

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, April 13, 2022**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Kevin Daly, Chair

10 Mason Kjar

11 Matt Larsen

12 Heidi Shegrud

13 Christina Wilcox

14 Becki Wright, Vice Chair

15
16 **STAFF PRESENT**

17 Cory Snyder, Community Development Director

18 Lisa Romney, City Attorney

19 Mackenzie Wood, Assistant Planner

20
21 **VISITORS**

22 Shane Marshall, Horrocks Engineers

23 Dan Adams, The Langdon Group

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25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENTS/LEGISLATIVE PRAYER** Chair Daly

28
29 **UDOT ENVIRONMENTAL IMPACT STUDY PRESENTATION**

30
31 Shane Marshall with Horrocks Engineers and Dan Adams with The Langdon Group,
32 representing UDOT, provided an update on an Environmental Impact Study of I-15 from
33 Farmington to Salt Lake City with a 2050 planning horizon. Mr. Marshall said one of the goals
34 was to make I-15 part of the Centerville community rather than a barrier to the community. Mr.
35 Adams shared a draft Purpose and Need Statement for the Environmental Impact Study:

36
37 Purpose: To improve safety, replace aging infrastructure, provide better mobility for
38 all travel modes, strengthen the state and local economy, and better connect
39 communities along I-15 from Farmington to Salt Lake City. The project purpose
40 consists of the following items which are organized by UDOT's Quality of Life
41 Framework categories of Good Health, Connected Communities, Strong Economy,
42 and Better Mobility.

43
44 Mr. Adams said the Study was currently in one of three public input stages (April 11 –
45 May 13). He shared available options for submitting public input, and encouraged Planning
46 Commission participation. Mr. Adams and Mr. Marshall answered questions from the
47 Commissioners regarding the Study and traffic planning.

48
49 **PUBLIC HEARING - ZONING CODE AMENDMENT – WATER-EFFICIENT**
50 **LANDSCAPING – CZC 12.51.070**

51
52 Community Development Director Cory Snyder presented proposed Zoning Code
53 Amendments regarding water-efficient landscaping, and said the amendments were drafted in
54 response to the Weber Basin Flip-Your-Strip program. Mr. Snyder clarified that the City currently
55 had no landscaping requirements for single-family residential development, and added that turf
56 was not required for commercial and industrial development; the commercial and industrial

1 landscaping requirement was for 75% plantings for a landscaping area at maturity. Mr. Snyder
2 explained that the City's artificial landscape ordinance restricted use of artificial turf to no more
3 than 10% of any landscape plan in any zone. He said he knew Councilmembers had been
4 contacted by residents about artificial turf, and suspected the issue would come before the
5 Planning Commission at some point.

6
7 Mr. Snyder explained some of the Weber Basin Flip-Your-Strip program requirements,
8 and emphasized that the reimbursement from Weber Basin would not necessarily cover the
9 entire cost of flipping a park strip, but would soften the blow. One of the requirements to qualify
10 for participation in the Flip-Your-Strip program was to live in a qualifying city. Design parameters
11 for a qualifying city went beyond park strips. Weber Basin served residents in Centerville along
12 Chase Lane and north of Chase Lane. Mr. Snyder said he did not know what Deuel Creek
13 Irrigation would do regarding participation in the Flip-Your-Strip program. Commissioner
14 Shegrud said she interpreted the requirements to mean that anyone living in a qualifying city
15 could qualify for participation.

16
17 Mr. Snyder said staff were concerned about making city-wide mandatory requirements
18 for enforcement, funding, and fairness reasons. He added that tolerance of the community was
19 always a big factor. Mr. Snyder expressed the opinion that there would be social pressures for
20 homeowners to gravitate to something other than turf aside from ordinance requirements (e.g.,
21 irrigation restrictions). Chair Daly said he liked that residents would be able to choose with the
22 proposed language whether or not they participated in the Flip-Your-Strip program. Mr. Snyder
23 said staff incorporated elements of ordinances adopted by Kaysville and Layton that had a
24 "highly recommended" theme in order to qualify as a participating city.

25
26 City Attorney Lisa Romney explained proposed language to prohibit citizens from
27 connecting a culinary water line to an irrigation system, and suggested adding language to
28 provide an exception for areas of the City without irrigation water service. She also suggested
29 removing language requiring weed-blocking fabric. Mr. Snyder pointed out the City already had
30 a park strip ordinance in place that prohibited use of wood chip material in park strips to prevent
31 storm drain system contamination. Ms. Romney emphasized the objective of the proposed
32 Zoning Code Amendment was to provide an opportunity for citizens to take advantage of the
33 Flip-Your-Strip program, but not to administer the program. She expressed support for
34 approving the proposed Amendment at that time, and added that she would like to continue with
35 more research to put in place what was right for Centerville.

36
37 Commissioner Wright expressed the opinion that all related requirements should be
38 clearly stated in the ordinance for the benefit and convenience of citizens wanting to participate
39 in the Flip-Your-Strip program. The Commissioners and Ms. Romney discussed possible
40 language. It was suggested that "are required to comply with" should replace "should install"
41 under (3)D.

42
43 Chair Daly opened a public hearing at 8:19 p.m.

44
45 Joseph Groberg said he lived at the north end of Centerville. He said he agreed with all
46 that had been said, and appreciated the attempt to expedite the issue for participation in the
47 Flip-Your-Strip program. Mr. Groberg spoke of the high cost of flipping a park strip.

48
49 Stephanie Richardson, Centerville resident, commented from experience that switching
50 to water efficient landscaping was expensive. She expressed appreciation that Centerville was
51 working to qualify for the Flip-Your-Strip program. Ms. Richardson said she was getting rid of a
52 lot of lawn, and felt she should be able to perhaps water the small amount of turf remaining
53 more than once a week. She suggested education regarding drip irrigation would be helpful.

1 Scott Zeidler, Centerville resident and member of the Centerville Tree Board, said he
2 had been following the water conservation issue and how it would affect the potential existence
3 of trees in park strips. He expressed the opinion that the width and the physical nature of the
4 soils in park strips were not conducive to long-term tree health. He suggested some distance on
5 the home side of sidewalks should be considered for drought tolerant landscaping as well. Mr.
6 Zeidler expressed the hope that, if the City adopted the proposed Zoning Code Amendments, it
7 would not be used to shame those who chose not to take advantage of water conservation
8 efforts. He said he supported what had been discussed, and expressed support for the spring
9 green waste drop-off provided recently by the City.

10
11 Joseph Groberg asked how long it would be before citizens could participate in the Flip-
12 Your-Strip program if the City adopted the proposed Zoning Code Amendments.

13
14 Mr. Snyder estimated the earliest the Council would consider the amendment would be
15 the first City Council meeting in May, if the Planning Commission recommended approval that
16 night. He said he suspected it would take some time for Deuel Creek Irrigation to roll out new
17 meters because of the current high demand. Mr. Snyder spoke of benefits of the new water
18 meters. Commissioner Shegrud commented that the USU Extension Service offered a class on
19 switching to a drip irrigation system, and the Jordan Valley Water Conservation District also
20 offered classes.

21
22 Chair Daly closed the public hearing at 8:36 p.m. Mr. Snyder said the proposed
23 amendment did not address trees in park strips. Ms. Romney expressed the opinion that
24 addressing trees would go hand-in-hand with the park strip issue. Commissioner Shegrud
25 commented that drip irrigation could be used with some types of turf. Responding to a question
26 from Commissioner Shegrud, Mr. Snyder explained that the language in the proposed
27 amendment specifying that 90% of all plant material should be water-wise plantings was taken
28 from the model ordinance provided by Weber Basin.

29
30 Chair Daly made a **motion** for the Planning Commission to recommend approval of the
31 proposed Zoning Text Amendments relating to Water-Efficient Landscaping, adding a sub-
32 section (h) of the Landscaping Requirements, as follows, and with the following reasons for
33 action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

34
35 **CZC12.51.070 Landscaping Requirements**

36
37 [add] (h) **Water-Efficient Landscaping Design Schemes**. In all zones, when
38 landscaping designs are submitted or installed, the City encourages the use of water-efficient
39 plantings and irrigation systems. Unless otherwise provided, such as areas not serviced by
40 secondary water, the City prohibits the use of culinary water to water landscaped areas and all
41 landscaped areas shall be watered with secondary irrigation water service. It is highly
42 recommended, but not required, that all landscaping design plans should implement water-wise
43 landscape practices, as described in the water-efficient design methods and practices set forth
44 in this Section ("Water-Efficient Design Methods and Practices").

- 45 1) **Residential Zones**. There are no minimum landscaping requirements for
46 development within single-family zones. However, there are restrictions on the
47 allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of
48 Development Standards in Residential Zones). Such landscaping design schemes
49 should include the Water-Efficient Design Methods and Practices set forth in this
50 Section.
- 51 2) **Commercial and Industrial Zones**. For all commercial and industrial developments,
52 landscaping designs shall comply with the landscaping design guidelines of
53 12.51.060 (Landscaping Design Guidelines), and such design schemes should
54 include the Water-Efficient Design Methods and Practices set forth in this Section.

- 1 3) **Water-Efficient Design Methods and Practices.** For all landscaping designs and
2 plans, the following methods and practices should be implemented.
3 A. Turf style grass should not exceed 35% of the total landscaped area.
4 B. Turf style grass should not be placed in landscaped areas less than eight feet
5 in width.
6 C. Parkstrips less than eight feet in width are required to comply with alternative
7 plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping
8 or Hardscaping).
9 D. Ninety percent (90%) of all plant materials should be water-wise plantings, as
10 listed or depicted in various water conservation demonstration gardens in
11 Utah or as recommended by a landscape architect.
12 E. Rock mulch used in plant beds should have a depth of three to four inches to
13 prevent weed growth and retain soil moisture.
14 F. Soil scarification (the process of breaking up soil by fracturing or tilling)
15 should be performed to a depth of at least six inches to allow for water and air
16 exchange in soil following site work compaction in all landscaped areas.
17 G. Soil amendments (organic material) should be added and tilled into the soil to
18 a minimum depth of six inches to increase organic content and improve water
19 retention in all landscaped areas.
20 H. Irrigation systems should be designed with water wise controllers, valves, drip
21 emitters, and bubblers that provide the minimum necessary amount of water
22 to ideally sustain the landscape plantings.
23 I. Appropriate designed drip irrigation systems should be used for all non-turf
24 landscaped areas.
25 J. Irrigation operation and watering should be done between the hours of 6 p.m.
26 to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted
27 by other local, special service district, county, or state regulations, including,
28 but not limited to CMC 9.02.210 (Sprinklers).
29 4) **State Law Restrictions.** Pursuant to Utah Code 10-9a-535, the City is prohibited
30 from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the
31 effect of prohibiting a property owner from incorporating water wise landscaping on
32 the property owner's property. The City may not require a property owner to install or
33 keep in place lawn or turf in an area with less than eight feet.
34

35 Reasons for Action:
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- 37 a) The Planning Commission finds that the State of Utah is experiencing significant
38 drought conditions, which requires efforts statewide to consider ways to conserve
39 water resources.
40 b) The Planning Commission finds that encouraging water conservation through use of
41 water-efficient design schemes for outdoor landscaping is needful.
42 c) The Planning Commission finds that by recommending water-efficient landscaping
43 methods, helps assist developers and residents implement conservation in a
44 meaningful manner.
45 d) The Planning Commission finds that House Bill 282 of the 2022 General Session
46 prohibits certain public or private entities from prohibiting water wise landscaping;
47 e) Therefore, the Planning Commission finds that the water-efficient recommendations
48 are consistent with the City's General Plan policies, as well as other policies adopted
49 by the State, City, and Weber Basin Water Conservation District to help in
50 conserving needed water sources.
51

PARKING AMENDMENTS DISCUSSION

Mr. Snyder presented a proposed Parking Schedule update using ESI parking study data, and answered questions from the Commission. The Planning Commission discussed proposed drive-thru stacking requirements. It was suggested that stacking space for 12 vehicles would not be sufficient for some fast-food restaurants. Current City Code required space for five vehicles per drive-thru lane. Commissioner Wright said she did not like the per lane/per bay requirements. Chair Daly said he believed per bay requirements made sense for car washes, and per pump requirements made sense for gas stations, but said he agreed per lane requirements did not make sense for fast food restaurants. Mr. Snyder said he agreed per lane requirements did not make sense for a lot of the fast-food restaurants currently in Centerville. He suggested setting a minimum requirement of stacking space for 10 vehicles. Commissioner Kjar suggested going with the recommendation of 12 vehicles and 240 feet. A majority of the Planning Commission appeared to agree.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

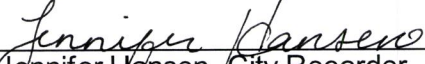
Mr. Snyder reported there were no applications submitted for the next Planning Commission meeting. The Planning Commission decided to cancel the meeting scheduled for April 27, 2022.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the March 23, 2022 Planning Commission meeting were reviewed. Commissioner Wright requested an amendment, and **moved** to accept the minutes as amended. Commissioner Larsen seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 9:18 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).


Jennifer Hansen, City Recorder

5-11-2022
Date Approved

