West Bountiful

West Bountiful

West Bountiful

West Bountiful

Centerville

Centerville

W. Bountiful

H & S

H & S

W. Bountiful

Centerville

W. Bountiful

W Bountiful

W. Bountiful

W. BTL

Rick Eckett W.B