

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, March 9, 2022**
3 **7:00 p.m.**
4

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

8 **MEMBERS PRESENT**

9 Kevin Daly, Chair
10 Mason Kjar
11 Matt Larsen
12 Christina Wilcox
13 Becki Wright, Vice Chair
14

15 **MEMBER ABSENT**

16 Heidi Shegrud
17

18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Lisa Romney, City Attorney
21 Mackenzie Wood, Assistant Planner
22 Jennifer Hansen, City Recorder
23

24 **VISITORS**

25 Blake Davis, Hogan and Associates Construction
26 Frank Murdock, Architect for Hogan and Associates Construction
27

28 **PLEDGE OF ALLEGIANCE**

29
30 **OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Wright
31

32 **PUBLIC HEARING – HOGAN CABINET & STEEL PLANNED DEVELOPMENT**
33 **OVERLAY AND CONCEPTUAL SITE PLAN MAP AMENDMENT**
34

35 Community Development Director Cory Snyder disclosed that he knew an individual who
36 worked as a supplier for Steel of Cache Valley, who was a supplier for Hogan and Associates
37 Construction (applicant). He stated the individual was not involved with the finances of the
38 entity.
39

40 Mr. Snyder explained Hogan and Associates Construction desired to master plan
41 property located at 975 West 50 South. Hogan steel operations were currently located in
42 existing buildings on the east end of the property. The applicant submitted an application for
43 PDO Overlay Rezone of 8.97 acres from Industrial High (I-H) to Industrial Very High (I-VH) to
44 seek variation from the conventional I-H Architectural Design standards. The PDO Conceptual
45 Site Plan depicted two buildings, one for steel fabrication on the east side of the property, and
46 one for a cabinet manufacturing facility on the west side of the property. It was proposed that
47 the buildings would be constructed using an engineered insulated metal panel system using
48 various features and elements. The applicant proposed to upgrade landscaping along the
49 perimeter adjacent to retail uses to the north, and to use upgraded fencing design compared to
50 I-VH standards to screen between lots. Mr. Snyder spoke of the proposed detention area. He
51 stated the applicant did not request a parking variation. Mr. Snyder said staff recommended the
52 Commission consider a recommendation of approval of the proposed PDO Rezone and
53 Conceptual Site Plan Acceptance for the Hogan Cabinet and Steel Manufacturing Site with
54 directives listed in the staff report.
55

1 Responding to a question from Chair Daly, Mr. Snyder said he had not compared
2 parking in the PDO Conceptual Site Plan to the proposed amendments to parking standards the
3 Planning Commission recently discussed. According to the current parking schedule, 161
4 parking stalls would be required. The site plan proposed 128 parking stalls.

5
6 Commissioner Wright asked Mr. Snyder how he felt the proposed plan fit with the larger
7 West Centerville Neighborhood Plan. Mr. Snyder spoke of past development conversations and
8 possibilities considered for the area, including the proposed update to the West Centerville
9 Neighborhood Plan that was not approved several years ago. He said his analysis of the current
10 application was based on the current West Centerville Neighborhood Plan. Mr. Snyder
11 expressed the opinion there would still be opportunity and space to facilitate a transition and
12 buffering of uses with the neighboring Trinity property if sold in the future.

13
14 City Attorney Lisa Romney commented that what the applicant was proposing was
15 permitted under the current West Centerville Neighborhood Plan, and pointed out the applicant
16 was asking for permission to improve on current design standards.

17
18 Chair Daly asked the applicant to address the phasing plans included in the application.
19 Blake Davis with Hogan and Associates Construction commented that the cabinet and the steel
20 operations would probably be split off as separate entities from Hogan Construction. Mr. Davis
21 said the applicant planned to build the facilities in succession. He showed conceptual plans for
22 the cabinet manufacturing shop and the steel manufacturing shop, and described the planned
23 automated steel manufacturing process. Mr. Davis said the intention was to create a nice
24 facility.

25
26 Mr. Davis described landscaping plans for the property. He said Hogan responded
27 favorably when a neighboring landscaping company asked to be able to landscape a portion of
28 the Hogan property as a showcase area.

29
30 Responding to a question from Commissioner Wright, Mr. Davis said the steel facility
31 would not generate a lot of noise. He said the cabinet shop would have a showroom, and would
32 cater more to homebuilders than individual homeowners.

33
34 Chair Daly opened a public hearing at 7:04 p.m., and closed the public hearing seeing
35 that no one wished to comment. Mr. Snyder explained the development phasing process. Chair
36 Daly expressed the opinion that the proposed architectural elements would be a positive
37 upgrade from standard requirements. Commissioner Larsen said he agreed the proposal would
38 be an upgrade, and would be appropriate for an industrial facility. Commissioner Wright said
39 she appreciated that the applicant requested a PDO to do something nicer than the standard
40 requirement. She said she thought the phasing made sense in the situation.

41
42 Commissioner Wilcox made a **motion** to recommend approval to the City Council
43 regarding the request for the I-VH/PD Zone for the proposed Hogan Cabinet Steel
44 Manufacturing Site with the following directives and reasons for action. Commissioner Kjar
45 seconded the motion, which passed by unanimous vote (5-0). Commissioner Kjar suggested the
46 applicant's request was an indication that Centerville Code was a little behind the times.

47
48 Directives:

- 49
50 1. The properties shall be rezoned to I-VH/PD and limited to the area shown in the
51 illustrative Aerial Parcel Map, submitted to the Commission on March 9, 2022; also
52 known as Parcel **06-008-0034**.

2. The PDO approval has an exception clause of one (1) year from the adoption date of the requested PDO approval or may be extended upon approval for one (1) additional year, in accordance with CZC 12.41.080 of the Zoning Ordinance.
3. As part of the PDO approval, the petitioner's March 9, 2022 **Project Narrative and Illustrative Exhibits**, as submitted to the Commission, that describes the idea, design concepts, and site layout shall be deemed the project's Master Conceptual Site Plan, which contains the following:
 - i. **Introduction** – The described purpose for the PDO approval.
 - ii. **Architectural Design, Features and Color Scheme** – A planned and controlled architectural theme through use of materials, colors, and design.
 - iii. **Project Site Plan** – Depiction of the site layout for buildings, landscaping, and fencing.
 - iv. **Development Plan and Phasing** – Establishes a two (2) phase development scenario either for construction or development. This will need to be finalized with the Final Site Plan submittal.
4. All subsequent development applications shall be subject to and reflect in substantial detail the approved PDO Conceptual Site Plan and Architectural Design Theme.
5. The Final Site Plan submittal shall be submitted in accordance with CZC 12.21.110 – Site Plan Review and CZC 12.35 – Industrial Zones. The following variations are allowed from the conventional ordinances and regulations or as specifically approved as part of any final site plan approval:
 - ✓ **CZC 12.35.080(e): Exterior Building Standards** – The proposed building design may be modified in favor of using the proposed engineered insulated colored metal wall panel system, as depicted in the March 9, 2022 submittal to the Commission.

Reason for Action:

- a. The Planning Commission finds that CZC 12.21.080.c. authorizes a "property owner or authorized agent" to initiate a PDO zone map amendment.
- b. The Planning Commission finds that after considering the goals and objectives of the West Centerville Neighborhood Plan, as reviewed in the staff report, the PDO request can be deemed consistent with the City's General Plan.
- c. The Planning Commission finds that the request for PDO meets the spirit and intent of the Zoning Ordinance as set forth in CZC 12.41.060.
- d. Therefore, the Planning Commission finds that the request for PDO along with the conditions imposed will allow for the property to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional I-VH Zone regulations.

PUBLIC HEARING – ZONE CODE AMENDMENT – FOOD TRUCKS

City Attorney Lisa Romney explained the City Council recently adopted an ordinance regarding food trucks recommended by the Planning Commission, and directed staff to look into exempting governmental entities, particularly the City, from the regulations. She recommended adding the following language to the food truck chapter of City Code: "This Chapter shall not apply to activities lawfully conducted by a government agency." She said the same language was already included in the temporary use chapter of City Code.

Chair Daly commented that government excepting itself from regulations could be a touchy subject. The Commission discussed regular events hosted by the City that may involve food trucks, such as opening day for the annual community baseball program, and the 4th of July celebration. Ms. Romney added that the City's new Recreation/Events Coordinator was

interested in scheduling a number of additional community events that may involve food trucks. Commissioner Wright said she could see that exempting the City from needing to apply for a permit for each event would contribute to increased efficiency in government and potentially save tax dollars.

Chair Daly opened a public hearing at 8:21 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Wright expressed the opinion that the food truck ordinance was more stringent than it needed to be.

Commissioner Wright **moved** to approve Ordinance No. 2022-07 regarding the scope and applicability of Chapter 12.70 (Food Trucks). Commissioner Larsen seconded the motion, which passed by unanimous vote (5-0).

OPEN AND PUBLIC MEETINGS ACT TRAINING

City Recorder Jennifer Hansen provided annual Open and Public Meetings Act training. The Planning Commission and staff participated in a game to test their knowledge.

CIVICCLERK TRAINING

Ms. Hansen explained the City would soon switch to new agenda management software with CivicClerk. She oriented the Planning Commission with the CivicClerk board portal, and answered questions from Commissioners.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

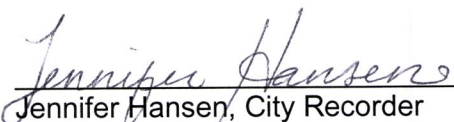
The Planning Commission was scheduled to meet next on March 23, 2022.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the February 23, 2022 Planning Commission meeting, and revised minutes of the February 9, 2022 Planning Commission meeting were reviewed. Chair Daly **moved** to accept the revised February 9, 2022 minutes. Commissioner Larsen seconded the motion, which passed by unanimous vote (5-0). Chair Daly **moved** to accept the February 23, 2022 minutes as presented. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 9:11 p.m., Chair Daly moved to adjourn. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).


Jennifer Hansen, City Recorder

3-23-2022
Date Approved

