

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 OCTOBER 10, 2018 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 Management Services Director, 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:

6:00 **A. OPEN MEETING AND DISCUSSION WITH PUBLIC REGARDING MAIN STREET COMMERCIAL USES**

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

C. PLEDGE OF ALLEGIANCE

D. PRAYER OR THOUGHT

Cheylynn Hayman, Chair

E. COMMISSION BUSINESS

7:10 1. Public Hearing - Final Site Plan & Conditional Use Permit - Oak Ridge Assistant Living - 451 Rawlins Circle

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan and Conditional Use Permit for Oak Ridge Assisted Living at 451 Rawlins Circle.

2. Discussion of Subdivision Ordinance Updates - Chapter 3 (Administration)

Continue discussion of proposed revisions and updates to City Subdivision Ordinance - CMC 15 (Subdivisions)

F. MINUTES REVIEW and ACCEPTANCE

August 22, 2018

September 12, 2018

September 26, 2018

G. ADJOURNMENT

CENTERVILLE

Staff Backup Report

10/10/2018

Item No. 1.

Short Title: Public Hearing - Final Site Plan & Conditional Use Permit - Oak Ridge Assistant Living - 451 Rawlins Circle

Initiated By: Tyler Young, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan and Conditional Use Permit for Oak Ridge Assisted Living at 451 Rawlins Circle.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ 10-10-18 PC Staff Report Oak Ridge FSP and CUP
- ▢ Oak Ridge Easement and Landscaping
- ▢ Easement A
- ▢ Easement B
- ▢ Oak Ridge FSP Arch Elevation

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: DALY WEST HOLDING COMPANY LLC
532 S TRAILSIDE DR
LAYTON UT 84041

APPLICANT: TYLER YOUNG
OAK RIDGE ASSISTED LIVING
463 RAWLINS CIRCLE
CENTERVILLE UT 84014
OAKRIDGEALF@GMAIL.COM

PROPERTY LOCATION: 463/ 451 RAWLINS CIRCLE
CENTERVILLE UT 84014

PARCEL SIZE: .64

ZONING DISTRICT: RESIDENTIAL MEDIUM

APPLICATION: FINAL SITE PLAN AND CONDITIONAL USE PERMIT

STAFF RECOMMENDATION:

Background

Oak Ridge Assisted Living at 451 Rawlins Circle was previously owned by Lorant Bodo and known as Superior Assisted Living of Centerville, which consisted of two separate lots. Currently on the property there is an existing building and a poured foundation for the second building on the second lot, which is at least 15 years old. For reasons fully unknown to staff, although assumed to be tied up in parking and landscaping calculations, the second building was never built and remains an empty foundation to this day. In September of 2015, Oak



Ridge bought and took over the property, combined the lots, and added a third, adjacent parcel into the project which had previously only been used to store trailers and cars. They are now all combined into one lot.

The Conceptual Site Plan was approved in July of 2018. The Conditional Use Permit is now amending the formerly approved CUP from the original Superior Assisted Living Facility that was approved in 2007.



Previous Conditions from Conceptual:

1. The applicant must submit a complete Final Site Plan Application as outlined in 12.21.110(e) Yes
2. The applicant shall combine lots 03-237-0101 and 03-169-0005 with Davis County. Yes
3. As approved by the City Engineer, the applicant shall vacate the current storm drain easement running through the middle of the lot, and remove and relocate the storm drain, and create a new 20' easement on the north side of the property (the south side of newly acquired Parcel A), adjacent and parallel to the 7' PUE on the north property line of the original lot) in order to line up with the Culinary Waterline.
 - ❖ Vacation of current easements and recordation of new easements need to be reviewed and approved by the City Engineer and City Attorney, accepted by City Council and recorded with Davis County.
4. The applicant shall receive approval of Site Plan from Davis County Fire Marshall
 - ❖ Need approval prior to Building Permit
5. The applicant shall submit a final landscaping plan that complies with the landscaping standards for multi-family residential as outlined in 12.52 OR submit a proposed landscaping waiver of strict compliance for the Planning Commission to review at Final Site Plan. The applicant shall work with staff to develop a landscaping plan that enhances curb appeal and addresses the needs of the residents. [Added by the Commission on September 12th]
 - ❖ Yes, a waiver has been submitted for landscaping at ~34%. The applicant has made modifications to the original site plan to ensure the most landscaping for the

site is provided, including adding approximately .13 acres to the property from an adjacent parcel. Also, the landscaping plan has been modified to reduce the number of parking stalls, allowing for more open space for client. They have added ore trees and shrubs to exceed the number of plants required for this site.

Required Landscaping Summary, Chapter 12-51			
Guidelines	Required	Actual	Comply
Total Area Landscaping	40%	33.97%	yes
Total Required Trees	1 tree & 2 shrubs per unit	~25 trees, 27 shrubs	yes
Trees for Street Frontage	1 per 25' frontage (~4)		
Building Frontage/Foundation	50% of building frontage	yes	yes
Total Interior Parking Lot Landscaping	10%	Likely >10%	yes
2 shrubs and 1 deciduous tree per 6 parking stalls	4 shrubs; 2 trees	27 shrubs 25 trees shrubs	yes

CZC 12.51.050 Waiver of Strict Compliance

12.51.050 (a) Waivers Authorized. Since site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this Chapter.

12.51.050 (c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if it finds the waiver:

1. Preserves the intent of this Chapter and the provision for which a waiver is authorized;
2. The granting of a waiver will not result in an adverse impact on surrounding properties; and
3. (A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or
(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

Applicant's Submittal:

“ Oak Ridge Assisted Living is requesting approval for a green space variance based on the existing land and constraints associated with the completion of this project. Oak Ridge initially had roughly 26-26% green space when we purchased the property. Oak Ridge was able to secure a small parcel to the north of our existing property to clean up a long standing parking lot full of junk from a neighbor.

After months of work Oak Ridge has been able to add an additional 5 parking stalls, increase the overall footprint of useable space for the benefit of our residents and ultimately increase our green space percentage to 34%” Statement from September 12th, 2018

Staff Response:

The landscaping plan as submitted September, 2018, provides 33.97% landscaping, including trees surrounding the property for screening, and shrubs along the foundation of the building for aesthetic appeal, and an outdoor pavilion on the north side with a painted crosswalk through the parking lot for clients. The applicant removed three parking stalls from the Conceptual Site plan in order to increase the landscaping percentage.

The site has substantial limitations for open space due to the existing buildings, foundation, and driveway/parking lot. The applicant has acquired another parcel, approximately .13 acres, in order to increase the landscaping on site and add stalls for visitor parking.

The reduction from 40% to ~ 34% in landscaping does not adversely affect the surrounding properties and preserves the intent of Chapter 12.54.

The applicant has added additional shrubs and trees than what is required, and has reduced the existing northern driveway in order to accommodate further open space and curb appeal of the property.

6. The applicant shall Amend the Conditional Use Permit as approved on August 8, 2007 under Superior Assisted Living of Centerville
❖ See below

CONDITIONAL USE PERMIT

12.21.100

The suitability of the specific property for the proposed use; The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity; Whether or not the proposed use or facility may be injurious to potential or

existing development in the vicinity; The aesthetic impact of the proposed facility or use on the surrounding area; (A-C, E,)

This project is on a short cul de sac with single family homes that are zoned Residential Medium, Residential Low and Agricultural Low. To the south is Bountiful and Pages Place townhomes, so other medium density residential is in this area. To the west is commercial storage and trailers.

The aesthetic value of this property is increasing by developing the empty foundation that has laid there for many years. By acquiring the property to the north, the applicant is beautifying the curb appeal of the culdesac by removing the trailers and cars that were once stored there.

There is a proposed west and north side of property, screening car storage of neighbor to the west. , along with a perimeter of additional trees and shrubs that add screening to surrounding properties.

The economic impact of the proposed facility or use on the surrounding area; The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area. (D & J)

The applicant is improving the existing use on the property by adding landscaping, further visitor parking, and improving the curb appeal of the property, as well as increasing the number of beds and recreational rooms for the clients by adding another building. The foundation has been sitting many years, and this remnant parcel that was previously a storage lot has been added into the Living Facility. Overall, this project is an improvement of the site overall and to the clients within the facility.

This facility also contributes to the diversity of housing options for elderly and disabled that this region is in need of.

The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area; The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation; The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; (F-I)

Easement issues - Easement vacations and recording of new PUEs are necessary for this site. New public utility easements need to be reviewed and approved by the City Engineer and City Attorney, and City Council, and then recorded at Davis County.

The applicant has provided more parking than required – (5 stalls required, 11 provided). This provides plenty of extra stalls for family members and visitors of clients of the facility.

Other omissions such as noise, dust, pollutants, etc, are not a great concern from this facility.

STAFF RECOMMENDATIONS

Landscaping Waiver Recommendation

The Planning Commission hereby makes a motion to recommend approval Landscaping Waiver of Strict Compliance in that Oak Ridge's landscaping coverage may not fall below 33%.

Findings:

1. The Planning Commission finds that 33.97% landscaping is acceptable for this site, and preserves the intent of Chapter CZC 12.54, Landscaping and Screening.
2. The site has considerable constraints due to already existing buildings, foundations, and parking lots/ driveways, that make it difficult to add additional landscaping to reach 40%.
3. The reduced 6-7% in landscaping will not adversely impact neighboring properties.
4. The applicant had submitted a landscaping plan that exceeds the number of trees and shrubs necessary for the project, and still provides adequate beautification and screening of the site, despite not reaching 40% coverage.
5. The applicant has added trees and shrubs and reduces the widths of some asphalt in order to improve the curb appeal.
6. They have added an outdoor pavilion and painted crosswalk through the parking lot in order to address the comfort and safety of the residents.

Final Site Plan Recommendation

1. The Final Site Plan is subject to the plans submitted to the Staff and presented to the Planning Commission.
2. Any new construction of fences on the property must meet CZC. 12.55.110, including the front and side yard fence height limited to 4 feet. Construction details of proposed fencing shall be submitted and reviewed during the Building Permit process.
3. The new easements on the property shall be reviewed by the City Engineer and City Attorney. If deemed acceptable, they shall be approved by the City Council, and then recorded at Davis County.
4. The Final Site Plan is subject to comply with the Conditional Use Permit and landscaping waiver of compliance, as approved by the Planning Commission.

SUGGESTED REASONS FOR THE ACTION:

- a) The final site plan submittal has adequately shown how the property may be developed [Section 12-21-110(e)].
- b) The development appears to be consistent with the goals and objectives found within the Centerville City General Plan [Section 12-480-3].

- c) The Final Site Plan that has been submitted depicts how the site could be appropriately developed is designed to comply with the applicable provisions of the Residential-Medium (R-M) Zone (see Section 12.21.110.e) and other relevant regulations, as discussed in the Planning Staff Report.

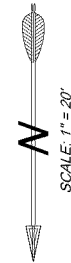
Conditional Use Permit

Suggested Motion for a conditional use permit for the property located at 451 and 463 West Rawlins Circle— I hereby make a motion for the Planning Commission to amend the Conditional Use Permit from June 13, 2007, as follows, for the Oak Ridge Assisted Living Facility at 451 / 463 Rawlins Circle:

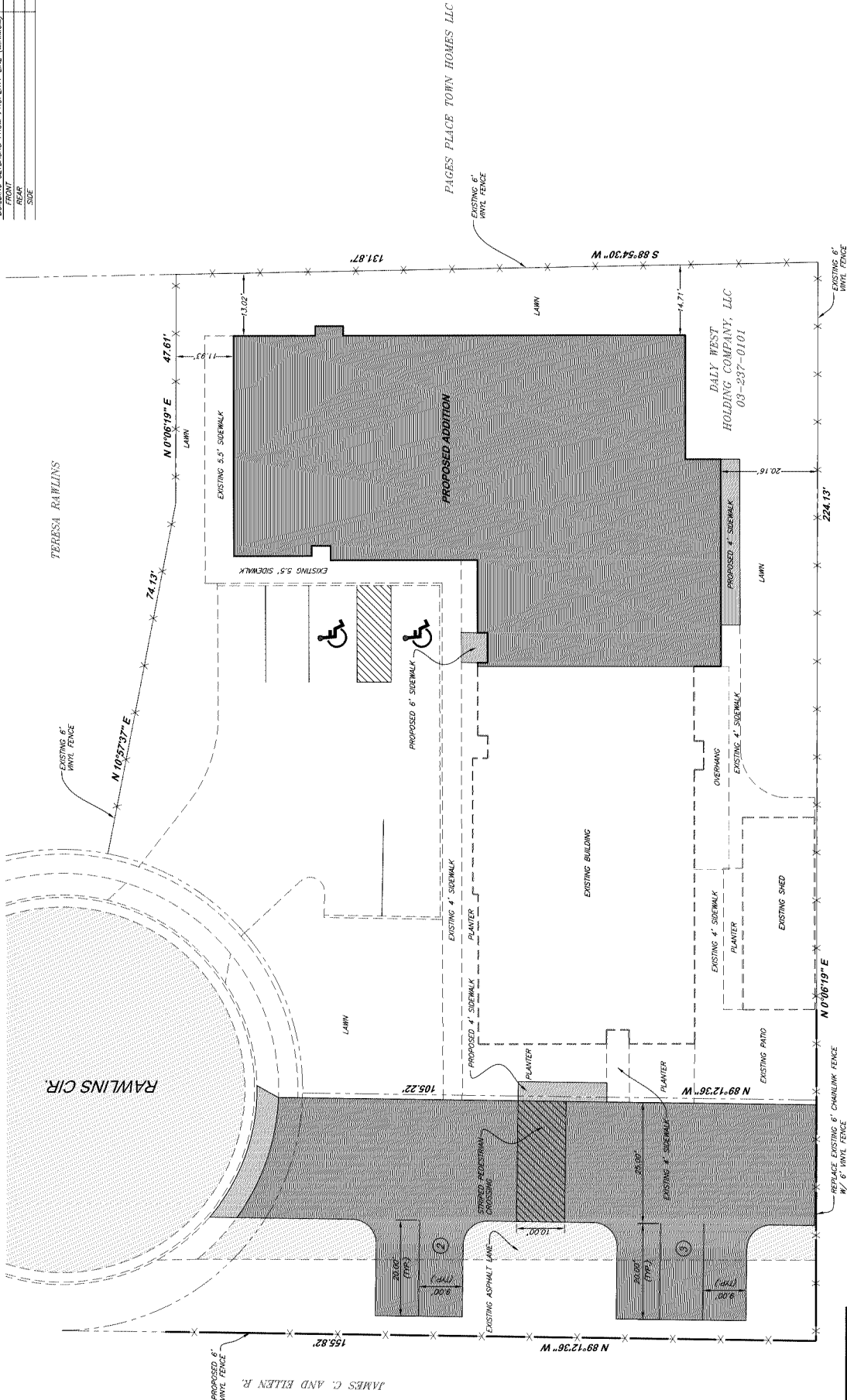
1. The allowed use shall be for an assisted living center with no more than 16 beds and 4 employees and shall follow the Final Site Plan as submitted to the Planning Commission.
2. A six-foot vinyl fence shall be constructed along the rear and side property lines with one tree being planted for every 20 feet of fencing, and shall follow the CZC Fence code as listed in 12.55.110
3. Enhanced landscaping along the street frontage shall be planted as to lessen the view of the parking lot. This landscaping may include trees, shrubs, ornamental grasses, flowers, or other similar live material. This landscaping plan is also subject to the Landscaping Waiver of compliance as approved by the Planning Commission.
4. A loading zone shall be created in the front with room for an ambulance or a van.
5. ~~To make room for the loading zone, one or two stalls shall be moved to the southern portion of the parking lot. The parking lot shall be striped in order to accommodate a loading zone for ambulances or vans.~~
6. Documentation shall be given to the City verifying the applicant, or those operating the facility, are licensed within the State of Utah to operate an assisted living center. This information shall be presented to Staff before a business license shall be issued.

Suggested Reasons for Action

- a) An Assisted Living Facility is allowed in a Residential Medium zone with a Conditional Use Permit [12.36.020]
- b) The applicant has fulfilled the factors to be considered in a CUP, as outlined in CZC 12.21.100.



PROJECT DATA	
ZONING CLASSIFICATION	R-1M
EXISTING LOT AREA (S.F.)	0.64 AC. (27,900 S.F.)
EXISTING LOT AREA (S.F.)	8,899 S.F.
TOTAL BUILDING AREA	508,408
LANDSCAPING (TOTAL ON-SITE)	33,974 (8,500 S.F.)
BUILDING SETBACKS FROM PROPERTY LINE (MINIMUM)	
FRONT	25'
REAR	10'
SIDE	8'



WASATCH CIVIL
Consulting Engineering
1150 DEPOSIT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

DESIGNED	J.E.B.	DATE	AUG. 14, 2018
DRAWN	C.C.S.	SCALE	AS SHOWN
CHECKED	A.B.B.		

DAILY WEST HOLDING COMPANY

OAKRIDGE ASSISTED LIVING

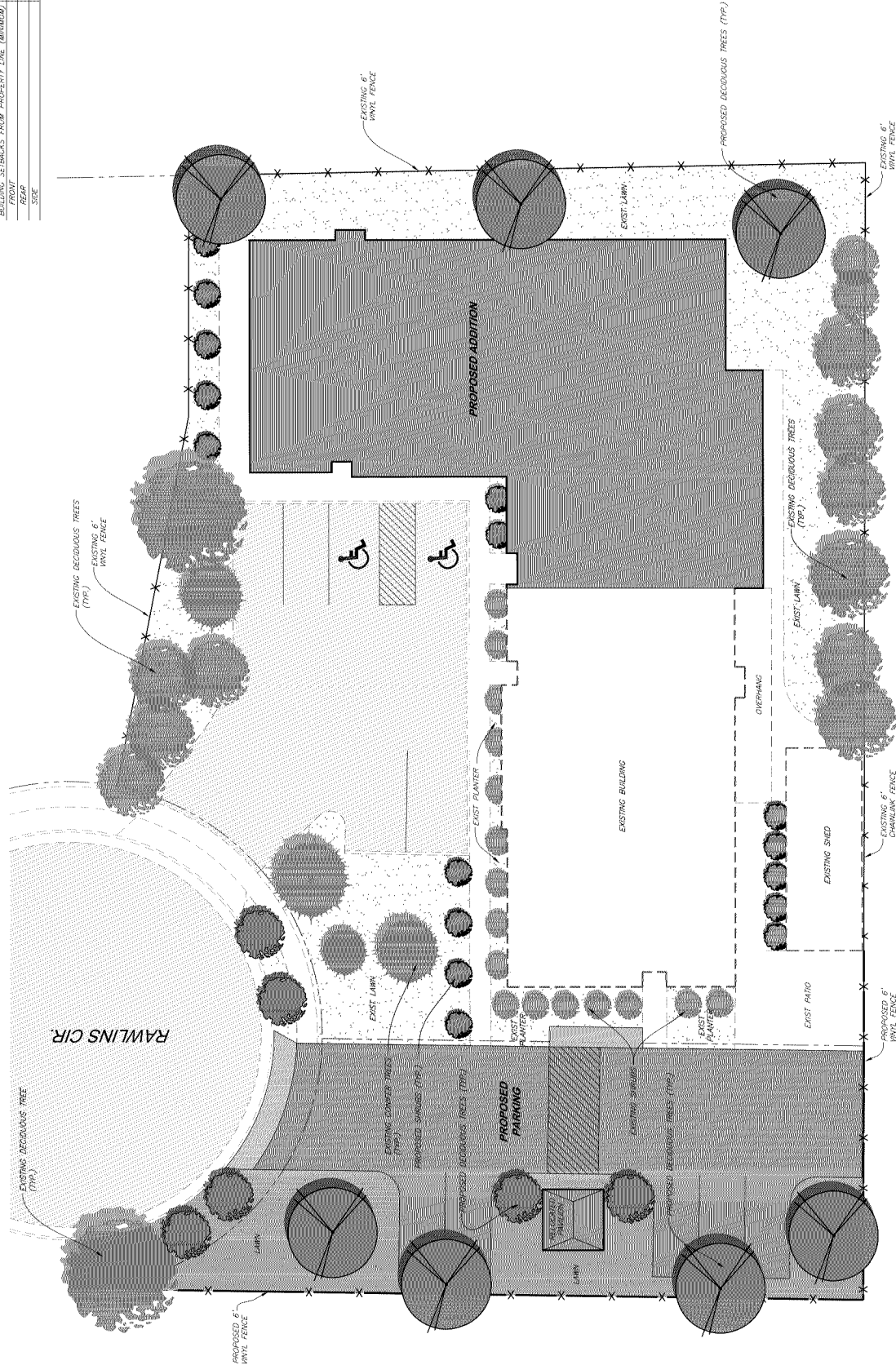
CONCEPTUAL SITE PLAN

SHEET 1

OF 2 SHEETS



PROJECT DATA	
REQUIRED	PROPOSED
AREA	AREA
TOTAL AREA	TOTAL AREA
TOTAL BUILDING AREA	TOTAL BUILDING AREA
LANDSCAPING (TOTAL ON-SITE)	LANDSCAPING (TOTAL ON-SITE)
BUILDING SETBACKS FROM PROPERTY LINE (MINIMUM)	BUILDING SETBACKS FROM PROPERTY LINE (MINIMUM)
FRONT	FRONT
REAR	REAR
SIDE	SIDE



WASATCH CIVIL
Consulting Engineering
1150 DEPOUT DRIVE, SUITE 225
OQUEN, UTAH 84404 (801) 775-9191

DESIGNED: J.B.R. DATE: AUG. 14, 2018
DRAWN: C.C.S. SCALE: AS SHOWN
CHECKED: A.B.B.

SHEET: **3**
OF 3 SHEETS

OAKRIDGE ASSISTED LIVING
CONCEPTUAL LANDSCAPING PLAN

DALY WEST HOLDING COMPANY

PROJECT ENGINEER STAMP

EASEMENT DESCRIPTION "B"
PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE ABANDONED
OVER LOT 101 DUEL SPRINGS AMENDED SUBDIVISION

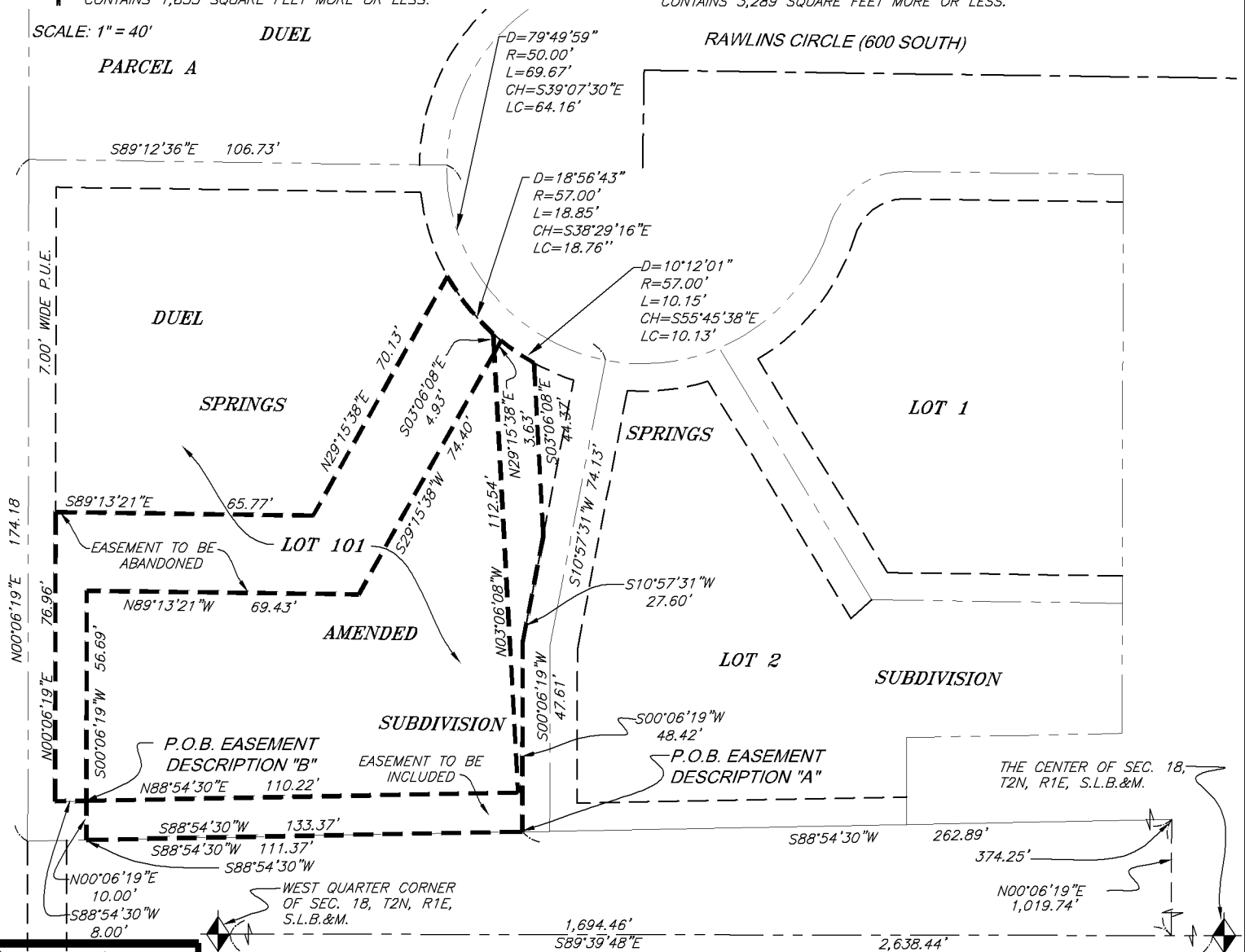
A PART OF LOT 101, DUEL SPRINGS AMENDED SUBDIVISION AND A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 15.00 FEET NORTH 88°54'30" EAST AND 10.00 FEET NORTH 00°06'19" EAST FROM THE SOUTHWEST CORNER OF SAID LOT 101 AND IS ALSO SOUTH 89°39'48" EAST 1,694.46 FEET AND NORTH 00°06'19" EAST 1,019.74 FEET AND SOUTH 88°54'30" WEST 374.25 FEET AND NORTH 00°06'19" EAST 10.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 18, (BASIS OF BEARINGS BEING SOUTH 89°39'48" EAST 2,638.44 FEET FROM THE SAID WEST QUARTER CORNER OF SECTION 18 TO THE CENTER OF SAID SECTION 18); RUNNING THENCE SOUTH 88°54'30" WEST 8.00 FEET; THENCE NORTH 00°06'19" EAST 76.96 FEET TO AN EXISTING EASEMENT LINE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID EXISTING EASEMENT LINE TO BE ABANDONED; (1) SOUTH 89°13'21" EAST 65.77 FEET; (2) NORTH 29°15'38" EAST 70.13 FEET TO A POINT OF NON-TANGENCY WITH A 57.00 FOOT RADIUS CURVE TO THE LEFT; (3) 18.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°56'43" (CHORD BEARS SOUTH 38°29'16" EAST 18.76 FEET); THENCE SOUTH 03°06'08" EAST 4.93 FEET TO AN EXISTING EASEMENT LINE; THENCE THE REMAINING THREE (3) COURSES AND DISTANCES ALONG SAID EXISTING EASEMENT LINE TO BE ABANDONED; (1) SOUTH 29°15'38" WEST 74.40 FEET; (2) NORTH 89°13'21" WEST 69.43 FEET; (3) SOUTH 00°06'19" WEST 56.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,289 SQUARE FEET MORE OR LESS.

DUEL

RAWLINS CIRCLE (600 SOUTH)



OAK
RIDGE
ASSITED
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***EXHIBIT A
EASEMENT***

SHEET:

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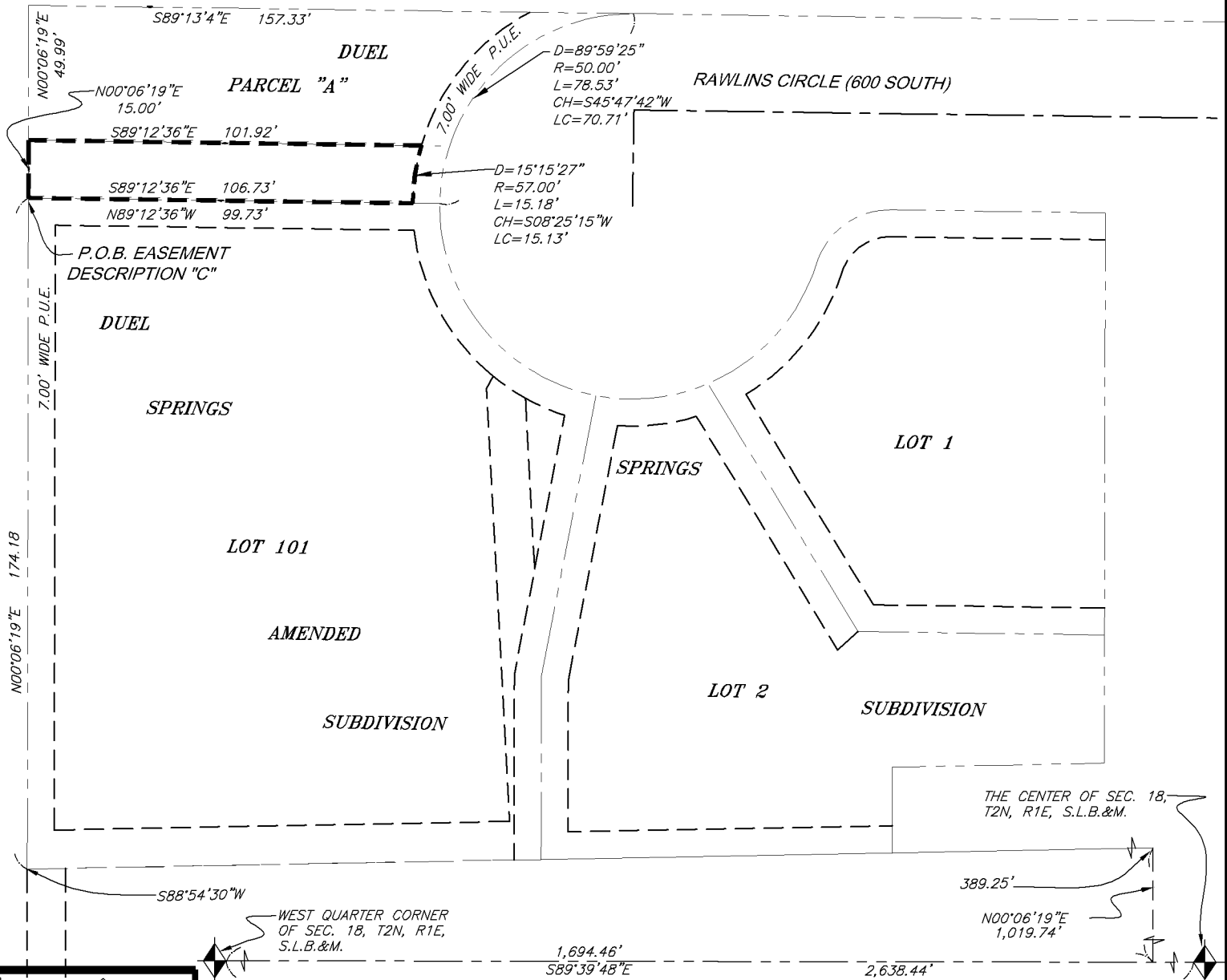
OF 2 SHEETS

EASEMENT DESCRIPTION "C"
PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE INCLUDED
OVER PARCEL "A" DUEL SPRINGS SUBDIVISION

A PART OF PARCEL "A" DUEL SPRINGS SUBDIVISION AND A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A" WHICH IS SOUTH 89°39'48" EAST 1,694.46 FEET AND NORTH 00°06'19" EAST 1,019.74 FEET AND SOUTH 88°54'30" WEST 389.25 FEET AND NORTH 00°06'19" EAST 174.18 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 18, (BASIS OF BEARINGS BEING SOUTH 89°39'48" EAST 2,638.44 FEET FROM THE SAID WEST QUARTER CORNER OF SECTION 18 TO THE CENTER OF SAID SECTION 18); CONTINUING THENCE NORTH 00°06'19" EAST 15.00 FEET ALONG THE WEST LINE OF SAID PARCEL "A"; THENCE SOUTH 89°12'36" EAST 101.92 FEET TO AN EXISTING EASEMENT LINE, WHICH IS ALSO A POINT OF NON-TANGENCY WITH A 57.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 15.18 FEET ALONG SAID CURVE AND SAID EXISTING EASEMENT LINE THROUGH A CENTRAL ANGLE OF 15°15'27" (CHORD BEARS SOUTH 08°25'15" WEST 15.13 FEET); TO THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 89°12'36" WEST 99.73 FEET ALONG THE SAID SOUTH LINE OF PARCEL "A" TO THE POINT OF BEGINNING. CONTAINS 232 SQUARE FEET MORE OR LESS.

SCALE: 1" = 40'



OAK
RIDGE
ASSITED
LIVING

EXHIBIT B
EASEMENT

SHEET:

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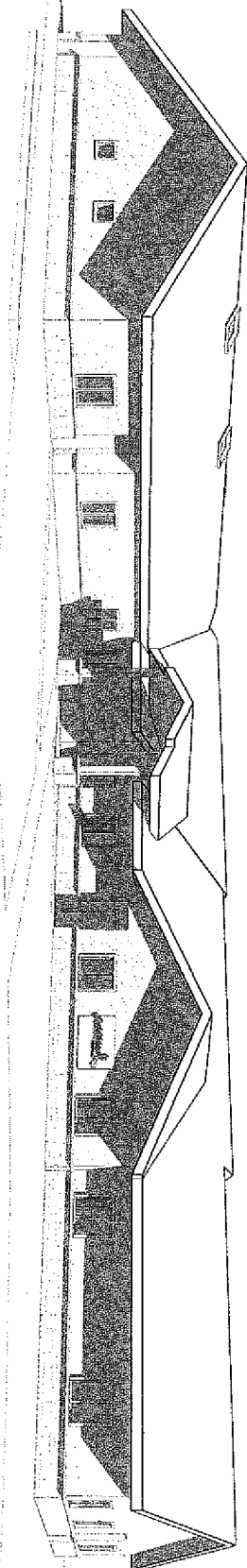
OF 2 SHEETS

Oak Ridge

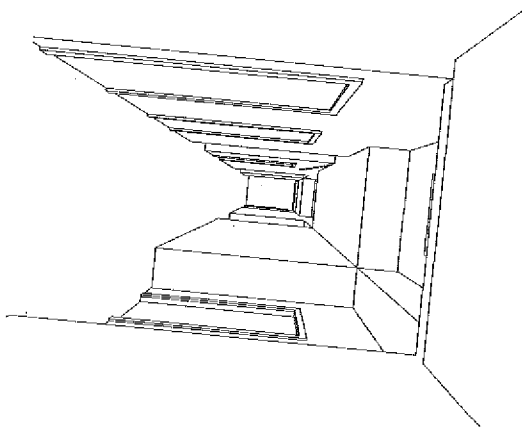
Assisted Living

PHASE II

463 WEST RAWLINS
CENTERVILLE, UT, 84014



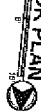
 JB JAMES B. JONES		 AAA SECURITY Protecting what you own		 Iridium architect engineering		 Iridium architecture interior design		 Iridium interior design landscape architecture	
Project Manager 10000 10th Avenue NE Seattle, WA 98120 Tel: 206-764-1000 Fax: 206-764-1001 E: jones@jb-jones.com		MANAGEMENT 10000 10th Avenue NE Seattle, WA 98120 Tel: 206-764-1000 Fax: 206-764-1001 E: jones@jb-jones.com		MANAGEMENT 10000 10th Avenue NE Seattle, WA 98120 Tel: 206-764-1000 Fax: 206-764-1001 E: jones@jb-jones.com		MANAGEMENT 10000 10th Avenue NE Seattle, WA 98120 Tel: 206-764-1000 Fax: 206-764-1001 E: jones@jb-jones.com		MANAGEMENT 10000 10th Avenue NE Seattle, WA 98120 Tel: 206-764-1000 Fax: 206-764-1001 E: jones@jb-jones.com	
MECH PLUMB ENGINEER		ELECTRICAL ENGINEER		STRUCTURAL ENGINEER		ARCHITECT		OWNER	



2. COMPANY'S POLICY FOR THE DISPOSITION OF PLUGS, ETC. THE DISPOSABLES SHOULD BE REUSED OR RECYCLED. RECYCLING OF PLUGS, FILTERS, COLUMNS AND REINLIN WITH ORGANIC CLEANSING FLUIDS, AND REMOVAL OF SOLIDS SHALL TAKE PRECEDENCE OVER REUSE AND RECYCLING.

PLUMBING FIXTURES	
WATER CLOSERS	
Drain	21
Washbasin	22
Disposal	3
Tub	11
Extension Faucet	2
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MAIN FLOOR PLAN
1/8" = 1'-0"

$$\frac{1}{2} = 0.5$$


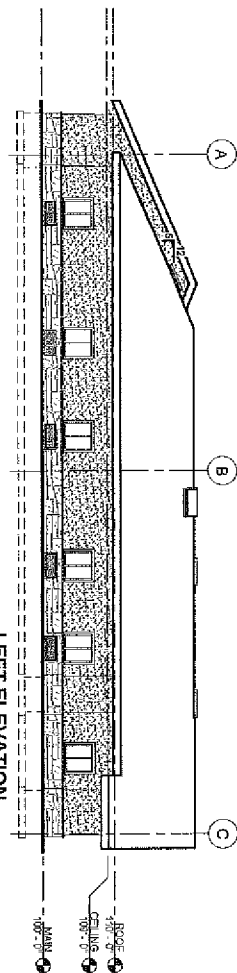
Midium A

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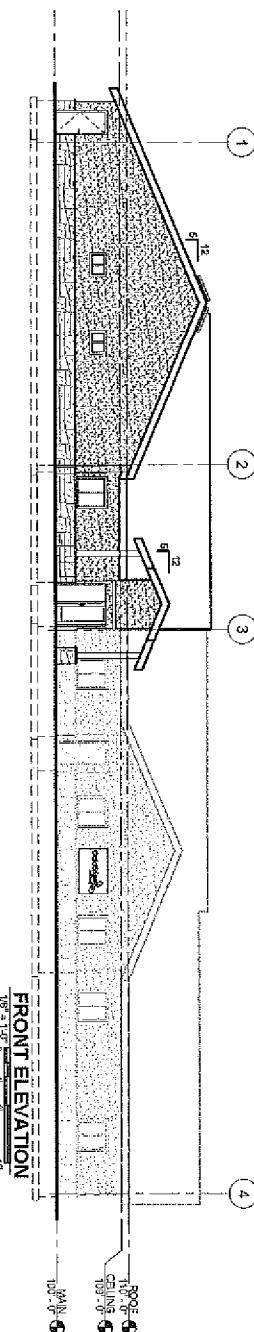
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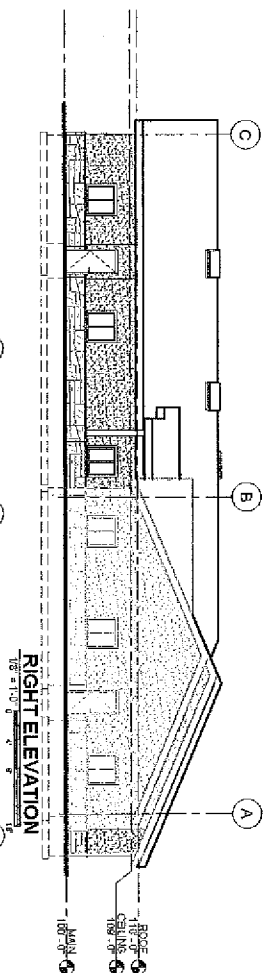
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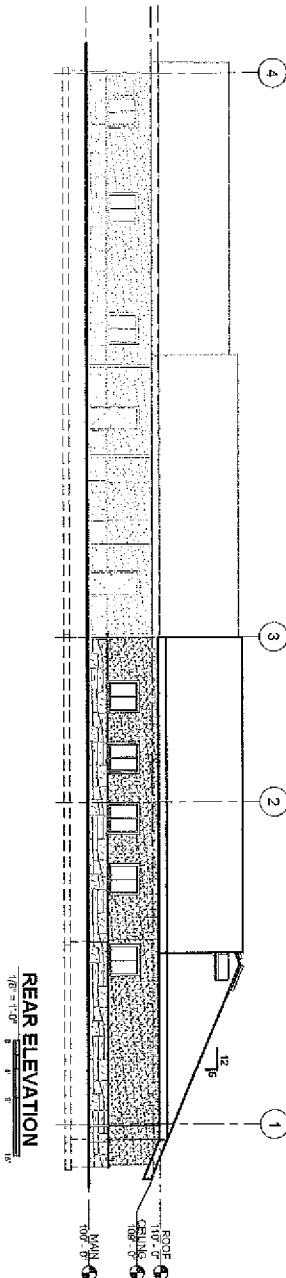
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ELEVATION KEYED NOTES

ELEVATION NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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OAKRIDGE ASSISTED LIVING
PHASE II
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CENTREVILLE, UT
ELEVATIONS

Sheet No. A-200

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LOCATION	DATE
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REVISIONS	DATE

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
10/10/2018**

Item No. 2.

Short Title: Discussion of Subdivision Ordinance Updates - Chapter 3 (Administration)

Initiated By: City Attorney

Scheduled Time:

SUBJECT

Continue discussion of proposed revisions and updates to City Subdivision Ordinance - CMC 15 (Subdivisions)

RECOMMENDATION

BACKGROUND

As part of the process to update and revise the City Subdivision Ordinance, a copy of the latest draft of Chapter 3 (Administration) is attached for the Planning Commission review. Chapter 3 addresses a number of administrative matters, noticing requirements, decision-making standards, administrative interpretations, and vested rights.

CENTERVILLE

Staff Backup Report 10/10/2018

Item No.

Short Title: August 22, 2018

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 8-22-18 Preliminary Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING**Wednesday, August 22, 2018****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

Cheylynn Hayman, Chair

Kevin Daly, Vice Chair

Kai Hintze

Logan Johnson

Kathy Helgesen

Gina Hirst

Becki Wright

MEMBERS ABSENT**STAFF PRESENT**

Cory Snyder, Community Development Director

Lisa Romney, City Attorney

Cassie Younger, Assistant Planner

Avalon Comly, Recording Secretary

STAFF ABSENT**VISITORS**

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE**OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Helgesen**PUBLIC HEARING – TABLED – ZONING TEXT AMENDMENT of 12.54, SIGNS**

At the request of the applicant, this item has been tabled until the September 12th Planning Commission meeting.

DISCUSSION OF SUBDIVISION ORDINANCE UPDATES – Chapter 2 (Definitions)

Lisa Romney, City Attorney explained that Chapter 2 of the Subdivision Ordinance rewrite contains definitions and some basic rules of interpretation. She said this is a “work in progress” that she is hoping to receive early feedback on, and explained that she has included State Code definitions in the Subdivision Ordinance rather than simply referencing the State Code. All of the State Code definitions that have been included in this version have been updated through the 2018 session.

Chair Hayman asked if the definitions that have been incorporated into the Subdivision Ordinance from Utah State code are primarily found in one section of the code, or if they are in multiple sections. Ms. Romney responded that they are mostly in one section. Chair Hayman

1 expressed that as a practitioner, she would be pleased to have all of the definitions in one place,
2 without having to reference the State Code. However, she is concerned about real time changes
3 being made to the Subdivision Ordinance whenever Utah State Code changes. Chair Hayman
4 suggested including a disclaimer at the end of the section that says "to the extent that any of the
5 definitions are inconsistent with the State Code, the State Code will take precedence."
6 Commissioner Wright suggested providing an introduction at the beginning of Chapter 2 which
7 explains that these definitions are provided for convenience, however, if there is a discrepancy
8 with State Code, State Code will take precedence. Ms. Romney said she could craft some
9 language for the beginning of Chapter 2 saying something to the effect that a number of the
10 definitions are defined in the State Code and if there is any conflict with the State Code
11 definition, State Code will govern. She would also still like to leave the definitions written out in
12 the Subdivision Ordinance for ease of use.

13
14 Commissioner Wright asked about the use of the words "or" and "and" at the end of lines
15 where there are multiple subsections in a definition. She inquired if one of these words should
16 be at the end of each and every line in the numbered list, or if they should just appear before the
17 last subsection in the list as in sentences. Ms. Romney said she is following State Code.
18 Commissioner Helgesen said she would like to have an "and" or an "or" after each line. Chair
19 Hayman said it is common legal practice to have "and" or "or" only once before the last
20 subsection in the list.

21
22 Commissioner Johnson said it is hard to know what items are defined and what aren't as
23 you read through the ordinance. Ms. Romney said in some codes terms that are defined are
24 capitalized. She thinks that looks awkward, and said she will give more thought to how to point
25 out what is defined. Chair Hayman said she thinks since this Subdivision Ordinance will now be
26 online it will be easier to search for the definition of a word if there is a question while reading
27 the ordinance.

28
29 Commissioner Daly asked if the definitions of "Flood, 100-year" and "Flood, 10-year"
30 should reference FEMA since the "Flood Plain" definition references FEMA. Ms. Romney said
31 that "Flood Plain" has a statutory definition and the area is defined on FEMA maps.
32 Commissioner Daly expressed concern about the statistics referenced in the definition for 100-
33 year and 10-year floods and wanted to know where those came from. Commissioner Hirst said
34 the 100-year flood and the 10-year flood definitions are just based on statistical analysis of
35 floods historically. Mr. Snyder said he does think the statistics referenced are from FEMA. Ms.
36 Romney said she can look into this and provide a reference to the industry standards that are
37 the basis of the definition, so there will be no disagreement in interpretation.

38
39 Commissioner Daly pointed out that there are no definitions listed for "Lot, Corner"; "Lot,
40 Flag"; or "Lot, Interior". Ms. Romney said she will add those definitions, which may be in the
41 Zoning Code. Commissioner Daly said perhaps those definitions could just refer back to "Flag
42 Lot" or "Corner Lot" definitions, which are included in the ordinance.

43
44 Chair Hayman pointed out that there are extra paragraph spaces between the definition
45 of "Land Use Authority" and "Land Use Permit", and that a space needs to be added after "Utah
46 Code" in the definition of "Public Meeting."

47
48 Commissioner Daly asked about the definition of "Public Improvements" and wondered if
49 Utopia would be included as a utility. Commissioner Daly asked if developers are required to run
50 lines for all utilities, and Mr. Snyder said only public improvement items are required.
51 Commissioner Wright wanted to know if certain utilities should be specified as "Public Utilities."
52 Ms. Romney said that this is defined by Utah State Code.

53

Chair Hayman asked that Ms. Romney go through and do a search for double-spacing after colons and periods and change these to single-spacing, as this is the new typing convention and she has noted some inconsistencies in the document.

Commissioner Wright pointed out that the colon after “Alley” on page 9 should be bold, and there is an extra period at the end of subsection (g) in the definition for “Freeway”.

Chair Hayman pointed out that the “or” at the end of subsections (a) and (b) in the definition for “Subdivider” should be removed.

Commissioner Daly was concerned about the definition of “Unincorporated” and wanted to make sure other cities are not unintentionally included in the definition, as they are outside of the incorporated area of Centerville. Chair Hayman suggested that before the definition is changed, Ms. Romney take a look at how the definition is used in the Ordinance.

Chair Hayman pointed out that there should be a space after the section symbol in subsection (a) of the definition for “Water Interest.”

LEGISLATIVE AND ADMINISTRATIVE DECISIONS TRAINING

City Attorney, Lisa Romney, provided a brief presentation on Legislative and Administrative decisions, including a discussion of the applicable standard of review for such decisions.

Chair Hayman asked Ms. Romney to create a small handout on the difference between Legislative and Administrative decisions that can be available whenever there is a public hearing. Ms. Romney and Commissioner Wright also suggested having a short introduction before opening public hearings at Planning Commission meetings to explain the difference between legislative and administrative decisions to the public. Chair Hayman indicated that she would work on creating that introduction.

OPEN AND PUBLIC MEETINGS TRAINING

The City Attorney provided a brief presentation on the basics of the Utah Open and Public Meetings Act.

DISCUSSION – MAIN STREET TABLE OF USES NEXT STEPS

Cory Snyder, Community Development Director, provided the Commissioners with a brief overview of where the Planning Commission is in the process of editing the Main Street Table of Uses and provided a summary of outcomes from the last public hearing on the matter.

Mr. Snyder said that staff recommends holding public forums for property owners, nearby residential neighborhoods and the general public at large; as well as holding a Planning Commission Work Session to synthesize the information received at forums with the public and narrow in on the uses that are perceived as acceptable for Main Street.

A timeline for these future meetings was suggested and was included in the staff report. The Commissioners expressed that they are supportive of holding the forums and of the suggested timeline.

Chair Hayman expressed concern that there seem to be members of the public that think Main Street uses are being changed to allow for more intense commercial uses along

1 Main Street, which will lead to a higher density. Since this is not the case, Chair Hayman asked
2 if the notices that are being sent to the public in preparation for the October 10 meeting could
3 clarify that the changes proposed will not change zoning intensity on Main Street or create a
4 higher density. Mr. Snyder agreed and said that he would ensure future notices include some
5 clarification about that point.

6
7 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

8
9 Mr. Snyder discussed the agenda for the upcoming Planning Commission meeting.

10
11 **MINUTES REVIEW AND ACCEPTANCE**

12
13 The minutes of the August 8, 2018 meeting were reviewed and amendments suggested.
14 Commissioner Johnson made a **motion** to accept as amended. Commissioner Wright seconded
15 the motion which passed by unanimous vote (7-0).

16
17 **ADJOURNMENT**

18
19 At 9:02 p.m. Chair Hayman made a **motion** to adjourn. Commissioner Johnson
20 seconded the motion which passed unanimously (7-0).

21
22
23
24 _____
25 Cheylynn Hayman, Chair

_____ Date Approved

26
27
28
29 _____
30 Avalon Comly, Recording Secretary

CENTERVILLE

Staff Backup Report 10/10/2018

Item No.

Short Title: September 12, 2018

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 9-12-18 Public Forum Minutes
- ▣ 9-12-18 Planning Commission Minutes

PLANNING COMMISSION MINUTES OF PUBLIC FORUM

Wednesday, September 12, 2018

6:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the public forum with the Centerville City Planning Commission was called to order at 6:00 p.m.

MEMBERS PRESENT

Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Kathy Helgesen
Gina Hirst

MEMBERS ABSENT

Kai Hintze
Logan Johnson
Becki Wright

STAFF PRESENT

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

VISITORS

Jeff Bassett, South Davis Metro Fire Chief
Interested citizens (see attached sign-in sheet)

Chair Hayman welcomed the citizens (primarily property owners on Main Street) to the public forum.

During the discussion, Cory Snyder, Community Development Director, documented many of the property owners' points on a large easel in order to refer to them again in the future. He also explained that although elected officials had heard that citizens were concerned that high-density residential development was in the plans, it was actually commercial development that was the current focus. Chair Hayman indicated that the Planning Commission was interested in hearing what the property owners had to say, particularly regarding any constraints they felt were limiting the opportunities for their businesses to flourish.

One property owner asked the Planning Commission to explain *their* vision for Main Street.

Ann Fadel asked how many properties would really experience change through this process. Chair Hayman responded that 46 different properties were being considered, all of which were commercial.

1 One property owner pointed out that it appeared that the City was constantly
2 changing its plan and going off in new directions. He asked about the status of mixed-
3 use zoning?
4

5 Chair Hayman explained that there were many current uses on Main Street that were
6 either not permitted or perhaps only had a conditional permit.
7

8 One property owner expressed the suspicion that the Planning Commission was
9 attempting to decrease mixed use.
10

11 Commissioner Daly again asked to focus on commercial use. He said that was
12 certainly the intent of the Planning Commission although he could not speak for the City
13 Council.
14

15 Chair Hayman attempted to clarify the Commission's role. She also explained that
16 the City Council had a vision 20 years ago and the vision included mixed commercial
17 use, similar to what was currently on the Parrish corridor. Ten years later, nothing much
18 had taken place. The City Council was concerned about mixed use and that too many
19 regulations were being placed on property owners. The current schedule of public forum
20 meetings was an attempt to readdress the original vision and make some progress
21 toward achieving it. Chair Hayman agreed that Main Street was not where the Planning
22 Commission wanted it to be either. They wished to create some synergy although she
23 admitted that it would not happen overnight.
24

25 Chair Hayman wished to know what the property owners were experiencing that they
26 felt were choking their efforts to make their businesses thrive.
27

28 One resident expressed frustration at the City for making decisions that affected the
29 property owners but failed to allow those owners to be involved in the decision-making
30 process. Another individual asked that the City provide less regulation and instead,
31 allow the market to dictate which businesses would succeed.
32

33 Commissioner Daly thought that might be a good point and agreed that perhaps it
34 was time for the City to update what uses were permissible. What was right many years
35 ago might not be right today.
36

37 Jeff Cook expressed an interest in protecting the historic integrity of Main Street. He
38 was happy when City Hall was moved to Main Street and felt the library should have
39 been built here as well instead of being placed on prime real estate away from the
40 business district. He felt that Main Street was about industry more than retail and should
41 therefore not be so restrictive.
42

43 Jennifer Turnblom felt that the City Council was trying to do their best to listen to
44 property owners. She asked what they (the property owners) could do to their properties
45 in order to get their proposed uses permitted. The current City Council was trying to
46 make a bad decision made by a previous Council more viable for the current property
47 owners on Main Street. She pointed out that in order to meet current code, she would
48 have to change the entire character of her building.
49

50 Chair Hayman pointed out that there were three things that the City Council was
51 interested in: use, design and density. She also asked those present if there were
52 specific things that they wanted to do with their businesses that they were not currently
53 able to do because of Centerville restrictions.

One person wished to see improvements in the old fire house which had been sold. Travis Shupe responded that building would need to be brought up to code if it were to be put to use.

Another individual pointed out that an electrical contracting business wished to upgrade their building but could not do so because of code restrictions.

One resident asked why the City wouldn't just let people do with their property what they wished to do. My Snyder responded that the law required that boundaries be set. Another resident asked what had happened to the plans of businesses that had been planning to move to Main Street. Mr. Snyder responded that the uses were prohibited. Additionally, complaints from nearby property owners were in conflict with some nearby property owners.

Jeff Cook said that he appreciated what the Planning Commission was doing. He stated again that Centerville was an industrial community—not retail. He felt that some mixed use with light or medium density would be good although he knew not everyone felt that way. Businesses should be allowed to thrive which would require fewer restrictions by the City.

Chair Hayman asked those gathered how they would feel about trying to create a visual cohesion on Main Street, including, potentially, widening the sidewalks. Ann Fadel responded that since the general populace would benefit from such cohesion, the cost should be shared by all citizens—not placed solely upon the Main Street property owners.

Chair Hayman reiterated that the City did not anticipate change taking place over night. Instead, they were looking another twenty years down the road. One property owner mentioned burying the telephone poles. Mr. Snyder had already looked into the costs of that and learned from Rocky Mountain Power that it would cost approximately \$5 million dollars.

Chair Hayman asked that the property owners continue to reach out to not only the Planning Commissioners but the City Councilmembers as well, who would ultimately be making the final decisions. My Snyder agreed that their involvement was still needed, that further information would be distributed within their utility bills in the near future and that they should keep an eye on the City website between now and November.

The property owner's points which he had memorialized on the easel were:

- Issues involving consistency
- Residential status questions
- Concerns with diminishing uses, specifically with mixed-use
- Where does mixed use fit it?
- Potential lack of trust
- Potential options to upgrade façade but caution constraints
- The don'ts are in place. Where are the do's?
- Making a living matters—market pattern analysis
- What are the historic uses—construction, fuel/gas, city offices, missing the library
- May not be retail so much as local business
- What to do vs. what to design
- Converting buildings may not be feasible
- Can't use the old fire station—remodel beyond 30%

- Create consideration for existing layouts
- Parking in rear—may cause traffic in residential areas
- What are the incentives and are they equitable?

ADJOURNMENT

The Public Forum adjourned at 6:56 p.m.

Cheylynn Hayman, Chair

Date Approved

Jamie Brooks, Recording Secretary

PLANNING COMMISSION MINUTES OF MEETING**Wednesday, September 12, 2018****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 7:06 p.m. Chair Hayman apologized for the delay.

MEMBERS PRESENT

Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Kathy Helgesen
Gina Hirst

MEMBERS ABSENT

Kai Hintze
Logan Johnson
Becky Wright

STAFF PRESENT

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

VISITORS

Jeff Bassett, South Davis Metro Fire Chief
Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Hirst

PUBLIC HEARING – ZONING TEXT AMENDMENT ON CZC 21.54 SIGNS

Cassie Younger, Assistant Planner, explained that currently, murals occupied a “gray area” within the City code-- between art and graffiti. The applicant, Becca Clason, wished the Commission to consider a proposed Zoning Text Amendment for 12.54 Signs, to allow murals on buildings. Ms. Younger pointed out that many cities allowed murals and in fact, South Salt Lake had an annual mural festival which included art commissioned by the South Salt Lake Arts Council. One interesting result of South Salt Lake allowing murals on businesses was that they tended to grab the eye and cause residents and passersby to feel curious and then visit a business that they otherwise might not have. This potential result of the presence of murals fit right in with the Planning Commission’s goal of revitalizing Main Street. The Applicant had made five specific recommendations regarding size and content regulation, etc. Ms. Younger explained that she was presenting two different motions. The first motion consisted of the applicant’s recommendations and the second motion extended the recommendations further, restricting murals to commercial structures and also limiting the size of murals. Additionally, she felt it was important not to allow murals on buildings

1 that were on the National Register of Historic Places. She also felt the murals should be
2 non-commercial in nature so as to avoid crossing over into the definition of signage. Ms.
3 Younger addressed the fact that the First Amendment was not clear on the difference
4 between murals and signage. She felt that a mural was art—not advertising.

5
6 Chair Hayman had two concerns. The first was the size restriction. Her second
7 concern was the subjective nature of art. She did not wish to see the Commission in the
8 position of determining which murals were acceptable and which were not. She felt that
9 decision should be administrative

10
11 Ms. Younger addressed the size restriction, pointing out that murals were meant
12 to take up entire walls.

13
14 Chair Hayman pondered whether or not art could or should be regulated. Lisa
15 Romney, City Attorney, responded that art was protected speech but that it was very
16 difficult to regulate. Chair Hayman pointed out that there was a fine line between art and
17 advertisement. Cory Snyder, Community Development Director, agreed that it was
18 difficult to regulate, and that available case law was unclear. He felt it was up to the City
19 Council and Planning Commission to decide what they were comfortable with. Without
20 the proposed code in place, the creation of a mural would be classified as graffiti.
21 Additionally, if the Commission chose to limit the size of a mural, what was created
22 within that limited space could easily end up being nothing more than an advertisement.

23
24 Chair Hayman inquired if there was any established case law that would be of
25 assistance to those who might wish to create a mural. Lisa Romney responded that
26 although she had not researched the topic specifically, she would be happy to do so if
27 the Commission wished her to.

28
29 Chair Hayman asked if there was established law regarding what was obscene.
30 Mr. Snyder responded that Utah law made an effort to define what was “obscene.”
31 However, Ms. Romney pointed out that the first amendment, did not recognize
32 obscenity.

33
34 Regarding the second motion that Ms. Younger had drafted, Vice Chair Daly
35 asked her to expound on her desire to limit murals to commercial buildings. Ms.
36 Younger responded that staff had wished to start small, explaining that the location of
37 this particular small business seemed a good place to start.

38
39 Commissioner Daly agreed with protecting those properties on the National
40 Register of Historic Places unless they had been painted previously (referring to
41 recommendation #4 in the staff report). He wondered about allowing murals in
42 residential zones. Ms. Younger responded that residential murals were not addressed in
43 this proposed code change and Mr. Snyder explained that residential properties could
44 currently be painted in any way that the homeowner chose.

45
46 Chair Hayman invited the applicant to step forward and address the Commission.

47
48 Becca Clason approached the podium and introduced herself to the Commission.
49 Chair Hayman asked how she felt about the revisions that staff had proposed to the
50 ordinance. Ms. Clason stated that she was not concerned with any of the revisions.
51 She also took the opportunity to explain that she was considering hiring a local artist to
52 create the mural as a floral design with perhaps an inspirational message.

Chair Hayman opened the matter for a public hearing at 7:30 p.m.. There was no one who wished to speak and the chair closed the public hearing at 7:30 p.m..

Chair Hayman **recommended approval** of the Zoning Text Amendment with the amended language proposed by staff in addition to the following conditional amendments in Conditions 1, 3, and 4, as seen below.

Recommended Amendments:

[12.54.060] Sign area calculations shall include all signs located on a lot or parcel unless under the provisions of this Chapter or another chapter of this Title a particular type of sign:

- A. Is expressly excluded from the calculation of total sign area; or
- B. Has a separate basis for calculating sign area; or
- C. Is not regulated by the provisions of this Chapter.
- D. *Except Murals See 12.54.060 (m).*

ADD Subsection (m) The Zoning Administrator shall approve a mural under the following provisions:

- 1. A mural is recognized as a one of a kind, hand painted, hand tiled or digitally printed image on the exterior wall of a building that does not contain any ~~commercial message logos, trademarks, company slogans, or obscene images or messages.~~
- 2. Murals shall be allowed on commercial buildings located within the Commercial Medium zone
~~[Three] Murals shall contain no commercial message, including logos, trademarks, or company slogans, or any obscene message or images.~~
- 3. Murals may not be painted on buildings that are on the National Register of Historic Places, unless such building is already painted.
- 4. Murals must receive a permit as set forth in 12.21.160
- 5. Applicant must submit proof of the property owner's approval and permission

FINDINGS:

- a) Allowing murals is consistent with the General Plan for the Main Street Commercial area. [12-430-2 and 12-480-7]
- b) The purpose of our sign code is to improve the visual appearance of the City in a way that is consistent with Constitutional guarantees and the City's goals of public safety and aesthetics. [12.54.010]
- c) Allowing murals on commercial building is not inconsistent with the purpose of the Commercial Medium Zone. [12.30.020]

The motion passed unanimously (4-0).

Chair Hayman explained to the public that the Commission would recommend that the City Council adopt the regulation as amended.

Chair Hayman welcomed Scout Troop 1338 who had joined the meeting.

PUBLIC HEARING – REQUEST FOR FENCE HEIGHT INCREASE – RENEGADE SPORTS 240 NORTH SOUTH FRONTAGE ROAD

Ms. Younger explained that the applicant was interested in expanding the use of the site to include storage of equipment and rental vehicles at the rear of his property. The plan had been approved administratively but the new use required a fence higher than what was currently within regulations. Therefore, the applicant was asking the Planning Commission to alter the current height restriction in light of the unique grading that existed on the property

Chair Hayman invited the applicant, Richard Gladfelder, to address the Commission. However, he did not wish to do so.

Chair Hayman opened the public hearing at 7:36 p.m. There was no one who wished to speak and Chair Hayman closed the public hearing at 7:36 p.m.

Commissioner Hirst made a **motion** to increase the height of the fence at Renegade Sports to a maximum height of 10'. Commissioner Helgesen seconded the motion.

Commissioner Daly pointed out some typographical and grammatical errors in the staff report that needed to be fixed: "maximum height" and "location is in"

FINDINGS

- a) The Planning Commission finds that this increase in height adequately screens the equipment storage equipment from view, therefore benefiting the surrounding properties.
- b) The Planning Commission finds that the property location is in an intensive commercial use area, so visual screening of storage equipment and facilities maintains the aesthetics of this commercial area and therefore benefits the City as a whole.

The motion passed unanimously (4-0).

PUBLIC HEARING –CONCEPTUAL SUBDIVISION – LEGACY LANDS – 1243 NORTH 1300 WEST

Ms. Younger explained that the applicant wished to subdivide his property which was currently four acres of open land. There was a small piece of property which was not included in the plan because the applicant did not own it and the property owner had declined to sell it. She pointed out that Lot #5 was problematic as it did not quite have sufficient frontage. There was also a large communications easement which seriously restricted what that parcel could be used for. Staff had significant concerns about the layout of the property. Although the project had potential, several changes would be required if the Commission were to approve the application.

Chair Hayman invited the applicant to address the Commission.

Jeff Cook introduced himself and began by pointing out that Lot 5 was drawn incorrectly on the map so that it appeared there was insufficient frontage space when that wasn't the case. He also reminded the Commission that this was conceptual only at this point. He suggested that private easements would benefit several nearby property owners and he felt that Lot 3 had plenty of frontage. Ms. Younger expressed concern

1 that the frontage was not being used appropriately. Mr. Cook preferred to leave it as it
2 was.

3
4 Commissioner Daly asked if the drive would be open to the public. Mr. Cook
5 responded that it would be private and that most likely, there would be security gates in
6 place.

7
8 Chair Hayman asked the applicant to address the staff's concerns regarding the
9 required right angles to the street. He responded that due to the layout of the property
10 lines, there was nothing to be done regarding the current angles, in one area in
11 particular. He also stated that parking was configured as it was, due to natural gas
12 easements already in place.

13
14 Chair Hayman asked Ms. Younger to further explain staff concerns. She did so but
15 pointed out that it was up to the Commission to determine if there was good cause to
16 approve the application.

17
18 Mr. Snyder stated that the subject property was a large tract of land and that he did
19 not believe that it was the applicant's intent to create something incompatible with the
20 surrounding area. His department was merely attempting to look into the future and
21 determine if the odd stem of property would be underused due to its unique
22 configuration.

23
24 Commissioner Daly asked Mr. Cook to address the possibility of re-aligning certain
25 lots. The applicant did not see that as a viable solution, explaining that it would reduce
26 the square footage of two buildings significantly.

27
28 Chair Hayman opened the public hearing at 7:55 p.m. There was no one who wished
29 to comment, and the Chair closed the public hearing at 7:55 pm.

30
31 Commissioner Daly pointed out that at times, there were exceptions made to code
32 and he was inclined to think this might be one of those times. He was not sure that there
33 was any solution beyond what the applicant had proposed.

34
35 Commissioner Helgesen inquired if the proposal met the requirements for emergency
36 access. Mr. Snyder responded that such access would definitely need to be addressed
37 in the future

38
39 Chair Hayman made a **motion** for the Planning Commission to accept the conceptual
40 subdivision plan at 1243 North 1300 West with directives 1-3.

41
42 Ms. Romney, wished to include the following clarifications: directive 2 should read
43 "Lot 5 is to be adjusted to meet the minimum lot frontage of 50 feet."

44
45 *Directives:*

46 1) A Preliminary Subdivision Application shall be submitted in accordance of CMC 15.03
47 of the Subdivision Ordinance

48 2) Lot 5 is to be adjusted to meet ~~not only~~ the minimum lot frontage requirement of 50
49 feet, ~~but to meet the expected at right angles to the street which the lots face and~~
50 ~~eliminate unneedful jogging of side lot lines.~~

51 3) Proposed future utility lines to each lot need to be shown at Preliminary Plat.
52 Commissioner Daly seconded the motion.

Findings:

- a) The conceptual subdivision mostly complies with the General Plan as stated in 12-480-6.
- b) Adjustments are needed to ensure compliance with the requirements for subdivision plat approval as provided in CMC 15, Subdivisions.
- c) This development has the likelihood to meet the Subdivision Ordinance Standards in the, Chapter 15-5 of the CMC.

The Vote passed 4-0.

Chair Hayman made note of the fact that Spencer Wright, the applicant in agenda item #4, was not yet present. The Commission moved forward with agenda item #5 in the hope that Mr. Wright would arrive shortly.

PUBLIC MEETING - FINAL SITE PLAN – SOUTH DAVIS METRO FIRE STATION – 300 SOUTH MAIN

Mr. Snyder explained that the City Council had previously adopted the conceptual site plan and provided a report to the Planning Commission. It was now time to address the final site plan as well as parking. He wished to bring the Commission's attention to a cautionary note in the staff report regarding a plaza which would be adjacent to the building where the large apparatus was housed. The plaza had changed from the conceptual plan wherein a checkerboard pattern was envisioned. The final site plan included a scoring of the concrete from conceptual site plan. There was a second plaza that had not been brought up in the conceptual plan. It was on the south side of the building and due to its distance from the next building, the Code intended it to be more of a gathering place. He brought up the example of Main Street in Park City wherein rows of businesses were separated by gathering spaces which included both foliage and seating for passersby. The applicant had expressed some concerns about using this area as a gathering place.

Mr. Snyder then addressed the issue of parking space calculations. One common calculation was to use the amount of office space to determine the necessary number of parking spaces. The applicant had expressed the belief that although there was a small office in the building, it was not a typical "office building" per se, and therefore did not require the same amount of parking. The applicant had studied parking at other similar facilities and felt that 18 parking stalls was sufficient to meet their needs. Ultimately, staff recommended approval of the final site plan, including the applicant's recommendation of 18 parking stalls.

Chair Hayman asked if the applicant had given anything up in exchange for the additional 15 parking spaces. Mr. Snyder responded that staff did not feel as though the City was giving anything up by allowing the requested parking accommodations.

Chair Hayman invited the applicant to step forward and address the Commission.

Jeff Bassett, Fire Chief for South Davis Metro Fire, stated that his only concern about the updated plan involved the gathering space that he felt attract pedestrians, particularly children. It was adjacent to where very heavy vehicles were required to exit the area quickly, thereby posing a serious safety hazard.

Chair Hayman asked about using coloring concrete instead of the scoring, Chief Bassett both had been used at their other stations and both presented their own challenges, but he felt that scoring was the better option.

Chair Hayman opened the public hearing. There was no one who wished to speak so Chair Hayman closed the public hearing at 8:17 p.m.

Chair Hayman asked Mr. Snyder to address some of the differences between colored concrete and scoring. My Snyder stated that colored concrete provided very little color contrast although it did a slightly better job of providing a framing mechanism. As a planner, he preferred the texture to scoring. Regarding the suggestion that the "gathering" plaza might pose a hazard, he felt it was unlikely since there would be no seating available on which people could gather.

Chair Hayman invited the applicant to return to the podium to address further questions which he did. During that time, he stated that a groundbreaking ceremony had been scheduled for the following Saturday at 9:00 a.m.

Commissioner Daley made a **motion** to approve a parking modification as follows the parking requirement for the SDMFSA Centerville Fire Station at 300 South Main Street, shall be 18 parking stalls with suggested reasons A-C in the staff report.

1. The Final Site Plan approval is for the Centerville Fire Station located at approximately 300 South Main Street.
2. The development of the site shall comply with the Final Site Plan submittal received by the City and dated September 07, 2018, which consists of SP101, A200, C-1 through C-5, and L-1 through L-6.
3. The Final Site Plan shall comply with the approved Parking Modification by providing 18 parking stalls.
4. The applicant shall provide the applicable ordinance easements for utility services, as approved by the City Engineer and City Attorney. Such easements shall be accepted by the City prior to final occupancy of the building.
5. The applicant shall post the applicable "improvements" and "landscaping bonds and related fees, as require by City Ordinance.
6. The applicant shall schedule and attend a "pre-construction" meeting with the City Engineer, prior to commencement of any construction or development activity for the site.

SUGGESTED REASONS FOR THE ACTION:

- a. The Planning Commission finds that with the conditions of approval, the proposed development will meet the applicable General Development Standards developing a Fire Station [Chapters 12-34, 12-51, 12-52].
 - b. The Planning Commission finds that with the conditions of approval, the proposed development will meet the applicable development provisions of the South Main Street Corridor Overlay Zone [Chapter 12-48].
- Commissioner Hirst seconded the motion.

Commissioner Daley made a **motion** to approve final Site Plan Items 1-6 in the Staff Report and suggested reasons for the action, A & B from the Staff Report. Commissioner Hirst seconded the motion.
Both motions passed unanimously 4-0.

**PUBLIC MEETING – FINAL SITE PLAN – LEGACY COMMONS PDO – NW CORNER
OF PARRISH LANE AND 1250 WEST**

Mr. Snyder apologized for the length of the staff report. He explained that the applicant, Spencer Wright, had requested that staff review his site plan for compliance and subsequently submitted new plans in response to that review. He pointed out that the dumpster issue raised in the staff report had since been addressed and was no longer a concern. The request currently before the Planning Commission was a substantial *part* of the final site plan—the part addressing the commercial/residential use portion of the project. The applicant wished to complete it in phases. The hotel portion of the project would come before the Commission at a future meeting.

Mr. Snyder stated that thus far, the project complied substantially with PDO approval. One area staff debated in the staff report involved the architecture. The other area of concern had to do with what was originally intended to be a roundabout but which would now be a double left on Parrish going eastbound. This change would ensure that traffic did not back up. That approval would come from the state in the future. Regarding the architecture, the applicant felt this plan was in improvement over the original plan but staff was not convinced. Mr. Snyder did not feel the architecture and color palette were entirely compatible with nearby developments and that was important in the case of a PDO. He brought up Maverik as an example of a similar problem. He felt that the City should be consistent with all applicants. He recommended tabling the item until the incompatibility could be addressed.

Chair Hayman invited the applicant to approach to podium and address the Planning Commission.

Applicant Spencer Wright of Wright Development explained that staff had been insistent that the project include a roundabout but he disagreed with that assessment. He stated that his company had spent months and tens of thousands of dollars on the design in question and had made every effort to adapt to staff's direction. Regarding the color palette, he felt his firm had actually improved upon the existing palette although he indicated a willingness to stick with the original palette if the Planning Commission felt strongly about it. Mr. Wright felt that the most recently submitted plans met all the PDO requirements.

Chair Hayman asked Mr. Snyder to display the proposed color palette adjacent to the original one so that the various commissioners could view the differences. Mr. Snyder expressed the belief that some of the colors were not "harmonious and compatible" with the surrounding area as was required.

Commissioner Hirst expressed concern about the prairie style roof and suggested that it, too, was inconsistent with the surrounding area.

Commissioner Hayman opened the public hearing at 8:48 p.m. There was no one who wished to speak so Chair Hayman closed the public hearing at 8:48.

Commissioner Daly did not feel the color palettes differed significantly. Commissioner Hirst wished to err on the side of cohesion and Commissioner Daly agreed that the same expectations should be applied to all applicants.

Commissioner Helgeson liked the applicant's proposal and spoke in favor of having a bit of variety in appearance. However, Chair Hayman pointed out that this was a commercial development and that it should be cohesive with the neighboring buildings.

Chair Hayman pointed out that this was a commercial development, not residential. She wished to retain the cohesiveness with the neighboring buildings.

Mr. Wright asked that the Commission approve the final site plan, subject to changing the color palette. However, Chair Hayman preferred that the applicant return for final approval of the colors.

Staff asked that the applicant be permitted to move forward for now but return with his final color selection.

Ms. Romney pointed out that color selection was not part of the Planning Commissions role. Additionally, she cautioned them about approving the plan before certain specific changes were made, adding Condition 12-15 and adding the word "including" to Condition #3. [Seen Below.]

1. *The Final Site Plan Approval is limited to the Residential Uses (111 Dwelling units) as permissible within the Legacy Commons PDO Approval and Conceptual Plan (also known as Lot 1, Legacy Commons Subdivision).*
2. *The Final Site Plan Approval is subject to the layout and exhibits submitted to the City August 08, 2018 – Consisting of PDO Exhibits C-10, D- through D-2, L-1 through L-5, and Exhibit G for Phase 2 (residential) and Phase 3 (remain undeveloped), and/or amended by this approval. Note: Phase 1 is a separate lot (also known as Lot 2, Legacy Commons Subdivision) and is required to seek a separate approval from the City.*
3. *The Final Site Plan Approval shall be subject to Ordinance 2017-29 , including Section 2.e requiring that the developer must obtain a building permit for the Hotel (i.e. Lot 2) and pour the required foundation for such structure prior to the issuance of any building permit for any Residential Buildings.*
4. *The Final Site Plan Approval shall be subject to the project required infrastructure improvements to support the development project either through the recording and bonding requirements of the applicable to the previous subdivision approval or as required by City Ordinance for site plan approval and in compliance with Ordinance No. 2017-29. The City Engineer and City Attorney shall review this matter and determine compliance with City Ordinances prior to recordation of the applicable plat or any further related issuance of an approval or permit.*
5. *The Final Site Plan shall be amended to reflect the 1250 West public right-of-way alterations by removing the "future round-about" layout and adding the 1250 West Roadway expansion, as recommended by the City's Independent Traffic Study. The Pedestrian Path shall be re-located (if needed provide a pedestrian easement) to the west along with any pedestrian streetlighting to maintain the expected park strip landscaping, as shown on the landscaping plans. This re-design shall be reviewed and*

seemed acceptable by the City's Public Works Director and City Engineer, as part of any subdivision or site plan improvements bond.

6. The Landscaping Plan shall be amended to address the ordinance requirements of "less than 75% of softscaped landscaping area should be planted in turf or high water-use plants" and the 10% interior parking lot landscaping. These changes shall be submitted and verified by Staff prior to the issuance of any building permit related to the construction any residential building.

7. Furthermore, the Landscaping Plan shall be amended to address the installation of the landscaping verses the construction of the buildings (a phasing installation plan). The developer may post the required landscaping bond for all of the required landscaping or may post a separate bond for each installation phase, if phasing plan is submitted. If phased, the phasing plan shall be deemed acceptable by the City Staff. The release of the bond(s) may be scheduled accordingly upon inspection of the landscaping. The installation of the landscaping may be delayed due to weather constraints, as defined in the Zoning Ordinance.

8. The required pedestrian scale lighting (required by the Parrish Lane Gateway Design Guidelines) shall be provided, along 1250 West, at an average interval of 90 feet or less. At no time shall there be a space between light fixtures larger than 100 feet or less than 80 feet. The style and height of the light fixtures shall be uniform along the entire length of the streetscape area and shall conform to the standards set forth by City Code and shall be reviewed and verified by the City's Public Works Director or City Engineer as part of any subdivision or site plan improvements bond.

9. All rooftop equipment and satellite dishes for all residential development shall be screened so as to not be visible from the nearest public street and shall be integrated with the building or landscaping design. Additionally, all trash receptacles shall be screened from view by a wall or fence which is at least six feet in height; provides complete visual screening of the receptacle; and is compatible in material and color with the main building on the lot or parcel. These matters shall be addressed with the building permit submittals to the City and shall be verified by the City Staff as part of the issuance of any permit.

10. The developer shall address the use and limitations of any RV parking with the CC&R's for the subdivision and/or provide notice to all residential tenants of such restrictions. Such use a limitation shall be that the outside storage of Recreational Vehicles (RVs) for dwellings or in the common space areas for longer than 48 hours shall be prohibited.

11. If there is a dispute regarding the interpretation or implementation of these conditions of approval by City Staff, the developer shall make a written request and appear before the City's Planning Commission for resolution, prior to filing for any "appeal of decision" to the City's Board of Adjustment.

12. Developer shall include improvements for the access to Phase 1 lot in the Phase 1

phasing plan.

13. Developer shall provide Protective Covenants per CZC 12.41.110 prior to issuance of a certificate of occupancy.

14. Developer shall sign an improvement agreement, post bond, and pay all fees prior to issuance of a building permit.

15. Developer shall revise the coloring scheme of the buildings to comply with the Shorelands Commerce Park Color Palette, to be confirmed by Staff.

Suggested Reasons for the Action (Findings):

a) *The Planning Commission finds that the Final Site Plan is in harmony with the West Centerville's Neighborhood Plan's to allow future residential and commercial development in a mixed-use format, as envisioned with the C-VH/PD Zoning granted to the property.*

b) *The Planning Commission finds that the Final Site Plan request, with the listed conditions, substantially reflects the Legacy Commons PDO Development Approval as defined in Ordinance 2017-29.*

c) *The Planning Commission finds that the Final Site Plan, with the listed conditions, provides sufficient compliance with regards to the project's design and amenities requirement for the Parrish Lane Gateway Design Guidelines, or as altered by the applicable PDO approval.*

d) *The Planning Commission finds that the Final Site Plan, with the listed conditions, provides sufficient compliance with applicable Off-street Parking and Loading Standards.*

e) *The Planning Commission finds that the Final Site Plan, with the listed conditions, provides sufficient compliance with applicable Landscaping & Screening Standards.*

f) *The Planning Commission finds that the Final Site Plan, with the listed conditions, provides sufficient compliance with applicable Supplementary Development Standards.*

Chair Hayman **moved** to grant final site approval for the Legacy Commons PDO with conditions 1-11 as amended by Ms. Romney (adding conditions 12-15). Commissioner Hirst seconded the motion.

The motion passed unanimously 4-0.

Chair Hayman stated that there currently were no items on the next Planning Commission agenda. However, there was already a Public Forum scheduled for the Main Street property owners. The Trail Committee was willing to meet at 7:00 p.m. that evening if the rest of the Planning Commission was amenable to that. Ms. Romney reminded those gathered that she would be absent that evening.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Snyder explained that JF Capital, the group that owned the two lots south of the Megaplex Theater, had asked for an opportunity to update the City Council on their efforts to market the property thus far. The Council had agreed to have a work session but did not wish to meet jointly with the Planning Commission. They preferred that the company meet with each body separately—possibly near the end of the year or early next year.

Chair Hayman added that the Salt Lake Chamber Housing Coalition would be making a presentation at a future City Council meeting regarding affordable housing. She encouraged the commission members to attend if at all possible.

MINUTES REVIEW AND ACCEPTANCE

Table this to the next REGULAR meeting.

ADJOURNMENT

Chair Hayman moved to adjourn. Commissioner Hirst seconded the motion. The motion passed unanimously, and the meeting adjourned at 9:14pm.

Cheylynn Hayman, Chair

Date Approved

Jamie Brooks, Recording Secretary

CENTERVILLE

Staff Backup Report 10/10/2018

Item No.

Short Title: September 26, 2018

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 9-26-18 PC forum minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, September 26, 2018

6:00 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 6:00 p.m.

MEMBERS PRESENT

Kevin Daly
Cheylynn Hayman, Chair
Kathy Helgesen (arrived at 6:15 p.m.)
Kai Hintze
Becki Wright

MEMBERS ABSENT

Gina Hirst
Logan Johnson

STAFF PRESENT

Cory Snyder, Community Development Director
Cassie Younger, Assistant Planner
Katie Rust, Recording Secretary

STAFF ABSENT

Lisa Romney, City Attorney

VISITORS

Mayor Clark Wilkinson
Councilwoman Robyn Mecham
Interested citizens (see attached sign-in sheet)

DISCUSSION WITH RESIDENTS SURROUNDING SMSC

The Planning Commission discussed potential uses for the South Main Street Corridor (SMSC) with the three residents attending the public forum. The following comments/suggestions were made by residents:

- A lot of properties along Main Street are to the point that they need to be demolished and rebuilt.
- Not in favor of high-density housing; temporary tenants tend to raise the crime rate.
- Parrish Lane is the "main street" in Centerville.
- Would like to see someplace the youth of Centerville could feel safe and included.
- Some of the businesses have tried to beautify, but a compromise that the business owners and residents can all support together is needed in order to accomplish a unified revitalization.
- Businesses along the SMSC need to respect the residents in the area.
- The City needs to think "outside the box".

- The Conditional Use Permit (CUP) is a powerful tool if it is enforced.
- Uses that might work:
 - Indoor entertainment facility (bowling alley, escape room) with restrictions on operating hours
 - Offices
 - Single-family housing
 - Food establishments
- Winding sidewalks and benches along the street can be dangerous.
- Existing uses the City does not need more of on Main Street:
 - gas station
 - car wash
 - car dealership

Chair Hayman suggested a little café or a small niche restaurant would be an appropriate use on Main Street. Mr. Snyder described proposed/planned UDOT projects that would affect Centerville in the next 10-15 years, and pointed out that none of them would directly affect Main Street between Bountiful and Parrish Lane in Centerville. Commissioner Daly said he believes it is time to take off some of the shackles and let the property owners decide what they think would work on Main Street. He said the Planning Commission's goal is to understand what business owners and residents would be comfortable with. Commissioner Wright pointed out the high percentage of local ownership of businesses on Main Street, and expressed a desire to come up with reasonable parameters that would allow the local residents who own the businesses to be successful. Mr. Snyder said he thinks Main Street in Centerville is unique in its local ownership.

Chair Hayman encouraged the residents in attendance to talk to their neighbors and friends about what the City is trying to do. Referring to Cupbop, Councilwoman Mecham questioned whether Main Street is an appropriate place to allow the parking of large trucks, trailers, and vans. Commissioner Wright commented that if all decisions are made based on the fear of what could come in and what could happen, the City will miss out on a lot of opportunities.

The Planning Commission will continue this discussion on October 10th, with the intention to present a recommendation to the City Council in late 2018 or early 2019.

ADJOURNMENT

The public forum was adjourned at 7:03 p.m.

Cheylynn Hayman, Chair

Date Approved

Katie Rust, Recording Secretary