

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, May 26, 2021
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Kevin Daly, Chair
Cheylynn Hayman
Mason Kjar
Heidi Shegrud
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

DETERMINATION

Chair Daly read a determination regarding electronic meetings without an anchor location due to COVID-19

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Summerhays

PUBLIC HEARING – ADMINISTRATIVE DECISION – HAFOKA RESIDENCE – SITE PLAN

Assistant Planner Mackenzie Wood explained that the applicants owned property at 522 West Porter Lane and wished to build a single-family home on the lot. In 2019, the eastern portion of the property was rezoned to Residential-Medium to match the rest of the property. The applicants currently lived in the home on the lot, with the intention of demolishing the current home once the proposed dwelling was built. As the property was located within the R-M Zone, review and approval by the Planning Commission was required. Ms. Wood explained that the architectural drawings needed to be stamped by the architectural firm, and said Staff recommended requiring updated architectural drawings that met requirements for the groundwater level.

Lisa and Andy Hafoka, applicants, expressed appreciation to Staff for helping them understand what needed to happen.

Chair Daly opened a public hearing at 7:17 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Hayman **moved** to accept the conceptual site plan for the Hafoka Residence at approximately 522 West 400 South, parcel 03-001-0209 with the following conditions and reason for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (7-0).

Conditions:

1. Final Site Plan shall be submitted in accordance with CZC 12.21.120 and include the list below.

2. Provide architectural plans for the dwelling, designed by a licensed, professional architect bearing the architect's stamp for the State of Utah.
3. Architectural plans shall have lowest floor elevation two feet above the design water table.
4. Provide utility plans for water, sewer, and storm drainage.
5. Include site topography in Final Site Plan application.
6. Provide height of existing and proposed fences or walls.
7. Include a development schedule with Final Site Plan application.
8. Provide architectural and engineering site plans that match.

Reason for Action:

- a. The Planning Commission finds that the conceptual site plan Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the City's Zoning Ordinances as detailed in the Staff Report.

BYLAWS REVIEW AND EDITS

Ms. Wood presented a draft of revised Planning Commission Bylaws, and answered questions from the Commission. The Commission discussed procedure for changing versus amending a motion, and discussed procedure for presentation and discussion of an agenda item and requested changes.

LAND USE TRAINING – MUNICIPAL LAND USE, DEVELOPMENT, AND MANAGEMENT ACT – PART 5 – LAND USE REGULATIONS

City Attorney Lisa Romney provided training on the first four pages of Part 5 of the Municipal Land Use, Development, and Management Act regarding land use regulations.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

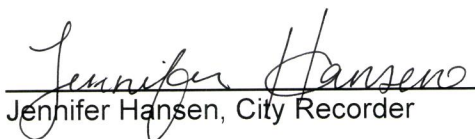
The Planning Commission was scheduled to meet next on June 9, 2021.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the May 12, 2021 Planning Commission meeting were reviewed. Commissioner Hayman **moved** to accept the minutes. Chair Daly seconded the motion, which passed by unanimous vote (7-0).

ADJOURNMENT

At 8:05 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).


Jennifer Hansen, City Recorder


Date Approved


Katie Rust, Recording Secretary

