



CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON SEPTEMBER 22, 2021 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

D. COMMISSION BUSINESS

1. LEGISLATIVE RECOMMENDATION - Public Hearing - Zone Map Amendment - Young Powersports

The petitioner desires to assimilate the subject property (*former steel fabrication facility*) and add it to the west commercial property, that was partially developed as the former Tri-City Power Sports location. Approximate location is next to 695 West 400 South

2. ADMINISTRATIVE DECISION - Public Hearing - Conceptual Site Plan - Young Powersports

The Young Automotive Group has submitted a Conceptual Site Plan application for the subject properties located at 695 West 400 South. Young Automotive Group has acquired the land and desires to combine these properties together and expand/develop a recreational vehicle sales complex.

3. Community Development Director's Report

Next Planning Commission Meeting - October 13, 2021:

- *Legacy Crossing Lots 2&3 - Final Site Plan*

- *Canyon Point - Final Site Plan*
- *Summerhill Lane - Final Subdivision*

City Council Report:

- *Nothing to Report*

Commission Goals Update:

- *ESI will perform analysis/recommendations regarding parking updates in the near future*

E. MINUTES REVIEW AND ACCEPTANCE

September 8, 2021

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
9/22/2021**

Item No. 1.

Short Title: LEGISLATIVE RECOMMENDATION - Public Hearing - Zone Map Amendment - Young Powersports

Initiated By: Applicant - Young Automotive Group

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

The petitioner desires to assimilate the subject property (*former steel fabrication facility*) and add it to the west commercial property, that was partially developed as the former Tri-City Power Sports location. Approximate location is next to 695 West 400 South

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 09-22-2021 PC Staff Report, Rezone from C-H to C-VH, Young Automotive Group
- ▣ Young Automotive Group Petition to Rezone

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 1**

AGENT: STEVE PETERSON
2484 WASHINGTON BOVD – STE 510
OGDEN, UTAH 84401
(stevep@clhae.com)

PROPERTY OWNER: YOUNG AUTOMOTIVE GROUP
645 NORTH MAIN STREET
LAYTON, UTAH 84041

PROPERTY LOCATION: 695 WEST 400 SOUTH (*i.e., PROPERTY BEHIND ALONG
FRONTAGE ROAD*)

PARCEL SIZE: 1.67 ACRES

PARCEL NUMBER: 03-001-0038

APPLICATION: ZONING MAP AMENDMENT – REQUEST TO REZONE A
TRACT OF LAND FROM C-H (*COMMERICAL HIGH*) TO C-
VH (*COMMERCIAL- VERY HIGH*)

STAFF RECOMMENDATION: CONSIDER RECOMMENDING APPROVAL OF
THE REZONE TO THE CITY COUNCIL

BACKGROUND

The petitioner desires to assimilate the subject property (*former steel fabrication facility*) and add it to the west commercial property, that was partially developed as the former Tri-City Power Sports location. The purpose to expand the overall recreational vehicle sales use into the newly proposed power sports complex. Both properties were formerly owned by the same owner, which have now been acquired by the Young Automotive Group.

Currently, the subject tract of land is currently zoned Commercial High (C-H) and the former powersports site is currently zoned Commercial Very High (C-VH). Both zones allow for vehicle sales. Nonetheless, the petitioner desires to combine the sites into a single development site.

REVIEW AND ANALYSIS OF THE ZONE MAP AMENDMENT REQUEST

- A. **Zone Map Amendments** - Pursuant to the City's Zoning Ordinance, the "decision to amend the...zoning map is a matter of within the legislative discretion of the City Council" as described in CZC - 12.21.060.a.
- B. **Process and Public Comment and Decision** - The Planning Commission shall review and hold a public hearing regarding the application and shall thereafter submit its recommendation for approval, approval with modifications, or denial thereof to the City Council. Following receipt of a recommendation from the Planning Commission, the City Council shall hold another public hearing on the application. After due consideration, the City Council may approve, approve with modifications, or deny the proposed amendment request.
- C. **Staff Review of the Rezone Standards of Approval** - Section 12.21.080.e of the City Zoning Ordinance sets forth the following factors for considering a general rezone request:
1. **Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?**



General Plan, Section 12-480-3.2.c, Commercial Polices:

South Frontage Road Commercial Area - A number of commercial and light industrial uses have located over the years in the area between Pages Lane and Porter Lane from the Frontage Road to approximately 500 West.

1. Future commercial development in this area shall be limited to retail commercial type uses that will present a more attractive gateway image of the City. Future commercial zoning in the area shall be limited to a depth of approximately 500 feet east of the Frontage Road between Porter Lane and the southern City boundary line.

2. *Existing light industrial and future retail commercial development in this area shall be appropriately buffered from existing and potential residential areas. Access to industrial and commercial facilities in this area should be allowed only from the Frontage Road, and, under very limited circumstances, from Porter Lane, to avoid impacting the residential areas on 400 West and Porter Lane with commercial traffic.*
3. *The Frontage Road serves as a vital north-south collector road in this area. Development should only be allowed in such a manner that will minimize impacts upon the Frontage Road, primarily by keeping the number of curb cuts as few as possible.*
4. *Future development in this area should be carefully considered for its appearance from I-15, as this is an important entrance to Centerville City.*

Staff Response: The neighborhood plan anticipates the conversion of the previous industrial uses of the area to retail commercial. There two properties are already zoned commercial for commercial uses. The rezone simply allows the subject property to be combined into a single development site rather than trying to develop the C-H land area, as an independent site with zero access from the Frontage Road. Staff believes the rezone request is consistent with the General Plan policies. However, keep in mind that that the curb cut policy is more particularly implemented during a future site plan approval.

1. **Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?**

Staff Response: The western edge of this neighborhood consists of the existing commercial uses along South Frontage Road. It is staff's position that the request, if approved, would remain consistent with the commercial development policy for this area.

2. **What is the extent to which the proposed amendment may adversely affect adjacent property?**

Staff's Response: The subject property is a remnant of the former industrial development pattern of the past. Incorporating it into a larger planned commercial development pattern, is an improvement to the surrounding area.

3. **What is the adequacy of facilities and services intended to serve the subject property?**

Staff Response: Utilities are generally available for the area. However, a new water line will need to be installed from Porter Lane to the southern end of the development project, which is feasible as part of any site plan approval for the property once the area is combined into a single development parcel.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: *“I hereby make a motion for the Planning Commission to recommend **APPROVAL** of the Zone Map Amendment for a Parcel 03-001-0038, as submitted to the City on August 31, 2021, and as presented to the City, from Commercial High (C-H) to Commercial Very High (C-VH), subject to the following requirements:*

1. *“Any rezone of the tract of land cannot become effective until the subject property is legally combined and recorded with Davis County, thereby absorbing it into the applicable partially developed lot to the west, also owned by the Young Automotive Group.*

Suggested Reasons for the Action (Findings):

- a) *The Planning Commission finds that there has been a sufficient review and consideration of the criteria outlined in CZC 12.21.080.e of the Zoning Ordinance for rezone consideration.*
- b) *The Planning Commission finds that the rezone is substantially consistent with the goals of the General Plan and the rezone approval criteria, as described in the staff report.*
- c) *The Planning Commission finds that the requirement condition of the rezone for parcel absorption facilitates compliance with applicable zoning development regulations adopted by the City and is desired by the petitioner.*
- d) *Therefore, the Planning Commission finds that the request for C-VH Zoning designation is appropriate.*



CENTERVILLE CITY ZONING MAP AMENDMENT PETITION FORM
FOR AMENDING THE ZONING MAP

I / We the undersigned property owner(s) do respectfully request that the Centerville City Zoning Map be amended as follows:

Date Submitted: 8/26/2021 Parcel Identification Number(s): 030010038

Petitioner: Steve Peterson Phone #: 801-399-5821

Petitioner Address: 2484 Washington Blvd. - Ste. 510 City, St, Zip: Ogden, Utah 84401

Proposed Use of Rezoned Property: Powersports sales and service

REZONING: FROM: C-H TO: C-VH ACREAGE? 1.67

Owner(s) of Property: YPCBRE, LLC.

Mailing Address: 645 North Main St. City, St, Zip: Layton, Utah 84041

Property Address: _____

Petitioner Is: () Owner (X) Owner's Agent () Prospective Buyer
() Other, please specify _____

Dated this _____ day of _____, 20____

Petitioner's Signature

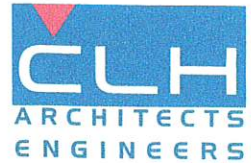
Owner's Signature

STATE OF UTAH }
COUNTY OF DAVIS } } SS.

On the _____ day of _____, 200____, personally appeared before me
_____ the signer(s) of the above instrument who
duly acknowledged to me that they executed the same.

Notary Public

Seal



August 31, 2021

Attn:
Centerville City
655 North 1250 West
Centerville, Utah 84014

Project: **Young Powersports / CLH #21020**

Re: ***Zone Change Request***

To whom it may concern;

We request that the property located at 695 West 400 South be rezoned from C-H to C-VH. We are in process of combining the parcels owned by Young Automotive Group (YPCBRE, LLC) and the change of this parcel will unify the new combined property to one common zone designation. By doing this it makes a consistent delineation between the C-H and C-VH zones at that location providing more consistency in the division between zones being more harmonious to the overall character of the existing properties. It is also consistent with a majority of the existing adjacent properties. The change will not impact any use or access to existing roads, utilities, etc., the request is only to create consistency for what is going to be the combined properties.

Sincerely,

Case, Lowe & Hart, Inc.

Steve J. Peterson, AIA, LEED AP
President

cc: file

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
9/22/2021**

Item No. 2.

Short Title: ADMINISTRATIVE DECISION - Public Hearing - Conceptual Site Plan - Young Powersports

Initiated By: Applicant - Young Automotive Group

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

The Young Automotive Group has submitted a Conceptual Site Plan application for the subject properties located at 695 West 400 South. Young Automotive Group has acquired the land and desires to combine these properties together and expand/develop a recreational vehicle sales complex.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 09-22-2021 PC Staff Report, Conceptual Site Plan, Young Automotive Group
- ▣ Conceptual Site Plan Submittal - Young Power Sports

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT**
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

**STAFF REPORT
AGENDA: ITEM 2**

AGENT: STEVE PETERSON
2484 WASHINGTON BLVD – STE 510
OGDEN, UTAH 84401
(stevep@clhae.com)

PROPERTY OWNER: YOUNG AUTOMOTIVE GROUP
645 NORTH MAIN STREET
LAYTON, UTAH 84041

PROPERTY LOCATION: 695 WEST 400 SOUTH (WITH THE PROPERTY BEHIND ALONG FRONTAGE ROAD)

ACREAGE: 6.35 ACRES (BOTH PROPERTIES COMBINED)

ZONING: COMMERCIAL HIGH (C-H to C-VH, PENDING REZONE PETITION), AND
COMMERCIAL – VERY-HIGH (C-VH)

APPLICATION: CONCEPTUAL SITE PLAN ACCEPTANCE

BACKGROUND

The Young Automotive Group has submitted a Conceptual Site Plan application for the subject properties located at 695 West 400 South. The subject properties were formerly developed separately with industrial uses and a recreational vehicles sales use, which were owned previously by the same family. Recently, Young Automotive Group acquired the land and desires to combine these properties together and expand/develop a recreational vehicle sales complex.

CONCEPTUAL SITE PLAN 12-12-110(d)

Table of Uses Allowed CZC 12.36

According to the Table of Uses, **Vehicles Rental or Sale, New, Limited** is an allowable use, with the issuance of a CUP, within both the C-H and C-VH Zones. As presented previously the Commission, the applicant has



submitted a Rezone Map Amendment to up zone to the C-H areas to C-VH and combine the properties into a single development site.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 2, Southwest Centerville of the South Frontage Road Commercial Area [see 12-480-3(c)]. The General Plan gives several goals, which have the following points:

- Future commercial development in this area shall be limited to retail commercial type uses that will present a more attractive gateway image of the City.
- Future retail must be appropriately buffered from residential areas.
- Development should only be allowed in such a manner that will minimize impacts upon the Frontage Road, primarily by keeping the number of curb cuts as few as possible.
- Future development in this area should be carefully considered for its appearance from I-15, as this is an important entrance into the City.

The proposed buildings are being remodeled or constructed for single user space, which will accommodate several recreational manufactures and a proposed truck center. **Generally, staff believes the development meets the goals of the General Plan.** However, the applicant desires to build the structure and allow room for service and repair, which may or may not been envision by the goals of the General Plan. As an example, a bike shop would be considered retail, yet most bike shops conduct service and repair. However, since the service and repair are part of the main use for recreational vehicle dealer, it is staff's position that the repair qualifies as the accessory use to the approved primary use (see CZC 12-12-Defintions for Use, Accessory). This relationship seems a positive argument in the direction of meeting the goals of the General Plan.

Additionally, the building should not be designed wholly with an industrial appearance but be designed in a manner to satisfy the retail appearance expected by the General Plan. From staff's review of the conceptual building elevations, we make the following comments:

- Predominate design materials are Brick, CMU Block, and Metal Panels – These types of materials can be used for both retail and industrial style buildings. These materials are also used to frame store front style windows and entrances. **Generally, staff is comfortable with the conceptual design of the buildings and substantially improve the appearance of the City from I-15.**

Development Standards 12-34-1

The conceptual plans indicate developing 84,485 existing/new square feet of building space. The plans also depict 247 vehicle parking stalls and 60 motorcycle stalls. Overall landscaping equals 42,955 square feet or 15.5% of the site. The following chart indicates whether the proposed building could likely meet the General Commercial Development Standards of CZC 12.34.300 of the Zoning Ordinance.

YOUNG POWER SPORTS COMPLEX Applicable Development Standards, 12-34-300			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Bldg. Height	45 Feet	25 Feet	Appears Compliant
Setbacks			
Front	20 Feet	Greater than 20 Feet	Appears Compliant
Rear	None	Greater than 18 Feet	Appears Compliant
Sides	8 Feet & 20 feet <i>Minimum total width of both side yards: 18 feet Except Corner Side is 20 feet</i>	Greater Than 8 & 20 Feet – both sides	Appears Compliant
Site Standards			
Buildable Area Minimum	No Requirement		NA
Floor Area per Building, Maximum	C-H – 50,000 sq. ft. & C-VH – No Requirement		Appears Compliant w/ Requested Rezone Approval

COMMERCIAL DEVELOPMENT STANDARDS

Parking CZC 12.52.300

The proposed use requires 1 space per 250 sq. ft. of gross floor area and 1 space per every 10 vehicles displayed. The repair use requires 1 space per 250 sq. ft. of gross floor area. These uses require a likely minimum of 338 parking stalls. The site plan depicts 247 parking stalls, which is less than the minimum required. Unfortunately, the Zoning Ordinance does not count motorcycle parking as approved stalls. Even if the motorcycle parking was counted the overall minimum is not being provided.

Staff Suggestion: The applicant has three (3) options to pursue, briefly described as follows:

- 1) Correct the site plan layout to provide the required parking.
- 2) Re-review that use spaces in the building and account for the retail space, office space, repair space, and storage space and see if the parking counts are better reflective of the various uses of the building.
- 3) Seek a “parking modification,” as outlined in CZC 12.52.110.a & e.

The 2 and 3rd option would potentially allow the cross use of the spaces for the main and accessory uses and/or reduce the parking counts that staff believes could result in excessive parking. The Commission may remember that just up the street there is a vehicle repair use that received a parking reduction based on the vehicles being repaired

are stored inside the facility. This particular problem ended up causing the Commission to re-evaluate the parking ordinance, which is underway but not completed.

Additionally, the site plan must provide at least four (4) loading spaces, as part of the parking and circulation plan [CZC 12.52.080(e)].

Driveway Access CZC 12.52.090

The minimum standard for a two-way driveway is 25 feet, with the maximum as being 35 feet. The site will have three (3) driveway accesses off of the Frontage Road. A fourth proposed driveway was eliminated at the request of the City Engineer, during the Development Committee's review. The Commission will need to determine if new proposal meets the General Plan goal of limiting the amount of curb cuts on to the Frontage Road. Since the curb, gutter, sidewalk and driveways are currently incomplete, such infrastructure will need to be constructed as a result of any final approval. The applicant will need to submit applicable construction plans with any Final Site Plan submittal to ensure compliance with City Standards for these improvements.

Landscaping CZC 12.51

Although the plans indicate the general location of landscaping, no landscaping summary was indicated. The applicant will need to review Chapter 12-51 of the Zoning Ordinance to ensure compliance. Since the property is over one acre in size, a landscape architect is required to prepare the final landscape plans [CZC 12.51.040(a)]. The landscape design also needs to maintain a clear view around all driveways, which requires that nothing over two feet high be placed within a triangular area of 12 feet along the street and driveway [CZC 12.55.230(a)].

Required Landscaping Summary 12-51			
Guidelines	Required	Actual	Compliance
Total Area Landscaping	15%	15.5%	YES
Total Required Trees	1 Tree per 500 square feet of landscaping	Not Indicated (82 required)	TBD
Trees for Street Frontage	1 per 25 linear feet	Not Indicated (48 required)	TBD
Building Frontage/Foundation	50%	Greater than 50% Depicted	Appears Compliant
Total Interior Parking Lot Landscaping	7%	Depicted w/out percentage tabulation	Appears Compliant
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree	Not Indicated	TBD
	For every six required stalls: 2 shrubs	Not Indicated	TBD
Public Street/Park Strip Landscaping	15-foot depth	Depicted w/out dimension	Appears Compliant

Screening CZC 12.51.110

According to Section 12-51-110 of the Zoning Ordinance, a trash receptacle must be screened from view by a wall or fence that is at least six feet in height. Not only should the wall provide complete visual screening, but it is also to be compatible with the color and material as the rest of the building. The submitted site plan does not indicate the location of proposed dumpster(s) and how it will be completely screened from view. In addition to the dumpster, any wall or roof-mounted equipment will need to be screened from view. No information has been given on any proposed wall or roof-mounted equipment. Lastly, all loading areas are required to be screened from public view.

Signage CZC 12.54

All signage requires a separate permit and must be reviewed by staff for approval at the time a sign permit application has been submitted. However, in order for the Planning Commission to conduct a proper review of the site, the location of the signage is to be depicted. From review of the plans, it appears that the predominant use of signing will be "Wall Signs," Nonetheless, the Conceptual Site Plan depicts the place of a "water tower" feature as part of the "court area" in front/middle of the site. According to CZC 12.55.120(a), this water tower feature is exempt from height requirements (even though it's depicted at a height of 45 feet). However, if this feature is to be used for "sign identification," the sign area placement is restricted to a maximum height of 25 feet [CZC 12.54.120(b)(6)(B)(i)].

ADDITIONAL DEVELOPMENT CONSIDERATIONS**Streams and Floodplains CZC 12.50.040(b)**

As discussed previously with the Development Review Committee, a predominate portion of the land is located within a floodplain area, which will require the applicant to amend the FEMA Maps to remove the flood plain designation, if mitigation is feasible. During the discussion with the DRC, the City Engineer indicated that the City, over the considerable time, has made a number of improvements that likely will make it feasible to amend the FEMA map. The City Engineer and the applicant's engineering team have been coordinating with one another and to date, believe that floodplain mitigation is to be expected. Nonetheless, it will take a period of time working with the federal authority to amend the floodplain map,

Street Improvements Required CZC 12.55.190(a)

A substantial portion of the curb, gutter, park strip, and sidewalk improvements are missing. Additionally, a culinary water line needs to be extended southward from Porter Lane. The submitted conceptual site plan depicts the installation of the missing improvements. The applicant will need to submit applicable construction plans with any Final Site Plan submittal to ensure compliance with City Standards for these improvements.

Secondary Water CMC 9.05.010

The City does not operate or provide irrigation (or secondary) water. All irrigation water within the City must be obtained from third parties, which in this case is the Deuel Creek Irrigation Company. The applicant will need to contact the irrigation company and obtain/purchase adequate water shares and development of the secondary water system.

Existing and Proposed Utilities CZC 12.21.110(d)(2)(xiv)

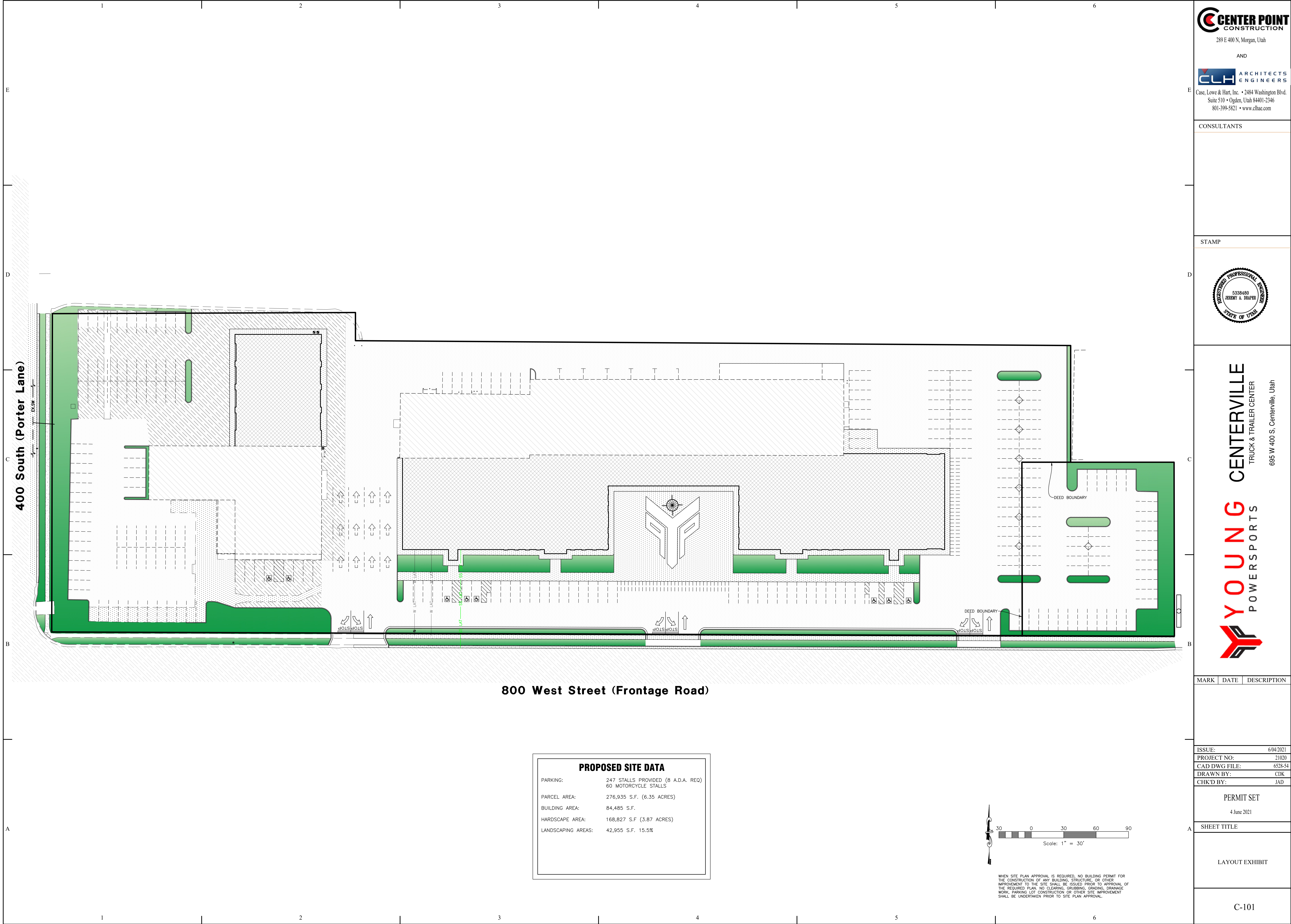
The Conceptual Site Plan submittal includes the existing and proposed utilities for provide these services to the site and buildings. The applicant will need to submit applicable construction plans with any Final Site Plan submittal to ensure compliance with City Standards for these improvements. The applicant will be required to send out/deliver the City's Utility Provider Sheet forms to the applicable service entities and submit them with the Final Site Plan submittal [CZC 12.21.110(e)(2)(C)(iv)(5)].

PLANNING STAFF RECOMMENDATION

It is the position of staff that there are two (2) significant issues influencing the development of the properties, which are the floodplain map amendment and compliance with the parking requirements. Even though the City staff believes its feasible to mitigate the floodplain designation, it will take some time to receive a federal approval. This will need to be accomplished prior to the City granting and Final Site Plan Approval. Consequently, there is sufficient time to have the applicant address the parking compliance and correct and deficiencies for obtaining a Conceptual Site Plan acceptance. Thus, the planning staff recommends the following:

[PROPOSED ACTION] *I hereby make a motion for the Planning Commission to **TABLE** the Conceptual Site Plan for the proposed Young Power Sports Complex and direct the applicant to address and/or accomplish the following tasks:*

- 1. The applicant is to address compliance with the ordinance parking requirements. The following options are suggested:
 - a) Correct the site plan layout to provide the required parking.*
 - b) Re-review that use spaces in the building and account for the retail space, office space, repair space, and storage space and see if the parking counts are better reflective of the various uses of the building.*
 - c) Seek a "parking modification," as outlined in CZC 12.52.110.a & e.**
- 2. If the applicant decides to pursue Options "a" or "b," the applicant shall also modify the conceptual plan submittal to address the ordinance compliance matters raised in the Staff Report to Commission dated 9/22/2021 and bring this matter back to the Commission.*
- 3. If the applicant decides to seek a parking modification, such modification shall be submitted to the City and scheduled for Commission review before re-reviewing the conceptual submittal. Afterwards, the applicant shall also modify the site plan submittal to address the ordinance compliance matters raised in the Staff Report to Commission dated 9/22/2021 and bring this matter back to the Commission.*





CENTER POINT
CONSTRUCTION

289 E 400 N, Morgan, Utah

AND

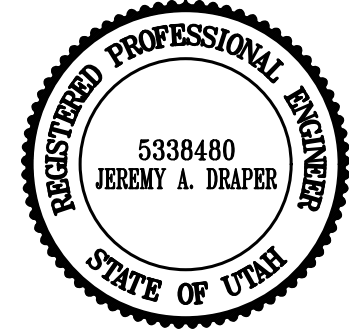


CLH ARCHITECTS
ENGINEERS

Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah 84401-2346
801-399-5621 • www.clhae.com

CONSULTANTS

STAMP



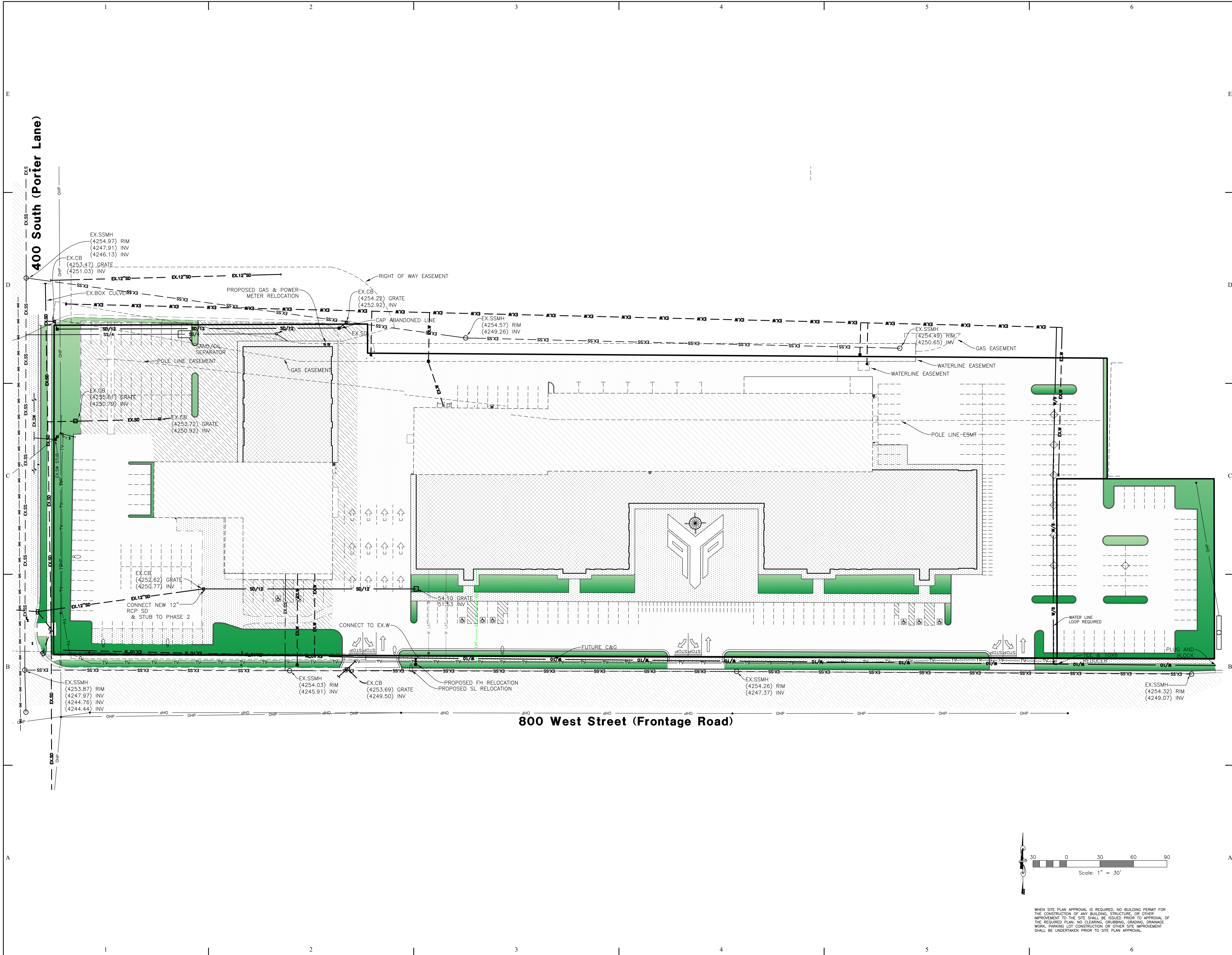


YOUNG
POWERSPORTS

CENTERVILLE
TRUCK & TRAILER CENTER

685 W 400 S, Centerville, Utah

MARK	DATE	DESCRIPTION
ISSUE:		6/04/2021
PROJECT NO:		21020
CAD DWG FILE:		6528-54
DRAWN BY:		CDK
CHK'D BY:		JAD
PERMIT SET		
4 June 2021		
SHEET TITLE		
LAYOUT EXHIBIT		
C-101		





289 E 400 N, Morgan, Utah

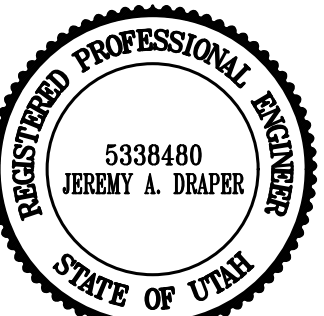
AND



Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah 84401-2346
801-399-521 • www.clhae.com

CONSULTANTS

STAMP



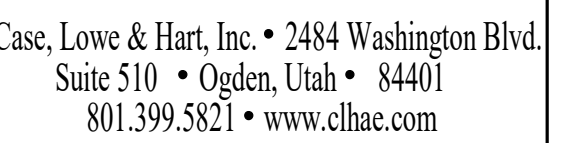


YOUNG
POWERSPORTS

CENTERVILLE
TRUCK & TRAILER CENTER

685 W 400 S, Centerville, Utah

MARK	DATE	DESCRIPTION
ISSUE: 6/04/2021		
PROJECT NO: 21020		
CAD DWG FILE: 6528-54		
DRAWN BY: CDK		
CHK'D BY: JAD		
PERMIT SET		
4 June 2021		
SHEET TITLE		
PRELIMINARY UTILITIES		
C-101		



CONSULTANTS

STAMP

YOUNG POWERSPORTS
CENTERVILLE
695 W 400 S, Centerville, Utah

MARK	DATE	DESCRIPTION
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ISSUE:	7/12/2021
PROJECT NO:	21020
CAD DWG FILE:	
DRAWN BY:	Author
CHK'D BY:	Checker

CONCEPTUAL SITE PLAN
REVIEW
12 July 2021

SHEET TITLE

EXTERIOR
ELEVATIONS

A201



E3 OVERALL WEST ELEVATION

3/64" = 1'-0"

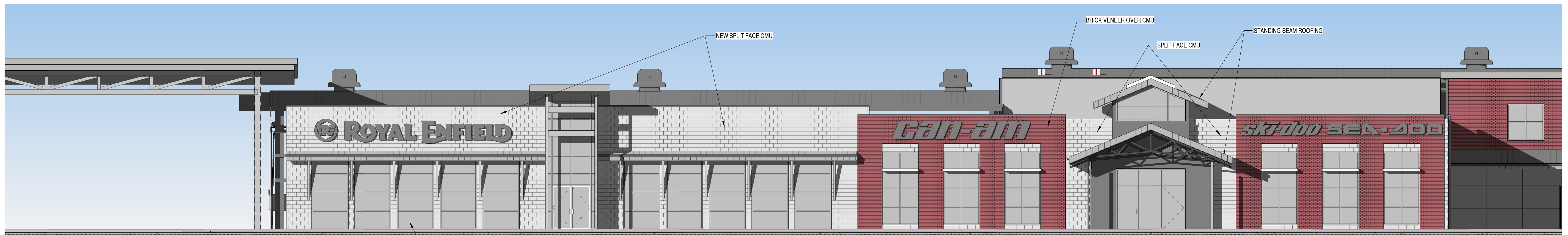
0 16' 32' 64'



D3 WEST ELEVATION

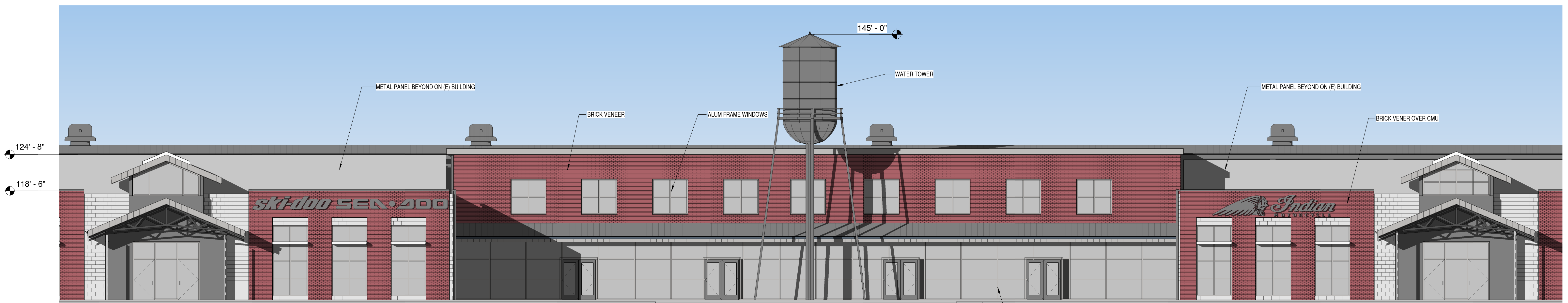
1/8" = 1'-0"

0 4' 8' 16'



B3 WEST ELEVATION
1/8" = 1'-0"

A horizontal graphic scale bar with tick marks at 0, 4, 8, and 16 feet. The segments between 0 and 4, 4 and 8, and 8 and 16 are black, while the segment between 0 and 4 is white.



A3 WEST ELEVATION

1/8" = 1'-0"

0 4' 8' 16'

CONSULTANTS

STAMP

YOUNG
POWERSPORTS

CENTERVILLE
695 W 400 S, Centerville, Utah

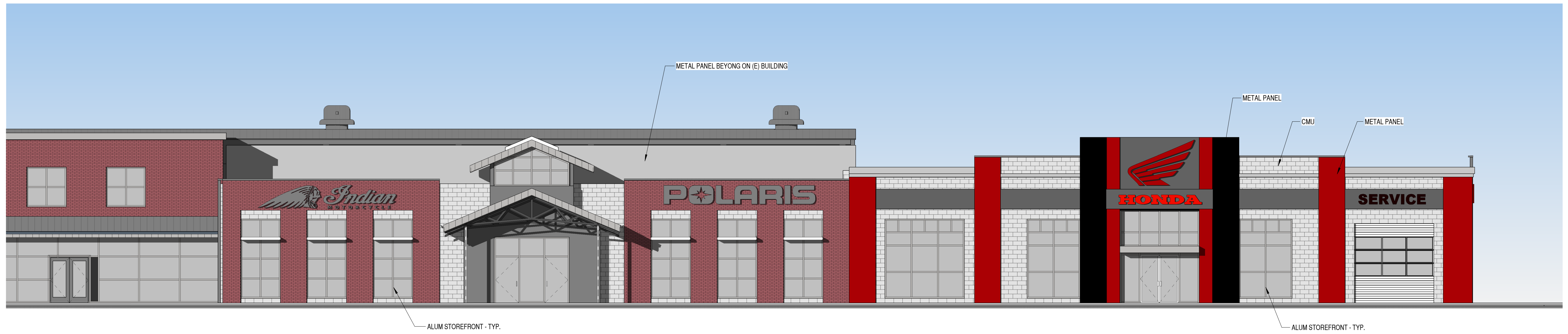
MARK	DATE	DESCRIPTION
ISSUE:	7/12/2021	
PROJECT NO:	21020	
CAD DWG FILE:		
DRAWN BY:	Author	
CHK'D BY:	Checker	

CONCEPTUAL SITE PLAN
REVIEW
12 July 2021

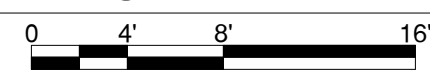
SHEET TITLE

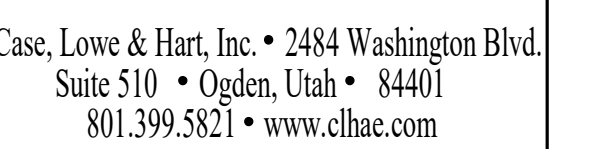
EXTERIOR
ELEVATIONS

A202



D3 OVERALL WEST ELEVATION

$$1/8'' = 1'-0''$$




STAMP

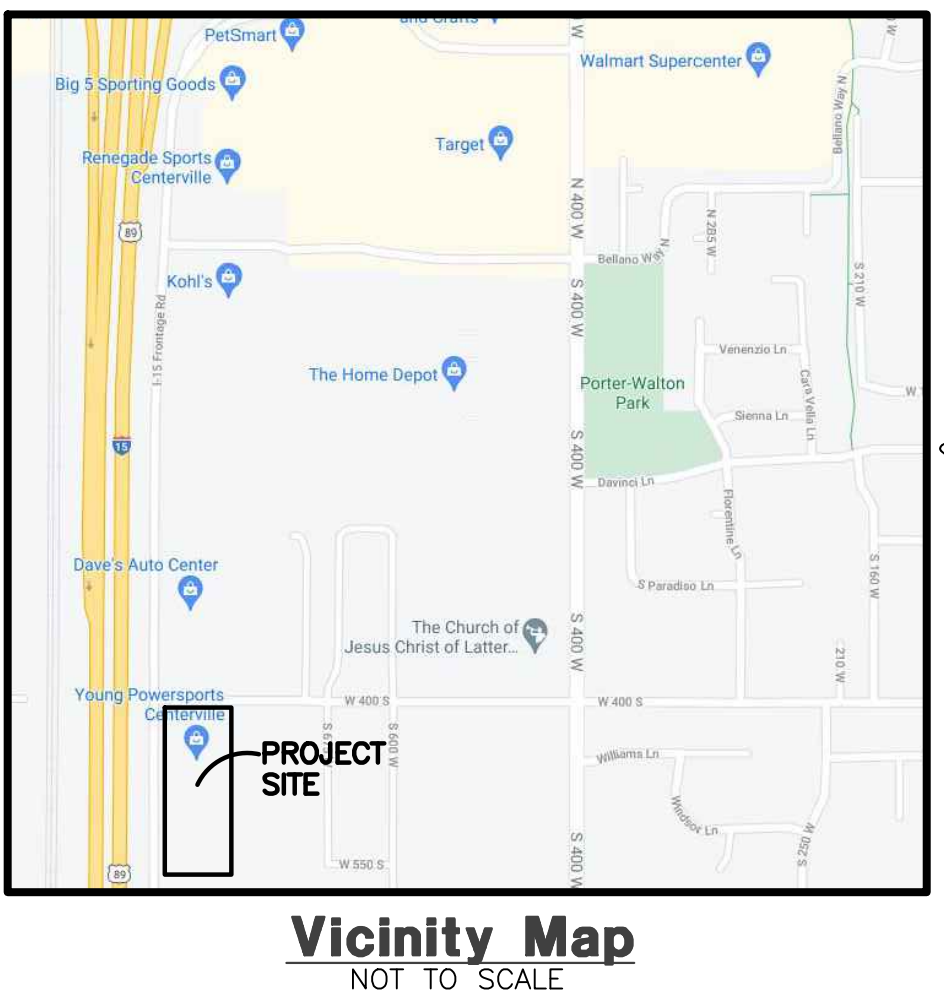
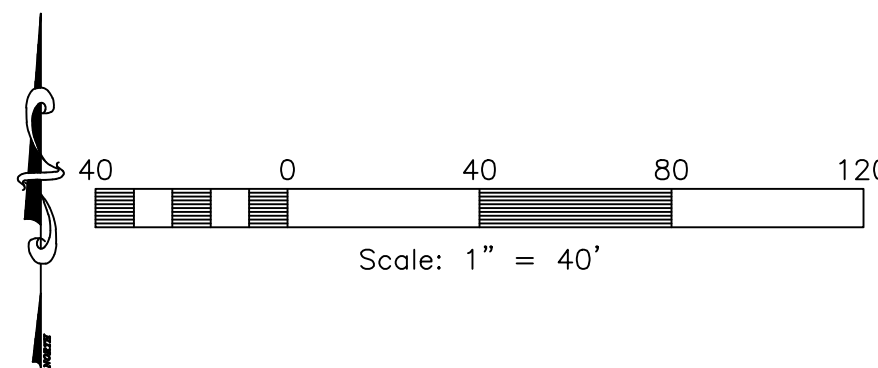


CONCEPTUAL SITE PLAN
REVIEW
12 July 2021

EXTERIOR VIEWS

Q100	
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Young Powersports
461 S Frontage Rd
Storm Water Pollution Prevention Plan Exhibit
CENTERVILLE, DAVIS COUNTY, UTAH
MAY 2021



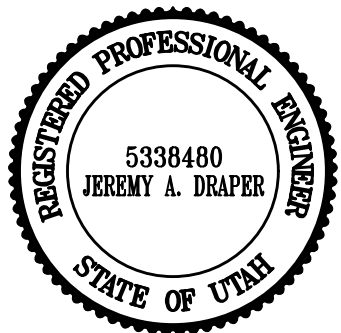
CENTER POINT CONSTRUCTION
289 E 400 N, Morgan, Utah

AND

CLH ARCHITECTS ENGINEERS
Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah 84401-2346
801-399-5621 • www.clhae.com

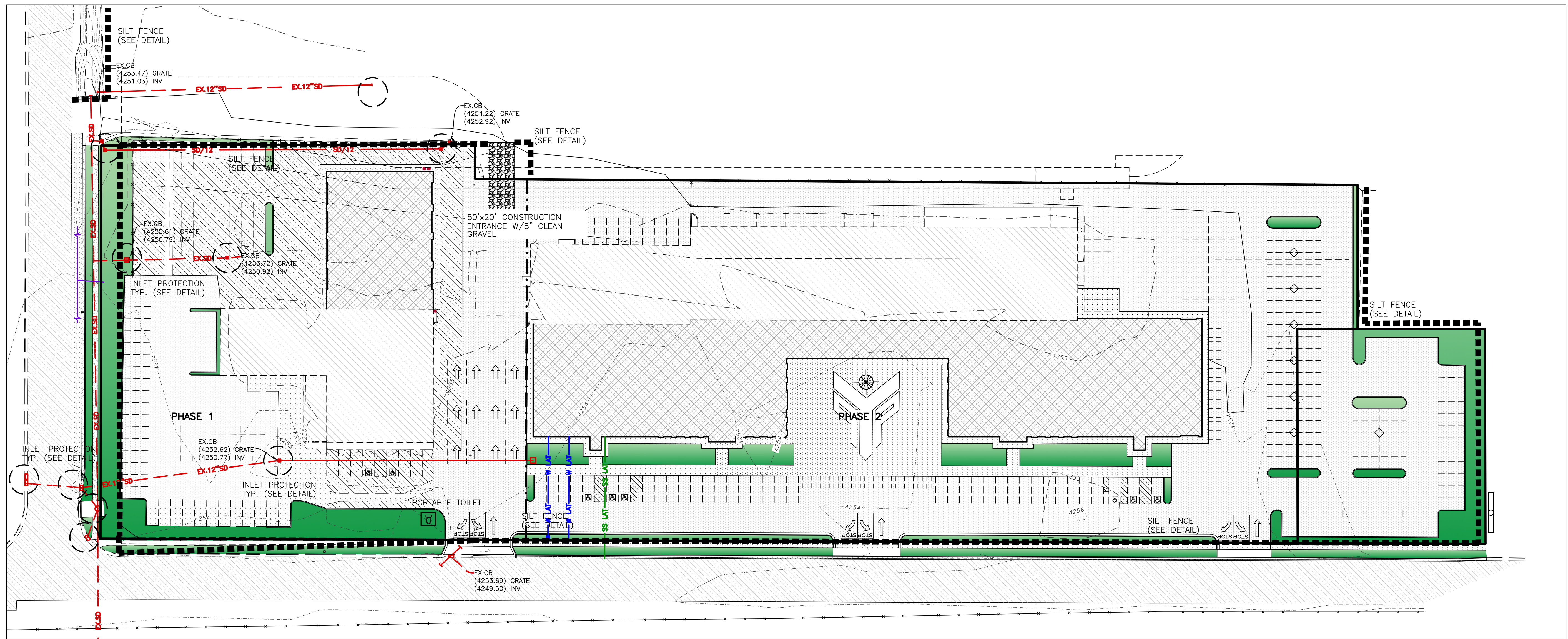
CONSULTANTS

STAMP



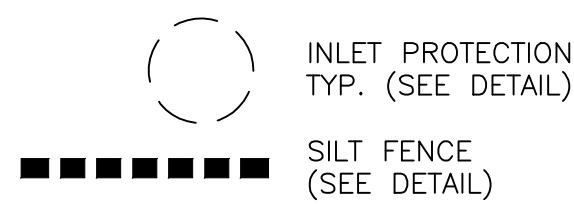
CENTERVILLE
TRUCK & TRAILER CENTER
685 W 400 S, Centerville, Utah

YOUNG
POWERSPORTS



STREETS TO BE SWEEPED WITHIN
1000 FEET OF CONSTRUCTION
ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE
TO PROCEED THROUGH
CONSTRUCTION ENTRANCE
TO REDUCE AMOUNTS OF
SEDIMENT TRACKED ONTO
ROADWAYS.



Construction Activity Schedule

- PROJECT LOCATION.....CENTERVILLE CITY, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....JUNE 2021
- BMP'S DEPLOYMENT DATE.....JUNE 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....(801) 298-8081
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

MARK	DATE	DESCRIPTION

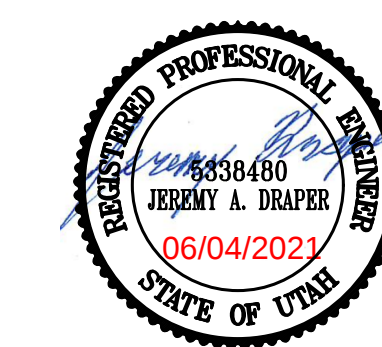
ISSUE:	6/04/2021
PROJECT NO:	21020
CAD DWG FILE:	6526-54
DRAWN BY:	CDK
CHK'D BY:	JAD

PERMIT SET
4 June 2021

SHEET TITLE

SWPPP EXHIBIT

C-106

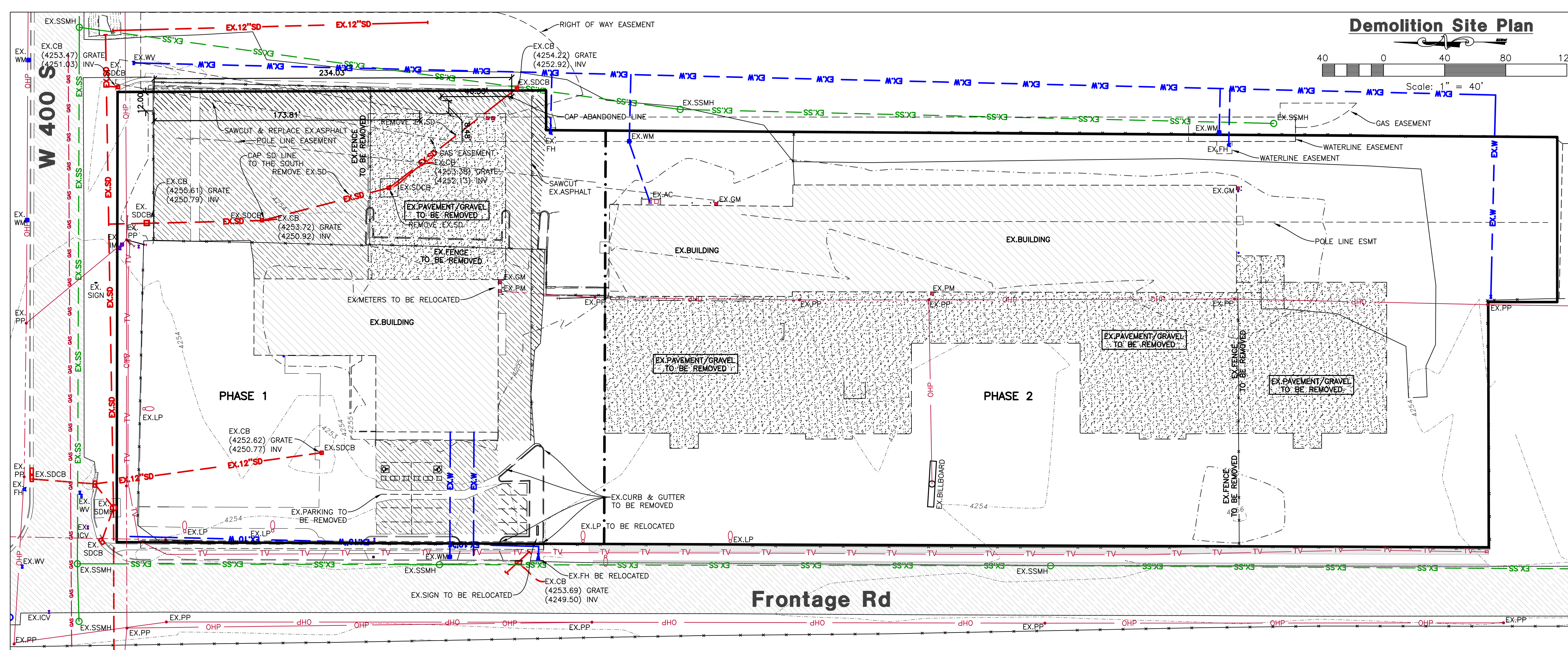
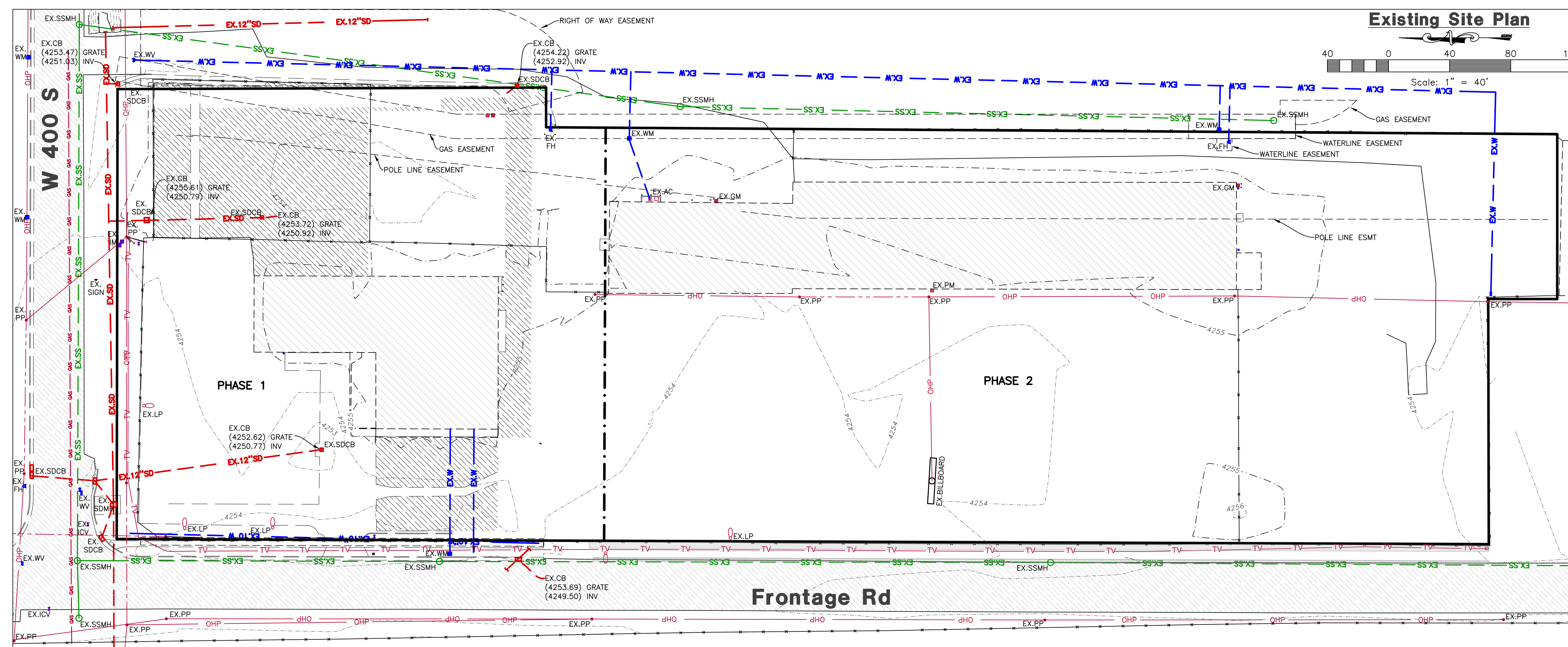


MARK	DATE	DESCRIPTION
ISSUE:	6/04/2021	
PROJECT NO:	21020	
CAD DWG FILE:	6528-54	
DRAWN BY:	CDK	
CHK'D BY:	JAD	

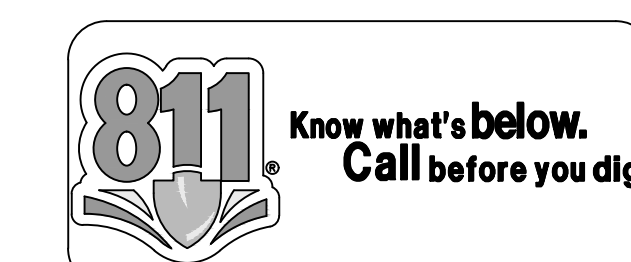
PERMIT SET

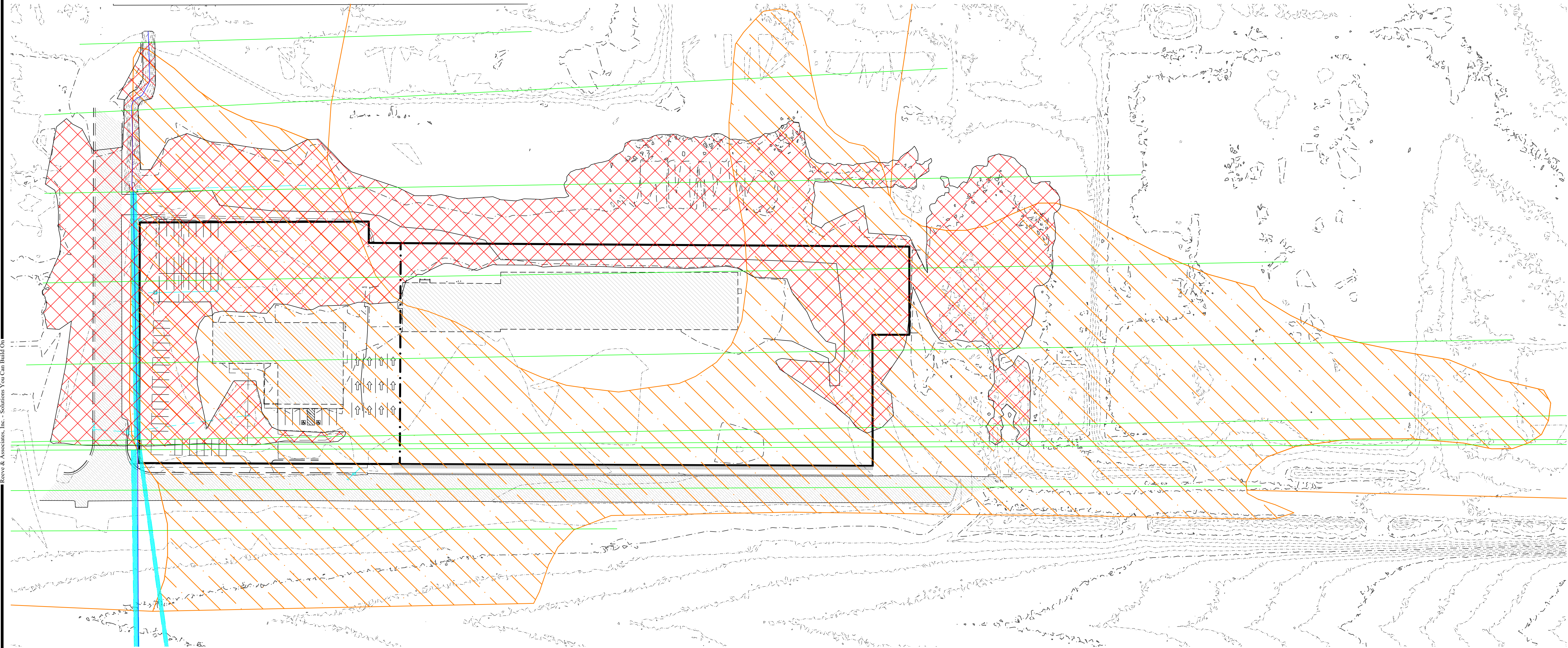
4 June 2021

A	EXISTING/DEMOLITION PLAN
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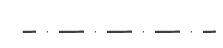


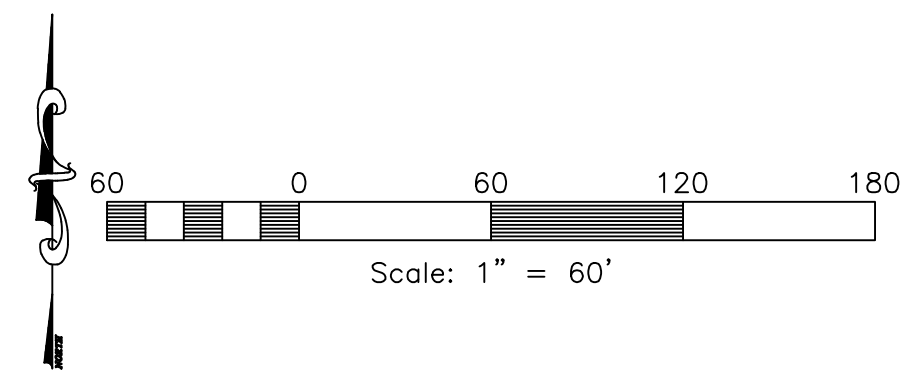
NOTE:
CONTRACTOR TO COORDINATE RELOCATION OF EXISTING
UTILITY LATERALS TO THE BUILDINGS PRIOR TO START
OF CONSTRUCTION.





Reeve & Associates, Inc. - Solutions You Can Build On

-  = EFFECTIVE ZONE AE
-  = REVISED ZONE AE
-  = EXISTING MAJOR CONTOUR
-  = EXISTING MINOR CONTOUR
-  = CROSS SECTION LINES
-  = WATER CENTERLINE
-  = STORM DRAIN UTILITY



Elevation Datum
NAVD88 AS PER GPS MEASUREMENTS



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

Young Powersports
SACRAMENTO CITY, SACRAMENTO COUNTY, CALIFORNIA

FEMA Floodplain Exhibit

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: K. HUNTER
Begin Date: JUNE 2021
Name: YOUNG POWERSPORTS
Number: 6528-54

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
9/22/2021**

Item No. 3.

Short Title: Community Development Director's Report

Initiated By: Planning Commission

Staff Representative: Community Development Director

SUBJECT

Next Planning Commission Meeting - October 13, 2021:

- *Legacy Crossing Lots 2&3 - Final Site Plan*
- *Canyon Point - Final Site Plan*
- *Summerhill Lane - Final Subdivision*

City Council Report:

- *Nothing to Report*

Commission Goals Update:

- *ESI will perform analysis/recommendations regarding parking updates in the near future*

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report 9/22/2021

Item No.

Short Title: September 8, 2021

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- September 8, 2021 Planning Commission Draft Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, September 8, 2021**
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 Cheylynn Hayman
11 Mason Kjar
12 Spencer Summerhays
13 Christina Wilcox
14

15 **MEMBER ABSENT**

16 Heidi Shegrud
17 Becki Wright
18

19 **STAFF PRESENT**

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

24 **VISITOR**

25 Jim Flint, Hansen & Associates
26 Anthony Sowell, ACC Truck World
27

28 **PLEDGE OF ALLEGIANCE**

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

32 **PUBLIC HEARING – CONCEPTUAL SITE PLAN AMENDED – ACC AUTO, TRUCK**
33 **WORLD – 155 SOUTH FRONTAGE ROAD**
34

35 Community Development Director Cory Snyder explained that the applicant desired to
36 receive a conceptual plan acceptance from the Planning Commission to allow them to pursue
37 an additional parking lot expansion for the dealership located at 155 South Frontage Road
38 (former Land Rover Dealership). He spoke of previous Conditional Use Permit and site plan
39 approvals for the Land Rover facility. Mr. Snyder explained that for the current application,
40 further information and evaluation was needed to ensure compliance with development
41 provisions of the C-VH Zone, more specifically matters relating to overall site landscaping,
42 buffer landscaping, and internal parking area lot landscaping and site circulation.
43

44 Jim Flint with Hansen & Associates presented landscaping, parking, and drainage plans
45 not previously provided to the Planning Commission and staff. Mr. Flint and Anthony Sowell with
46 ACC Truck World answered questions about planned use of existing features. They expressed
47 a desire to be able to install concrete before winter. Mr. Sowell referred to an incident earlier in
48 the season, and explained that ACC Truck World had relied on incorrect information in
49 assuming their plans to install concrete/asphalt were permitted. He assured the Planning
50 Commission they would have submitted an application first if they had been aware of the correct
51 procedure. He emphasized the importance to the applicant of the property being usable through
52 the winter.
53

54 Chair Daly opened a public hearing at 7:42 p.m., and closed the public hearing seeing
55 that no one wished to comment.
56

Chair Daly said the applicant seemed motivated and anxiously engaged, and said he was inclined to approve the Conceptual Site Plan and move along to the next step. Councilmember Kjar said he viewed the conceptual step as an administrative step with a wider range of discretion than at final site plan. He said he preferred staff to have the opportunity to review documents prior to Planning Commission meetings, but said he was inclined to be in favor of approval considering the discussion that had occurred.

Chair Daly **moved** for the Planning Commission to accept the Conceptual Site Plan for the ACC Auto - Truck World expansion, located at 155 South Frontage Road, with the following directives and reasons for action. Commissioner Hayman seconded the motion. Chair Daly commented that, in his opinion, the application for final site plan would need to be watertight. The motion passed by unanimous vote (5-0).

Directives:

1. The applicant shall submit a final site plan application meeting the submittal standards listed in CZC 12.21.110(e).
2. In conjunction with the final site plan submittal, the applicant shall submit a conditional use permit application to amend the terms and conditions of the original CUP approval to include the land area to be used for Vehicle Sales.
3. The final site plan submittal shall address the distinction between the parking lot area (to include all required parking stalls and meet drive isle measurements) and the area devoted to vehicle sales display.
4. The Final Site Plan shall include the stormwater design calculations and any needed easements, which shall be deemed acceptable by the City Engineer. Additionally, the final site plan shall address the landscaping and maintenance matters for these areas, as mentioned in the staff report.
5. The final site plan shall address the matters related to the accessory building located in the southeastern portion of the site, as identified in the staff report.
6. A landscaping plan shall be professionally created and submitted as part of the final site plan submittal. This landscaping plan shall meet all applicable requirements found in Chapter 12-51. The landscaping plan shall also address at minimum the following:
 - a. Percentage of all on-site landscaping must be a minimum of 15%.
 - b. Percentage of internal parking lot landscaping must be a minimum of 7%.
 - c. A listing of the types of vegetation to be planted, which must cover at least 75% of the required on-site landscaping.
 - d. Provide the required 30-foot buffer landscaping and architectural element along site boundaries that are adjacent to residential zones located along the easterly perimeter.
 - e. A listing of the total number and type of trees and shrubs to be used on site that meets the requirements of CZC 12.51.

Reasons for Action:

- a. The Conceptual Site Plan has depicted how the property could be developed [CZC 12.21.110(d)(2)].
- b. The Conceptual Site Plan is consistent with the goals of the General Plan [12-480-3(c)].
- c. With the listed Conceptual Site Plan Acceptance directives being adequately addressed and/or adjusted with the Final Site Plan, the proposed expansion would likely meet the site and use development standards of the C-VH Zone.
- d. A "vehicle sales" use is a conditional use in the C-VH Zone, as listed in CZC 12.36 – Table of Uses Allowed.

**LAND USE TRAINING – MUNICIPAL LAND USE, DEVELOPMENT, AND
MANAGEMENT ACT – PART 7 – APPEAL AUTHORITY AND VARIANCES**

City Attorney Lisa Romney provided training on the Municipal Land Use, Development, and Management Act regarding appeal authority and variances, and answered questions from the Planning Commission.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Planning Commission was scheduled to meet next on September 22, 2021. Mr. Snyder and Ms. Romney updated the Commission regarding recent City Council actions.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the July 28, 2021 Planning Commission meeting were reviewed and amendments requested. Commissioner Hayman **moved** to accept the minutes as amended. Commissioner Kjar seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:28 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Hayman seconded the motion, which passed by unanimous vote (5-0).

Jennifer Hansen, City Recorder

Date Approved

Katie Rust, Recording Secretary