PLANNING COMMISSION MINUTES OF MEETING
Wednesday, February 24, 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 (left at 7:23 p.m.)
Mason Kjar (joined at 7:30 p.m.)
Heidi Shegrud
Spencer Summerhays, Vice Chair
Christina Wilcox
Becki Wright

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

VISITOR
Darlene Carter, CW The Hive, LLC
Jeff Allen, CW The Hive, LLC

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 Hayman

THE HIVE DEVELOPMENT – 555 NORTH 400 WEST

Commissioner Shegrud stated the subject property was adjacent to her home, and recused herself from the discussion. Cory Snyder, Community Development Director, explained the project consisted of a proposed two-part development site to be converted to a planned development (PUD) subdivision plat for future ownership of the commercial lot and the individual housing units. The total number of housing units proposed was 68 (18 single-family and 50 townhomes). Each dwelling unit would have a two-car garage, with alleys providing drive access to each townhome. The commercial lot would be used for the construction of an 18,000 square foot office building, which the developer currently intended for their corporate offices. The following were presented to the Planning Commission for review:

- Final Site Plan – Commercial Office Space, 18,000 sq. ft.
- Final Site Plan – Residential Uses, 18 Single-family Dwellings & 50 Multi-family Dwellings
- Final PUD Subdivision Plat – 6.63 acres, Entire Project

Mr. Snyder pointed out a few details missing from the application for Commercial Final Site Plan. Referring to the application for Residential Final Site Plan, he said the expected single-family building design and material appeared to be altered from what was approved in the PDO Approval, with explanation from the applicant that the original designs shown were

conceptual, and the applicant believed the altered design and material better matched the design of the overall project. Mr. Snyder confirmed the original designs shown were approved as conceptual, and said he agreed the new proposed design more closely matched the overall theme of the project.

Responding to a question from Commissioner Summerhays, Mr. Snyder said he recommended deferring to the City Engineer regarding sidewalk along Frontage Road in the conditions for approval. Commissioner Hayman stated she was not opposed to the more modern architectural design, but said the use of black felt jarring and out of place. Representing the applicant, Darlene Carter explained that exterior colors would be determined by the buyer, with ten color schemes from which to choose. Commissioner Hayman left the meeting at 7:23 p.m.

Ms. Carter reported all residents of Centerville Mobile Estates had relocated, and stated the residents had been the applicant's top priority during the transition period. She said the goal was to obtain a demolition permit within the next ten days, and stated the applicant was eager to move forward. Project Manager Jeff Allen explained that sidewalk and park strip along the Frontage Road were designed to match up with existing sidewalk and park strip on either side of the project. Ms. Carter and Mr. Allen explained plans for trash receptacles and trees in the project. Ms. Carter said the desire was to move forward with the three single-family home elevations submitted, with the understanding that colors would vary by unit. She said the same elevation or exterior color would not be allowed on either side of a single-family unit, and said she believed there was a unique niche for each plan offered.

Commissioner Summerhays said he personally did not mind the altered single-family unit elevations. He asked Staff how far the Parrish Lane Design Guidelines extended. Mr. Snyder responded that projects fronting Parrish Lane, or having a substantial presence on Parrish Lane (i.e., Quick Quack Car Wash), were subject to Parrish Lane Design Guidelines.

Commissioner Wright referred to fencing on the north side of the development, and said she remembered that residents of neighboring properties to the north expressed concern regarding both privacy and the desire for sunlight on existing backyard gardens to not be blocked by a new fence. Mr. Allen responded the intention was to install a six-foot tan vinyl fence matching the style of the existing eight-foot fence on the south side of the property. He said they had coordinated with some of the neighbors, many of whom were wanting to match the new fence on their side yards. Commissioner Wright asked if the applicant would be willing to gradually increase the height to eight feet on the west side of the project. Mr. Allen said he would prefer to defer to the preference of the neighbors. Ms. Carter commented that fencing height could cause sight-line issues around bends in a road, and suggested Staff should be consulted. Chair Daly said his preference would be to leave coordination of the fence to the applicant and neighbors.

Commissioner Summerhays said he believed the proposed single-family elevations were an improvement over the previous design from the perspective of neighbors to the north. Commissioners Kjar and Wilcox said they were willing to approve the proposed single-family dwelling elevations.

The Planning Commission discussed conditions for approval. Regarding north fence height, Commissioner Kjar suggested setting a default height that could be modified with neighbor consensus and approval from Staff. Commissioner Wright said she believed a six-foot fence for the north residential use, gradually increasing to eight feet for the commercial use, made the most sense, provided the neighbors approved of the height increase. Commissioner Summerhays pointed out a precedent was set for an eight-foot fence between residential and commercial on the south side of the project. Chair Daly expressed concern that an eight-foot

fence would be a big change for the neighboring property owners. Mr. Snyder commented that City ordinance called out a mandatory six-foot fence. The applicant may choose to request a variance for up to a 10-foot fence. Mr. Snyder suggested the Planning Commission rely on the ordinance. Commissioners Kjar and Summerhays expressed agreement. Commissioner Wright said she would prefer for the six-foot fence to at least be listed as a finding.

Chair Daly **moved** for the Planning Commission to approve the Final Site Plan for the Commercial Office Site for the Hive Development, also to be known as Lot 201 when the PUD Plat is recorded, as follows:

1. The Approved Use shall be for a maximum of 18,000 sq. ft. of gross Office space and any C-H allowed accessory uses, if approved by the City.
2. The site shall be developed and constructed, as per the related Final Site Plan Submittals, unless otherwise amended by this or any future City approval.
3. The Building Elevation Plan for the Office Use shall comply with the applicable PDO Approved Exhibits, unless otherwise amended by the City.
4. The applicant shall finalize the Entry Monumentation and Amenity Elements prior to installation or issuance of related building permits. The City Zoning Administrator shall review and deem the final design acceptable in accordance with the designs provided at Final Site Plan. Any disputes resulting from such review shall return to the Commission for resolution.
5. The development shall be subject to the terms and conditions of providing adequate utilities to the project, in accordance with applicable law from all related utility providers.
6. The Building Permit for the Office Building shall not be issued until the final Subdivision Plat has been approved by the City and recorded by the County, thereby separating the commercial acreage from the residential acreage.
7. Outstanding questions relating to interior landscaping, private lane trees, and utility screening shall be addressed with and approved by the Zoning Administrator.

Reasons for Action:

1. The Planning Commission finds that proposed Final Site Plans for both the C-H/PD and R-H/PD are consistent or conditioned to be consistent with Ordinance 2020-12 for the Hive Development PDO Approval, as outlined in the related Planning Staff Report.
2. The Planning Commission finds that the Final Site Plans conform or are conditioned to conform with the Conceptual Site Plan of the PDO Approval, as per CZC 12.21.110(f), as outlined in the related Planning Staff Report.
3. The Planning Commission finds that the associated PUD Subdivision Plat conforms or is conditioned to conform with CMC 15.06.010 for Planned Unit Developments, or other applicable subdivision ordinance requirements, as listed in the related Planning Staff Report.
4. The Planning Commission finds that the existing ordinance relating to fencing is adequate to address any potential concerns.

Commissioner Summerhays seconded the motion, which passed by unanimous vote (5-0), with Commissioner Shegrud recused.

Chair Daly **moved** for the Planning Commission to approve the Final Site Plan for the Residential Site for the Hive Development with the following conditions and reasons for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. The Approved Uses shall be 18 single-family detached dwellings, and 50 townhome attached dwellings.
2. Accessory Uses shall be limited to the restrictions and limitations of Ordinance 2020-12 approving a PDO Overlay for the property.
3. The site shall be developed and constructed, as per the related Final Site Plan Submittals, unless otherwise amended by this or any future City approval.
4. The Building Elevation Plan for the Residential Uses shall comply with conceptual renderings 1, 2, and 3 as provided by the applicant.
5. The applicant shall finalize the Entry Monumentation and Amenity Elements prior to installation or issuance of related building permits. The City Zoning Administrator shall review and deem the final design acceptable in accordance with the designs provided at Final Site Plan, any disputes resulting from such review shall return to the Commission for resolution.
6. The development shall be subject to the terms and conditions of providing adequate utilities to the project, in accordance with applicable law from all related utility providers.
7. Outstanding questions relating to interior landscaping, private lane trees, and utility screening shall be addressed with and approved by the Zoning Administrator.

Reasons for Action:

1. The Planning Commission finds that proposed Final Site Plans for both the C-H/PD and R-H/PD are consistent or conditioned to be consistent with Ordinance 2020-12 for the Hive Development PDO Approval, as outlined in the related Planning Staff Report.
2. The Planning Commission finds that the Final Site Plans conform or are conditioned to conform with the Conceptual Site Plan of the PDO Approval, as per CZC 12.21.110(f), as outlined in the related Planning Staff Report.
3. The Planning Commission finds that the associated PUD Subdivision Plat conforms or is conditioned to conform with CMC 15.06.010 for Planned Unit Developments, or other applicable subdivision ordinance requirements, as listed in the related Planning Staff Report.
4. The Planning Commission finds that the existing ordinance relating to fencing is adequate to address any potential concerns.

Chair Daly **moved** for the Planning Commission to recommend approval of the Final PUD Subdivision Plans and Plat for the Hive Development to the City Council, as follows:

1. The Applicant shall prepare the Articles of Incorporation and the related covenants, conditions, and restrictions (CC&Rs). Such documents shall be submitted and reviewed by the City Attorney for compliance with state statute, as part of the City Council's Review and Approval.
2. The expected cross access and shared parking shall be noted on the Final PUD Plat and if deemed applicable, in the related CC&Rs.
3. The related CC&Rs shall address the applicable PDO and Ordinance restrictions and limitations regarding common open space, allowable uses, recreational vehicle parking.
4. Subdivision development shall be subject to the terms and conditions of providing adequate utilities to the project, in accordance with applicable law from all related utility providers.
5. The incomplete eastern lot boundary separating the Lot 201 (commercial lot) from the residential portion of the PUD development shall be corrected and deemed

acceptable by the City Attorney and Engineer, as part of the City Council's review and approval.

6. The Subdivision Construction Plans and Plot shall be subject to City Engineer review verifying that it fully complies with the applicable improvement standards, that the survey description is correct, and that all easements are correctly described and located.

Reasons for Action:

1. *The Planning Commission finds that proposed Final Site Plans for both the C-H/PD* and R-H/PD are consistent or conditioned to be consistent with Ordinance 2020-12 for the Hive Development PDO Approval, as outlined in the related Planning Staff Report.
2. The Planning Commission finds that the Final Site Plans conform or are conditioned to conform with the Conceptual Site Plan of the PDO Approval, as per CZC 12.21.110(f), as outlined in the related Planning Staff Report.
3. The Planning Commission finds that the associated PUD Subdivision Plat conforms or is conditioned to conform with CMC 15.06.010 for Planned Unit Developments, or other applicable subdivision ordinance requirements, as listed in the related Planning Staff Report.

Commissioner Wright seconded the motion, which passed by unanimous vote (5-0). Following the vote, Commissioner Shegrud rejoined the Planning Commission for the remainder of the meeting.

LAND USE TRAINING – MUNICIPAL LAND USE, DEVELOPMENT, AND MANAGEMENT ACT – PART 2 – NOTICE

City Attorney Lisa Romney provided training on the Utah Land Use Development and Management Act, specifically regarding noticing. She showed a table of zoning application noticing requirements, explained noticing requirements for different applications and actions, and answered questions from the Planning Commission.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Planning Commission was scheduled to meet next on March 10, 2021.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the January 13, 2021 and January 27, 2021 Planning Commission meetings were reviewed. Commissioner Wright **moved** to accept both sets of minutes. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:54 p.m., Commissioner Kjar **moved** to adjourn the meeting, and Commissioner Daly seconded the motion. The motion passed by unanimous vote (6-0).

Janet Denison, City Recorder

March 10, 2021
Date Approved

Katie Rust, Recording Secretary

CENTERVILLE CITY, INC. 1848 CORPORATE