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3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, December 10, 2014**

5 **7:00 p.m.**
6

7 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
8 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
9

10 **MEMBERS PRESENT**

11 David Hirschi, Chair

12 Gina Hirst

13 William Ince

14 Logan Johnson

15 Scott Kjar

16 Kevin Merrill

17 Debra Randall
18

19 **STAFF PRESENT**

20 Corvin Snyder, Community Development Director

21 Brandon Toponce, Assistant Planner

22 Lisa Romney, City Attorney

23 Kathy Streadbeck, Recording Secretary
24

25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Hirst

28
29 **MINUTES REVIEW AND APPROVAL**
30

31 The minutes of the Planning Commission meetings held November 12, 2014 were
32 reviewed and amended. Commissioner Merrill made a **motion** to approve the minutes as
33 amended. The motion was seconded by Commissioner Kjar and passed by unanimous vote (7-0).
34

35 The minutes of the November 19, 2014 were reviewed and amended. Commissioner
36 Randall made a **motion** to approve the minutes as amended. The **motion** was seconded by Chair
37 Hirschi and passed by unanimous vote (7-0).
38

39 **COMMISSION BUSINESS**
40

41 The Commission review the 2015 Planning Commission Meeting Schedule. The
42 Commission agreed to move the November meeting to the 18th because the 11th is Veterans Day.

Commissioner Hirschi made a **motion** to accept the meeting schedule as amended. The motion was seconded by Commissioner Merrill and passed by unanimous vote (7-0).

PUBLIC HEARING | PARKIN OFFICE/WAREHOUSE BUILDING | 1384 W 75 N
Consider a conceptual site plan for the Parkin Office/Warehouse Building to be located on
Lot 5 of the Evergreen Business Park, 1384 West 75 North, in the I-H Zone. Robert
Holmes, Robert Holmes Construction Inc., Applicant.

Brandon Toponce, Assistant Planner, reported the applicant desires to build an office/warehouse in the Evergreen Business Park. The proposed use is allowed in the Industrial-High Zone and is consistent with the General Plan. The proposed development meets the majority of the Development Standards, the parking standards, and the landscape standards. Mr. Toponce reviewed the required building materials, utility requirements, and drainage needs. The applicant will be required to complete all outstanding items prior to final site plan approval. Conceptually, the proposed plan is acceptable.

Robert Holmes, Contractor, said he has nothing to add to the staff report or the presentation. He said one of the uses in the proposed building will possibly be a scrapbook supply. He thanked the Commission for their consideration.

Chair Hirschi opened the public hearing. Seeing there was no one wishing to comment; he closed the public hearing.

Commissioner Hirst made a **motion** for the Planning Commission to accept the conceptual site plan for the Parkin Office/Warehouse Building, to be located at 1384 West 75 North, with the following conditions:

Conditions:

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. Building elevations shall be submitted indicating the total height of the proposed structure, final materials and colors.
3. The location of all signage shall be indicated on the building elevations and on the site plan, if a monument sign is preferred.
4. A landscaping plan shall be submitted and indicate the following:
 - a. Total overall percentage of landscaping
 - b. Total parking lot percentage of landscaping
 - c. Location, types and total number of plantings

5. Detail concerning the building material for the trash enclosure shall be submitted with the final site plan.
6. All roof and wall-mounted equipment shall be shown on the final plans as being screened from view.
7. Utility provider sheets shall be submitted as part of the final site plan application package.
8. All storm drainage shall be properly addressed to meet all City Standards and shall be approved by the City Engineer.
9. Proper fire protection shall be addressed, indicating the location of the closest fire hydrant. These plans shall then be reviewed and approved by the City Engineer.

Reasons for Action (findings):

1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d)(2)].
2. According to the Table of Uses, an office/warehouse is permitted within the I-H Zone.
3. The development was found to meet the goals and objectives found within the Centerville City General Plan [Section 12-480-6].
4. The proposed site appears to have met all applicable development standards for the I-H Zone [Chapter 12-35].

The motion was seconded by Chair Hirschi and passed by unanimous roll-call vote (7-0).

PUBLIC HEARING | PORTER-WALTON SENIOR LIVING CENTER | 564 WEST PORTER LANE (400 South) - Consider a conceptual site plan for an assisted living facility and independent living units on property located at 564 West Porter Lane (400 South), in the R-M Zone. David Nilsson & Nate Pugsley, Brighton Development, LLC, Applicants.

Cory Snyder, Community Development Director, reported the applicants intend to develop a quality full-service senior living center with both independent living units (40 multi-family dwellings) and assisted living units (110-bed facility). The proposed project will use two building footprints on a singular development site. The project will likely be built in phases. The proposed uses will require a conditional use permit which will allow the Commission to consider all impacts and require possible mitigation. Mr. Snyder reviewed the density and the landscape requirements for the project explaining how each was calculated. Staff's interpretation of the density allowance is conservative; ordinances could be interpreted to allow a slight increase to the density proposed. Mr. Snyder reviewed the architecture, building style, and development standards. The project meets the requirements of the Residential-Medium Zone and the General

1 Plan. Conceptually, the proposed plan is acceptable. The project will require further evaluation
2 with regard to parking, drainage, fire access/circulation, and screening/buffers. The applicant
3 will also need to provide plans for open space, pedestrian circulation, and delivery and loading
4 needs. Many of these issues will be reviewed during the conditional use permit process.

5
6 Mr. Snyder responded to questions from the Commission. He said the independent living
7 units will each have their own kitchen, but residents will also be allowed to use the common
8 dining area and kitchen. All residents, assisted or independent may use the common living areas
9 and common outdoor patio. He explained the drainage area along the north side of the property
10 has an easement and is part of the drainage issue that will need to be addressed. He explained
11 how additional buffers may be beneficial to the properties to the east (baseball field) and west
12 (buildable lot).

13
14 Dave Nielson, applicant, said most citizens want to live in the same community their
15 whole life. There is a gap in the market in this area and they are excited to serve Centerville and
16 provide an opportunity for citizens to continue to live in their own community throughout all
17 phases of life. He explained this is a great site for a senior living center; it is flat, freeway
18 accessible, visible, and near shopping facilities. Mr. Nielson responded to questions from the
19 Commission saying there are regulations that govern how assisted living centers are controlled
20 and run. He explained some of the assisted living units will be locked for the safety of the
21 residents. It was mentioned that outdoor areas often go unused in senior living centers. Mr.
22 Nielson agreed but said having an outdoor area contributes to the quality of life for the residents.
23 He explained common areas including the outdoor patio are sometimes used by visiting families.
24 The independent living units will also have access to the common areas. Mr. Nielson explained
25 the assisted living rooms could be occupied by a non-senior resident if they are in need of
26 assistance and meet requirements. He also said the main assisted living area and independent
27 units (approximately 80-units together) will be build first with a phased approach for the
28 remaining wings of the building.

29
30 Chair Hirschi opened the public hearing. Seeing no one wishing to comment; he closed
31 the public hearing.

32
33 Commissioner Merrill made a **motion** for the Planning Commission to accept the
34 conceptual site plan for the Porter-Walton Senior Living Community, to be located in the area of
35 564 West Porter Lane, with the following directives:

36
37 ***Conditions:***

- 38 1. The applicant must submit a final site plan application meeting the standards found in
39 Section 12-21-110(e) of the Zoning Ordinance.

2. The applicant must submit a conditional use permit application to consider allowing for an assisted living facility and multi-family density of 8 units per acre, as described in the December 10, 2014 Planning Staff Report, which must address the standards found in Section 12-21-100(e) of the Zoning Ordinance.
3. The conditional use application submittal shall also address the anticipated issues and concerns, as outlined in the December 10, 2014 Planning Staff Report.
4. A Landscaping Plan, prepared by a Landscape Architect, must be submitted to address the standards of Chapter 12-51-Landscaping & Screening, as also outlined in the December 10, 2014 Planning Staff Report.
5. A site sign package must be submitted for review by the Planning Commission and the Zoning Administrator in accordance with Chapter 12-54-Signs.

Reasons for the Action (findings):

1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d) (2)].
2. According to the R-M Zone and associated Table of Uses, an assisted living and a density greater than four (4) units per acre are conditional uses within the R-M Zone.
3. The development appears to satisfy the goals and objectives found within the Centerville City General Plan [Section 12-480-3].
4. The proposed concept plan, with the directives given, appears to be capable of meeting applicable Development Standards for the R-M Zone, Off-Street Parking, and the Landscaping and Screening Standards of the Zoning Ordinance.

The motion was seconded by Commissioner Randall and passed by unanimous roll-call vote (7-0).

FINAL AMENDED SUBDIVISION PLAN | WOODS PARK SUBDIVISION - Consider a final amended subdivision plan for the Woods Park PDO Development, located at 2400 North 800 West; which consists of additional home designs to allow for more variety in the subdivision. Leslie Mascaro, Oakwood Homes, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant recently took over the development of the Woods Park Subdivision. The applicant desires to amend the final plan to include additional building styles. The applicant is not requesting any change to the plat or layout of the subdivision; they are simply adding additional architectural components and plans for the homes. The new styles will also include the required architectural elements on the rear of the homes as originally approved. This requirement will be verified when a home is submitted for a building permit.

1 Leslie Mascaro, applicant, said Oakwood Homes recently acquired Henry Walker Homes
2 who was developing the Woods Park Subdivision. She explained there are three different floor
3 plans and various architectural elements for each house style. If there is a popular style these
4 options provide home owners the ability to make their home unique to give variety to the
5 subdivision.

6
7 Lisa Romney, City Attorney, suggested an additional condition be added to allow staff
8 the opportunity to review the Development Agreement to make sure all is in order. The
9 Commission agreed.

10
11 Commissioner Ince made a **motion** for the Planning Commission to accept the final
12 amended subdivision plan with the recommendation of approval to the City Council, subject to
13 the following conditions:

14
15 ***Conditions:***

- 16 1. This amendment shall include the addition of home designs offered to homebuyers
17 for the Woods Park Subdivision only. All other previous designs approved by the
18 Planning Commission and City Council shall still be allowable within the
19 subdivision.
- 20 2. Oakwood Homes shall still be obligated to adhere to all previous conditions of
21 approval for the Woods Park Subdivision as found within the final subdivision
22 approval, Development Agreement, and all General Notes as indicated on the final
23 approved plat.
- 24 3. All building permits shall be reviewed by City staff to ensure all required design
25 guidelines have been properly addressed.
- 26 4. Oakwood Homes shall receive final approval from the City Council prior to
27 constructing the new home design within the subdivision.
- 28 5. Developer shall enter into a Development Agreement amendment, if deemed
29 necessary by City, which amendment shall be entered into and recorded against the
30 property prior to issuance of a building permit for construction with the new designs.

31
32 ***Reasons for Action (findings):***

- 33 1. A completed application for a final amended subdivision plan has been submitted
34 [Section 15-4-101].
- 35 2. The proposed subdivision meets all applicable standards found in the Subdivision
36 Ordinance for an approval of the preliminary and final applications [Chapters 15-3,
37 15-4].
- 38 3. All applicable standards found in the Centerville City Zoning Ordinance concerning
39 development within the Residential-Low Zone have been satisfied [Section 12-32-1].

- 1 4. The proposed additional home designs are in harmony with what has already been
2 approved on site.
3 5. The proposed designs follow the required design criteria as indicated within the
4 General Notes of the approved plat.

5
6 The motion was seconded by Chair Hirschi and passed by unanimous roll-call vote (7-0).
7

8 **CONTINUATION OF THE WEST CENTERVILLE NEIGHBORHOOD PLAN**
9 **UPDATE [Tabled from November 19, 2014 Meeting] - a. Consider a General Plan**
10 **Amendment for the West Centerville Neighborhood Plan; b. Consider a Zone Map and**
11 **Text Amendment to the City's Zoning Ordinance. The proposed zone text and map**
12 **amendments are to establish a new "mixed-use district" and its associated development**
13 **standards to implement the drafted policies of the General Plan Update for the West**
14 **Centerville Neighborhood. Centerville City, Applicant.**
15

16 Chair Hirschi said this matter has been studied at great length. He explained the directive
17 from the City Council to the Planning Commission to study this issue. He reviewed the
18 committees, the studies, the meetings, the presentations and the public hearings that have taken
19 place with regard to this issue. He said the Commission has raised many questions about mixed-
20 use and it appears the general consensus of the Commission is in favor of mixed-use.
21

22 Ted Knowlton, Wasatch Front Regional Council, said the majority of Davis County
23 residents do not work within Davis County. There is a demand for additional jobs and residential
24 dwellings in Davis County. He discussed the projected future growth explaining the majority of
25 growth is internal, meaning children and grandchildren want to continue to live in Davis County
26 which will grow the population. He shared data showing the demand for walkable/bikeable
27 communities. He said walkable communities provide residential sustainability. He reviewed air
28 quality and transportation issues. Mr. Knowlton explained mixed-use and how it allows the
29 market to intermix destinations and origins which create a walkable community. He reviewed
30 mixed-use community scenarios and options. There is a need for housing diversity. He explained
31 that Davis County is not on pace to meet the growing demand for housing. He said citizens want
32 to retire in Centerville and current conditions make that unlikely. He said mixed-use is a way to
33 provide a variety of housing and work options in Centerville.
34

35 Julia Collins, Wasatch Front Regional Council, shared pictures of mixed-use options and
36 possibilities. She explained that mixed-use developments fall on a scale from T1-T6. She said T6
37 would include high-rise apartments and commercial developments such as downtown Salt Lake
38 City and City Creek. What is being proposed as West Centerville's "preferred plan" would fall
39 around a T3-T4 range. She reviewed many design elements of the "preferred plan" including,

1 bicycle connectivity, pedestrian friendliness, landscaping, public spaces, streetscapes, and
2 architecture.

3
4 Cory Snyder, Community Development Director, reviewed the "preferred plan." He said
5 the proposed ordinances use performance based standards and guidelines. The current zone for
6 the area is Commercial-Medium and will remain as such with an option to include residential
7 uses. He said Legacy Crossing/IMAX Theater and the recently approved development to the
8 west of Legacy Crossing (Hale property) fall within the T3-T4 range. The proposed mixed-use
9 will continue these concepts already located in this area of West Centerville. He explained the
10 proposed density range for the "preferred plan." The Commission could choose to change the
11 density, but he cautioned them saying a limited residential density could hinder commercial
12 possibilities. He said as a planner it is detrimental to isolate existing uses. It is possible Legacy
13 Crossing could deteriorate over time if similar development patterns are not allowed to continue.
14 He said the mixed-use option will not happen immediately, it will take time for the market to
15 change the area. Mr. Snyder said he believes the industrial uses will continue for many years. It
16 is true that population is growing and the City has a responsibility to provide options. It is
17 important to plan for the future now. He said he does not see this area ever attracting regional
18 commercial, not with the lack of roof tops and the commercial hub just north in Farmington. He
19 said he believes the market will eventually capitalize on the synergy that is already present.

20
21 Chair Hirschi made a **motion** for the Planning Commission to recommend to the City
22 Council the proposals and ordinances, as prepared in the staff report, based upon the studies and
23 recommendations of staff and for the reason that there is a need to plan for the future in the West
24 Centerville Neighborhood area and the plan proposed for mixed-use appears to be the most
25 logical for that area. The motion was seconded by Commissioner Merrill.

26
27 Chair Hirschi asked the Commission if they would like to call out a ratio for commercial
28 vs. residential or leave the ordinance as written which allows the market to dictate as long as
29 commercial comes first with the option for residential. He said the "preferred plan" will take
30 time to develop, this is a long term plan. He said he has visited the area and can visualize the
31 possibilities, both commercial and residential. There is great potential to live and work in West
32 Centerville. He said, as planners, the Commission needs to develop some type of proposal for the
33 future and mixed-use is the best fit for this area.

34
35 Commissioner Kjar said he is in favor of mixed-use but is unsure the proposed
36 ordinances will bring true mixed-use. He is concerned the "preferred plan" will bring too many
37 apartments and not enough commercial. He said he is also sensitive to current property and
38 business owners. He said if the Planning Commission recommends approval to the City Council
39 he would like the Council to look at the possibility of increasing commercial uses. He also

1 questioned the possibility of preserving the freeway frontage area for businesses that prefer
2 visibility from the freeway system.

3
4 Commissioner Merrill said he has lived in Centerville for many years and has seen a
5 great deal of change. He said the proposed mixed use will provide both residential and job
6 opportunities. This is a use that is already present in West Centerville and the expansion of this
7 use will be monitored by the City to ensure that responsible development and design will
8 continue. He said perhaps this mixed-use concept will bring some larger commercial uses such
9 as restaurants to the area and city. He said he is comfortable with the proposed ordinances.

10
11 Commissioner Ince said the original charge from the City Council was to consider
12 options to encourage a transit stop. This plan does not provide for that and it is not likely a transit
13 stop will happen. He asked if this is something that needs to be called out. He also mentioned it
14 is possible to keep West Centerville as is until a future date when a transit stop may be more
15 probable.

16
17 Mr. Snyder reminded the Commission that the "preferred plan" requires commercial-
18 medium uses before any residential is allowed. He said the ordinance does not include a color
19 palette as of yet. He questioned if the Commission wants to add this to the ordinance. He also
20 asked the Commission to allow for any non-substantive language changes by staff as needed. Mr.
21 Snyder said the "preferred plan" does discuss the transit stop issue and it is not necessary to call
22 it out. If the City Council would like to take the ordinance to a level (i.e., density) that would
23 encourage a transit stop, they will direct the Planning Commission and staff as needed. He also
24 reminded the Commission that ordinances are ever changing. The "preferred plan" is a starting
25 point that will help plan for the future.

26
27 Commissioner Johnson said he is comfortable with moving this issue on to the City
28 Council. He said there is nothing in the ordinance that he feels needs to be adjusted at this time.
29 He feels a ratio may go too far and agrees the market should play a role. He agrees with passing
30 this along to the City Council and giving them an opportunity to adjust the ordinance. He said he
31 believes the Commission has studied and appropriately responded to the directive given by the
32 City Council to provide an option for West Centerville. He also said he is amenable to allowing
33 the Council to decide the color palette.

34
35 Commissioner Randall said she is in favor of mixed-use but is also concerned there will
36 be too much residential to the commercial. She does like that the intensity diminishes as it moves
37 toward West Bountiful.

38

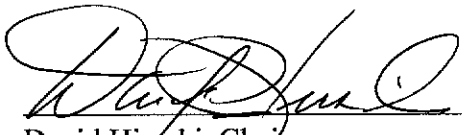
1 Commissioner Hirst agreed it is time to move forward and allow the City Council an
2 opportunity to review the ordinance. She said, as planners, they have done their homework, have
3 studied the issues and heard the public's concerns. The "preferred plan" provides a reasonable
4 option for the future.

5
6 Chair Hirschi called for a vote on the motion. The motion **passed** with a roll-call vote (4-
7 3). Commissioners Kjar, Randall, and Ince opposed.

8
9 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

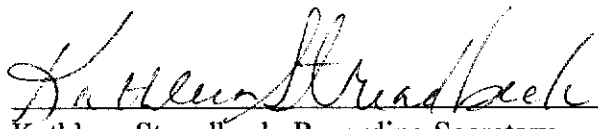
- 10
11 1. Next regularly scheduled Planning Commission Meeting on Wednesday, January 14,
12 2015.
13 2. Nominations for 2015 Chair and Vice-Chair at the next meeting.

14
15 The meeting was adjourned at 9:52 p.m.

16
17 
18 _____
19 David Hirschi, Chair

1-14-2015

Date Approved

20
21 
22 _____
23 Kathleen Streadbeck, Recording Secretary



①

7:00 p.m.

ADDRESS**

150 North 1050 West Centerville
W/Buff
206 E Winchester Street
950 N. Cutler Dr. #34, N. VT
150 North 1050 West Centerville
W. Buff,
W. Buff,
West Bountiful
258 E. 200 S. Centerville
Centerville 11/24

** 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.