

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON MARCH 14, 2018 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Centerville Management Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. The full packet can also be viewed on the City's website: <http://centerville.novusagenda.com/agendapublic>.

Tentative - The times shown below are tentative and are subject to change during the meeting.
Time:

- 7:00 PM **A. WELCOME AND ROLL CALL**
B. PLEDGE OF ALLEGIANCE
C. PRAYER OR THOUGHT

Dave Hirschi, Commissioner

D. COMMISSION BUSINESS

- 7:10 1. Public Meeting - Final Subdivision Plat - Moss Acres, 2026 North Main
ADMINISTRATIVE DECISION
Consider the proposed Final Subdivision Plat for Moss Acres, a four lot single family development, at 2026 North Main Street.
- 7:30 2. Community Development Director's Report
Upcoming Main Street Reports
3. City Council Report
Pages Lane Updates
Chicken Permit Amendments
Catering, Limited and Table of Uses

E. MINUTES REVIEW and ACCEPTANCE

Minutes from February 13th, 2018

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/14/2018**

Item No. 1.

Short Title: Public Meeting - Final Subdivision Plat - Moss Acres, 2026 North Main

Initiated By: Chad Morris, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Subdivision Plat for Moss Acres, a four lot single family development, at 2026 North Main Street.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- 3-14-18 PC Staff Report Moss Acres Final Subdivision
- 3-13-18 Moss Acres Final Plat Submittal
- Moss Acres Final Construction Plans
- Moss Acres Demolition Plan
- Moss Acres Final --Emails and Confirmations
- Moss Acres Geological Study
- Moss Acres Geological Study Map

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: MORRISRIGBY LLC
C/O CHAD MORRIS
533 W. VALLEY DRIVE
CENTERVILLE, UT 84014
(chadmorris33@gmail.com)

PROPERTY LOCATION: 2026 NORTH MAIN

PARCEL SIZE: 1.03 NET ACREAGE
1.34 GROSS ACREAGE

ZONING DISTRICT: R-L

APPLICATION: FINAL SUBDIVISION WITH HILLSIDE OVERLAY

STAFF RECOMMENDATION: RECOMMEND APPROVAL WITH CONDITIONS

**PREVIOUS PRELIMINARY SUBDIVISION
ACCEPTANCE**

On February 13th, 2018 the Planning Commission accepted the Preliminary Plat for Moss Acres, with conditions.

FINAL SUBDIVISION

The purpose of the final plat is to require formal approval by the Planning Commission and City Council before a subdivision plat is finalized and recorded in the office of the Davis County Recorder and to ensure compliance of the subdivision with applicable ordinances. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of this Title. The final plat and construction plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure. MC 15.04.010



Development Standards R-L Zones		Compliance
Minimum area	None	Yes
Minimum frontage	40 feet	Yes
Minimum width, interior lot	60 feet	Yes
Minimum lot, corner lot	70 feet	Yes
Hillside Development Standard		Compliance
Size	5,000 contiguous feet with slope less than 30%	Yes
Density	Underlying zone, but for lots with slope from 10%-20%, 1.5 times the minimum requirement.	N/A
Setbacks	With lots slope >10%, width must be 80 feet at the setback line	Yes
Max. Impervious Coverage	40% or 5,000, whichever is less	Likely *Note on Plat Required for Future Building Permits, Complete
Geology	50' Setback from All Surface fault Ruptures	No
	* Exception for Secondary Fault Ruptures is 30 feet (must be deemed acceptable by City Engineer & approved by the Planning Commission	Geotech Study revised the report to recommend setback to: Uphill = 22.0 Downhill = 26.6 City Engineer needs to verify and deem acceptable
Earthquake/Natural Hazard Acknowledgement	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.	Complete * Note on Plat Required for Future Building Permits

OTHER RELATED DEVELOPMENT MATTERS

- ❖ Utility Easements Required - Easements are now shown on the Plat ✓
- ❖ Secondary Irrigation Service – Attached Email from Weber Basin water stating that adequate irrigation water is available for this subdivision. ✓

- ❖ Fire Hydrant Spacing – An email (Attached) from Casey Vorwaller, Fire Marshall, states that existing fire hydrants are adequate. ✓
- ❖ Demolition Plan for Accessory Structures and Walls – According to Section 12.32.040.b.2, “No accessory use, building, or structure shall be allowed on a lot or parcel unless a permitted or conditional use has been and is currently established.” The updated demolition plans note the demolition of existing accessory buildings, and bonding for one accessory building. This building may remain if the property is developed within 18 months of plat approval. ✓

Further comments from Preliminary Approval:

- The undefined building depicted on Lot 4 needs to also be removed.
✓ Noted for removal
- The building to remain on Lot 4 would be inconsistent with the zoning regulations. However, a compromise would be to let the developer temporarily keep the building and market the lot.
✓ Applicant shall bond for the removal, and may remain if the property is developed with 18 month of approval.
- Driveways – “In an effort to eliminate property wonder confusion, all existing driveways or cemented parking areas straddling property lines shall be removed to no less than one foot from the property line, unless the driveways parking areas are planned to be used as a part of shared driveways.” – Demolition Plan submitted March 5, 2018. ✓

PREVIOUS CONDITION OF APPROVAL FROM PRELIMINARY PLAT

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. COMPLETE, SHOULD ADD “PER LOT” TO NOTE
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. COMPLETE
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. COMPLETE
5. Fire hydrants are to be shown on the Final Plat at locations determined by the City Engineer and the Fire Department. COMPLETE
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.
COMPLETE
 - (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. COMPLETE
 - (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.
COMPLETE
- 1. 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. COMPLETE

The Planning Commission RECOMMENDS APPROVAL of the Final Plat of Moss Acres at 2026 North Main to the City Council, with the following conditions:

Conditions:

- 1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering dated February 28, 2018, or as amended by the City in preparation of its recording.
- 2. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by the City staff to ensure plat compliance with City's approved format, approval final layout, survey standards, and owner dedications. Such paper plat shall be deemed acceptable by the City Attorney and City Engineer prior to preparation and submittal of the final recordable linen plat to the City.
- 3. Plat Note Number 2 shall be edited to say "Maximum impervious coverage is 40% or 5,000 square feet per lot, wherever is less" before recording of plat.
- 4. Confirm proposed addresses with Public Works Director and label on the final plat before recording.
- 5. Plat shall state the Centerville City Standards as approved by the City Engineer.
- 6. Applicant shall add "Name" to the Owner's Dedication and Acknowledgment before recording of Final Plat
- 7. Applicant shall add location and reference to Centerville City easement E#900358, B#1367, P#723, prior to recording of the Final Plat.
- 8. Receive Final approval from the City Engineer of Final Plat, Construction Drawings and Demolition Plan

9. Applicant shall provide legal existence of MorrisRigby LLC.
10. Applicant shall correct the boundary description on the plat to match the one listed on the title report, as approved by the City Attorney, before recording of the Final Plat.
11. Applicant shall post a bond for the demolition of sheds on the property. The bond may be released when the sheds are removed or IF a primary residence is constructed within 18 month of approval of the Plat.
12. The required improvement bond and associated fees shall be prepared, reviewed, and paid prior to the recordation of the subdivision plat with Davis County
13. After the plat recording, a preconstruction meeting shall be held with the City that includes all parties that are installing the public and utility service infrastructure

Suggested Reasons for the Action:

- a) The Planning Commission finds that Final Subdivision Plans are consistent with the previous Preliminary Plan Acceptance directives.
- b) The Planning Commission finds that the Final 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 Final 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.

ROLLING HILLS ESTATES SUB.

TOTAL=0.292 ACRES
BUILDABLE=4,580 SQ. FT.
MEAN SLOPE=14.8%

TOTAL=0.296 ACRES
BUILDABLE=2,222 SQ. FT.
MEAN SLOPE=10.0%

TO BE REMOVED -

(TO BE REMOVED)
EXISTING
BUILDING

EXISTING BUILDING
(TO REMAIN)

10.0' P.U.E.

**EXISTING SANITARY
SEWER CLEANOUT**

60.0' FAULT LINE
EASEMENT & SETBACK
166

TO BE REMOVED

00' 00"E 235.20'

25.0'

80.00'

42.36'

0.00' LOT LINE

10.0' P.U.E.

LOT 4
12,707 SQ. FT.
0.292 ACRES

LOT 3
12,902 SQ. FT.
0.296 ACRES

CORBIN W. & DANIELLE T. FOX
TAX PARCEL #07-143-0001

LOT 1

ROLLING HILLS ESTATES SUB. PLAT "N"

154,227

7.0' P.U.E.

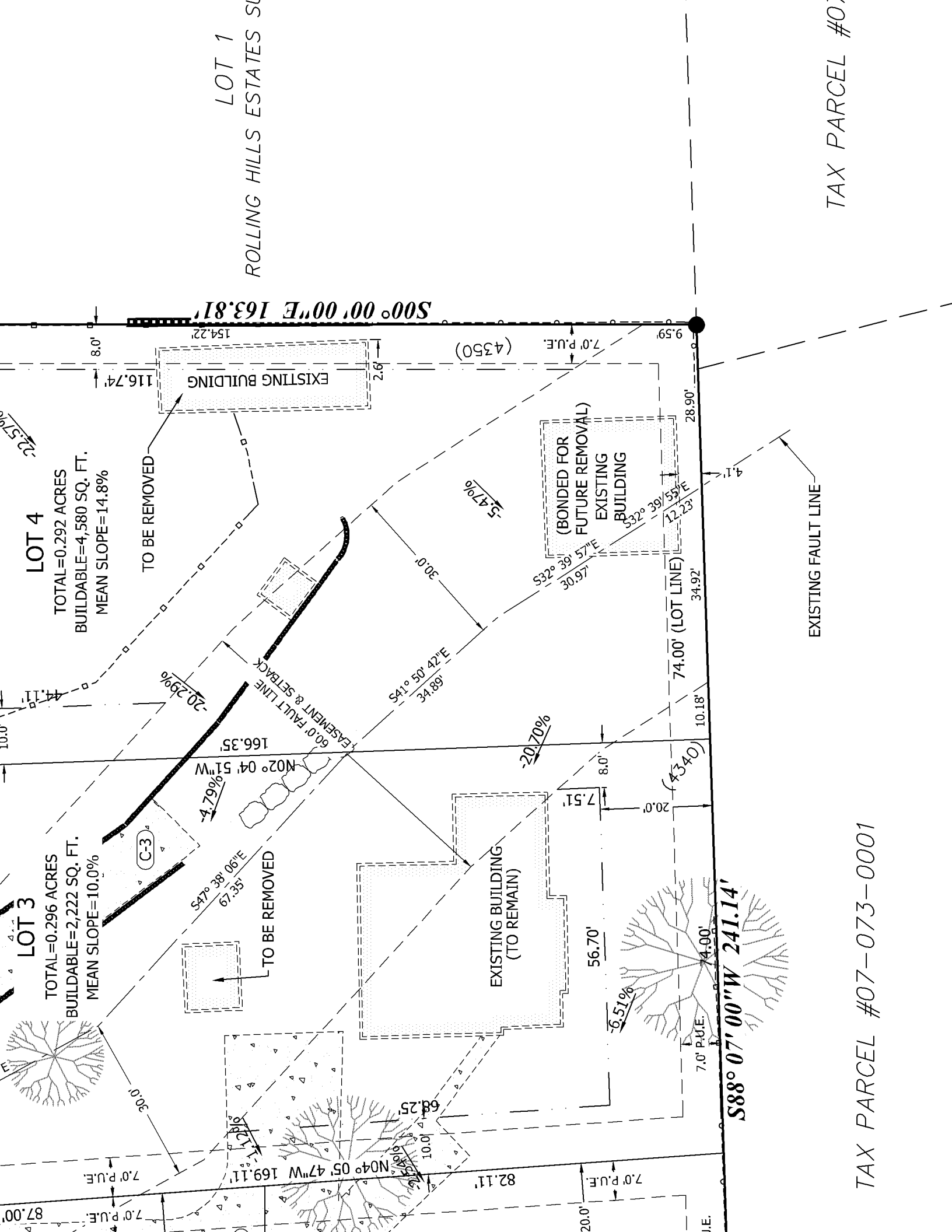
Diagram illustrating a survey boundary and easement setback. A horizontal line is labeled $N02^{\circ}04'51''W$. A dashed line perpendicular to it is labeled $60.0' \text{ FAULT LINE}$. A solid line parallel to the horizontal line is labeled $166.35'$. A dashed line perpendicular to the solid line is labeled $EASEMENT \& SETBACK$.

$S47^{\circ}38'06''E$
 $\underline{67.35'}$

$S41^{\circ}50'42''E$
 $34.89'$

$$\frac{532^{\circ} 39' 57'' \text{E}}{30.97'}$$

532°



LOT 4

TOTAL=0.292 ACRES
BUILDABLE=4,580 SQ. FT.
MEAN SLOPE=14.8%

LOT 3

TOTAL=0.296 ACRES
BUILDABLE=2,222 SQ. FT.
MEAN SLOPE=10.0%

TO BE REMOVED

TO BE REMOVED

EXISTING BUILDING
(TO REMAIN)

(BONDED FOR
FUTURE REMOVAL)
EXISTING
BUILDING

EXISTING FAULT LINE

TAX PARCEL #07-073-0001

TAX PARCEL #07-073-0001

LOT 1
ROLLING HILLS ESTATES SUBDIVISION

S00°00'00"E 163.81'

S88°07'00"W 241.14'

MOSS ACRES

Demolition Strategy Plan

The purpose of this demolition strategy plan is to address the existing out buildings and the unnecessary existing concrete work located on the property at 2026 N Main Street, Centerville.

1. Existing Building -

- a. All current out buildings, with the exception of the furthest south building on lot 4 and possibly the building on lot 3 (see section b below), shall be removed prior to improvements being installed on the property.
 - i. Number of buildings to be removed:
 1. Lot 2 – One Building
 2. Lot 3 – One Building
 3. Lot 4 – Two Buildings
- b. To Remain Building:
 - i. The existing out building located at the south end of lot 4 shall remain IF the lot has been developed with a primary use within 18 months. At the end of the 18-month period, if the lot has not been developed for primary use, the developer shall remove the structure prior to releasing the bond amount for its demolition OR the City can call on the funds from the bond for demolishing the structure.
 - ii. If and only if allowed by the City, the single out building located on lot 3 north of the existing residence, small shed for yard tools/small machines, may remain on the lot.

2. Driveways/parking:

- a. In an effort to eliminate property owner confusion, all existing driveways or cemented parking areas straddling property lines shall be removed to no less than one foot from the property line, unless the driveways/parking areas are planned to be used as part of the shared driveways.
- b. Shared Driveways:
 - i. It is expected that a shared driveway will be utilized for lots 1, 2, and 3 and will be primarily located on lot 3. If shared driveways are utilized, a separate usage (right of way) agreement will be recorded with the lots.

3. Retaining Walls:

- a. In an effort to eliminate property owner confusion on lot 3 and 4, the retaining wall crossing the property line roughly 80 feet south of the sidewalk shall be removed from the property line and east of the property line.

4. Estimated Cost of Demolition:

- a. Due to the temporary nature of the out building on lots 2, 3, and 4 the estimated cost of demolition is \$1500.
- b. Estimated cost of demolition for the remaining building on lot 4 is \$4,000, with power being the only utility tied to the building.
- c. Estimated cost of removal of unnecessary driveways and retaining walls is \$4,000.

Fwd: 2026 N Main - Fire Hydrant verification

Chad Morris <chadmorris33@gmail.com>

Thu 2/22/2018 4:52 PM

To: Cassie Younger <cyounger@centervilleut.com>; Cory Snyder <csnyder@centervilleut.com>;

Cory & Cassie,

Below is a response from the Fire Department stating there is no need for a hydrant.

Thanks,

Chad,

Thanks for the inquiry. Yes, the hydrants that are currently in place are adequate. If there is a fire situation, we stop/block traffic and use the entire street for fire operations, so the hydrants being on one side or the other is not a problem. Thanks.

Casey T. Vorwaller

Fire Marshal

South Davis Metro Fire

cvorwaller@sdmetrofire.org

Office: (801) 677-2407

Front Desk: (801) 677-2400

From: Chad Morris [mailto:chadmorris33@gmail.com]

Sent: Tuesday, February 20, 2018 4:01 PM

To: Amanda Mertens; Casey Vorwaller

Subject: Fwd: 2026 N Main - Fire Hydrant verification

Casey & Amanda,

Attached is the final plat for 2026 N Main St, Centerville. We have previously had Amanda state that we are okay not installing a fire hydrant because we have the two fire hydrants on the North side of the street. The City wanted me to double check to make sure no additional fire hydrant is needed and to make sure we are okay using the hydrants across the street. Please verify.

Fwd: will serve letter - 2026 N Main St

Chad Morris <chadmorris33@gmail.com>

Wed 2/28/2018 5:22 PM

To: Cory Snyder <csnyder@centervilleut.com>; Cassie Younger <cyounger@centervilleut.com>;

📎 3 attachments (323 KB)

PROCESS TO CONNECT TO WEBER BASIN WATER.DOCX; Application for Secondary Water.doc; 2017-8-30_Chad Morris.pdf;

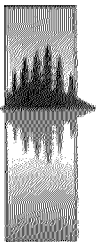
Cory & Cassie,

Below is an email from Weber Basin Water stating we have 3.4 acre-feet of irrigation water per year, which is sufficient to serve the subdivision at 2026 N Main St. I assume this will be okay. Let me know if you think I need something different. A letter is also, included, but the body of the email is more specific as to how much water we have.

Thanks,

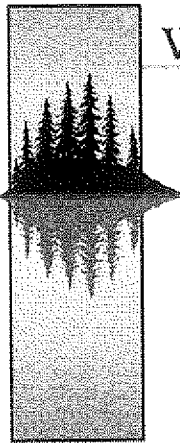
Chad, I have looked into the lot that you are planning on subdividing. It currently has 3.4 acre-feet of irrigation water per year. This amount of water will be sufficient to serve your subdivision. Attached is the Process to Connect to Weber Basin Water. From it you can see that step 1 is taken care of, so you would just need to begin with step 2. That entails getting us a copy of your site plan and engineering drawings. I have also attached an Application for Secondary Service that you will need to submit with your engineering drawings. Let me know if you have any further questions.

-Briant



Briant H Jacobs, P.E.
Weber Basin Water Conservancy District
2837 East Highway 193

Layton, Utah 84040
tel: (801) 771-1677
fax: (801) 544-0103
bjacobs@weberbasin.com



WEBER BASIN WATER CONSERVANCY DISTRICT

2837 East Highway 193 • Layton, Utah 84040 • Phone (801) 771-1677 • (SLC) 359-4494 • Fax (801) 544-0103

FACSIMILE TRANSMISSION COVER SHEET

Date: 30 August 2017
To: Chad Morris
Fax: sent via e-mail to chadmorris33@gmail.com
From: Briant Jacobs
Pages: 1 (including this sheet)

RE: Subdivision at 2026 N Main, Centerville

Dear Mr. Morris,

The District has reviewed the submitted schematic plan, for the referenced development. The property is located within the District's service area, is currently allocated with secondary water, and we have pipelines nearby to which you will be able to connect should you choose to move forward with the development.

We will provide you with detailed direction regarding the purchase of water (if necessary), points of connection, etc., upon our receipt and review of your preliminary plat and construction drawings.

Please be advised that if it is determined that water must be purchased, availability is not guaranteed until purchased, is of limited supply, and is sold only on a first-come, first-served basis.

Do not hesitate to call or write if you have questions, concerns, or require additional information.

Best regards,

Briant Jacobs, P.E.
Weber Basin Water Conservancy District

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where:

S = Setback within which buildings are not permitted.

U = Criticality factor, based on the IBC building occupancy class (table 1).

D = Expected fault displacement per event...

F = Maximum depth of footing or subgrade portion of the building.

$\emptyset$ = Dip of the fault (degrees)...

Upthrown Block

...The setback for the upthrown side of the fault should be calculated as:

$$S = U (2D)$$

S = Setback within which buildings are not permitted.

U = Residential(R) *U* = 2 (or minimum setback of 20 feet)

D = 5.5 feet (greatest expected displacement, observed in Trench 2)

F = 8.0 feet (assumed footing depth).

$\emptyset$ = 74° (lowest dip angle, observed in Trench 2).

Downthrown block setback calculation

$$S = 26.6 = 2 [11.0 + (8/3.48)]$$

Upthrown block setback calculation

$$S = 22.0 = 2 (11.0)$$

On the basis of these calculations for the west side downthrown setback (*S*) = 26.6 feet; and the east side upthrown setback = 22.0 feet. The calculated setbacks zones are shown on Figure 5.

To reduce loss of life exposure to surface fault rupture hazards, we recommend that proposed structures for human occupancy be placed outside of the setback zones shown on Figure 5. From a life safety standpoint, we believe that the specified setbacks will adequately reduce exposure to surface fault rupture hazards in the event of displacement during a future earthquake on the Wasatch fault zone during the design life of the proposed structure(s). However, damage to property may occur during a future earthquake event.

6.2 GEOSEISMIC SETTING

The site is located within Intermountain Seismic Belt, on the Weber section of the Wasatch fault zone (USGS fault No. #2351e) (Black and others, 2004). The site is shown on Figure 2 to be within the mapped areas "where special studies to address surface-fault rupture are recommended" by the UGS (Christenson and Shaw, 2008). Because the site is located within the Special Studies Area, this evaluation has been required for site development purposes.



Union St.

N. Main St.

lock

22.0 ft. on upthrown
thrown block)

60 #

20

0

S

CENTERVILLE

**Staff Backup Report
3/14/2018**

Item No. 2.

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time: 7:30

SUBJECT

Upcoming Main Street Reports

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
3/14/2018**

Item No.

Short Title: Minutes from February 13th, 2018

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 2-13-18 Planning Commission Minutes

PLANNING COMMISSION MINUTES OF MEETING

Tuesday, February 13, 2018

7:00 p.m.

A quorum being present at Centerville 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

Cheylynn Hayman, Chair

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

Gina Hirst

Logan Johnson

Becki Wright

MEMBER ABSENT

Kevin Daly

Kathy Helgesen

STAFF PRESENT

Cory Snyder, Community Development Director

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

Katie Rust, Recording Secretary

STAFF ABSENT

Cassie Younger, Assistant Planner

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Wright

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

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

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

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 effective 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

Katie Rust, Recording Secretary