

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 AUGUST 9, 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. The full packet can also be viewed 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:

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

TBD

D. MINUTES REVIEW and ACCEPTANCE

7:10pm July 26th, 2017 (To be reviewed after scheduled items)

Minutes Review and Acceptance will be pushed to the END of this meeting, after scheduled items.

E. COMMISSION BUSINESS

7:10 1. Public Meeting - Parrish Creek Final Subdivision - 1030 North 950 West

ADMINISTRATIVE DECISION

Consider the proposed Final Subdivision Application for Parrish Creek Business Park at 1030 North 950 West.

7:25 2. Public Meeting - Pages Lane Commercial District Discussion

DISCUSSION

Pages Lane Commercial District Discussion with property and business owners of Pages Lane.

8:30 3. Community Development Director's Report

Upcoming :

Quick Quack Final Site Plan
Goodfellow/Tullius Barn Final Site Plan
The Bridge Community Church Final Site Plan & CUP
Legacy Crossing PDO Amendment – Parking Changes

8:35

4. City Council's Report
Text Amendment for Construction Sales and Service in C-M Zones - Tabled
Porter Lane Rezone to R-M (Bell Parcel) - Denied
5. Rescheduled: Legacy Commons Zoning Map Amendment and Conceptual Site Plan
Item was initially noticed however it will be rescheduled to a future Planning Commission Meeting.

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/9/2017**

Item No.

Short Title: July 26th, 2017 (To be reviewed after scheduled items)

Initiated By:

Scheduled Time: 7:10pm

SUBJECT

Minutes Review and Acceptance will be pushed to the END of this meeting, after scheduled items.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ July 26, 2017 PC meeting minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, July 26, 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

Gina Hirst

Logan Johnson

Becki Wright

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 Helgesen

MINUTES REVIEW AND APPROVAL

The minutes for the Planning Commission meeting held July 12, 2017 were reviewed and amended. Commissioner Hayman made a motion to approve the minutes as amended. Commissioner Hirst seconded the motion and it passed unanimously (7-0).

PUBLIC HEARING – CONCEPTUAL SITE PLAN – ADMINISTRATIVE DECISION, Consider the proposed Amended Conceptual Site Plan for the Bridge Community Church as 1284 West 75 North. Loren Pankratz, Applicant.

Community Development Director Snyder said the applicant, Mr. Loren Pankratz of the Bridge Community Church, wants to move their church/place of worship to a location in the West Centerville area. The chosen site is located at 1284 West 75 North and the church or place of worship use requires the approval of a Conditional Use Permit from the City's Planning Commission. On May 24, 2017, the Planning Commission tabled the CUP application due to parking concerns.

Director Snyder said the applicant meets the minimum parking requirement because the facility is now considered single-use, not multi-tenant use. However, he added that the church/worship service use is still likely to create overflow parking, and the applicant is mitigating that issue by contracting for additional parking spaces from adjacent businesses. He said the overflow parking solution will be evaluated along with Conditional Use Plan and the Final Site Plan at a subsequent meeting.

1 Chair Hirschi asked if the applicant wished to speak. Brent Petersen said he was
2 representing Loren Pankratz because he was stuck in traffic. Mr. Petersen said members of the
3 congregation are already discussing the creation of parking teams to make sure that parking is
4 handled efficiently. He said the Church has contracted with adjacent businesses to use additional
5 parking spaces and that will provide more than enough parking. Chair Hirschi asked
6 approximately how many cars are parked at the church in their present location. The applicant
7 said it is between 60 and 90 cars. The applicant said Sunday mornings will be the only time that
8 extra parking spaces will be needed. He said the rest of the week there should only be 3 people in
9 the building running the office and the children's ministry.

10
11 At 7:28 p.m. Chair Hirschi opened the public hearing. Seeing no one wishing to speak, he
12 closed the public hearing at 7:28 p.m. Chair Hirschi opened the matter for discussion.
13 Commissioner Johnson asked Staff if the City's parking code underestimated the parking need for
14 this building. Director Snyder said yes there is a shortfall. He explained that in the case of church
15 or place of worship use, the City's code calculates the amount of parking based on the size of the
16 assembly area.

17
18 City Attorney Lisa Romney said she is concerned because this is a 10,000 square foot
19 building and using just the assembly space to calculate the required parking leaves 7,000 square
20 feet that is not included in the parking calculation. She thinks this is a significant loophole in the
21 City's code and the City should look into it further. Chair Hirschi asked how the City calculates
22 parking for all the other churches in Centerville. Mr. Snyder said the parking for all churches is
23 calculated using assembly space and he thinks this is a weak point in the code. He said in this case
24 the parking shortage could be mitigated through the CUP process.

25
26 Commissioner Wright made a **MOTION** for the Planning Commission to accept the
27 Conceptual Site Plan for the Bridge Community Church to be located at 1284 West 75 North, with
28 the Conditions (1-4) and Reasons for the Action (a-e) stated in the Staff Report. The motion was
29 seconded by Commissioner Helgesen.

30
31 Chair Hirschi asked if there was any additional debate. Commissioner Johnson said he is
32 in favor of the motion, likes the idea of mixed use in the area, and because the uses are on different
33 days of the week, he feels the conditional use tool has a good chance of mitigating the issues.
34 However, he concluded, the CUP tool may not be the most effective way of handling the problem.

35
36 Commissioner Hirst said she supports the application, but asked for example, what happens
37 in January when there is a big snow storm and the shared parking areas do not get plowed on
38 Sunday morning. Director Snyder said that is a good example of the type of question that would
39 best be taken up in the conditional use debate. Hearing no further discussion, Chair Hirschi called
40 for a vote and the motion passed unanimously (7-0).

41
42 **CONDITIONS**

- 43 1. A final site plan application shall be submitted addressing the submittal criteria of CZC
44 12.21.110(e)(2) of the Zoning Ordinance.
45 2. A tabled consideration of a conditional use permit for the Church or place of worship may
46 also accompany the Final Site Plan submittal.
47 3. The site plan and revised parking shall be limited to a single-land use of a Church or
48 place of worship. Any desire to create a multiple use or multi-tenant use shall be subject

- 1 to a different approval in accordance with any applicable development standard or
2 regulation.
3 4. Obtain a use approval for a Church or place of worship through a separate Conditional Use
4 Permit.
5

6 **REASONS FOR THE ACTION**

- 7 a) The conceptual site plan submittal has adequately shown how the property may be
8 developed, as per CZC 12.21.110.d.2.
9 b) In this nonconforming case, the site plan amendment is limited to meeting or satisfying the
10 parking and loading requirements (*see CZC 12.52.050*) for the proposed change of use to
11 a "Church or Place of Worship."
12 c) The amendment to the parking is rightfully subject to the Commission's review to
13 determine if the parking and loading areas provided satisfies the parking and loading
14 requirements, as part of an amended site plan approval, see CZC 12.52.050.
15 d) The other non-assembly uses are limited to supporting the assembly use and will not be
16 leased or operated other than for worship activities.
17 e) A Church or place of worship is a use requiring a CUP approval in the I-H Zone.
18

19 **PUBLIC HEARING – CONCEPTUAL SITE PLAN – ADMINISTRATIVE DECISION, Consider**
20 **the proposed Conceptual Site Plan for an accessory building at 215 West 1850 North. Kathy**
21 **Goodfellow and Mary Tullius, Applicants**
22

23 Assistant City Planner Younger said this application is very similar to a Conceptual Site
24 Plan approved several weeks ago for the Bleaks. The application requests approval to build a
25 garage accessory building. The Goodfellow/Tullius applicant acquired a parcel located behind
26 their house that was outside of a plotted subdivision, and they have legally combined the two
27 parcels. In May, the City Council accepted the Revocable Encroachment License and Maintenance
28 agreement giving the Bleaks and Goodfellow/Tullius households access to their properties from a
29 driveway on 170 West.
30

31 Chair Hirschi suggested grammatical edits to Condition 5 in the Staff Report. He invited
32 the applicant to speak. Kathy Goodfellow said they want to build a garage on the newly acquired
33 land behind their home and landscape the entire area. She said the garage will be used for
34 residential storage.
35

36 At 7:42 p.m. Chair Hirschi opened the public hearing. Terry Bleak thanked the
37 Commission for its help in building his garage and improving his lot. He said he is excited for
38 Mary and Kathy to get their garage built and his garage is almost complete. Seeing no one else
39 wishing to speak, Chair Hirschi closed the public hearing at 7:43 p.m.
40

41 Chair Hirschi made a **MOTION** for the Planning Commission to accept the Conceptual
42 Site Plan for the proposed residential development for an un-platted parcel that has been combined
43 with a home located at 215 West 1850 North with Conditions (1-4) as stated in the Staff Report,
44 Condition 5 as amended, and Reasons for the Action (a-c) from the Staff Report. Commissioner
45 Helgesen seconded the motion. The motion passed unanimously (7-0).
46

47 **CONDITIONS**

- 48 1. The applicant must submit a final site plan application meeting the standards found in CZC
49 12.21.110.e of the Ordinance.

2. The owners are to prepare the required legal descriptions for one seven (7) foot side yard and one seven (7) foot rear yard easement(s). Such easement descriptions are to be reviewed by the City Engineer and deemed acceptable.
3. The final site plan must show all utilities being provided to the site and obtain the necessary "will serve" letters from any of the applicable utility providers.
4. The owners will also be required to pay any development fees that may be applicable for the development of this lot.
5. As part of the Final Site Plan submittal, a grading and drainage plan is to be prepared and submitted with the application. Such plan is to be deemed acceptable by the City Engineer.

REASONS FOR THE ACTION

- a) The applicant has clearly shown how the property may be developed [CZC 12.21.110.d.2].
- b) Applicable utility services and easements are required for residential development [CZC 12.21.110.e.2.iii.d & CMC 15-5-106(8)].
- c) A final site plan application is required for completing the process to obtain approval to construct an accessory dwelling on un-platted parcels [CZC 12.21.110.e].

PUBLIC HEARING – CONCEPTUAL SITE PLAN – ADMINISTRATIVE DECISION, Consider the proposed Conceptual Site Plan for an accessory building at 315 East 1825 North. Kim Samuelson, Applicant

Director Snyder said Dr. Samuelson wants to construct a new accessory garage at his home. He has acquired an un-platted parcel of land adjacent to the original home lot and combined the land together into a single parcel (as allowed by state law). However, the added parcel remains outside of the platted subdivision boundary and it was not part of the original lot when the home was constructed. According to CZC 12.21.110.c.2, "any residential development outside a platted subdivision" is required to obtain a Site Plan Review from the Planning Commission. The purpose of this review is to require the necessary lot easements, ensure proper establishment of needed utility services, and payment of any applicable development impact fees.

Director Snyder said the lot is located on the hillside which means additional development reviews are required. He said at some time in the past there has been a cut on the property which has created a sluff-off to adjacent property. Staff's meetings with the applicant have included discussions about how to repair that damage with a retaining system. Director Snyder said the adjacent property owner will need to be in agreement with the repair plan in order for the Final Site Plan to be approved. He said there are also easements, impact fees and an extension of the road frontage and sidewalk that are required. Director Snyder said it is Staff's opinion that the sidewalk be installed at the property owner's cost. He said it is the preliminary opinion of the City Engineer that no further geologic study is needed for the construction of an accessory building.

Chair Hirschi invited the applicant to speak. Dr. Kim Samuelson said he originally bought 3 acres of property and had the home built on one acre. He said the sidewalk was never installed by the builder, but he was told at that time, approximately 25 years ago, that there was a bond to cover sidewalk installation. Now he is being told that bond has been spent on other things. He said he feels forced to pay for the installation of a sidewalk in order to install a barn (accessory garage), and he feels he has already paid for the sidewalk. Additionally, he said he paid \$350 to get easements recorded and he wonders if he will get a refund. He said he is surprised to hear about an additional storm drain fee.

1 At 8:01 p.m., Chair Hirschi opened the public hearing. Seeing no one wishing to speak, he
2 closed the public hearing at 8:01 p.m.

3
4 Commissioner Johnson asked Staff to explain the City's role in public improvements.
5 Director Snyder said the ordinance requires public sidewalk improvements to be installed at the
6 time of development. He said the applicant can make an application to the City Council under the
7 Delayed Improvement Agreement and request a delay of the sidewalk installation. Chair Hirschi
8 asked if there may be any County records regarding earlier agreements with Dr. Samuelson.
9 Director Snyder said the City Engineer's preliminary position is that the earlier bond did not cover
10 the sidewalk. He said that question should be resolved before the Final Site Plan application.

11
12 Chair Hirschi asked Staff to explain the Storm Drainage Management System that is part
13 of the Hillside Ordinance. Director Snyder said the City adopted a Storm Drainage Management
14 System with a fee that is pro-rated according to acreage and is applied to all properties. He believes
15 there is a relief mechanism for the fee if the applicant wants to go before the City Council.

16
17 Commissioner Helgesen made a **MOTION** for the Planning Commission to accept the
18 conceptual site plan for the proposed accessory building development for an un-platted parcel, that
19 has been combined with home located at 318 East 1825 North, with the Conditions (1-9) stated in
20 the Staff Report and the Reasons for Action (a-d). The motion was seconded by Commissioner
21 Hayman and it passed unanimously (7-0),

22
23 **CONDITIONS**

- 24 1. The applicant must submit a final site plan application meeting the submittal requirements
25 of CZC 12.21.110.e of the Zoning Ordinance.
26 2. The required legal descriptions for one seven (7) foot side yard and one seven (7) foot rear
27 yard easement(s) are to be reviewed and deemed acceptable by the City Engineer.
28 3. The site plan depicting a setback of 50 feet from an inferred fault from the USGS Map is
29 to be deemed acceptable by the City Engineer.
30 4. The final site plan lists all utilities being provided to the accessory building and obtains the
31 necessary "will serve" letters from any of the applicable utility providers, and more
32 specifically from the South Davis Metro Fire District.
33 5. The applicant must obtain permission from the adjacent property owner to rectify the slope
34 cut on the adjacent parcel, as deemed acceptable by the City Attorney.
35 6. As part of the Final Site Plan submittal, a SWPPP shall be added to the grading and
36 drainage plan and such plan is to be deemed acceptable by the City Engineer and the
37 Drainage Utility Manager.
38 7. The use of building colors are to blend harmoniously with the natural settings of the hillside
39 and be compatible with the colors of the existing home.
40 8. The applicant/owner of parcel must sign an acknowledgment of hazards and risk associated
41 with land use in this area prior to the issuance of a building permit for any dwelling or
42 accessory building.
43 9. The applicant/owner will be required to pay any development fees that may be applicable
44 for the accessory building development of this lot.

45
46 **REASONS FOR THE ACTION**

- 47 a) The applicant has shown how the property may be developed [CZC 12.21.110.d.2].

- b) Applicable utility services and easements are required for residential development [CZC 12.21.110.e.2.iii.d & CMC 15-5-106(8)].
- c) A final site plan application is required for completing the process to obtain approval to construct an accessory dwelling on un-platted parcels [CZC 12.21.110.e].
- d) The development standards and provisions set forth in the overlay zone are required in connection with all building and construction in the Hillside Overlay Zone [CZC 12.53].

**PUBLIC HEARING – REQUEST FOR RECONSIDERATION – ADMINISTRATIVE DECISION,
Request to reconsider the Conceptual Site Plan for Quick Quack Car Wash at 518 North 400 West,
Dallas Hakes, Applicant**

Assistant City Planner Younger said that on June 28th the Planning Commission reviewed and recommended approval for a Conceptual Site Plan for Quick Quack Car Wash at 518 N 400 West, adding Condition 6, that the project must comply with the Parrish Creek Design Guidelines, due to its significant presence on Parrish Lane. The motion passed unanimously. On July 11th, Quick Quack asked for reconsideration to comply with the Parrish Creek Design Guidelines.

Chair Hirschi made a **MOTION** for the Planning Commission to reconsider the Conceptual Site Plan of Quick Quack Car Wash at 518 N 400 West. The motion was seconded by Commissioner Johnson. The Commissioners engaged in a discussion about the suitability of the Parrish Lane Design Guidelines on this application. City Attorney Lisa Romney suggested it would be fair to let the applicant speak first about why the Planning Commission should reconsider.

Joseph Earnest said he works with Lonestar Builders and as General Counsel for Quick Quack Car Wash. He asked the Commission to reconsider the application of the Parrish Lane Design Guidelines on the Quick Quack Car Wash for the following reasons:

- The location does not have “significant visual presence” along Parrish Lane
- The majority of the site is blocked by Dairy Queen, Beans and Brew, Jiffy Lube, and Subway.
- The site is going to be pushed back another 28 feet due to UDOT’s widening of 400 West
- Other nearby buildings have bright colors: Maverik, McDonalds, Chili’s, and Sonic
- The design standard’s use of the words “shall” or “should” allows discretion

In response to a question from Commissioner Daly about Sonic’s bright yellow colors, Director Snyder clarified that the design guidelines apply to building materials, not signage. The Commissioners voted on the motion to reconsider and it passed (4-3) with Commissioners Wright, Hirst and Daly voting against.

Assistant Staff Planner Younger said the purpose of the Parrish Lane Design Guidelines is to provide a cohesive, aesthetic look along the whole corridor. She said, for example, In-N-Out Burger was required to comply with the design guidelines and it has less of a visual presence along Parrish Lane than Quick Quack will have.

In response to a question from Commissioner Johnson, City Attorney Romney said the primary issue before the Planning Commission is to decide if the site has a “significant visual presence” along Parrish Lane. She said the issue of the “should” and “shall” language can be decided at the time of the Final Site Plan application. She said the City’s guidelines say “materials

1 should harmonize with existing surrounding development” and the City has used that language
2 consistently to require muted colors. She said there is no mention in the guidelines of not allowing
3 primary colors. She said it is important to be consistent and her recollection was that Chili’s,
4 Sonic, In-N-Out Burger and Dairy Queen all toned down their colors.

5
6 Several Commissioners added their opinions that the design guidelines should be applied
7 because

- 8 • The location has a “significant visual presence”
- 9 • The approval should be consistent with past approvals by the Planning Commission
- 10 • The color guidelines apply only to building materials, not signage
- 11 • Pedestrian-friendly streetscape portion of the guidelines are important
- 12 • The site is “part of a larger project” as stated in the guidelines

13 Commissioner Daly made a **MOTION** for the Planning Commission to accept the
14 conceptual site plan of Quick Quack Car Wash at 518 North 400 West with Conditions (1-6) stated
15 in the Staff Report, with Condition 6 being “the applicant shall abide by and be subject to the
16 Parrish Lane Design Guidelines due to the finding of “significant visual presence” on Parrish Lane
17 by the Planning Commission, and with Reasons for the Action (a-d). The motion was seconded by
18 Commissioner Hirst.

19
20 Chair Hirschi said he was not convinced the location necessarily has a “significant visual
21 presence” along Parrish Lane. He said, however, other aspects of the guidelines are important for
22 that intersection. The motion passed (5-2) with Commissioners Hirschi and Johnson voting
23 against.

24 25 **CONDITIONS**

- 26 1. A cross-access or shared access agreement for the private drive to the north of the property
27 with Colonial Lumber is provided and verified.
- 28 2. If necessary, a cross-access agreement with Dairy Queen shall also be provided and
29 recorded with the County.
- 30 3. The escape lane from the car wash is adjusted as to not conflict with the vacuums or
31 parking.
- 32 4. A traffic study shall be completed before the Final Site Plan submission to determine the
33 suitability of the shared accesses, turn radius, and circulation of the site.
- 34 5. Final Site Plan shall be submitted in accordance with CZC 12.21.110.e.
- 35 6. The applicant shall abide by and be subject to the Parrish Lane Design guidelines due to
36 the finding of significant visual presence on Parrish Lane by the Planning Commission as
37 defined in CZC 12.63.020.

38 39 **REASONS FOR THE ACTION**

- 40 a) A complete conceptual site plan application has been submitted [CZC 12.21.110.d.1].
- 41 b) A conceptual site plan is not intended to permit actual development of property, merely to
42 represent how the property may be developed and does not create any vested rights to
43 develop [CZC 12.21.110.d.5].
- 44 c) The use of “car wash” is a permitted use in C-VH Zones. [CZC 12.36.040]
- 45 d) The property and its development will have a significant visual presence on Parrish Lane
46 due to its proximity to Parrish Lane, Dairy Queen and the Performing Arts Center, and due
47 to the proposed height of the building and the size of the Parrish Lane intersection.

PUBLIC MEETING - SOUTHEAST COMMUNITY PLAN – SCENARIOS, Discussion of land use planning scenarios within the Pages Lane Commercial District.

Chair Hirschi thanked Staff for the emailed report on potential scenarios for the Southeast Pages Lane development. Director Snyder said the City Council is planning a Work Session for August 15 that is motivated, in part, by the Planning Commission's discussions regarding these scenarios, cemetery issues and the Island View Park grant.

Director Snyder said the City Council has asked City Manager Steve Thacker and the Park and Recreation Director to provide relevant details about the Island View Park grant and trust. He said this also involves the Parks and Recreation Committee. He said the City Council asked if a feasibility study was necessary.

Director Snyder presented his three scenarios and preliminary numbers for potential development in the southeast area. He cautioned against presenting the numbers to interested stakeholders because the estimates are preliminary.

Scenario 1 – Commercial & Park

- Commercial Use Node
 - Zoning District (Choose One):
 - Commercial –High (Existing) - 50,000 sq. ft. Bldg. Size Limit
 - Commercial—Medium (Change) - 10,000 sq. ft. Bldg. Size Limit
 - Land Valuation: \$ 2,876,375.00 (estimated)
- Park Use Node
 - Land Valuation: \$ 1,725,825.00 (estimated)
 - Improvement Cost (est.)
 - \$ 653,400.00 (Green Space Only), and
 - \$ 74,000.00 (Typical Playground), or
 - \$ 180,000.00 (Pavilion/Restroom), or
 - \$ 250,000 (Skate Park)

Scenario 2 – Residential/Park Partnership

- Residential Use Node
 - Zoning District:
 - Residential—Medium (Multi)
 - 4 Dwellings/Acre Permitted (28)
 - 8 Dwellings/Acre Conditional (56)
 - Land Valuation: \$ 4,026,925.00 (estimated)
- Private/Public Park Partnership
 - Est. Generated Park Impact Fees (7 acres Residential Re-development):
 - Residential—Medium (Multi)
 - \$ 57,596.00 (Permitted)
 - \$ 115,192.00 (Conditional)
 - Land Valuation: \$ 575,275 .00 (estimated)
 - Improvement Cost (est.)
 - \$ 217,800.00 (Green Space Only)

- \$ 250,000 (Skate Park) or
- \$ 74,000.00 (Typical Playground)

Scenario 3 – Mixed Use

- Commercial Use Node Zoning District (Choose One)
 - Commercial –High (Existing) - 50,000 sq. ft. Bldg. Size Limit
 - Commercial—Medium (Change) - 10,000 sq. ft. Bldg. Size Limit
- Land Valuation: \$ 862,912.50 (estimated)
- Residential Use Node Zoning District (Choose One)
 - Residential – Low (Single-Family) - 4 Dwellings/Acre Limit
 - Residential—Medium (Multi)
 - 4 Dwellings/Acre Permitted
 - 8 Dwellings/Acre Conditional
 - Land Valuation: \$ 2, 013,462.50 (estimated)
- Park Use Node
 - Est. Generated Park Impact Fees (3.5 acres Residential Re- Development)
 - Residential – Low (Single-Family) \$ 28,798.00
 - Residential—Medium (Multi) \$ 28,798.00 (Permitted)
 - \$ 57,596.00 (Conditional)
 - Land Valuation: \$ 1,725,825.00 (estimated)
 - Improvement Cost (est.):
 - \$ 653,400.00 (Green Space Only)
 - \$ 74,000.00 (Typical Playground)
 - \$ 180,000.00 (Pavilion/Restroom)

In response to a question from Commissioner Hayman, Director Snyder said he did not include an estimate on splash pads or fountains because the short time frame did not allow for research into associated plumbing and pump costs. Director Snyder said pickleball courts are popular now. In response to a question from Commissioner Wright, Director Snyder said tennis courts can be converted into pickleball courts and that the City has been asked by Bountiful City to share court space for their pickleball overflow.

Commissioner Hayman expressed her preference for a 3-acre neighborhood park. She said Commissioners Hirst and Daly shared their view in a previous meeting that the city is under-parked. Commissioner Wright agreed. Director Snyder said he is concerned about the doing anything that would devalue the property or become a takings issue.

Chair Hirschi suggested the takings issue may be avoided by forming a committee to arrive at a consensus approach. He suggested the committee be a public/private partnership of stakeholders, potential developers, property owners, neighbors, business owners, the City Council, and the Planning Commission. Chair Hirschi said there is risk in delay because property owners may not wait and the City may end up with storage facilities or other uses that are not preferred. He recommended a holistic approach plus continuing action.

Staff and several Commissioners agreed to proceed with their plan to hold a Business and Property Owner Work Session at 7 p.m. on August 9 at the next regular meeting of the Planning

Commission. It was suggested the Work Session be the first item of business and the review and approval of the minutes be moved to the end of the meeting. Director Snyder said he will send notification of the Work Session to the same list of stakeholders used for the last public forum on this topic.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- Parrish Creek Business Park
- Legacy Commons, Wright Development

CITY COUNCIL ACTIONS REPORT

- Incentive for Historic Landmarks Register
- Porter Lane Re-Zone

ADJOURNMENT

Commissioner Wright made a **MOTION** to adjourn. Commissioner Hirst seconded the motion, which passed unanimously (7-0). The meeting adjourned at 9:33 p.m.

David Hirschi, Chairman

Date Approved

Luanne Hudson, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/9/2017**

Item No. 1.

Short Title: Public Meeting - Parrish Creek Final Subdivision - 1030 North 950 West

Initiated By: Roy Swalberg, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Subdivision Application for Parrish Creek Business Park at 1030 North 950 West.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report Parrish Creek Final Subdivision
- ☐ Final Subdivision Parrish Creek

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

**STAFF REPORT
AGENDA: ITEM 1**

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 SUBDIVISION
STAFF RECOMMENDATION:	APPROVE WITH CONDITIONS

Background

Parrish Creek is a proposed 16 acre business park, with a campus style layout including acres of wetlands, landscaping, view corridors, and pedestrian paths. Office and warehouse are the proposed primary uses. This was approved as an Industrial-Planned Development Overlay, which was approved by the City Council on March 21, 2017.

Now, the proposed Final Subdivisions Plat proposed to break this site up into four (4) separate lots, with a wide, landscaped median running north-south down the site.



DIRECTIVES FROM PRELIMINARY

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

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

1. An updated and approved soils and geological survey must be resubmitted to the City before recording of the Final 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 by the City Council, and shall be noted on the Final Plat.
4. The subdivision owners association is responsible for maintaining all landscaping in the subdivision, including the landscaped median in public right of way, and all sidewalks per PDO and site plan approval by Centerville City and applicable CC&Rs, and shall be stated on the Final Plat.
5. All property in subdivision is subject to the PDO approval from Centerville City as set forth in Ordinance No. 2017-06 approved March 21, 2017, and shall be noted as such on the Final Plat.
6. Final Subdivision Plat will need approval of the City Council.

Suggested Reasons for the Action (Findings):

- a) The Final subdivision appears to be consistent with the General Plan
- b) Adequately meets Subdivision Ordinance Standards in the Municipal Code, Title 15.04.
- c) Final Subdivision Plat follows the conditions stated in their Planned Development Overlay, as approved by the City Council on March 21st, 2017.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/9/2017**

Item No. 2.

Short Title: Public Meeting - Pages Lane Commercial District Discussion

Initiated By: Planning Commission

Scheduled Time: 7:25

SUBJECT

DISCUSSION

Pages Lane Commercial District Discussion with property and business owners of Pages Lane.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

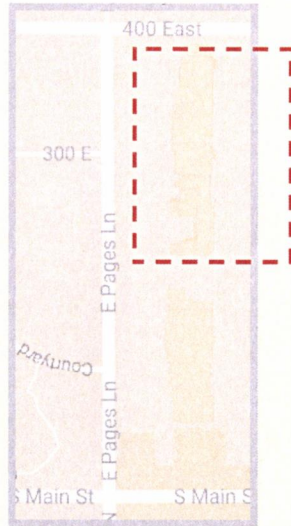
Description

- ▢ Brochure to Stakeholders

AREA TO BE

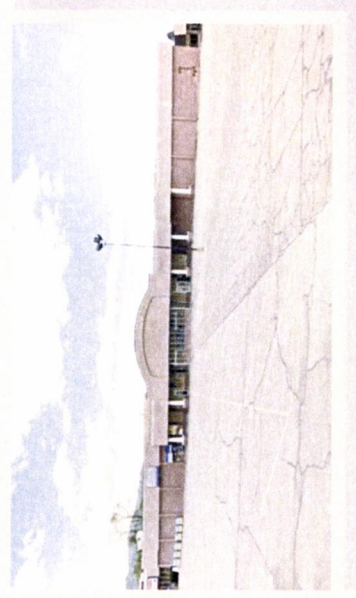
RE-DEVELOPED :

The Southeast Neighborhood of
Centerville, the East side of Pages
Lane Commercial District



The "Work Session" is being hosted by the City's Planning Commission. Their desire is to seek property and business Owners ideas and opinions about the future of the Pages Lane Commercial District, specifically the eastern ½ of the commercial block.

WANTED: STAKEHOLDER FEED- BACK ON PAGES LANE COMMERCIAL DISTRICT

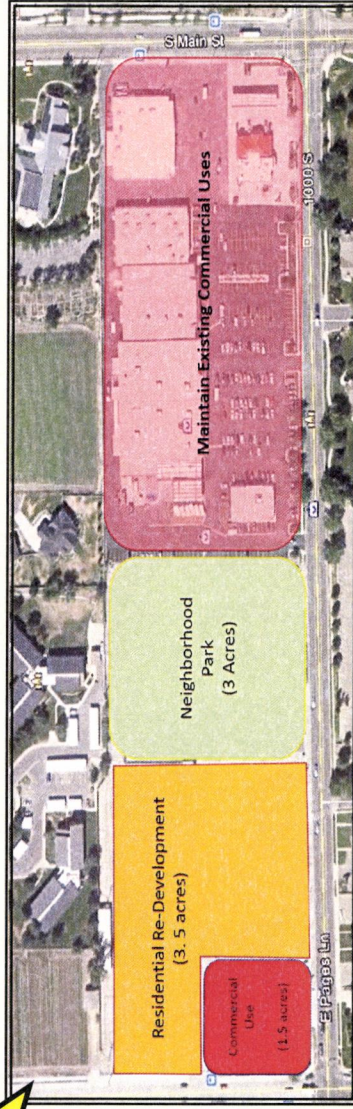
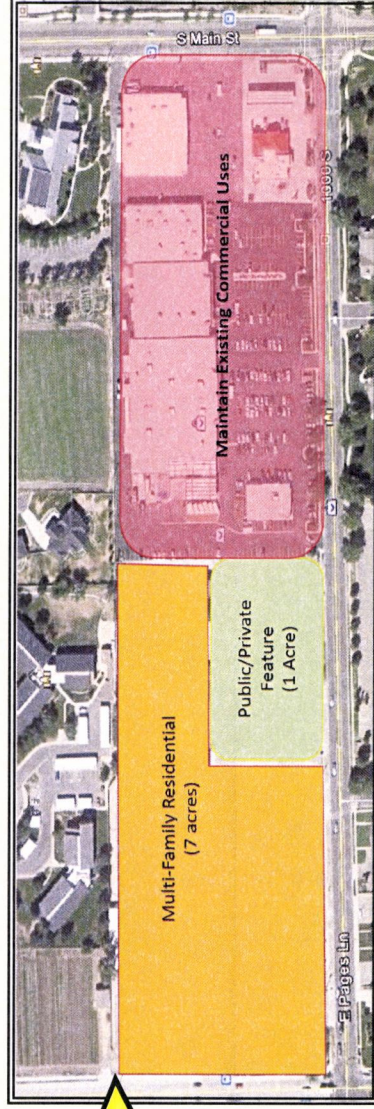
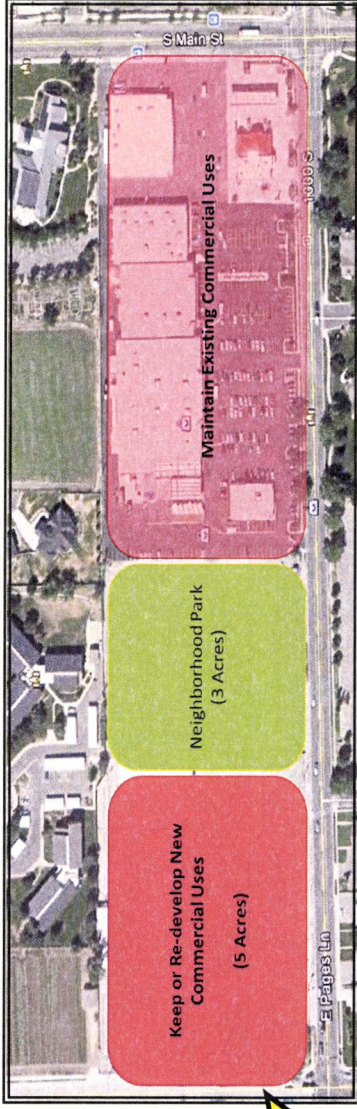


Come and Share your thoughts at a
Work Session on August 9th,
7:00pm at City Hall!



Can't make it to the Work Session? Send your thoughts, ideas, or concerns, to cyounger@centervilleut.com and keep your eye out for more meetings in weeks to come!

WHAT'S *YOUR* VISION
FOR PAGES LANE?



The Planning Commission is evaluating at least three (3) generalized scenarios for re-developing the Pages Lane Commercial Area. All three (3) scenarios include consideration of a "public park" or other community space feature.

The Planning Commission desires direct feedback from all property and business owners before the Commission begins narrowing in the proposing any language for amending the Community Plan for this area.

PAGES LANE WORK SESSION

WEDNESDAY, AUGUST 9TH, 7:00 PM CITY HALL, 250 NORTH MAIN STREET

CENTERVILLE

Staff Backup Report 8/9/2017

Item No. 5.

Short Title: Rescheduled: Legacy Commons Zoning Map Amendment and Conceptual Site Plan

Initiated By: Wright Development

Scheduled Time:

SUBJECT

Item was initially noticed however it will be rescheduled to a future Planning Commission Meeting.

RECOMMENDATION

BACKGROUND