

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 APRIL 11, 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

Cheylenn Hayman, Chair

D. COMMISSION BUSINESS

- | | |
|------|--|
| 7:15 | 1. Welcome and Introduction of New Commissioner |
| 7:45 | 2. PUBLIC HEARING- Conceptual Subdivision - Deuel Creek Place -- 641 East 200 South
ADMINISTRATIVE DECISION
Consider the proposed Conceptual Subdivision Plat for Deuel Creek Place, proposed for three single family lots at 641 East 200 South. |
| | 3. Main Street Survey Results and Timeline
Discuss results of the Main Street Table of Use Survey and proposed Timeline with Alternative Goals. |
| | 4. Planning Commission Goals 2018-19
The Planning Commission will discuss their goals and action items for the upcoming year. |
| | 5. Community Development Director's Report
- Upcoming: Hillside Text Amendment
- Dave Bell ReZone |

6. City Council Report
Pages Lane updates

E. MINUTES REVIEW and ACCEPTANCE

March 14th, 2018

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
4/11/2018**

Item No. 2.

Short Title: PUBLIC HEARING- Conceptual Subdivision - Deuel Creek Place -- 641 East 200 South

Initiated By: Davis County

Scheduled Time: 7:15

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Subdivision Plat for Deuel Creek Place, proposed for three single family lots at 641 East 200 South.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ PC Staff Report Deuel Creek Place Conceptual Subdivision
- ▢ Deuel Creek Place Conceptual PLAT

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

**STAFF REPORT
AGENDA: ITEM 1**

**PROPERTY OWNER/
APPLICANT:** **DAVIS COUNTY**

 61 SOUTH MAIN STREET PO BOX 618
 FARMINGTON UT 84025

PROPERTY LOCATION: **641 EAST 200 SOUTH**
PARCEL NUMBER: **02-104-0109**

PARCEL SIZE: **.9783**

ZONING DISTRICT: **RESIDENTIAL LOW**

APPLICATION: **CONCEPTUAL SUBDIVISION**

STAFF RECOMMENDATION: **RECOMMEND WITH CONDITIONS**

Background

In November of 2017, the Planning Commission and City Council voted to rezone this piece of property from Public Facility to Residential Low. The proposed Conceptual Plat subdivides the property into three single family lots, each at around one-third of an acre. The northern half of the property will remain open space, along with the public trail to the east.

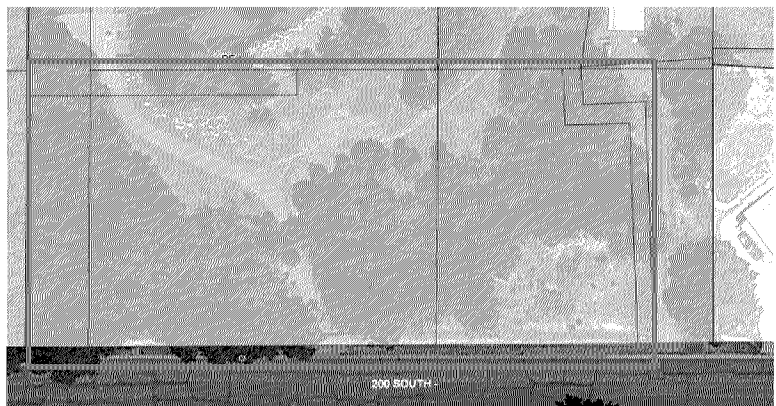


Figure 1 Only approximate subdivision lines - see Plat for actual subdivision

General Plan review

This property is in the southeast quadrant of Centerville, which places it in Neighborhood 1.

Not defined by a sub-area, as it is not included in the Old Town, Extreme South Main, etc, but the overall residential character for this quadrant is “characterized by the older homes found in the original Centerville town site and its gridiron street pattern and small blocks, and by the newer homes and built in subsequent years around the original town site. Most of the remaining vacant land in this neighborhood is in relatively small tracts.” [12-480-2]

The predominant zone in this area and neighborhood is Residential Low, with a few remaining Agricultural Low lots near the foothills, and some Public Facility Zones for schools, Island View Park, and the cemetery are also nearby.

GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS - CHAPTER 15.5

Layout Section 15.5.101 and Lots Section 15.5.102

The property involved is total of .9783 acreages, and the proposed subdivision has three single family lots, each at approximately .3 acres. Our gross density allows four units per acre, so this is acceptable lot size and density for the Residential Low Zone.

Frontage for the proposed lots are over 100 feet, where the minimum requirement for street frontage in R-L is 60 feet for interior lots.

Street, Drainage, and Utility Improvements Section 15.5.103, 105, 106

This subdivision lies on an existing street, with curb and sidewalk, so street improvements will not be needed at this site.

This property is not located within the Hillside Overlay Zone, but the slopes on the property do average over 10%. There is also potential significant fill on the property. Therefore, the City Engineer has required a Geotechnical and Soils Report to be submitted at Preliminary Application. The City Engineer still has to review the drainage, utilizes and grading on the property with further construction plans.

PLANNING STAFF RECOMMENDATION

I hereby make a motion for the Planning Commission to ACCEPT the Conceptual Plan for the Deuel Creek Place Subdivision, at 641 East 200 South, with the following directives:

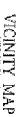
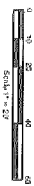
1. A Preliminary Subdivision Application shall be submitted in accordance of CMC 15.03 of the Subdivision Ordinance, including but not limited to:
 - a) Utility Provider sheets need to be signed and returned
 - b) Description of water rights, irrigation systems, water shares shall be provided by the applicant

- c) Description, size, and location of sanitary sewer and storm drains shall be provided by the applicant
 - d) A description of those portions of property included in FEMA flood maps
 - e) Addresses of lots to be confirmed with the Public Works Director
- 2. As part of the preliminary subdivision plans, a Geotechnical and Soils Report and study needs to be submitted and deemed compliant and acceptable by the City Engineer.

Suggested Reasons for the Actions (Findings):

- a) The conceptual subdivision appears to be consistent with the General Plan
- b) It follows the Municipal Code Subdivision Ordinance in 15. 5
- c) Adequately meets the Development Standards laid out for an R-L Zone in CZC 12.32.300
- d) The applicable review standards of the Subdivision Ordinance pertaining to a Conceptual Subdivision application have been reviewed and directives established to allow the proposal to proceed to preliminary subdivision plan submittal.

A PART OF BLOCK 15 IN PLAT "A", CENTERVILLE TOWNSHIP SURVEY AND PART OF PLATED ROAD WEST OF BLOCK 15, ALSO LOCATED IN THE SOUTHWEST QUARTER OF SECTION 08, TOWNSHIP 38, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY CENTERVILLE CITY, DAVIS COUNTY, UTAH



- [illegible]



N89°54'39"E 2648.51' (MEAS.)
BASIS OF BEARING
N89°54'39"E 2648.81' (REC)

CENTREVILLE CITY ATTORNEY
Approved by the Attorney of Centerville City
on this _____ day of _____, 20__

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office. Signed _____, of _____, 70

This is to certify that this plan and declaration of this plan
 were duly approved and accepted by the City Council of
 Centerville City, Utah this _____ day of _____, 20____.

CENTERVILLE PLANNING COMMISSION
Approved by the Planning Commission of Centerville City
on the _____ day of _____, 20__.



COUNTY COMMISSIONERS' OFFICE

[illegible]

DEBEL CREEK PLACE SUBDIVISION

[illegible]

STATE OF UTAH }
COUNTY OF DAVIS } ss.
NOTARIAL PUBLIC

[illegible]

1. **SAFETY** AND **STABILITY** are safety, integrity and reliability. It is the ability to resist failure under the most adverse conditions. It is the ability to resist failure under the most adverse conditions. It is the ability to resist failure under the most adverse conditions.

RESEARCH AND DEVELOPMENT

[illegible]

RECEIVED MAR 21 2018

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
4/11/2018**

Item No. 3.

Short Title: Main Street Survey Results and Timeline

Initiated By: City Council

Scheduled Time: 7:45

SUBJECT

Discuss results of the Main Street Table of Use Survey and proposed Timeline with Alternative Goals.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ SMSC Management Alternatives
- ▣ Main Street Table of Uses survey results

SOUTH MAIN STREET CORRIDOR – WORK SESSION SUMMARY

At the Work Session, the primary agreement amongst the Council and Commission was that South Main Street is primarily used for “**Access to Civic Uses.**” However, there was no consistent agreement about whether Main Street is “Unique”

The Council and Commission have agreed to review the allowable uses of South Main Street and consider additional uses for including in the corridor

The matters relating to the proposed New Fire Station would await the selection of an architect to discuss the design elements of the station verses the South Main Street standards

KEY LEARNINGS FROM WORK SESSION

- Historically, Main Street and Pages were the commercial centers. Today, Parrish Lane is the dominate commercial center likely limiting the redevelopment of Main Street
- There is not a consensus whether South Main Street is “Unique” or a “Community Center” reflecting Centerville as a City
- There are significant unknowns regarding when redevelopment would be actually be feasible on Main Street
- As a starting point, the Council/ Commission agreed to review the allowable commercial uses for the area

ESSENTIAL PLANNING QUESTIONS

- **Leave the SMSC Plan AS IS**
- **Modify Existing SMSC Plan**
- **Convert SMSC Plan to Performance Design Guidelines**
- **Remove the Overlay Zone and Return SMSC to a Commercial Medium (C-M) Zone**

OPTIONAL RESEARCH TOOLS

- ✓ **Property/Business Owner Meeting** – Host a meeting with South Main Street Property and Business Owners
- ✓ **General Public Survey** – Have a Professional Polling Firm seek Citizen Input
- ✓ **Commercial Broker Assessment** – Host a Charette with invited Commercial Brokers
- ✓ **Area Market Study (heat map)** – Have a professional firm perform a Market Study of South Main Street

CITY COUNCIL/PLANNING COMMISSION ACTION:
Request from Previous Work Session – 02/21/2018 for Information & Allowable Uses

COMMUNITY DEVELOPMENT DEPARTMENT RESPONSE:

- ✓ **Allowable Commercial Use Survey Sent Tuesday, March 13, 2018**
- ✓ **Land Use Planning Suggested Alternatives Response**

ALTERNATIVE # 1

ALTERNATIVE # 2

ALTERNATIVE # 3

ALTERNATIVE # 4

Leave the SMSC Plan AS IS

Modify Existing SMSC Plan

Convert to Performance Design Guidelines

Remove Overlay Zone and Return to a C-M Zone

#1 GENERAL PLAN & ZONING ORDINANCE ESSENTIALS SMSC Plan remains AS IS SMSC Overlay remains AS IS	#2 GENERAL PLAN & ZONING ORDINANCE ESSENTIALS SMSC Plan remains AS IS SMSC Overlay Modifications are Necessary	#3 GENERAL PLAN & ZONING ORDINANCE ESSENTIALS SMSC Plan Needs to be Overhauled SMSC Overlay need to be Overhauled to change to performance design regulations	#4 GENERAL PLAN & ZONING ORDINANCE ESSENTIALS SMSC Plan needs to be Rescinded SMSC Overlay needs to be Rescinded
#1 PRO'S AND CON'S Pro's: - Policy & Provisions are already adopted - Has a STRONG "community identity" design element to the Land Use Pattern of the corridor - Maintains previous investment of \$30k in 2007 and the time invested by City and residents in 2008 - Matt's Place was the first to be approved using the new overlay provisions - Received Utah Governor's Growth Management Award in 2008 Con's: - Residential densities used for redevelopment incentives have been significantly reduced - The Overlay Area, as defined, is likely too broad (e.g. Parrish Lane & Pages Lane Gateways) - Burdens redevelopment with significant changes to bring properties up to the standard - The City has received substantial push back from residents of previous "development proposal" by Brighton Homes	#2 PRO'S AND CON'S Pro's: - Policy & Provisions are already adopted - Has a strong "community identity" design element to the Land Use Pattern of the corridor - Salvages the previous investment of \$30k in 2007 and the time invested by City and residents in 2008 Con's: - Residential densities used for redevelopment incentives have been significantly reduced - The Overlay Area, as defined, is likely still too broad (e.g. Parrish Lane & Pages Lane Gateways) - It will be problematic to decide what provisions need to be modified and/or eliminated and still maintain the ideals of a "form-based" development pattern - Will likely still burden redevelopment with significant changes to bring properties up to the standard	#3 PRO'S AND CON'S Pro's: - Eliminates the "form-based" requirements that likely burden redevelopment with significant changes to bring properties up to the standard - Has a "MODERATE" "community identity" design element to the Land Use Pattern of the corridor (e.g. Parrish Lane Gateway area) - Most likely reduces the Corridor Plan area to the City Hall to Porter Lane area - May balance future redevelopment expectations while continuing existing land use patterns Con's: - Eliminates the comprehensive "community identity" of the entire corridor - The SMSC General Plan and Zoning Ordinances need to be significantly altered to support such a policy change - The previous investment of \$30k in 2007 and the time invested by City and residents in 2008 is entirely lost	#4 PRO'S AND CON'S Pro's: - Eliminates the "form-based" requirements entirely - Returns Zoning to the C-M status from 2003 - Allows future redevelopment to the "market" while continuing existing land use patterns Con's: - Eliminates the comprehensive "community identity" of the entire corridor - The SMSC General Plan and Zoning Ordinances need to be entirely eliminated to support such a policy change - The previous investment of \$30k in 2007 and the time invested by City and residents in 2008 is entirely lost

#1 ESTIMATED ORDINANCE AMENDMENTS AND REDEVELOPMENT HORIZONS	#2 ESTIMATED ORDINANCE AMENDMENTS AND REDEVELOPMENT HORIZONS	#3 ESTIMATED ORDINANCE AMENDMENTS AND REDEVELOPMENT HORIZONS	#4 ESTIMATED ORDINANCE AMENDMENTS AND REDEVELOPMENT HORIZONS
Short-Term: General Plan and Zoning Ordinance are already in place (No Time Estimate Needed)	Short-Term: Changes may be needed for General Plan and amendments are needed Zoning Ordinance	Short-Term: Amendments are needed for both General Plan and Zoning Ordinances to move away from Form-Based Regulations	Short-Term: Remove the SMSC Plan from the General Plan and Rescind the SMSC Overlay Zone
Redevelopment Long-Term: Achieving the ideals of the plan will likely take “ Sundry Years ”	Staff & Commission Directive: Time Estimate: Approximately 2-4 months given need to decide strategic edits by the Commission A Public Involvement Element: Time Estimate: Approximately 6-8 months to convert to performance standards and host public hearing	Staff & Commission Directive: Time Estimate: Approximately 3-6 months to convert to performance standards A Public Involvement Element: Time Estimate: Approximately 6-8 months to convert to performance standards and host public hearings	Staff & Commission Directive: Time Estimate: Approximately 3-4 months to revise and rescind A Public Involvement Element: Time Estimate: (not necessary other than required hearings to amend the documents)
	Redevelopment Long-Term: Achieving the ideals of the plan will likely take “ Sundry Years ”	Redevelopment Long-Term: Achieving the ideals of the plan will still likely take “ Lesser Sundry Years ”	Redevelopment Long-Term: Achieving the ideals of the plan will still likely take “ Lesser Sundry Years ”

Permitted Uses	Stay Permitted	Should be CUP	NOT Permitted
[Medical service or laboratory]	11	0	0
[Office, general]	11	0	0
[Personal Care service]	11	0	0
[Personal instruction service]	11	0	0
[Printing and copying]	11	0	0
[Club or Service organization]	10	1	0
[Media service]	10	1	0
[Minor utility]	8	2	1
[Child care center]	7	4	0
[Convalescent care facility]	7	4	0
[Laundry or Dry Cleaning]	7	2	2

Conditional Uses	Should be Permitted	Stay CUP	NOT Permitted
[Bank or financial institution]	9	1	1
[Cultural service]	8	3	0
[Church/Place of worship]	6	5	0
[Catering, limited]	4	7	0
[Bed and breakfast]	5	6	0
[Garden Center]	3	8	0
[Outdoor nursery/Growers Outlet]	3	8	0
[Produce Stand]	3	8	0
[Covinance story]	3	7	1
[Accessory building]	1	10	0
[Family child care facility]	1	10	0
[Repair Service]	1	8	2
[Wireless telecommunication facility]	1	7	3
[Parking lot]	1	5	5
[Resd. facility for ppl with disability]	0	11	0
[Temporary dwelling]	0	9	2
[Public utility substation]	0	8	3
[Temporary Trailer]	0	7	4
NOT Permitted	Should be Permitted	Should be CUP	STAY not Permitted
[Park]	5	4	2
[Post Office]	5	4	1
[Cemetery]	4	2	5
[Single family Dwelling]	4	3	4
[Indoor Recreation and entertainment]	4	4	3
[Assisted living facility]	3	8	0
[Two-family dwelling]	3	5	3
[Research service]	3	6	2
[Restaurant, general]	3	7	1
[College or university]	2	5	4
[Golf course]	2	1	8
[Multi-family Dwelling]	2	4	5
[School, elementary, middle or high]	2	4	5
[Mortuary]	2	8	1

[Printing, general]	2	6	3
[Outdoor recreation and entertainment]	2	7	2
[Bail bond service]	1	1	9
[Business equip. rental, services, and supplies]	1	7	3
[Construction sales and service]	1	6	4
[Auditorium or stadium]	1	4	6
[Private club]	1	2	8
[Hotel]	1	8	2
[Kennel]	1	3	7
[Protective Service]	1	5	5
[Reception Center]	1	9	1
[Major Utility]	1	0	10
[Twin Home]	1	7	3
[Restaurant, fast food]	1	5	5
[Secondhand store]	1	7	3
[Shopping Center]	1	5	5
[Tattoo establishment]	1	1	9
[Agricultural sales and service]	0	6	4
[Car wash]	0	6	5
[Bus terminal]	0	5	5
[Correctional Facility]	0	0	11
[Boarding house]	0	3	8
[Basement dwelling]	0	4	7
[Earth sheltered Dwelling]	0	2	9
[Gas and fuel storage and sales]	0	4	7
[Liquor Store]	0	2	9
[Hospital]	0	2	9
[Operations Center]	0	2	8
[Vocational school]	0	5	6
[Flag Lot Subdivision Development]	0	2	9
[Guest House]	0	4	7
[Manufactured Home]	0	2	9
[Manufactured and mobile home park]	0	1	10
[Mobile home]	0	1	10
[Protective housing facility]	0	1	10
[Rehabilitation / Treatment facility]	0	1	10
[Transitional housing facility]	0	0	11
[Motel]	0	3	8
[Parking garage]	0	2	9
[Pawnshop]	0	2	9
[Stable (public)]	0	0	11
[Tobacco, Specialty retail]	0	1	10
[Tavern]	0	2	9
[Transportation service]	0	3	8
[Impound yard]	0	0	11
[Vehicle rental or sale, limited]	0	2	9
[Vehicle rental or sale, general]	0	1	10

[Vehicle and equipment repair, limited]	0	2	9
[Vehicle and equipment repair, general]	0	2	9
[Warehouse, self storage]	0	2	9

**CITY COUNCIL TRANSMITTAL REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: STEVE THACKER, CITY MANAGER

FROM: CORY SNYDER, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT: PLANNING COMMISSION & LANDMARKS COMMISSION
GOALS & OBJECTIVES**

PLANNING COMMISSION

The Planning Commission has identified the following goals, which includes them as a prioritized list:

1. **Greater Proactive Planning** – review Administrative decisions and procedures to better define the Planning Commissions role in order to allow more time for proactive planning.
2. **South Main Street Corridor Plan** - including bike lanes & Pages Lane area
3. **West Centerville Neighborhood Plan** – revisiting the area and determine the future of the area with specific focus on the area South of Parrish Lane.
- 4a. **City Trials & Pathways** – Comprehensive look at future needs and opportunities.
- 4b. **Foothills Plan** – a focused effort towards future recreational needs and opportunities.
5. **Planning Already Underway**: Subdivision Ordinance & Open Space/Sensitive Land Matters that are in progress.

LANDMARKS COMMISSION

The Landmarks Commission has identified the following goals, which have been divided up by category:

Projects
1. Place one property on the National Register (CLG) 2. Complete an Intensive Level Survey for one property (CLG) 3. Purchase a National Register Sign for the Smoot Home 4. Begin purchasing signage for the Centerville City Deuel Creek Historic District to eventually be located on all streets entering the district

Activities

1. Summer home tour
2. Block party within the district which would be in association with the awards we give each year at the Landmarks Register Social
3. Logo competition for the Centerville City Deuel Creek Historic District
4. Continue printing TIMLINE the Landmarks Register News Letter

Ordinance

- | |
|--|
| <ol style="list-style-type: none">1. Complete the Centerville City Deuel Creek Historic District2. Amend 12-61 to include a section on demolition of Landmarks Registered Homes |
|--|

Training

- | |
|---|
| <ol style="list-style-type: none">1. Attend the Utah Heritage Foundation Preservation Conference2. Local historic conference in the Fall |
|---|

CENTERVILLE

Staff Backup Report 4/11/2018

Item No.

Short Title: March 14th, 2018

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

□ March 14, 2018 Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, March 13, 2018**

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

4
5 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah.
6 The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Cheylynn Hayman, Chair
10 Logan Johnson
11 David Hirschi
12 Kevin Daly, Vice Chair
13 Kathy Helgesen

14
15 **MEMBERS ABSENT**

16 Gina Hirst
17 Becki Wright

18
19 **STAFF PRESENT**

20 Lisa Romney, City Attorney
21 Cassie Younger, Assistant Planner
22 Avalon Comly, Recording Secretary

23
24 **STAFF ABSENT**

25 Cory Snyder, Community Development Director

26
27 **VISITORS**

28 Interested citizens (see attached sign-in sheet)

29
30 **PLEDGE OF ALLEGIANCE**

31
32 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Hirschi

33
34 **PUBLIC MEETING – FINAL SUBDIVISION PLAT – MOSS ACRES, 2026 NORTH**

35 **MAIN**

36
37 Cassie Younger, Assistant Planner, reviewed each of the conditions of the previous
38 preliminary subdivision acceptance for Moss Acres Preliminary Plat and discussed how each of
39 these conditions had been addressed by the applicant since the Planning Commission meeting
40 of February 13, 2018. Ms. Younger further clarified staff's suggested language for condition 11
41 of the Final Plat Approval for the property. She explained that the shed on Lot 3 of the Moss
42 Acres property would not need to be demolished because the existing home would remain on the
43 property, but the sheds on Lot 2 and one of the sheds on Lot 4 would need to be demolished
44 before the recording of the plat. The other shed on the south end of Lot 4 would be bonded for
45 removal, and if the Lot was developed with a primary use within 18 months from the date of the
46 plat recording that the shed could remain on the property. Ms. Younger further noted that the City
47 Engineer had made a cursory review of the Demolition and Construction Plans for Moss Acres,
48 and that he and the City Attorney would need to sign off on the Final Plat.
49

1 The Commissioners, with the help of Lisa Romney, City Attorney, worked on clarifying
2 staff's suggested language for Condition 11 of the Final Plat Approval for the property. This
3 clarified language is noted in the conditions below.
4

5 Chad Morris, owner of the Moss Acres property, further clarified that there are 2 buildings
6 which will be demolished on Lot 4, and that there is an additional out building on the south end of
7 Lot 4 that he is hoping will be able to remain. He expressed satisfaction in the process of working
8 with staff. He also said that while he does see a benefit to having a setback for an earthquake
9 zone, he feels that a 30-foot setback on each side is far too great, especially if an engineer has
10 said that this great of a setback is not necessary. He said it does not matter much for his property,
11 but he wanted to make the comment for the benefit of future developers.
12

13 Commissioner Helgesen made a **motion** for the Planning Commission to recommend
14 approval of the Final Plat of Moss Acres at 2026 North Main to the City Council, with the following
15 conditions and reasons for the action. Commissioner Hirschi seconded the motion, which passed
16 by unanimous vote (5-0).
17

18 Conditions:
19

- 20 1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering dated
21 February 28, 2018, or as amended by the City in preparation of its recording.
- 22 2. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by
23 the City staff to ensure plat compliance with City's approved format, approval final
24 layout, survey standards, and owner dedications. Such paper plat shall be deemed
25 acceptable by the City Attorney and City Engineer prior to preparation and submittal
26 of the final recordable linen plat to the City.
- 27 3. Plat Note Number 2 shall be edited to say, "Maximum impervious coverage is 40% or
28 5,000 square feet per lot, whichever is less" before recording of plat.
- 29 4. Confirm proposed addresses with Public Works Director and label on the final plat
30 before recording.
- 31 5. Plat shall state the Centerville City Standards as approved by the City Engineer.
- 32 6. Applicant shall add "Name" to the Owner's Dedication and Acknowledgement before
33 recording of Final Plat.
- 34 7. Applicant shall add location and reference to Centerville City Easement E#900358,
35 B#1367, P#723, prior to recording of the Final Plat.
- 36 8. Receive Final approval from the City Engineer of Final Plat, Construction Drawings
37 and Demolition Plan
- 38 9. Applicant shall provide legal existence of MorrisRigby LLC.
- 39 10. Applicant shall correct the boundary description on the plat to match the one listed on
40 the title report, as approved by the City Attorney, before recording of the Final Plat.
- 41 11. Applicant shall comply with the demolition plan as approved by the City Engineer and
42 shall post a bond for the demolition of the existing out building located at the south end
43 of lot 4 which may remain IF the lot is developed with a primary use within 18 months
44 from the date of plat recording. At the end of the 18-month period, if the lot has not
45 been developed for primary use, the developer shall remove the structure prior to the
46 City releasing the bond amount for its demolition OR the City can call on the funds
47 from the bond for demolishing the structure.
- 48 12. The required improvement bond and associated fees shall be prepared, reviewed, and
49 paid prior to the recordation of the subdivision plat with Davis County.
- 50 13. After the plat recording, a preconstruction meeting shall be held with the City that
51 includes all parties that are installing the public and utility service infrastructure.
52

53 Reasons for the Action:

- a) The Planning Commission finds that Final Subdivision Plats 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.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The previously scheduled Planning Commission meeting of March 28 has been cancelled as there are no items on the agenda, so the next Planning Commission meeting will now be on April 11, 2018.

Ms. Younger said that she will be sending out the Main Street Survey again, and after the results are received another work session may be scheduled to discuss results. Chairman Hayman commented that she feels a work session with the City Council would also be helpful to set goals for Main Street and the West Neighborhood Plan so that the Planning Commission could begin striving to meet those goals.

CITY COUNCIL REPORT

Ms. Younger reported on decisions made by the City Council at their last meeting.

Commissioner Hirschi reminded the Commissioners that in the last Planning Commission meeting of February 13, 2018 it was discussed that staff would come up with some ideas to present to the City Council for streamlining the administrative aspects of the Planning Commission's work so that more proactive planning could be done. He asked that this item remain on the list for the Planning Commission to address in future. Chair Hayman said that she has spoken to Cory Snyder, Community Development Director, about this item and would like some additional information about what other cities have done and what has worked for them.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the February 13, 2018 Planning Commission meeting were reviewed and accepted without amendments. Commissioner Johnson made a **motion** to accept the minutes. Commissioner Daly seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:19 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).

Cheylynn Hayman, Chair

Date Approved

- 1 _____
- 2 Avalon Comly, Recording Secretary