

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, August 24, 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 Shawn Hoth

11 Mason Kjar

12 Matt Larsen

13 Heidi Shegrud

14 Christina Wilcox

15 Becki Wright, Vice Chair (arrived at 7:37 p.m.)
16

17 **STAFF PRESENT**

18 Cory Snyder, Community Development Director

19 Lisa Romney, City Attorney

20 Whitney Black, Assistant Planner
21

22 **PLEDGE OF ALLEGIANCE**

23
24 **LEGISLATIVE PRAYER OR THOUGHT** Chair Daly
25

26 **PUBLIC HEARING – SMALL SUBDIVISION WAIVER – 1441 N MAIN STREET**
27

28 Chair Daly said the Planning Commission was notified that the applicant would not be
29 present at the meeting. Chair Daly made a **motion** to table the item to the next Planning
30 Commission meeting. Commissioner Larsen seconded the motion, which passed by unanimous
31 vote (6-0), with Commissioner Wright absent.
32

33 **PUBLIC HEARING – ZONE MAP AMENDMENT – REMOVE HILLSIDE OVERLAY,**
34 **975 N 610 E**
35

36 Community Development Director Cory Snyder explained that the subject property at
37 975 North 610 East was zoned Residential-Low (R-L), and was located in the Hillside Overlay
38 Zone. The petitioner desired to make additional improvements to the property, and the desired
39 improvements would likely exceed the maximum allowable lot coverage of the Hillside Overlay
40 Zone (40%). The base R-L Zone would allow additional room for the desired improvements (up
41 to 60%).
42

43 Mr. Snyder said it visually appeared that the subject lot and two adjacent lots (the
44 smallest lots of the subdivision) likely already exceeded the 40% maximum improvement
45 limitation. He said staff was supportive of considering removing all three lots from the Hillside
46 Overlay Zone due to their similarity to the adjacent lots to the west that were not in the Overlay
47 Zone. Mr. Snyder suggested the Planning Commission either table the request and direct staff
48 to expand the request for removal to include Lots 101 and 103 of the Rockwood Farms
49 Subdivision, or recommend approval of the proposed Zone Map Amendment for Lot 102 to be
50 removed from the Hillside Overlay Zone. Responding to a question from the Commission, Mr.
51 Snyder said he recommended removal of the Hillside Overlay Zone from the three lots because
52 of their small size, relatively flat topography, and transitional location in the overlay zone.
53 Properties further to the south had more elevation change than the three lots recommended.

1 Responding to a question from Chair Daly, Mr. Snyder confirmed that other property
2 owners could petition to have the Hillside Overlay Zone removed from their properties.
3 Commissioner Hoth asked how often such requests were received by the City. Mr. Snyder
4 responded that most of the Overlay Zone was built out, with a few areas to the north still open
5 for development.

6
7 Commissioner Kjar said he did not like spot zoning, and said the question for him was
8 whether or not the Hillside Overlay Zone had been imposed appropriately or inappropriately. Mr.
9 Snyder expressed the opinion that the geographic area for the Hillside Overlay Zone was a bit
10 outdated, particularly as it applied to developed properties.

11
12 Mark Knight, petitioner, said the owners of the two properties adjoining his were present
13 at the meeting. He said the slope of the three properties was fairly uniform. Mr. Knight said he
14 had removed an existing deck from his home earlier in the year, and described planned
15 improvements. He said retaining water had not been a problem in the time he had owned the
16 property, and said a planter box had been added along one boundary of the property to ensure
17 drainage would not be an issue. Mr. Knight said he was open to the idea of removing some of
18 the concrete on the driveway and RV parking pad and replacing with pervious pavers.

19
20 Mr. Knight asked if it would be possible to expand the application to include the two
21 neighboring properties without going through another notice period. City Attorney Lisa Romney
22 responded that proper notice needed to be provided for all Zoning Map amendments. The
23 existing application could not be expanded.

24
25 Commissioner Wright arrived at 7:37 p.m.

26
27 Mr. Knight asked the Planning Commission what the down side of the decision would be.
28 Chair Daly responded that spot zoning was generally a bad way to manage zoning. He said
29 staff had suggested the Planning Commission look at the request more broadly to determine if
30 the area of consideration should be expanded. Mr. Knight said he had not envisioned the
31 request becoming such a broad issue. He said he wanted to get a new deck put in that year.

32
33 Chair Daly opened a public hearing at 7:46 p.m.

34
35 Neil Brown, Centerville resident, said he had lived in his home next to the subject
36 property since 1998 and had not made any expanded improvements. He said he did not have
37 plans for improvements, but had no objections to removing the Hillside Overlay Zone.

38
39 Jared Pippin, Centerville resident, said he lived directly north of the subject property. He
40 said he did not have any immediate plans for improvements, but had dreams, and did support
41 removing the Hillside Overlay.

42
43 Chair Daly closed the public hearing at 7:48 p.m.

44
45 Chair Daly said he believed tabling the request and coming back with a broader removal
46 of the Hillside Overlay Zone from the three properties made the most sense because of the
47 topography of the area. Commissioner Larsen expressed agreement.

48
49 Responding to a question from Commissioner Wright, Mr. Snyder said he was unable to
50 find information explaining why the three lots in question were originally included in the Hillside
51 Overlay Zone. Commissioner Kjar said he was willing to reevaluate the Hillside Overlay Zone,
52 but was not willing to reevaluate the Hillside Overlay Zone for just a few properties. He
53 commented that many elements of the Hillside Overlay Zone had not been discussed that
54 evening. Commissioner Wright said she agreed. Commissioner Kjar expressed the opinion that

1 problems with erosion became more likely as the hillside became more developed, making the
2 Hillside Overlay Zone important and relevant. Commissioner Wright said she wanted to know
3 why the Hillside Overlay Zone boundary was drawn where it was in the first place.
4

5 Mr. Snyder said he agreed that a lot of the need for the Hillside Overlay Zone had run its
6 course, but also agreed with the need for stormwater management. He suggested the Planning
7 Commission could request more solidified data from staff regarding stormwater, slopes, and
8 lines, but added that expecting details about the subdivision prior to construction would be too
9 onerous.
10

11 Commissioner Shegrud referred to the planter installed at the back of the property by the
12 petitioner, and the petitioner's willingness to remove concrete and replace with pervious pavers,
13 which she said she believed would help reduce the stormwater impact.
14

15 Mr. Snyder explained that stormwater management existed without the Hillside Overlay
16 Zone, but the Hillside Overlay Zone introduced management of stormwater on slopes.
17 Commissioner Shegrud said she was in favor of moving forward with the request for the one
18 property. Chair Daly said he believed setting a precedent for that type of spot zoning would not
19 be a good idea. He said he could appreciate Commissioner Kjar's desire to reevaluate the entire
20 Hillside Overlay Zone, and suggested such reevaluation could be a future Planning Commission
21 goal. Commissioner Larsen expressed the opinion that because the three properties were
22 already built-out, the risk of something bad happening was fairly low if the Hillside Overlay Zone
23 were removed.
24

25 Chair Daly **moved** to table the Zoning Map Amendment for land parcel 02-168-0102, Lot
26 102 Rockwood Farms Subdivision to be removed from the Hillside Overlay Zone, and direct
27 staff to expand the request for removal to include Lot 101 and Lot 103 of the Rockwood Farms
28 Subdivision and provide the applicable notices required by ordinance. Afterwards, at a
29 subsequent meeting and hearing, the Planning Commission would determine the appropriate
30 recommendation to make to the City Council. Commissioner Wright seconded the motion, which
31 passed by majority vote (6-1), with Commissioner Kjar dissenting.
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33 **PUBLIC HEARING – GENERAL PLAN, MODERATE INCOME HOUSING**
34 **AMENDMENTS**
35

36 Mr. Snyder presented implementation plans drafted for the five moderate income
37 housing strategies selected by the Planning Commission during earlier discussions, and
38 explained metrics added to evaluate progress. Commissioner Wright commented that
39 substantive information showing real intent would need to be reported to the State if the City
40 were to report that a strategy had been unsuccessful. She suggested replacing the word
41 "initiation" with "implementation", and suggested the progress metrics on 5.D could be more
42 specific. Commissioner Wright expressed the opinion that Centerville should take the lead if the
43 City was interested with the idea of partnering with other entities. Mr. Snyder said he could see
44 the County taking more of a lead than Centerville City in trying to solve the moderate-income
45 housing problem. Commissioner Shegrud said she believed what the State was asking cities to
46 do was hard, and would be easier in a city experiencing more growth. The Planning
47 Commission discussed the drafted progress metrics and agreed on changes.
48

49 Chair Daly opened a public hearing at 8:35 p.m., and closed the public hearing seeing
50 that no one wished to comment.

Chair Daly made a **motion** for the Planning Commission to recommend the General Plan Amendments as outlined in the staff report to the City Council, with the following changes. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).

- Replace "initiation" with "implementation"
- Replace "Seek Market Driven Opportunities" with "Seek Marketplace Opportunities"
- 5.B - add Centerville Planning Commission to the list of responsible agencies
- 5.D.1, 5.D.2, & 5.D.3 – add "research and contact qualifying entities"
- 5.D.4 – add "research and contact qualifying entities and better understand the Interlocal Cooperation Act"

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on September 14, 2022. Mr. Snyder reported on recent actions of the City Council.

MINUTES REVIEW AND APPROVAL

Minutes of the August 10, 2022 Planning Commission Meeting were reviewed, and an amendment requested. Commissioner Wright **moved** to accept the minutes as amended. Commissioner Kjar seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

At 8:41 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).


Jennifer Robison, City Recorder

9-14-2022
Date Approved

