

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, May 27, 2020**

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

4
5 A quorum being present electronically via Zoom and live streamed on the Centerville City
6 YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City
7 Planning Commission was called to order at 7:00 p.m.

8
9 **MEMBERS PRESENT**

10 Kevin Daly
11 Cheylynn Hayman, Chair
12 Mason Kjar
13 Spencer Summerhays
14 Christina Wilcox
15 Becki Wright

16
17 **STAFF PRESENT**

18 Cory Snyder, Community Development Director
19 Brant Hanson, City Manager
20 Lisa Romney, City Attorney
21 Mackenzie Wood, Assistant Planner
22 Leah Romero, City Recorder

23
24 **PLEDGE OF ALLEGIANCE**

25
26 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Summerhays

27
28 **PUBLIC HEARING – CONCEPTUAL SITE PLAN AND CONDITIONAL USE PERMIT –**
29 **THE HIVE**

30
31 Cory Snyder, Community Development Director, responded to concerns expressed during
32 the public hearing at the May 13, 2020 Planning Commission meeting. He stated the applicant
33 had ordered a traffic study, anticipating a request from the Planning Commission. Mr. Snyder said
34 the applicant submitted a revised plan for visitor parking, and increased the proposed setback for
35 the north side of the proposed duplex units from 15 feet to 20 feet, matching the Residential Low
36 rear setback requirement.

37
38 Chair Hayman opened the public hearing at 7:21 p.m.

39
40 Brevin, Centerville – Brevin said he was disappointed when he received the notification to
41 move. He said he had lived at Centerville Mobile Estates for almost a year.

42
43 Luz Marenas, Centerville – Ms. Marenas said she had lived at Centerville Mobile Estates
44 for one month, and commented that it is difficult to move. She asked the Planning Commission to
45 think about all those involved in the difficult situation.

46
47 Jonathan Lysenko, Centerville – Mr. Lysenko commented that the developer would finish
48 the project and eventually leave, and it is important that what is left behind works for the
49 neighborhood. He questioned whether direct access to the Frontage Road is legal under the
50 Centerville General Plan, and pointed out the need for a buffer between Residential Low and
51 Residential High Zones.
52

1 Francisca Blanc, Utah Housing Coalition – Ms. Blanc asked about the City's Moderate-
2 Income Housing Plan, pointed out that Centerville has limited affordable housing, and requested
3 that the City consider the affect the proposed development would have on the community.
4

5 Lindsay Duncan, Centerville – Ms. Duncan said the residents of Centerville Mobile Estates
6 are amazing people, said she hoped the Planning Commission would consider the petition
7 submitted online, and thanked the Commission for their time.
8

9 Chair Hayman thanked everyone who commented. She expressed compassion for those
10 impacted by the situation, and explained that the role of the Planning Commission is to evaluate
11 applications based on compliance with Centerville ordinances and General Plan.
12

13 Darlene Carter with C. W. Urban, applicant, said C. W. Urban was working with various
14 housing groups to provide options for residents of the Centerville Mobile Estates.
15

16 Commissioner Wright asked about State moderate-income housing requirements, and
17 asked if the City would be required to replace affordable housing elsewhere in the City when
18 existing affordable housing was eliminated by development. Mr. Snyder responded that under the
19 Centerville Moderate-Income Housing Plan, the City is to use future land use planning to
20 encourage and promote the development of moderate-income housing. The City does not
21 obligate a developer to develop moderate-income housing. Mr. Snyder explained that the City is
22 not obligated to replace affordable housing on a one-to-one basis, but the loss of Centerville
23 Mobile Estates would be reported to the State as a loss of affordable housing in Centerville. He
24 commented that Centerville could adopt a more aggressive approach to encourage moderate-
25 income housing.
26

27 Responding to a question from Commissioner Summerhays, Mr. Snyder said the City
28 complied with December 2019 SB 34 requirements. He said the December 2020 SB 34
29 requirements relate to transportation, and would not be affected by the proposed development.
30

31 Chair Hayman closed the public hearing at 7:59 p.m.
32

33 Responding to a question from Commissioner Summerhays, Mr. Snyder explained
34 General Plan requirements regarding buffering between residential and commercial zones. The
35 City does not have a buffer requirement between different residential zones. He repeated that the
36 20-foot proposed duplex setback matches the 20-foot rear setback on Applewood Drive.
37

38 Commissioner Wright commented that the City has the ability to require mitigation of
39 potential impacts to existing development if a conditional use permit is requested. Mr. Snyder
40 cautioned that any potential negative impact would need to be clearly established, with
41 reasonable mitigation identified. Lisa Romney, City Attorney, stated that the General Plan is
42 typically advisory, with formal requirements adopted in the Zoning Code. She advised that it would
43 be legally problematic to rely too heavily on vague concepts in the General Plan in trying to require
44 buffering.
45

46 Mr. Snyder explained that the City discourages individual single-family residence drive-
47 way cuts along the Frontage Road for safety reasons, but does not prohibit access to lanes
48 servicing multiple units. City Ordinances require developments of more than 20 units to have two
49 accesses to public streets. Mr. Snyder agreed with Commissioner Daly that it would be
50 reasonable to discuss with the applicant the desire for the Frontage Road access to be more
51 perpendicular with Frontage Road.
52

53 Commissioner Wright said she was uncomfortable counting driveway space as parking
54 stalls for the proposed duplex units. Chair Hayman agreed, and suggested there was evidence at

1 Garden View Apartments that the proposed layout is problematic. Mr. Snyder stated there is
2 precedence for counting driveways as additional parking at the Pineae Gardens Development. A
3 9-foot by 20-foot space must be provided for every required parking stall. On-street parking can
4 be counted. Since the May 13, 2020 Planning Commission meeting, the applicant submitted a
5 revision with additional parking stalls intended to provide more parking for the proposed
6 townhome units. Mr. Snyder confirmed that on-street parking would not be allowed along the north
7 side of the lane to ensure fire-lane access. Ms. Romney emphasized that when a problem is
8 evident in a development, such as parking issues, ordinances should be amended to prevent the
9 problem in future developments. Commissioner Daly said he would like the proposed
10 development to be able to meet its own parking needs so that parking does not spill out onto 400
11 West or Frontage Road, causing an impact to the surrounding community.

12
13 Ms. Carter explained that each proposed duplex unit would have space for two vehicles
14 to be parked in the driveway, and that .59 stalls would be provided for each proposed townhome
15 unit, exceeding the .50 per unit requirement.

16
17 The Planning Commission discussed sight lines and other safety issues related to parking
18 and access. Mr. Snyder said Staff would look into existing parking restrictions along 400 West
19 and Frontage Road, and bring back recommendations. Ms. Carter confirmed that the angle and
20 placement of the connection at Frontage Road could be adjusted. She explained planned
21 landscaping, and emphasized that the proposed plan includes 43% greenspace. Ms. Carter said
22 C. W. Urban would prefer to mirror the Residential Low development to the north with a 6-foot
23 privacy fence along the north boundary, but would be willing to install a 10-foot fence if desired
24 by the Planning Commission. The rear yards for the proposed duplex units will be private yards
25 rather than common space. Commissioner Summerhays suggested planting evergreen trees
26 around the proposed townhomes to provide year-round benefit. Ms. Carter said C. W. Urban
27 would be willing to reach out to existing property owners along the south side of Applewood Drive
28 regarding privacy fencing. Chair Hayman and Commissioners Wright and Daly said they would
29 not want a 10-foot fence along the north property line.

30
31 Ms. Carter explained that the proposed two-story duplex units were intentionally placed
32 along the north property line to provide a buffer between the neighboring Residential Low and the
33 proposed three-story townhomes included on the rest of the project. Commissioner Wright asked
34 about the potential impact of balconies on the proposed duplex units on the existing residential to
35 the north. Mr. Snyder cautioned against trying to regulate or define interior plans of the units.

36
37 Responding to written public comments, Mr. Snyder explained construction noise
38 restrictions, showed the location of the proposed detention basin, and confirmed that a
39 photometric analysis would be required.

40
41 Commissioner Wright pointed out that three-story townhomes on the south side of the
42 subject property would most likely be visible from Parrish Lane, and asked if Parrish Lane Design
43 Guidelines would apply. Mr. Snyder responded that Parrish Lane Design Guidelines apply only to
44 commercial properties. Staff responded to a question from Commissioner Wright regarding the
45 rights of those leasing property.

46
47 Ms. Carter explained that interior units on the property would be treated differently than
48 exterior units with regard to design elements. She repeated that all units are intended to be
49 individually owned.

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1 Chair Hayman moved to table the Conceptual Site Plan and Conditional Use Permit
2 Applications, with the public hearing process closed, and direct Staff to bring back a
3 recommendation. Commissioner Summerhays seconded the motion. Commissioner Wright
4 moved to amend the motion to allow additional written public comment through June 4, 2020.
5 Commissioner Daly suggested adequate time had been provided to receive public comment, with
6 time for Staff and the Commission to respond to concerns. The motion to amend died for lack of
7 second. The original motion passed by unanimous vote (6-0).

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9 **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

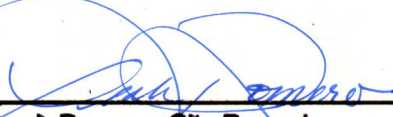
10
11 The Planning Commission is scheduled to meet next on June 10, 2020.

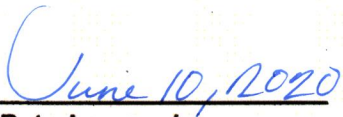
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13 **MINUTES REVIEW AND ACCEPTANCE**

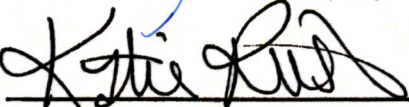
14
15 The minutes of the May 13, 2020 Planning Commission meeting were reviewed and
16 amendments requested. Commissioner Wright moved to accept the minutes as amended.
17 Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

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19 **ADJOURNMENT**

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21 At 9:44 p.m., Chair Hayman moved to adjourn the meeting. Commissioner Daly seconded
22 the motion, which passed by unanimous vote (6-0).

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26 
27 Leah Romero, City Recorder

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32 Date Approved

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32 
Katie Rust, Recording Secretary

