Docusign Envelope ID: 2D9FD74A-BD26-46AC-A399-CAEC762FAB19

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, December 11, 2024
7:00 p.m.

A quorum being present at 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
LaRae Patterson, Vice Chair
Amanda Jorgensen
Matthew Larsen
Layne Jenkins

MEMBERS ABSENT
Shawn Hoth
Mason Kjar, Chair
Tyler Moss

STAFF PRESENT
Mike Eggett, Community Development Director
Sydney DeWees, Planner
Lisa Romney, City Attorney
Mike Carlson, Public Works Director
Bryce King, Administrative Services Director

VISITORS
Joanna Wheelton, Cottonwood Canyons Foundation
Betty Jo Garlock
Interested citizens

LEGISLATIVE THOUGHT/PRAYER Commissioner Larsen

PLEDGE OF ALLEGIANCE

FINAL SITE PLAN – OAKRIDGE WATER TANK – 1470 OAKRIDGE DRIVE – PUBLIC FACILITIES DEVELOPMENT – CENTERVILLE CITY PUBLIC WORKS – ADMINISTRATIVE DECISION

City Planner Sydney DeWees presented the final site plan for the Oakridge Water Tank project. She noted that the plan had not undergone any alterations since the conceptual site plan was approved on November 13, 2024. Ms. DeWees stated that the project was consistent with the goals, objectives, and policies of the general plan. She mentioned that the project would not change the low-density character of the area and would have minimal to no adverse effects on adjacent properties. All utility providers had verified they could serve the property.

Public Works Director Mike Carlson spoke in favor of the project, highlighting its benefits for the city's water system, including an extra half million gallons of storage for firefighting. He mentioned plans to re-landscape the area with native plants, collaborating with the Cottonwood Canyons Foundation.

Joanna Wheelton, Executive Director of the Cottonwood Canyons Foundation, explained that the native plants selected would not require external watering after the first year of establishment.

Docusign Envelope ID: 2D9FD74A-BD26-46AC-A399-CAEC762FAB19

Commissioner Larsen **moved** to approve the Final Site Plan for the property located at 1470 N. Oakridge Drive, known as parcel 02-007-0003, based on the following reasons for action (findings). Commissioner Jorgensen seconded the motion which passed by a unanimous vote (4-0).

Reasons for Action (Findings):

1. The Final Site Plan meets the goals and objectives of the General Plan.
2. The Final Site Plan meets the use, standards, and applicability in the CZC 12.33 Public Facility Zones and CZC 12.21.110(d).
3. Therefore, the Planning Commission hereby grants approval of the Final Site Plan request as submitted.

PUBLIC HEARING – ZONING MAP AMENDMENT – GARLOCK PROPERTY – 535 SOUTH 400 WEST – AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-HIGH (R-H) – BETTY JO GARLOCK – LEGISLATIVE DECISION

Ms. DeWees presented the zoning map amendment request for 535 South 400 West, proposing to change the zoning from Agricultural Low (A-L) to Residential High (R-H). She explained that the current A-L zoning allows a maximum density of 2 units per acre, while R-H zoning would allow up to 8 units per acre, with the possibility of up to 12 units per acre with a conditional use permit.

Ms. DeWees stated that staff was not in support of the proposed rezone, citing inconsistency with the existing land use patterns and surrounding community character. She noted that 72 people had voiced their opinion that this rezone would adversely affect them.

The applicant, Betty Jo Garlock, spoke in favor of the rezone. She argued that the property should be considered part of 400 West, a high-traffic mixed-use road, rather than part of Neighborhood 2. Ms. Garlock emphasized the need for affordable housing in the community and suggested that townhomes could provide this opportunity.

Vice Chair Patterson opened a public hearing for this item.

Dan Bills, Centerville resident, opposed the proposed rezoning due to its inconsistency with surrounding properties, which are primarily zoned as agricultural-low or residential-low density. He highlighted concerns about the high-density zoning's impact on the area and shared supporting maps via email to illustrate his position.

James Rohletter, Centerville resident, raised concerns about high-density zoning parameters, including setbacks and building heights, and suggested exploring options like tiny homes to address affordable housing. He also noted the potential loss of the existing property if redeveloped for higher-density use.

Julie Cahoon, Centerville resident, expressed concerns about the proposed high-density rezoning, citing potential issues with traffic, parking, emergency access, and green space. She questioned whether the city’s infrastructure could support the development and emphasized the importance of ensuring zoning aligns with the area and considers the well-being of future residents.

Teresa Dupaix, Centerville resident, opposed high-density development, emphasizing the importance of preserving the city’s historical character and ensuring new housing aligns with existing neighborhoods. She expressed concerns about large buildings disrupting privacy and mismatching the area’s aesthetic.

Docusign Envelope ID: 2D9FD74A-BD26-46AC-A399-CAEC762FAB19

Dave Livingston, Centerville resident, opposed the proposed high-density rezoning, emphasizing its potential to destroy the agricultural character and charm of the area. He highlighted the unique value of the property, with its wildlife and rural feel, and expressed doubts about the suitability of high-density housing in the neighborhood.

Sheraya Fulton, Centerville resident, urged denial of the Garlic rezoning proposal, arguing it contradicts Centerville's general plan and fails to honor the city's historical charm, community character, and residents' wishes. She highlighted traffic, pedestrian safety, and privacy concerns, noted unanimous opposition from neighboring property owners, and called for affordable housing to be planned in more suitable locations while preserving the area's low-density and agricultural roots.

Debbie Ostrander, Centerville resident, also opposed the high-density rezoning, warning that rezoning one property could lead to further high-density developments nearby. She shared concerns about privacy and property value loss, citing a similar case in Salt Lake City where high-density construction disrupted neighbors' enjoyment of their backyards.

Jolene Jackson, Centerville resident, expressed concerns about the potential rezoning to high-density residential, questioning whether such a change would limit the city's ability to reject future development plans that comply with the new zoning. She emphasized the value of the agricultural nature of the property and urged careful consideration of its future use.

Jessica Moore, Centerville resident, expressed gratitude for medium and high-density housing, noting it made living in the city affordable for her. While she supported rezoning the property from agricultural to residential, she opposed high-density zoning, advocating instead for a medium-density designation to better align with the surrounding community.

Andrea Richmond, Centerville resident, opposed high-density rezoning, emphasizing the area's established residential, agricultural, and historical character.

Daniel Pittman, Centerville resident, opposed high-density rezoning due to the area's already heavy traffic. He emphasized the need to improve the road infrastructure before considering higher-density housing, noting the current one-lane road cannot handle additional traffic.

Rita Johnson, Centerville resident, emphasized the cohesive nature of her neighborhood, where she safely walks, runs, and bikes. She noted that higher-density areas like duplexes near Viewmont still align with the character of the surrounding residential low-density area.

Dean Williams, Centerville resident, raised concerns about the proposed rezoning and shared his experience with the risks of fires in high-density areas, noting that it often leads to multiple units being affected before fire services can contain the blaze.

Natalie Wood, Centerville resident, clarified that the rezoning would not affect busing, as district boundaries are already established, though it may add more students.

Brian Richmond, Centerville resident, opposed the rezoning, expressing concerns about investors and builders prioritizing profit over neighborhood quality and citing issues with poor construction in other developments.

Robin Livingston, Centerville resident, raised concerns about the cost and safety of removing three large trees on her property, which could affect her home and nearby townhomes, as well as impact local wildlife.

Docusign Envelope ID: 2D9FD74A-BD26-46AC-A399-CAEC762FAB19

Sam Newell, Lehi resident, and developer of the proposed property, explained his intentions to improve the property in question. He described the current state of the property as rundown, with issues like broken-down vehicles and infestations. Mr. Newell emphasized that the goal is to build tasteful, affordable housing that will enhance the neighborhood and property values. He assured that there would be no shoddy work or tall buildings, and that the trees would not be cut down. He encouraged the city council to visit the property to understand the improvements he plans to make.

Ted Olson, Centerville resident, supports improving the property but is concerned about high-density development. He noted that the area has only one access point, which would worsen traffic on 4th West, which is already congested. He believes low-density residential housing would be a better compromise for the neighborhood.

Libby Dibb, Centerville resident, stated that high-density development isn't needed to improve a property. She warned against promises about tree preservation and quality, noting the rezoning is only about density. She also pointed out that high-density housing would increase traffic with more daily trips per unit.

Heather Strawser, Centerville resident, opposed the high-density zoning change, citing concerns about spot zoning and the lack of adequate buffering and infrastructure. She argued that 12 units on one acre would negatively impact the quality of life for residents, stressing that zoning should align with the city's general plan. Heather urged the planning commission to reject the zoning change.

Geri Johnson, Centerville resident, expressed her love for the community and its small-town feel. Geri expressed her feelings that the proposed rezone wasn't the right fit for the area and urged the commission to reconsider, emphasizing the value of preserving the community's character.

Arthur Colton, Centerville resident, expressed concern about a recurring pattern where properties, when difficult to maintain, are purchased by investors who seek to rezone them for high-density residential use. He suggested that this trend should be stopped.

Sherri Beus, Centerville resident, voiced concerns about the property's poor maintenance after the previous renter left. She noted issues like unkempt weeds and trailers on the land. Sherri expressed opposition to the idea of high-density buildings being built next to her home.

Dan Beus, Centerville resident, urged the commission to follow staff recommendations and preserve the neighborhood's character, noting the seven adjacent properties and suggesting the property's historical aspects be preserved.

Vice Chair Patterson closed the public hearing.

The commission discussed the request and noted that the proposed change from Agricultural-Low to Residential-High was a significant jump and would constitute spot zoning. The commission also considered the staff's recommendation against the rezone.

Commissioner Jenkins **moved** for the Planning Commission to recommend City Council denial of the Zoning Map Amendment for the property located at 535 S 400 W, known as parcel 03-001-0076, from Agriculture Low (A-L) to Residential High (R-H) zoning, based on the following findings. Commissioner Larsen seconded the motion which passed by a unanimous vote (4-0).

Reasons for Action (Findings):

Docusign Envelope ID: 2D9FD74A-BD26-46AC-A399-CAEC762FAB19

1. The proposed Zoning Map Amendment does not meet the goals and objectives of the General Plan concerning Neighborhood 4 [CMC 12-480-5].
2. The proposed Zoning Map Amendment does not meet the use, standards, and applicability in the City Zoning Code 12.32 Residential Zones and City Zoning Code 12.21.080(e).
3. Therefore, the Planning Commission recommends that the City Council deny approval of this Zoning Map Amendment request.

CONSIDERATION OF THE 2025 ANNUAL PLANNING COMMISSION MEETING SCHEDULE

The Commission reviewed the Annual Meeting Schedule for 2025 and noted that it followed the typical pattern of holding one meeting in November and December due to holidays.

Commissioner Jorgenson **moved** to approve the 2025 Annual Meeting Schedule. Vice Chair Patterson seconded the motion which passed by a unanimous vote (4-0).

PRESENTATION OF NEW CENTERVILLE CITY BRANDING

Administrative Services Director Bryce King presented Centerville City's new branding, including the logo and updated tagline, "Meet Us In The Middle". A new city seal, logo variations, color schemes, fonts, and merchandise/vehicle branding examples were shown. The commission approved the branding and discussed using social media and the city website to share updates on the ongoing general plan.

PLANNING COMMISSION HOLIDAY BUSINESS

This item was removed from the agenda.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Mike Eggett reported that a General Plan open house is scheduled for January 30th, 2025, from 6:00 to 8:00 PM. He also discussed the upcoming state legislative session and potential topics affecting city planning, such as housing regulations, parking standards, and ADUs (Accessory Dwelling Units), urging the commission to stay informed about these issues.

MINUTES REVIEW AND APPROVAL

Minutes of the November 13, 2024 Planning Commission Meeting were reviewed. Commissioner Patterson **moved** to approve the minutes as written. Commissioner Larsen seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 9:56 p.m., Commissioner Larsen **moved** to adjourn the meeting. Commissioner Jorgenson seconded the motion which passed by unanimous vote (4-0).

Jennifer Robison

Jennifer Robison, City Recorder

1/23/2025 | 1:44 PM MST

Date Approved