

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, September 22, 2021**
3 **7:00 p.m.**
4

5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
7

8 **MEMBERS PRESENT**

9 Kevin Daly, Chair
10 Cheylynn Hayman
11 Heidi Shegrud
12 Spencer Summerhays
13 Christina Wilcox
14

15 **MEMBER ABSENT**

16 Mason Kjar
17 Becki Wright
18

19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director
21 Lisa Romney, City Attorney
22 Mackenzie Wood, Assistant Planner
23

24 **VISITORS**

25 Steve Peterson
26 Ron Hales, Young Automotive Group
27

28 **PLEDGE OF ALLEGIANCE**

29
30 **OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Wilcox
31

32 **PUBLIC HEARING – ZONE MAP AMENDMENT – YOUNG POWERSPORTS**
33

34 Community Development Director Cory Snyder explained that the applicant desired to
35 assimilate the subject property (former steel fabrication facility) and add it to the commercial
36 property partially developed as the former Tri-City Power Sports location. The subject tract of
37 land was currently zoned Commercial High (C-H), and the former powersports site was currently
38 zoned Commercial Very High (C-VH). Both zones allowed for vehicle sales, but the applicant
39 desired to combine the sites into a single development site. Mr. Snyder said staff believed the
40 rezone request was consistent with General Plan policies and would remain consistent with the
41 commercial development policy for the area.
42

43 Steve Peterson, architect for Young Automotive Group, explained the desire to combine
44 the parcels and have uniformity in the zoning.
45

46 Chair Daly opened a public hearing at 7:12 p.m., and closed the public hearing seeing
47 that no one wished to comment. Commissioner Summerhays **moved** for the Planning
48 Commission to recommend approval of the Zone Map Amendment for Parcel 03-001-0038, as
49 submitted to the City on August 31, 2021, and as presented to the City, from Commercial High
50 to Commercial Very High, subject to the following requirement and for the following reasons for
51 action. Commissioner Hayman seconded the motion, which passed by unanimous vote (5-0).

Requirement:

1. Any rezone of the tract of land cannot become effective until the subject property is legally combined and recorded with Davis County, thereby absorbing it into the applicable partially developed lot to the west, also owned by the Young Automotive Group.

Reasons for Action:

- a) The Planning Commission finds that there has been a sufficient review and consideration of the criteria outlined in CZC 12.21.080.e of the Zoning Ordinance for rezone consideration.
- b) The Planning Commission finds that the rezone is substantially consistent with the goals of the General Plan and the rezone approval criteria, as described in the staff report.
- c) The Planning Commission finds that the requirement condition of the rezone for parcel absorption facilitates compliance with applicable zoning development regulations adopted by the City and is desired by the petitioner.
- d) Therefore, the Planning Commission finds that the request for C-VH Zoning designation is appropriate.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – YOUNG POWERSPORTS

Mr. Snyder advised the Planning Commission that the conceptual approval level was designed to be fairly preliminary. He discussed the intent of the conceptual level with the Commissioners. Mr. Snyder spoke of occasional inaccuracies in FEMA (Federal Emergency Management Agency) floodplain maps, and explained that the applicant was involved in updating and amending the floodplain map for the subject property. Mr. Snyder explained that, although he believed it was feasible to mitigate the floodplain designation, it would take some time to receive a federal approval. This would need to be accomplished prior to the City granting final site plan approval. He suggested the process would provide adequate time for the applicant to address parking requirements and correct any deficiencies for obtaining conceptual site plan acceptance.

The Planning Commission discussed parking for the property. Commissioner Summerhays suggested a separate sheet showing a division of uses and parking needs on the property would be beneficial.

Responding to a question from Commissioner Hayman, Mr. Snyder explained the current floodplain designation covered a good portion of the property, and a failure to change the floodplain map would greatly impact the potential for development. Mr. Snyder answered questions from the Commission regarding water infrastructure and surface improvement responsibility.

Representatives of the applicant described the process to update the floodplain map, and emphasized the applicant had the option to raise the proposed structure above the flood level. Steve Peterson requested the ability to move forward at the applicant's risk. The Planning Commission and staff discussed possible conditions to allow conceptual site plan approval. A representative of the applicant stated the applicant would be able to provide a sheet showing division of uses for parking requirement purposes.

Chair Daly opened a public hearing at 7:58 p.m., and closed the public hearing seeing that no one wished to comment. The Planning Commission discussed surface improvements. It

1 was suggested the City should have a design plan in place for the area to guide future
2 redevelopment.

3
4 Commissioner Hayman **moved** for the Planning Commission to accept the Conceptual
5 Site Plan for the proposed Young Powersports complex with the following conditions and based
6 on the following reasons for action. Chair Daly seconded the motion, which passed by
7 unanimous vote (5-0).

8
9 Conditions:

- 10
11 1. The applicant is to address compliance with the ordinance parking requirements. The
12 following options are suggested:
13 a. Correct the site plan layout to provide the required parking.
14 b. Re-review use spaces in the building and account for the retail space, office
15 space, repair space, and storage space and see if the parking counts are
16 better reflective of the various uses of the building.
17 c. Seek a "parking modification," as outlined in CZC 12-52-110(a) & (e).
18 2. If the applicant decides to pursue Options "a" or "b," the applicant shall also modify
19 the conceptual plan submittal to address the ordinance compliance matters raised in
20 the Staff Report to Commission dated 9/22/2021 and bring this matter back to the
21 Commission.
22 3. If the applicant decides to seek a parking modification, such modification shall be
23 submitted to the City and scheduled for Commission review before re-reviewing the
24 conceptual submittal. Afterwards, the applicant shall also modify the site plan
25 submittal to address the ordinance compliance matters raised in the Staff Report to
26 Commission dated 9/22/2021 and bring this matter back to the Commission.
27 4. The applicant shall obtain approval from FEMA to amend flood plain map to remove
28 property from any flood plain designation or address flood plain designation by other
29 acceptable means such as waiver or increased base floor elevation.
30 5. In addressing compliance with parking ordinance requirements, applicant shall
31 submit parking and use calculations to support parking calculations or provide other
32 acceptable means of compliance with ordinances.

33
34 Reasons for Action:

- 35
36 a) The Conceptual Site Plan has clearly depicted how the property could be developed
37 [CZC 12-21-110(d)(2)].
38 b) The conceptual Site Plan is consistent with the goals of the General Plan [CZC 12-
39 480-3(c)].
40 c) The vehicle sales use is a conditional use in the C-VH Zone [CZC 12-36 Table of
41 Uses Allowed].

42
43 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

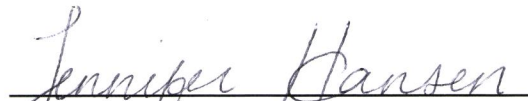
44
45 The Planning Commission was scheduled to meet next on October 13, 2021. Mr. Snyder
46 spoke of items that may appear on the next meeting agenda.

47
48 **MINUTES REVIEW AND ACCEPTANCE**

49
50 Minutes of the September 8, 2021 meeting were reviewed. Commissioner Hayman
51 **moved** to accept the minutes. Commissioner Summerhays seconded the motion, which passed
52 by unanimous vote (5-0). Commissioner Hayman expressed appreciation for the opportunity to
53 have served on the Planning Commission.
54

ADJOURNMENT

At 8:17 p.m., Commissioner Hayman **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).


Jennifer Hansen, City Recorder

10-18-2021
Date Approved


Katie Rust, Recording Secretary



Young Powersports - Centerville

Required Parking

MAIN	Area	Standard	Stalls Req'd
Office	1,580	1:250	6.3
Retail	37,550	1:250	150.2
Repair Service	18,500	1:250	74.0
Warehouse	5,450		2.0
SECOND			
Office	2,950	1:250	2.0
Warehouse	18,555		2.0
TOTAL	84,485		236.5 = 237