

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 12, 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 Kevin Daly

D. MINUTES REVIEW and ACCEPTANCE

September 28, 2016 Planning Commission Meeting

E. COMMISSION BUSINESS

7:10 1. Public Hearing - Code Text Amendments, Climate-Controlled Storage
Consider the proposed Zoning Code Text Amendments to add a new business use of "Storage, Climate Controlled" including, but not limited to Chapter 12.12-Definitions, and Section 12.48.080-South Main Street Corridor Overlay District Zone, Permitted and Conditional Uses by Specific District

7:30 2. Public Hearing - Code Text Amendment, Reception Center in I-H Zone
Consider the proposed Zoning Code Text Amendment for Chapter 12.36-Table of Uses Allowed, to allow "Reception Center" in the I-H (Industrial-High) Zone

7:50 3. Community Development Director's Report 101216

Upcoming Projects:

Ray Conceptual Subdivision

Legacy Crossing Storage Final Site Plan

7:55

4. City Council Actions Report 101216

September 20, 2016: Repeal SMSC Public Space Plan Amendments. Adopted a limited Public Space Plan with Eastside 4-ft park-strip and 5-ft sidewalk, Westside as built, bike lane striping

Motion: Approved

September 20, 2016: GP Amendment to remove I-VH Zoning from West Centerville Neighborhood Plan

Motion: Tabled to first meeting in November

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
10/12/2016**

Item No.

Short Title: September 28, 2016 Planning Commission Meeting

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 09-28-2016 PC Preliminary Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, September 28, 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
Cheylynn Hayman
David Hirschi, Chair
Logan Johnson, Vice Chair
Scott Kjar
Becki Wright (via phone)

MEMBERS ABSENT

Gina Hirst

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT Vice Chair Johnson

APPRECIATION AND FAREWELL

This was Commissioner Kjar's final meeting as a member of the Planning Commission. Chair Hirschi recognized and expressed appreciation for his service on the Planning Commission, and read a letter of appreciation addressed to Commissioner Kjar from Mayor Cutler.

MINUTES REVIEW AND APPROVAL

The minutes of the September 7, 2016 joint City Council/Planning Commission work session, and the September 14, 2016 Planning Commission meeting were reviewed. Commissioners Wright and Hayman requested amendments to the joint work session minutes. Commissioner Kjar made a **motion** to approve the September 7, 2016 joint work session minutes as amended. Commissioner Hayman seconded the motion, which passed by unanimous vote (6-0). Chair Hirschi, Commissioner Daly, and Commissioner Hayman requested changes to the September 14, 2016 Planning Commission meeting minutes. Commissioner Daly made a **motion** to approve the September 14, 2016 Planning Commission meeting minutes as amended. Vice Chair Johnson seconded the motion, which passed by unanimous vote (5-0), with Commissioner Wright abstaining because she was absent from the September 14, 2016 meeting.

PUBLIC HEARING – SAL BURNAM WOODS 100-FT MONOPOLE TOWER, 1100 WEST PORTER LANE

Cory Snyder, Community Development Director, explained the application to construct a telecommunications facility on the property of the Rowe Family Trust, located within the Industrial Very-High (I-VH) Zone. The site plan depicts a proposed tower with a height of 100 feet and all related support facilities. Additionally, the site plan indicates that the property is to be developed in a phased fashion with the tower site (first phase) occupying a lesser portion of the property. There are no future indications of any proposed uses for the remaining larger area. A telecommunication facility is a “permitted” use in all zones. However, if a monopole exceeds the height of 60 feet, a conditional use permit is required. The proposal includes 10 feet of landscaping along the Porter Lane frontage, which is in line with requirements for the I-VH Zone. Considering the undefined duration of the second phase, staff recommends including an additional 10 feet of landscaping, for a total of 20 feet.

The Zoning Ordinance requires the setback for a monopole to be a minimum of two feet for every foot of pole height from the closest line of any property in an adjacent residential zone. The homes located to the southeast are located within West Bountiful. However, according to the West Bountiful Zoning Map, these homes are in a light industrial zoning district. Thus, the proposed monopole complies with the requirement. Additionally, the Ordinance states the pole must be 100 feet from any public right-of-way or one-foot for every foot of pole height. The proposed location has met this requirement from Porter Lane. Mr. Snyder reported there are no other known monopoles in the immediate area, and other optimal sites for visual screening are equal or even less optimal for locating a monopole from a visual perspective.

Chair Hirschi asked why increasing the landscaping to 20 feet would be important. Mr. Snyder responded that phasing plans are generally disciplined, with an expectation of what the second phase would look like. From a planning standpoint, the first priority is the whole site, and the second priority is the phasing, with full understanding of both phases. In this situation the second phase is undefined. Mr. Snyder said he feels the front yard setback is the most sensitive place for the second phase. Commissioner Wright commented that an additional 40 feet is significantly taller. She referred to the possibility that the I-VH Zoning might change, and asked if, considering the zoning change, a conditional use permit would allow the City to require mitigation of any impact on the nearby residential neighborhood. Mr. Snyder responded that any effect to be mitigated would have to be clearly defined. The proposal meets minimum standards for distance from residential zoning. Considering discussions regarding the City’s vision for the west side, Commissioner Wright said she would like to ask the applicant to make the pole in a way that it would be hidden or less noticeable. Ms. Romney responded that City ordinance allows the stealth design poles in Residential and Agricultural Zones, but does not require stealth design poles in I-H or I-VH Zones. It would be problematic to place conditions beyond existing requirements. This current administrative application cannot be subject to future desire or intent. The Planning Commission looked at a Google Maps image of the subject area and confirmed that the proposed tower location meets minimum distance requirements.

Tierney Rowe, representing Epic Towers, LLC, stated she is agreeable to the conditions of approval. She said she feels the proposed 10 feet of landscaping would provide greater flexibility to the property owner in the future, but she is willing to accept the 20 feet of landscaping as a condition of approval. The goal is to create an aesthetically pleasing view for ingress and egress. Ms. Rowe said, in her experience, cities typically approve a conditional use permit when staff indicates all development standards are met, with the condition that final site plan approval must take place before building permit issuance. She asked if the conditional

1 use permit could be approved at this time with stated conditions. Ms. Rowe clarified that Epic
2 Towers is a third party structure provider. This tower is being built initially for Verizon, but will
3 be designed to accommodate three or four different carriers. She said the tower would improve
4 an existing coverage gap in the area. A fence would back the 20 feet of landscaping, and a
5 second fence would surround all internal structures. The proposed landscaping includes
6 shrubs, trees, an irrigation system, and appropriate mulch and grass.

7
8 Richard Rowe, property owner, said he has spoken with the residential property owners
9 who would be most affected by the tower, and they did not indicate any concerns or problems
10 with the project. He said he is fine with the increased landscaping, and he expressed a desire
11 to be a good neighbor, and for the property to look nice.

12
13 At 7:58 p.m., Chair Hirschi opened a public hearing, and closed the public hearing
14 seeing that no one wished to comment. Vice Chair Johnson asked Mr. Snyder if the discussed
15 zone change would affect the application. Mr. Snyder indicated it would not. He also explained
16 that the Centerville ordinance does not address jurisdictional boundaries. The distance
17 requirements apply to any residential zone. Chair Hirschi made a **motion** to accept the
18 Conceptual Site Plan for a 100-foot monopole tower (wireless telecommunications facility) to be
19 located at approximately 1100 West Porter Lane (400 South), with the following directives and
20 findings. Vice Chair Johnson seconded the motion, which passed by unanimous vote (6-0).

21
22 Directives:

- 23
24 1. A final site plan shall be prepared and submitted in accordance with the City's Final
25 Site Plan Application requirements.
26 2. The final site plan submittal shall address the following matters to be considered for
27 a phased approval:
28 a. Address the issue of the unapproved vehicle storage use
29 b. The entire required front yard be a 20-foot required setback depth (not the
30 depicted 10-foot) must be landscaped and maintained properly
31 c. The approach and driveway access to the 20-foot depth must be hard
32 surfaced to keep the public roadway clear of mud and debris
33 3. The final site plan shall address the size of the cellular antennas, which must not
34 exceed 10 feet high and 15 feet wide, the height of the mechanical cabinets, wind
35 load, and the material of the pole are to be designed a dull non-glaring metal.
36 4. The minimum height to begin the climbing pegs on the monopole must be at least 20
37 feet.
38 5. All electrical and communication cables servicing the monopole must be buried
39 underground and all mechanical equipment shall be located within sealed cabinets.
40 6. The cell tower and all associated mechanical equipment shall be fully screened by a
41 6-foot vinyl coated chain link fence with slats.
42 7. The applicant will be required to submit copies of required permits from pertinent
43 federal agencies establishing compliance with applicable federal regulations, prior to
44 the issuance of a building permit.

45
46 Findings:

- 47
48 a) A conceptual site plan is not intended to permit actual development of property
49 pursuant to such plan but shall be prepared and reviewed merely to represent how
50 the property could be developed.
51 b) These directives for acceptance are limited to and needed to modify the final site
52 plan to the Development Approval Standards and Ordinance requirements.
53

Chair Hirschi explained that the Planning Commission has experienced situations when CUPs have been conditioned upon final site plan, only to find there were issues raised in the final site plan that had not been considered at conceptual, resulting in a change to CUP requirements. The Planning Commission has more recently been consistent with tabling CUP approval until final site plans are submitted. Commissioner Daly made a **motion** for the Planning Commission to table CUP review and approval for the proposed site with the following directives. Commissioner Hayman seconded the motion, which passed by unanimous vote (6-0).

Directives:

1. A final site plan shall be prepared and submitted in accordance with the City's Final Site Plan Application requirements.
2. The decision for issuance of the CUP will be made jointly with the final site plan decision.

PUBLIC HEARING – CODE TEXT AMENDMENT TO PROHIBIT FLAG-LOT DEVELOPMENT

In 2011, the City received a petition from landowners that desired to develop a flag-style lot. Prior to that time, the City had rescinded an earlier Ordinance allowing flag lots. As a result of that particular petition, the City adopted a “new version” of the Flag-Lot Ordinance. However, this new Ordinance only allowed the use of flag-style lots as a last resort option for underutilized parcels. The current Ordinance limits the use of flag lots to the Residential-Low (R-L) and Residential-Medium (R-M) Zones. Additionally, all development on a flag lot is limited to a single-family home, regardless of the allowed zoning densities. On September 4, 2016, the City Council directed staff and the Planning Commission to review the flag-lot allowance for consideration to rescind or prohibit flag-lot configuration in any type of subdivision development. Following that direction, an ordinance to repeal has been prepared. However, Mr. Snyder stated he does not recommend elimination of the flag-lot provisions. Centerville is predominantly residential, with many underutilized parcels. He expressed the opinion that eliminating flag-lot development as an option would be penalizing residents who have held onto their property and their way of life, and have not sold out earlier to development. The ordinance does not allow flag lots randomly; it is used as a last resort tool for infill.

Chair Hirschi opened a public hearing at 8:14 p.m.

Kevin Merrill – Mr. Merrill said there seem to be many residents in Centerville who do not grasp the desire of others to live in Centerville. He said he feels to repeal this ordinance would leave one less option for property owners, and take away the possibility for prospective buyers to enjoy all that Centerville has to offer. He said he hopes the Commission will consider staff's recommendation to not eliminate the flag-lot ordinance.

Chair Hirschi closed the public hearing at 8:15 p.m. Commissioner Kjar said he agrees with Mr. Merrill. He said the flag-lot ordinance is a tool that is used infrequently and sparingly. The City is in a situation now where flexibility for infill is needed. Commissioner Kjar said he thinks it would be shortsighted to repeal the ordinance. Chair Hirschi stated that leaving properties undevelopable creates the potential for nuisance and other issues. Centerville is limited in its land use potential for new homes. Chair Hirschi agreed that to take the opportunity for development away from property owners, and the opportunity away from those who would purchase property and build a single-family residence would be shortsighted. Vice Chair Johnson pointed out that the ordinance does not force development of flag lots. Property

1 owners wanting to maintain large properties can do so. Vice Chair Johnson said he feels
2 removing the tool would be a detriment to property rights and healthy community development.

3 Commissioner Hayman agreed that flag lots can serve a purpose in certain
4 circumstances. However, she said she has seen flag lots used in situations that caused her
5 concern, such as the Martha's Place situation. Mr. Snyder clarified that the Martha's Place
6 project application changed from a flag lot to a medium density project. Flag lots are allowed for
7 single-family use only. Commissioner Kjar stated he thinks the direction from the Council stems
8 from a desire to prevent density. He said he understands the desire to limit density, but he does
9 not see the flag-lot ordinance as opening the floodgates to high density. Commissioner
10 Hayman asked Mr. Snyder if the Council cited particular parcels of concern as a reason for the
11 direction. Mr. Snyder responded the Council did not give particular examples. He said he feels
12 situations such as Martha's Place have driven confusion regarding multi-family use. He said
13 there has also been concern over the height and privacy issue, with a two-story residence built
14 on a flag lot with single-story homes surrounding. Commissioner Kjar responded that difference
15 in height occurs in normal residential development. The flag-lot ordinance has better setback
16 separation than regular R-L development. Chair Hirschi agreed, adding that his neighbors have
17 a better view of his backyard than he does. Mr. Snyder said the issue has been compounded
18 by the concerns of property owners who never imagined that fields behind their properties would
19 ever be developed.

20
21 Commissioner Daly stated he would rather remove the flag-lot ordinance because, while
22 the math works out regarding units per acre, he thinks flag lots feel like density. He said he
23 feels there is a place in the community for large lots. Centerville is pretty well built out – what
24 you see is what you get. He said he would not want the city to feel like development is put in
25 every nook and cranny. Commissioner Hayman said she would not be inclined to repeal the
26 ordinance forever. She agreed with Mr. Snyder that it deserves a more nuanced approach.
27 Chair Hirschi acknowledged there are other ways to deal with infill, but said he feels it would be
28 lazy planning to throw the ordinance out and say flag-lot development cannot occur no matter
29 what. He said he would love to see direction come back to the Planning Commission from the
30 Council to put the flag-lot ordinance on the goal list for next year. Commissioner Wright pointed
31 out that to expect plans and ordinances to be perfect for every situation is unrealistic. The
32 ordinance needs to be improved and concerns addressed, but she said she feels it would be
33 unwise to simply throw everything out.

34
35 Commissioner Hayman stated that, from a practical perspective, she would like the
36 Council to articulate their concerns so the Planning Commission can do their job and work at
37 correcting the problems. She expressed concern that if the ordinance is repealed now, the
38 issue will sit on the back burner for a few years until a property owner submits a request. She
39 said she is inclined to disagree with the Council's proposal because she would like to see it
40 addressed sooner rather than later. Chair Hirschi voiced his fear that regardless of the Planning
41 Commission's recommendation to not repeal, the Council will repeal anyway. He asked Ms.
42 Romney if there is a mechanism like a TZRO that could be put in place to give time to resolve
43 concerns. Ms. Romney responded that a TZRO has strict requirements for implementation.
44 Commissioner Kjar said it would be interesting to know what surrounding communities have in
45 place for flag lots and infill. He said he understands the comment that flag lots feel like density,
46 but he does not feel it is realistic for property owners to expect neighborhoods to stay the same
47 as when they moved in. Commissioner Wright added that requesting or desiring the city to
48 remain the same and never change is not only unrealistic, but also dangerous, because it would
49 cause stagnation and a lack of vibrancy. She said she does not want tons of change, but the
50 city cannot pretend things will not change. Commissioner Daly said he feels there is a place for
51 all different sizes of lots, and the city needs to be careful to not run around turning everything
52 into the minimum allowed size. Commissioner Kjar responded that having the ordinance in

place does not mean properties are required to change. Commissioner Hayman commented that, if the desire is to keep density low, flag lots are a good trade-off considering the single-family dwelling requirement.

Vice Chair Johnson made a **motion** that the Planning Commission not recommend elimination of the flag-lot provisions from the Subdivision and Zoning Ordinances for reasons (a)-(g). Chair Hirschi seconded the motion, which passed by majority vote (5-1), with Commissioner Daly dissenting.

Reasons:

- a. The Planning Commission finds that the flag-lot provisions are consistent with the housing element of the General Plan, which indicates that the primary focus of residential development is for single-family uses.
- b. The Planning Commission finds that the current Zoning Ordinance regulates the lot area, width, and depth and finds that the current dominate single-family R-L and R-M Zoning District require a minimum lot width of 60 feet, which prohibits the use of a narrower corridor and essentially eliminates use of a typical flag-lot design for oversized and underutilized parcels scattered throughout the City.
- c. The Planning Commission finds that flag lots are not permitted as part of the conventional subdivision plat review and approval processes, and are used as a last resort option for oversized and underutilized parcels scattered throughout the city.
- d. The Planning Commission finds that the current flag-lot regulations account for the fair application of the City's gross densities of the zoning districts for oversized and underutilized parcels scattered throughout the city.
- e. The Planning Commission finds that the allowance of flag lots, with the regulations that are in place, can create compatible building orientation and placement on properties that can temper and mitigate any visual and sometimes physical impacts that are not the expected norm to the typical residential development patterns of today (or if deemed necessary be adjusted).
- f. The Planning Commission finds that the flag-lot regulations can adequately to appropriately address building height relationships to adjust properties, application of front, side and rear yard setbacks, use of accessory structures, utility service laterals, fire suppression access and turnarounds, stem or pole use and maintenance (or if deemed necessary be adjusted).
- g. Given findings listed above, the Planning Commission finds that the current flag-lot regulations have been adequately reviewed using the Zoning Ordinance "Factors to be Considered" of Section 12.21.080(e)1-4 and the Subdivision Ordinance "General Decision-Making Standards" of Section 15.1.114(1.2).

Mr. Merrill said he feels it is good to have the Commission's discussion in writing for the Council to read, but it would be even more powerful if the Planning Commissioners attended a Council meeting in person to express their opinions. Chair Hirschi said he would appreciate hearing the Council's specific concerns so the Commission can address them from a planning standpoint.

TRAINING BY CITY ATTORNEY

Ms. Romney provided training regarding the role of the Planning Commission, the relationship between the Planning Commission and the City Council, and the legal framework for Administrative and Legislative decisions.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- The Planning Commission is scheduled to meet on October 12, 2016.
- Commissioner Daly asked if it would be possible to post all public notices in a centrally located place. Mr. Snyder showed that all public notices are available on the City website. Ms. Romney added that citizens are able to sign up to receive meeting agendas automatically via email.

ADJOURNMENT

At 9:18 p.m., Chair Hirschi made a **motion** to adjourn the meeting. Vice Chair Johnson seconded the motion, which passed by unanimous vote (6-0).

David Hirschi, Chair

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
10/12/2016**

Item No. 1.

Short Title: Public Hearing - Code Text Amendments, Climate-Controlled Storage

Initiated By: Steve Tate, Applicant

Scheduled Time: 7:10

SUBJECT

Consider the proposed Zoning Code Text Amendments to add a new business use of "Storage, Climate Controlled" including, but not limited to Chapter 12.12-Definitions, and Section 12.48.080-South Main Street Corridor Overlay District Zone, Permitted and Conditional Uses by Specific District

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- 10-12-2016 PC Staff Report Climate Controlled Storage

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT:	STEVE TATE PARRISH SQUARE, LLC P.O. BOX 1153 CENTERVILLE, UTAH 84014 (steve@tateproperties.com)
APPLICATION:	ZONING ORDINANCE TEXT AMENDMENT
APPLICANT REQUEST:	AMEND THE ZONING CODE TO ALLOW “STORAGE, CLIMATE CONTROLLED” IN THE C-H (COMMERCIAL- HIGH) ZONE
RECOMMENDATION:	CONSIDER THE PROPOSED OPTIONS IDENTIFIED PREVIOUSLY BY THE PLANNING COMMISSION

BACKGROUND

The applicant, Mr. Steve Tate, desires to amend the City’s Zoning Ordinance to add “Climate Controlled Storage” to the Zoning Code Definitions and Table of Uses to allow this use in the C-H (Commercial-High) Zone. Mr. Tate owns the Parrish Square “strip mall” center just west of Dicks’ Market (where Auto Zone and TonyBurgers are located). Mr. Tate has a building suite (previously a gym) where he would like to establish a “Climate Controlled Storage” type use. Currently, this type of use is not listed in Centerville’s Zoning Ordinance, therefore, his petition is to create a definition, list the use on the Table of Uses, and allow such use to be located in the C-H Zone.

On August 10, 2016, the Planning Commission directed staff to re-evaluate the matter and consider options such as an “overlay district, new zoning district, etc.” to allow for the possibility of allowing this specific use within the area of the Parrish Square Shopping Center.

On September 14, 2016, the Planning Commission discussed various Zoning Ordinance options for considering “Climate Controlled Storage” and directed staff to prepare the South Main Street Overlay District option and any accompanying changes related to this proposed use. This report will address the proposed changes, as directed by the Commission.

PROPOSED EDITS AS DIRECTED BY THE PLANNING COMMISSION

SECTION 12.12.040-DEFINITIONS:

[new] Storage, Climate Controlled - a type of self-storage use that provides climate controlled storage, within a single building or suite, containing one or more enclosed areas providing individually accessible interior compartments within the building, each of which is leased to the general public for the purpose of storing non-hazardous personal property of households and businesses and not used for residential occupancy, the conducting of business operations, the storage of vehicles, or storage of bulky commercial/industrial types of machinery.

[Existing] Section 12.48.080 Permitted And Conditional Uses By Specific Subdistrict

1. North Gateway Mixed-Use Subdistrict. The following uses, as defined in this Title, shall be the permitted and conditional uses in the North Gateway Mixed-Use Subdistrict of the SMSC Overlay Zone:

a. Permitted Uses:

- i. Permitted Uses, as shown in CZC 12.36-Table of Uses for the respective underlying zone
- ii. Dwelling, Town House; Dwelling, Two-Family; or Dwelling, Multiple-Family (Maximum Allowed four dwelling units per building), as part of a mixed-use development

b. Conditional Uses:

- i. Conditional Uses, as shown in CZC 12.36-Table of Uses for the respective underlying zone

c. Maximum Gross Density:

- i. Permitted Use Density – Not more than four dwelling units per acre as part of a mixed-use development
- ii. Conditional Use Density – Not more than six dwelling units per acre as part of a mixed-use development
- iii. Exception – Any legal lot shall be eligible for at least two dwelling units regardless of size as part of a mixed-use development

d. [additions] Area Exemptions/Alterations:

i. Parrish Square Shopping Center – The Parrish Square Shopping Center shall be exempted from the SMSC Plan provisions and the following provisions shall apply:

1. The area shall be subject to the Development Standards and Regulations of General Applicability of the Commercial-High (C-H) Zone, as listed in CZC 12.34-Commercial Zones
2. The area shall also be subject to the Design Standards, as listed in CZC 12.63-Parrish Lane Gateway Design Standards
3. The Permitted and Conditional Uses, as shown in CZC 12.36-Table of Uses for the C-H Zone
4. Added Conditional Use: Storage, Climate Controlled, not exceeding 10,000 square feet within the Parrish Square Shopping Center

ZONE TEXT AMENDMENT**Factors to be Considered**

The Planning Commission is to consider three (3) factors when making a recommendation and a final decision for a Zoning Ordinance amendment. These required factors are located in Section 12.21.-080(e) of Centerville City's Zoning Ordinance. Nonetheless, Factors 2 & 3 are related more specific to map amendments rather than text changes. Thus, staff's review and conclusions are limited to the General Plan guidance, as provided below:

1. **Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?**
 - ✓ **Section 12.430.1, Need for Commercial and Industrial Development Policies** – "...To assist in the provision of revenues for high quality local services, and to provide needed personal and business services..."
 - ✓ **Section 12.430.2, Pages Lane Commercial Area (e.g. Zoned C-H)** – "...future growth should be as attractive and functional as possible."
 - ✓ **Section 12.430.2, Parrish Lane Commercial Corridor (e.g. areas of C-H exist)** – "...has been strong and the area will continue to be the dominant commercial center of Centerville."
 - ✓ **Section 12.430.3.1 South Frontage Road (e.g. small area located on south end)** – "As existing heavy commercial and industrial uses...are discontinued or moved, such should be replaced with more attractive, commercial and retail-oriented businesses."

Staff Conclusion:

Pros: This amendment capitalizes on the existing South Main Street Overlay District using the North Gateway Area separating the Parrish Square Area from the other C-H Districts. Therefore, the Parrish Square Shopping Area could be used differently and apart from the other C-H Zoning Districts to accomplish the desires of the applicant.

Cons: The South Main Street Overlay is primarily focused on allowing additional uses to incentivize re-development of buildings and uses to create a "gateway identity" for the Main Street Corridor. This re-development has a long horizon and hopes that new buildings and site layouts change over time. Adding a secondary or "filler use" could act as a delay to the desired future anticipated by the overlay plan and promote keeping the area in an "as is" condition. Additionally, exempting the Parrish Square Area reduces any of the expected "North Gateway" elements to the two (2) south corners of the Parrish/Main Intersection.

PLANNING COMMISSION ACTION FOR THE PROPOSED EDITS

(Suggested Motion) *"I hereby make a motion to recommend APPROVAL of the proposed Zoning Ordinance Amendments regarding "Climate Controlled Storage" as written in red and highlighted below:*

SECTION 12.12.040-DEFINITIONS:

[new] Storage, Climate Controlled - a type of self-storage use that provides climate controlled storage, within a single building or suite, containing one or more enclosed areas providing individually accessible interior compartments within the building, each

of which is leased to the general public for the purpose of storing non-hazardous personal property of households and businesses and not used for residential occupancy, the conducting of business operations, the storage of vehicles, or storage of bulky commercial/industrial types of machinery.

[Existing] Section 12.48.080 Permitted And Conditional Uses By Specific Subdistrict

2. North Gateway Mixed-Use Subdistrict. The following uses, as defined in this Title, shall be the permitted and conditional uses in the North Gateway Mixed-Use Subdistrict of the SMSC Overlay Zone:
 - a. Permitted Uses:
 - i. Permitted Uses, as shown in CZC 12.36-Table of Uses for the respective underlying zone
 - ii. Dwelling, Town House; Dwelling, Two-Family; or Dwelling, Multiple-Family (Maximum Allowed four dwelling units per building), as part of a mixed-use development
 - b. Conditional Uses:
 - i. Conditional Uses, as Shown in CZC 12.36-Table of Uses for the respective underlying zone
 - c. Maximum Gross Density:
 - i. Permitted Use Density – Not more than four dwelling units per acre as part of a mixed-use development
 - ii. Conditional Use Density – Not more than six dwelling units per acre as part of a mixed-use development
 - iii. Exception – Any legal lot shall be eligible for at least two dwelling units regardless of size as part of a mixed-use development

e. [additions] Area Exemptions/Alterations:

- i. Parrish Square Shopping Center – The Parrish Square Shopping Center shall be exempted from the SMSC Plan provisions and the following provisions shall apply:
 1. The area shall be subject to the Development Standards and Regulations of General Applicably of the Commercial-High (C-H) Zone, as listed in CZC 12.34-Commercial Zones
 2. The area shall also be subject to the Design Standards, as listed in CZC 12.63-Parrish Lane Gateway Design Standards
 3. The Permitted and Conditional Uses, as shown in CZC 12.36-Table of Uses for the C-H Zone
 4. Added Conditional Use: Storage, Climate Controlled, not exceeding 10,000 square feet within the Parrish Square Shopping Center

Suggested Reasons for Action (findings):

- a. The Planning Commission finds that Section 12.430.1, Need for Commercial and Industrial Development Policies states that “...To assist in the provision of revenues for

high quality local services, and TO PROVIDE NEEDED PERSONAL AND BUSINESS SERVICES...”

- b. The Planning Commission finds that the proposed amendments are too specific and the General Plan policies are broader in scope.*
- c. The Planning Commission finds that this type of storage likely is needed for the local market area, but should be limited in its scope and allowance to maintain the primary services needed for the community.*
- d. The Planning Commission finds that the recent re-investment of Dick’s Market and will continue to be a strong shopping center in the foreseeable future.*
- e. The Planning Commission finds that the box and strip-center style of the Parrish Square Area will likely continue to be the dominant form for this commercial/shopping center of Centerville.*

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
10/12/2016**

Item No. 2.

Short Title: Public Hearing - Code Text Amendment, Reception Center in I-H Zone

Initiated By: Jaden Malan, Newmark Grubb Acres, Agent

Scheduled Time: 7:30

SUBJECT

Consider the proposed Zoning Code Text Amendment for Chapter 12.36-Table of Uses Allowed, to allow "Reception Center' in the I-H (Industrial-High) Zone

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- 10-12-2016 PC Staff Report Reception Center to I-H Zone
- Reception Center Information Provided by Applicant

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT: LUZ ESTRADA
ARCOIRIS RECEPTION CENTER
240 NORTH REDWOOD ROAD
NORTH SALT LAKE CITY, UTAH 84054
(salondefiestarcoiris@yahoo.com)

AGENT: JADEN MALAN
NEWMARK GRUBB ACRES
376 EAST 400 SOUTH #120
SALT LAKE CITY, UTAH 84111
(jmalan@ngacres.com)

APPLICATION: ZONING ORDINANCE TEXT AMENDMENT

APPLICANT REQUEST: AMEND THE ZONING CODE TO ALLOW “RECEPTION CENTER” IN THE I-H (IDUSTRIAL-HIGH) ZONE

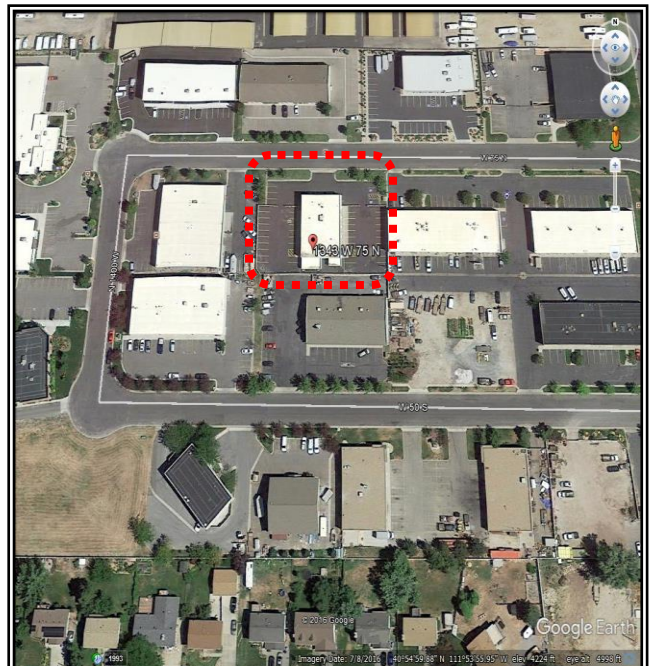
RECOMMENDATION: CONSIDER THE PROPOSED CHANGES

BACKGROUND

Arcoiris Reception Center (see attachments) is proposing to amend Centerville City Ordinances to allow “Reception Center” use in the Industrial-High (I-H) Zone. The purpose is to expand their business to a selected site in Centerville located at approximately 1343 West 75 North (see map).

**PROPOSED ZONING ORDINANCE
TEXT EDITS – as drafted by Planning Staff**

- ✓ Chapter 12.36-Table Of Uses Allowed:
[add] “Reception Center” to I-H Zone
Matrix as a permitted use.



ZONE TEXT AMENDMENT**Factors to be Considered**

The Planning Commission should consider the change as being unrelated to a specific property and determine if the allowable uses are appropriate in all areas within a specified zoning district. In the review of a Zoning Code Text Amendment, the Commission is to consider three (3) factors when making a recommendation and a final decision for a Zoning Ordinance amendment. These required factors are located in Section 12.21.080(e) of Centerville City's Zoning Ordinance. The proposed changes, if approved, would apply to any property located in an I-H Zone. Nonetheless, Factors 2 & 3 are related more specific to map amendments rather than text changes. Thus, staff's review and conclusions are limited to the General Plan guidance, as provided below:

1. **Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?**
 - ✓ **Section 12.430.1, Need for Commercial and Industrial Development Policies** – "...To assist in the provision of revenues for high quality local services, and to provide needed personal and business services..."
 - ✓ **Section 12.430.3.2, West Centerville** – "...best use of land...is for well-planned highway commercial, light industrial, and manufacturing uses..."
 - ✓ **Section 12.480.6** – "Goal 1...Enhance the Centerville City Business Park District."
 - ✓ **Section 12.480.6** – "Goal 1...Preserving the economic viability of a now aging development area is critical to the success of the neighborhood."
 - ✓ **Section 12.480.6** – "Objective 1.H...Limit land uses of the Business Park to light manufacturing, office, professional service, and specialty retail type uses."

Staff's Conclusion – From review of the General Plan, it is staff's position that the proposed amendment to allow "Reception Centers" helps to preserve the economic vitality of an aging area (see the 2-year vacancy claim found in the petition). However, a "Reception Center" use is more closely related to a personal service use and less specific to professional service, specialty retail, or manufacturing uses. The Commission will need to determine if there is a need to create economic vitality outweighs the need to remain steadfast to professional services and manufacturing. It staff's position that there are many office and professional service uses already in place in the West Centerville Area. Thus, allowing other quality services for the community would not have a negative effect in the area.

ADDITIONAL CONSIDERATIONS

Permitted versus Conditional – Although there is on-going debate whether land uses should simply just be listed as a permitted use rather than using the more subjective criteria of the CUP process, staff believes that in the case of "Reception Centers," the CUP process would mitigate concerns with "hours of operation" and "occupancy" activities regarding late evening events above and beyond the standard Noise Ordinance restrictions. Nonetheless, staff acknowledges that other zoning districts already list this type of use as "permitted" in the Public Facility-High (PF-H) and Commercial Very-High (C-VH) and "conditional" in the Commercial-High (C-H) Zones.

SUGGESTED MOTION AND FINDINGS

OPTION #1 (If Recommending Approval is Desired) *“I hereby make a motion to recommend APPROVAL of the proposed Zoning Ordinance Amendments regarding “Reception Center” as follows:*

- ✓ Chapter 12.36-Table Of Uses Allowed: **[add]** “Reception Center” to I-H Zone matrix as a permitted use.

Suggested Reasons for Action (findings):

- a. Section 12.430.1, Need for Commercial and Industrial Development Policies states that *“...To assist in the provision of revenues for high quality local services, and TO PROVIDE NEEDED PERSONAL AND BUSINESS SERVICES...”*
- b. Section 12.480.6 – *“Goal ...1 Enhance the Centerville City Business Park District.”*
- c. Section 12.480.6 – *“Goal 1...Preserving the economic viability of a now aging development area is critical to the success of the neighborhood.”*
- d. *The Planning Commission finds that “Reception Centers” are also made available in similar and greater intensive districts.*
- e. *The Planning Commission finds that there is on-going debate whether land uses should simply just be listed as a permitted use rather than using the more subjective criteria of the CUP process.*
- f. *The Planning Commission finds that the determination of locations for uses should be done primarily as a permitted use to avoid unnecessary conflicts or misunderstandings.*

OPTION #2 (If Recommending Denial is Desired) *I hereby make a motion to recommend DENIAL of the proposed Zoning Ordinance Amendments regarding “Reception Center” with the following findings:*

- a. West Centerville Neighborhood Plan, Section 12.480.6 – *“Objective 1.H...Limits land uses of the Business Park to light manufacturing, office, professional service, and specialty retail type uses.”*
- b. *The Planning Commission finds that a Reception Center use is more closely related to a personal service use and less specific to professional service, specialty retail, or manufacturing uses.*
- c. *The Planning Commission must consider the change as being unrelated to a specific property and determine if the allowable uses are appropriate in all areas within a specified zoning district.*

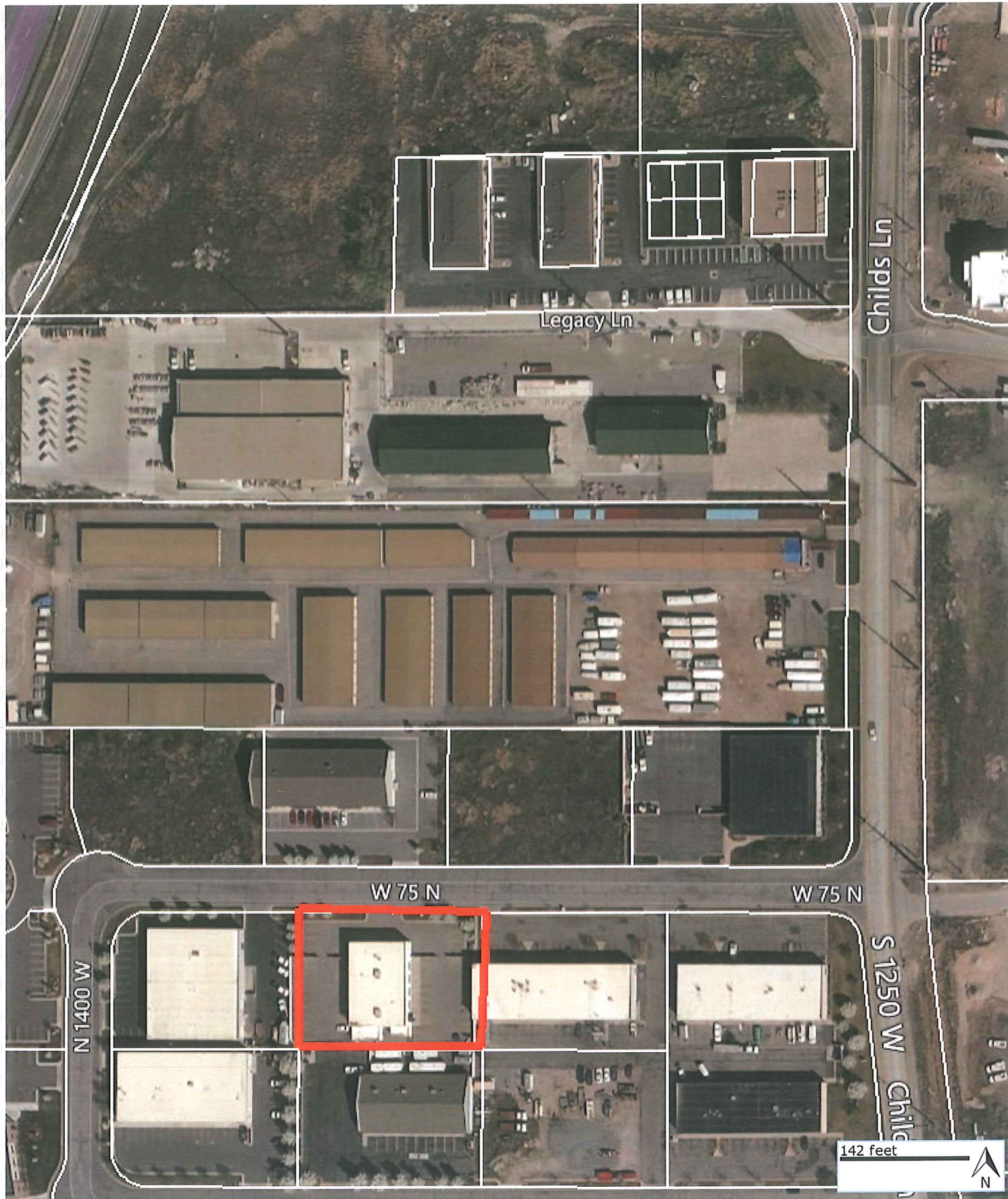
Arcoiris Reception Center

Purpose: Arcoiris Reception Center is requesting a Text Amendment to allow reception center use in the I-H Zone.

Summary: Arcoiris Reception Center is proposing to amend Centerville City Ordinances to allow reception center use in I-H Zone for the purpose of expanding their business to the selected site located at approximately 1343 West 75 North, in Centerville.

The selected site is a 7,046 SF office flex building located in an industrial and office business park currently zoned I-H. The building sits on a 0.70 acre parcel that allows for abundant parking as it currently has a paved parking lot containing 48 striped stalls, which more than adequate for Arcoiris' needs. The current layout of the building is mostly open and ideal for a reception center. The building is currently vacant and has been for the last two years. A title company last occupied the space to use as a call center and a few private offices.

Arcoiris Reception Center has been at their current location for the last eight years located in a similar industrial office park setting at 240 North Redwood Road, in North Salt Lake. Arcoiris Reception Center will significantly enhance the diversity in the community as they have established a great reputation among the Hispanic community to hold events such as private parties and quinceanera. The events are held on weekends and off business hours so they do not disturb any of the businesses at the neighboring buildings. Arcoiris' use will also help to offset daytime traffic in the area.



Legacy Ln

Childs Ln

W 75 N

W 75 N

N 1400 W

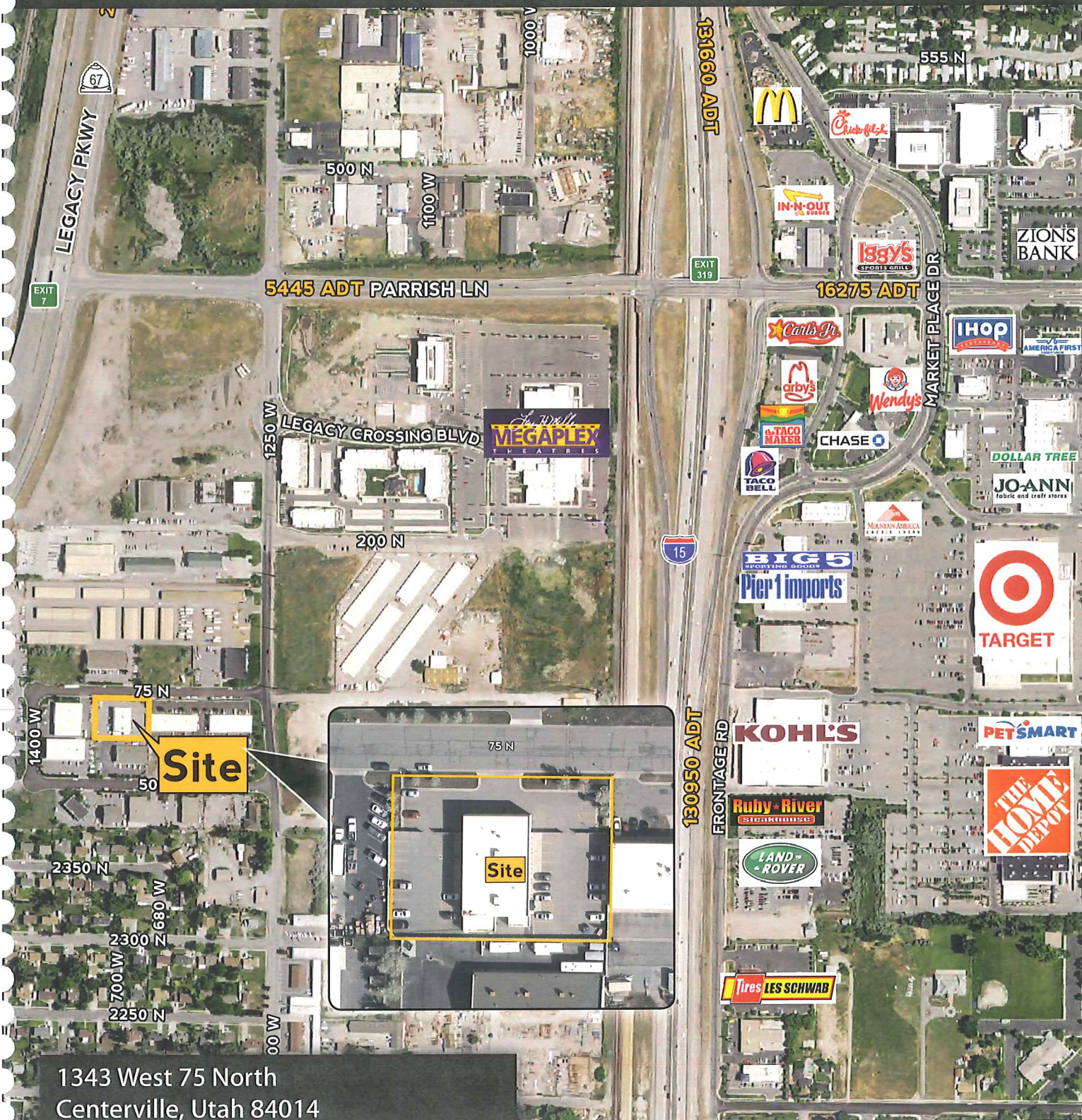
S 1250 W Childs

142 feet



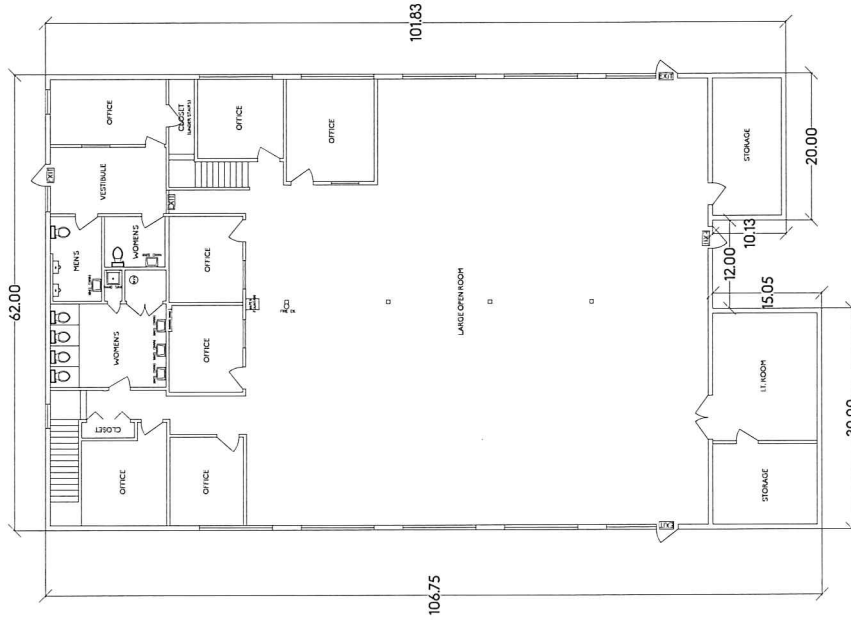


1343 WEST 75 NORTH, CENTERVILLE, UTAH 84014

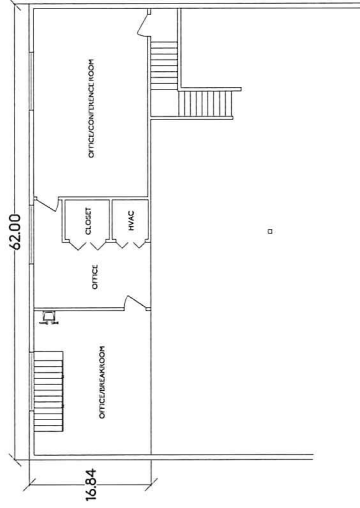


FLEX OFFICE SPACE 343 WEST 75 NORTH, CENTERVILLE, UT 84014 FOOTPRINT CONTAINS 6,340 SQ/FT

MAIN LEVEL
CONTAINS 6,340 SQ/FT



UPPER LEVEL
CONTAINS 1044 SQ/FT



Michael L. Wangemann, PLS
Date of Plot or Map: _____
PLS# 6431155-2201

SHEET TITLE
INTERIOR FLOOR PLAN

PREPARED FOR DNGRE
ATTN: DELL NICHOLS
PO BOX 1233
CENTERVILLE, UT 84014
LOCATION 1343 W 75 N, CENTERVILLE, UT 84014

REV	DATE	DESCRIPTION
1	10/30/2005	SCALE 1/2" = 1'
2		DRAWN MLW
3		CHECKED MLW
4		
5		

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 WEST 2100 SOUTH
SYRACUSE, UT 84075
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com



JOB NUMBER
1008-15

SHEET
1 OF 1



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
10/12/2016**

Item No. 3.

Short Title: Community Development Director's Report 101216

Initiated By: Corvin M. Snyder, Community Development Director

Scheduled Time: 7:50

SUBJECT

Upcoming Projects:

Ray Conceptual Subdivision

Legacy Crossing Storage Final Site Plan

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
10/12/2016**

Item No. 4.

Short Title: City Council Actions Report 101216

Initiated By:

Scheduled Time: 7:55

SUBJECT

September 20, 2016: Repeal SMSC Public Space Plan Amendments. Adopted a limited Public Space Plan with Eastside 4-ft park-strip and 5-ft sidewalk, Westside as built, bike lane striping

Motion: Approved

September 20, 2016: GP Amendment to remove I-VH Zoning from West Centerville Neighborhood Plan

Motion: Tabled to first meeting in November

RECOMMENDATION

BACKGROUND