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3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, March 12, 2014**

5 **7:00 p.m.**  
6

7 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,  
8 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.  
9

10 **MEMBERS PRESENT**

11 Gina Hirst

12 Logan Johnson

13 Scott Kjar

14 Kevin Merrill, Vice Chair

15 Debra Randall  
16

17 **MEMBERS ABSENT**

18 Brian Holman

19 David Hirschi, Chair  
20

21 **STAFF PRESENT**

22 Corvin Snyder, Community Development Director

23 Brandon Toponce, Assistant Planner

24 Lisa Romney, City Attorney

25 Kathy Streadbeck, Recording Secretary  
26

27 **PLEDGE OF ALLEGIANCE**

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29 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Johnson

30  
31 **MINUTES REVIEW AND APPROVAL**  
32

33 The minutes of the Planning Commission meeting held February 26, 2014 were reviewed  
34 and amended. Commissioner Kjar made a **motion** to approve the minutes as amended. The  
35 motion was seconded by Commissioner Johnson and passed by unanimous vote (5-0).  
36

37 **PUBLIC HEARING | TEXT AMENDMENT, FENCES & WALLS, SETBACKS, R-M ZONE**  
38 **Consideration of various proposed Zoning Ordinance Code Text Amendments regarding fences**  
39 **and walls, and corner lot setbacks in the R-M (residential-medium) Zone (Section 12-12-040, 12-55-**  
40 **110 and Table 12-32-1). Bruce and Nancy Smith, Applicants.**  
41

42 Brandon Toponce, Assistant Planner, reported this application has come about as part of  
43 an enforcement action. The applicants are seeking an amendment to the R-M Zone setbacks in

1 order to allow an existing fence to stay in place on their property. Mr. Toponce explained the  
2 proposed changes to the zoning code as listed in the staff report dated March 12, 2014.

3  
4 Cory Snyder, Community Development Director, reported the current language regarding  
5 setbacks for fences and walls on a corner lot is unclear and requires interpretation each time this  
6 type of application is filed. Mr. Snyder explained corner lots are currently considered to have  
7 two (2) front yard setbacks, meaning a fence/wall must comply with front yard setbacks on both  
8 frontages. However, the main building setback requirement for a corner lot allows a lesser  
9 setback on the street side-yard. Therefore, a fence/wall on a corner lot is required to be further  
10 back than the main building on the street side-yard. The proposed text amendment would change  
11 the setbacks for a fence/wall to meet those of the main building, i.e., one (1) front yard setback  
12 and one (1) street side-yard setback. A new definition for street side-yard is also included in the  
13 proposed amendments. The proposed changes would keep both the main building and the  
14 fence/wall at the same setback distance. In addition, the proposed amendments diminish the  
15 setback in the R-M Zone from 20 feet to 18 feet. The applicant has an existing fence at the 18-  
16 foot setback, changing this standard will bring their fence into compliance. Staff is accepting of  
17 the proposed text amendments for corner lots in the R-M Zone.

18  
19 Commission members questioned the change from 20 feet to 18 feet. Several asked if a  
20 lesser setback in only one of the residential zones is strange. It was questioned whether the  
21 setback should be diminished for all residential zones, i.e., the R-L and the R-H Zones also.

22  
23 Mr. Snyder said all setbacks are gradual with respect to the intensity of a zone. He  
24 explained the suburban pattern encourages an open space feel along frontages. The Commission  
25 must decide if the proposed 2-foot difference adversely affects the look and feel of the R-M  
26 Zone. He explained the 18-foot setback has been used throughout the city in some PDO Zones  
27 where all setbacks are generally reduced. He also explained that 18 feet is the length of a  
28 standard parking stall. This distance will allow cars to be parked on a lot without hindering the  
29 public right-of-way. Mr. Snyder said staff has only researched the R-M Zone with respect to the  
30 proposed application. If the Commission wishes to change the setback for all Residential Zones  
31 then additional research, application, and public noticing would be necessary.

32  
33 Commissioner Hirst questioned if the proposed 18-foot setback would affect any public  
34 utility easements. Commissioner Kjar questioned if a variance would be a better option for this  
35 applicant.

36  
37 Mr. Snyder said most public utilities are located within the 10-foot public utility  
38 easement; any utilities beyond that would be a unique situation. Lisa Romney, City Attorney,  
39 said, according to State law, this particular situation is not eligible for a variance.

1        Nancy Smith, applicant, said the proposed application is specific to their situation. They  
2 did not consider changing other zone setbacks. However, she is not opposed if the Commission  
3 chose to change all residential zones to 18 feet. She said 18 feet is not uncommon as it is used in  
4 many PDO developments.

5  
6        Vice Chair Merrill opened the public hearing.

7  
8        Jacob Smith, resident, said he lives in an R-M Zone and he is aware of one home that  
9 would be affected by this change.

10  
11       Vice Chair Merrill closed the public hearing.

12  
13       Mr. Snyder said there are approximately 52 smaller lots in the R-M Zone. Staff is not  
14 aware of each property's unique circumstances, but does not feel the 2-foot difference would be  
15 significant.

16  
17       Commissioner Randall agreed the 2-foot difference does not seem extravagant. She said  
18 if this is the typical length of a parking stall, it seems a reasonable request. Commissioner Kjar  
19 said corner lots are often tricky and he is comfortable allowing this flexibility.

20  
21       Commissioner Randall made a **motion** for the Planning Commission to recommend  
22 approval to the City Council for various Code Text Amendments to the Zoning Ordinance in  
23 relation to the following sections:

24  
25       Chapter 12-12 Definitions

26  
27       **(amended)** Lot, Corner: A lot or parcel abutting two intersecting or intercepting streets  
28 where the interior angle of intersection or interception does not exceed one hundred thirty-five  
29 (135) degrees. Corner lots shall have one (1) front yard; one (1) street side yard; one (1) side  
30 yard; and one (1) rear yard.

31  
32       **(new)** Yard, Street Side: A space extending across the width of a lot or parcel between  
33 the street side building line and the property line found on a corner lot facing the street. All  
34 corner lots must have one front yard and one street side yard. The depth of the street side yard is  
35 the minimum distance required by this Title between the street side lot line and the street side  
36 building line.

Table 12-32-1 (*amended*)

| Development Standards                                                   | R-L           | R-M           | R-H           |
|-------------------------------------------------------------------------|---------------|---------------|---------------|
| <b>Setback Standards – Street Side Yard</b>                             |               |               |               |
| Main Building                                                           | 20            | 18            | 20            |
| Main Building on corner lot abutting side yard of another lot or parcel | 20            | 18            | 20            |
| Accessory Building                                                      | Not Permitted | Not Permitted | Not Permitted |

Section 12-55-110. Fences and Walls (*amended*)

(b) Fences in Front Yard and Street Side Yard. No fence or wall or other similar structure exceeding forty-eight (48) inches in height shall be erected within a front yard and a street side yard.

***Reasons for Action (findings):***

- a. The application was found to be complete for a review by the Planning Commission and approval by the City Council [Section 12-21-080(d)].
- b. The proposed text amendment meets the factors to be considered for an amendment found in Section 12-21-080(e) of the Zoning Ordinance.
- c. The change was found to be consistent with the General Plan [Section 12-420-2.1.2].
- d. A setback of 18 feet is consistent to parking requirements to allow for a vehicle to be parked in a driveway [Section 12-52-090(a)(1)].
- e. There will not be any significant impacts to the surrounding community in relation to this amendment [Section 12-21080(e)(3)].

The motion was seconded by Commissioner Hirst and passed by unanimous roll-call vote (5-0).

**COMMUNITY PARK EXPANSION | 1250 North 800 West | FINAL SITE PLAN**  
**Consideration of a final site plan for property being used for the expansion of the Centerville Community Park; which consists of additional sports fields and parking, located at approximately 1250 North 800 West in the PF-L Zone. Bruce Cox, Centerville City, Applicant.**

Cory Snyder, Community Development Director, reported the applicant is ready for final site plan approval for the Community Park expansion project. The proposed expansion will include soccer fields, parking, utilities, and amenities. The applicant proposes to complete this

1 project in phases. The majority of the site will be completed during the first phase. The  
2 amenities: lighting, pavilion, restrooms, and playground will be installed as funds become  
3 available in the future. The applicant will be required to seek additional approvals as these  
4 amenities are added to the site. The applicant has submitted a landscape plan as required. The  
5 applicant has also conducted a parking study and plans to install 50 parking stalls per field for a  
6 total of 300 stalls. Staff is accepting of both the landscape plan and the parking proposal. In  
7 addition, the City Engineer has reviewed and approved the proposed drainage plan.

8  
9 Kevin Campbell, applicant, reviewed the drainage/detention plan. He reviewed the flow  
10 patterns in and around the area explaining the proposed fields are a low spot for the city and that  
11 the fields have been designed with excess detention.

12  
13 Commissioner Kjar made a **motion** for the Planning Commission to approve the final site  
14 plan for the City Community Park Expansion to be located approximately at 1250 North 800  
15 West, with the following conditions:

16  
17 ***Conditions:***

- 18 1. The development of the property shall be subject to the layout and design as  
19 submitted and reviewed by the Commission on March 12, 2014, subject to any future  
20 allowed amendments as defined in City ordinances.  
21 2. Any future installation of additional lighting for the sports fields shall be subject to  
22 approval of an amended site plan, as defined or allowed by City ordinances.

23  
24 ***Reasons for Action (findings):***

- 25 a. The Planning Commission finds that the final site plan submittal sufficiently  
26 addressed the directives given at the conceptual site plan acceptance.  
27 b. The Planning Commission finds the final site plan submittal with the above  
28 conditions being addressed, that the proposed development has satisfied the  
29 applicable general Development Standards [Chapters 12-43, 12-51, 12-52] of the  
30 Zoning Ordinance.

31  
32 The motion was seconded by Commissioner Randall and passed by unanimous roll-call  
33 vote (5-0).

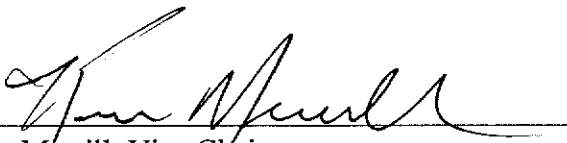
34  
35 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 36  
37 1. The next Planning Commission meeting will be Wednesday, March 26, 2014.  
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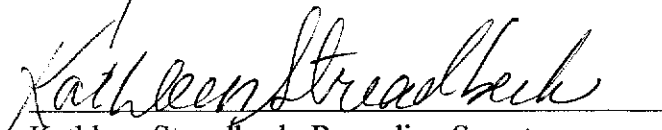
Upcoming Agenda Items

- Bamberger Office Building, Final Site Plan
- Howard Turner (2000 North 400 West), Rezone

The meeting was adjourned at 8:00 p.m.

  
Kevin Merrill, Vice Chair

4-2-14  
Date Approved

  
Kathleen Streadbeck, Recording Secretary

