

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, May 8, 2019
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

Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Thomas Hunt
Logan Johnson
Becki Wright

MEMBERS ABSENT

Kai Hintze

STAFF PRESENT

Cory Snyder, Community Development Director
Katie Rust, Recording Secretary

STAFF ABSENT

Lisa Romney, City Attorney

VISITORS

Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Wright

PUBLIC HEARING – PDO AMENDMENT – SHEFFIELD DOWNS SUBDIVISION

Brighton Homes desires to alter the approved project's original architectural design scheme and two sub-alternative designs in addition to the original. The petitioner states the materials cost of the original design has increased substantially from the original estimate. Cory Snyder, Community Development Director, explained that the request is to reduce the materials cost by allowing synthetic stucco for lots with side and rear elevations that have little or no frontage on public streets, with upgraded materials optional. Sheffield Downs is a single-family residential subdivision in a Residential-Medium (R-M) Zone. Mr. Snyder commented that stucco is a material commonly used in single-family residential development. The R-M design standards were put together with multi-family housing in mind. Taylor Spendlove of Brighton Homes, petitioner, further explained the request to be able to use stucco on sides not facing a public street to contribute to affordability of the homes.

Chair Hayman opened a public hearing at 7:17 p.m., and closed the public hearing seeing that no one wished to comment. Mr. Snyder commented that this is the first project measured against the new R-M standards. Commissioner Johnson said he questions the need for four-side upgraded architecture requirements considering the City's desire for affordable housing to be available. Vice Chair Daly said he believes the City is already giving a little on the

1 design standards, and questioned how much more the City wants to give. Chair Hayman said
2 she was persuaded by the letter submitted by Brighton that pointed out Brighton Homes
3 included upgraded landscaping and did not request bonus density. She said she appreciates a
4 builder wanting to pass savings on to the end buyer. Commissioner Hunt said he does not think
5 the change would compromise the architectural aspect of the project. Commissioner Wright said
6 she hesitates to approve on the promise that Brighton will pass the savings on to the end buyer.
7 Chair Hayman pointed out that this developer has gone above and beyond in including
8 elements that did not have to be included, and said she is okay with the limited nature of what
9 they suggest.

10
11 Commissioner Johnson made a **motion** to recommend approval of the proposed
12 architectural design amendments, as submitted and shown in the Exhibit "A" provided by the
13 applicant, consisting of three (3) design types, with Reasons for the Action (a) – (e). Chair
14 Hayman seconded the motion, which passed by unanimous vote (5-0).

15
16 Reasons for the Action:

- 17
18 a) The Commission finds that amendments to a PDO approval are subject to the
19 original procedure used for obtaining a PDO plan approval.
20 b) The Commission finds that according to Section 12-41-010, the purpose of the PDO
21 provisions is to allow:
22 "mixed residential/commercial project to be developed in a manner that allows
23 design flexibility, integration of mutually compatible uses, integration of open
24 spaces, clustering of dwelling units, and optimum land planning with greater
25 efficiency, convenience and amenity than is possible under conventional zone
26 regulations."
27 c) The Commission finds that Section 12-41-070 allows for "variations from
28 development standards" from both the Subdivision and Zoning Ordinances.
29 d) The Commission finds that the proposed alternative Architectural Design Plan
30 maintains the expected architectural design of the PDO with particular attention
31 given to areas exposed to public view.
32 e) The Commission finds that the proposed Alternative Architectural Design Plan
33 remains substantially consistent and compatible with the originally approved
34 Architectural Design Plan for the Sheffield Downs Development.
35

36 **DISCUSSION – GENERAL PLAN – SOUTH MAIN STREET CORRIDOR**

37
38 Mr. Snyder provided the Planning Commission with a copy of the 2017 Centerville Crime
39 Study. Chair Hayman said she does not think the data supports the claim made at a previous
40 meeting that more police time is spent in multi-family developments than single-family
41 developments. The Commissioners decided to approach the South Main Street Corridor
42 (SMSC) discussion using the five goals/visions listed in the SMSC General Plan draft language
43 concepts prepared by staff:
44

- 45 1. Maintain the local and historic character of Main Street
46 2. Preserve and maintain the domestic nature of commercial uses of South Main Street
47 3. Consider future residential as a supplementary allowable use
48 4. Development design
49 5. Street space expectations
50

51 Chair Hayman suggested discussing residential reintroduction opportunities first.
52 Commissioner Johnson said he got the feeling that the City Council would get behind an ADU-
53 type situation if density is limited. Vice Chair Daly said he leans more toward eliminating a

1 residential aspect and going all-in on commercial. Chair Hayman said she believes allowing
2 some multi-family housing along the west side of Main Street might create synergy for the area,
3 but right now she is leaning toward supporting all commercial. She said if the City is going to
4 eliminate the residential aspect and focus on commercial, the uses need to be opened up. Vice
5 Chair Daly said he would not be opposed to including a residential element in the plan, but he
6 does not think it would work very well, and he does not think anyone would use it.
7 Commissioner Wright suggested focusing on commercial, adding residential if commercial does
8 not start happening. Chair Hayman repeated a comment from a previous meeting that
9 affordable housing is more successful if spread out through a community rather than clustered.
10 Commissioner Wright said if residential were introduced it would make sense to add affordable
11 housing along Main Street. Chair Hayman suggested the Planning Commission include
12 residential, but in a way that is easy to remove if the Council does not like it.
13

14 Vice Chair Daly said he would support submitting the same use list prepared last year to
15 the Council again. Chair Hayman said she feels the uses added to the use list are "harmonious"
16 commercial. Vice Chair Daly added that the uses added to the list are conditional so they can be
17 tailored to the individual situation. Chair Hayman suggested the Planning Commission discuss
18 and work on commercial first, moving the residential component to last. She said she thinks the
19 residential component needs to be a meaningful multi-family residential option. Chair Hayman
20 said she is not in favor of single-family housing along Main Street.
21

22 Chair Hayman said she likes the idea of channeling some of the elements seen in the
23 homes in the historic district adjoining Main Street. Something that is modern, but gives a nod to
24 the historic nature. Chair Hayman suggested inviting the Landmarks Commission to provide
25 input regarding possible elements. The Commission discussed meeting with the Landmarks
26 Commission in a work session prior to a meeting in June.
27

28 The Planning Commission intends to discuss street scape and the North Parrish Lane
29 intersection area at the next meeting.
30

31 **DISCUSSION – SUBDIVISION ORDINANCE UPDATES – CHAPTER 7 (FINAL PLAT)**

32
33 Commissioner Wright made a **motion** to table this discussion until the City Attorney is
34 present. Vice Chair Daly seconded the motion, which passed by unanimous vote (5-0).
35

36 **ROUTINE AND UNCONTESTED MATTERS – REQUEST FOR DELEGATION**

37
38 Mr. Snyder explained the request for the Planning Commission to delegate the approval
39 of single-family development on an unplatted lot to the City's Zoning Administrator, with
40 limitations. He also explained the staff recommendation for the Planning Commission to initiate
41 amendments to the Zoning Ordinance.
42

43 Vice Chair Daly made a **motion** to establish the following process for approval of Single-
44 Family Development on an Unplatted Lot:

- 45 • Any residential single-family home shall be required to obtain a Conceptual Site Plan
46 Acceptance from the City's Planning Commission, in order to conduct the necessary
47 public hearing.
- 48 • Upon Conceptual Site Plan Acceptance, the Final Site Plan is hereby delegated to
49 the City's Zoning Administrator, as follows:
 - 50 a. A Final Site Plan shall be submitted in accordance with City's Zoning Code.
 - 51 b. The Development Review Committee shall review and make
52 recommendations to the Zoning Administrator regarding the Final Site Plan
53 approval.

- 1 c. The Zoning Administrator shall review and approve the Final Site Plan in
2 accordance with CZC 12.21.180, and any applicable regulations of the City
3 Codes, including but not limited to the dedication of easements, the
4 establishment of needed utility services, construction of public infrastructure,
5 and payment of any applicable impact or other applicable adopted City Fee.
6

7 Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).
8 Commissioner Johnson made a **motion** to propose a Zoning Text Amendment to the City's
9 Zoning Ordinance for approval of Single-Family Development on an Unplatted Lot, to consider
10 the following:

- 11 • Consider reducing the need for a two-step site plan process for single-family
12 development.
13 • Provide greater clarity regarding the types of residential development and how
14 amendments are approved.
15 • Consider waiving the need for a "public hearing," specifically for single-family
16 development.
17

18 Vice Chair Daly seconded the motion, which passed by unanimous vote (5-0).
19

20 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
21

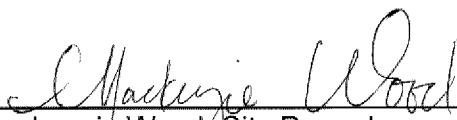
22 Mr. Snyder updated the Commission on upcoming agenda items and recent actions
23 taken by the City Council.
24

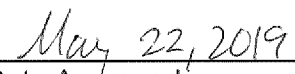
25 **MINUTES REVIEW AND ACCEPTANCE**
26

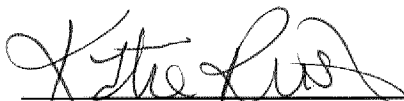
27 The minutes of the April 24, 2019 Planning Commission meeting were reviewed.
28 Commissioner Wright made a **motion** to accept the minutes. Commissioner Johnson seconded
29 the motion, which passed by unanimous vote (5-0).
30

31 **ADJOURNMENT**
32

33 At 8:21 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner
34 Johnson seconded the motion, which passed by unanimous vote (5-0).
35

36
37 
38 Mackenzie Wood, City Recorder
39
40

41 
42 Date Approved
43
44

41 
42 Katie Rust, Recording Secretary
43
44

