

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, November 9, 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
Gina Hirst
Logan Johnson, Vice Chair
Becki Wright

MEMBERS ABSENT

David Hirschi, Chair

STAFF PRESENT

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

STAFF ABSENT

Lisa Romney, City Attorney

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT Commissioner Hirst

MINUTES REVIEW AND APPROVAL

The minutes of the October 12, 2016 Planning Commission meeting were reviewed. Commissioners Daly, Hirst, and Hayman suggested amendments. Commissioner Hirst made a **motion** to approve the minutes as amended. Commissioner Wright seconded the motion, which passed by unanimous vote (4-0), with Commissioner Hayman abstaining.

PUBLIC HEARING – RAY SUBDIVISION, 233 SOUTH 100 EAST

Cory Snyder, Community Development Director, explained the applicant's desire to redevelop their existing home and land into a three-lot subdivision, maintaining the existing home on one of the new lots. R-L Zone density allows no more than the proposed three lots on this property. This property is in the Deuel Creek Historic District, with building permit review fee incentives available if the historical integrity of the existing home is maintained. Mr. Snyder stated that, although the gross area calculations indicate general compliance with the density limits of the R-L Zone, staff has a concern that Lot 3 appears to be on the margin of being too small for the required buildable area of 2,000 feet.

Lance Evans, applicant, expressed confidence that the property has plenty of space to be able to meet setback requirements. Mr. Evans said that, because it will be a straightforward process, he would like to combine the preliminary and final approval phases. Regarding the soil analysis, he said he would prefer to do soil reports for the individual foundations, since the project does not include public roads or public improvements. Mr. Evans answered questions

1 from the Commission. He confirmed that Lot 3 will have a smaller home, and said he feels an
2 important part of any community is having a variety of housing styles.

3
4 At 7:18 p.m., Vice Chair Johnson opened a public hearing, and closed the public hearing
5 seeing that no one wished to comment. Vice Chair Johnson suggested Mr. Snyder let the City
6 Engineer know the applicant would prefer to provide soil reports at the time the homes are built.
7 Mr. Snyder responded that the City Engineer will review the application and inform the Planning
8 Commission of his decision. Commissioner Wright asked if there is a way to guarantee Lot 3
9 would be able to accommodate an adequate home. Mr. Snyder responded that those concerns
10 will be addressed as part of the final plat process. Vice Chair Johnson said he has no problem
11 with combining the preliminary and final approvals. Mr. Snyder responded that, from his
12 perspective, the risk is all on the part of the developer.

13
14 Commissioner Daly made a **motion** for the Planning Commission to accept the
15 Conceptual Subdivision Plan for the Ray Subdivision, located at 233 South 100 East, with the
16 following directives and findings. Vice Chair Johnson seconded the motion, which passed by
17 unanimous vote (5-0). Vice Chair Johnson commented that the developer and staff can
18 determine whether to combine the preliminary and final applications.

19
20 Directives:

- 21
22 1. The applicant shall submit an application for a preliminary plat and meet all the
23 standards found in Chapter 15.3 of the Subdivision Ordinance.
24 2. The preliminary plat shall indicate the following information:
25 a. Depict the Buildable Area for each lot, providing a minimum of 2,000 square
26 feet meeting the Buildable Ratio of the Zoning Ordinance.
27 b. The preliminary plans need to depict three (3) public utility easements (each
28 lot) with the front measuring 10 feet along the street frontage of each lot and
29 all other a minimum of 7 feet.
30 c. The preliminary plans need to address adequate fire protection including all
31 existing fire hydrants and any new fire hydrants as required by the Fire
32 Marshal.
33 3. As deemed necessary by the City Engineer, a soil report and drainage information
34 shall be created or performed and must be submitted to City staff for review as part
35 of the preliminary subdivision plans.
36 4. All utility provider sheets shall be submitted with the preliminary subdivision plans
37 indicating all utility providers can service each lot.

38
39 Findings:

- 40
41 1. The conceptual subdivision appears to be consistent with the General Plan.
42 2. The proposed subdivision appears to be able to meet the Development Standards of
43 the Residential-Low Zone.
44 3. The applicable review standards of the Subdivision Ordinance pertaining to a
45 Conceptual Subdivision application have been reviewed and directives established to
46 allow the proposal to proceed to preliminary subdivision plan submittal.

47
48 **PUBLIC HEARING – LEGACY CROSSING AT PARRISH LANE, PARRISH & 1250**

49 **WEST**

50
51 Mr. Snyder explained the request to amend the PDO approval, which originally
52 prohibited "automobile sales and repair," to allow "recreational vehicle sales and repair" use on
53 Lots 2 and 3 of the Legacy Crossing at Parrish Lane Development. He said it is the position of
54 the planning staff that proposed recreational vehicle sales is too closely related to the listed

1 prohibited use. The original concept plan depicted Lots 2 and 3 as restaurant and medium box
2 retail uses. Since any site plan approval for these lots requires any development to comply with
3 the PDO Concept Plan, it is the position of staff that the proposed "recreational vehicle" use is
4 not consistent with the original approval. Thus, an amendment to the PDO approval for Lots 2
5 and 3 is required before the City could consider their proposed plan for these lots. Restaurant
6 use has proved to be slow in coming to the area. He said medium box retail would be nice from
7 a planning perspective, but Station Park in Farmington continues to put a damper on bringing
8 medium box to Centerville. It is proposed the City keep the automobile dealership prohibition,
9 but add recreational vehicle sales to the use list.

10
11 Parking is shared over the whole development. In addition to City parking requirements
12 for recreational vehicle sales, the property will have parking requirements as part of the Legacy
13 Crossing Development. Mr. Snyder suggested that, if the Planning Commission is not in favor
14 of this proposal, they send a recommendation of denial to the City Council. If the Planning
15 Commission is amenable to considering the proposal, Mr. Snyder suggested the Planning
16 Commission table the proposed amendment and have the applicants address the list of items
17 prepared by staff. He emphasized the need to be respectful of residential in the area with the
18 orientation of buildings and parking. Mr. Snyder mentioned that the attraction of this property is
19 the visibility from I-15, and stated that expectations should include "A" level design elements
20 oriented toward the rest of the development – not just I-15. Mr. Snyder stated that 200 North is
21 owned by UDOT, and is capable of handling traffic that would be associated with recreational
22 vehicle sales.

23
24 Chad Bessinger with JF Legacy Land, LLC, applicant, stated the property has been
25 marketed for restaurant use for years without any interest. Powersports Company is the third
26 largest recreational vehicle company in the nation. Mr. Bessinger said he and his associates
27 have toured some of their facilities and feel confident in a quality project. He said they are
28 aware of the design guidelines attached to the Development Agreement.

29
30 At 8:00 p.m., Vice Chair Johnson opened a public hearing, and closed the public hearing
31 seeing that no one wished to comment. Commissioner Hirst asked about fencing plans, and
32 how fencing would affect parking in terms of contributing to parking for the development as a
33 whole. Cameron Eggertz with Moto United responded that they usually fence a small area at
34 the back of the business, making it as easy as possible for customers to park. Machines are
35 brought out every day to be displayed with the landscaping. Responding to a question
36 regarding potential competition on the other side of the freeway, Mr. Eggertz said they consider
37 it positive to have other sales in the area. Mr. Eggertz described the type of machines the
38 location would offer, emphasizing that full-size boats would not be sold at this location.

39
40 Vice Chair Johnson said he is in favor of allowing the use on that property.
41 Acknowledging that the Council has occasionally disagreed with recommendations from the
42 Planning Commission, Vice Chair Johnson said he is inclined to bump approval of the use up to
43 the Council prior to further consideration to save the applicant time and money if the Council is
44 not in favor. Mr. Snyder recommended the Commission take a more conservative route. The
45 Council will most likely expect the Planning Commission to have examined design parameters
46 before forwarding the issue on to the Council. Commissioner Daly said he does not see this
47 request being similar to the issues that have been rejected by the Council, as it is not a
48 residential density issue. Commissioner Hirst agreed it would be nice to get preliminary
49 feedback from the Council, but commented that the Council would probably be more likely to
50 approve a complete proposal. Commissioner Wright said she likes the middle ground of
51 approving the request conditionally. Mr. Snyder suggested the Commission table the matter to
52 the next meeting and request the listed exhibits from the applicant.

1 Mr. Snyder briefly explained why auto sales were excluded from the development.
2 Commissioner Hayman stated she is on the fence about whether she would want recreational
3 vehicle sales in that location, because the idea is to create synergy between the people who live
4 there, the office buildings, the theater, and all other uses. She said her conflict comes from the
5 fact that the neighboring property has a large storage facility. Commissioner Wright commented
6 that the developer owns multiple lots within the PDO and has a vested interest in this project
7 positively impacting the rest of the PDO. Commissioner Hirst asked if the development
8 occurring now might bring a different type of use to that location in time. Commissioner Daly
9 said he feels bringing traffic into the area would be positive. Commissioner Hayman said she
10 feels the west side still has a lot of opportunity and potential, and she wants to be very careful
11 and not allow development in a haphazard way. Commissioner Daly pointed out that restaurant
12 use on the east side of the freeway along the Frontage Road has not been long-term
13 successful. The Commission continued to discuss the future of the west side.
14

15 Mr. Bessinger pointed out that the property has five acres, and the proposed use would
16 occupy three acres. Restaurant use may someday be attracted to the remaining two acres. He
17 said he and his associates have considered the impact on the entire development. The
18 buildings will be nice, will attract many people, and will positively affect Centerville City. Mr.
19 Snyder talked about access roads south of the property. He said the idea of a dealership could
20 potentially contribute to a move away from industrial toward commercial in the area.
21

22 Commissioner Daly made a **motion** for the Planning Commission to table the proposed
23 amendment and have the applicants address the items listed below. Commissioner Hayman
24 seconded the motion, which passed by unanimous vote (5-0). Vice Chair Johnson and
25 Commissioners Daly and Wright stated they are generally in favor of the proposal.
26 Commissioners Hayman and Hirst said they feel conflicted.
27

28 Directives:
29

- 30 a) **Changes to Development Agreement**; Language change of Section 5(b) to allow
31 for the proposed "recreational vehicle sales & repair" uses.
32 b) **Changes to Exhibit "C" Master Site Plan**; Changes the site layout to reflect the
33 proposed use for Lots 2 & 3.
34 c) **Changes to Exhibit "E-1" Landscape Master Plan**; Changes the landscaping
35 layout to reflect the proposed use for Lots 2 & 3 and maintain the expected
36 landscaping amounts and expectations of the Zoning Ordinance.
37 d) **Changes to Exhibit "F-1" Lighting Master Plan**; Changes the lighting layout to
38 reflect the proposed use for Lots 2 & 3.
39 e) **Changes to Exhibit "H-1" Reciprocal Parking & Cross Access Easements Plan**;
40 Changes the site layout to reflect the proposed parking and cross access for Lots 2 &
41 3 for all other Lots. FYI – Lots 2 & 3 carry parking stall needs for the other lots of the
42 development.
43 f) **Changes to Exhibit "O" Drive Aisles Plan**; Changes the site layout to reflect the
44 proposed use for Lots 2 & 3 in joint relation with Lot 1 – Megaplex Theatre.
45 g) **Changes to Exhibit "P" Truck Route Plan**; Changes the site layout to reflect the
46 proposed use for Lots 2 & 3 in relation to truck circulation.
47 h) A new "Architectural & Site Layout" Exhibit for Lots 2 & 3 to ensure that the building
48 design architecturally is oriented towards the development within the project and not
49 solely to I-15. Additionally, any storage, repair, and other like facilities or activities
50 are located or directed away from the multi-family development adjacent to the
51 west/northwest.

PUBLIC HEARING – LEGACY CROSSING STORAGE, 150 NORTH 1250 WEST

Ken Menlove, applicant, explained the concern of the owners that parking on the south side of 200 North by residents of the Legacy Crossing Apartments might block the only drive access to the proposed storage facility. He suggested no parking signs near the access to prevent difficulties. Mr. Snyder pointed out that 200 North is a public street. The City Engineer could consider the access and recommend some type of distance requirement with no parking signs to avoid blocking the drive approach. It is within the jurisdiction of the City Council to prohibit parking on a public street. Responding to a question from Commissioner Hayman, Mr. Menlove described the earth-tone color scheme for the project. Mr. Snyder said the City Engineer and Public Works Director recommended drive access on 200 North rather than 1250 West. The Commission and staff discussed the width of 200 North and parking concerns.

Since the original notice of the CUP occurred some months ago and was tabled awaiting design changes, staff believes that the CUP approval may need to be re-noticed. Commissioners Hayman and Wright voiced agreement with postponing the CUP until proper notice is given. Commissioner Hirst said she feels there is frustration and concern from the apartment residents regarding parking accessibility in the area. She said she feels some of the space on the south side of 200 North should be available for public parking. Commissioner Wright stressed the importance of making sure there would be enough space for trucks to enter and exit safely, and said preserving on-street parking at that location is also important to her. Commissioner Hayman pointed out that the subject property is not part of the Legacy Crossing Development. She said she would be uncomfortable asking the property owner to accommodate parking from a different development. Commissioner Daly agreed. Commissioner Hirst said she feels there needs to be a balance between public street parking and business access. Commissioner Wright pointed out on a Google Maps satellite image that the storage property east of the subject property has placed a sawhorse with a no parking sign along the south side of 200 East. Mr. Menlove commented that the owners are only concerned with keeping sufficient space open for drive access.

Vice Chair Johnson made a motion to approve the Final Site Plan for the proposed Legacy Crossing Storage to be located at 150 North 1250 West, with conditions (1) – (7) and reasons for the action (a) – (c). Commissioner Hayman seconded the motion, which passed by unanimous vote (5-0). Staff was directed to schedule consideration of the Conditional Use Permit for the Planning Commission meeting on December 14, 2016.

Conditions:

- 1) The final site plan approval is for the layout, configuration, and building design of a self-storage facility, as submitted and reviewed to the Planning Commission and any conditions approved by the Commission. Any future changes shall be subject to the applicable requirements for obtaining a site plan amendment.
- 2) As part of the building permit submittal, the architectural design plans shall be prepared and stamped by a licensed architect.
- 3) The applicant shall install a "refuse container" system and service to attend to the office use portion of the site, and shall be deemed acceptable by City staff prior to issuance of a building permit.
- 4) All signing (e.g. wall or monument) shall be reviewed and approved by staff in accordance with applicable regulations.
- 5) All applicable Utility Provider Sheets shall be submitted to the City as part of the issuance of the building permit. The development shall be subject to all requirements and conditions stated by the providers.
- 6) The design of the 200 North road pavement, park strip, sidewalk area may be reduced to the same width that was previously performed and approved by the City

- 1 for the north adjacent project Legacy Crossing Apartment project (80' to a 66'
2 roadway design). The final design and construction plans shall be deemed
3 acceptable by the City Engineer.
4 7) The Final Site Plan approval is conditioned upon receiving a CUP approval for the
5 self-storage use.
6

7 Reasons For the Action:

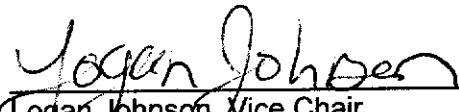
- 8
9 a) The proposed use meets the applicable goals and objectives for development in the
10 West Centerville Neighborhood, South Industrial District [Section 12.480.6(1.A-1F)].
11 b) The layout of the site, with the conditions listed, ensure compliance with regulations
12 of 12.35.060, including but not limited to Off-street Parking, Landscaping, and
13 Screening.
14 c) The proposed design of the buildings is deemed to be consistent with the
15 architectural design standards for development in the I-H Zone [Section 12.35.080(e)
16 & (f)].
17

18 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

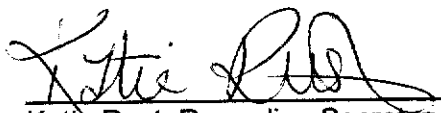
- 19
20 • The Planning Commission is scheduled to meet next on December 14, 2016.
21 • Mr. Snyder introduced Cassie Younger, the new Assistant City Planner.
22 • Mr. Snyder updated the Planning Commission regarding the Balling Townhome
23 project.
24

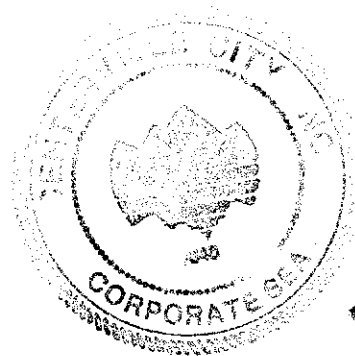
25 ADJOURNMENT

26
27 At 9:14 p.m., Vice Chair Johnson made a **motion** to adjourn the meeting.
28 Commissioner Hayman seconded the motion, which passed by unanimous vote (5-0).
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30
31

32 
33
34 Logan Johnson, Vice Chair
35

12-14-2016
Date Approved

36
37 
38
39 Katie Rust, Recording Secretary
40



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, November 9, 2016
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Amber Wilkey

Chad Beasinger

Cameron Egger to

KEN MENLOVE

150 E. 2005

Legacy Crossing

Moto United

4243 W. Nike Dr W.J.

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.