

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, September 13, 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 Matt Larsen, Vice Chair

11 Tyler Moss

12 LaRae Patterson

13 Heidi Shegrud, Chair

14
15 **MEMBER ABSENT**

16 Mason Kjar

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18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director (via Zoom)

20 Lisa Romney, City Attorney

21 Whittney Black, Assistant Planner

22
23 **VISITOR**

24 Chad Randal

25 Eric Wood (via Zoom)

26 Jan Hagen

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28 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Hoth

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30 **PLEDGE OF ALLEGIANCE**

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32 **OPEN AND PUBLIC MEETINGS ACT TRAINING**

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34 Training was postponed to a future meeting.

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36 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR 8-12 UNITS PER ACRE –**
37 **PHEASANTBROOK PUD SUBDIVISION LOCATED AT APPROXIMATELY 265**
38 **PHEASANTBROOK DRIVE**

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40 Assistant Planner Whittney Black explained the applicant applied for a Conditional Use
41 Permit seeking approval for an increase in the current density of the Pheasantbrook Subdivision
42 Development (proposed 8.8 units per gross acre). The applicant recently received Conceptual
43 Site Plan approval for the addition of 12 new units in the southwest corner of the existing
44 subdivision (3 buildings, 4 units per building) with the understanding that a Conditional Use
45 Permit was required. Ms. Black said staff believed the proposed project met the intent of the
46 General Plan for the neighborhood. In response to concern expressed at the previous public
47 hearing regarding garbage, Ms. Black said the applicant agreed to upgrade the existing two
48 dumpsters in that corner of the subdivision to a larger size. Staff recommended approval of the
49 request with suggested conditions.

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51 Eric Wood, applicant, clarified that the two dumpsters in question were the only two
52 dumpsters for the entire Pheasantbrook community. He said the HOA was looking at possible
53 locations for additional dumpsters.
54

Chair Shegrud opened a public hearing at 7:16 p.m.

Jan Hagen, Centerville resident in the Pheasantbrook subdivision, said she was desperately wanting the Conditional Use Permit to pass.

Following the public comment period Chair Shegrud closed the public hearing.

Commissioner Larsen **moved** to approve the Conditional Use Permit for the Pheasantbrook Townhomes Project, with the following conditions and for the following reasons for action. Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. This Conditional Use Permit is limited and subject to the further development of the Pheasantbrook Part VI PUD Subdivision, parcel number 02-034-0093, as per the plans submitted to the City on August 22, 2023 and September 9, 2023.
2. The density use of the entire development shall not exceed 156 total units and no more than 8.8 units per gross acre.
3. The developer shall provide a minimum of two garbage receptacles (aka dumpsters) in this area of the development and upgrade them to a larger size to mitigate the additional waste created by the residents of the 12 newly proposed units. The developer shall work with the HOA for placement of the garbage receptacles.
4. This Conditional Use Permit is contingent on the approval of a corresponding Final Site Plan application.

Reasons for action:

- a. A complete application for a conditional use permit (CUP) has been submitted per CZC 12.21.110(d)(1).
- b. The proposed use, dwelling, multiple-family is a conditional use in the Residential-High Zone under CZC 12.36.020.
- c. Per CZC 12.32.300, a gross use density of 8-12 units per acre may be established through an approved CUP.
- d. The application meets the requirement of established evidence for an approval of a CUP per CZC 12.21.100(e)(3).
- e. The request for a CUP meets the factors to be reviewed and considered for an approval under CZC 12.21.100(e)(5) (A-J).
- f. Therefore, the Planning Commission finds that the approval of this CUP is warranted.

PUBLIC HEARING – FINAL SITE PLAN, PHEASANTBROOK TOWNHOME EXPANSION PROJECT, APPXOIMATELY 265 PHEASANTBROOK DRIVE

Ms. Black said staff found the proposed Final Site Plan for the Pheasantbrook Townhome Expansion Project to meet all Residential-High Zone development standards, with the exception of being approximately 3 feet short on the landscaping buffer depth. She said staff were comfortable moving the project forward and checking that the landscaping buffer depth was met at the building permit stage. Ms. Black explained recommended conditions of approval. The Final Site Plan would allow the Applicant to obtain a building permit and move forward with construction. The Applicant would need to go through the subdivision process to be able to sell the units for individual ownership.

Eric Wood, Applicant, said subdividing and selling the units was the intention. Responding to a question from Chair Shegrud, Mr. Wood said he believed the project would be

able to accommodate the required landscaping buffer depth, and said he would get confirmation from the engineer. He said he believed the HOA would be interested in increasing the fence height around the dumpsters to 10 feet if possible. Community Development Director Cory Snyder said he would be concerned with the structural integrity of a 10-foot vinyl fence, and suggested selecting a different option.

Commissioner Patterson expressed concern that placing the dumpsters on the west property line would put the garbage odor and dumpster noise too close to the neighbors directly to the west. Mr. Wood said the HOA would take the feedback into consideration. He clarified that front porch lights and lights on the garage space were the only lighting planned. No free-standing lights would be added with the project. Mr. Wood answered questions about the planned storm drain detention facility and planned fencing.

The Planning Commission discussed allowing a fence height of up to ten feet around the dumpsters. Commissioner Patterson suggested recommending "option 2" for the dumpster location. Mr. Wood said he agreed with Mr. Snyder that a 10-foot vinyl fence would not work in the situation because of potential high winds, and said he believed 8 feet would be plenty.

Chair Shegrud made a **motion** for the Planning Commission to approve the Final Site Plan for the proposed Pheasantbrook Part VI PUD Expansion Project, parcel number 02-034-0093, with the following conditions of approval and for the following reasons for action. Commissioner Larsen seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. This Final Site Plan approval is limited to the section of Pheasantbrook Part VI PUD within parcel number 02-034-0093.
2. The Final Site Plan Approval consists of the following exhibits:
 - a. Landscaping Plan – Received 8/10/2023
 - b. Dumpster Specifications Sheet – Received 8/10/2023
 - c. Topographic Survey – Received 8/10/2023
 - d. Elevations Sheets A005 and A006 – Received 8/10/2023
 - e. Civil Drawing Sheets, except Sheet C400 – Received 8/22/2023
 - f. Civic Drawing Sheet C400 – Received 9/6/2023
3. The entire Pheasantbrook development shall have an average of 2 parking spaces per dwelling unit.
4. The entire Pheasantbrook development shall have at least 30.5% landscaping.
5. The Final Site Plan shall be corrected to include a 25-foot landscaping buffer along the west property boundary. The Zoning Administrator shall verify this setback with the issuance of a building permit.
6. The Final Site Plan approval shall include an 8-foot white vinyl dumpster enclosure. The location of the dumpsters will be verified with the issuance of a building permit.
7. The Final Construction Drawings shall be submitted for final review and acceptance by the City Engineer.
8. This Final Site Plan is contingent upon the approval of a corresponding Conditional Use Permit.
9. A Planned Unit Development (PUD) Subdivision Plat must go through the Centerville City Subdivision Process prior to the listing or selling of any individual dwelling units.
10. The Planning Commission recommends for the developer to go with Option 2 in the Staff Report for dumpster location.

Reasons for action:

- a. The Planning Commission finds that after considering the goals and objectives of the Northwest-Neighborhood 4 Plan as also reviewed in the related staff reports, the Final Site Plan can be deemed consistent with the City's General Plan.
- b. The Planning Commission finds after considering the applicable development standards of the R-H Zone, the proposed Final Site Plan with the conditions imposed does comply with the expected Zoning and applicable municipal code standards, as reviewed in the applicable Staff Report dated September 13, 2023.
- c. Therefore, the Planning Commission finds that the approval of the Final Site Plan, with the conditions imposed for the proposed development, is warranted.
- d. The Planning Commission recommends Option 2 for dumpster location to keep the dumpster away from access points, entrances to new buildings, and the neighboring single-family residential to mitigate nuisances that come with dumpsters.

PUBLIC HEARING – CONCEPTUAL SITE PLAN, HUFFAKER MIXED USE, 134 SOUTH MAIN STREET

Community Development Director Cory Snyder suggested some of the proposed Conceptual Site Plan design parameters needed to be reconsidered, and suggested tabling the matter. Chair Shegrud said she agreed with Mr. Snyder's assessment.

Chair Shegrud **moved** to table the Conceptual Site Plan for Huffaker Mixed Use, and associated public hearing, with directives listed in the Staff Report. Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – PRELIMINARY SUBDIVISION, PARRISH CREEK PARK, LOTS 1, 2, 4 – 1160 NORTH 950 WEST

Mr. Snyder said the applicant desired to amend and re-subdivide Parrish Creek Business Park Lots 1, 3, and 4, to convert the original lots into a single planned unit development (PUD) to allow future independent ownership of the proposed two buildings (one existing/one to be constructed), and transform the approved parking, landscaping, and storage area into common areas for use of the future building owners. He recommended approval of the Preliminary Subdivision with recommended conditions.

Chad Randal with Tom Stewart Construction said CC&Rs were sent to staff the previous day. Chair Shegrud opened a public hearing, and closed the public hearing seeing no one come forward. Commissioners Hoth and Larsen said they were comfortable with the staff recommendation.

Commissioner Patterson **moved** to approve the Preliminary Subdivision Plan for the Parrish Creek Business Park, subject to the following directives and for the following reasons for action. Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).

Directives:

- 1) The subdivider shall submit a Final Subdivision Plat that conforms to the requirements of CMC 15.04.030.
- 2) The Final Subdivision Plat shall be prepared in accordance with the City's Subdivision Plat Format, as deemed acceptable by the City Engineer.
- 3) The Final Subdivision Plat shall depict the subdivision layout that conforms to the City approved Final Site Plan in September of 2022.
- 4) The applicant shall prepare and submit draft versions of the required documents to establish an Owners Association and related CC&Rs meeting the expectations of CMC 15.06.010.

- 1 5) The Final Subdivision Plat shall address the following:
2 a. Provide the required utility easements, as required by ordinance.
3 b. Note the required "open space" easement for the common areas.
4 6) Final Construction Plans may consist of the Construction Drawings for the related
5 Final Site Plan Approval, provided the plans are deemed acceptable by the City
6 Engineer. If not, the applicant shall prepare any needed amendments that are
7 deemed necessary.
8

9 Reasons for action:
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- 11 a) The Planning Commission finds that a Preliminary Subdivision Plan is consistent with
12 the City Approved Final Site Plan in September of 2022.
13 b) The Planning Commission finds that the Planned Unit Development (PUD)
14 implements the existing Final Site Plan Approval granted by the City in September of
15 2022.
16 c) Therefore, the Planning Commission finds that, with the conditions imposed, the
17 Preliminary Subdivision Plan meets the requirements of CMC 15.06.010 & 020
18 Planned Unit Development and Non-residential Subdivisions.
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20 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT
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22 The Planning Commission was scheduled to meet next on September 27, 2023.
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24 MINUTES REVIEW AND APPROVAL
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26 Minutes of the August 23, 2023 Planning Commission Meeting were reviewed.
27 Commissioner Larsen **moved** to approve the minutes. Commissioner Patterson seconded the
28 motion, which passed by unanimous vote (5-0).
29

30 ADJOURNMENT
31

32 At 8:01 p.m., Chair Shegrud **moved** to adjourn the meeting. Commissioner Patterson
33 seconded the motion, which passed by unanimous vote (5-0).
34

35
36 Jennifer Robison
37 Jennifer Robison, City Recorder
38

9-27-2023
 Date Approved

