

**PLANNING COMMISSION MINUTES OF MEETING**  
**Wednesday, July 13, 2022**  
**7:00 p.m.**

A quorum being present at 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**

Kevin Daly, Chair  
Shawn Hoth  
Mason Kjar  
Matt Larsen  
Heidi Shegrud  
Christina Wilcox  
Becki Wright, Vice Chair

**STAFF PRESENT**

Cory Snyder, Community Development Director  
Lisa Romney, City Attorney  
Jennifer Robison, City Recorder

**VISITORS**

Chad Morris  
Ken Stuart

**PLEDGE OF ALLEGIANCE**

**LEGISLATIVE PRAYER OR THOUGHT**      Commissioner Larsen

**FINAL SITE PLAN – CANYON POINT IN CENTERVILLE – 347 N 400 E**

Community Development Director Cory Snyder explained the Canyon Point in Centerville Development was proposed to include seven single-family homes and two duplexes. Mr. Snyder explained changes to drainage retention since Conceptual Site Plan acceptance (February 9, 2022), and expressed staff concern regarding the side setback of one duplex, and the height of retaining walls entering into front yard setbacks. Mr. Snyder commented that the proposed development was within the overlay of the Deuel Creek Historic District, and new development could qualify for adjusted setbacks with inclusion of certain historic architectural elements in a separate application process.

Commissioner Larsen asked if the proposed five-foot drop on the west side next to the sidewalk could be adjusted to make the drop less steep for safety and aesthetic reasons. Commissioner Shegrud said she believed a safety rail would be required if a drop were within 30 inches of the flat space below, and the proposed drop would exceed 30 inches. Commissioner Shegrud asked who would maintain the detention facility. Mr. Snyder responded that the owner of the property would be responsible for maintenance; however, he was aware of the intention on the part of the applicant to do a planned unit development with an HOA eventually responsible for maintenance.

Mr. Snyder answered questions from the Planning Commission regarding landscaping, artificial turf, and the historic architectural element application process for reduced setback approval. Responding to a question from Commissioner Kjar, Mr. Snyder confirmed that artificial turf was included in the permeable surface calculation for the proposed development. He explained it was currently the responsibility of the Public Works Director to determine if a particular use of artificial turf would be considered permeable or impermeable. Responding to a

question from Commissioner Larsen, Mr. Snyder said the City did not have an ordinance requiring snow storage areas for privately maintained properties.

Chad Morris, applicant, confirmed the engineered retaining wall on the west side of the existing home would be approximately five feet next to sidewalk and five feet three inches next to the duplex. Mr. Snyder explained that retaining walls within the defined public setback may not exceed four feet in height. Mr. Morris said he understood some of the concern expressed about the drop-off, but pointed out there were other similar drops in the area. He said he considered the incline to be fairly gradual after the three-foot point. Mr. Morris explained that the planned dog area would be fully fenced, and landscaping in the park strip would follow City ordinance. Commissioner Shegrud made suggestions regarding landscaping. Responding to a question from Commissioner Wright, Mr. Morris said he was advised by a landscape professional that pickleball courts generated a lot of noise that could cause problems with neighbors.

Commissioner Shegrud said she would want the retaining wall in the front yard setback to be reduced to four feet. She said she liked that the applicant listened to neighbor concerns about drainage and found a solution with which the City Engineer was comfortable.

Chair Daly made a **motion** for the Planning Commission to approve the Final Site Plan for Canyon Point in Centerville Development, located at approximately 347 North 400 East, subject to the following conditions and with the following reasons for action. Commissioner Wright seconded the motion, passed by unanimous vote (7-0).

Conditions:

1. The Final Site Plan Approval consists of the following exhibit sheets:
  - a. Sheet C400 – Site Plan, dated 06-09-2022;
  - b. L101 – Landscaping Plan, dated 5-24-2022;
  - c. Duplex Elevations A-2 and A-4, as submitted to the City;
  - d. Single Family Elevations A-2 and A-4, as submitted to the City.
2. The Final Site Plan shall be corrected and submitted, as follows:
  - a. Front Yard Setback from 400 North shall be 25 feet unless it is modified by compliance with the Deuel Creek Design Incentive program.
  - b. All retaining walls located in the Front Yard Setback areas shall not exceed four (4) feet in height.
3. The Final Site Plan Improvement Construction Drawings shall be submitted for final review and acceptance by the City Engineer.
4. A Planned Unit Development (PUD) Subdivision Plat is required to be reviewed and approved by the City prior to the listing or selling of any individual dwelling unit.

Reasons for the Action:

- a) The Planning Commission finds that Final Site Plans are reviewed and approved in accordance with CZC 12.21.110(f).
- b) The Planning Commission finds that the property is located in the Residential Medium Zone and is subject to the development standards related to this zone.
- c) The Planning Commission finds that a Conceptual Site Plan was previously accepted by the City on February 09, 2022.
- d) The Planning Commission finds that the submitted Final Site Plan conforms with the accepted Conceptual Site Plan.
- e) The Planning Commission finds that the Final Site Plan develops the entire property without any phasing.

- 1 f) The Planning Commission finds that the submitted Final Site Plan, with the  
2 conditions imposed, ensures compliance with the applicable R-M Zone Development  
3 Standards, as also reviewed in the related Staff Report.  
4

5 **PUBLIC HEARING – PLANNED DEVELOPMENT OVERLAY AMENDMENT –**  
6 **PARRISH CREEK BUSINESS PARK – 1160 N 950 W – TOM STUART CONSTRUCTION**  
7

8 Community Development Director Cory Snyder said the applicant listed two critical  
9 issues that needed to be addressed in moving forward with construction of lots on the north side  
10 of Parrish Creek Business Park.  
11

- 12 1. The buildings were smaller and were slated toward office use, which had seen  
13 dramatic changes in the post Covid-19 world.  
14 2. The Fire Marshall maintained the total occupancy in the park was limited to 124,000  
15 square feet based on his interpretation of section of code.  
16

17 Mr. Snyder explained PDO amendments requested for Lots 1, 3, and 4, and said the  
18 primary concern staff identified was the creation of a dual-purpose parking/storage area. It was  
19 staff's understanding that the applicant was proposing a chain-link and slat screening fence for  
20 the storage area. According to CZC 12.51.110, a chain-link slat system was a "base-zone  
21 element" and not the expected "enhanced design" of PDO Zoning and the originally approved  
22 PDO elements. Mr. Snyder said he would consider burning with fencing and retention to be an  
23 upgraded option. Commissioner Wright said she would be concerned about vinyl slats  
24 considering the high winds experienced in Centerville. Mr. Snyder said chain link fencing could  
25 usually withstand high winds, but the slats often got bent up.  
26

27 Ken Stuart, representing the applicant, said the objective was to get as many buildings  
28 on the property as possible to maximize profit. Responding to the Fire Marshall's interpretation,  
29 Mr. Stuart argued that wider lanes were used in the development, and concrete was the primary  
30 building material, which did not burn. He said that with retirement of the current Fire Marshall,  
31 he believed he had a good chance of pushing the matter forward. He said he thought the  
32 applicant had done a good job of presenting attractive buildings. Mr. Stuart spoke of the high  
33 cost of concrete, and explained the desire to provide storage space for one of the tenants  
34 without the expense of a permanent storage structure that would eventually need to be removed  
35 for an additional building. He said the applicant wanted an attractive development. Mr. Stuart  
36 stated Yard "A" already had a security gate in place. He said he did not think there would be a  
37 problem with a security fence shorter than the proposed eight feet.  
38

39 Chair Daly opened a public hearing at 8:23 p.m., and closed the public hearing seeing  
40 that no one wished to comment. Chair Daly made a **motion** for the Planning Commission to  
41 recommend approval for a Planned Development Overlay Amendment for the Parrish Creek  
42 Subdivision, Lots 1, 3, and 4, subject to the following conditions and with the following reasons  
43 for action. Commissioner Shegrud seconded the motion.  
44

45 **Conditions:**  
46

- 47 1. The Amendments of the PDO Approval and Conceptual Site Plan shall consist of the  
48 following elements:  
49 a. Alteration #1 – Combine Lots 1, 3, and 4 into a singular development site.  
50 b. Alteration #2 – Reduce the numbers of buildings from four to two (one  
51 existing/one proposed).  
52 c. Alteration #3 – Develop additional parking that would function also as an  
53 outdoor storage area labeled Yard "A" for the various users.

- d. Alteration #4 – Allow for the option to convert the proposed Yard “A” into an additional building if applicable development codes and regulations allow in the future.
  - e. Alteration #5 – Create a fleet vehicle parking secured area to the northwest corner of the development.
  - f. Alteration #6 – Create a new landscaping design plan for developing the rest of the business park.
  - g. Alteration #7 – Relocate the approved outdoor passive feature (pavilion & table) from near the end of the cul-de-sac to the southern end of the site associated with the new proposed building. A pedestrian path would be constructed leading to the feature.
2. All further development approvals and permits shall be deemed consistent by the approving authority, applying the amended PDO Approval and Conceptual Site Plan submitted to the City, as shown on the following exhibit sheets:
    - a. Sheet AS.1 – Site Plan, dated June 30, 2022;
    - b. Sheet L-1 through L-4 – Landscaping Plan with berm [i.e., Parrish Creek Building B – Proposal 2], dated June 30, 2022.
  3. A Final Site Plan shall be submitted in accordance with the provisions of the Zoning Ordinance, and the submittal shall also address the following:
    - a. Compliance with applicable Off-street Parking Standards of CZC 12.51, Off-street Parking for uses being proposed.
    - b. Compliance with applicable Landscaping and Screening Standards of CZC 12.51, Landscaping and Screening.
    - c. The use of chain link fencing with slats shall be upgraded to a non-reflecting coating with slats of a natural tone, consistent with the design of the SCP Zone across the Legacy Highway, as deemed acceptable by the approving authority at Final Site Plan Approval.
  4. All other applicable PDO and Development Agreement Approval provisions shall remain in effect that have not been amended by this Approval.
  5. A Subdivision Plat Amendment petition shall be submitted in accordance with CMC 15.09.020, Plat Amendments, which shall be secured and recorded prior to issuance of a building permit for the new building.

Reasons for Action:

- a. The Planning Commission finds that amendments to a PDO approval are subject to the original procedure for obtaining a PDO Approval.
- b. The Planning Commission finds that PDO industrial projects are to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.
- c. The Planning Commission finds that in order to make findings necessary to approve a PDO Zone, conditions of approval may be imposed on a conceptual site plan to assure the planned development will:
  - i. Accomplish the purpose of the PDO Overlay Standards;
  - ii. Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and
  - iii. Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by the PDO approval and as shown on an approved conceptual site plan for the planned development.
- d. The Planning Commission finds that the original PDO Approval created four lots, with proposed buildings oriented to both Interstate 15 and Legacy Highway.

- 1 e. The Planning Commission finds that the buildings and landscaping oriented to I-15  
2 was a more formal business/office environment. While the buildings and landscaping  
3 oriented to Legacy Highway, specifically the landscaping, was less formal in design  
4 since it was facing the Shorelands Commerce Park.  
5 f. Therefore, the Planning Commission finds that the proposed amendments, with the  
6 conditions imposed, are consistent with the intent of the PDO Approval Criteria of  
7 CZC 12.41.080(b), and are compatible with the original PDO Overlay Approval.  
8

9 Chair Daly said he was generally in favor of proceeding with the proposed plan.  
10 Commissioner Wright repeated that she was concerned about chain link fencing with vinyl slats  
11 being a base-zone element. Mr. Snyder suggested upgraded landscaping around the chain link  
12 fencing as an option. Commissioner Larsen said he did not have a problem with chain link  
13 fencing and vinyl slats in the industrial area, especially with upgraded landscaping. Chair Daly  
14 commented that subdivisions changed over time, and suggested perhaps the vision for the  
15 Parrish Creek development area had changed since originally approved. Responding to a  
16 question from Commissioner Wright, Mr. Snyder said the City benefited from the original  
17 agreement with upgraded architecture, upgraded road design, and landscaping. In exchange,  
18 the applicant received a longer cul-de-sac than would usually have been approved. He  
19 emphasized that additional outdoor storage would require another amendment.  
20

21 Commissioner Kjar made a **motion to amend** the motion to add Condition 3(d): The  
22 height of the chain link fence shall be limited to six feet (6') and no security measures on top of  
23 the fence shall be used such as razor or barbed wire. Commissioner Wright seconded the  
24 motion to amend, which passed by unanimous vote (7-0). The **amended motion passed** by  
25 unanimous vote (7-0).  
26

#### 27 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

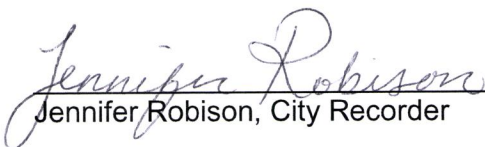
28  
29 The Planning Commission was scheduled to meet next on July 27, 2022.  
30

#### 31 MINUTES REVIEW AND APPROVAL

32  
33 Minutes of the June 8, 2022 Planning Commission meeting were reviewed. Chair Daly  
34 **moved** to approve the minutes. Commissioner Shegrud seconded the motion, which passed by  
35 unanimous vote (7-0).  
36

#### 37 ADJOURNMENT

38  
39 At 8:52 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded  
40 the motion, which passed by unanimous vote (7-0).  
41

42  
43   
44 Jennifer Robison, City Recorder  
45

46 7-27-2022  
47 Date Approved

