

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JUNE 14, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Centerville City Assistant to the City Manager, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, **or may read this memo on the City's website: <http://centerville.novusagenda.com/agendapublic>.**

Tentative - The times shown below are tentative and are subject to change during the meeting.
Time:

5:30-7:00 Work Session on Pages Lane Commercial District & Public Forum

7:00 PM **A. WELCOME AND ROLL CALL**

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Cheylynn Hayman

D. MINUTES REVIEW and ACCEPTANCE

May 24th, 2017

E. COMMISSION BUSINESS

7:10 1. Public Hearing - Zone Map Amendment -- 2026 North Main

LEGISLATIVE DECISION

Consider the proposed Zoning Map Amendment of the property at 2026 North Main, Parcel number 07-073-0067, from Agricultural-Low into Residential-Low.

7:30 2. Public Hearing -- Preliminary Subdivision, Final Site Plan -- Parrish Creek Planned Development, 1030 North 950 West

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan and Preliminary Subdivision for the Parrish Creek Planned Development at 1030 North 950 West

7:50

3. Public Hearing -- Zone Text Amendment -- "Construction Sales and Service" in C-M

LEGISLATIVE DECISION

Consider the proposed zone text amendment to allow "Construction Sales and Service" as a Permitted use in Commercial-Medium Zones.

F. ADJOURNMENT

**CENTERVILLE
WORK SESSION
Staff Backup Report
6/14/2017**

Item No.

Short Title: Work Session on Pages Lane Commercial District & Public Forum

Initiated By: Planning Commission

Scheduled Time: 5:30-7:00

SUBJECT

The Planning Commission will discuss the outcome of the Public Forum on the Pages Lane Commercial District and discuss the future for this area in years ahead.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ Staff Report on Pages Lane Public Forum
- ☐ Pages Lane Public Forum Survey Results
- ☐ Emails about Pages Lane

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 2**

**ANALYSIS OF THE PAGES LANE PUBLIC FORUM HELD MAY 10TH, SUBMITTED
SURVEYS AND EMAILS FROM CONCERNED CITIZENS**

Background

The Planning Commission and staff hosted a public forum and open house on May 10th, 2017, to engage the city over their desires and concerns for the Pages Lane Commercial District. Previously, Brighton Homes had submitted an application to change the General Plan to include residential uses in this area, but a joint work session between the Planning Commission and City Council wanted to get public feedback on this possibility, while the General Plan Southeast Neighborhood was being reconsidered. Therefore, Brighton Homes also attended the Public Forum with a variety of poster displays, showing their proposed residential ideas for the property.

Surveys were distributed at the forum, and citizens also emailed staff and commissioners with their thoughts and ideas for this area.

A variety of responses were recorded, and as staff we hope to synthesize these ideas and give some kind of conclusion and recommendations.

SURVEY RESULTS

A total of 30 surveys were submitted to us at the forum. Not every survey answered every question, which is why some questions have less counts than others.

Section 1: Commercial

The majority (18) of submitted surveys were open to the area remaining commercial, answering yes or maybe. The vast majority envisioned another grocery store here, naming Sprouts or other natural or affordable grocery chains. Only a handful offered other commercial options beyond grocery store, so it is unclear if the willingness to remain commercial would remain if some other less appealing business were to replace the former Dick's Market space that wasn't a grocery.

Surveys were split on timing , with half preferring redevelopment to happen immediately or within 2-3 years, and the other half willing to wait 5-7 or 10 years or more to see something they prefer to happen in this area.

Staff's Early Assessment Conclusion : Leaving the area for strictly Commercial works for now western half of the area. However, the grocery use left approximately five (5) years ago. Leaving it strictly commercial will take a moderate to long period of time to reinvigorate or the City will need to be creative in offering other use types to compete with the market, such as a call center, climate controlled storage, vocational school or other instructional uses.

Section 2: Residential

Only five people answered "Yes" as to whether Page Lane should convert to residential, with the majority (13) answering "No", and the other 10 said "Maybe". 13 people envisioned "single family" ONLY, with many mentions of large, ¼ acre lots as the minimum desired lot size. Only 5 people mentioned Duplex or twin home as their suggested residential type.

Many comments in Brighton's section mentioned a distaste for the "gated" closed off feel of the proposed residential development. Single family homes with larger lots, offering more open space and a park was much more preferred.

Staff's Early Assessment Conclusion : Residential Re-development seems to be ripe now and likely in the future. The tension between redevelopment costs and density seems likely to be contentious. Also, the design of residential should be sensitive to the fact that only the middle section of the block is available for sale right now. Designs should be crafted strategically with long term plans in mind.

Section 3: Mixed Use

The vast majority (20) said "No" to mixed use in this area, when referring to the mixed use South Main Street Overlay District.

Staff's Early Assessment Conclusion : The South Main Street Corridor Plan and associated Zoning District originally used the mixed use concept. Although this idea has previously not been received seemingly related to density issues, a recrafted version with greater tolerability is a potential.

Section 4: What would you LOVE to see here:

The overwhelming winner was a park, with 22 people mentioning a park or green space as part of their answer. Other answered included a cemetery, grocery stores, or other types of stores and restaurants.

Staff's Early Assessment Conclusion : Generally, this is perceived by staff as a desire for some type of community asset, public space, or green space. Staff believes that these concepts are not

feasible as a stand alone redevelopment plan. However, couple these ideas with allowing a negotiated amount of residential density or the mixed use concept, the City might be able to strategically use ordinance required open space, residential impact fees, and other means to partner with a development plan to create a public square space potentially separating the different use areas (e.g. the commercial to the west and new residential uses to the east.

What would you HATE to see here:

There is a clear and apparent aversion to “Apartments” and “high density housing”; nearly every answer included one of these phrases. 3 people wrote “Housing of any kind”. Two people wrote they would hate to see it remain what it is now. Apartment buildings or any “dense” residential development is NOT desired here.

Staff's Early Assessment Conclusion : Generally, this has been a constant theme heard regarding recent development in south Centerville.

ADDITIONAL COMMENTS

Many of the “Additional Comments” at the end of the survey mentioned moving Island View to expand the cemetery and making Pages Lane into some form of green space. Many ideas regarding the nature of the park (dog park, splash pad, etc) were listed. For residential, many were concerned with the density of any such proposal, and many objected to residential whatsoever.

ADDITIONAL EMAILS FROM CITIZENS AND IMPRESSION FROM COMMISSIONERS

Many expressed excitement over the possibility of an addition to the cemetery somewhere – either where Island View is now, or at the Pages Lane location. This came up repeatedly and with enthusiasm.

Like the surveys submitted at the forum, there were also many emails wishing for another grocery store, and for the area to remain commercial in some capacity. More creative uses of the space such as climate controlled storage, or restaurants, were mentioned a couple of times.

Throughout the surveys and the emails, concern for the JA Taylor Elementary came up, expressing concern with overcrowding the school and some with concern to any traffic generating development across the street. If residential were to be put on Pages Lane, these new residents would be in Tolman Elementary's school district, not JA Taylor's, so the concerns for “overcrowding” the elementary school across the street are moot. An increase in traffic and circulation for this location will certainly be considered in the future planning for this site.

CONCLUSION

There is an overwhelming desire for a park at this location, whether it be apart of a larger design or just on its own. While there is some hesitancy towards residential, many of those open to it prefer to be single family homes on quarter acre lots or larger. About a third of the responders also wanted to hold out for further commercial development; most specifically another grocery store.

With a clear desire for green open space in this area, and considering financial restraints, the Commission and Community development will need to come up with some creative uses and plans for this area so that the citizens of Centerville can enjoy this street once more.

[Please see attached Public Forum responses in entirety, emails, and comments in attached files.]

PAGES LANE PUBLIC FORUM SURVEY

Section 1: COMMERCIAL (Consider maintaining the current Zoning & Uses)

Would you like Pages Lane to remain Commercial? (circle one)

Yes	YYYYYYYYYYYY	12
No	N NNNNN	6
Maybe	MMMMMMMMMMMM	11

How long are you willing to WAIT to see this Redeveloped? (circle one)

It should be done immediately	AAAAAAA	8
2-3 years	BBBBBB	6
5-7 years	CCCCCCC	7
10 years or more	DDDDDDDD	8

Any suggested commercial uses? What do you envision here?

- A new grocery store
- Trader Joe's, Restaurants
- Grocery store
- Grocery store
- Grocery store – sprouts!
- Grocery store
- Grocery store
- Stores
- It's a commercial wasteland
- Some kind of natural food grocery
- Shops, restaurants, salons
- Sprouts, winco or some sort of affordable grocery
- Ice cream parlor, restaurants
- Sprouts! Really a grocery stores feels like best option
- Grocery store and small shops
- Grocery store
- Small grocery store
- Winco, sunflower market
- Grocery
- Professional businesses, small grocery store
- Grocery store
- Recreational

PAGES LANE PUBLIC FORUM SURVEY

Section 2: RESIDENTIAL (Consider substantial overhauling of the area's Zoning & Uses)

Would you like Pages Lane to convert into residential? (circle one)

Yes	YYYYY	5
No	NNNNNNNNNNNNNN	13
Maybe	MMMMMMMMMMMM	10

If so, what residential housing type(s) would you suggest? (Single family? Duplex? Apartments?)

- Single family ¼ acre or greater lots
- No less than quarter acre
- Single family
- Single family is ideal but not sure the market sustains large lots in that space
- Single family
- Single family
- As shown by brighton – twin homes
- I wouldn't mind single family IF they were on larger lots – ¼ acre as the smallest
- No- none whatsoever
- Anything
- My biggest concern is Taylor Elementary becoming too full, where will we put these kids?
- Mixture of single family homes, twin homes and park with grass, trees, tennis courts and or children play equipment. Maybe a mini mark type store with items for breakfast, lunch and dinner also in the mix.
- Duplex and Apartments or housing
- Single family – as large as possible
- The Duplex looked like the most visually appealing
- Single family. No rentals! No apartments!
- Duplex. NO APARTMENTS
- Single family with large lots
- Duplex
- Single family ¼ acre lots
- Single family
- Single family
- Single family or twin home – either proposal I've seen tonight looks good
- Single family only

PAGES LANE PUBLIC FORUM SURVEY

Section 3: MIXED USE AND OTHER OPTIONS (Potential Alternative Zoning & Uses)

Another option is to combine the two into a mixed use option that is more a traditional neighborhood style core street found in smaller communities of the past (see Zoning Ordinance Exhibit "South Main Street Corridor Overlay District" for details)

SOUTH MAIN STREET CORRIDOR OVERLAY DISTRICT USES - Pages Lane Mixed Use District originally allowed for commercial uses associated with residential housing using vertically stacked uses in a single building, a horizontal placement of both uses (e.g. side by side), or a detached placement of uses (*i.e. residential uses located behind the commercial buildings*). Nonetheless, the City placed these concepts on hold for the Pages Lane Commercial area.

Would you like the City to again consider development like or similar to this? (*circle one*)

Yes	YYYY	4
No	NNNNNNNNNNNNNNNNNNNNNN	21
Maybe	MMM	3

Section 4: IF IT WERE ALL UP TO YOU?

What would you LOVE to see here?

1. Half of Land for public use (city park) other Half is Single Family Homes
2. Cemetery, commercial then large homes no less than quarter acre
3. A new grocery store, a park, a cemetery, a splash pad, a sports field, single family homes on large lots, indoor soccer, basketball
4. I would love to see a park or commercial – shopping, etc...
5. Park or cemetery
6. A park or cemetery
7. Something!!!!
8. A market – sprouts, maybe. Plenty of people come to Ace and the D.I. that some upkeep – it could be a great commercial area – and tax revenue, some green space – a small park maybe
9. Keep it commercial. I would be small businesses to be there
10. A grocery store or a beautiful park with walkways and trees
11. City park or a Cemetery Expansion
12. A park with some commercial shopping
13. Either a grocery store or a park
14. Anything
15. A city park!! Or city cemetery
16. [Mixture of housing types with recreation] Medium sized grocery store, like Trader Joe's or Winco etc
17. Restaurants, and shops or homes. I'm very open to what could be done to Pages Lane.
18. I would love to see green space, something for my children to enjoy without needing to hop in the car or hike far from my home
19. Small apartments would not fit in our community. A beautiful park possibly with single family homes around it. But we'd have to change the whole lot Ace and DI too. We are willing to wait for a nice park and even be taxed for it.
20. A grocery store was great. Loved that or a nice green space feature in – A dog park
21. A city park to help improve community! Maybe consider putting Island View Park development on hold and possible putting a new single level- much easier park in this location and expanding cemetery into Island View. This location would be an excellent park location! Better than island view currents location.

PAGES LANE PUBLIC FORUM SURVEY

22. Green space
23. Park
24. Some twin homes/ park/ commercial – make it a walking neighborhood
25. A cemetery or turn island view into cemetery and mark this a park
26. Grocery (Aldo, Trader Joe's, Fresh and Easy, Reams, Bowmans, etc)
27. Houses, small park, professional businesses,
28. Harmons or sprouts grocery. Trader Joes. Keep bank and hardware store with homes.
29. Park, church, cemetery

What would you HATE to see here?

1. Apartments
2. More commercial -- I would HATE to have it stay the same as it is now with empty building and asphalt
3. Medium- High density housing
4. Apt complex or a gated community. Anything over ¼ acre homes
5. What it is now!!
6. Apartments, duplex, vertically stacked buildings,
7. High density housing
8. High density housing, medium density housing, cemetery, commercial businesses that don't get enough traffic so stores are always changing (again leaving vacant buildings)
9. I would hate to see it look like Foxboro, and for Centerville to lose
10. Cookie cutter small homes or apartments with a high fence around it. Boo! This would not be consistent with our community.
11. Residential, I think especially high density
12. Rock crushing facility, tightly packed homes or other buildings
13. High density residential. Although it's an eyesore currently. ☺
14. Hate to keep it the way it is
15. Housing
16. Housing of any kind
17. Commercial properties and residential properties
18. Housing of any kind!!!
19. Any type of residential that area has enough apartments/ multifamily homes. I live in the area and want to avoid the transit (?) environment that comes with apartments.
20. I would hate to see apartments – because renters are not invested in a community. I don't want to see tons of townhomes or single family homes shoved into the space. Home lots need to be at least ¼ acre – the feel of those kind of areas is less than pleasant
21. As present
22. High density housing
23. High density housing
24. Apartments, small townhomes
25. A dense neighborhood with tall homes
26. Apartments!! Small condos and townhomes NO- we don't want any more in Centerville period!!!
27. Apartments, high density housing style, industrial uses
28. Density housing

PAGES LANE PUBLIC FORUM SURVEY

PROPERTY OWNER/BRIGHTON HOMES CONCEPTUAL IDEA (Partial Residential Redevelopment)

(SEE THEIR EXHIBIT)

Option 1 – Twin homes [See posters and visuals provided by Brighton Homes]

What do you like about Option 1?

- NO NO NO!!
- The homes have nice finishes
- Large unit size
- Nothing
- None
- NO
- I do not want any housing
- I am not interested in any housing of any kind
- It's something
- Few units in available space than opt. 2
- They look less crowded
- Don't like twinhome idea
- Nothing
- I like the community
- I like that they are larger homes
- I like the style and architecture – also housing for older population
- No

What do you **dislike** about Option 1?

- Too many/ gated
- They are close together and gated
- Don't want twin homes people move in and out too much
- Medium density homes crowd school more
- None
- Too cookie cutter-ish
- Not happening fast enough
- NO
- None
- Too many
- Style of homes – Ghetto
- Too many homes for the space
- No

PAGES LANE PUBLIC FORUM SURVEY

Option 2 – Single Family Homes [See posters and visuals provided by Brighton Homes]

What do you like about Option 2?

- Less homes
- Yes! No condos or townhomes or apartments
- Single family
- Nice curb appeal
- None
- No
- I do not want any housing
- It's something
- Nothing
- No!
- More housing available to public (single homes)
- The idea of single family homes
- They look like nice homes
- Single family
- May attracts a wider variety of people
- Single family

What do you **dislike** about Option 2

- Too many/ Gated
- More kids at the schools
- Lot size, HOA
- The density
- Homes too close together. Homes need bigger lots
- Too crowded looking
- Increase in population
- Too many (even more) units in the space
- Not happening fast enough
- I do not want any housing
- No
- None
- Too many
- Who moves in?
- Too dense
- Lot size at least ¼ acre
- Lots too small
- Lot size

PAGES LANE PUBLIC FORUM SURVEY

Along Pages Lane, would you prefer homes fronting Pages Lane, like Option 2, or homes backing up to Pages Lane with a fence and landscaping, like Option 1? _____

What types of building Materials would you like to see in the architecture? Majority Siding, Majority Stucco, Varied? _____

ADDITIONAL COMMENTS OR SUGGESTIONS:

- I am in favor of changing the zoning to medium residential to allow for houses to come in – aesthetically, financially, if it makes the most sense
- This space was successful as commercial before and could be again (even with all the commercial on Parrish). Residential is more appealing to the owner and city financially, but with housing trends, the development would surely become high density despite the proposals. I believe that with a genuine effort by the owner and city, we could attract a commercial retailer into this location. Since 2014 there has been an increase in smaller, independent grocers. It is viable and I know there would be interest if a more appealing deal were offered.
- Make island view park a cemetery, build a park here.
- Dog Park; NO splash pad; Commercial surrounding park (that would benefit from park traffic); walking path
- Island view plans are becoming very expensive because of the 3 tier plan. Transferring those funds to a new park would be more ideal.
- No splash pad! I think a great fenced green space to take dogs would be great. Walking path surrounding it with park equipment for the kids to play on.
- No [Brighton Homes]! Park! We are willing to wait and pay for it too. Park or grocery store or shops. No housing please!! Thanks for asking ☺ Walking trail, open space OR grocery store. No housing, please.
- Green space and shops
- The idea of using this area as a park or as an extension of the cemetery would be ideal! I live on Pages Lane and my children attend Taylor Elementary. We would LOVE to have some green instead of parking lot and building. We want to keep a small town feel. Our school is already at max capacity. More homes especially multi home complexes brings more kids to our already full school.
- Let's keep Centerville a fun little town. It doesn't need to be a busy overcrowded city! I LOVED having a grocery store there but I would love a park with many trees.
- Please no residential
- Low density housing if you end up doing housing. Also height is an issue – no higher than existing homes
- Tear down Domino's and Cleaner and put a park in
- My big concerns are height and density. I don't want too tall or too dense. Could we have an Option 3 with fewer homes on larger lots?

POSTER COMMENTS

I WISH THIS WAS.....

- 🚧 Park or cemetery
- 🚧 No residential!!! Open space!!!
- 🚧 1. Grocery (Sprouts!) 2. Park. 3. Cemetery
- 🚧 A grocery store or a park with lots of trees!
- 🚧 A few nice homes – single and/or twin, with a nice little park and may by a little mini mart w/ fast food combined (like convenience items)
- 🚧 A Park!!! We need a nice park here!!
- 🚧 Park!
- 🚧 Park or cemetery
- 🚧 Grocery store
- 🚧 Mixed use- Walgreens – Anything but vacant lot
- 🚧 A park or cemetery
- 🚧 Grocery store
- 🚧 All people are great!!
- 🚧 No housing
- 🚧 A park!
- 🚧 Park and shops. I will pay
- 🚧 <- This
- 🚧 Move island view park have and expend cemetery into island view
- 🚧 Mixed Use – Twin homes, A Walgreens, Park
- 🚧 Parks Cost \$\$ Taxes Raise!!
- 🚧 Park or grocery store – I Will pay
- 🚧 A Park! Or cemetery
- 🚧 NO residential -- #1 Commercial (preferably grocery) #2 Park
- 🚧 Dick's, but would support single homes with ACE and bank to stay. No twin homes!

From: Kris [mailto:pexton@gmail.com]

Sent: Wednesday, May 10, 2017 9:23 AM

To: zonecentervilleright@gmail.com; Cory Snyder <csnyder@centervilleut.com>; Becki Wright <Centerville.becki@gmail.com>; Cheylynn Hayman <chayman@parrbrown.com>; kathrynhelgesen@gmail.com

Subject: Old Dick's

As a Centerville resident of nearly 8 years, and a family of 7 that may be the closest resident affected by the building, I am concerned for what the planning commission is going to do with the Old Dick's area.

We really do miss Dick's market in the area, but we understand that commercial development there hasn't worked out. Although neighbor's in the area have voiced wanting a Trader Joe's or Organic food store there, we understand that there are several issues involved.

If the area is re-zoned as residential we are adamantly opposed to high density zoning! If the area is used for housing, we want single family homes or town homes to be built.

Please listen to the residents of this area who it will affect. We will be their neighbors and we want to have a say in what our neighborhood is like. You are in your position to represent the people of Centerville, please do not be swayed by big money at the expense of the families who call Centerville home.

Kristina Pexton

From: Heidi Shupe <heidi_shupe@hotmail.com>

Date: Wed, May 3, 2017 at 10:21 PM

Subject: Pages lane

To: centerville.becki@gmail.com <centerville.becki@gmail.com>

Dear Becki. I just received this today and see a simple resolve to a few south end concerns.

There has been a large concern about the cemetery. I was told by a city official many years ago that the city is Not in the cemetery business. I disagree in that its a location where our heritage can be shared and a community can stay united.

By turning Island View park into more space for the cemetery to expand, moneys could be shifted from a large expenditure (building a 15' wall to gain few spaces) to placing a field and play area amongst these proposed twin homes to offset the park. I know Brighton homes would Not like this idea because it cuts into his profits. He has only come into this area to make money, not to help the community. This is a good way to please all of the city people who want to keep this area the way our early settlers envisioned.

Grant and Heidi Shupe. Lifetime centerville Resident.

Thanks for allowing others to share input.

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From: Ellis <boematic2003@gmail.com>

Date: Thu, May 4, 2017 at 3:00 PM

Subject: Pages Lane Development Feedback

Becki,

We appreciated being reached out to via our neighbor and friend Laura Klein about the upcoming meeting where Pages Lane Development Options will be discussed. We plan to attend that meeting! We did want you to know personally that we are excited to see something good happen in this area as we live on Pages Lane and our children attend JA Taylor Elementary across the street. We were SO EXCITED to hear that there is the possibility of another Centerville Cemetery Expansion option! A Centerville City Cemetery expansion project in this area would be ideal! It would bring PEACEFUL GREEN back to our neighborhood, we will not miss that big empty building and parking lot one bit! It will also make us happy because we have always imagined that we would be buried here at the Centerville Cemetery some day. We've raised our family here, played at the park near by and taken long walks there. We were SO SAD to hear recently in the city newsletter that the plots were all sold and that there was no expansion plan into the park or other close by area. Had we known this would be the case, we would have purchased our plots long ago. We will be there they day new plots are made available if this project is approved. We hope you will support this option and encourage others in our city to do so as well!

We have worried for years now how this land will be developed. It was nice having a little home town grocery store but we are NOT interested in having future business development in the area as we love the small town feel of our residential neighborhoods in Centerville. We are equally against having additional mass housing developments put

in. Nicki serves as the Community Council Chair at Taylor Elementary across the street, as the Secretary on the CJH Community Council and also on the VHS Community Council. Our schools and classrooms are maxed out! Adding additional mass housing would add more students to our already crowded little old schools!

Thank you for making the effort to reach out and inform us about these important development options and the upcoming meeting! We LOVE Centerville!

Sincerely,
Brad and Nicki Ellis

From: Laura Klein <laura7klein@gmail.com>

Date: Thu, May 11, 2017 at 3:29 PM

Subject: Pages Lane Public Forum Survey

To: Becki Wright <b2wright@gmail.com>

Section 1: Commercial

I would like Pages Lane to remain commercial as long as a really great anchor store is brought in to help encourage other thriving business to come as well (restaurants--i.e. The Mandarin).

My suggestion for commercial use would be a whole foods type store, Trader Joes, or something similar to those. I would love for the surrounding properties to be novelty restaurants that people don't mind going off the beaten path to find.

Section 2: Residential

I do not like the idea of it converting into residential primarily because only about 1/2 of the property is available to convert to residential. It is already established as commercial. Adding residential leaves no options down the road to strengthen the existing commercial businesses. There is no turning back. If we make an attempt at strengthening it with a strong anchor store and this is not successful, we still have the option to convert it to residential. This will not be the case if done the other way around.

Section 3: Mixed Use and other options

I like mixed use a lot, but not necessarily at this location. You have it across Main Street and it just doesn't seem to fit the area. I like this idea a lot better further down Main Street. It is charming down there (like in Bountiful by the tabernacle).

Section 4: If it were all up to me

I would really love to see an awesome, unique grocery store come in that is attractive enough that people don't mind going out of the way to get there. Then if more restaurants would come in, but the fun kind like on 9th and 9th in Salt Lake. If the Mandarine came over, I think it would attract more restaurants to come in with more variety. People come from all over to go to the Mandarine. When I moved to New Jersey 20 years ago and told a neighbor I was from Bountiful, the first thing they said was, "The best Chinese I ever had was in Bountiful at this place called the Mandarine." If we would get more places like that to come to Pages Lane it would bring a lot of class and charm and not the hodge podge it is right now. The people who already come from all over to find the Mandarine, will love trying the new places when the wait is too long at the Mandarine :)

I would hate to see high density housing, condos, or even packed in smaller homes sandwiched between Ace and the DI. It will look so out of place and like I said before, there is no turning back after you do that.

Cemetery:

I mentioned this to you last night, but if it were up to me, I would close 7th east between 400 South and 600 South. All of those neighborhoods have simple alternatives to getting down to 4th east from here. The city could tear out the road, playground, tennis courts, etc. and use this land for additional cemetery plots. The top tier can be left as a park. Move the nicer playground, tennis courts, etc. up there. The need for more cemetery is not going away. Like Main Street in Salt Lake, which at first was met with criticism when it was closed, now it is hard to imagine it any other way than the beautiful plaza. We could have a large expansive, beautiful cemetery all in one location with very little consequence to the surrounding areas. Honestly, no one uses those lower tiers of the park. I walk my dog by there at all different times of the day and I maybe see one car parked down there a week. Total waste of space in my opinion.

Thanks Becki!

Laura :)

From: Marti Money <martimoney@yahoo.com>

Date: Wed, May 10, 2017 at 11:44 AM

Subject: Public Forum Comments - Pages Lane Commercial District

To: centerville.becki@gmail.com

Hi Becki,

Thank you for your communications about the Pages Lane Commercial District and the associated public forum being held this evening. I may not be able to attend for a variety of reasons. Please accept this message as my comments.

Having reached out to some commercial property owners in Centerville, I am interested to discover what they might do should if they were in the shoes of the old Dick's Market owners. It will be interesting to see if they make comments tonight. Commercial appears to be viable as indicated by Ace Hardware, Domino's and DL. A creative use of the grocery store such as climate controlled storage, RV/boat storage in the lot, a reception center or some other commercial use makes much more sense to me and would not put strain on the school. Nestling, stranding or making a walled-off island of residential does not seem to be as good of a use.

I have read the Standard Examiner's write-up (Clearfield? seriously?), and it is true what Taylor Spendlove says, that residential would work in this space. It would work if the residential was zoned low density and upscale single family homes were planned. Any housing will sell. But, more dollars come with more units per acre--Mr. Hafoka knows that after upzoning time after time. Please be aware citizens do not react negatively to single-family, residential-low zoning. Residential low zoning also would work just fine as this zoning type exists nearby in three compass directions.

I feel low density, single family and medium density at no more than six units an acre zoning is appropriate for Centerville. It reflects what is stated in the General Plan. It is appropriate and needful to maintain our quality of life for new developments to be accessible, walkable, enhance and connect neighborhoods, not close them off (i.e. sidewalks on BOTH sides of the road, wide enough streets for parking and emergency responder access, useable greenspace, etc.). I also strongly advocate these ideas to be ordinances. As much was stated in the ZCR presentation to the City Council in November.

Through Zone Centerville Right, we have shown support of tonight's public forum. We are interested in the process of the forum and would very much like to see a public posting of comments received. How are comments being recorded? Moving forward, how will you move your deliberations from "so-and-so said" to decision making based on summarized results? This approach would make the process transparent and indicate how a public forum of this nature is truly useful for citizen, applicant and city leaders.

Perhaps, most importantly, what are you doing as city leaders to make the most of the existing commercial zone? Leaving the burden to the owner has not yielded good results. We have a well-paid Community Development Director who could be appropriately exploring.

Thank you for you what you do for Centerville. It is most appreciated and important.

Best,

Marti Money

[801-336-7806](tel:801-336-7806)

Karen Stevens <klis1308@gmail.com>

Wed 5/10, 3:37 PM

Cheylynn Hayman

Since I am unable to attend the meeting tonight, I want to let you know of my recommendations. I'd sure like to see Centerville provide an available cemetery. I understand the Centerville Cemetery is no longer an option for those of us "dying to get in!" I appreciate you making the effort to "listen" to Centerville citizens! Kudos!

Sent from my iPad

Heather Strasser <lebonheur76@hotmail.com>

Wed 5/10, 7:32 AM

Cheylynn Hayman

Action Items

Hi Cheylynn,

Unfortunately, I will not be able to attend tonight's open house regarding the old Dick's Market property. I hope you would share this message with the rest of the Planning Commission as you consider citizen input.

Having not seen a concrete description of exactly what parcel of land is being discussed, it is a bit more difficult to form an opinion on what zoning is appropriate for the area. Residential in between the Ace

Hardware and the Deseret Industries seems out of place. If the whole block of property would be zoned residential, I think that makes more sense. I would support residential in this case if it was no more than 6 units per acre with usable green space, adequate street widths for public utility services (garbage, snow removal, on street parking) and sidewalks on both sides of the road.

Commercial is also appropriate for this area as there are already viable businesses on the block. Perhaps a climate-controlled storage units business? A question that keeps coming to mind is what are the city leaders (i.e., Mayor Cutler, Mr. Snyder) doing to attract commercial interests to this part of Centerville?

Thanks for inviting citizens to share their opinions on this parcel. Thank you for the work you do on the Planning Commission. It does not go unnoticed!

Heather Strasser

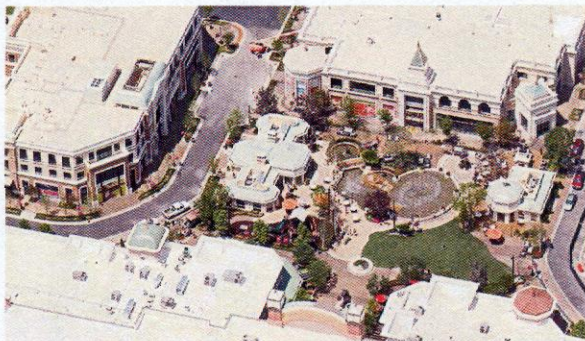
steve blackham <homecraftproperties@yahoo.com>

8:25 AM (5 hours ago)

Mixed use with small shops and restaurants around a square or plaza! Where and when did Centerlessville do this before without very good results, da 2002

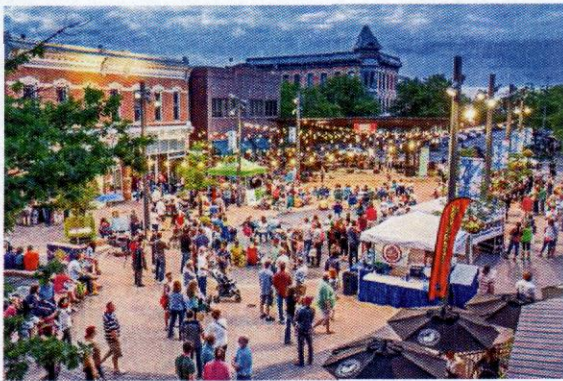
Spend some time up at Station Park and see how well Farmingtonites like the plaza there.

http://dev.utahbusiness.com/app/webroot//files/media/130712-SP-Aerial_Park.jpg



Pictures can be worth a 1000 words:

https://static1.squarespace.com/static/57adf6981b631b641df6e5ae/t/5822a3eae4fcb51f7933fa89/1484867248489/studioINSITE_Old_Town_Square_Performance-aerial?format=500w



<https://static1.squarespace.com/static/57adf6981b631b641df6e5ae/t/58993d36c534a5036ae6fb20/1486437713649/?format=1500w>

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<https://steiner.com/wp-content/uploads/2015/11/easton-town-square-brio.jpg>

<https://frugalinfortworth.files.wordpress.com/2010/04/southlake-art-in-the-square.jpg>



Is Centerlessville capable of being a real community? Maybe they have a second chance?

<https://www.citylab.com/housing/2017/02/california-land-use-housing-affordability/517320/>

Karen Allred

I'm sure a bunch of emails is not what you were looking for, but here is my input. I've thought about it and it seems we have tons of condos and planned unit developments on that street. It seems that the business don't do that well. Maybe more nice, sit down restaurants would work, we are very saturated with fast food, although not tons at that end. I guess I would opt for single homes, not huge, high priced ones. I don't know On my way! To get the questionnaire back to you unless I hand delivered it, or printed nod scanned it.

Thanks so much for the info. I would like to know how it goes. Thanks for serving.

ashleyjean312 ashleyjean312@gmail.com

Tue 5/9, 11:53 PM

The idea of MORE duplexes/condos/apartments in this city is absolutely absurd! And would be another poor decision in a line of poor decisions for the economy of the city. Every time I see more apartments and dentist offices pop up, I wonder why the city doesn't employ an economic development division like that of the Chandler/Gilbert Arizona communities. I would recommend the planning commission tour these two cities and meet with their economic development department to gain a better vision and strategy for the city. There are many smaller development areas like this that they have used to enhance The city. This is a city that needs serious revitalization in this area and more lower income housing is NOT the answer. Super upsetting and disappointing that this Brighton Homes proposal is even being considered. Most cities with as much economic potential as this are courting exciting companies such as trader Joe's or Sprouts/ restaurants/ entertainment companies like comedy clubs / companies like Sephora to bring them in. As I'm sure it's difficult to convince companies to come to a location further away from the freeway, it would be beneficial to have a skilled economic development director to meet with and persuade great companies to join together. Things that appeal to teenagers, young families, large families. I am out of town but disappointed I won't be able to attend this meeting tomorrow as you can see I am passionate about making this city great.

Ashley Dickamore

Christopher Laypath <claypath@dsdmail.net>

Mon 5/8, 12:50 PM

I am the principal of JA Taylor elementary. I will be unable to attend the Pages Lane public forum but wanted to express my thoughts. My main concern is student safety. Anything that brings an increased amount of traffic like a grocery store would be a possible concern although Dicks was across from the school for years and to my knowledge didn't present any problems. My main concern about the 46 housing units would be making sure that the residents know that even though they are directly across the street from the school they would be in Tolman's boundaries and not the boundaries for Taylor as Pages Lane is the divider between the two school boundaries. The best ideas I've heard presented is a cemetery or community park.

Chris Laypath
Principal
JA Taylor Elementary

CENTERVILLE

Staff Backup Report 6/14/2017

Item No.

Short Title: May 24th, 2017

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- May 24, 2017 PC preliminary draft minutes

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, May 24, 2017

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

David Hirschi, Chair
Cheylynn Hayman, Vice Chair
Kevin Daly
Kathy Helgesen
Logan Johnson
Becki Wright

MEMBERS ABSENT

Gina Hirst

STAFF PRESENT

Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Cassie Younger, Assistant City Planner
Luanne Hudson, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER – Commissioner Johnson

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held April 26, 2017 were reviewed and amended. Commissioner Hayman made a **MOTION** to approve the minutes as amended. The motion was seconded by Commissioner Helgesen and it passed unanimously (6-0).

The minutes of the Planning Commission meeting held May 10, 2017 were reviewed and amended. Commissioner Hayman made a **MOTION** to approve the minutes as amended. Commissioner Daly seconded the motion and it passed unanimously (6-0).

PUBLIC HEARING – CONDITIONAL USE PERMIT – THE BRIDGE COMMUNITY CHURCH - 1284 WEST 75 NORTH, ADMINISTRATIVE DECISION, CONSIDER THE PROPOSED CONDITIONAL USE PERMIT FOR THE BRIDGE COMMUNITY CHURCH AT 1284 WEST 75 NORTH. LOREN PANKRATZ, APPLICANT

Community Development Director Snyder gave an update on the Bridge Community Church's request for approval of a Conditional Use Permit (CUP). He said the applicant is in the process of purchasing the old Bountiful Glass building to use as a church.

1 He said previously the building was zoned Business-Park (B-P). He said in considering
2 whether to approve the request for a CUP, the Planning Commission identifies impacts like
3 traffic and parking concerns and sets conditions to mitigate those impacts. Mr. Snyder said, in his
4 opinion, the most significant issue affecting this CUP is parking. He explained that the City's
5 Zoning Code expects all parking to be handled on-site, but in this case, there is not adequate on-
6 site parking for the planned use. He said the applicant plans to reconfigure a loading dock area
7 into a few parking spaces, but that will still not satisfy the parking requirement for the
8 approximately 10,500 square foot building.

9
10 Mr. Snyder said the lack of on-site parking is a Site Plan issue, not a CUP issue. He
11 recommends the Planning Commission table the application at this time and allow the applicant
12 to come back with a more complete analysis and application (Criterion 5) for off-site parking.
13 Mr. Snyder recommended the applicant submit an amended Site Plan so Staff can analyze and
14 establish findings.

15
16 Commissioner Daly asked for a clarification on the difference between using gross square
17 footage or fixed seating to determine parking requirements. Mr. Snyder said gross square
18 footage is one parking stall per 100 square feet of building space. He said in fixed seating or
19 bench seating, 20 inches is considered one seat, and for every six of those you need one parking
20 stall.

21
22 Commissioner Wright asked Staff if tabling is necessary since the applicant has secured
23 agreements for off-site parking. Mr. Snyder said yes because Staff does not have the information
24 necessary to prepare the findings and conditions that would support approval.

25
26 Chair Hirschi asked what specifically is missing from the application and Mr. Snyder
27 answered the justification for off-site parking is missing. Chair Hirschi confirmed that a Site
28 Plan is needed in order for Staff to complete a parking analysis and Mr. Snyder said yes.

29
30 City Attorney Lisa Romney said shared parking agreements can be problematic and
31 sometimes require enforcement. She said the shared parking agreements submitted by the
32 applicant are not complete because they need to be recorded and a parking modification may also
33 be required. She said the applicant's need for additional parking cannot be satisfied with street
34 parking. She said the applicant must provide parking for the entire building, not just the portion
35 they are using.

36
37 Commissioner Daly said he was concerned about putting undue requirements on the
38 applicant. He specifically asked for a clarification on parking codes 070 and 110. Ms. Romney
39 said Staff needs to analyze parking codes 070 and 110 to interpret how they impact this
40 application.

41
42 At 7:43 p.m., Chair Hirschi turned the time over to the applicant. Loren Pankratz, the
43 Pastor at Bridge Community Church, said they will be using about 3300 square feet of space
44 from the approximately 10,500 square foot building. He said he and other parishioners have
45 secured agreements for up to 75 additional parking spaces from adjacent neighbors. He said he
46 thought he had covered everything that was required in Criterion 5. After hearing the
47 Commissioners' and Staff's concerns about parking, Mr. Pankratz said in order to avoid the
48 additional time required for an amended Site Plan review, he thinks the existing 21 parking

spaces would be sufficient. He said they are willing to go back to the 1977 site plan requirements. He clarified that his application did not request approval for street parking. He said he thought his application had covered all the requirements for off-site parking.

In response to a question from Commissioner Wright, Mr. Pankratz said the church has Sunday morning meetings at 9:15 a.m. and 11:00 a.m. and they generally have about 200 congregants split between those meetings.

Chair Hirschi opened the public hearing at 7:53 p.m.

Mr. McIntyre from Centerville said he did not think the off-site parking application should be approved until the submission is revised with exact numbers instead of estimates.

Marshall (no last name given) asked for clarification on the term "shared" parking, specifically inquiring if it included a timing element since the church would be using the parking spaces on Sundays while other businesses use it during the week. City Attorney Lisa Romney said "shared" means a parking lot that is used by two businesses regardless of the time.

Seeing no one else wishing to comment, Chair Hirschi closed the public hearing at 7:57 p.m. and turned the time over to the Commissioners and Staff for discussion.

Commissioner Hayman asked Staff if the applicant could return to the 1997 zoning requirements and Mr. Snyder said yes. Commissioner Hayman said she understands that the applicant wants to move forward with the project, but she also understands Staff's need to review a Site Plan. Mr. Snyder said the Commissioners could disagree with Staff's recommendation to table the application, but he did not think the Commissioners had the findings or conditions to approve the CUP application. Commissioner Hayman followed-up with a question about how a Site Plan review would affect the timing of the application. Mr. Snyder said an amended Site Plan review is a two-step process before the Planning Commission. Step 1 is a Conceptual Site Plan, including the parking application, which generally takes three weeks to get on the Commission's agenda. Step 2 is a Final Site Plan and that could take an additional three weeks.

Chair Hirschi confirmed that the CUP application could be considered at the same time as the Final Site Plan and Mr. Snyder said yes.

In response to a question from Commissioner Wright about shared parking agreements, City Attorney Lisa Romney said she agrees with Director Snyder that Staff needs time to analyze City code numbers 070 and 110 to interpret how they relate to this project. Ms. Romney repeated Mr. Snyder's analysis that City code says the applicant has to accommodate all parking on site. She said if that is not possible, the applicant can request a permit for off-site parking, shared parking or a parking modification. She said she agrees with Staff's recommendation to table for further review.

Seeing someone wanting to speak, Chair Hirschi asked for a motion to re-open the public hearing at 8:12 p.m. Commissioner Daly made a **MOTION** to re-open the public hearing. Commissioner Hayman seconded the motion and it passed unanimously (6-0).

1 Russell Martin said that Pastor Pankratz has already said the church is willing to go back
2 to the original 21 spaces. He said it is important that they continue to make progress on closing
3 with the seller of the building and he does not want to go through an 8-week process. He said
4 they can come back before the Planning Commission at a later date to address the additional
5 parking modifications, and he asked for workability.

6
7 Mr. Pankratz said they would like to close on the building in early June. He asked the
8 Planning Commission to approve the CUP with a condition about parking so that they could
9 move forward with the seller.

10
11 TJ Gale asked if a change in the wording of the shared parking agreements, from a 30-
12 day termination to a 6-month termination, for example, would make any difference.

13
14 Seeing no one else wishing to comment, Chair Hirschi closed the re-opened public
15 hearing at 8:18 p.m. Chair Hirschi responded to TJ Gale's question and said, under the
16 circumstances that would not make a difference.

17
18 Commissioner Wright asked Staff to explain to the applicant how a CUP applies to the
19 entire property and not just the space the applicant is using. Mr. Snyder said the CUP is a long-
20 term approval that runs with the land and the entire building, not a portion. He recommended the
21 applicant return with a Conceptual Site Plan, and then at a later date, the Planning Commission
22 could consider a Final Site Plan and the CUP.

23
24 Commissioner Johnson said if it is our duty to interpret ordinances and apply it to the
25 application before us, it seems a stretch to make it happen tonight. He told the applicant that a
26 table is not a denial and the process is still underway.

27
28 Commissioner Hayman asked Staff to provide further guidance to the applicant on what was
29 needed to satisfy Criterion 5. Mr. Snyder said his focus is to zero in on the required number of
30 parking spaces, the details about the off-site or shared parking spaces, and the travel pattern,
31 including:

- 32
33 • Determine the actual number of parking spaces required
34 • Determine whether to calculate parking using fixed seating, gross square footage, general
35 assembly or hybrid portable seating
36 • Eliminate double counting
37 • Identify parking layout, circulation, exits and dimensions
38 • Determine the square footage of the building
39 • Change the 13-foot turnaround to a 15-foot turnaround
40 • Use the 1997 zoning standards instead of the current standards
41 • Determine what happens if shared parking agreements are terminated
42 • Determine if the project is suitable for surrounding neighbors
43 • Analyze parking striping
44 • Analyze justification for off-site parking
45 • Prepare parking modification
46 • Determine if shared parking agreements need to be recorded
47 • Select 45 or 60 degree parking angle

- Analyze need for crosswalks for pedestrians

Commissioner Hayman made a **MOTION** for the Planning Commission to table the conditional use permit for The Bridge Community Church Use, subject to the conditions (1-4) from the Staff Report. Commissioner Helgesen seconded the motion and it passed unanimously (6-0).

CONDITIONS:

1. The applicant must submit an "Amended Site Plan" Application to determine whether the loading area reconfiguration and new circulation pattern complies with applicable ordinance regulations (see CZC 12.21(i)). Also, for the information of the applicant, a site plan amendment is a two (2) step process consisting of Conceptual Site Plan and Final Site Plan, which may not be combined into one submittal (see CZC 12.21.110(c)(1)).
2. As part of the Amended Site Plan submittal, the applicant needs to request and provide the necessary information for obtaining an "Off-site Parking Approval" from the Planning Commission (see CZC 12.53.070(b)). More particularly, the applicant shall also address in writing the elements of Criterion 5.
3. As part of the request for off-site parking, the applicant is to obtain, in writing, recommendations from the Public Works Director, City Engineer, and the Police Chief regarding the viability of using local streets for off-site parking purposes to satisfy the required parking standards and more specifically the use of 1250 West (an arterial street).
4. With the loading areas being reconfigured for parking, as part of the amended site plan submittal the applicant is to address whether the doors are to remain operational or be removed and the space be filled in with other materials or glass windows.

PAGES LANE PUBLIC FORUM STAFF REPORT AND ANALYSIS, DISCUSSION ON THE RESULTS OF THE SUBMITTED SURVEYS, COMMENTS, AND FEEDBACK FROM THE MAY 10TH PAGES LANE PUBLIC FORUM.

City Planner Younger reported on input from the public forum held on May 10th regarding future development of the Pages Lane commercial area. In summary, she said the public indicated favor toward a grocery store or a park, and indicated hesitancy toward residential development.

She said the majority of comments indicate the public is open to another grocery store like the previous Dick's Market. She said there may be some hope for a grocery store, but generally Staff does not agree that a typical grocery store is part of the long-term vision. Mr. Snyder added that the old Dick's Market facility is too large a building to attract a small niche grocery store.

Ms. Younger said 30 surveys were submitted, with only a limited number of respondents answering yes to residential development, and a few associated comments indicating a preference for single-family homes with quarter-acre lots. She said in the section of the survey that asked what they would hate, respondents answered apartments or high-density housing. She said the comments on the Brighton Homes proposal were not favorable, and that comments indicated it was too dense or crowded. She said the public comments indicated very little interest in mixed-use style buildings. She said there were favorable comments about green space, parks or a cemetery. She said she sensed a strong public sentiment for a park.

Mr. Snyder talked about the differences between planning for something immediate (within 5 years) or long-term. He said in the short-term he thought the Brighton Homes proposal had potential because of the current housing market. He said a residential development has to provide 40% open space. He said in 10 or 15 years, the market may be geared more toward apartments. He thinks commercial in that space is going to be weak for a long while.

Mr. Snyder said a recreation, arts and parks (RAP) tax should be considered. He wondered if there is an appetite to partner with a developer, although he said the City would need to find a developer who is willing to look at a longer timeline. Mr. Snyder said Staff needs direction from the Planning Commission before they draft language for the General Plan.

Chair Hirschi suggested a work session to review the public input, formulate ideas, and give direction to Staff. He said he would like to give more consideration to a public-private partnership that may take into consideration the entire block. He said there are stakeholders on the block that did not participate in the forum and he wants to hear from them.

Commissioner Wright agreed and said it would be out-of-place to do piecemeal development, putting residential in the middle of two commercial districts. She said in considering the RAP tax, it is important to narrow the focus and see what is required.

Chair Hirschi asked for input from the Commissioners on whether they meet with the other stakeholders before the work session. Commissioner Daly suggested a work session first, and then meet with the stakeholders.

Chair Hirschi made a **MOTION** to hold a work session at 5:30 p.m. prior to the next Planning Commission meeting on Wednesday, June 14th. Commissioner Wright seconded the motion and it passed unanimously (6-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

City Planner Younger said there are four items on the agenda for the next Planning Commission meeting, including an application for a Preliminary Subdivision.

CITY COUNCIL ACTIONS REPORT

- Cottage on the Corner Rezone – Council Approved
- Agricultural Low Setbacks – Council Tabled to next meeting
- Lund Lane Rezone (Higley) – Petition Withdrawn

ADJOURNMENT

Commissioner Hayman made a **MOTION** to adjourn. Commissioner Daly seconded the motion, which passed unanimously (6-0). The meeting adjourned at 9:11 p.m.

David Hirschi, Chairman

Date Approved

Luanne Hudson, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/14/2017**

Item No. 1

Short Title: Public Hearing - Zone Map Amendment -- 2026 North Main

Initiated By: Chad Morris, Applicant

Scheduled Time: 7:10

SUBJECT

LEGISLATIVE DECISION

Consider the proposed Zoning Map Amendment of the property at 2026 North Main, Parcel number 07-073-0067, from Agricultural-Low into Residential-Low.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- Staff Report Zone Map Amendment 2026 N Main

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT**

655 North 1250 West, Centerville, Utah 84014

(801) 292-8232

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: NORMA R MOSS TRUST
2026 NORTH MAIN STREET
CENTERVILLE UT 84014

APPLICANT: CHAD MORRIS
533 WEST VALLEY DRIVE
CENTERVILLE UT

PROPERTY LOCATION: 2026 NORTH MAIN STREET

PARCEL SIZE: 1.03
PARCEL NUMBER: 07-073-0067

ZONING DISTRICT: AGRICULTURAL-LOW

APPLICATION: ZONING MAP AMENDMENT INTO RESIDENTIAL-LOW

STAFF RECOMMENDATION: APPROVE

Background

2026 North Main is a one acre lot on the north end of Main Street. Currently, there is a home that is on the Centerville Significant Sites List on this property, which the applicant plans on preserving. A LDS Church is across the street to the north, and Reading Elementary is close by across Main Street to the west.

The applicant's desire to re-zone this property is to develop the one acre parcel into four (4) lots, which would be allowed at a R-L zoning density, at four units per acre.



Factors to be considered, CZC 12-21-080(e)

1. Whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives and policies of the General Plan;

This parcel lies on Neighborhood 3, Northeast Centerville, General Plan Section 12-480-4.

Its Residential Policies are:

- a. To maintain compatibility with the style of development presently existing in this area, all future residential development in northeast Centerville should be low density single family.
- b. Northeast Centerville is located almost entirely on the foothills of the Wasatch Mountains. Low density residential development will have the least impact on these sensitive

The “base density” of Centerville is at 4 units per acre [GP 12-480-5], which would keep this property at base density for the city.

2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

While there are still many Agricultural-Low parcels on the west side of Main Street and on the lower half of this neighborhood, this area of Neighborhood 3 is primarily R-L. This parcel is the last remaining Agricultural Low spot on 2050 North. It is remaining low-density at R-L, in a majority A-L and R-L neighborhood, which maintains the character of development throughout this half of the city.



3. The extent to which the proposed Zoning Map amendment may adversely affect adjacent property;

There is no evidence to suggest that rezoning this property would adversely affect other properties in the area.

4. For proposed Zoning Map amendments, the adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and waste water and refuse collection.

This property is located in the Hillside Overlay District, so adequate care should be taken in regards to grading and drainage, but there is no reason to believe there would be any

cause for alarm on this property when following Hillside Zoning appropriately, and working with the City Engineer and Public Works.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion for the Planning Commission to RECOMMEND APPROVAL of the Zone Map Amendment of 2026 North Main Street from Agricultural-Low to Residential-Low.

SUGGESTED REASONS FOR THE ACTION:

1. A zone map amendment of this parcel is consistent with the General Plan for Neighborhood 3, Northeast Neighborhood. [12-48-4].
2. The Planning Commission finds that the preferred base density for all of Centerville is a low density of 4 units/acre, which is consistent with the R-L request (*see 12-480-5, Residential Densities/Development*).

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/14/2017**

Item No. 2

Short Title: Public Hearing – Preliminary Subdivision, Final Site Plan – Parrish Creek Planned Development, 1030 North 950 West

Initiated By: Roy Swalberg, Tom Stuart Construction, Applicant

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan and Preliminary Subdivision for the Parrish Creek Planned Development at 1030 North 950 West

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report Parrish Creek Final Site Plan and Preliminary Subdivision
- ☐ Final Site Plan
- ☐ Landscaping Plan
- ☐ Preliminary Plat
- ☐ Arch Renderings
- ☐ Arch Renderings
- ☐ Arch Renderings

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER:	TOM STUART 360 N 700 W SUITE G NORTH SALT LAKE, UT 84054 TOM@TOMSTUART.COM
APPLICANT:	ROY SWALBERG ROY@TOMSTUART.COM SEE PROPERTY OWNER ADDRESS
PROPERTY LOCATION:	APPROX. 1030 N 950 WEST
PARCEL SIZE:	16.13
ZONING DISTRICT:	I-H/ PDO OVERLAY
APPLICATION:	FINAL SITE PLAN PRELIMINARY SUBDIVISION
STAFF RECOMMENDATION:	APPROVAL OF SITE PLAN AND PRELIMINARY SUBDIVISION WITH CONDITIONS

Background

On March 8th, the Conceptual Site Plan and Conceptual Subdivision for the Parrish Creek Business Park were accepted by the Planning Commission, along with a recommendation for their PDO Approval by City Council, which was then approved by the Council on March 21st. As approved in the PDO, this proposed development will include offices and warehouse spaces in a business park/campus style layout, with pedestrian walkways, wetlands, and prominent landscaping throughout. The Preliminary Subdivision application will break this site up into four (4) separate lots, with a wide, landscaped cul-de-sac running north-south down the site.



FINAL SITE PLAN –

Some minor changes were made to the layout and site plan since the Conceptual Site Plan. The southeastern buildings (Previously E and F) have been combined into one larger Building E on Lot 4, and Building B's building footprint has been shrunk to a smaller pad and converted to mostly office instead of warehouse. Staff did not think these changes were significant enough to necessitate an amendment to the PDO.

Development Standards –

All were in compliance at Conceptual except the condition of the Building A at 57,000 square feet. The enlargement of Building A was approved with the PDO acceptance to be maximum of 57,000 square feet. [While this is marked at 59,000 SF on the Building footprint, it is noted in the Project Information that it is in fact 57,000 SF]

Architecture

Renderings and elevations have been provided showing the concepts of the architecture. It is also stated in their narrative that Protective Covenants shall be provided to maintain architectural control and integrity of the project. As stated in their narrative, "These covenants would include and assure uniform and consistent style and design of building, the approved color scheme for building, the landscaping design features and amenities as well as any other essential elements of the project any tenants or subsequent owners to the compliance of these recorded design standards and architectural covenants". These protective covenants shall be submitted and reviewed during the Review of their Final Subdivision Plat.

Parking Requirements – 12.52.

There are two uses on this site; Office and warehouse. The two parking calculations are as follows:

Office = 1 space per 200 SF

Warehouse and wholesale = 1 per 1,000 SF

Building & Use in SF	Needed	Provided	Compliance
A = Office = 8,800 SF Warehouse = 48,200 SF	44 + 48 = 92	93	Yes
B = Office = 20,246	101 + 87 = 188	B + C = 197	Yes
C = Office = 17,396			Yes
D = Office = 17,396	87	87	Yes
E = Office = 15,000 SF Warehouse = 20,099 SF	75 + 20 = 95	95	Yes
Total Needed	462		
Total Provided		472	

There is more than adequate parking on for this development per site.

Landscaping 12-51

Required Landscaping Summary, Chapter 12-51				
Guidelines	Required	Required On Site	Provided	Compliance
Total Area Landscaping	10%	70,262 SF	139,575 (19.8%)	Yes
Total Required Trees	1 Tree per 500 square feet of landscaping	$70,262 / 500 = 140$	203	Yes
Trees for Street Frontage	1 per 25 linear feet	$\sim 540 / 25 \times 2 = 43$	>60	Yes
Building Frontage/Foundation	50%	50% per building	50-75% per building	Yes
Total Interior Parking Lot Landscaping	5%	5% per site	TBD	Likely
Total Interior Parking Lot Trees and Shrubs	For every 6 required stalls: 1 tree	$462 / 6 = 79$	203	Yes
	For every 6 required stalls: 2 shrubs	$(462 / 6) \times 2 = 158$	963	Yes

This site has well above our standards and requirement for trees, shrubs and improved landscaping on site. It is also noted on their plan that 88% of their landscaping is drought tolerant.

There is some discrepancy as to which party would maintain the landscaping in the median of the cul-de-sac. Public Works also may have an issue with the placement of many of the trees along the curb and gutter, and also along 1000 North. This needs to be established and corrected if necessary prior to Building Permit issuance.

Pedestrian Pathways and Sidewalks

There is also some discussion as to the pathways, pedestrian walkways, and bridges on the property and throughout the site. Right now they have proposed wooden walkways with rails over the wetlands areas, near the middle of the site around the cul-de-sac. Staff recommends either in addition to or instead of these internal wooden walkways, connecting to the 1250 West bridge which then leads to the Legacy Trail, as stated they would in their Development Narrative as submitted on during the Conceptual phase. ("Developer would also commit to tying walk way in the South West corner of the property into 1250

north which has a sidewalk on the bridge crossing Legacy Parkway to allow foot traffic to access the legacy parkway trail".) This connection was noted on their Conceptual Plan, but not on the Final Site Plan. As it stands in the Final Site Plan, the sidewalk on the southwestern edge of their plan is a sidewalk to nowhere.

PRELIMINARY SUBDIVISION

For this subdivision, the PDO approval allowed a cul-de-sac over 500 feet, and a maximum building size for Building A at 57,000 square feet, which are not allowed under normal Subdivision standards in industrial zones. .

While at Conceptual Subdivision, the Conceptual Plat showed five (5) lots, it is now being reduced to four (4).

Landscaping – Development Standards per Lot

Lot number	% Landscaping ***	Compliance
Lot 1 (Building A)	24%	Yes
Lot 2 (Building E)	23%	Yes
Lot 3 (Building D)	7%	Yes (with wetlands)
Lot 4 (Building B & C)	20%	Yes

*** Landscaping percentages do NOT include wetlands area, only "improved landscape" area. All of these percentages would be much greater when factoring in wetlands area per site, particularly Lot 3, which has almost 50% of the site occupied by wetlands. [See Site Plan and Landscaping Plan for details].

Grading and Drainage

Their biggest challenge for this Plat lies in the soils report findings and need for reevaluation for current conditions of compaction and soil standards. The soils report submitted by the applicant was from the previous owner's application from 2014, and therefore needs to be redone and resubmitted to Staff. There is concern with the City Engineer and Public Works over the compaction of the soils and the amount of time since the last soils report was completed. The applicant will need to resubmit a soils report with current conditions and appropriate action for the development.

Drainage issues regarding landscaping and the new possible trail system connections will also need to be addressed and approved by the City Engineer.

PLANNING STAFF RECOMMENDATIONS

Motion One, Regarding the Final Site Plan:

PROPOSED MOTION: I hereby make a motion for the Planning Commission to **APPROVE** the Final Site Plan for Parrish Creek Business Park at 1030 North 950 West, with the following directives:

1. The Final Site Plan is conditioned upon providing an updated soils report and geological survey, to be deemed acceptable by the City Engineer.
2. The Developer is to provide verification of the correct landscaping calculations per site and 5% internal parking lot landscaping, shall be checked by staff prior to issuance of any Building Permit.
3. The Developer is to reconsider/adjust the placement of trees and submit an amended landscaping plan to satisfy the standards and desires of Public Works, City Engineer, Davis County regarding the flood control areas and along the curb lines of the public street – street tree must be at least 6 ½ feet depth away from any street curb line.
4. The Developer/owner or future owners shall be responsible for maintaining the landscaped median, such condition shall be addressed with any subdivision approval or prior to issuance of any Building Permit.
5. The expected Pedestrian pathways and connections shall be provided as stated in the developer's narrative, or as amended and approved by the Planning Commission. Any related easements shall be noted on the site plan/subdivision plat. Any changes or related elements shall be deemed acceptable by City Staff.
6. Any detailed drainage issues shall be addressed to meet the standards of the City Engineer or Davis County and part of the development's construction drawings.
7. The developer shall obtain needed Davis County Flood Control Permit and provide any related access and maintenance easements.
8. Any signage for the property shall be in accordance with CZC 12-54 and will be reviewed by Staff during Building Permit review.
9. All Utility Provider sheets shall be signed and submitted to the City, prior to the issuance of any Building Permit.

REASONS FOR ACTION

- a) The Final site plan submittal has adequately shown how the property may be developed (CZC 12-21-110(e)).
- b) The development appears to be consistent with the goals and objectives found within the Centerville City General Plan. 12-480-3
- c) The Final Site Plan that has been submitted depicts how the site could be appropriately developed and complies with the applicable provisions of the Industrial – High Zone and their Planned Development Overlay approval, as approved on March 21st, 2017 by the City Council.

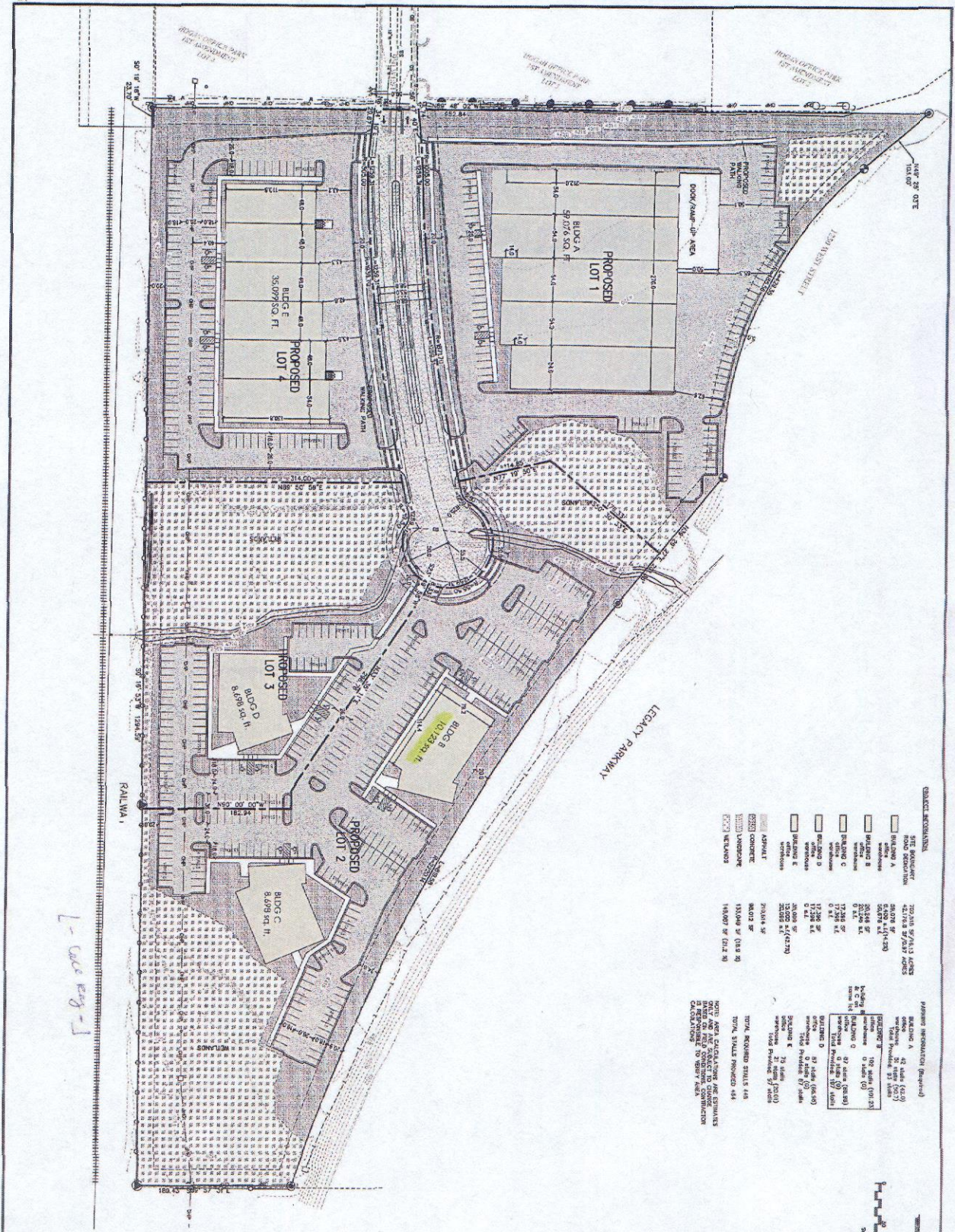
Motion Two, regarding the Preliminary Subdivision:

PROPOSED MOTION: I hereby make a motion for the Planning Commission to **APPROVE** the Preliminary Subdivision Plat for The Parrish Creek Business Park, located at 1030 North 950 West, subject to the following conditions:

1. An updated soils report and geological survey must be resubmitted to the City before the review of the Final Subdivision Plat.
2. Subdivision approval is subject the payment of bonds and fees as required by the City.
3. Protective Covenants shall be prepared and submitted to protect the architectural integrity of the property and site as a part of Final Subdivision approval.
4. Final Subdivision Plans must be submitted in accordance with Municipal Code Title 15.
5. Final Subdivision Plans will need approval of the City Council.
6. Final Subdivision Plat should note the conditions of the Planned Development Overlay, as approved by the City Council on March 21st, 2017.

Suggested Reasons for the Action (Findings):

- a) The Preliminary subdivision appears to be consistent with the General Plan
- b) Adequately meets Subdivision Ordinance Standards in the Municipal Code, Title 15.03. The applicable review standards of the Subdivision Ordinance pertaining to a Preliminary Subdivision application have been reviewed and directives established to allow the proposal to proceed to preliminary subdivision plan submittal.
- c) Preliminary Subdivision Plat follows the conditions stated in their Planned Development Overlay, as approved by the City Council on March 21st, 2017.



L-see pg-5

EXISTING REQUIREMENTS

EXISTING ROAD	202,018 sq. ft. (4.63 acres)
EXISTING PAVEMENT	202,018 sq. ft. (4.63 acres)
EXISTING SIDEWALK	202,018 sq. ft. (4.63 acres)
EXISTING CURB	202,018 sq. ft. (4.63 acres)
EXISTING DRAINAGE	202,018 sq. ft. (4.63 acres)
EXISTING UTILITIES	202,018 sq. ft. (4.63 acres)
EXISTING LANDSCAPE	202,018 sq. ft. (4.63 acres)
EXISTING TREES	202,018 sq. ft. (4.63 acres)
EXISTING FENCES	202,018 sq. ft. (4.63 acres)
EXISTING SIGNAGE	202,018 sq. ft. (4.63 acres)
EXISTING LIGHTING	202,018 sq. ft. (4.63 acres)
EXISTING SECURITY	202,018 sq. ft. (4.63 acres)
EXISTING ACCESS	202,018 sq. ft. (4.63 acres)
EXISTING EGRESS	202,018 sq. ft. (4.63 acres)
EXISTING PARKING	202,018 sq. ft. (4.63 acres)
EXISTING LOADING	202,018 sq. ft. (4.63 acres)
EXISTING STORAGE	202,018 sq. ft. (4.63 acres)
EXISTING OFFICE	202,018 sq. ft. (4.63 acres)
EXISTING WAREHOUSE	202,018 sq. ft. (4.63 acres)
EXISTING MANUFACTURING	202,018 sq. ft. (4.63 acres)
EXISTING DISTRIBUTION	202,018 sq. ft. (4.63 acres)
EXISTING RETAIL	202,018 sq. ft. (4.63 acres)
EXISTING RESIDENTIAL	202,018 sq. ft. (4.63 acres)
EXISTING COMMERCIAL	202,018 sq. ft. (4.63 acres)
EXISTING INDUSTRIAL	202,018 sq. ft. (4.63 acres)
EXISTING AGRICULTURAL	202,018 sq. ft. (4.63 acres)
EXISTING RECREATION	202,018 sq. ft. (4.63 acres)
EXISTING EDUCATION	202,018 sq. ft. (4.63 acres)
EXISTING HEALTHCARE	202,018 sq. ft. (4.63 acres)
EXISTING GOVERNMENT	202,018 sq. ft. (4.63 acres)
EXISTING OTHER	202,018 sq. ft. (4.63 acres)

PROPOSED REQUIREMENTS

PROPOSED ROAD	202,018 sq. ft. (4.63 acres)
PROPOSED PAVEMENT	202,018 sq. ft. (4.63 acres)
PROPOSED SIDEWALK	202,018 sq. ft. (4.63 acres)
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PROPOSED LOADING	202,018 sq. ft. (4.63 acres)
PROPOSED STORAGE	202,018 sq. ft. (4.63 acres)
PROPOSED OFFICE	202,018 sq. ft. (4.63 acres)
PROPOSED WAREHOUSE	202,018 sq. ft. (4.63 acres)
PROPOSED MANUFACTURING	202,018 sq. ft. (4.63 acres)
PROPOSED DISTRIBUTION	202,018 sq. ft. (4.63 acres)
PROPOSED RETAIL	202,018 sq. ft. (4.63 acres)
PROPOSED RESIDENTIAL	202,018 sq. ft. (4.63 acres)
PROPOSED COMMERCIAL	202,018 sq. ft. (4.63 acres)
PROPOSED INDUSTRIAL	202,018 sq. ft. (4.63 acres)
PROPOSED AGRICULTURAL	202,018 sq. ft. (4.63 acres)
PROPOSED RECREATION	202,018 sq. ft. (4.63 acres)
PROPOSED EDUCATION	202,018 sq. ft. (4.63 acres)
PROPOSED HEALTHCARE	202,018 sq. ft. (4.63 acres)
PROPOSED GOVERNMENT	202,018 sq. ft. (4.63 acres)
PROPOSED OTHER	202,018 sq. ft. (4.63 acres)

PROPOSED BUILDING INFORMATION (Proposed)

BUILDING A	59,076 sq. ft. (1.35 acres)
BUILDING B	10,123 sq. ft. (0.23 acres)
BUILDING C	8,099 sq. ft. (0.18 acres)
BUILDING D	8,158 sq. ft. (0.19 acres)
BUILDING E	35,079 sq. ft. (0.80 acres)
BUILDING F	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	145,614 sq. ft. (3.35 acres)

PROPOSED PARKING INFORMATION (Proposed)

PARKING LOT 1	10,123 sq. ft. (0.23 acres)
PARKING LOT 2	8,099 sq. ft. (0.18 acres)
PARKING LOT 3	8,158 sq. ft. (0.19 acres)
PARKING LOT 4	35,079 sq. ft. (0.80 acres)
PARKING LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED LANDSCAPE INFORMATION (Proposed)

LANDSCAPE LOT 1	10,123 sq. ft. (0.23 acres)
LANDSCAPE LOT 2	8,099 sq. ft. (0.18 acres)
LANDSCAPE LOT 3	8,158 sq. ft. (0.19 acres)
LANDSCAPE LOT 4	35,079 sq. ft. (0.80 acres)
LANDSCAPE LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED UTILITIES INFORMATION (Proposed)

UTILITIES LOT 1	10,123 sq. ft. (0.23 acres)
UTILITIES LOT 2	8,099 sq. ft. (0.18 acres)
UTILITIES LOT 3	8,158 sq. ft. (0.19 acres)
UTILITIES LOT 4	35,079 sq. ft. (0.80 acres)
UTILITIES LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED ACCESS INFORMATION (Proposed)

ACCESS LOT 1	10,123 sq. ft. (0.23 acres)
ACCESS LOT 2	8,099 sq. ft. (0.18 acres)
ACCESS LOT 3	8,158 sq. ft. (0.19 acres)
ACCESS LOT 4	35,079 sq. ft. (0.80 acres)
ACCESS LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED EGRESS INFORMATION (Proposed)

EGRESS LOT 1	10,123 sq. ft. (0.23 acres)
EGRESS LOT 2	8,099 sq. ft. (0.18 acres)
EGRESS LOT 3	8,158 sq. ft. (0.19 acres)
EGRESS LOT 4	35,079 sq. ft. (0.80 acres)
EGRESS LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED PARKING INFORMATION (Proposed)

PARKING LOT 1	10,123 sq. ft. (0.23 acres)
PARKING LOT 2	8,099 sq. ft. (0.18 acres)
PARKING LOT 3	8,158 sq. ft. (0.19 acres)
PARKING LOT 4	35,079 sq. ft. (0.80 acres)
PARKING LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED LOADING INFORMATION (Proposed)

LOADING LOT 1	10,123 sq. ft. (0.23 acres)
LOADING LOT 2	8,099 sq. ft. (0.18 acres)
LOADING LOT 3	8,158 sq. ft. (0.19 acres)
LOADING LOT 4	35,079 sq. ft. (0.80 acres)
LOADING LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED STORAGE INFORMATION (Proposed)

STORAGE LOT 1	10,123 sq. ft. (0.23 acres)
STORAGE LOT 2	8,099 sq. ft. (0.18 acres)
STORAGE LOT 3	8,158 sq. ft. (0.19 acres)
STORAGE LOT 4	35,079 sq. ft. (0.80 acres)
STORAGE LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED OFFICE INFORMATION (Proposed)

OFFICE LOT 1	10,123 sq. ft. (0.23 acres)
OFFICE LOT 2	8,099 sq. ft. (0.18 acres)
OFFICE LOT 3	8,158 sq. ft. (0.19 acres)
OFFICE LOT 4	35,079 sq. ft. (0.80 acres)
OFFICE LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED WAREHOUSE INFORMATION (Proposed)

WAREHOUSE LOT 1	10,123 sq. ft. (0.23 acres)
WAREHOUSE LOT 2	8,099 sq. ft. (0.18 acres)
WAREHOUSE LOT 3	8,158 sq. ft. (0.19 acres)
WAREHOUSE LOT 4	35,079 sq. ft. (0.80 acres)
WAREHOUSE LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED MANUFACTURING INFORMATION (Proposed)

MANUFACTURING LOT 1	10,123 sq. ft. (0.23 acres)
MANUFACTURING LOT 2	8,099 sq. ft. (0.18 acres)
MANUFACTURING LOT 3	8,158 sq. ft. (0.19 acres)
MANUFACTURING LOT 4	35,079 sq. ft. (0.80 acres)
MANUFACTURING LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED DISTRIBUTION INFORMATION (Proposed)

DISTRIBUTION LOT 1	10,123 sq. ft. (0.23 acres)
DISTRIBUTION LOT 2	8,099 sq. ft. (0.18 acres)
DISTRIBUTION LOT 3	8,158 sq. ft. (0.19 acres)
DISTRIBUTION LOT 4	35,079 sq. ft. (0.80 acres)
DISTRIBUTION LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED RETAIL INFORMATION (Proposed)

RETAIL LOT 1	10,123 sq. ft. (0.23 acres)
RETAIL LOT 2	8,099 sq. ft. (0.18 acres)
RETAIL LOT 3	8,158 sq. ft. (0.19 acres)
RETAIL LOT 4	35,079 sq. ft. (0.80 acres)
RETAIL LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED RESIDENTIAL INFORMATION (Proposed)

RESIDENTIAL LOT 1	10,123 sq. ft. (0.23 acres)
RESIDENTIAL LOT 2	8,099 sq. ft. (0.18 acres)
RESIDENTIAL LOT 3	8,158 sq. ft. (0.19 acres)
RESIDENTIAL LOT 4	35,079 sq. ft. (0.80 acres)
RESIDENTIAL LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED COMMERCIAL INFORMATION (Proposed)

COMMERCIAL LOT 1	10,123 sq. ft. (0.23 acres)
COMMERCIAL LOT 2	8,099 sq. ft. (0.18 acres)
COMMERCIAL LOT 3	8,158 sq. ft. (0.19 acres)
COMMERCIAL LOT 4	35,079 sq. ft. (0.80 acres)
COMMERCIAL LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED INDUSTRIAL INFORMATION (Proposed)

INDUSTRIAL LOT 1	10,123 sq. ft. (0.23 acres)
INDUSTRIAL LOT 2	8,099 sq. ft. (0.18 acres)
INDUSTRIAL LOT 3	8,158 sq. ft. (0.19 acres)
INDUSTRIAL LOT 4	35,079 sq. ft. (0.80 acres)
INDUSTRIAL LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED AGRICULTURAL INFORMATION (Proposed)

AGRICULTURAL LOT 1	10,123 sq. ft. (0.23 acres)
AGRICULTURAL LOT 2	8,099 sq. ft. (0.18 acres)
AGRICULTURAL LOT 3	8,158 sq. ft. (0.19 acres)
AGRICULTURAL LOT 4	35,079 sq. ft. (0.80 acres)
AGRICULTURAL LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED RECREATION INFORMATION (Proposed)

RECREATION LOT 1	10,123 sq. ft. (0.23 acres)
RECREATION LOT 2	8,099 sq. ft. (0.18 acres)
RECREATION LOT 3	8,158 sq. ft. (0.19 acres)
RECREATION LOT 4	35,079 sq. ft. (0.80 acres)
RECREATION LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED EDUCATION INFORMATION (Proposed)

EDUCATION LOT 1	10,123 sq. ft. (0.23 acres)
EDUCATION LOT 2	8,099 sq. ft. (0.18 acres)
EDUCATION LOT 3	8,158 sq. ft. (0.19 acres)
EDUCATION LOT 4	35,079 sq. ft. (0.80 acres)
EDUCATION LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED HEALTHCARE INFORMATION (Proposed)

HEALTHCARE LOT 1	10,123 sq. ft. (0.23 acres)
HEALTHCARE LOT 2	8,099 sq. ft. (0.18 acres)
HEALTHCARE LOT 3	8,158 sq. ft. (0.19 acres)
HEALTHCARE LOT 4	35,079 sq. ft. (0.80 acres)
HEALTHCARE LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED GOVERNMENT INFORMATION (Proposed)

GOVERNMENT LOT 1	10,123 sq. ft. (0.23 acres)
GOVERNMENT LOT 2	8,099 sq. ft. (0.18 acres)
GOVERNMENT LOT 3	8,158 sq. ft. (0.19 acres)
GOVERNMENT LOT 4	35,079 sq. ft. (0.80 acres)
GOVERNMENT LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PROPOSED OTHER INFORMATION (Proposed)

OTHER LOT 1	10,123 sq. ft. (0.23 acres)
OTHER LOT 2	8,099 sq. ft. (0.18 acres)
OTHER LOT 3	8,158 sq. ft. (0.19 acres)
OTHER LOT 4	35,079 sq. ft. (0.80 acres)
OTHER LOT 5	35,079 sq. ft. (0.80 acres)
TOTAL PROPOSED	96,538 sq. ft. (2.21 acres)

PARRISH CREEK
PROJECT ADDRESS

OVERALL SITE PLAN

CIR
ENGINEERING, L.L.C.

3032 SOUTH 1030 WEST, SUITE 202
S.C. 29119 - 801-945-6295

REVISIONS

NO.	REVISIONS	BY	DATE
1	PROJECT ENGINEER: SOT		

SHEET NO. **C1.0**

PROJECT NO. **1000**

DATE **10/09/17**

BY **10/09/17**

PARRISH CREEK
PROJECT ADDRESS

OVERALL SITE PLAN

REVISIONS

NO.	REVISIONS	BY	DATE
1	PROJECT ENGINEER: SOT		





PARRISH CREEK

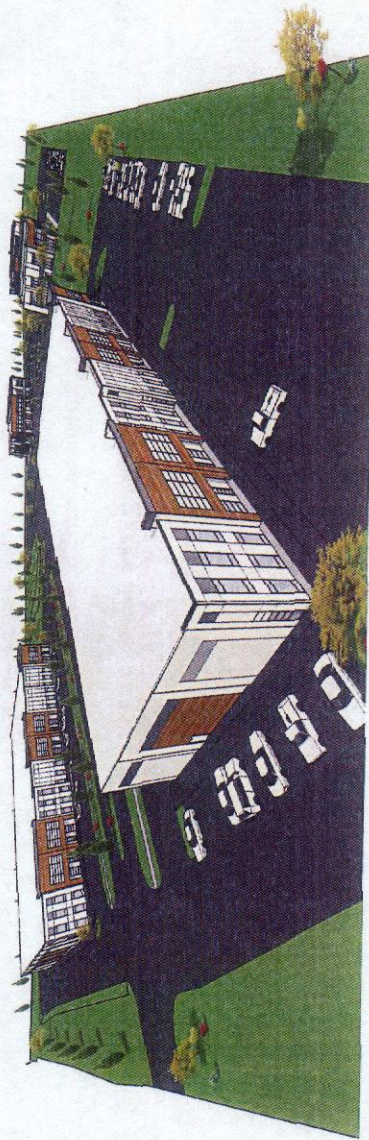
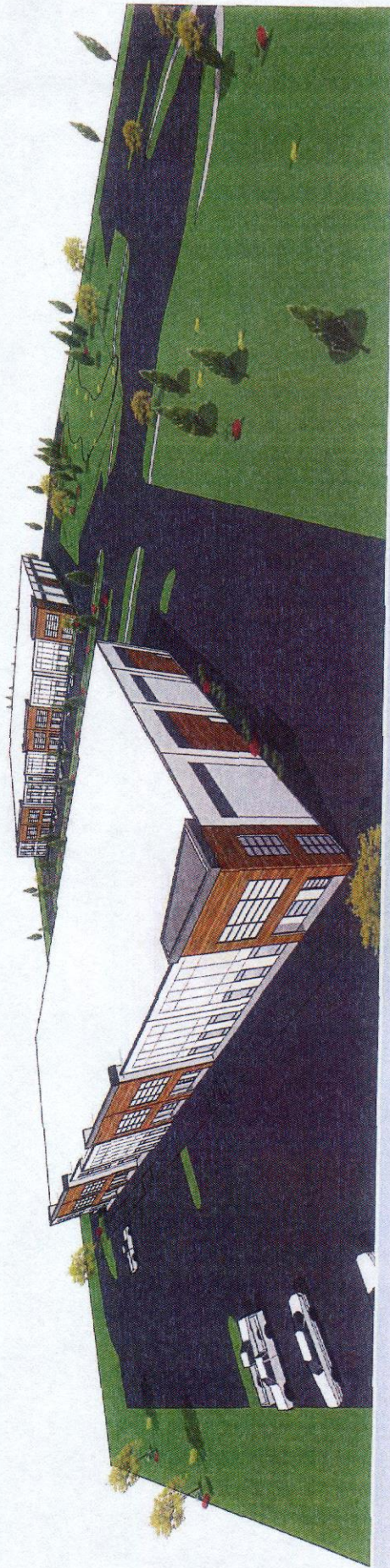
OVERALL LANDSCAPE PLAN

1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

Foresite
Design Group, L.C.

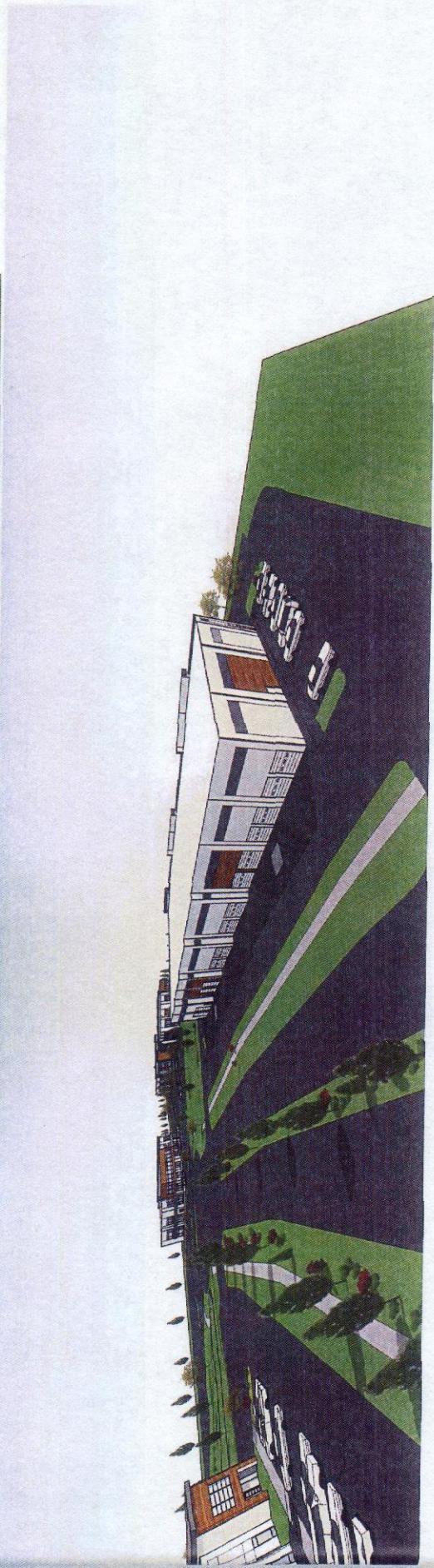
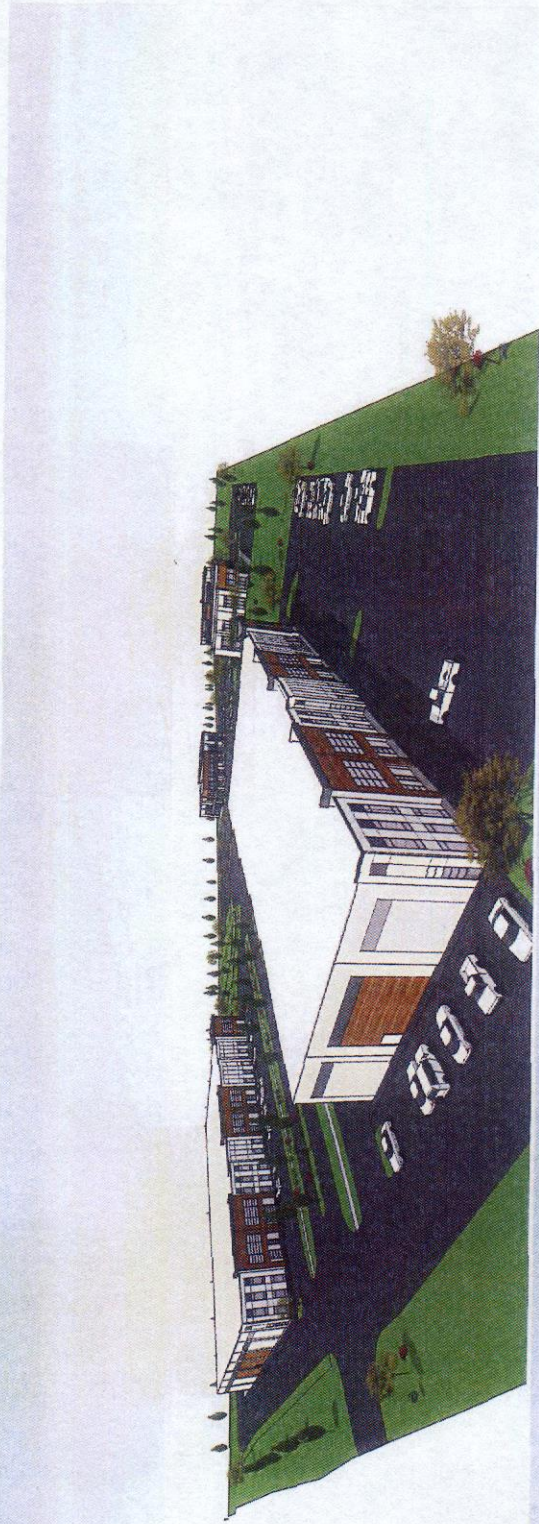
PLANNING, LANDSCAPE
ARCHITECTURE & SITE
DESIGN SERVICES
14000 NORTH CREEK DRIVE
DRAPER, UTAH 84020
PHONE 801.541.7666
www.foresitedesign.com

NO.	REVISIONS
1	ISSUED FOR BIDDING



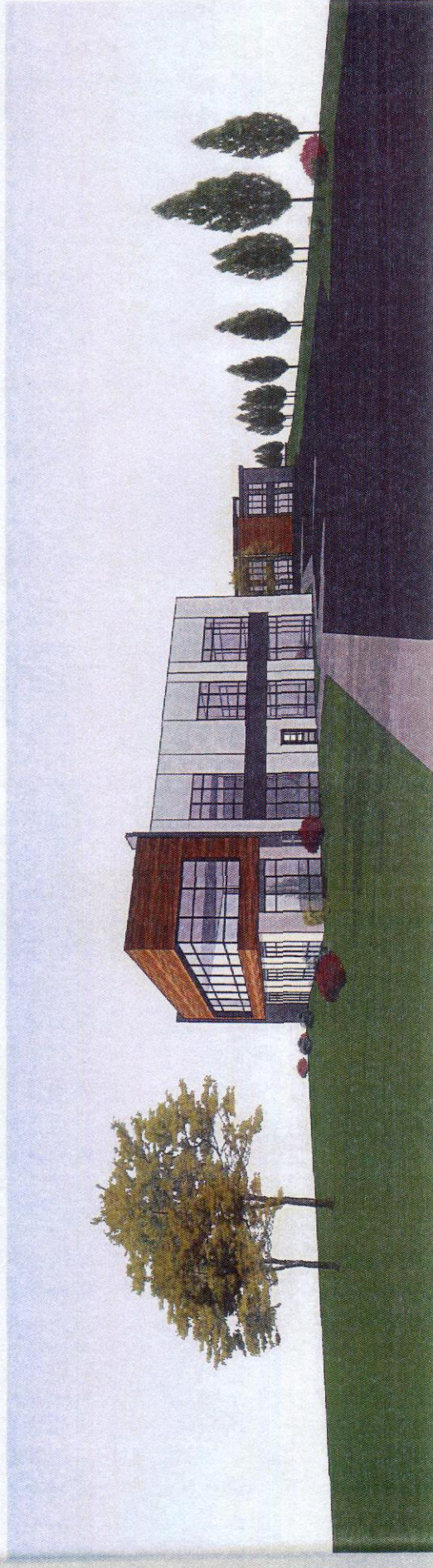
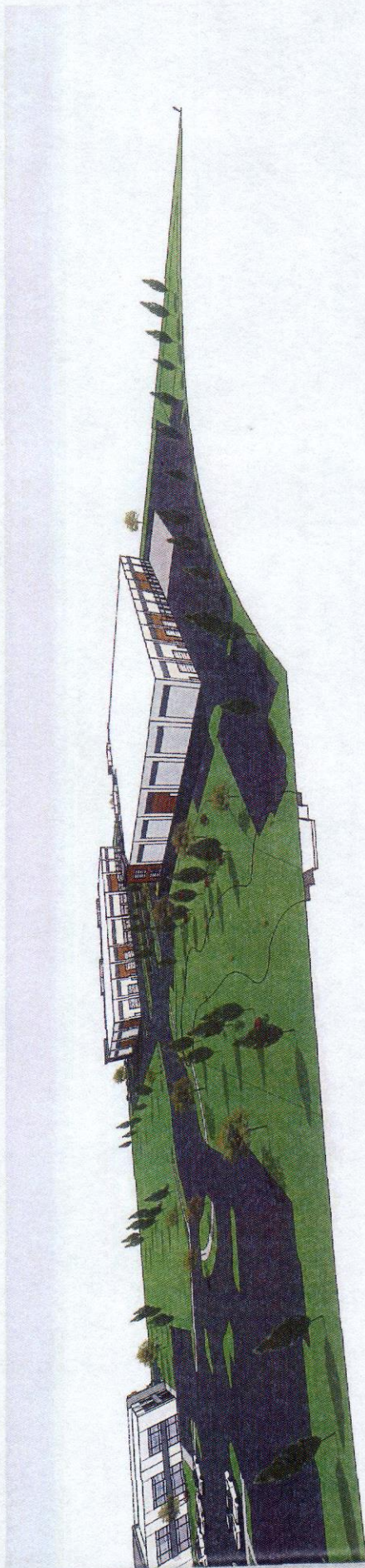
aeurbia
architects and engineers

PARRISH CREEK OFFICE/SPEC WAREHOUSE
Salt Lake City, Utah



ae urbia
architects and engineers

PARRISH CREEK OFFICE/SPEC WAREHOUSE
Salt Lake City, Utah



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architects and engineers

PARRISH CREEK OFFICE/SPEC WAREHOUSE
Salt Lake City, Utah



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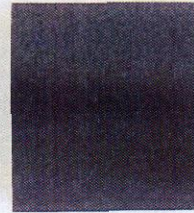
PARRISH CREEK OFFICE/SPEC WAREHOUSE
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Front Elevation Material View

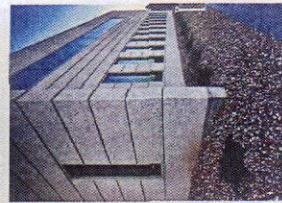
- WOOD RAIN SCREEN MATERIAL
- BLACK STOREFRONT WITH GREY TINTED LOW E GLAZING
- LIGHT GREY PAINTED CONCRETE TILT UP PANEL
- LIGHT GAUGE METAL FRAMING WITH VERTICAL SEAM BRAKE METAL SKIN
- MEDIUM GREY PAINTED CONCRETE TILT UP PANEL



1. Black Storefront



2. Matching Black Brake Metal Flashing



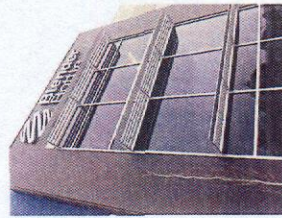
3. Typical Panel reveals (Image for reference only)



4. Canopy Design Concept (Image for reference only)



5. Canopy Design Concept (Image for reference only)



6. Typical Sack and Patched Concrete Tilt-Up Painted surface (Image for reference only)

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Salt Lake City, Utah

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/14/2017**

Item No. 3.

Short Title: Public Hearing – Zone Text Amendment – "Construction Sales and Service" in C-M

Initiated By: City Council

Scheduled Time: 7:50

SUBJECT

LEGISLATIVE DECISION

Consider the proposed zone text amendment to allow "Construction Sales and Service" as a Permitted use in Commercial-Medium Zones.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ PC Staff Report Zone Text Amendment for Construction Sales & Service in the C-M Zone

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: **CENTERVILLE CITY COUNCIL
C/O MAYOR PAUL CUTLER
250 NORTH MAIN STREET
CENTERVILLE CITY, UT 84014**

APPLICATION: **ZONING ORDINANCE TEXT AMENDMENT**

APPLICANT REQUEST: **AMEND THE ZONING CODE TO ALLOW
“CONSTRUCTION SALES AND SERVICE” IN THE
COMMERCIAL MEDIUM (C-M) ZONE, AS A
PERMITTED OR CONDITIONAL USE**

RECOMMENDATION: **A “NONALIGNED” STAFF RECOMMENDATION**

BACKGROUND

The City Council recently directed staff and the Planning Commission to consider and evaluate whether “Construction Sales and Services” ought to be allowed in the Commercial-Medium (C-M) Zones. It is staff’s understanding that the current Fire Station, located on South Main Street (*located in a C-M District*) may be moved to another location and that a potential construction contractor business desires to acquire the existing station and reuse the facility for their business. Nonetheless, the Planning Commission ought to primarily focus on whether this type of use is consistent with the City’s General Plan, the neighborhood plans where the C-M Zone exists, and also whether it is consistent with the purpose of the C-M Zone.

STAFF’S OVERVIEW SUMMARY OF APPLICABLE LAND USE PROVISIONS

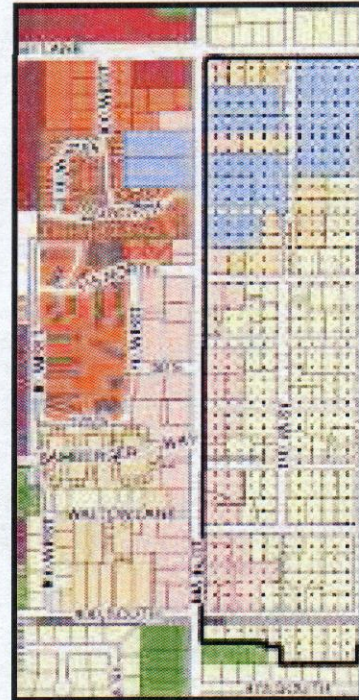
Construction Sales and Service: An establishment engaged in the retail or wholesale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lot or parcel other than a construction site. Typical uses include lumber yards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards (CZC 12.12 Definitions).

C-M Zone Purpose: The purpose of the C-M Zone is to provide areas for commercial activities and professional offices which have less than 10,000 square feet of floor area. This zone is intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development (CZC 12.30.d).

C-M Zone Special Regulations - Use Within an Enclosed Building: Each use in a commercial zone specified on the Table of Uses shall be conducted within a fully-enclosed building except:

- 1) Parking of motor vehicles; and
- 2) Outside activities authorized by a provision of this Title, or a permit or plan approved pursuant to this Title. When such outdoor storage is authorized, such storage shall be located at least 50 feet from any residential zone boundary (CZC 12.34.080).

C-M Zone Locations: As depicted on the City's Zoning Map, the C-M District locations are quite limited in Centerville. They are only located within the South Main Street Corridor area, along Main Street, from Parrish Lane to Porter Lane (see map at right – areas in light red/pink).



TEXT AMENDMENT REVIEW AND ANALYSIS (12.21.080.e)

Zone Map Amendments - Pursuant to the City's Zoning Ordinance, the "decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in Section 12.21.060.a.1.B. Additionally, Section 12.21.80.e. lists one (1) criterion for considering a text amendment petition. The following is a summary of staff's review of the matter:

1. Is the proposed text or map amendment consistent with the goals, objectives and policies of the City's General Plan?

Main Street Commercial Area. The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded as the traditional commercial center of Centerville, though in reality it never became a strong focal point. The Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years. Restoration or revitalization should be encouraged (GP 12-430-2.2).

Main Street Commercial Area: The area on Main Street between 400 North (Parrish Lane) and 400 South (Porter Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a strong focal point. The present structure of commercial development with its numerous individual properties, small

frontages, short setbacks, and older buildings tends to work against the possibility of any large scale, unified commercial development.

1. The Main Street commercial area shall be allowed to remain as a convenience and specialty shopping area. To encourage any larger scale commercial development would be detrimental to surrounding residential areas and to the future function ability of Main Street as an arterial road.
2. The Main Street commercial area is old and somewhat deteriorating. Significant commercial viability is not likely to occur unless some type of restoration or revitalization is encouraged. Centerville City should seriously consider the preparation of a revitalization plan for this area.
3. Future commercial development in the Main Street area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.
4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block east of Main Street (GP 12-480-2.2.b).

South Main Street Corridor-Wide Vision: GOAL 1 - Promote the South Main Street Corridor as the cultural, civic, and community heart of Centerville by providing a careful balance of land uses, which serve residents, businesses, and visitors. (GP 12-480-7). Also, it may be helpful to review the objectives associated with this goal.

- **Planning Staff Response:** The C-M Districts that are used in Centerville are all exclusively located adjacent to residential neighborhoods on both the east and west sides of the South Main Street Corridor. Historically along the South Main Street Corridor, it seems that past zoning code amendments have attempted to reduce land use conflicts such as car dealerships, vehicle repair, gas stations, car washes, and other similar uses by removing them from use list of the C-M Zone. These changes (*predominately in 2003*) seem to be consistent with the General Plan's objective to limit uses in the Main Street area to convenience and specialty shopping. A generalized review of uses along Main Street includes dental services, medical services, insurance agents, florist, and even a butcher shop, all of which are local services of needed by the local community at large.

Nonetheless, staff also recognizes that historically, vocational trades businesses have been or are currently located along Main Street. Examples such as a black smith shop (*see photo at City Hall*), Tingey Construction, Larsen Electric, and Cook Builders. Additionally, staff is of the opinion that C-M District along Main Street is likely larger use area than just limiting it to be used for dental, medical, and other like office space. Furthermore, general

retail and other specialized retail business have a tendency to locate near larger commercial centers. Thus, the General Plan objective to redevelop or revitalize the Main Street Commercial area may continue to be difficult and slow, despite the fairly recent adoption and adjustments of the South Main Street Overlay incentives. Therefore, staff believes that there are competing interests regarding Main Street, which is exclusively where the C-M District is applied by Zoning. These interests are:

- Redeveloping/revitalization of Main Street (*which was the attempt of the original South Main Street Corridor Overlay mixed-use incentives*)
- Carefully balancing C-M Zone uses with adjacent residential neighborhoods, and
- Recognizing historical use of Main Street that did previously consist of vocational trades offering their skills and services to the community.

ADDITIONAL REVIEW CONSIDERATIONS

Construction Sales & Service, Outdoor Storage – According to the use definition, it is expected that outdoor storage or storage yards are pertinent to the use. However, it is clear that the Zoning Code for the C-M Zone restricts/prohibits the use of outdoor storage within 50 feet of any residential zone boundary. Additionally, according to the City's General Plan objectives, the commercial areas along Main Street are limited to depth distance of ½ block (*see 12-480-2.2.b.4 & 12-480-3.2.a.4*).

From staff review of the zones along Main Street, the current average C-M zone depth is somewhere in the neighborhood of 200 feet. Consequently, the allowable and expected outdoor storage/yard locations for this particular use would be towards the middle to front of the lots along Main Street, rather than in the rear yard areas, due to the proximity to the residential neighborhoods. The middle and front lot areas would also compete with the needed buildings and parking lots, along with expected landscaping areas. Therefore, the feasibility of outdoor storage is quite limited and any such use will likely have to consider keeping equipment and supplies within an enclosed building (*CZC 12.34.080.d*).

Permitted vs. Conditional Use Allowance – As the Planning Commission is aware, there is an ongoing debate about using the conditional use process for approving land uses in a particular zoning district. As of late, the seemingly preferable method is being diligent with defining acceptable land uses and move towards to accepting them as “permitted” within a particular zoning category. This trending method eliminates that tension of allowing uses that may be more problematic and using the conditional use process to render them acceptable by implementing mitigating measures.

Nonetheless, staff believes that construction sales and services type uses do generally have a need to have outdoor storage and equipment yard areas. Whether it be lumber, garden supplies, or contractor equipment (*trucks, machinery, trade supplies, etc.*), by definition these accessory uses will likely be hampered or limited in scope by the C-M Zone restrictions. Thus, listing the use in a “permitted” category assumes at the most basic level that these accessory use needs are acceptable. “But are they?” is the question before the Commission.

It is staff's position that this base assumption regarding the use and its definition has a conflict with the code restriction when sites are adjacent to residential, which is primarily the issue along Main Street. This conflict will likely create tension during a permitted use or administrative approval. Therefore, it again raises that issue of whether to consider the proposed use mostly acceptable and utilize the conditional use process as a mitigation element or are the essential expectations of the proposed use not really compatible along the South Main Street Corridor?

PLANNING STAFF RECOMENDATION

Staff has concluded that there are several competing interests and there is not one (1) clearly defined position to take or at least a seemingly prominent preferable policy decision to adhere to. Therefore, staff is providing draft options to approve or deny the proposed Zone Text Amendment and allow the decision-making process to extract the preferable Commission recommendation to be made to the City Council. If staff was pushed to give an professional opinion, we would likely lean towards the denial option, primarily based on the use definition of the ordinance that conflicts with the outdoor storage restrictions of the C-M Zone, which zone district is being exclusively implemented along the South Main Street Corridor.

OPTION #1 - Suggested Motion for an amendment to the Centerville City Zoning Ordinance in regards to Chapter 12-36 – Tables of Uses Allowed – I hereby make a motion for the Planning Commission to recommend to the City Council, the following amendment to the Centerville City Zoning Ordinance:

CZC 12.36 (Table of Uses Allowed), shall be amended to allow “Construction Sales and Service” within the Commercial Medium (C-M) Zone to be allowed as a [select one]:

- ☐ ***Permitted Use, OR***
- ☐ ***Conditional Use***

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.B.
- b. The Planning Commission finds that the current use of C-M Zoning is limited to the South Main Street Corridor, from Parrish Lane to Porter Lane
- c. The Planning Commission finds that Main Street been regarded as the traditional commercial center of Centerville.
- d. The Planning Commission finds that historically, vocational trades businesses have been or are currently located along Main Street. Examples such as a black smith shop (*see photo at City Hall*), Tingey Construction, Larsen Electric, and Cook Builders.
- e. The Planning Commission finds that the Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years.
- f. The Planning Commission finds that the General Plan objective to redevelop or revitalize the Main Street Commercial area may continue to be difficult and slow, despite the South Main Street Overlay incentives.

- g. Therefore, the Planning Commission finds that opportunities to encourage restoration or revitalization ought to be permissible.

OPTION #2 - Suggested Motion for an amendment to the Centerville City Zoning Ordinance in regards to Chapter 12-36 – Tables of Uses Allowed – I hereby make a motion for the Planning Commission to recommend to the City Council **DENIAL** of the proposed amendment to allow “Construction Sales and Service” uses in the C-M Zone, for the following reasons:

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.B.
- b. The Planning Commission finds that the current use of C-M Zoning is limited to the South Main Street Corridor, from Parrish Lane to Porter Lane
- c. The Planning Commission finds that Main Street has been regarded as the traditional commercial center of Centerville, though in reality it never became a strong focal point.
- d. The Planning Commission finds that historically, vocational trades businesses have been or are currently located along Main Street. Examples such as a black smith shop (*see photo at City Hall*), Tingey Construction, Larsen Electric, and Cook Builders.
- e. The Planning Commission finds however that past zoning code amendments (*predominately in 2003*) have attempted to reduce land use conflicts such as car dealerships, vehicle repair, gas stations, car washes, and other similar uses by removing them from use list of the C-M Zone.
- f. The Planning Commission finds that these past changes seem to be consistent with the General Plan’s objective to limit uses in the Main Street area to convenience and specialty shopping.
- g. The Planning Commission finds that according to the use definition, it is expected that outdoor storage or storage yards are pertinent and expected for the use.
- h. The Planning Commission finds however that the Zoning Code regulation of the C-M Zone restricts/prohibits the use of outdoor storage within 50 feet of any residential zone boundary.
- i. The Planning Commission finds that according to the City’s General Plan objectives, the commercial areas along Main Street are limited to depth distance of ½ block.
- j. Therefore, the Planning Commission finds that the feasibility of outdoor storage is quite limited and any such use will likely have to keep equipment and supplies within an enclosed building, which is not in harmony of the definition of the “Construction Sales and Service” use expectations.
- k. The Planning Commission further finds that the C-M Zone purpose is intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development
- l. Therefore, the Planning Commission finds that the proposed “Construction Sales and Service” uses are not compatible with the locations where the C-M Zone is currently being utilized.