

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, November 19, 2014**

3 **7:00 p.m.**

4
5 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
6 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 David P. Hirschi, Chair

10 Gina Hirst

11 William Ince (arrived at 7:04 p.m.)

12 Logan Johnson

13 Scott Kjar (arrived at 7:08 p.m.)

14 Kevin Merrill, Vice Chair

15 Debra Randall

16
17 **STAFF PRESENT**

18 Corvin Snyder, Community Development Director

19 Lisa Romney, City Attorney

20 Katie Rust, Recording Secretary

21
22 **VISITORS**

23 Julia Collins, Wasatch Front Regional Council

24 Interested citizens (see attached sign-in sheet)

25
26 **PLEDGE OF ALLEGIANCE**

27
28 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Johnson

29
30 **PUBLIC HEARING – WEST CENTERVILLE NEIGHBORHOOD PLAN [TABLED**
31 **FROM NOVEMBER 12, 2014 MEETING]**

32
33 Cory Snyder, Community Development Director, introduced Julia Collins, a
34 representative of Wasatch Front Regional Council (WFRC). He explained his role as City
35 Planner, and the role of the Planning Commission in pursuing direction from the City Council
36 regarding the West Centerville Neighborhood Plan. Cities are required by State law to adopt a
37 long-term General Plan that projects approximately 25 years ahead. The Planning Commission
38 is to consider the present and future needs of the City. Mr. Snyder stated that the City has
39 ratified the Wasatch 2040 Plan, and the Planning Commission needs to look at and consider the
40 Wasatch 2040 Plan during the planning process, although the City is not required to follow the
41 2040 Plan. Mr. Snyder said that he feels the idea of a FrontRunner station in Centerville is a
42 long-shot. From the feedback received during the open house and surveys, a mixed-use
43 scenario appears to be tolerable. He continued that the mixed-use would be akin to the
44 Megaplex theater development, with space to accommodate 400-500 residential units. If
45 rezoning occurs, the goal will be to have intensity sufficient to increase property values so that
46 existing property owners do not take a loss. Mr. Snyder compared current sales tax revenues
47 and property values to projected sales tax revenues and property values with the proposed
48 scenarios. The key will be finding the right balance between commercial and residential
49 development. Single-family residential does not exist in the area now, and would not exist in the
50 proposed scenarios.

1 Mr. Snyder explained that over a 25-year period, the mixed-use growth would prompt the
2 need for an additional seven emergency response personnel for the City. He repeated that he
3 does not think UTA would approve a FrontRunner on the west side with the densities
4 considered. The City would have to include a larger area in the Plan to have sufficient density
5 to compete with other potential stops, and Mr. Snyder stated he cannot recommend the City
6 pursue a FrontRunner stop.

7
8 Representing WFRC, Ms. Collins stated that the Wasatch Front region is the fastest
9 growing region in the nation. The Wasatch 2040 Plan is a vision developed in 1999 to
10 accommodate growth and preserve quality of life. Using the scenario planning technique, four
11 scenarios were developed for the west Centerville neighborhood. Taking into account the 204
12 responses to the survey offered through the City website, and comments received at the public
13 open house and stakeholder meetings, the four scenarios were blended to arrive at a preferred
14 scenario. Chair Hirschi expressed appreciation for the cutting-edge planning tools that have
15 been available through the grant from WFRC, and agreed with Mr. Snyder that the tools do not
16 supplant the Commissioners' responsibility as citizen planners to make decisions.

17
18 Vice Chair Merrill commented that he sees a conflict between public statements
19 suggesting the need for some type of grocery store in the area, and statements of concern
20 regarding potential traffic congestion. He asked if the proposed residential development for the
21 area would support a grocery-type business. He also asked if the addition of seven emergency
22 response personnel would be necessary. Mr. Snyder responded to the first question stating that
23 Commercial-Very High Zoning allows regional services, similar to businesses found at Station
24 Park in Farmington. Businesses would look at the demographics of the region and would most
25 likely not find Centerville's west side desirable due to the close proximity to Station Park. Mr.
26 Snyder added that Centerville currently has a saturated market for large grocery-type
27 businesses. The preferred scenario would involve commercial businesses aimed at supporting
28 the local community rather than regional. Commercial businesses will not be interested if the
29 plan does not include sufficient residential rooftops.

30
31 Addressing the traffic congestion concern, Mr. Snyder stated that the planned traffic light
32 at the Parrish Lane and 1250 West intersection may solve some of the problems with
33 congestion, but the freeway interchange is not scheduled for reconstruction for approximately
34 15-20 years. Ms. Collins explained the methodology used in estimating emergency response
35 services needed. Commissioner Kjar asked how much population growth is expected in South
36 Davis County. Ms. Collins responded that she does not have the numbers with her, but could
37 supply them to the Commission later. Mr. Snyder emphasized that cities should never assume
38 they are built out, because when cities declare they are built out commercial businesses leave.
39 Cities need to be aware of and support changes in needs and demographics to stay
40 commercially viable.

41
42 At 7:50 p.m. Chair Hirschi opened a public hearing.

43
44 Mark Green – Mr. Green is a Centerville business owner. He said his family has put
45 thousands of dollars into the City baseball program, and installed walks at Founders Park at no
46 cost to the City. His contributions to the baseball program ended when it was suggested he
47 move his business outside of Centerville. Mr. Green said he understands what the Planning
48 Commission does, and he feels it is the Commission's primary responsibility to protect the rights
49 of the shareholders. He is a landowner in Centerville, has paid property taxes for many years,
50 and has survived in a difficult market. Mr. Green stated he is frustrated that the City is making
51 plans for his property. He said he plans to perpetuate his business for a long time, and it would

1 have to be economically feasible and convenient for him to be willing to relocate his business.
2 Mr. Green said he does not feel the City fulfilled its responsibility to protect land owners with the
3 Megaplex theater development, and he is not familiar with the concept of zoning without
4 development applications.
5

6 James Behunin – Mr. Behunin is a resident of West Bountiful. He said West Bountiful
7 thought for a long time that certain businesses in West Bountiful would move and make different
8 development possible, but he does not anticipate the businesses moving anytime soon. It is
9 difficult for development to move in a different direction unless the businesses leave. Mr.
10 Behunin stated he feels that more than anything else, South Davis County needs places for
11 people to work. He suggested that more light industrial businesses should be encouraged
12 along the Legacy corridor. In response to Commissioner Kjar's question, he said that the
13 population in South Davis County is expected to be 98,000 by 2040. He anticipates that most of
14 the population growth will be in the west Layton area. Mr. Behunin said he would hate to see a
15 lot of apartments and condos on the west side of Centerville because that type of development
16 gets isolated. He asked if the City is imposing impact fees for recreation and parks.
17

18 Brandon Ivie – Mr. Ivie is a Centerville resident. Referring to the estimated population
19 growth, he stated that if housing is not built, the growth will go elsewhere. He said he feels it
20 would be in the City's best interest to not build additional high-density housing. He believes the
21 existing high-density housing on the west side was a mistake, and the City should not make a
22 bigger mistake by adding more.
23

24 Kevin Stevenson – Mr. Stevenson is a resident of West Bountiful. Mr. Stevenson stated
25 he moved to West Bountiful because it was quiet with very little traffic. He said when something
26 like the proposed development starts it cannot be stopped or reversed. He has noticed more
27 noise and traffic since the Megaplex theater was constructed. Mr. Stevenson said they do not
28 want an environment like Salt Lake City, and Centerville should consider how changes would
29 affect other people.
30

31 April Lewis – Ms. Lewis is a West Bountiful resident. She said she read a comment by
32 Mayor Cutler on the Centerville website stating that his goal is to keep a small town feel while
33 providing modern services. Ms. Lewis said that high-density housing would not preserve a
34 small town feel. She asked if it would be possible for the City to offer a new survey to see how
35 Centerville residents really feel about the proposal.
36

37 Wayne Eckman – Mr. Eckman is a resident of West Bountiful. Mr. Eckman asked for
38 clarification regarding the numbers presented in the scenarios. He expressed concern
39 regarding the increased burden on emergency services with the high volume of single or elderly
40 residents that would be attracted by the type of housing proposed. He said he feels the City
41 has done enough with the Legacy Crossing development and the additional 140-150 still to be
42 built.
43

44 Yvonne Preece – Ms. Preece is a resident of West Bountiful. She asked why the City
45 picked the area south of Parrish Lane, with all the space that is available on the north side of
46 Parrish Lane. She added that the light system on the interchange helps drivers coming from
47 the east side, but not the people coming from the west side.
48

49 Mark Green – Mr. Green emphasized that he is not against rezoning, and not against
50 moving his business, but he is concerned the City is missing out on a great opportunity by not
51 waiting for development applications. He said he does not think the City would be happy with

1 that many apartments in the area. Mr. Green stated he is aware of a commercial company that
2 is anxious to make a proposal for that area that would economically move his business. He said
3 he understands the City wants to change, but he plans to stay there until it is economically
4 feasible to move. He feels the opportunity he is aware of would be preferable to high-density
5 residential.

6
7 Stephanie Ivie – Ms. Ivie sits on the Centerville City Council. She said she has enjoyed
8 the process of learning more about what the Planning Commission does, but when the Council
9 requested the Planning Commission examine the possibility of planning on the west side she
10 did not anticipate the density of housing that is proposed. Ms. Ivie stated she will not vote for it
11 when it comes before the Council.

12
13 There being no further comment Chair Hirschi closed the public hearing at 8:22 p.m.

14
15 Mr. Snyder responded to questions asked during the public hearing, explaining that, if a
16 rezone occurs, existing businesses could stay as long as they wanted as nonconforming
17 businesses with limited expansion options. The preferred scenario includes a park, and the City
18 charges a park impact fee of \$1,300 per residential unit. The City is looking at the south side of
19 Parrish Lane right now because the Legacy Crossing development has occurred, and the
20 Council wants to examine the options moving forward in that area. The Council has reiterated
21 that Centerville does not want light rail down Main Street, and identified the west side as a
22 possible location for mass transit. Regarding traffic congestion he stated that the light system at
23 the freeway interchange is going to fail whether the zoning is changed or not. Increased
24 congestion, while undesirable, may prompt a revision of the interchange sooner than currently
25 planned.

26
27 Chair Hirschi asked what type of development can occur with the present zoning. Mr.
28 Snyder responded that the current zoning is Industrial-Very High. He added that another
29 approach could be to let existing development around Parrish Lane creep outward with
30 applicant-driven rezoning. He suggested the City may be near saturation point for high-density
31 housing for the short-term, and agreed that the City does need to support new jobs.

32
33 Commissioner Ince asked if additional Industrial-Very High development would be
34 undesirable. Mr. Snyder responded that Industrial-Very High uses are not necessarily bad, but
35 he suspects that nothing would change in the area for a long time. When the Legacy Highway
36 opened the City changed the zoning west of the freeway around Parrish Lane to Commercial.
37 The Residential zoning came because of the market, but the City took the initial action to create
38 synergy. Commissioner Ince asked about Mr. Green's comments regarding infringements, and
39 Mr. Snyder responded that the City did what it could to make things as whole as possible in that
40 situation. The City Engineer could provide more information. Commissioner Ince asked what
41 future proposal Mr. Green was referring to. Mr. Snyder responded he is aware of a boutique car
42 dealership interested in Legacy lots two and three, but a car dealership is not currently an
43 allowed use at that location. The Planned Development Agreement would have to be amended
44 by the City. Commissioner Ince asked if proposal-driven zoning or city-initiated zoning is more
45 common. Mr. Snyder responded that every city does both by putting the zoning parameters in
46 place, and then altering the General Plan as requests are received.

47
48 Commissioner Kjar commented that things will change over time, and the City needs to
49 determine how it wants things to change. He said he is not an advocate of high-density
50 development in general, and he assumes residents would prefer a car dealership over
51 apartments. Commissioner Kjar said he likes the idea of proposal-driven zoning, and asked if

1 more high-density housing is really what Centerville wants. Chair Hirschi reminded the
2 Commissioners that the Planning Commission was given direction by the City Council to
3 examine the possibilities on the west side. He stated the Commission needs to consider all of
4 the work that has occurred, as well as public comments, in determining whether the proposed
5 scenario could work with some adjustments. Mr. Snyder repeated that mixed-use is preferred
6 according to input received on the surveys and at the open house. The survey was posted on
7 the City website and available to anyone who wished to participate. Commissioner Johnson
8 reported that citizens have expressed to him that they felt restricted in the choices provided on
9 the survey. He also said he feels a lot of people do not fully understand mixed-use
10 development.

11
12 Commissioner Ince stated that he has had multiple experiences owning a home that
13 ended up neighboring eventual development. His preferred experience as a homeowner has
14 been when the home was surrounded by an established neighborhood with no real possibility
15 for change. He continued that people have an idea of what they want, and anytime anything
16 differs from their idea they will be upset. Commissioner Kjar repeated that change is probably
17 inevitable in that area, and added that the City has the opportunity to direct the change and
18 define the flavor of Centerville. Chair Hirschi pointed out that the creation of a master plan for
19 the area would guide development over the next 30-40 years without significantly affecting
20 existing businesses in the short-term. Commissioner Kjar pointed out that a car dealership
21 would generate sales tax revenue. Mr. Snyder responded that a car dealership would fall short
22 of creating a mixed-use neighborhood, and would have a lower land value for the City than a
23 development like Legacy Crossing. Commissioner Johnson asked what is needed to support
24 the existing apartments and already-approved development if the City cannot get a FrontRunner
25 stop and does not want high-density housing. Mr. Snyder repeated that the south side of
26 Parrish Lane was targeted by the Council because it has the most vacant ground, and because
27 the Council wanted to look at how to prevent Legacy Crossing from becoming isolated and how
28 to establish a FrontRunner stop. Mr. Snyder briefly described business development planned
29 for the north end of 1250 west.

30
31 Commissioner Hirst expressed concern regarding expansion restrictions for existing
32 landowners if rezoning occurs. She asked Mr. Snyder if he feels the Planning Commission has
33 sufficiently addressed what the Council requested, having only received 204 responses to the
34 survey. Mr. Snyder responded that open houses and public meetings are generally not well
35 attended. Receiving 200 responses to a survey is better than relying solely on an open house
36 for public comment. The survey was a public invitation to participate, and was not intended to
37 be a comprehensive survey of every citizen. Ms. Collins added that the responses to the ten-
38 question survey indicated interest in exploring mixed-use development. The survey included
39 pictures to help citizens understand the different options. Ms. Collins commended the City for
40 the thorough approach taken by placing notices of the survey on the website, in utility mailers,
41 the newsletter, and City parks.

42
43 Chair Hirschi suggested the Commission table further discussion to another meeting in
44 the hope that Commissioners will contemplate the issue and come in December with
45 suggestions. Vice Chair Merrill made a **motion** to table the issue until the December 10th
46 Planning Commission meeting. Chair Hirschi seconded the motion. Mr. Snyder suggested the
47 Planning Commission focus on whether it supports the mixed-use scenario and what changes
48 would need to be made, or does not support making a change at this time and the reasons why.
49 Commissioner Kjar asked Ms. Collins what other cities have done with this dilemma. Ms.
50 Collins responded that every community is experiencing massive growth. Some communities
51 have welcomed growth and high-density zoning and some have not. She emphasized that the

1 decision for growth should involve attention to design - good design equals good density. She
2 and Mr. Snyder listed several examples of successful high-density developments. The motion
3 to table passed by unanimous vote (7-0).
4

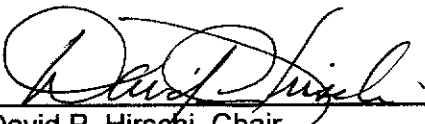
5 Chair Hirschi made a **motion** to include the letter from West Bountiful to the Centerville
6 Council and Mayor, and a series of emails received since the last Planning Commission
7 meeting in the formal record. Commissioner Kjar seconded the motion, which passed by
8 unanimous vote (7-0).
9

10 **DISCUSSION ON ACCESSORY DWELLING UNITS**
11

12 Mr. Snyder reported that following a public roundtable discussion and Commission
13 discussions, there seems to be support for considering an accessory dwelling unit (ADU)
14 ordinance. An ordinance has been prepared by staff. Chair Hirschi made a **motion** to consider
15 the ADU ordinance after the first of year. Commissioner Kjar seconded the motion, which
16 passed by unanimous vote (7-0).
17

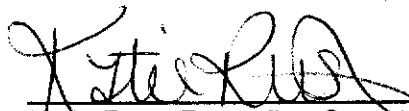
18 **ADJOURNMENT**
19

20 At 9:26 p.m. Commissioner Randall made a **motion** to adjourn the meeting.
21 Commissioner Hirst seconded the motion, which passed by unanimous vote (7-0).
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26
27 David P. Hirschi, Chair

12-10-14

Date Approved

28
29
30 
31
32
33 Katie Rust, Recording Secretary



Special
CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, November 19, 2014
7:00 p.m.

NAME (PLEASE PRINT)	ADDRESS**
MARK J. GREEN	150 NORTH 1050 WEST CENTERVILLE, UT
Dale McIntyre	257 E 200 S. Centerville
Shauna Ward	West Bountiful
Susan Ward	West Bountiful
Kent Ward	West Bountiful
John D Page	West Bountiful
Bob Masal	Centerville
Wynne Preece & Mark	West Bountiful
April Lewis	West Bountiful
Richard Rowe	West Bountiful
Wayne Eckman	West Bountiful
Mark & Connie Stanger	West Bountiful
CHARLES KETTERING	WEST BOUNTIFUL
Alec Green & Lisa Green	150 North 1050 West Centerville, UT
Bob Tinner	744 W 2200 N West Bountiful, UT
Adrienne Crockett	700 W 2350 N W. Bountiful, UT
Pat George	West Bountiful
Dane Brown	West Bountiful
KELLY ENQUIST	WEST BOUNTIFUL
Stephanie Irre/Brandon Irre	595 S. 700 E. Centerville
Paula Sallstrom	740 W. 2350 N. West Bountiful
Lisa Bucknill	270 E. 300 N. Centerville

** 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.