

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

1 meet more of the SCP expectations, and come back to the Planning Commission for
2 Conceptual Site Plan approval. Commissioner Johnson disagreed, and stated he felt the
3 concept was good. He said he would be comfortable letting them move forward with conceptual
4 approval, and said he suspects the only way for this plan to meet the SCP requirements would
5 be to reduce the size of the building.

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

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11 Reason for action:

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13 a. The applicant has NOT clearly shown how the property may be developed
14 [12.21.110.d.2] with regards to the development standards and design guidelines of
15 the SCP Zone.

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

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

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29 Conditions:

- 30
31 1. The applicant shall come forward with a final site plan fully compliant with
32 Shorelands Commerce Park Zoning Regulations, with particular attention to
33 landscaping and parking regulations, and shall submit a parking plan that has been
34 reviewed by Staff.
35 2. The applicant shall comply with all items listed in the December 11, 2019 Staff
36 Report.
37 3. The design plan shall incorporate bold gestures.

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39 Reason for action:

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

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

- 49
50 b. Sufficient information was provided in the Staff Report to direct the applicant on how
51 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

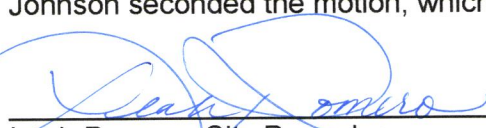
The Planning Commission is scheduled to meet next on January 8, 2020. Mr. Snyder updated the Commission regarding recent and upcoming City Council and RDA agenda items.

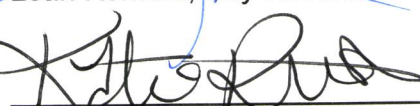
MINUTES REVIEW AND ACCEPTANCE

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


Katie Rust, Recording Secretary


Date Approved

