

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 24, 2016 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 Planning Commission 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 Blaine Lutz, Centerville Finance Director, at 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. This Agenda is also posted on the City's website: and at <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

Commissioner Scott Kjar

D. MINUTES REVIEW and ACCEPTANCE

Planning Commission Meeting August 10, 2016

E. COMMISSION BUSINESS

7:10 1. Public Hearing - Legacy Crossing Storage, 150 North 1250 West

ADMINISTRATIVE DECISION

[Applicant has requested to postpone to September 14, 2016]

Consider the proposed Final Site Plan and a Conditional Use Permit for a self-storage facility (Legacy Crossing Storage) on property located at approximately 150 North 1250 West

7:15 2. Public Hearing - Youngblood Industrial Building, 650 North 1250 West

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for Don Youngblood on property located on the corner of 650 North 1250 West, for the purpose of constructing a new industrial building

7:35 3. Bartile Sheds, 725 North 1000 West

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for Bartile Roofs on property located at 725 North 1000 West, for the purpose of constructing new storage sheds

7:55

4. Community Development Director's Report 082416

Items Scheduled for September 14, 2016:

- Legacy Crossing Storage Final Site Plan & Conditional Use Permit
- Code Text Amendment to add Climate Controlled Storage to Ordinance
- Code Text Amendment to the SMSC

8:00

5. City Council Actions Report 082416

August 2, 2016: Code Text Amendment, South Main Street Corridor Overlay

Motion: Continue to receive public comment, written and electronic, until the next Council meeting, and to work with City staff to schedule a work session

August 16, 2016: General Plan Amendment, West Centerville Neighborhood Plan, I-VH Zone

Motion: Table item until September 20, 2016 to allow for further research and discussion

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
8/24/2016**

Item No.

Short Title: Planning Commission Meeting August 10, 2016

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 08-10-2016 PC Preliminary Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, August 10, 2016

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

Kevin Daly

Becki Wright

David Hirschi, Chair

Logan Johnson

Cheylynn Hayman

Scott Kjar

MEMBERS ABSENT

Gina Hirst

STAFF PRESENT

Cory Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

VISITORS

Chuck & Conni Madsen

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Becki Wright

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held July 27, 2016 were reviewed and amended. Commissioner Johnson made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Wright and passed by unanimous roll-call vote (5-0). Chair Hirschi abstained from voting as he was not present at this meeting.

PUBLIC HEARING | LEGACY CROSSING STORAGE | 150 NORTH 1250 WEST
- Consider the proposed Final Site plan and a Conditional Use Permit for a self-storage facility (Legacy Crossing Storage) on property located at approximately 150 North 1250 West

Cory Snyder, Community Development Director, reported the applicant has requested this item be postponed until the August 24, 2016 Planning Commission meeting do to some changes the applicant would like to make to the application.

PUBLIC HEARING | MARTHA'S PLACE | 347 NORTH 400 EAST - Consider the proposed Conceptual Site Plan and Conditional Use Permit for Martha's Place (formerly 347 Subdivision), on property located at 347 North 400 East, for the purpose of a multi-family development; consisting of 1 tri-plex and 1 single-family dwelling. Chad Morris, Applicant

Brandon Toponce, Assistant Planner, reported the applicant previously received approval for a flag lot on this property but has since decided to seek approval for a multi-family development. The site plan indicates the existing single-family home will remain with a tri-plex in the rear of the property. At this point, the applicant is still looking at options for both a one-story and two-story tri-plex. This information will need to be submitted prior to final site plan approval. The proposed development meets the goals of the General Plan and is allowed within the Residential-Medium (R-M) Zone. This property is found within the Centerville Deuel Creek Historic District which was created to encourage the preservation of the original Centerville town site. This voluntary program does not prohibit any development by a property owner but does provide some incentives if compatible development is maintained.

Mr. Toponce reported the proposed development meets applicable development standards for the R-M Zone. The applicant will be required to submit a full landscape plan at final site plan submittal. The applicant has met necessary requirements for parking, drive-isle, and turnarounds. Staff recommends no parking signs be placed along the drive-isle to ensure property fire safety. The property already shows existing fencing but the applicant will need to call out specific location and type of fencing used. The South Davis Sewer District has verified that the existing sewer lines are adequate to accommodate the proposed development. The applicant will need to include a plan for an overhead telephone line located across Unit 1. The applicant will also need to show all public utility easements as required and ensure appropriate fire protection as approved by the Fire Marshal.

Mr. Toponce reviewed the conditional use permit application. The proposed development would bring a total density of 7.6 units per acre. The R-M Zone allows a permitted maximum density of 4 units per acre and a maximum of 8-units per acre with a conditional use permit. The proposed development appears to be suitable for the area and in harmony with the majority of surrounding uses. The tri-plex could have somewhat of a negative impact to the homes located on the south which are in the Residential-Low (R-L) Zone. The proposed project is higher in elevation than the homes to the south and it could feel as if the homes are rising above their backyard. In order to mitigate this issue, the applicant will need to place a solid fence along the south property line and plant additional trees along the north side of the fence. The proposed tri-

plex is permitted a maximum building height of 35 feet as are all residential uses in the R-M Zone. Another potential impact is traffic. However, staff does not see the increase of traffic from 3 additional dwellings as being significant on 400 East, which is considered a collector road. The applicant will need to show proper ingress, egress, and clear view from 400 East. Staff has received utility provider sheets showing adequate service to the site. The applicant will need to continue to work with City Staff in creating a drainage design that will not have a negative impact on the lower lots. This includes a berm, drainage swell and a new storm drain connection. The applicant will need to receive final approval from the City Engineer for the drainage plan.

Chad Morris, applicant, reviewed the site plan and responded to questions from the Commission. He said he has not yet decided if he will construct a garage for the existing home, but if he does it will be on the north side of the home and will share the proposed drive-isle. He explained he chose to change his plans from the flag lot once he fully understood the flag lot definition and realized this was a better option for maintaining the existing home. He said he is working with the Fire Marshal on the details and requirements for fire safety and explained where the fire hydrant will likely be placed. He said he is still debating between a single-story or 2-story building design. He said he envisions these units as smaller empty-nester type homes with main floor living. Mr. Morris said he does not yet have a plan for the fence and landscape buffer on the south property line but will install both as required. He said a large solid wall could also pose a negative impact to neighbors but he understands the concern and will buffer as needed.

Commissioner Hayman said she is concerned a 2-story structure could loom over neighboring properties and said she would like to see a significant buffer provided that could mitigate the possible bulkiness of this structure. She asked if there was a requirement for tree height. The Commission also discussed maximum building height.

Cory Snyder, Community Development Director, said there is a standard buffer requirement which includes both fencing and landscaping but it does not call out specifically what type of landscaping or height of landscaping. He explained this buffer is required on the south property line because it borders R-L, a different zoning district from the proposed site. Mr. Snyder said all homes within the R-M Zone are eligible for the 35-foot maximum building height. He cautioned the Commission not to lower the building height for this development because any neighboring structure could remodel and increase their height to 35 feet. This is the current standard. It is difficult to call out a negative impact for building height when all surrounding structures are allowed the same standard. He reminded the Commission to focus on mitigating the possible height with buffers, not by reducing the maximum height allowed. Mr. Snyder also discussed how redevelopment will help revitalize this area.

Chair Hirschi opened the public hearing.

1 Chuck Madsen said the applicant is being asked to mitigate negative impacts from the
2 neighboring property to the south, but what about him, the neighbor to the north. He said this
3 development will negatively impact his property as well. He said he does not want to see a large
4 drive-isle and traffic, let alone the large tri-plex. He said this will impact his privacy and create
5 noise and dust. He would like the applicant to install a 6-foot fence on the north property line as
6 well. He said the applicants brother is looking to buy a neighboring property which could
7 potentially increase this project. He is concerned this is just the starting point and this negative
8 impact will increase.

9
10 Conni Madsen said she is concerned this development will continue to grow as more
11 properties are purchased around it. She said this project has too many units for this property. She
12 said it doesn't matter what the zoning is, this development is too large for this area, and it is a
13 negative impact for those living in the area. She said it is not fair or right to allow this
14 development. She said no one on the Commission lives in the area and the Commission has no
15 idea how much of an impact this development will cause. She said she does not like what the
16 applicant is proposing with this property.

17
18 Seeing no others wishing to speak, Chair Hirschi closed the public hearing.

19
20 Chad Morris, applicant, said he grew up around the corner from this lot and he knows
21 very well what this area is like. He said he understands the concerns from neighbors and he will
22 mitigate as required but does not have a detailed plan as of yet. He said this area is mostly older
23 homes and is in need of revitalization. He believes his proposal will help rejuvenate this area and
24 bring value to surrounding properties. He said he is not planning a fence along the north property
25 line at this time. He also explained his brother did show interest in purchasing a neighboring
26 property, but he (the applicant), is not part of any purchasing plan, is not under contract to
27 purchase any other property, and does not plan to expand his project.

28
29 Mr. Snyder explained the application tonight is for this project alone. He said if any
30 future expansion was proposed it would require a new application and approval process. He also
31 explained the fence and landscape buffer is required on the south property line because it is a
32 different zoning district from the proposed development site. The property to the north shares the
33 R-M Zone designation, shares the multi-family use status, already has a significant setback
34 because it's the rear-yard, and has the ability to install their own fence if desired. However, if the
35 Commission finds a negative impact, i.e., noise, dust, headlights, etc., then mitigation measures
36 can be required.

37
38 Commissioner Wright expressed concern with the buffer on the north side. She would
39 like to see a detailed plan before any approval is granted. She questioned if the conceptual plan
40 and the conditional use permit could be tabled until a more detailed plan is submitted. This

would give the Commission a chance to review the fencing and landscape buffer for adequate screening.

Mr. Snyder said the conceptual site plan is just an idea of what might be possible and is accepted by the Planning Commission, not approved. He said if the proposed plan is substantially possible it should be accepted. The Commission can provide directives for the final site plan approval process. He said the conditional use permit could be tabled until the final site plan approval process. This would give the applicant time to submit greater details, including the landscape plan, and give the Commission more information before final approvals. Lisa Romney, City Attorney, agreed saying the conditional use permit can be tabled until greater details are provided. Ms. Romney reminded the Planning Commission that conditions may only be imposed on a conditional use application to mitigate established negative impacts of the proposed use. In this case, a landscaped buffer may be required as a condition of approval of the conditional use permit for additional density if a negative impact of the project is established.

Chair Hirschi agreed that tabling the conditional use permit at this time may be beneficial to ensure adequate buffering. He said the Commission can then address negative impacts during the final site plan process once all information has been submitted.

Commissioner Hirschi made a **motion** for the Planning Commission to table the Conditional Use Permit until the final site plan approval process. The motion was seconded by Commissioner Daly and passed by unanimous roll-call vote (6-0).

Commissioner Wright made a **motion** for the Planning Commission to accept the Conceptual Site Plan for Martha's Place, located at 347 North 400 East, with the following conditions:

Conditions:

1. Architectural renderings shall be submitted, clarifying the height of each building.
2. The applicant should address the design standards for the tri-plex as found within Chapter 12.49 of the Zoning Ordinance.
3. A complete landscaping plan shall be submitted meeting the requirements for a multi-family development as found within Chapter 12.51 of the Zoning Ordinance. This landscaping plan shall address the requested additional trees on the south property line and the vegetation found around the single-family home.
4. No parking signs shall be posted along the driveway to ensure adequate space for a fire lane.
5. The final site plan shall indicate all new and existing fencing.
6. If the applicant desires to have signage for the project, this shall be indicated on the final site plan and meet the requirements found in Chapter 12.54 of the Zoning Ordinance.

7. Three public utility easements must be located on the site and depicted on the final site plan, as follows:
 - a. 10-foot easement on the east property line adjacent to 400 East
 - b. 7-foot easement along the south property line
 - c. 7-foot easement on the west property lineAll easements shall be accepted by the City Council and recorded at the Davis County Recorder's Office.
8. The applicant shall address the overhead telephone line with the proper utility company for relocation, burial or allowing the line to stay in place.
9. The location of the fire hydrant shall receive final approval from the City Engineer and the South Davis Metro Fire.
10. A final site plan shall be submitted following all applicable standards found in Section 12.21.110(e) of the Zoning Ordinance.
11. The applicant shall receive the approval of a conditional use permit for the density of 4 units; which includes the use of a single family dwelling.

Reasons for the Action:

- a) The conceptual site plan submittal has adequately shown how the property may be developed [Section 12.21.110(d)(2)].
- b) The development appears to satisfy the goals and objectives found within the Centerville City General Plan [Section 12-480-2(1)(b)].
- c) The proposed conceptual site plan, with the directives given, appears to be capable of meeting applicable Development Standards for the R-M Zone.
- d) A conditional use permit is required for a single-family development, and a multi-family use over 4 units per acre.

The motion was seconded by Commissioner Johnson and passed by unanimous roll-call vote (6-0).

PUBLIC HEARING | CODE TEXT AMENDMENT | ALLOW CLIMATE CONTROLLED STORAGE IN VARIOUS ZONES - Consider the proposed Code Text Amendment regarding Section 12-12-040-Definitions, by adding "Climate Controlled Storage" and Chapter 12-36-Tables of Uses Allowed, by allowing "Climate Controlled Storage" in various zones; including C-H (Commercial-High) Zoning District. Steve Tate, Applicant.

Commissioner Johnson recused himself from this item because he has significant professional interest in this topic.

Cory Snyder, Community Development Director, reported the applicant desires to amend the City Zoning Ordinance to add a "climate controlled storage" to the Zoning Code Definitions

1 and Table of Uses to allow this use in the Commercial-High (C-H) Zone. Currently, this type of
2 use is not listed in Centerville's Zoning Ordinance. This is a petition to create a new use. Staff
3 feels it is necessary to define this use differently than other storage uses. This use, if approved,
4 would be allowed across the city in all C-H Zones. If there is a potential to allow this proposed
5 use in the C-H Zone, the Commission ought to consider the possibility of allowing this use in the
6 Commercial-Very High (C-VH) Zone as well. Mr. Snyder explained staff remains neutral on this
7 new use because it could be viewed as both positive and negative with the same findings. He
8 reminded the Commission that the General Plan policies are a broad scope and said the proposed
9 amendments may be too specific. He explained there is a demand for such storage units and that
10 these types of facilities are rapidly growing across the county. However, it is not clear this is
11 something that Centerville wants? He also explained, at a minimum, the proposed new use
12 should be considered as a conditional use, not permitted.

13
14 Chair Hirschi questioned if there is a way to allow this use under specific circumstances
15 and not as a broad use over all commercial zones.

16
17 Steve Tate, applicant, said his family purchased the Parrish Lane shopping square about
18 two years ago and he has personally lived in the area for the past eighteen years. He said, over
19 the past 18 years, he has watched this shopping square go from vibrant to run-down. He is now
20 looking for ways to utilize the space in a way that will help revitalize this shopping square. He
21 explained these types of shopping squares were poorly designed in a U-shape making the corner
22 spaces large with very little frontage. He said his corner units have only 36-inches of frontage,
23 which is the front door. He said the market states that the best types of uses for these odd spaces
24 are CrossFit gyms and climate controlled storage. He said his previous tenant was a CrossFit
25 gym but he lost that use to a new retail development. He said research shows that climate
26 controlled storage is the best option for these spaces. His plans include rear access to these units
27 with limited key card access during business hours only. He said the rear of this shopping square
28 is large and could easily accommodate traffic and parking. He believes this rear access will also
29 help police this area which is often used for questionable activities. He also believes the rear
30 access will help diminish traffic and parking problems that currently exist in the front of the
31 shopping square. Mr. Tate agrees the proposed use should be specific and limited and not used as
32 a broad commercial use. He said the language could include only those spaces with the limited
33 36-inch frontage. He is accepting of a strict definition and use requirements. He discussed the
34 high demand that exists for climate controlled storage units and explained there is a few popping
35 up in neighboring cities. He said he has even spoken with current tenants of his shopping square
36 who have already shown an interest in utilizing the proposed storage.

37
38 Chari Hirschi opened the public hearing.

39
40 Logan Johnson agreed there is great pressure within the real estate market for this type of
41 use especially on the east side of I-15. He said he does not believe that the conditional use

process is the best option for this type of use because he has found that it is not a strong enough barrier to adequately control this type of use.

Seeing no others wishing to speak, Chair Hirschi closed the public hearing.

Commissioner Daly agreed there is a demand for this type of storage and he is nervous because of it. He expressed concern with allowing this use across all commercial zones. He discussed the Pages Lane commercial area. He said he would not want to allow a climate control storage use on Pages Lane. He said that area is in need of redevelopment but it is not intended for storage units. He said if this use is allowed across all commercial zones then this type of use could pop up in several unwanted places. However, he did agree this is a good use for this particular property owner and his situation.

The Commission agreed a broad use of a climate controlled storage definition may not be the best option. They expressed concern with a big box store that potentially goes dark which could use a broad application of this definition. The Commission agreed a climate controlled storage definition should be strictly limited. The Commission discussed several ideas for allowing this use on a very specific and strict basis including licensing, frontage requirements, size restrictions, overlay zone, etc. A majority of the Commission agreed this is a good use for some commercial spaces and this could help revitalize some limited areas.

Mr. Snyder said the concern with Pages Lane is valid because it is not likely that area will redevelop as a retail use. He said there is a goal to change the zoning of the Pages Lane commercial district but its timing is unknown. If a climate controlled storage allowance was granted it is possible the use may be utilized before a new zone was established on Pages Lane. He said although a strict definition seems appropriate, it is difficult to allow spot uses because it is unfair to similar property owners, which becomes a legal issue. He said an overlay zone may be possible but would require research and several meetings for discussion. He explained the difficulties associated with climate controlled storage, the currently non-conforming Parrish Lane shopping square and the Parrish Lane Design Guidelines. He is unsure if the applicant is willing to wait for a lengthy process, which may or may not yield the desired outcome.

Lisa Romney, City Attorney, said a text amendment is zone wide and by law should provide all similarly situated properties the same rights.

Chair Hirschi said this is a difficult issue. He does not want to see Centerville turn into the storage capital of Davis County but he agreed there is high demand for storage and this seems a reasonable option for this particular situation. He mentioned Draper City created a specific zone for climate controlled storage. He said he would like to explore an overlay option, perhaps with relation to those commercial uses that do not conform to the Parrish Lane Design Guidelines.

Mr. Tate said he would like to see where these discussions might lead. He said he is willing to wait out the process if there is a possibility this use may be allowed. He said he already has many contract restrictions with each of his tenants. He said he would be willing to limit this use according to unit space as needed per tenant contracts. Mr. Tate agreed the Pages Lane area will not redevelop as a retail site. He said he works within the retail marketing realm and there is currently no interest in Pages Lane as a retail site. He is hopeful the City will find a new zone or use that will help revitalize the Pages Lane area.

Chair Hirschi made a **motion** to table this matter with a directive to Staff to investigate the possibility of an overlay zone for those areas within the Commercial-High Zone along Parrish Lane that are nonconforming with the Pages Lane Design Guidelines and to also investigate the possibility of a new zoning district. The motion was seconded by Commissioner Wright and passed by unanimous roll-call vote (5-0).

Commissioner Johnson rejoined the meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next regularly scheduled Planning Commission meeting will be held on Wednesday, August 24, 2016.
2. Possible Upcoming Agenda Items:
 - West Centerville Neighborhood Plan, General Plan & Zone Map Amendment for I-VH Zone
 - Youngblood Storage, Conceptual Site Plan
 - Legacy Crossing Storage, CUP & Final Site Plan
 - Bartile Storage Sheds, Final Site Plan

The meeting was adjourned at 9:20 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/24/2016**

Item No. 1.

Short Title: Public Hearing - Legacy Crossing Storage, 150 North 1250 West

Initiated By: Ken Menlove, Menlove Construction, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

[Applicant has requested to postpone to September 14, 2016]

Consider the proposed Final Site Plan and a Conditional Use Permit for a self-storage facility (Legacy Crossing Storage) on property located at approximately 150 North 1250 West

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/24/2016**

Item No. 2.

Short Title: Public Hearing - Youngblood Industrial Building, 650 North 1250 West

Initiated By: Don Youngblood, Property Owner & Applicant

Scheduled Time: 7:15

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for Don Youngblood on property located on the corner of 650 North 1250 West, for the purpose of constructing a new industrial building

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 08-24-2016 PC Staff Report Youngblood Office-Warehouse Building
- ▣ Youngblood Building Conceptual Site Plan 082416

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER/ APPLICANT:	DONALD YOUNGBLOOD 905 NORTH OAKRIDGE DRIVE FARMINGTON, UT 84025
PROPERTY:	1250 WEST 650 NORTH LOT 8, H&H COMMERCIAL PARK
ACREAGE:	.9 ACRES
ZONING:	INDUSTRIAL-HIGH (I-H)
APPLICATION:	CONCEPTUAL SITE PLAN ACCEPTANCE FOR YOUNGBLOOD OFFICE/WAREHOUSE
USE:	OFFICE/WAREHOUSE
RECOMMENDATION:	ACCEPT THE CONCEPTUAL SITE PLAN

BACKGROUND

Mr. Youngblood came before the City in July of 2015 to establish a use on his property. At that point, his desire was to acquire approval for outdoor storage. As the process progressed, he spoke with staff concerning the approval of a building. He believed he was placing a large amount of detail on the plans for a storage area and decided at final site plan that he would go back and receive approval for a new office/warehouse. On July 13, 2016, Mr. Youngblood asked the Commission to table the item until he could prepare a plan showing a building on the site. After working with his engineer and City staff, he is now ready for conceptual acceptance for his property located on Lot 8 of the H&H Commercial Park.

CONCEPTUAL SITE PLAN REVIEW, SECTION 12.12.110(d)

Table of Uses Allowed - Chapter 12.36

Mr. Youngblood does not know what his exact use in the building will be. He is looking to do what others have done; such as Craig Salmon, in utilizing the building for office space, warehousing, personal service, and other such approved uses. In addition, Mr. Youngblood desires to utilize a portion of the interior of the building and an outdoor storage area for his

racing equipment. Outdoor storage is also allowed, as long as it is completely screened from view with a solid wall or chain link fence with slats (see Section 12.51.110(b), Table 12.35.1).

General Plan - Section 12.480.6

The Centerville City General Plan indicates the area of development is within the West Centerville Neighborhood and the Centerville City Business Park District. The goal for the area is "...to maintain and eventually upgrade the conditions and appearance of the buildings and yard areas, while being sensitive to the needs of existing business and property owners" (Section 12.480.6(1)). In addition, the objectives encourage the economic viability, and the enhancement of architectural standards and themes for businesses located within the business park. The applicant will be upgrading the lot with a new building, landscaping and established parking; therefore, it does appear the proposed development will meet the goals and objectives of the General Plan.

Development Standards – Table 12.35.1

The site location is 0.9 of an acre and will be completely developed at one time, with a new building, landscaping, parking and a designated area for outdoor storage. The following are applicable development standards for Industrial-High (I-H) Zone.

Industrial Development Standards, Table 12.35.1			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	Not Defined	
Distance Between Buildings	6 Feet	N/A	
Lot and Parcel Standards			
Minimum Frontage	50 Feet	1250 West - 200 Feet 650 North - 217 Feet	Yes
Setbacks			
Front	20 Feet	51 Feet	Yes
Rear (East)	0 Feet	30 Feet	Yes
Side	0 Feet	25 Feet	Yes
Corner building abutting a side yard of another lot or parcel (East)	20 Feet	30 Feet	Yes
Street Side	20 Feet	20 Feet	Yes

The applicant will need to provide detail with the final site plan indicating the height of the proposed building.

In addition to the development standards, a licensed architect must design structures within the industrial zones. These structures must meet required exterior building standards as found in Section 12.35.080(e)-(f) of the Zoning Ordinance. The applicant will need to provide architectural drawings with this detail as part of the final site plan submittal.

Section 12.35.080 Special Regulation

- e) ***Exterior Building Standards.*** Buildings within the industrial zones should be designed using a combination of exterior building materials that will assure attractive visual quality. All street-exposed exterior building elevations shall be predominantly composed of the following materials: rock, stone, brick, split face concrete masonry, split face single scored masonry, or substantially similar and compatible materials. All non-street exposed exterior building elevations shall be predominantly composed of the following materials: rock, stone, brick, split face concrete masonry, split face single scored masonry, concrete masonry units, or substantially similar and compatible materials. The following materials may be used to accent the predominant material on street-exposed and non-street exposed exterior building elevations: stucco, glass, anodized aluminum or colored metal, ceramic tiles, or other substantially similar and compatible materials. Exterior wood and metal siding materials are prohibited.
- f) ***Architectural Design Standards.*** All buildings within the industrial zones shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect's stamp for the State of Utah. All sides of buildings shall receive design consideration with particular attention given to areas exposed to public view. All buildings within a planned commercial development, multiple tenant project, or commercial subdivision shall possess an overall building architectural theme, including, but not limited to, exterior building materials, textures, colors and signage. The Planning Commission shall review and approve architectural design of buildings within the industrial zones in accordance with the provisions set forth herein during conditional use permit and/or site plan review.

Landscaping - Chapter 12.51

Required Landscaping Summary Chapter 12.51			
Guidelines	Standard	Required Site Specific	Actual/Compliance
Total Area Landscaping	10%	4,340 square feet	4,424
Total Parking Lot Landscaping	5%	783.3 Square Feet	Not defined
Total Required Trees	1 Tree per 500 square feet of <i>required</i> landscaping	9 Required	
Trees for Street Frontage	1 per 25 linear feet	17 Required Based on 417	
Required Parking Trees	1 per six required stalls Based on provided parking calculations	7.3 Required	
Required Parking Shrubs	2 per six required stalls	15 Shrubs	
Foundation Wall landscaping facing a public street	50%	78 Feet – 1250 West 68 Feet – 650 North	650 North – 100%

A landscaping plan must be provided by the applicant with the final site plan submittal. This plan must indicate location and type of all vegetation and how it will be irrigated. It must also depict all correct calculations and percentages relating to the requirements found in Chapter 12.51 of the Zoning Ordinance.

Screening – Section 12.51.110

The applicant has expressed a desire to have a storage area on his property that he can store some racing equipment. The size of this storage area has not been defined and will need to be shown on the final site plan. However, the size will be determined by the number of required stalls and landscaping required on site. For this reason, staff is requesting the use within the building be more defined as to adequately calculate parking requirements. When the storage area has been determined, it must be properly screened from view with a non-opaque fence or wall. The applicant has expressed a desire to construct a chain link fence with slats similar to what is located on the LDS Church property to the south.

The applicant will also need to indicate the location of the trash enclosure. The enclosure will need to meet the standards found in Section 12.51.110(a) of the Zoning Ordinance. The trash receptacles must be screened from view by a 6-foot wall or fence and provide complete visual screening with a material and color compatible with the main building. Finally, all roof-mounted equipment must be concealed by material which is consistent with the building design.

Parking – Chapter 12.52

As mentioned earlier, the applicant has not designated the actual square footage for uses within the building. This will need to be indicated as to establish the required parking and corresponding parking lot landscaping. Currently the plans show 8,000 square feet of office space and 4,428 square feet of warehouse requiring a total of 44 parking stalls. The plans designate 15 parking stalls on the west of the building measured at 9' X 18.' The remaining 29 stalls are located on the west of the building measured at 20' X 9'. All parking calculations are found in Table 12.52.1, Off-Street Parking Schedule, of the Zoning Ordinance

Other factors to be considered

The submitted site plans indicate preliminary drainage and the location of existing public utility easements and utilities. The final site plan will need to indicate all necessary utilities including the nearest fire hydrant. The applicant will need to submit utility provider sheets indicating all applicable utilities can service the proposed project. Engineered drawings will need to be submitted for review of all on and off improvements. The applicant will also need to bond for these improvements after the final site plan has been approved and prior to receiving a building permit.

As a reminder a conceptual site plan approval will expire and have no further effect if an application for final site plan approval is not submitted one (1) year after the conceptual site plan is approved (12.21.110(k)(1)).

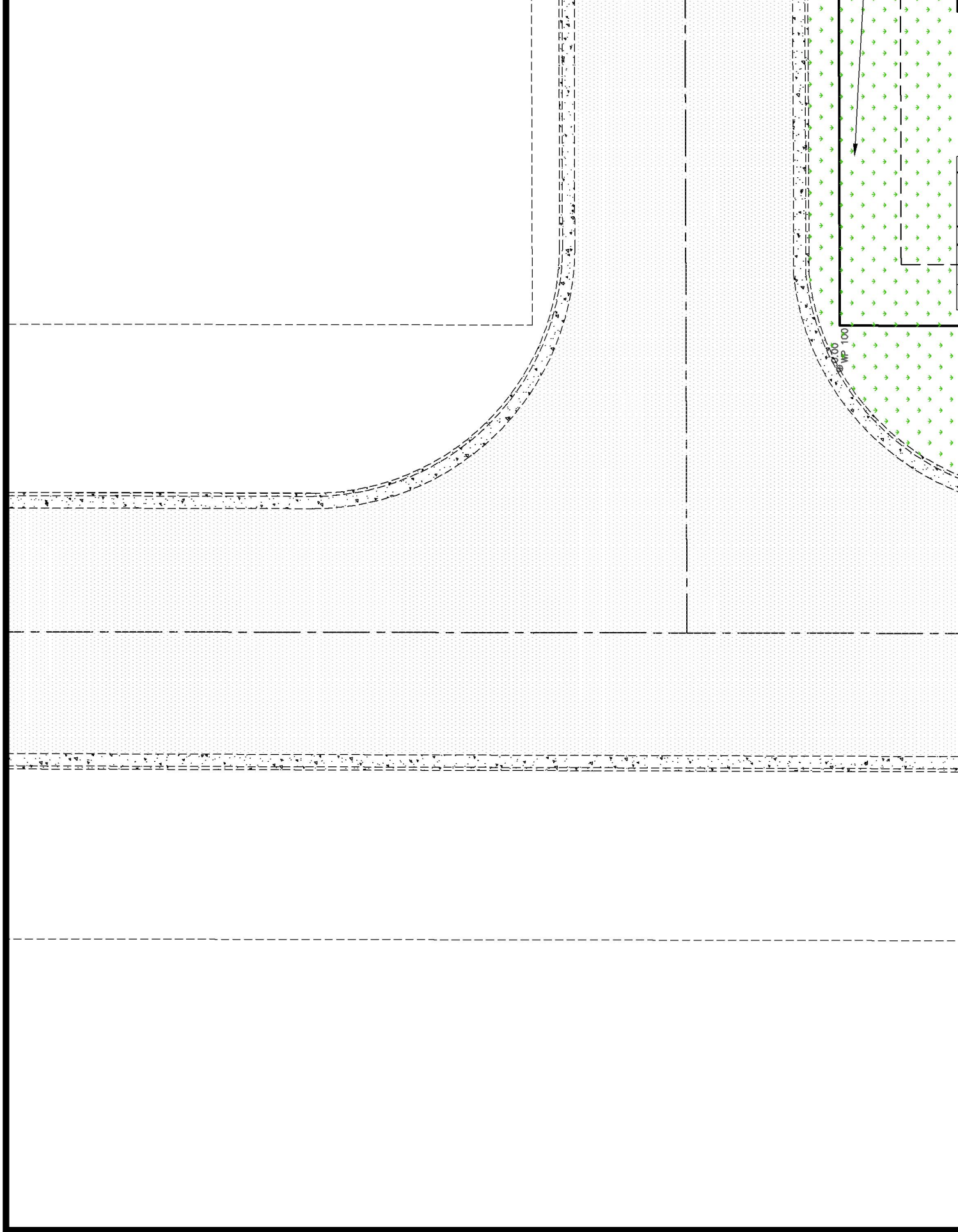
PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Conceptual Site Plan for the Youngblood Office/Warehouse, to be located at 650 North 1250 West, with the following conditions:

1. This conceptual site plan approval shall expire and have no further effect if an application for final site plan approval is not submitted one (1) year after the conceptual site plan is approved as stated in Section 12.21.110(k)(1) of the Zoning Ordinance.
2. The applicant shall submit a final site plan application meeting the standards found in Section 12.21.110(e) of the Zoning Ordinance.
3. A landscaping plan shall be submitted with the final site plan showing all required percentages, planting totals, planting types, irrigation detail and all other requirements found in Chapter 12.51 pertaining to landscaping requirements.
4. Detail concerning the location and screening of the dumpster shall be indicated on the final site plan following the requirements of Section 12.51.110(a) of the Zoning Ordinance.
5. Architectural drawings shall be submitted with the final site plan demonstrating the required architectural design elements as required in Section 12.35.080(e)(f) of the Zoning Ordinance.
6. A building use calculation shall be submitted with the architectural drawings stating the square footage of warehouse, office space or other desired uses.
7. Corrected parking calculations shall be shown on the final site plan based on the uses of the building.
8. The area to be designated as outdoor storage shall be shown on the final site plan, ensuring that no required parking spaces are being eliminated and that proper screening following Section 12.51.110(b) of the Zoning Ordinance has been met.
9. The final site plan shall call out the detail of each drive approach, curb and gutter improvements, and all other drainage and utility improvements as required by the City Engineer.
10. The applicant shall submit Utility Provider Sheets as part of the final site plan, indicating the applicable utility providers can service the proposed development.
11. Fire protection for the site shall be adequately reviewed by the South Davis Metro Fire Marshal and the final plans shall indicate the closest fire hydrants to the property.

SUGGESTED REASONS FOR THE ACTION:

1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12.21.110(d)(2)].
2. The type of development is consistent with the goals and objectives found in Section 12.480.6(1) of the General Plan in relation to industrial development.
3. All buildings in the industrial zone are required to meet exterior building standards and architectural design standards [12.35.080(e)(f)].
4. All required landscaping must be found on site [Section 12.51.070(d)(1)].
5. Applicable Development Standards for the I-H Zone have been reviewed [Chapter 12.35].



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/24/2016**

Item No. 3.

Short Title: Bartile Sheds, 725 North 1000 West

Initiated By: Lewis Evans, Bartile Roofs Inc., Applicant

Scheduled Time: 7:35

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for Bartile Roofs on property located at 725 North 1000 West, for the purpose of constructing new storage sheds

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ 08-24-2016 PC Staff Report Bartile Sheds Final Site Plan
- ☐ Bartile Sheds Final Site Plan
- ☐ Bartile Sheds North Elevation

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

**STAFF REPORT
AGENDA: ITEM 3**

**PROPERTY OWNER/
APPLICANT:** LEW EVANS
725 NORTH 1000 WEST
CENTERVILLE, UT 84014
(lew@bartile.com)

PROPERTY: BARTILE
725 NORTH 1000 WEST

ACREAGE: 4.84 ACRES

ZONING: INDUSTRIAL-HIGH (I-H)

APPLICATION: FINAL SITE PLAN APPROVAL (AMENDED)

USE: ACCESSORY STORAGE SHEDS

RECOMMENDATION: APPROVAL OF THE FINAL SITE PLAN

BACKGROUND

The applicant, Mr. Evans, desires to construct three (3) large storage buildings, two on the north property line (the smaller one constructed without approval) and one on the west property line. Additionally, the plans depict a showroom expansion to the main building of the business. Furthermore, some of the parking areas will be reconfigured or added as part of the proposed changes. The purpose of the site plan amendment is to eliminate most of the outdoor storage of materials and product. On March 23, 2016, a conceptual plan was accepted by the Planning Commission that contained several directives to the applicant to be addressed with the final site plan.

NONCONFORMITY SITUATION

The current site configuration was developed prior to the adopted Zoning Code, thus the site does not currently comply with the landscaping and parking provisions of the current regulations. According to Section 12.22.080, any changes made to the site that involve an building expansion of 30% gross floor area or greater are required to meet the provisions of the current Ordinance with regards to landscaping, parking, screening, etc. Therefore, the applicant desires to limit the new building construction to just below the 30% threshold. The applicant's final plan submittal

proposes to add 19,018 sq. ft. of new buildings, which would be under the 20,018 sq. ft. allowable (30% of 69,052 sq. ft. existing – see their submitted tabulation sheet).

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE & PLANNING STAFF ANALYSIS

The Planning Commission previously accepted the Conceptual Site Plan for the Bartile Site, with the following directives:

1. The allowable floor area of the new constructed accessory buildings must be less than 30% of the existing gross floor area of the current buildings. **COMPLIES**
2. The final site plan submittal must provide the calculation of each existing building and the new buildings to verify compliance with the less than 30% allowance, as addressed in the “Nonconforming” provisions of the Zoning Ordinance. **COMPLIES**
3. All new building construction design must comply with the architectural design requirements of the Industrial-High Zone. **COMMISSION TO DECIDE**
4. The final site plan submittal must address the non-approved building construction located in the northeast corner area of the site as follows:
 - Compliance with applicable Building Codes, as deemed appropriate by the City’s Building Official **COMPLIES – APPLICANT SUBMITTED VERIFICATION REPORT**
 - Compliance with the I-H Zone architectural design provisions **COMMISSION TO DECIDE – FYI PLANS WERE NOT STAMPED BY A LICENSED ARCHITECT AS REQUIRED**
5. The final site plan shall address the required internal parking lot landscaping provisions for “Parking” in the Zoning Ordinance. **NOT ADDRESSED WITH SUBMITTED PLANS**
6. The final site plan submittal must address the issues identified by the City Engineer, as mentioned in this report. **SUBSTANTIALLY COMPLIES, IN PROGRESS WITH CONSTRUCTION PLANS**

STAFF’S CONCLUSION REGARDING FINAL SITE PLAN

Staff believes that the proposed Final Site Plan can be summarized, as follows:

- ✓ Generally, it complies with the “Other Non-conformities” allowances of the Zoning Ordinance, with one (1) exception to be addressed below (see Section 12.22.080).
- ✓ Additionally, the plans have sufficiently addressed the construction of the “non-approved” building (aka: Sand Pit Building) and such information will be formally reviewed and evaluated by the City’s Building Official, as part of the construction permit process.
- ✓ The Commission will need to determine if the submitted “architectural design” for the proposed new buildings meets the “...or *substantially similar compatible materials*” provisions (see Section 12.35.080.e & f).
- ✓ FYI – Previously deemed consistent with these provisions, the Commission has accepted concrete tilt-up panels for two (2) other projects within the industrial zone. It is staff’s opinion that “poured-in-place” panels are similar to tilt-up wall construction.
- ✓ Exception Issue: According to Section 12.52.050(b), changes to the originally approved parking plan requires the person to provide an alternative parking design as part of the site plan amendment process. Such alternative parking plan must meet the current provisions of the Zoning Ordinance. It is staff’s opinion that the new parking stalls must meet the 10’ local street landscaping setback (see Section 12.51.070(f) – Public Street

Landscaping) and also provide the required 5% internal parking lot landscaping (see Section 12.51.070(e) – Parking Lot Landscaping).

PLANNING STAFF RECOMMENDATIONS

Suggested Motion for the Final Site Plan Approval:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the Final Site Plan for the proposed Bartile Sheds Final Site Plan - Amended, subject to the following conditions:

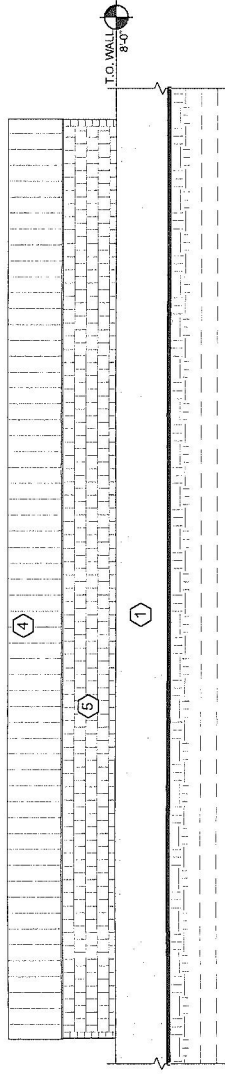
- 1) The final site plan approval is for the layout, configuration, of the proposed accessory storage buildings, showroom expansion, and re-configuration of the parking, as submitted and reviewed by the Planning Commission on August 24, 2016.
- 2) The final plan submittal proposes to add 19,018 sq. ft. of new accessory/storage buildings, which would be under the 20,018 sq. ft. allowable for “Other Non-conformities” (30% of 69,052 sq. ft. existing – see their submitted tabulation sheet).
- 3) The final site plan depicts and shall be limited to new building construction below the 30% threshold relating to “Other Non-conformities.” Any additions in the future shall render the construction beyond this threshold and at such time all “Other Non-conformities” shall be brought into compliance with the adopted Zoning Ordinances.
- 4) The construction of the buildings shall be consistent with the submitted and proposed architectural design plans, which shall also be prepared and stamped by a licensed architect prior to issuance of a City Building Permit.
- 5) The proposed alternative parking plan shall satisfy the current provisions of the Zoning Ordinance and shall meet the 10’ local street landscaping setback (see Section 12.51.070(f) – Public Street Landscaping) and also provide the required 5% internal parking lot landscaping (see Section 12.51.070(e) – Parking Lot Landscaping).
- 6) The Alternative Parking Plan shall be submitted, reviewed, and deemed compliant by the Zoning Administrator prior to issuance of a City Building Permit.
- 7) Any dispute that arises regarding the Ordinance compliance of the Alternative Parking Plan shall be re-submitted to the Planning Commission for resolution and decision prior to applying for any applicable appeal process.

SUGGESTED REASONS FOR THE ACTION:

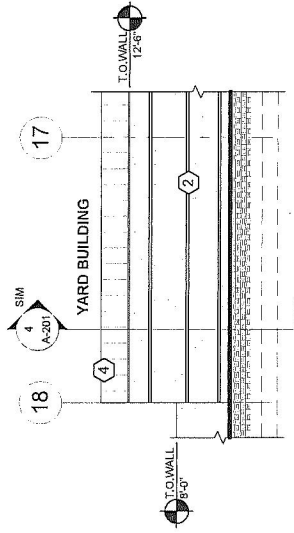
- ✓ The Planning Commission finds that the Final Site Plan-Amended generally complies with the “Other Non-conformities” allowances of the Zoning Ordinance, with one (1) exception, which has been addressed with a condition of approval (see Section 12.22.080).
- ✓ The Planning Commission finds that the submitted plans have sufficiently addressed the construction of the “non-approved” building (aka: Sand Pit Building) and such information will be formally reviewed and evaluated by the City’s Building Official, as part of the construction permit process.
- ✓ The Planning Commission finds that it has previously accepted concrete tilt-up panels for two (2) other projects within the industrial zone and that “poured-in-place” panels are similar to tilt-up wall construction.

- ✓ Therefore, the Planning Commission finds that the submitted “architectural design” for the proposed new buildings meets the “...*or substantially similar compatible materials*” provisions (see Section 12.35.080.e & f).
- ✓ According to Section 12.52.050(b), the Planning Commission finds that changes to the originally approved parking plan requires the person proposing a change to provide an alternative parking design as part of the site plan amendment process. Such alternative parking plan must meet the current provisions of the Zoning Ordinance.
- ✓ Therefore, the Planning Commission finds that the new parking stalls must meet the 10’ local street landscaping setback (see Section 12.51.070(f) – Public Street Landscaping) and also provide the required 5% internal parking lot landscaping (see Section 12.51.070(e) – Parking Lot Landscaping).

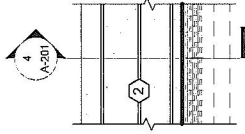
EXISTING SAND PITS



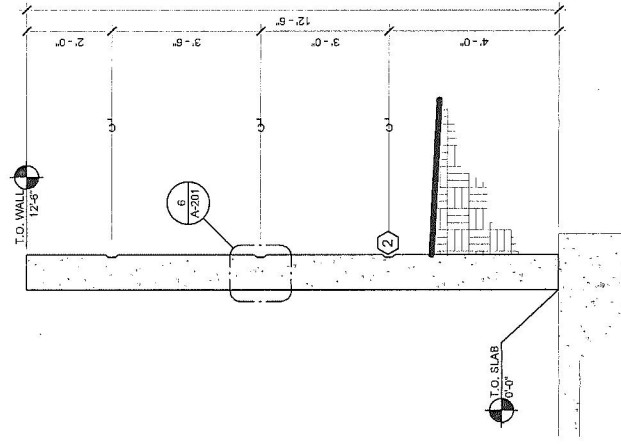
1 PARTIAL ELEVATION - 1
1/8" = 1'-0"



2 PARTIAL ELEVATION - 2
1/8" = 1'-0"

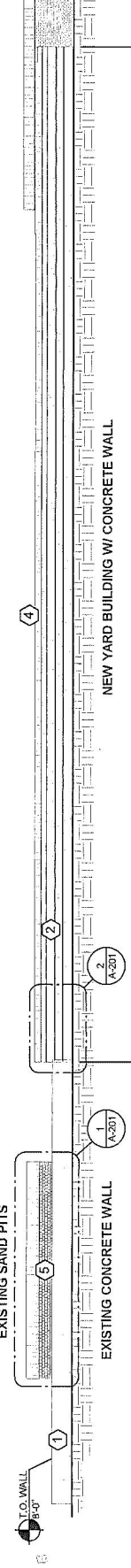


3 PARTIAL ELEVATION - 3
1/8" = 1'-0"



4 NEW CONCRETE WALL
1/2" = 1'-0"

EXISTING SAND PITS



NORTH ELEVATION
1" = 30'-0"

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/24/2016**

Item No. 4.

Short Title: Community Development Director's Report 082416

Initiated By: Corvin M. Snyder, Community Development Director

Scheduled Time: 7:55

SUBJECT

Items Scheduled for September 14, 2016:

- Legacy Crossing Storage Final Site Plan & Conditional Use Permit
- Code Text Amendment to add Climate Controlled Storage to Ordinance
- Code Text Amendment to the SMSC

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/24/2016**

Item No. 5.

Short Title: City Council Actions Report 082416

Initiated By:

Scheduled Time: 8:00

SUBJECT

August 2, 2016: Code Text Amendment, South Main Street Corridor Overlay

Motion: Continue to receive public comment, written and electronic, until the next Council meeting, and to work with City staff to schedule a work session

August 16, 2016: General Plan Amendment, West Centerville Neighborhood Plan, I-VH Zone

Motion: Table item until September 20, 2016 to allow for further research and discussion

RECOMMENDATION

BACKGROUND