

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Tuesday, February 13, 2018**

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

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

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8 **MEMBERS PRESENT**

9 Cheylynn Hayman, Chair

10 David Hirschi (excused at 8:17 p.m.)

11 Gina Hirst

12 Logan Johnson

13 Becki Wright

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15 **MEMBER ABSENT**

16 Kevin Daly

17 Kathy Helgesen

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director

21 Lisa Romney, City Attorney (excused at 8:17 p.m.)

22 Katie Rust, Recording Secretary

23
24 **STAFF ABSENT**

25 Cassie Younger, Assistant Planner

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27 **VISITORS**

28 Interested citizens (see attached sign-in sheet)

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30 **PLEDGE OF ALLEGIANCE**

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32 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Wright

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34 **PUBLIC HEARING – HOME OCCUPATION CONDITIONAL USE PERMIT – MOON**
35 **PRODUCTS LLC, 365 WEST 1350 NORTH**

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37 Commissioner Wright recused herself from this issue because the applicant is her
38 neighbor. Cory Snyder, Community Development Director, explained the request for Home
39 Occupation Conditional Use Permit. Moon Products LLC is a hobby business that involves light
40 manufacturing, does not require a lot of space, does not change the nature of existing buildings,
41 and does not require additional utility services. The Conditional Use process is required
42 because this manufacturing and retail business is not on the list of "permitted" uses for home
43 occupations. Staff recommends approval of the CUP request.

44
45 Justin Moon, applicant, described his business, and stated that from the neighboring
46 property his noisiest machine sounds similar to his garage door going up or down.

47

Chair Hayman opened a public hearing at 7:11 p.m., and closed the public hearing seeing that no one wished to comment.

Commissioner Hirschi made a **motion** for the Planning Commission to approve the Conditional Use Permit for the Home Occupation for Moon Products LLC at 365 West 1350 North with the following conditions and reasons for the action. Commissioner Johnson seconded the motion, which passed by unanimous vote (4-0). Following approval of the motion, Commissioner Wright rejoined the Planning Commission on the dais.

Conditions:

1. Applicant shall receive a Business License.
2. Applicant shall receive an approval from South Davis Metro Fire.
3. Applicant shall comply with the noise ordinance as outlined in CMC 7.09
4. The accessory buildings on the property may be used for inventory storage, repair, and use of the machines and tools necessary.
5. All inventory, tools, and materials shall be stored inside the accessory buildings or dwelling and shall not to be stored in the yard.
6. Signs shall be in compliance with CZC 12.54.

Reasons for the Action:

- a) Applicant's home occupation for Moon Products LLC involving manufacturing, repair and retail is not listed on the "permitted" use list for Home Occupation. Therefore, this Home Occupation use must be approved through a Conditional Use Permit.
- b) Modifications of the development standards listed in 12.62.050 may be allowed through the Conditional Use Permit process [CZC 12.62.070]. In the case of this business, allowing inventory on the premises and the use of accessory buildings may be permitted.
- c) The applicant's business meets the development standards as listed in CZC 12.62.070 and CZC 12.21.100.

PUBLIC HEARING – PRELIMINARY SUBDIVISION – MOSS ACRES, 2026 NORTH

MAIN

Mr. Snyder presented the proposed Preliminary Subdivision request for Moss Acres, and explained that a surface fault was found on the property with the geologic survey, constraining possible alignment of the subdivision. The current plan is to keep the existing residence on the property.

Chad Morris, applicant, expressed confidence that the 30-foot setback requirements will be met. Mr. Morris said he is unsure of the construction timeline since contractors are fairly booked right now. He said he does not anticipate a problem with the 18-month improvement requirement, although he would like to be given two years.

Chair Hayman opened a public hearing at 7:41 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Johnson asked why the City does not allow accessory structures on a property that does not have a primary structure. Mr. Snyder responded there is an expectation in residential zones that homes will be the primary use. Ms. Romney stated the ordinance is designed to prevent nuisance lots. Commissioner Hirst suggested the graphical representation of the fault line be more clearly accentuated on the Final Plat.

Commissioner Wright made a **motion** for the Planning Commission to approve the Preliminary Subdivision for the Moss Acres Subdivision, subject to the following conditions and reasons for the action. Commissioner Hirst seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. The Final Subdivision Plat and Plans shall reflect the lot layout and engineering dated January 31, 2018, or as amended by the City in preparation of its recording.
2. The Final Plat shall provide a plat note indicating that the Max. Impervious Coverage is 40% or 5,000 sq. ft., whichever is less.
3. The Final Plat shall provide a plat note indicating that all owners of lots in the Hillside Overlay Zone must sign an acknowledgment of hazards and risk associated with land use in this area prior to the issuance of a building permit for any dwelling or accessory building.
4. The Final Plat shall depict the required three (3) public utility easements (each lot). All lot street frontages are required to be 10 feet in depth and at least the other two easements (*one side lot and one rear lot*) are required to be a minimum of 7 feet in depth, as seemed acceptable by the City Engineer.
5. Fire hydrants are to be shown on the Final Plat at locations determined by the City Engineer and the Fire Department.
6. A demolition strategy plan shall be prepared and submitted with the Final Subdivision submittal and shall additionally address the following:
 - a. The undefined building depicted on Lot 4 is to also be removed.
 - b. The building to remain on Lot 4 would be inconsistent with the zoning regulations. The developer is to also include, with the bonding of the subdivision improvements, the amount necessary to demolish the building and allow its' removal to be delayed for up to 18 months (same period allowed for improvement construction). Afterwards, if the lot has not been developed with a primary use in the 18-month period, then the developer must remove the structure prior to releasing the bond amount for its demolition OR the City call on the funds for demolishing the structure.
 - c. Additionally, the developer is to include in the demolition plan the removal of a network of unnecessary driveways and retaining walls that traverse throughout the property to be divided. This would eliminate any confusion for future lot owners as they plan for future home construction.
7. Weber Basin Water shall provide written acceptance of the secondary water infrastructure plans to establish such service to the subdivision, prior to Final Subdivision Plat and Construction Plan Approvals.
8. The graphical representation of the fault line shall be more clearly accentuated on the Final Plat.

Reasons for the Action:

- a) The Planning Commission finds that Preliminary Subdivision Plans are consistent with the previous Conceptual Plan Acceptance directives.
- b) The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the subdivision and Hillside Overlay ordinances.
- c) The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the City's Zoning Ordinance, regarding lot development within the R-L Zone.

PLANNING COMMISSION 2018 GOALS

The Planning Commission reviewed goals set in 2017. Referring to the top priority goal of greater proactive planning, Mr. Snyder said it is his impression that the current City Council is a more hands-on group, less likely to move anything to a staff level. If greater proactive planning remains a priority for the Planning Commission, he advised that specific tactics would need to be put together to present to the Council so the Council feels the bases have been covered. Commissioner Hirschi said he knows a lot of cities have moved toward streamlining decision processes, and the biggest struggle is deciding how to begin. He suggested staff and the Council identify primary areas where streamlining could be affective to give the Planning Commission a framework for discussion. Commissioner Hayman stated it would be helpful to see what other cities have done. She said she views the Planning Commission's role as more global and forward looking, but it is easy to get caught up in the minutiae of working through administrative matters. Commissioner Wright pointed out that public hearings serve a different purpose for the Planning Commission than for the City Council, and mentioned the possibility of removing public hearings from administrative decisions for the Planning Commission.

Mr. Snyder said he knows of property for sale in the West Neighborhood, and property owners willing to discuss possibilities. Commissioner Johnson encouraged the Commission to move the West Neighborhood Plan to number one on the goals list. Commissioner Hirschi was involved with the previous subcommittee for the West Neighborhood Plan. He commented that things are changing, and he believes the process would likely be more fruitful this time around.

The Planning Commission will meet in a joint work session with the City Council on February 21st. Commissioner Wright suggested adding completion deadlines to the top two priorities once goals are set. The Planning Commission will continue prioritizing the goals list after the joint work session.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the January 24, 2018 Planning Commission meeting were reviewed and amendments requested. Commissioner Johnson made a **motion** to accept the minutes as amended. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0). Commissioner Hirschi and City Attorney Romney were excused at 8:17 p.m.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

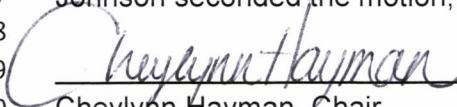
The next Planning Commission meeting is scheduled for Wednesday, February 28th.

CITY COUNCIL REPORT

Mr. Snyder reported on decisions made by the City Council at their last meeting.

ADJOURNMENT

At 8:18 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Johnson seconded the motion, which passed by unanimous vote (4-0).


Cheylynn Hayman, Chair


Date Approved 4-11-18

Avalon Comly, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Tuesday ~~Wednesday~~ 13 February 2018
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Tyler Kotten

Justin Moon

Centerville

Centerville

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.