



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON OCTOBER 12, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. CALL TO ORDER

1. ROLL CALL
2. LEGISLATIVE PRAYER OR THOUGHT
3. PLEDGE OF ALLEGIANCE

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. PUBLIC HEARING - Conceptual Site Plan Amendment Re-Submittal, The Hive Development at 555 North 400 West - ADMINISTRATIVE DECISION
A Request for Increased Fence Height along the rear yard of the Single-family home lots.
2. PUBLIC HEARING - Conditional Use Permit, Clubhouse Motor Company at 71 N 1400 W - ADMINISTRATIVE DECISION
The applicant has applied for a Conditional Use Permit for the limited sale of used vehicles in the Industrial-High Zone located at 71 N 1400 W.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - October 28, 2022
Tentative Items:

- Conceptual Site Plan, The Hive -pending action by the Commission on 10/12/2022

City Council Action Report:

- Zone Map Amendment, A-L to R-L at 224 West Chase Lane - **Council Approved**
- Zone Text Amendment, Wall Sign Height of the SCP Zone - **Council Approved**

Planning Commission Goals:

- Subdivision Ordinance - In Progress, needs 2022 State Amendments

- Landscaping Ordinance Update - Underway - To be scheduled on a City Council Agenda
- General Plan/Economic Update - City did NOT secure funding assistance. **The city has made another application for a grant for this upcoming year.**
- **Parking Update - Council Tabled for Further Review**
- **Update Single-family Unplatted Lots Approval Process - Completed**

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

**Jennifer Robison
Centerville City Recorder**

**PLANNING
COMMISSION**

Staff Report
10/12/2022

Item No. 1.

Title: PUBLIC HEARING - Conceptual Site Plan Amendment Re-Submittal, The Hive Development at 555 North 400 West - ADMINISTRATIVE DECISION

Initiated By: The Hive, LLC

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

A Request for Increased Fence Height along the rear yard of the Single-family home lots.

RECOMMENDATION:

BACKGROUND:

Previously at the 9-28-2022 Commission Meeting, the applicant requested a "tabling" of the application to further address comments made by the public and the Commission. The applicant has made alterations to the site plan to address some of the issues that were discussed.

ATTACHMENTS:

1. 09-28-2022 PC Staff Report The Hive Site Plan Amendment - Conceptual Submittal
2. The Hive Grading Updates 10-6-22
3. Single Family Grading Exhibit 10-5-22
4. Focus Engineering Design Plans
5. The Hive Site Plan 10-12-22

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
801-292-8232**

STAFF REPORT AGENDA: ITEM 1

**PROPERTY OWNER/
APPLICANT:**

***CW THE HIVE, LLC
LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
Representative: Jon Galbraith, jon@cwland.com***

PROPERTY: ***555 NORTH 400 WEST***

PARCEL ACREAGE: **6.63 ACRES**

ZONING: **RESIDENTIAL-HIGH/PLANNED DEVELOPMENT
(R-H/PD)**

APPLICATION: **SITE PLAN AMENDMENT – CONCEPTUAL SUBMITTAL**

- a. REQUEST FOR TALLER FENCE ALONG NORTH
BOUNDARY OF THE SINGLE-FAMILY HOMES*

RECOMMENDATION: **CONSIDER APPROVAL OF REQUEST**

BACKGROUND

The Applicant desires to amend their Site Plan Approval regarding fencing along the northern property line. Due to final site grading along the single-family lots, the desire now is to add a 1' to 3' retaining wall, and then install the approved 6-foot fence on top of the retaining wall. This final height of the fence would then range from 7-feet to 9-feet.

**PLANNING COMMISSION STATEMENT REALTED TO FINAL SITE PLAN
APPROVAL**

The Final Site Plan for this development was approved by the Planning Commission on February 24, 2021. As part of this approval, the Commission communicated the following:

"The Planning Commission wanted to acknowledge that according to CZC 12.55.110(a)(3), the ability to increase the fence height to 8-feet is a potential for you and the adjacent residents to seek approval from the Commission to help buffer the differing uses along the north boundary line of your project."

ZONING ORDINANCE REGULATION

According to CZC 12.55.110, Fences And Walls, The Planning Commission may approve a fence, wall or similar structure not to exceed 10 feet in a rear area or side yard in the ... R-H... zone, as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use and is in the City's best interest.

PLANNING STAFF ANALYSIS

According to the submittal, the current grade of the backyards for the new homes is higher than originally planned. Consequently, the homes will site a bit higher in elevation, which is measured from the final finished grade. If the final grade of the rear line of the new home lot remains the same, it increases the down slope of the back yard due to the short 20-foot setback. If the grade is not transitioned with this increased slope (e.g. owners wanting a flatter yard area), it creates a channeling/canal like structure along the back yards in order to drain the yards areas, as originally planned. The applicant would like to mitigate this problem by installing the retaining system.

The design plan is to keep the drainage plan along the rear yards as originally designed. Additionally, the applicant has represented to staff that the downspouts for roof drainage will be connected to the stormwater system in the private lane in the project. Therefore the rear yard system will only carry stormwater generated from the rear yards.

Furthermore, the applicant makes the argument, that the taller fence will slightly increase the visual buffering for the existing homes located to the north. However, this taller fence may create additional sunlight shadowing of the rear yards for existing homes to the north. Nevertheless, the increase fence height will assist in buffering the new development in this higher density zone that is adjacent to the residential low zone to the north (see CZC 12.55.110(4)(B)).

PLANNING STAFF RECOMMENDATION

[Suggested Motion] *"I hereby motion for the Planning Commission to **ACCEPT** the Conceptual Site Plan requesting an increased fence height for the Hive Development, as follows:*

- 1. The proposed increased fence height of 1' to 3' shall be limited to the submitted plans depicted on Sheet C5.2 and C5.3, Grading Plan – Amended and the Retaining Wall System designed by Focus Engineering & Surveying, LLC, dated August 24, 2022.*
- 2. However, the fencing shall be reduced/limited to the allowable 48-inch height in the front yard setback area of 400 West – See CZC 12.55.110(b) – missed labeled/typed as (a).*

CHOOSE OPTION 2.A or 2.B:

2.A *The Applicant shall prepare and submit a Final Site Plan for the amending the fencing, retaining system, drainage plan for formal site plan approval from the Planning Commission [See CZC 12.21.110(e)(4), Final Site Plan].*

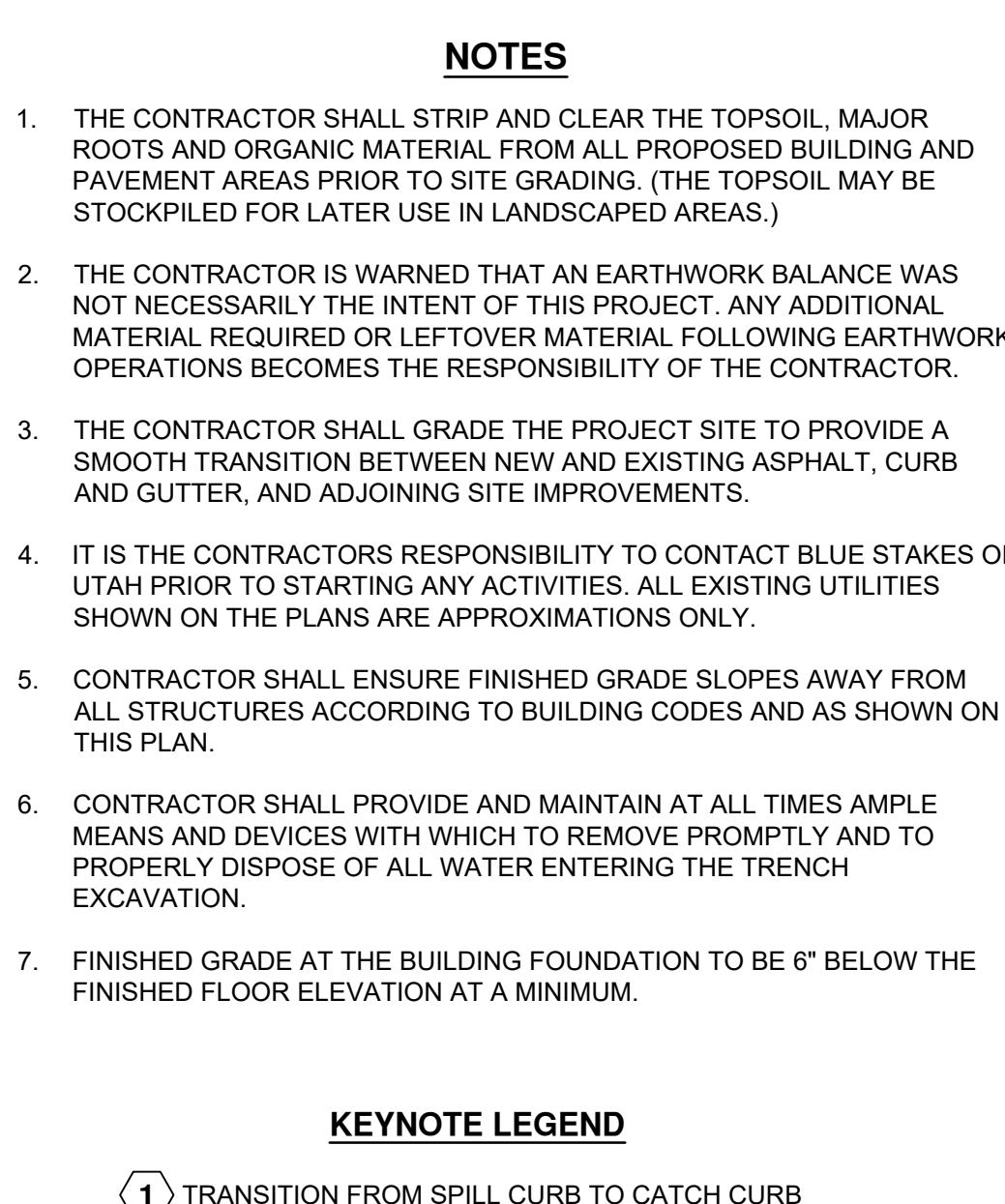
2.B. *The Applicant shall prepare and submit a Final Site Plan for the amending the*

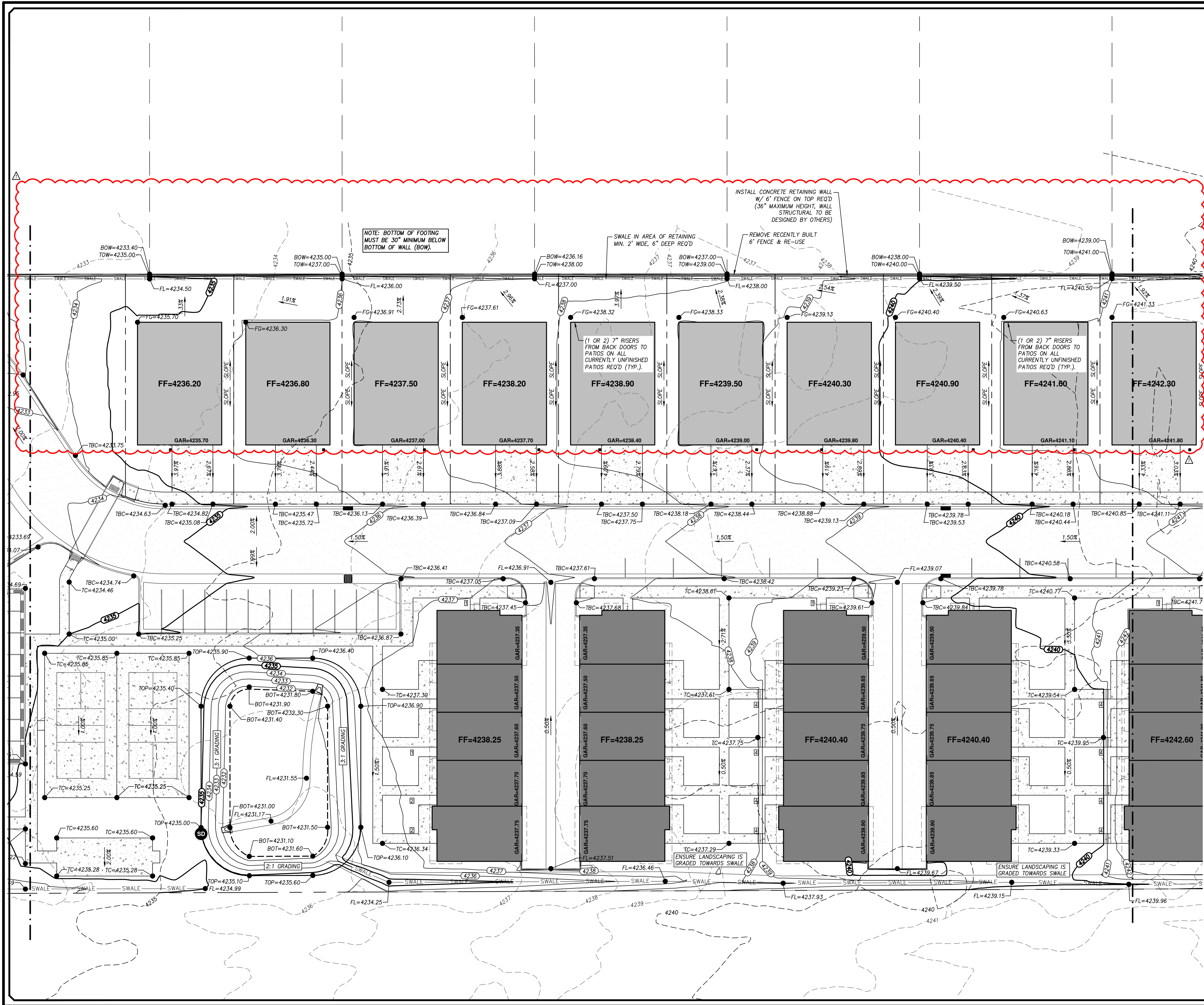
fencing, retaining system, drainage plan for formal site plan approval from the Zoning Administrator [See CZC 12.21.080, Planning Commission Referral], which shall be subject to the terms and conditions of this Conceptual Site Plan Acceptance.

3. *This accepted amendment to the fencing, retaining, and drainage plan shall be reviewed and deemed acceptable, by the City Engineer, for compliance with applicable ordinances and codes adopted by the City.*
4. *This accepted amendment to the fencing, retaining wall system, and the drainage plan may be modified in compliance with the City Engineer's recommendations, provided however, the modification does not exceed the proposed 1'-3' increase in height.*
5. *A building permit for the fencing and retaining wall system shall be submitted and obtained from the City's Building Division, subject to approval by the Building Official.*
6. *This accepted amendment to the fencing and retaining wall system may be modified in compliance with the City Building Official's recommendations, provided however the modification does not exceed the proposed 1'-3' increase in height.*

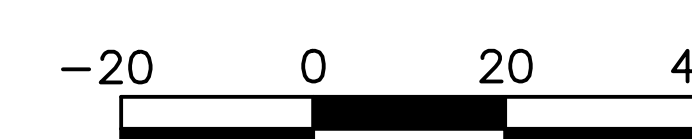
[SUGGESTED REASONS FOR ACTIONS]

- a) *The Planning Commission finds that according to CZC 12.55.110, Fences And Walls, the Planning Commission may approve a fence, wall, or similar structure not to exceed 10 feet in a rear area or side yard in the R-H Zone.*
- b) *The Planning Commission finds that on February 24, 2021, as part of the original Final Site Plan approval, the Commission communicated and encouraged the possibility of allowing an increase fence height.*
- c) *The Planning Commission finds that the increase fence height will assist in buffering the new development in this higher density zone that is adjacent to the residential low zone to the north (see CZC 12.55.110(4)(B)).*
- d) *Therefore, the Planning Commission finds that, with the conditions imposed, that the increased fence height is a benefit to the surrounding properties and/or help to buffer the use and is in the City's best interest for the development of the property.*

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N


SCALE IN FEET

LEGEND

	PROPOSED BOUNDARY
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED BUILDING
	PROPOSED CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	MATCH LINE
	FINISHED FLOOR FF
	FINISHED GRADE FG
	EXISTING GRADE EG
	TOP BACK OF CURB TBC
	TOP OF CONCRETE TC
	TOP OF ASPHALT TA
	TOP OF BASIN TOP
	BOTTOM OF BASIN BOT
	ELEV. AT FRONT OF GARAGE GAR
	# OF STEPS REQ'D

- NOTES**
1. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
 2. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
 3. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
 4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
 5. CONTRACTOR SHALL ENSURE FINISHED GRADE SLOPES AWAY FROM ALL STRUCTURES ACCORDING TO BUILDING CODES AND AS SHOWN ON THIS PLAN.
 6. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
 7. FINISHED GRADE AT THE BUILDING FOUNDATION TO BE 6" BELOW THE FINISHED FLOOR ELEVATION AT A MINIMUM.

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

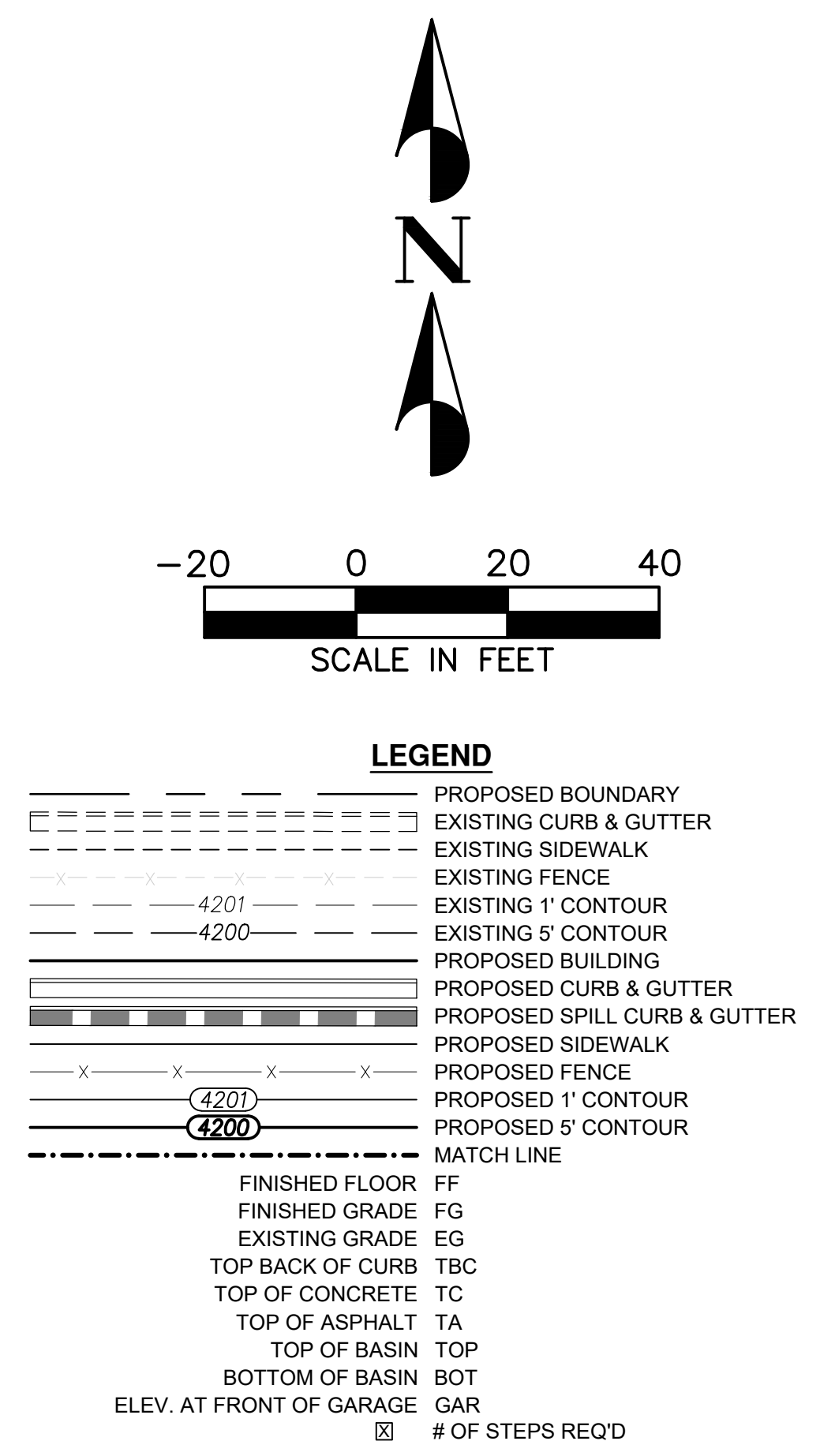
THE HIVE
555 NORTH 400 WEST
GRADING PLAN

CENTERVILLE CITY

PROFESSIONAL SEAL
No. 7544732
RYAN KITCHEN
3-24-21
STATE OF UTAH

SHEET NO. **C5.2**

REV.	DATE	DESCRIPTION
1	5/20	REV. SINGLE-FAMILY GRADING & RET. WALL
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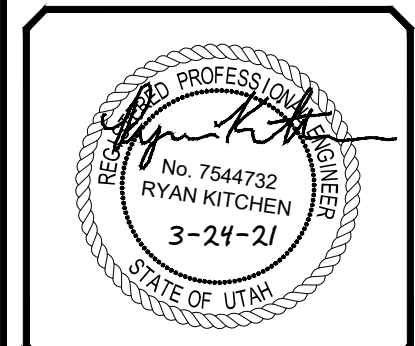
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	A	REV SINGLE-FAMILY GRADING & RET WALL	10/9/22	JMM
N.O.		DESCRIPTION	DATE	APP'D

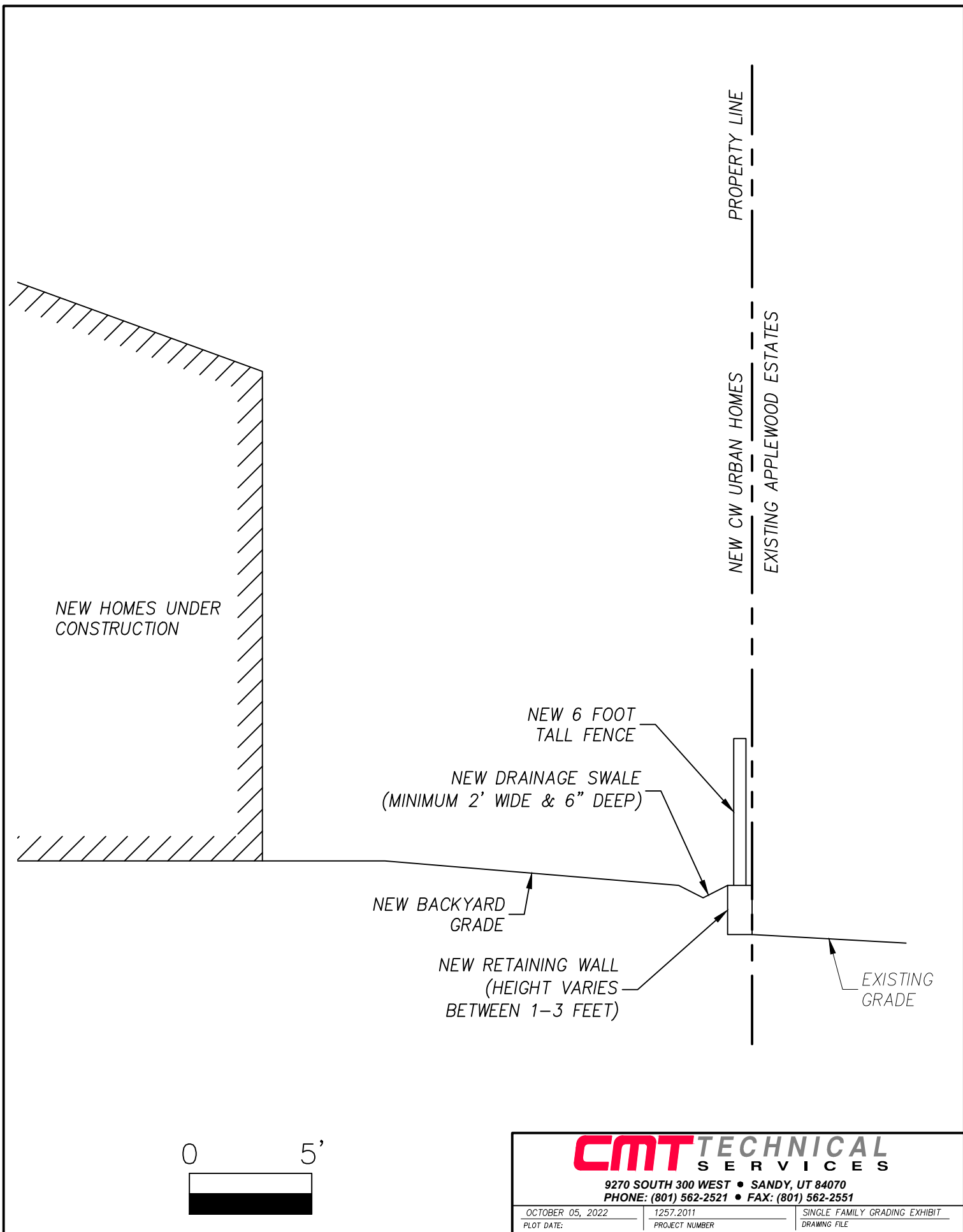
PEPG CONSULTING LLC	
9270 SOUTH 300 WEST • SANDY, UT 84070 PHONE: (801) 562-2521 • FAX: (801) 562-2551	
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS	
ORIG. DATE :	5/20
SURVEY BY : PEPG CREW	
DRAWN BY :	TJC
DESIGNED BY :	TJC
CHECKED BY :	RJK
SCALE :	1"=20'

THE HIVE	
555 NORTH 400 WEST	
GRADING	
PLAN	
MARCH 24, 2021	1257/2011
LAST REVISED	PROJECT NUMBER
DWG 05-GRADE-02	
DRAWING FILE	

CENTERVILLE
CITY



SHEET NO. **C5.3**





6949 South High Tech Drive Suite 200,
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

August 24, 2022

CW Urban

Re: The Hive Community, Farmington Utah

On various home plans completed by Focus Engineering, 1'-3' retaining walls are required on site with a fence built on top of the wall. The attached detail and calcs specify construction for these walls.

Please call if you have any questions or concerns.

Sincerely,

Joel Whitmer, P.E.
Structural Department Manager
Focus Engineering & Surveying, LLC



RECEIVED AUG 24 2022

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 3' Wall with fence

Code Reference:

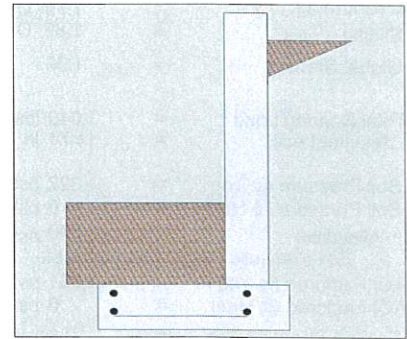
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	4.50 ft
Wall height above soil	=	0.50 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	40.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	0.00 pcf
Footings Soil Friction	=	0.450
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	120.0 #/ft
...Height to Top	=	5.00 ft
...Height to Bottom	=	4.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	0.0 psf (Strength Level)

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 3' Wall with fence

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing
As (based on applied moment) :	0.1108 in2/ft	
(4/3) * As :	0.1478 in2/ft	Min Stem T&S Reinf Area 0.960 in2
200bd/fy : 200(12)(4)/60000 :	0.16 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in2/ft
0.0015bh : 0.0015(12)(8) :	0.144 in2/ft	Horizontal Reinforcing Options :
	=====	One layer of : Two layers of :
Required Area :	0.1478 in2/ft	#4@ 12.50 in #4@ 25.00 in
Provided Area :	0.15 in2/ft	#5@ 19.38 in #5@ 38.75 in
Maximum Area :	0.6503 in2/ft	#6@ 27.50 in #6@ 55.00 in

Footing Data

Toe Width	=	2.00 ft
Heel Width	=	1.00
Total Footing Width	=	3.00
Footing Thickness	=	10.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft
f'c =	3,000 psi	Fy = 60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm.= 3.00 in

Footing Design Results

		<u>Toe</u>	<u>Heel</u>
Factored Pressure	=	1,851	0 psf
Mu' : Upward	=	2,149	0 ft-#
Mu' : Downward	=	696	164 ft-#
Mu: Design	=	1,453	164 ft-#
phiMin	=	7,036	1,753 ft-#
Actual 1-Way Shear	=	10.83	6.42 psi
Allow 1-Way Shear	=	82.16	43.82 psi
Toe Reinforcing	=	# 4 @ 10.00 in	
Heel Reinforcing	=	None Spec'd	
Key Reinforcing	=	None Spec'd	
Footing Torsion, Tu	=		0.00 ft-lbs
Footing Allow. Torsion, phi Tu	=		0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe:
 Heel:
 Key:

Min footing T&S reinf Area	0.65	in2
Min footing T&S reinf Area per foot	0.22	in2 /ft
If one layer of horizontal bars:	If two layers of horizontal bars:	
#4@ 11.11 in	#4@ 22.22 in	
#5@ 17.22 in	#5@ 34.44 in	
#6@ 24.44 in	#6@ 48.89 in	

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 3' Wall with fence

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #4 bar specified in this stem design segment =

17.09 in

Development length for #4 bar specified in this stem design segment =

13.15 in

Hooked embedment length into footing for #4 bar specified in this stem design segment =

7.55 in

As Provided =

0.1500 in2/ft

As Required =

0.1478 in2/ft

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

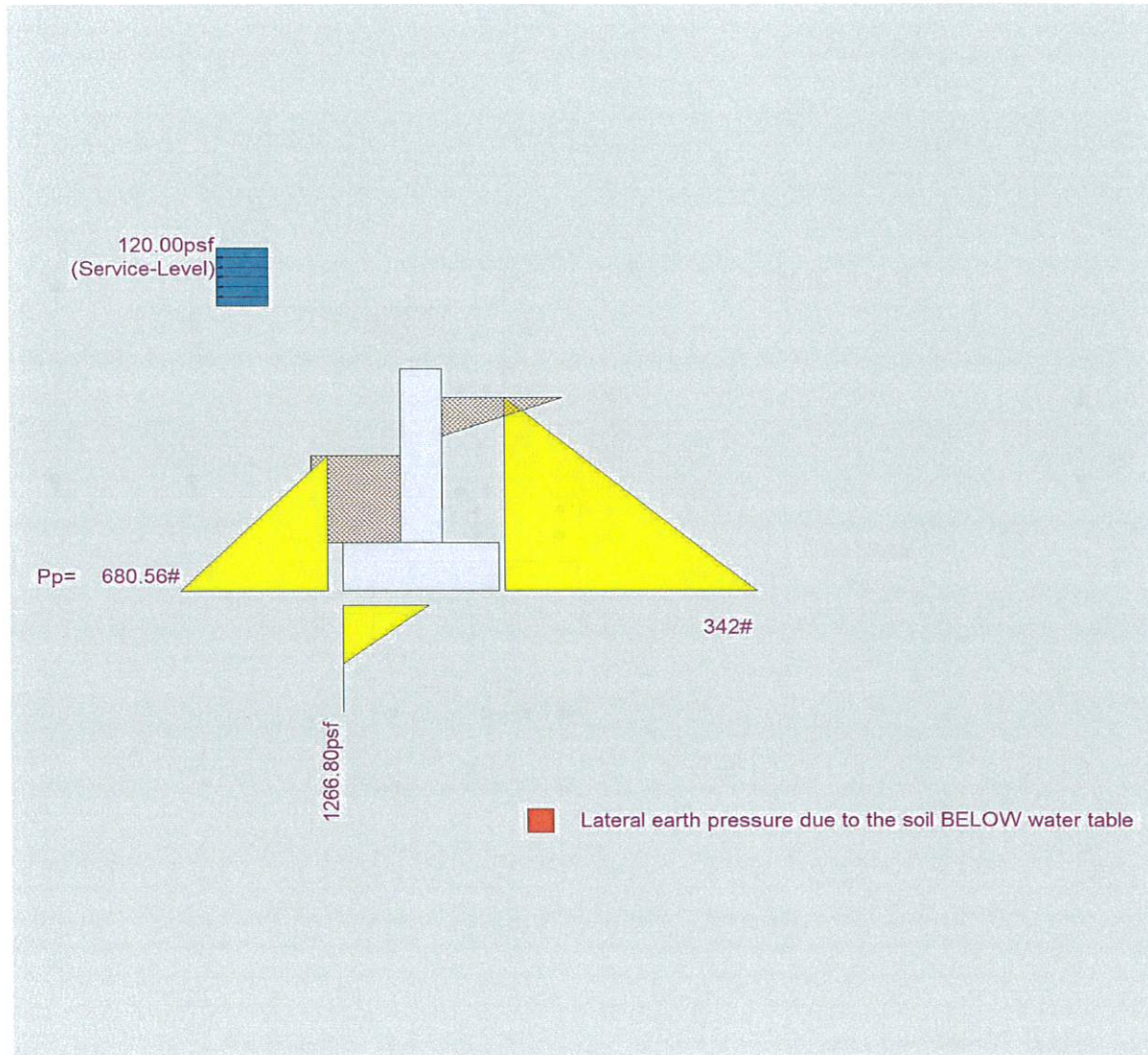
Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 1' Wall with fence



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 1' Wall with fence

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #4 bar specified in this stem design segment = 17.09 in

Development length for #4 bar specified in this stem design segment = 13.15 in

Hooked embedment length into footing for #4 bar specified in this stem design segment = 7.36 in

As Provided = 0.1500 in²/ft

As Required = 0.1440 in²/ft

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 1' Wall with fence

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing
As (based on applied moment) :	0.0427 in2/ft	
(4/3) * As :	0.0569 in2/ft	Min Stem T&S Reinf Area 0.576 in2
200bd/fy : 200(12)(4)/60000 :	0.16 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in2/ft
0.0015bh : 0.0015(12)(8) :	0.144 in2/ft	Horizontal Reinforcing Options :
	=====	One layer of : Two layers of :
Required Area :	0.144 in2/ft	#4@ 12.50 in #4@ 25.00 in
Provided Area :	0.15 in2/ft	#5@ 19.38 in #5@ 38.75 in
Maximum Area :	0.6503 in2/ft	#6@ 27.50 in #6@ 55.00 in

Footing Data

Toe Width	=	0.92 ft
Heel Width	=	1.58
Total Footing Width	=	2.50
Footing Thickness	=	10.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft
f'c =	3,000 psi	Fy = 60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm.= 3.00 in

Footing Design Results

	Toe	Heel
Factored Pressure	= 1,774	0 psf
Mu' : Upward	= 578	0 ft-#
Mu' : Downward	= 146	334 ft-#
Mu: Design	= 432	334 ft-#
phiMin	= 7,036	1,753 ft-#
Actual 1-Way Shear	= 5.36	6.08 psi
Allow 1-Way Shear	= 82.16	43.82 psi
Toe Reinforcing	= # 4 @ 10.00 in	
Heel Reinforcing	= None Spec'd	
Key Reinforcing	= None Spec'd	
Footing Torsion, Tu	=	0.00 ft-lbs
Footing Allow. Torsion, phi Tu	=	0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe:
 Heel:
 Key:

Min footing T&S reinf Area	0.54 in2
Min footing T&S reinf Area per foot	0.22 in2 /ft
If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 11.11 in	#4@ 22.22 in
#5@ 17.22 in	#5@ 34.44 in
#6@ 24.44 in	#6@ 48.89 in

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC#: KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 1' Wall with fence

Code Reference:

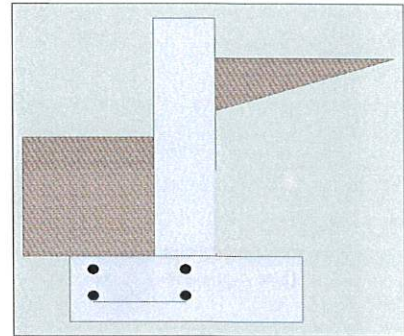
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	2.50 ft
Wall height above soil	=	0.50 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	40.0 psf/ft
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	0.00 pcf
Footing Soil Friction	=	0.450
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

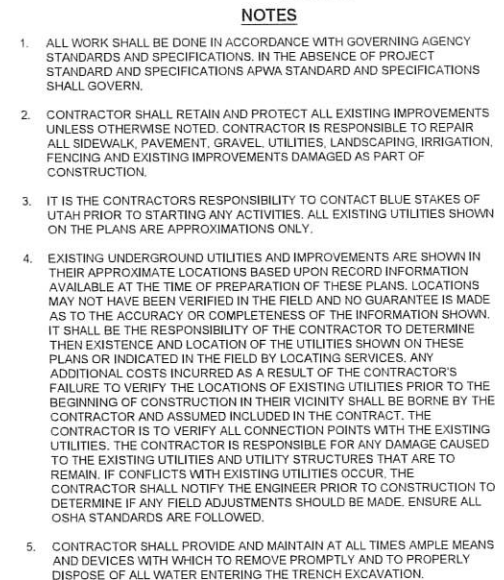
Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

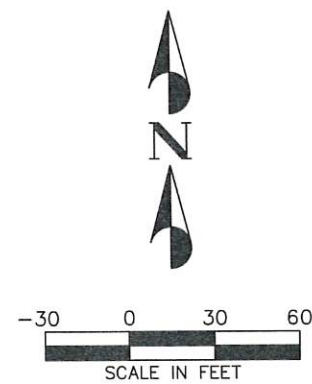
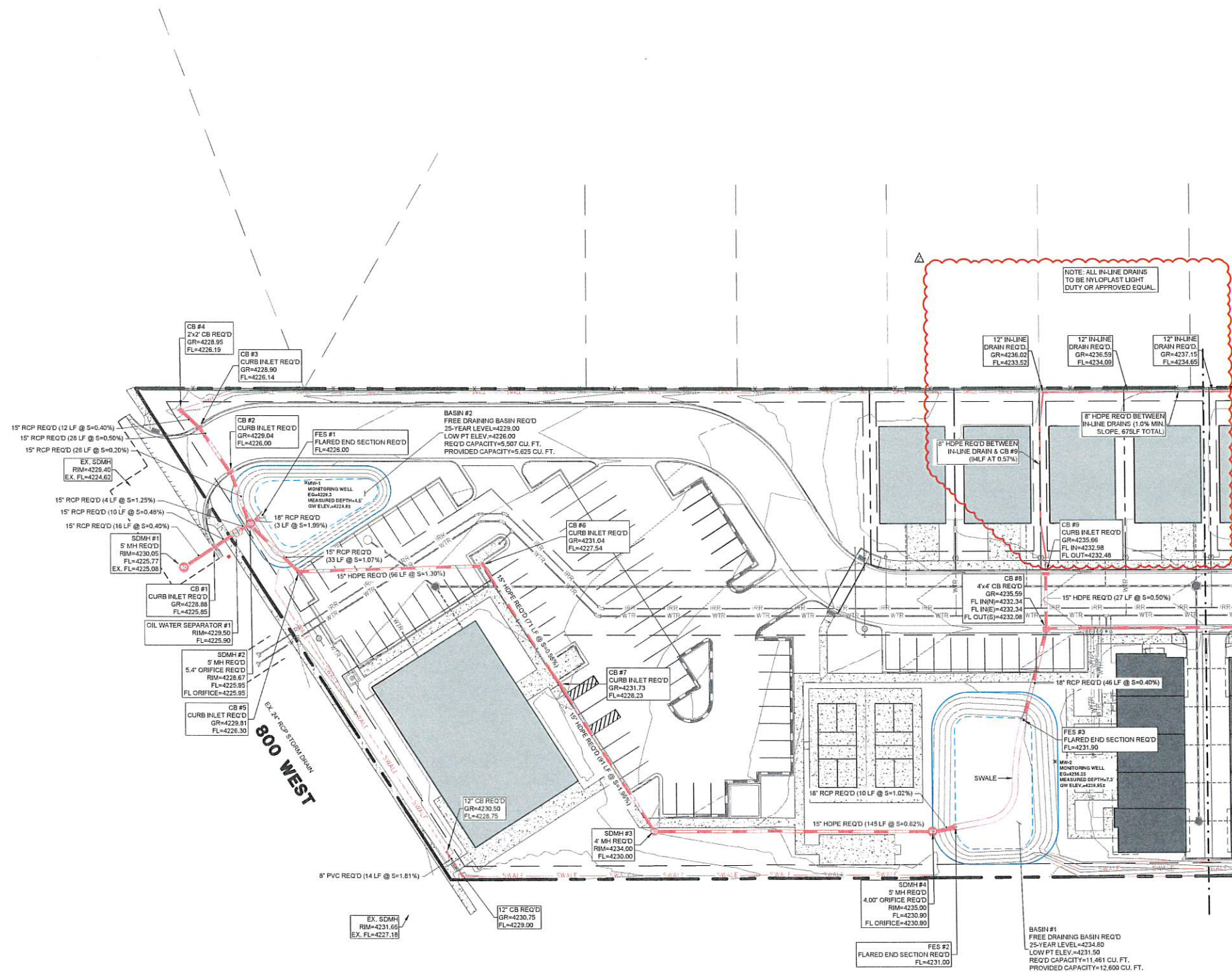
Lateral Load	=	120.0 #/ft
...Height to Top	=	5.00 ft
...Height to Bottom	=	4.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	0.0 psf (Service Level)

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300



SHEET NO. **C4.1**



- LEGEND**
- PROPOSED BOUNDARY
 - EXISTING CURB & GUTTER
 - EXISTING SIDEWALK
 - EXISTING FENCE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING TELECOM LINE
 - EXISTING GAS LINE
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - PROPOSED BUILDING
 - PROPOSED CURB & GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED FENCE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED 1' CONTOUR
 - PROPOSED 5' CONTOUR
 - MATCH LINE

NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

REV. SINGLE-FAMILY GRADING & RET. WALL	JAM	10/6/22	JAM
REV. SINGLE-FAMILY GRADING YARD DRAIN	JAM	10/11/22	JAM
DATE	NO.	DESCRIPTION	SCALE
5/20	TRC	TRC	1"=30'
DATE	NO.	DESCRIPTION	SCALE
5/20	TRC	TRC	1"=30'
DATE	NO.	DESCRIPTION	SCALE
5/20	TRC	TRC	1"=30'

PEPG CONSULTING, LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-5521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

THE HIVE
555 NORTH 400 WEST
DRAINAGE PLAN

DWG: 04-DRAIN-01
DRAWING FILE
1257-2011
PROJECT NUMBER
MARCH 24, 2021
LAST REVISED

CENTERVILLE CITY

Blue Stakes of UTAH811
No. 7544732
RYAN KITCHEN
3-24-21
STATE OF UTAH

SHEET NO. **C4.0**

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
10/12/2022

Item No. 2.

Title: PUBLIC HEARING - Conditional Use Permit, Clubhouse Motor Company at 71 N 1400 W -
ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Whitney Black, Assistant Planner

SUBJECT:

The applicant has applied for a Conditional Use Permit for the limited sale of used vehicles in the Industrial-High Zone located at 71 N 1400 W.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 10-12-22 PC Staff Report Clubhouse Motor CUP
2. Clubhouse Motor Site Plan

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232**

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: BIG GAS STOVES LLC

APPLICANT: SAM ANDERSON
anderson.samli@gmail.com

PROPERTY LOCATION: 71 N 1400 W

PARCEL SIZE: 0.70 ACRES

ZONING DISTRICT: INDUSTRIAL-HIGH

APPLICATION: CONDITIONAL USE PERMIT FOR THE SALE OF
USED VEHICLES

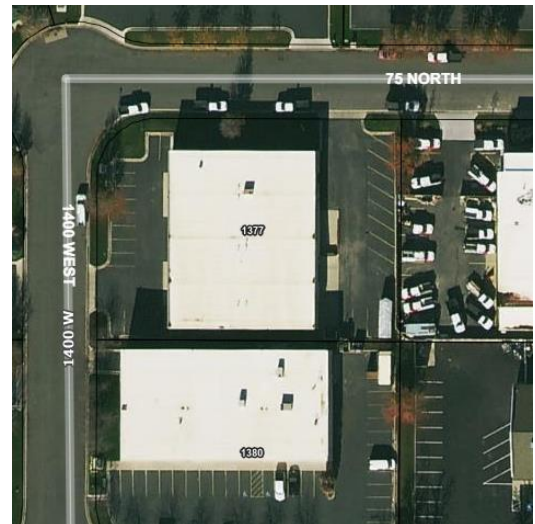
RECOMMENDATION: CONSIDER TABLING OR DENYING

BACKGROUND

The applicant has applied for a Conditional Use Permit for the limited sale of used vehicles in the Industrial-High Zone located at 71 N 1400 W. The applicant wishes to open a part-time hobby business selling used vehicles. The vehicles would be stored indoors in the flex office/warehouse space of an existing building. The applicant has indicated that there will be no repairs on site and that customers will be served by appointment only.

CODE REQUIREMENTS

TABLE OF USES ALLOWED CZC 12.36



Vehicle sales in the Industrial-High Zone are only allowed with a Conditional Use Permit. This use is defined under the *CZC 12.12.040* as, “an establishment engaged in the retail sale or rental, from the premises, of used motorcycles, automobiles, and/or light trucks, along with incidental service or maintenance. Typical uses are small independent dealers of used motorcycles, automobiles, and light trucks”.

APPROVE STANDARDS TO BE REVIEWED PER *CZC 12.21.100(e)*

The General Plan

The City’s General Plan explains that for revenue to be generated for local services, “Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community”.

The General Plan also lists a primary goal of the West Centerville Neighborhood Plan as enhancing the Centerville City Business Park District. It states, “preserving the economic viability of a now aging development area is critical to the success of the neighborhood”.

The proposed use will be located within an existing office/warehouse complex that seems to have a few vacant spaces and will be limited in nature. Thus, staff believes that the proposed use is consistent with the goals and objectives of the General Plan.

Suitability and Harmony with the Proposed Site and Adjacent Property (*CZC 12.21.100(e)(5) (A-C, F)*)

The proposed use will be located within an established industrial area. Over the years, several similar businesses have operated out of this neighborhood. Other businesses in the area include, but are not limited to, vehicle repair, specialty retail, office, wholesale, and like uses.

The proposed use will be occupying an existing building; thus, the use will not create an additional impact on potential or existing development in the vicinity. In addition, the use will not change the present requirements for transportation, traffic, water, sewer, or any other utilities or infrastructure.



Staff believes that this use and the existing site would be adequate for operating a small dealership as evidenced by other

circumstances. This business will have little to no impact on the surrounding area as all vehicles will be stored inside and customers will be served by appointment only.

Impact on the Community and Safeguards to Minimize Impact (CZC 12.21.100(e)(5) (D, E, H-J)

The proposed building is currently vacant and allowing this use would create a better economic influence on the surrounding area compared to leaving the suite without a tenant. The only aesthetic adjustment would be a business sign, as required by the State of Utah for this use. Also, it appears that this use will have minimal noise, odor, or other irritants.

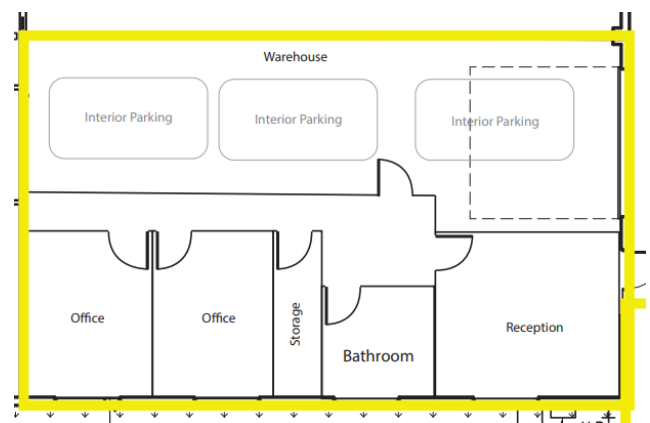
To ensure this low impact on the community, the applicant has proposed the following. The applicant has commented that, “no repairs will be made on site, ensuring there are no noxious or offensive omissions”. In addition to no repairs, there will also be a low volume of customers. The applicant has explained that “customers will be served by appointment only. As this is a low volume effort, it will not affect the surrounding people or businesses”. Based on the information provided the Staff is confident that the proposed use will have a minimal to no impact on the health, safety, and welfare of the area.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulations (CZC 12.21.100(e)(5)(G)

A common concern with auto sales is how the vehicles to be sold will be delivered to the site. Vehicles could be delivered by transport truck or driven individually to the site. Delivery by transport truck will be difficult in this location because of the small, one access parking lot. Trucks will not have a place to turn around and will most likely have to unload the vehicles in the public street. Such activity would impact the traffic flow and could be hazardous. The applicant has not indicated how vehicles will get to the site. However, based on this information Staff assumes the deliver by transport truck is unlikely.

The Motor Vehicle Enforcement Division requires enough display space for at least three vehicles. The applicant has indicated that these are in the warehouse portion of the building.

The existing business complex has five tenant spaces with a total of 24 parking spaces. When the original site plan was approved in 2003, two parking spaces were



required per 1,000sqft. This distributed to three tenant spaces requiring three parking spaces each, one tenant space requiring six parking spaces, and the remaining tenant space requiring nine parking spaces.

Section 12.52.300 of the Zoning Ordinance now requires 1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed. The ordinance also indicates that this particular use requires a minimum of 4 parking spaces. Two out of the five tenant spaces seem to be occupied. One tenant is an HVAC contractor, which requires 18 parking spaces. The other tenant is a medical equipment retailer, which requires six parking spaces. Thus, the current businesses in the complex use all required 24 parking spaces.

Please note that while the existing uses do deplete any available parking spaces, these specific uses may utilize less parking than is required. For instance, the medical equipment retailer has two employees on file and most likely has a very low volume of customers at this location. While the HVAC contractor most likely has more than two employees, their work is mainly off-site. It can also be assumed that they have few customers come to the business office.

PLANNING STAFF RECOMMENDATIONS

OPTION #1 – SUGGESTED MOTION: TO TABLE

I hereby make a motion for the Planning Commission to TABLE the Conditional Use Permit request for Clubhouse Motor Company located at approximately 71 N 1400 W and direct the applicant to provide an analysis addressing the matter of insufficient parking in accordance with *CZC 12.52.300* for this use as well as all users/tenant spaces on the site.

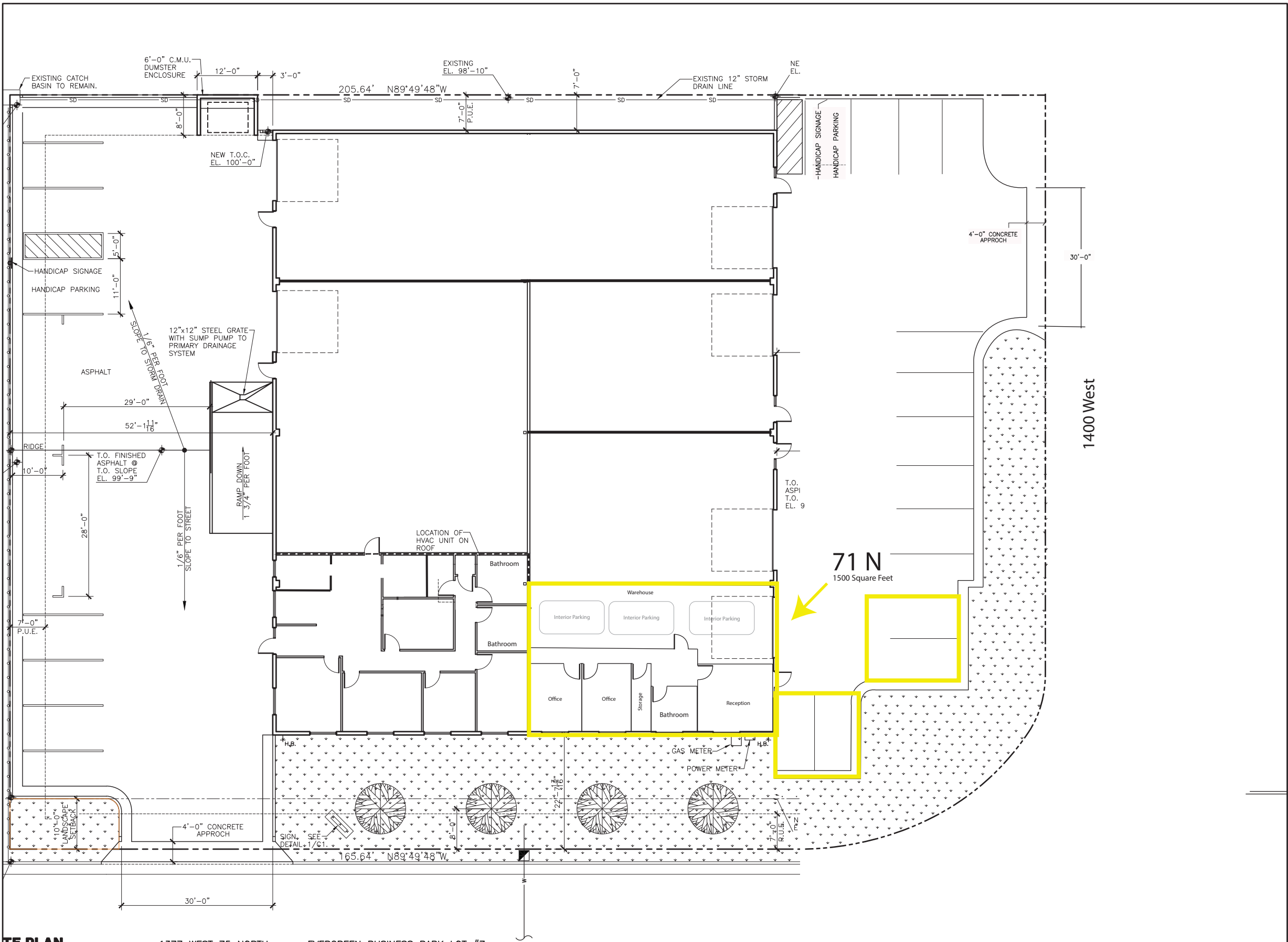
OPTION #2 – SUGGESTED MOTION: TO TABLE

I hereby make a motion for the Planning Commission to TABLE the Conditional Use Permit request for Clubhouse Motor Company located at approximately 71 N 1400 W until such a time as a parking modification has been applied for and approved by the City in accordance with *CZC 12.52.110*.

OPTION #3 – SUGGESTED MOTION: DENY

I hereby make a motion for the Planning Commission to DENY the Conditional Use Permit request for Clubhouse Motor Company located at approximately 71 N 1400 W for the reasons/findings as follows:

- a. The Planning Commission finds that the application does not comply with the off-street parking requirements for the proposed use, as well as all users/tenant spaces of the site, as established under *CZC 12.52.300*.
- b. Therefore, the Planning Commission finds that the request for a Conditional Use Permit for Vehicle Rental or Sale, Used, Limited does not comply with the approval standards, as more specifically required in *CZC 12.21.100(e)(3)(C)*.



TE PLAN

1E: 1" = 10'

1377 WEST 75 NORTH — EVERGREEN BUSINESS PARK LOT #7

75 North

**PLANNING
COMMISSION**

Staff Report
10/12/2022

Item No. 1.

Title: Community Development Director's Report

Initiated By: Planning Commission

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Next Planning Commission Meeting - October 28, 2022

Tentative Items:

- Conceptual Site Plan, The Hive -pending action by the Commission on 10/12/2022

City Council Action Report:

- Zone Map Amendment, A-L to R-L at 224 West Chase Lane - ***Council Approved***
- Zone Text Amendment, Wall Sign Height of the SCP Zone - ***Council Approved***

Planning Commission Goals:

- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- Landscaping Ordinance Update - Underway - To be scheduled on a City Council Agenda
- General Plan/Economic Update - City did NOT secure funding assistance. **The city has made another application for a grant for this upcoming year.**
- Parking Update - Council Tabled for Further Review
- Update Single-family Unplatted Lots Approval Process - Completed

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
10/12/2022

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 9-28-22 PC

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, September 28, 2022
7:00 p.m.

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

MEMBERS PRESENT

Kevin Daly, Chair
Shawn Hoth
Mason Kjar
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright, Vice Chair (arrived at 7:09 p.m.)

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Whittney Black, Assistant Planner

VISITORS

Walker Wood, CW Land
Interested citizens

PLEDGE OF ALLEGIANCE

LEGISLATIVE PRAYER OR THOUGHT Chair Daly

PUBLIC HEARING – CONCEPTUAL SITE PLAN AMENDMENT, THE HIVE DEVELOPMENT AT 555 NORTH 400 WEST

Community Development Director Cory Snyder explained the applicant desired to amend their Site Plan Approval regarding fencing along the northern property line. Due to final site grading along the single-family lots, the desire was now to add a one-foot to three-foot retaining wall, and then install the approved 6-foot fence on top of the retaining wall. The final height of the fence would then range from 7 feet to 9 feet. Mr. Snyder said the Planning Commission seemed, at the time of Site Plan Approval, to give encouragement to seek approval for a taller fence. Mr. Snyder explained current setbacks and fence design standards.

Commissioner Shegrud disclosed that she lived adjacent to The Hive development, but not adjacent to the area proposed for the fence change. She said she believed she could be fair and objective.

Mr. Snyder said the developer had installed a 6-foot fence along the north property line on The Hive property. Adjacent property owners to the north could choose whether or not to remove their existing fences. The grading issue that developed during the construction process prompted the developer to request approval for a retaining wall topped with a 6-foot fence. Commissioner Shegrud commented that an increased fence height could function as a type of buffer between the commercial and residential zones along the western portion of the property.

Responding to a question from Commissioner Larsen, Mr. Snyder said the developer committed to a 20-foot rear setback on the north property line during the initial public process. Commissioner Larsen expressed the opinion that a 10-foot fence would be too tall, and asked if it would be possible to limit the height to a maximum of 8 feet.

1 Walker Wood, representing the applicant, explained that the slope of the backyards was
2 greater than originally anticipated. He said the applicant believed the proposed retaining wall
3 and fence would be the best option for both The Hive development and the residential
4 properties to the north for privacy and for drainage. Mr. Wood said the applicant's preference
5 was for the fence to be a straight line following the slope of the property. He explained drainage
6 retention plans, and said the height of the retaining wall would gradually reduce from east to
7 west and end in a drainage swale. Mr. Wood said the applicant would be open to stepping the
8 fence height from east to west if the City desired. Commissioner Larsen said he would rather
9 see the fence slope than step.

10
11 Responding to a question from Commissioner Kjar, Mr. Wood said the applicant spoke
12 with adjacent property owners along Applewood Drive following the February 2021 approval,
13 and found the preference for a six-foot fence versus an eight-foot fence to be inconsistent. The
14 applicant then chose to install the approved six-foot fence on The Hive property. Mr. Snyder
15 said he knew The Hive reached out to Applewood Drive residents, but did not know the level of
16 response received. Mr. Wood said a representative of the applicant recently went door to door
17 on the south side of Applewood Drive to discuss the most recent proposal, and left a letter if
18 property owners were not home.

19
20 The Planning Commission discussed drainage systems on The Hive property.
21 Responding to a question from Commissioner Kjar, Mr. Wood said the City was appraised when
22 it became clear that the grading would be altered. Mr. Snyder said the City was made aware,
23 but the assumption at the time was that the applicant would keep to the approved plan with the
24 fence.

25
26 Chair Daly opened a public hearing at 7:46 p.m.

27
28 Zaun Barnes, Centerville resident, said he lived at the west end of Applewood Drive
29 adjacent to The Hive commercial office building. He said he would be fine with a 10-foot fence
30 as a buffer between the properties because of the lights from the commercial property that
31 shined directly into his bedroom at night. He said he thought a straight fence line would look
32 better from a distance than a gradually sloped fence line. Mr. Barnes asked what would prevent
33 the Applewood Drive backyards from turning into a pond with the raised elevation of The Hive
34 backyards.

35
36 Bridget Fowers, Centerville resident adjacent to the east end of the development, said
37 she appreciated the conversation about the fence height and the grading. She shared
38 photographs showing that with the former trailer park, the ground levels were even, and shared
39 a photograph taken that day showing the ground level on The Hive property had increased 3-4
40 feet. Ms. Fowers said the swale drain line on The Hive property should be 1-2 feet below her
41 fence line to prevent water from entering her property, but she showed with a photograph that
42 the drain line was equal to the bottom of her fence. She used a photograph to show that, in her
43 opinion, her 6-foot fence provided no privacy from The Hive property, and expressed support for
44 a taller fence on The Hive development. Ms. Fowers said her biggest concern was the swale
45 drain, and said she believed her property was the highest point along the north property line of
46 The Hive development. She said it was her understanding that her neighbors were also in
47 support of a higher fence.

48
49 Jonathan Lysenko, Centerville resident, said he lived on Applewood Drive. He stated the
50 neighborhood really was in favor of the higher fence. Mr. Lysenko spoke of neighborhood
51 conversations with the developer, and said he did not feel communication with the
52 neighborhood was carried forward the way the Planning Commission had agreed for it to
53 happen. He stated that every single neighbor along Applewood Drive would like an 8-foot fence.

1 Mr. Lysenko said he agreed with Mr. Barnes that the commercial building was really tall and
2 really close to the residential properties.

3
4 Kathleen Rohlfiing, Centerville resident on Applewood Drive, said she had removed her
5 back fence of 40 years when the developer put up the 6-foot fence along the property line in
6 March. She said she had been concerned that her backyard would be exposed with removal of
7 the 6-foot fence, said she had a dog and a pond, and said the developer had assured her that
8 her property would be treated with utmost respect. Ms. Rohlfiing said she was surprised on the
9 16th to find that the fence was completely gone without prior notification. She spoke of four
10 families with children and dogs with yards completely exposed without prior notification. She
11 said she wanted communication and respect.

12
13 Ryan Fowers, Centerville resident, said he agreed with Mr. Lysenko that a picture had
14 been painted by the developer that the neighbors could not come to a consensus regarding
15 fence height. He stated that was not the case. He expressed the opinion that a small alleyway
16 between fences on the properties was a danger. He said the developer had never reached out
17 to him, but he had made an effort to reach out to the developer many times. Mr. Fowers
18 emphasized that a retaining wall did not equal drainage, and said he knew from experience that
19 water always moved to the lowest point.

20
21 Alan Rohlfiing, Centerville resident on Applewood Drive, said he had been pleased with
22 the quality and installation of the 6-foot fence installed by the developer. He said he chose to
23 remove his fence and landscape to the property line when the fence was installed. Mr. Rohlfiing
24 said he was surprised when the fence was removed without prior notification to the neighbors.
25 Mr. Rohlfiing questioned why the fence would be removed before obtaining approval from the
26 City. He expressed support for a higher fence.

27
28 Spencer Hurley, Centerville resident, said he agreed with Mr. Rohlfiing that he had been
29 pleased with the 6-foot fence installed by the developer, and said he had also landscaped to the
30 new fence. He said a temporary fence was installed the next day after the fence was removed,
31 but for the time in between, his children and dog could easily have run onto the construction
32 site. He said the wall was nice for both privacy and safety. Mr. Hurley said there was now a 4 or
33 5-foot difference in the ground level of his backyard and the backyard in the new development,
34 and it made sense to him that the ground water would start filling in the ditch and moving to his
35 property.

36
37 Ellen McConkey, Centerville resident on Frontage Road directly west of Applewood
38 Drive, said she would like to see the cement retaining wall extended all the way to the sidewalk
39 on Frontage Road because of the gap now present between The Hive property and her
40 property. She expressed support for a 10-foot fence.

41
42 Chair Daly closed the public hearing at 8:11 p.m.

43
44 Mr. Wood apologized for the breakdown in communication from the developer, and said
45 he would be the main point of contact going forward. He said the developer was working with
46 professionals regarding drainage, and said they would make sure the original plan that was
47 approved was still sufficient for any modifications made on site. Mr. Wood acknowledged that
48 the overnight before the temporary fence was installed was unacceptable, and recognized the
49 impact on the shared property line. Responding to a question from Commissioner Wilcox, Mr.
50 Wood said the final grading had not yet occurred.

51
52 Mr. Wood said the developer had not proposed taking the retaining wall all the way to
53 the west side of the property line because of the drainage plan. Commissioner Kjar listed
54 privacy, lighting, and buffering as reasons to extend the taller fence height to the west corner.

1 Mr. Wood responded that additional fence height on the west end could be accommodated if
2 desired. Commissioner Kjar asked if the applicant had recognized there may be additional
3 issues outside of drainage. Mr. Wood said he had learned of additional considerations that
4 evening, and acknowledged the interest expressed in extending the taller fence height the full
5 length of the property line.

6
7 Chair Daly suggested the Planning Commission table the application to give the
8 applicant time to discuss with property owners and come back with a potentially expanded
9 application. Mr. Wood responded there were multiple contracts set to close on the single-family
10 properties, and families planning to move into the homes, and the applicant would like to have
11 the issue resolved for those properties as soon as possible. He asked if the application could be
12 modified that evening to extend the taller fence to the west corner. Mr. Snyder said the City
13 Engineer and the Building Official would need time to fully evaluate all factors on the extended
14 area. He suggested tabling the application to the next Planning Commission meeting. Mr.
15 Snyder said he agreed with Chair Daly's suggestion to get feedback from all neighboring
16 property owners. City Attorney Lisa Romney commented that the ordinance did not require
17 applicants to contact the neighboring property owners. Contact would be done as a courtesy
18 only. Public notice by the City would need to be expanded if the application were expanded. Mr.
19 Wood said he would like the opportunity to reconnect with the neighborhood, and requested that
20 the Commission table the application.

21
22 Commissioner Kjar asked that when the applicant returned, they be prepared to address
23 more comprehensively why the grading was changed. Commissioner Shegrud expressed
24 interest in knowing who from the City approved an onsite change in grading. Mr. Snyder
25 responded that construction plans changed frequently in the field. Commissioner Wright also
26 asked the applicant to address how the change in grade would affect the drainage plan. Mr.
27 Snyder cautioned the Planning Commission to focus the conversation on whether it could be
28 designed to still be functional with the original grading plan, and if not, why.

29
30 Responding to a question from Mr. Wood, Mr. Snyder said the eight feet for the fence
31 height would be measured from the lower point on the opposing properties.

32
33 Chair Daly **moved** to table the application at the applicant's request to the next Planning
34 Commission meeting. Commissioner Wright seconded the motion, which passed by unanimous
35 vote (7-0).

36
37 **PUBLIC HEARING – ZONE TEXT AMENDMENTS, LANDSCAPING REGULATIONS**
38 **CZC 12.51**

39
40 Mr. Snyder said the City Council requested that the Planning Commission and staff
41 review commercial/industrial/public facility landscaping requirements with a focus on improving
42 water use efficiency and conservation. Staff reviewed regulations of the Zoning Ordinance with
43 a focus on the following:

- 44
- 45 • Reducing the planting ratio to other elements such as mulches, gravel and other
 - 46 allowable hardscaping features.
 - 47 • Expanding the allowable use of decorative gravel in the landscaping design.
 - 48 • Expanding the use of drought tolerant plantings rather than water resource intensive
 - 49 turf and grasses in landscaping designs.
- 50

51 The Planning Commission discussed changes proposed by staff. Responding to a
52 question from Commissioner Shegrud regarding the following proposed language: "the
53 expansive area use of water resource intensive turf and grasses shall be avoided," Mr. Snyder

confirmed that the language would apply to the potential new City cemetery, unless the language were specified to apply only to commercial and industrial development. The Commission discussed changing the language to read “for commercial and industrial development, the expansive area use of water resource intensive lawn or turf shall be avoided,” striking “and grasses”.

Chair Daly opened a public hearing at 8:56 p.m., and closed the public hearing seeing that no one wished to comment.

Commissioner Wright made a **motion** for the Planning Commission to recommend approval of the proposed Zoning Code Text Amendment to CZC 12.51, Landscaping and Screening, as proposed by Planning Staff with the change discussed under A(a)(iii) and any non-substantive changes, for the following reasons for action. Commissioner Shegrud seconded the motion, which passed by unanimous vote (7-0).

Reasons for action:

- a. The Planning Commission finds that the proposed text amendments are not in conflict with the goals, objectives, and policies of the City’s General Plan.
- b. The Planning Commission finds that the proposed text amendments can be deemed acceptable and/or consistent with review factors of CZC 12.21.080(e).
- c. The Planning Commission finds that efforts toward conserving our water resources is an important need for the City and in this regional area of the State.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

The Planning Commission was scheduled to meet next on October 12, 2022. Mr. Snyder reported on recent actions of the City Council.

MINUTES REVIEW AND APPROVAL

Minutes of the September 14, 2022 Planning Commission meeting were reviewed, and changes requested. Commissioner Kjar **moved** to approve the minutes as amended. Commissioner Larsen seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

At 9:03 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).

Jennifer Robison, City Recorder

Date Approved