

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, June 28, 2023**

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

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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.

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8 **MEMBERS PRESENT**

9 Shawn Hoth
10 Mason Kjar (via Zoom)
11 Tyler Moss
12 Heidi Shegrud, Chair

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14 **MEMBERS ABSENT**

15 Matt Larsen, Vice Chair
16 LaRae Patterson

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18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Lisa Romney, City Attorney
21 Whitney Black, Assistant Planner

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23 **VISITORS**

24 Eric Wood, Pheasantbrook Homeowners Association
25 Interested citizens

26
27 **LEGISLATIVE PRAYER OR THOUGHT** Chair Shegrud

28
29 **PLEDGE OF ALLEGIANCE**

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31 **PUBLIC HEARING – CONCEPTUAL SITE PLAN – PHEASANTBROOK TOWNHOME**
32 **EXPANSION PROJECT**

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34 Assistant Planner Whitney Black said the applicant, Pheasantbrook Homeowners
35 Association, was seeking to expand the number of townhomes in the Pheasantbrook PUD
36 Subdivision. The applicant was proposing to develop 12 new townhomes (3 buildings, 4 units
37 per building) in the southwest corner of the existing subdivision (currently used for storage and
38 sport courts). A conditional use permit would be required for the proposed density in the
39 Residential-High (R-H) Zone before a final site plan could be issued. Ms. Black oriented the
40 Planning Commission with the Conceptual Site Plan request. Community Development Director
41 Cory Snyder explained that the degree of existing nonconformity at Pheasantbrook would not be
42 increased with the proposed expansion.

43
44 Eric Wood, representing Pheasantbrook Homeowners Association, said the space had
45 been dilapidated for some time, and he believed the property could be better utilized with the
46 proposed project. He said the architect had matched the existing architectural design of the
47 community. Commissioner Hoth said he worked on the landscaping crew at Pheasantbrook 25
48 years ago, and he believed the proposed project would be a benefit. He expressed concern with
49 water runoff on the west side of the Pheasantbrook community. Mr. Wood said the HOA had
50 spent a lot of time researching how to manage storm water runoff, and mapped out a solution
51 with a professional that they believed would adequately address the issue.

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53 Chair Shegrud opened a public hearing at 7:23 p.m.
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1 Jan Hagen, Pheasantbrook resident and HOA Boardmember, said she was in
2 attendance to plead with the Planning Commission to pass the Conceptual Site Plan. She said
3 the HOA desperately needed the project in order to improve the community. She said a majority
4 of the HOA members had voted in favor.

5
6 Kris Baxter, Pheasantbrook resident, said she purchased a unit at Pheasantbrook a year
7 ago. She said she had heard about the proposed development for three or four years. Ms.
8 Baxter said she thought the City would want the project to go forward, and she did not
9 understand the delay.

10
11 Heidi Larsen, Pheasantbrook resident, said she opposed the planning. She said
12 Pheasantbrook had a lot of problems that had not been dealt with, and she did not understand
13 where garbage would go with the proposed plan. She said she was completely opposed.

14
15 Megan Wood, Pheasantbrook resident, said she was in favor of the proposed project.
16 She said the area was currently an eyesore, and she believed the added funds the HOA would
17 receive would help improve the landscaping and other problems.

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19 Shirleen Gull, Pheasantbrook resident, said she was in favor of an earlier plan that
20 included two buildings, landscaping, and space for garbage. Ms. Gull said she believed three
21 buildings would take away the landscape, space for trailers, garbage, tennis courts, and parking
22 for guests. She said Pheasantbrook did not have enough parking space already, and said she
23 was against the three buildings. She said she was worried about what would happen to the
24 roads as a result of construction.

25
26 Kris Baxter said she and her husband spent a year looking for a place, and decided that
27 Pheasantbrook was number one. She said it took a great deal of money for an HOA to maintain
28 a development with a stream and two ponds, and seventeen acres of grass space. She said it
29 was a great resource, and for Centerville to not invest in the resource was a grave error in her
30 opinion. Ms. Baxter said the HOA fees were extremely low for the area.

31
32 Lisa Sinks, Pheasantbrook resident, said she worked two jobs just to make ends meet,
33 and said the HOA fees took a toll. She said when she moved in, she was told she would have
34 two parking spots, but she had noticed that many residents did not comply. Ms. Sinks said she
35 was concerned with the parking situation and the ability for fire trucks/emergency vehicles to get
36 into the neighborhood in the event of an emergency. She said she believed additional homes
37 would add to the problem.

38
39 Irene Schiers, Pheasantbrook resident, said she believed everyone would agree the
40 area was an eyesore. She said she had served on the HOA Board, and when her last term
41 ended the place looked great. Ms. Schiers said she would like to see the property value kept,
42 and asked if the City knew if the proposed project would remove the parking strip from in front of
43 the tennis courts. She suggested finding an alternate plan for the garbage, and said she would
44 love to have things cleaned up. Ms. Schiers suggested the HOA could have been more open
45 about the plans.

46
47 Judy Larsen, Pheasantbrook resident, said she had been on the HOA Board in the past
48 and understood how short the HOA was on money. She said she researched and learned that
49 to refurbish the tennis courts and RV lot would probably cost over \$300,000, which the HOA did
50 not have. Ms. Larsen said she did not understand why anyone would want to keep the eyesore
51 and not improve the property with an asset.

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Chair Shegrud closed the public hearing at 7:39 p.m. Responding to a comment regarding the length of time the project had been discussed, Chair Shegrud said she knew the HOA had spent time exploring whether or not the project was a possibility. Mr. Wood described the current garbage collection arrangement, and suggested it may be more ideal to strategically place a few dumpsters throughout the Pheasantbrook neighborhood. He said the two dumpsters currently in place would be relocated and enclosed with the proposed plans. Mr. Wood clarified that the guest parking spaces currently on the east side of the subject area would remain. Mr. Snyder said it was staff's opinion that the conceptual plan for three buildings could potentially meet City ordinances. Referring to one of the public comments, Mr. Snyder said the residents and the HOA could continue discussions regarding whether to include two or three buildings in the project.

Chair Shegrud said she appreciated the comments and concerns that were voiced, and said she believed they were the types of issues that could be addressed further along in the process. Commissioners Hoth and Moss said they agreed. The Planning Commission discussed the suggested conditions for approval provided by staff. Commissioner Moss said he would be comfortable allowing the project to pass to the next step. Commissioner Kjar said he had been hesitant in the past to pass a conceptual site plan that felt half-baked, but said he believed any outstanding issues with the subject application could be passed forward to the next phase. Commissioner Kjar said he was inclined to vote in favor of approval.

Chair Shegrud **moved** to ACCEPT the Conceptual Site Plan for the Pheasantbrook Part VI PUD Subdivision, parcel number 02-034-0093, with the following directives and reasons for action. Commissioner Hoth seconded the motion, which passed by unanimous vote (4-0).

Directives:

1. A final site plan shall be submitted as outlined in CZC 12.21.110(e).
2. The final site plan shall provide a complete landscaping plan, designed by a landscape architect.
3. The landscaping plan shall include the following:
 - a. 1 tree and 2 shrubs shall be provided per dwelling unit.
 - b. A buffer zone on the west site of the project, abutting the Residential-Low Zone, with a depth of 25 feet.
 - c. A six-foot high architectural buffer shall be located within the buffer zone.
 - d. 1 tree shall be provided for every 500 square feet of landscaped area.
4. The final site plan shall address how the proposed development achieves the standards described in CZC 12.32.055(a,b) for architectural and exterior design.
5. In conjunction with the Final Site Plan submittal, a Conditional Use Permit Application shall be submitted for the requested density of up to 12 units per acre.
6. If necessary for the sale of individual units, a PUD Subdivision amendment shall be applied for beginning with the submittal of a concept subdivision plan as outlined in CMC 15.02.

Reasons for action:

- a. The Conceptual Site Plan appears to be consistent with the applicable Neighborhood Plan as described in CMC 12-480-5.
- b. The Conceptual Site Plan with modifications could likely comply with the expected development standards described in CZC 12.32.055, CZC 12.32.300, and as also considered in the applicable Staff Report of June 28, 2023.
- c. Therefore, the Planning Commission finds that the acceptance of this Conceptual Site Plan for the proposed development submittal is warranted.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on July 12, 2023. Mr. Snyder said he had submitted a letter of resignation for the end of the year. He discussed an RFP for the planned General Plan update with the Planning Commission.

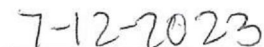
MINUTES REVIEW AND APPROVAL

Minutes of the June 14, 2023 Planning Commission Meeting were reviewed. Chair Shegrud **moved** to approve the minutes, and Commissioner Hoth seconded the motion. The motion passed by unanimous vote (4-0).

ADJOURNMENT

At 8:05 p.m., Chair Shegrud **moved** to adjourn. Commissioner Hoth seconded the motion, which passed by unanimous vote (4-0).


Jennifer Robison, City Recorder


Date Approved

