PLANNING COMMISSION MINUTES OF MEETING
Wednesday, December 11, 2019
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
Cheylynn Hayman, Chair
Thomas Hunt
Logan Johnson
Becki Wright

MEMBER ABSENT
Kevin Daly, Vice Chair
Isaac Workman

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner
Katie Rust, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Chair Hayman

PARKING MODIFICATION – ADMINISTRATIVE DECISION – 125 SOUTH MAIN STREET

Layton and Associates LLC is under contract for the old fire station building located at 125 South Main. They wish to house their CPA firm in the building, as well as a boutique/specialty gym. The two uses, CPA firm and gym, would not occur at the same time. Mackenzie Wood, Assistant Planner, explained that under City ordinance, the two different uses combined would require more parking than is currently provided at the site. Based on the non-overlapping uses, the applicant argues that the required number of parking stalls (24) is unnecessary for the intended use of the property. The property currently has 16 parking stalls, and the applicant proposes to add a few more. Due to the separate hours of each use, Staff finds the proposed number of stalls adequate for the intended use of the building.

Rachelle Dillingham and Matt Layton, applicants, explained that the boutique/specialty gym would involve training and classes of no more than eight people at one time, with classes not overlapping. They stated a few parking stalls can be added in front of the bay doors on the east side, but additional stalls would require substantial modifications to the landscaping. Mr. Layton explained that UDOT is requiring elimination of the curb cut on the south side of the building.

Commissioner Wright spoke in favor of approving the parking modification. Commissioner Johnson made a **motion** for the Planning Commission to approve the Parking Modification for the building located at 125 South Main Street based on the following conditions and reasons for action. Commissioner Wright seconded the motion, which passed by unanimous vote (4-0).

Conditions:

1. This modification is only for 125 South Main Street and is not transferable to another location or another user at this location.
2. The applicant shall paint and stripe according to our Parking dimension and design requirements as stated in CZC 12.52 in order to reach 18 stalls total, as shown in the provided site plan.
    a. This shall be done before the issuance of the Certificates of Occupancy OR
    b. The applicant shall bond for the remaining striping on the lot.
3. Future tenants and uses may be altered with the approval of the Zoning Administrator. The total parking calculation of uses with peak demand during the same time period (daytime/evening) shall not exceed 18 stalls.
    a. If there are any changes to tenants that exceed this calculation, OR if there are any complaints brought to the awareness of City Staff or the Commission, the Parking Modification shall be brought back to the Planning Commission for further review.

Reasons for action:

1. A parking modification is permitted with approval from the Planning Commission based on a parking study [12.52.110(e)(2)].
2. According to 12.52.110(c), the Commission may modify the required number of parking stalls for a commercial site.
3. *The Planning Commission finds there is adequate parking for this site based on CZC* 12.55.110(c) 2, 3, and 4.

PUBLIC HEARING – ADMINISTRATIVE DECISION – CONCEPTUAL SITE PLAN FOR LEGACY LANDS LOT 1

The applicant/owners would like to develop Lot 1 of the Legacy Lands Subdivision. The proposal is to construct one multi-tenant or flex-space style building (two-story totaling 18,762 square feet) and the associated parking and landscaping elements. Mr. Snyder explained that design and layout expectations within the Shorelands Commerce Park (SCP) differ from expectations in a standard industrial zone. Mr. Snyder stated the design pattern book submitted with the application does not meet the 30% drought-tolerant open space requirement, or the parking requirements for the proposed size of building (10 stalls short). Mr. Snyder explained that the applicant would like to move forward with conceptual approval, with the intention to alter the plan to meet SCP expectations before final approval. Mr. Snyder explained the difference between block construction and tilt-up construction, and what, in his opinion, would constitute a bold gesture.

Jeff Cook, applicant, said he would like to move forward with conceptual approval, subject to working out issues with Staff before final approval. He said he would work with Staff to more fully understand the concept of "bold gestures". Mr. Cook said he had thought the application met parking and landscaping requirements, and said his engineer may not have been aware of SCP expectations. Mr. Cook stated he would prefer to use tilt-up, which has a longer life-span than block construction. Gary Smith, owner of the subject property, explained the landscaping elements included in the plan, and said they could reduce the number of trees if necessary.

At 7:42 p.m., Chair Hayman opened a public hearing, and closed the public hearing seeing that no one wished to comment. The Commission discussed the SCP requirements and the Conceptual Site Plan application. Chair Hayman suggested the applicant work with Staff to meet more of the SCP expectations, and come back to the Planning Commission for Conceptual Site Plan approval. Commissioner Johnson disagreed, and stated he felt the concept was good. He said he would be comfortable letting them move forward with conceptual approval, and said he suspects the only way for this plan to meet the SCP requirements would be to reduce the size of the building.

Chair Hayman **moved** to table the matter to allow the applicant to review the development matters addressed in the Staff Report and make any necessary changes or additions for the following reason for the action. Commissioner Wright seconded the motion.

<u>Reason for action</u>:

a. The applicant has NOT clearly shown how the property may be developed [12.21.110.d.2] with regards to the development standards and design guidelines of the SCP Zone.

Commissioner Johnson repeated that he believed it would be feasible for the applicant and owners to move forward and meet the SCP requirements with conceptual approval. Mr. Smith explained that one office space would be for Cook Building, one space would be for J&L Landscaping, and they do not yet have a tenant for the third space. Mr. Cook stated they would address the issues, and said he felt nothing would be gained by tabling the matter. The motion to table failed (0-4), with all four Commissioners dissenting.

*Commissioner Johnson made a **motion** for the Planning Commission to accept the* Conceptual Site Plan for the Legacy Lands Investment Property in the Shorelands Commerce Park, subject to the following conditions and reasons for action. Commissioner Hunt seconded the motion.

<u>Conditions</u>:

1. The applicant shall come forward with a final site plan fully compliant with Shorelands Commerce Park Zoning Regulations, with particular attention to landscaping and parking regulations, and shall submit a parking plan that has been reviewed by Staff.
2. The applicant shall comply with all items listed in the December 11, 2019 Staff Report.
3. The design plan shall incorporate bold gestures.

<u>Reason for action</u>:

a. The Conceptual Site Plan addressed location of easements, the general layout of the property, and the use.

Commissioner Wright suggested adding a second reason for action to clarify that sufficient information was provided in the Staff Report to direct the applicant on how to comply with SCP standards. Commissioner Johnson **moved to amend** the motion to add reason for action (b). Commissioner Wright seconded the motion to amend, which passed by unanimous vote (4-0). The amended motion passed unanimously (4-0).

b. Sufficient information was provided in the Staff Report to direct the applicant on how to comply with SCP standards.

PUBLIC HEARING – ZONING CODE AMENDMENTS – CHAPTER 12.69 (MEDICAL CANNABIS FACILITIES)

Lisa Romney, City Attorney, explained proposed Zoning Code Amendments regarding medical cannabis facilities, and received feedback from the Planning Commission. She stated she will need to do more research regarding location restrictions. Commissioner Johnson suggested the West Bountiful residential area that borders the Industrial Zone on the southwest side of Centerville should be defined as a residential area on the Centerville maps included with Zoning Code Amendments. Ms. Romney confirmed that residential zones in adjacent cities would be included in the calculations for where medical cannabis facilities would be allowed in Centerville. Mr. Snyder commented that Agricultural-Medium (A-M) Zone is designated and defined in the Centerville Zoning Code, but Centerville does not currently have an existing A-M Zone.

At 8:33 p.m., Chair Hayman opened a public hearing, and closed the public hearing seeing that no one wished to comment. Chair Hayman made a **motion** to table the proposed Zoning Code Amendments to allow Staff to incorporate comments made by the Planning Commission. Commissioner Johnson seconded the motion, which passed by unanimous vote (4-0).

SUBDIVISION ORDINANCE UPDATES – CHAPTER 20 (ENFORCEMENT)

Ms. Romney explained proposed amendments to Chapter 20 of the Subdivision Ordinance regarding enforcement, and answered questions from the Council.

2020 PLANNING COMMISSION MEETING SCHEDULE

The Planning Commission reviewed a proposed meeting schedule for 2020 and made recommendations.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT

The Planning Commission is scheduled to meet next on January 8, 2020. Mr. Snyder updated the Commission regarding recent and upcoming City Council and RDA agenda items.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the November 13, 2019 Planning Commission meeting were reviewed. Commissioner Johnson **moved** to accept the minutes. Commissioner Wright seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 8:49 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Johnson seconded the motion, which passed by unanimous vote (4-0).

Leah Romero, City Recorder

January 8, 20
Date Approved

Katie Rust, Recording Secretary