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Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Thomas Hunt
Logan Johnson
Isaac Workman

MEMBER ABSENT

STAFF PRESENT

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – LEGISLATIVE DECISION – DEVORE PROPERTY REZONE
AGRICULTURE-LOW TO RESIDENTIAL-LOW

that point, with the intent to rezone to R-L over time.

would range in price from \$500,000 on the west portion to around \$1 million on the east portion.

Mila Cutler – Ms. Cutler asked how far 400 West would be extended.

had anticipated. He asked for the proposed development.

1 Ralph Cutler – Mr. Cutler said drainage issues will need to be addressed better than
2 they were addressed for the Woods Park development. He stated the drainage would need to
3 be engineered.

4
5 Cindy Garlick – Ms. Garlick stated the drainage issue at Woods Park is deplorable. She
6 said her property is adjacent to the Woods Park Subdivision, and she deals with drainage for
7 the entire Subdivision on her property. She stated drainage issues need to be resolved for the
8 proposed development at the beginning so that existing residents do not have to deal with the
9 additional burden.

10
11 Lisa Fowers – Ms. Fowers said her property is on 400 West. She stated she already
12 deals with water issues without the proposed development, and emphasized that drainage for
13 the proposed development needs to be adequately addressed.

14
15 Jen Bangerter – Ms. Bangerter asked if impact reports have been done or will be
16 required.

17
18 Allison Garlick – Ms. Garlick said she knows there have been development plans in the
19 past that have dramatically changed from the original proposal to the end product. She asked if
20 the proposed plan is solid, or if it could dramatically change.

21
22 Ben Seelos – Mr. Seelos said he is concerned about traffic flow with the proposed
23 development near an elementary school, and with 400 West being a long-time dead end. He
24 asked how long construction traffic would be coming through the neighborhood. Mr. Seelos said
25 he has significant concerns about drainage. He said a lot of promises were made and backed
26 out of regarding drainage with the Lexington Park development, which was also done by
27 Symphony Homes.

28
29 Kellie Lowe – Ms. Lowe said her property backs the subject property. She said there are
30 often ponds and small lakes on the subject property, and asked if the subject property is
31 protected wetland and if it is suitable for development.

32
33 Chris Cutler – Mr. Cutler asked if there are plans to take care of the herd of deer that live
34 on the subject property.

35
36 Troy Pectol – Mr. Pectol stated he is opposed to changing the zoning of the subject
37 property.

38
39 Cole Smith – Mr. Smith agreed with the drainage concerns that had been expressed. He
40 asked that the City consider assigning a crossing guard for the 2025 North/400 West
41 intersection. He said it is dangerous now, and would only get more dangerous with the addition
42 of 60 homes to the neighborhood.

43
44 Julie Holyoak – Ms. Holyoak said the traffic in the neighborhood is outrageous, and
45 would only get worse with the addition of 60 homes. She stated she lives on 2025 North. Ms.
46 Holyoak said a child was hit by a vehicle in front of her home, and she hopes the developers will
47 seriously think about safety.

48
49 Chair Hayman closed the public hearing at 7:25 p.m.

50
51 Mr. Snyder stated there are adequate facilities to service the proposed development. He
52 commented that the addition of a crossing guard is an issue for the City Council to consider.
53 The whole area has a significantly high water table. The City Engineer's report regarding

1 drainage issues at Woods Park is available from the City Recorder. Mr. Snyder explained that
2 the Woods Park Subdivision interrupts drainage from the east. The proposed development
3 would extend from Main Street to the Frontage Road, providing a greater possibility of
4 adequately handling drainage issues. Mr. Snyder said the Public Works Director has reported
5 that canals in the area are often plugged. Addressing the canal problem would likely improve
6 the drainage issues. Mr. Snyder confirmed that soil studies would be required. He explained that
7 400 West is master planned to eventually extend all the way to Lund Lane. The Centerville
8 Police Department is managing urban deer control efforts.
9

10 Mr. Wilson stated that Symphony Homes is in the process of having the soils tested. He
11 acknowledged that a lot of engineering will be needed for the drainage studies and plans,
12 particularly for the western half of the property. Mr. Wilson stated that surface and subsurface
13 drains will be installed to handle the drainage. He said he suspects the entire property will be
14 developed in one phase with the two different product offerings. Mr. Wilson said he anticipates a
15 traffic study will be done.
16

17 Mr. Snyder explained that bonding would be required for the subdivision as a whole
18 when construction ties into public infrastructure. Commissioner Hunt said he understands the
19 drainage concerns, and commented that the State has increased control over how drainage is
20 handled for any type of development. Commissioner Hunt said he believes the traffic concerns
21 will be more difficult to mitigate than the drainage concerns.
22

23 Commissioner Daly commented that fewer units would be allowed if the zoning
24 remained A-L. However, he pointed out that fewer units would not necessarily mean better
25 drainage because the same type of roads and curb and gutter would be required. Mr. Snyder
26 responded that increased yard space would allow more natural seeping, but agreed that much
27 of the issue would be the same.
28

29 Commissioner Johnson mentioned that many of the concerns that were raised during
30 the public hearing will be addressed later in the development process, and said he is inclined to
31 approve the requested rezone. Commissioner Daly said he is hopeful that the applicant will
32 seriously consider the comments and concerns expressed going forward. He encouraged the
33 public to continue attending throughout the process, and said he is inclined to support the
34 rezone. Commissioner Workman agreed with Commissioner Daly, and said he believes the
35 requested rezone is consistent with the General Plan.
36

37 Commissioner Johnson made a **motion** to accept the Zone Map Amendment for the
38 properties located at 2125 North Main Street from Agricultural-Low (A-L) to Residential-Low (R-
39 L), and to recommend approval to the City Council, with the following three reasons for the
40 action. Commissioner Daly seconded the motion, which passed by unanimous vote (5-0).
41

42 Reasons for the Action:
43

- 44 1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
- 45 2. The proposed Zone Map Amendment meets the goals and objectives of the General
46 Plan concerning Neighborhood 4 [Section 12-480-5].
- 47 3. Adequate facilities are located within the subject property along Lund Lane [Section
48 12-21-080(e)(5)].

**PUBLIC HEARING – ADMINISTRATIVE DECISION – DAVE’S COMPLETE AUTO –
CONCEPTUAL SITE PLAN AMENDMENT**

Mr. Snyder explained that the applicant desires to enlarge and expand an existing site for the purposes of expanding the business operation (Dave’s Complete Auto) by adding additional building space, parking, and landscaping involving the existing site and an additional tract, located adjacent to the east, that was added to the site as part of a 2018 request. The proposed changes would increase the building area by more than 30%, requiring that all non-conformities be brought into conformance. The side setback on the north side of the building is three feet, which does not comply with the eight-foot standard. For the proposed addition, there are two options for the applicant to consider. The first option is for the building expansion to be relocated/reduced to meet the required eight-foot side yard setback along the north boundary. The second option would require the applicant to make a request to the Board of Adjustment to determine if the expansion can meet the requirements of CZC 12.22.060.c.

As part of the site plan application, the applicant is seeking a “modification” to the required number of parking stalls. The applicant submitted an independent parking study to the City Engineer that found that a minimum of 23 parking stalls are needed. The City Engineer reviewed the study and made comparisons using the Parking Generation Manual, with findings that indicate a potential peak daily demand ranging from 23 to 35 parking stalls. Mr. Snyder said Planning Staff remains concerned that an increase in building size and a reduction in parking would substantially affect the capacity to accommodate parking if and when a new user may take over the site. However, Staff also recognizes that as long as the site is used for vehicle repair, the number of parking stalls that would be required by code (80 stalls) may be more than needed. Mr. Snyder said he would prefer to reasonably maximize the parking, and recommended the Planning Commission table the parking issue to allow further consideration and possible reconfiguration. Lisa Romney, City Attorney, commented that the City does not typically include parking inside structures, such as inside a repair bay, toward parking counts.

Dave Bell, applicant, said he believes it is legitimate to count vehicles parked inside a repair bay toward the number of parking stalls, and said he thinks 80 stalls is excessive. He said his business has changed over the years, and provided data showing annual revenue and number of vehicles serviced. Mr. Bell said he needs the expansion to meet the demand of his repair business. He said he believes the property has sufficient buffering without the required landscape buffer at the back of the property, and suggested that a lot of landscaping does not make sense on the inside of an impound yard. Mr. Bell said he intends to petition the Board of Adjustment regarding the building side setback.

Commissioner Johnson said he does not believe the building materials used (metal versus cement block) would have a significant visual impact as long as the colors match. The proposed expansion would not be highly visible from I-15. Chair Hayman agreed.

Chair Hayman opened a public hearing at 8:38 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Daly asked if the applicant has considered requesting a waiver of strict compliance for landscaping, and suggested such a waiver might make sense in this situation. Commissioner Hunt agreed that a 30-foot landscaping buffer does not seem necessary in this situation. Mr. Snyder said Staff can look at whether the proposed expansion would be eligible.

Chair Hayman made a **motion** for the Planning Commission to accept the conceptual site plan for the proposed changes to the site of Dave’s Complete Auto, located at 335 South Frontage Road, with directives (1)-(4) and reasons for the action (a)-(c). Commissioner Hunt seconded the motion, which passed by unanimous vote (5-0).

Directives:

1. The applicant shall submit a final site plan application meeting the standards found in CZC 12.21.110.e of the Zoning Ordinance.
2. The building expansion to be relocated/reduced to meet the required eight-foot (8') side yard setback along the north boundary or the applicant shall make a request to the Board of Adjustment and obtain an approval that meets the requirements of CZC 12.22.060.c of the Zoning Ordinance.
3. The final site plan submittal shall also address the following:
 - a. Provide a landscaping plan that addresses the following:
 - i. Provide the total on-site tree requirements
 - ii. Provide the required Street Frontage Trees
 - iii. Provide the required 50% building foundation landscaping
 - iv. Plan to be designed and prepared by a certified Landscape Architect
 - b. An updated site plan that addresses the following:
 - i. The screening of any utility service facilities from public street view
 - ii. The installation of required sidewalk along the Frontage Road
 - iii. The parking stall conflict along the east buffer area with the new building's overhead door system
 - iv. Reconfigure or convert the angled parking into 90-degree stalls to match the others shown further east on the site and provide an internal parking island to define the parking row
 - v. Provide a drainage plan that is deemed acceptable to the City Engineer
 - vi. The architectural design of the building is to address the enhanced design expectations along the Freeway, as described in the associated Neighborhood Plan
4. The request for a "Parking Modification" is being tabled for further review and approval in conjunction with the Final Site Plan submittal to determine the site's actual capacity to provide necessary off-street parking stalls.

Reasons for the Action:

- a) The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.
- b) The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application.
- c) The Planning Commission finds that all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon occurrence of any increase more than 30% of the building floor area, as described in CZC 12.22.080 of the Zoning Ordinance.

**PUBLIC HEARING – LEGISLATIVE DECISION – PARRISH CREEK PDO REZONE
WITH CONCEPTUAL SITE PLAN AMENDMENT – 1050 N 950 W – PREVIOUSLY TABLED**

The Parrish Creek Development is a developing 16-acre business park, with a campus style layout including acres of wetlands, landscaping, view corridors, and pedestrian paths. Office and warehouse are the proposed primary uses. This was approved as an Industrial-Planned Development Overlay on March 21, 2017. Mr. Snyder explained that the petitioners desire to alter or eliminate certain portions of the approved project's original pedestrian pathway

1 design scheme. Mr. Snyder said he is concerned that eliminating the pathways, even for
2 practical reasons, and moving forward with development is not the right approach. He said he
3 believes the development would be better served continuing with the idea of improving
4 something within the development from a design standpoint. Mr. Snyder suggested that if the
5 original pedestrian pathways are not practical, perhaps the development could contribute to
6 improved drainage. He suggested that discussions with the Army Corps of Engineers regarding
7 wetlands would be necessary.

8
9 Ken Stuart, representing the applicant, reported that Hogan Construction was not willing
10 to grant access to the subject property through the Hogan property. He said the applicant wants
11 a high-quality top-notch facility, and is willing to work with the City in any capacity to make it
12 work. Mr. Stuart said he would like to sit down with the City Engineer and Planning Staff to find
13 a reasonable solution.

14
15 Chair Hayman opened a public hearing at 9:10 p.m., and closed the public hearing
16 seeing that no one wished to comment. Chair Hayman made a **motion** to table action regarding
17 the proposed pedestrian pathway amendments, as submitted by the applicant, and direct the
18 applicant to consider the following directive. Commissioner Hunt seconded the motion, which
19 passed by unanimous vote (5-0).

20
21 Directive:

22
23 In lieu of providing the expected pathways, have a discussion with the City's RDA and
24 City Engineer to consider the possibility of a "Wetlands Enhancement Plan" within the
25 Development and discuss with the City's RDA the feasibility of tax increment assistance
26 funding coupled with the costs associated with the eliminated pathways to implement the
27 plan.

28
29 The Commission took a break at 9:13 p.m., and returned at 9:20 p.m.

30
31 **PUBLIC HEARING – LEGISLATIVE DECISION – GENERAL PLAN AMENDMENTS –**
32 **MODERATE INCOME HOUSING**

33
34 Senate Bill 34 of 2019 required municipalities to adopt or update their Moderate-Income
35 Housing (MIH) Elements by December 1, 2019. Staff believes that the adopted MIH Element of
36 the City's General Plan generally complies with most of the State's expectations regarding
37 planning for moderate income housing. However, there are a few changes that need to be
38 implemented. Mr. Snyder and Ms. Romney presented amendments recommended by Staff.

39
40 Chair Hayman said she had noticed that the moderate-income housing strategy in
41 Centerville in the last ten years has primarily involved the west side of the City. She suggested
42 the City be open minded about meeting some of the moderate-income housing issues on the
43 east side.

44
45 Chair Hayman opened a public hearing at 9:40 p.m., and closed the public hearing
46 seeing that no one wished to comment. The Commissioners discussed the proposed changes.
47 Commissioner Johnson made a **motion** to recommend to the City Council the drafted
48 Moderate-Income Housing Element as discussed. Commissioner Daly seconded the motion,
49 which passed by unanimous vote (5-0).

SUBDIVISION ORDINANCE UPDATES – CHAPTER 16 (GENERAL SUBDIVISION REQUIREMENTS)

As part of the ongoing process to update City Ordinances, Ms. Romney explained proposed updates regarding general subdivision requirements (Chapter 16), and answered questions from the Planning Commission.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT

The Planning Commission is scheduled to meet next on December 11, 2019. Mr. Snyder updated the Commissioners on recent and upcoming City Council agenda items.

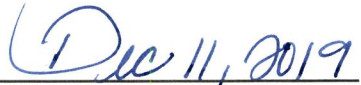
MINUTES REVIEW AND ACCEPTANCE

The minutes of the October 23, 2019 Planning Commission meeting were reviewed. Chair Hayman made a **motion** to accept the minutes. Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 9:59 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).


Leah Romero, City Recorder


Date Approved


Katie Rust, Recording Secretary

