PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON FEBRUARY 22, 2023 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:
https://centervilleutah.gov/129/Agendas-Minutes

A. CALL TO ORDER

1. ROLL CALL

2. LEGISLATIVE PRAYER OR THOUGHT

3. PLEDGE OF ALLEGIANCE

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. **PUBLIC HEARING** - CONCEPTUAL SITE PLAN, 1200 West 50 South, Stokes Steveson Industrial Flex Development - *ADMINSTRATIVE DECISION*

2. **PUBLIC HEARING** - CONCEPTUAL SITE PLAN, 1200 West 50 South, Trinity Amended Site Plan - *ADMINISTRATIVE DECISION*

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - **March 08, 2023**
Tentative Items:

- *Zoning Text Amendment - Hillside Overlay Zone*
- *Preliminary Subdivision Application - Canypon Point Project*
- *Conceptual Subdivision - Defries (tabled)*
- *Conditional Use Permit - Dog Training Center*
- *Conceptual Site Plan Amendment - Pheasantbrook Townhome Expansion*

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Robison
Centerville City Recorder

PLANNING COMMISSION

Staff Report

2/22/2023

Item No. 1.
Title: PUBLIC HEARING - CONCEPTUAL SITE PLAN, 1200 West 50 South, Stokes Steveson Industrial Flex Development - *ADMINSTRATIVE DECISION*
Initiated By:
Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 02-22-2023 PC Staff Report Conceptual Site Plan Approval - Stokes Stephens Development Site
2. Stokes Stevenson Conceputal Site Plan Submittal - PC Version
3. Stokes Stevenson Conceptual Architectural Submittal - PC Version
4. Traffic Study Findings
5. 1-25-23 Trinity Site Application Completeness Review

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM #1

OWNER: **STOKES STEVENSON PARTNERS**
1215 WILMINGTON AVE STE 120
SALT LAKE CITY, UTAH 84106

AGENT CONTACT: **(sam@stokesstevenson.com)**

PROPERTY: **PARCELS 06-008-0035, 06-012-0038, 06-012-0112**
(1200 WEST 50 SOUTH)

ACREAGE: **16.35 ACRES**

ZONING: **INDUSTRIAL VERY- HIGH (I-VH) DISTRICT**

APPLICATION: **REQUEST FOR CONCEPTUAL SITE PLAN ACCEPTANCE**

BACKGROUND

The developer is under contract to purchase approximately 16.85 acres of land of an existing site used for Trinity. A portion of the property is located within Centerville at approximately 1200 West 50 South, which is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code. However, a portion of the property is also located within West Bountiful at approximately 640 West 2300 North and is zoned Light Industrial (L-I) under the West Bountiful Zoning Code. The developer desires to develop a significant underutilized portion property as an industrial flex use project consisting of multiple buildings and related improvements.

Because the additional development of the property is a multi-jurisdictional project since a portion of the Property is located in Centerville and a portion of the Property is located in West Bountiful, the developer has obtained a "*memorandum of understanding*" (MOU) between the cities and the developer. This MOU is not binding though it outlines the general parameters for potentially further developing the land. This MOU designates Centerville's land use ordinances to be utilized for reviewing and approving a development of the property (*see attachments for this report*).

Furthermore, because the former industrial use and site contains both a "*use non-conformity*" and "*other non-conformities*" the remaining portion of the site involving the existing buildings of Trinity will also be reviewed in conjunction with the proposed new development area to ensure entire compliance with Centerville's Zoning Ordinance and other applicable codes. Nonetheless, the due the entire area being owned/operated in separate with ownerships at this point (*recent realignment of lot lines*), the Site Plan Amendments will be reviewed and approved individually in accordance with city codes and ordinances. However, both sites, (*having been formerly operated one use site*) will be required to be entirely developed and will be treated as "*development phases*," in accordance with CZC 12.110(f).

GENERAL INTRODUCTION OF THE PROPOSED DEVELOPMENT PROJECT
The applicant proposes to create a master design plan for the underutilized areas of the existing site (*formally known as Trinity or Syro Steel*). The development proposal will consist of the following:

Stoke/Stevenson Development Area

- *16.91 total acres*
- *45,000 sq. ft of office space*
- *221,740 sq. ft. of warehouse space.*
- *463 total parking spaces.*
- *8.4 acres of hard surface.*
- *2.4 acres of on-site landscaping.*

Trinity Development Area

- *8.10 total acres*
- *5,382 sq. feet of existing office space*
- *67,116 sq. ft. of existing warehouse space*
- *95 total parking spaces*
- *0.81 acres of on-site landscaping*

STOKES/STEVENSON DEVELOPMENT SITE STANDARDS REVIEW

A. *West Centerville Neighborhood Plan Review (GP 12.480.6*

Objective 1.I*. Reconfigure the Industrial Very High Zoning District in extreme southeast area and amend Section 12-36 Table of Land Uses (Zoning Ordinance) to allow the existing heavy industry uses, subject to a conditional use permit review.*

Staff Comments: The proposed development site is in the exact location of this objective. However, the proposed uses are NOT of the nature that this objective is trying to address. The purpose of this objective was attempting to redevelop the Trinity Site but put it into a CUP category to mitigate impacts, if and when the site is redeveloped. If this project is approved, this plan objective may no longer be relevant, as it reduces and begins to eliminate the need for reconfiguring the area for heavy industrial uses. Therefore, staff believes that the proposed development is still consistent with redeveloping the area and mitigating heavy industrial type uses if they were to occur.

B. *I-VH District's Conceptual Site Plan Standards Review (CZC 12.35.050)*

1. I-VH Zone Uses Allowed - According to the City's Zoning Ordinance, office and warehouse are *"permitted uses"* within the Industrial-High (I-VH) Zone – *see CZC 12.36.040 & CZC 12.36.050*.

2. I-VH Zone Development Standards, CZC 12.35.060 and CZC 12.35.300

Development Standards for the Industrial-Very High Zone			
Standard	Requirement	Depicted	Conformity
Building Standards			
Distance Between Buildings	6 feet	Greater than required due to drive isle & parking lot location	Yes
Building Height, max.	35 feet	38 Feet	**NO**
Site Setbacks			
Front	20 feet	69 feet	Yes
Sides	None		N/A
Rear	None		N/A
Max. Bldg. Floor Area	None	112,896 - largest	NA
Outside Storage	Permitted	Undefined	TBD

3. Applicable Industrial Development Standards

   - ***Exterior Building Standards – CZC 12.35.080*** – The applicant has represented that the buildings will be constructed using "concrete tilt-up panels" in various color schemes. By precedence, the City has allowed the use this building material under the ordinance clause "or substantially similar and compatible materials."

- ***Parking, Chapter CZC 12-52*** – The parking schedule indicates that general manufacturing use would require 447 parking stalls. The site plan proposes 463 parking stalls. The plan does not call the required drive isle width of 25-feet. FYI – Warehouse is being calculated as 1/1000 sq. ft. due to the fact a user has NOT been identified. If all the users employ a substantial number of actual employees, the parking count (*highest shift*) may change and/or not comply.

- ***Landscaping, CZC 12.51*** – The applicant has submitted a site plan showing the general location of landscaping and the total percentage, as follows:

Required Landscaping Summary - CZC 12.51		
Standard	Required	Provided
Total Area Landscaping	10% = 1.6 acres	14% = 2.4 acres
Street Frontage Landscaping	15-foot depth	Undefined - Likely
Total Required Trees	1 Tree per 500 square feet of landscaping	Undefined - Likely
Trees for Street Frontage	1 per 25 linear feet	
Building Frontage/Foundation	50%	**Not Provided – Missing – Building #1**
Total Interior Parking Lot Landscaping	5%	Undefined - Likely
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree/2 shrubs	Undefined - Likely

FYI – It should be noted that the West Centerville Area is NOT served by a secondary water system. Therefore in order to minimize use of culinary water for irrigation, plantings should consist of water-wise species. CZC 12.51.070(h) encourages such use of water-wise landscaping concepts. Staff recommends for Final Site Plan, the landscape architect should review these recommendations, and adjust/alter the landscaping plan accordingly.

- ***Screening, Section 12-51-110*** - According to Section 12-51-110 of the Zoning Ordinance, the dumpster area must be screened from view by a wall or fence that is at least 6 feet in height, provides complete visual screening and be compatible in material and color with the main building. The final site plan will need to indicate if the site will have a dumpster, the location, and the screening materials that meets the requirements of CZC 12.51.110.

- ***Signs, Chapter 12-54*** - All signage require a separate permit and must be reviewed by staff for approval at the time a sign permit application has been submitted following Chapter 12-54 of the Zoning Ordinance. However, as part of a final site plan submittal the type and location of signage needs to be submitted, as per CZC 12.21.110(d)(2)(A)(xiii).

- ***Outdoor Lighting 12-54*** – All Outdoor lighting fixtures is be arranged to direct light away from adjoining residential property. Lighting fixtures mounted on utility poles is to be fully shielded, cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture. Detached lighting of signs, buildings and displays are to be directed downward. Uplighting is prohibited except as allowed in landscaped areas as part of an approved site plan, conditional use permit, or other plan or permit. Electrical service to outdoor lighting fixtures shall be underground unless fixtures are mounted directly on utility poles. A site and building lighting plan will be required at the Final Site Plan submittal that complies with CZC 12.55.140.

OTHER REALTED DEVELOPMENT MATTERS

Traffic Access & Circulation, CZC 12.21.110(e)(D) – Upon submittal of a Final Site Plan, the City Engineer may request a "traffic study." During preliminary discussions with the applicant, the City Engineer requested such study, and it has been submitted. As part of an early analysis, the City Engineer, and Public Works Director, are still evaluating the access for the site. Here is a summary of their comments, received via e-mail, thus far:

- *I have some concern with the Stokes Stevenson Site entrance being so close to the recently constructed Hogan Site entrance / access.*
- *One positive is that the newly proposed Stokes access seems to line up fairly closely with 50 South street, but this access should be studied in conjunction with the new Hogan access to analyze how they will interact.*
- *From a Culinary Water utility standpoint it would be best if the site used the existing entrance.*
- *We are not set on anything; we just need to analyze further.*

Adequate Public Facilities & Services, CZC 12.55.050 – As the current MOU mentions, these services from either Centerville or West Bountiful have not been determined. However, preliminarily, staff believes that most of the needed services will come via Centerville or a applicable service district (*e.g. South Davis Sewer*). A final determination, along with a survey regarding the existing conditions/ adequacy or needed upgrades will be finalized with the submittal of the Final Site Plan and related construction drawings.

Easements, CZC 12.55.100 – Due to the long-ago development of the property, there is

the possibly that easements for some of the existing services are missing. Additionally, where upgrades or new services are placed, such easements will need to be identified and accepted by the prevailing city or agency providing needed utility services.

Fences and Walls, CZC 12.55.110 - The final site plan submittal will need to address the use of fences or walls for site security. Additionally, areas of roof equipment, ground equipment, and outside storage will need to be screened from view, as per CZC 12.51.110, Screening Requirements.

Street Improvements, CZC 12.55.190 – Due to the long ago development of the property, there is the possibly that the current City Specifications for street improvements and may need to be repaired, upgraded, or provided where missing. This will need to be addressed with the Final Site Plan submittal for the entire project area.

PLANNING STAFF RECOMMENDATION

According to CZC 12.21.110(d)(5), "*a conceptual site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared and reviewed merely to represent how the property could be developed.*" Consequently, staff finds that from our review, the current conceptual submittal adequately addresses "*how the property could be developed*" and appears that the proposed layout with relatively minor modifications would be able to meet the applicable development standards of the Industrial Very-High (I-VH) Zoning District.

CONCEPTUAL SITE PLAN ACCEPTANCE

[Suggested Motion] "I hereby make a motion for the Planning Commission ***ACCEPTANCE OF THE CONCEPTUAL SITE PLAN*** *for the proposed the* ***Stokes/Stevenson Industrial Flex Site****, as follows:*

1. *A final site plan application may be prepared and submitted as outlined in CZC 12.21.110(e) of the City's Zoning Ordinance.*
2. *The Final Site Plan submittal shall substantially conform to this associated conceptual site plan submittal and acceptance, unless otherwise amended/altered to comply with the applicable I-VH Zone development standards, or other applicable city codes and standards.*
3. *The applicant shall review and incorporate the missing or needed changes to the final site plan design, as further outlined in the February 22, 2023 staff report for Conceptual Site Plan Acceptance.*
4. *The final site plan proposal shall remain subject to the City Engineer's review to the Geotechnical and Traffic Studies submitted and shall incorporate any changes/alterations, as deemed essential by the City Engineer.*

5. *This conceptual site plan acceptance is not intended to permit actual development of property pursuant to such plan but was reviewed merely to represent how the property could be developed in manner consistent with City Ordinances.*
6. *A portion of this Conceptual Site Plan and proposed development is outside of the City limits (West Bountiful) has been deemed to be reviewed utilizing the I-VH standards in accordance with the MOU between the Cities and the developer. However, such review is not a guarantee, sanction and/or an approval by West Bountiful.*

Suggested Reasons for Action (findings):

a. *The Planning Commission finds that after considering the goals and objectives of the West Centerville Neighborhood Plan, as reviewed in the staff report, the Conceptual Site Plan can be deemed consistent with the City's General Plan.*
b. *The Planning Commission finds after considering the applicable development standards of the I-VH Zone, the proposed Conceptual Site Plan with modifications, could likely comply with the expected development standards, as also considered in the applicable Staff report of February 22,2023.*
c. *Therefore, the Planning Commission finds that Conceptual Site Plan Acceptance is reasonable for the proposed development submittal.*

Adjacent owners:

1 – Trinity Highway Products LLC (Parcel 060120040)

2 – Hogan & Associated Construction Inc (Parcel 060080034)

3 – Property Management X LLC (Parcel 060120105)

4 – JS Plaza LLC Series B (Parcel 060120149)

5 – Demarco Enterprises LC (Parcel 060120114)

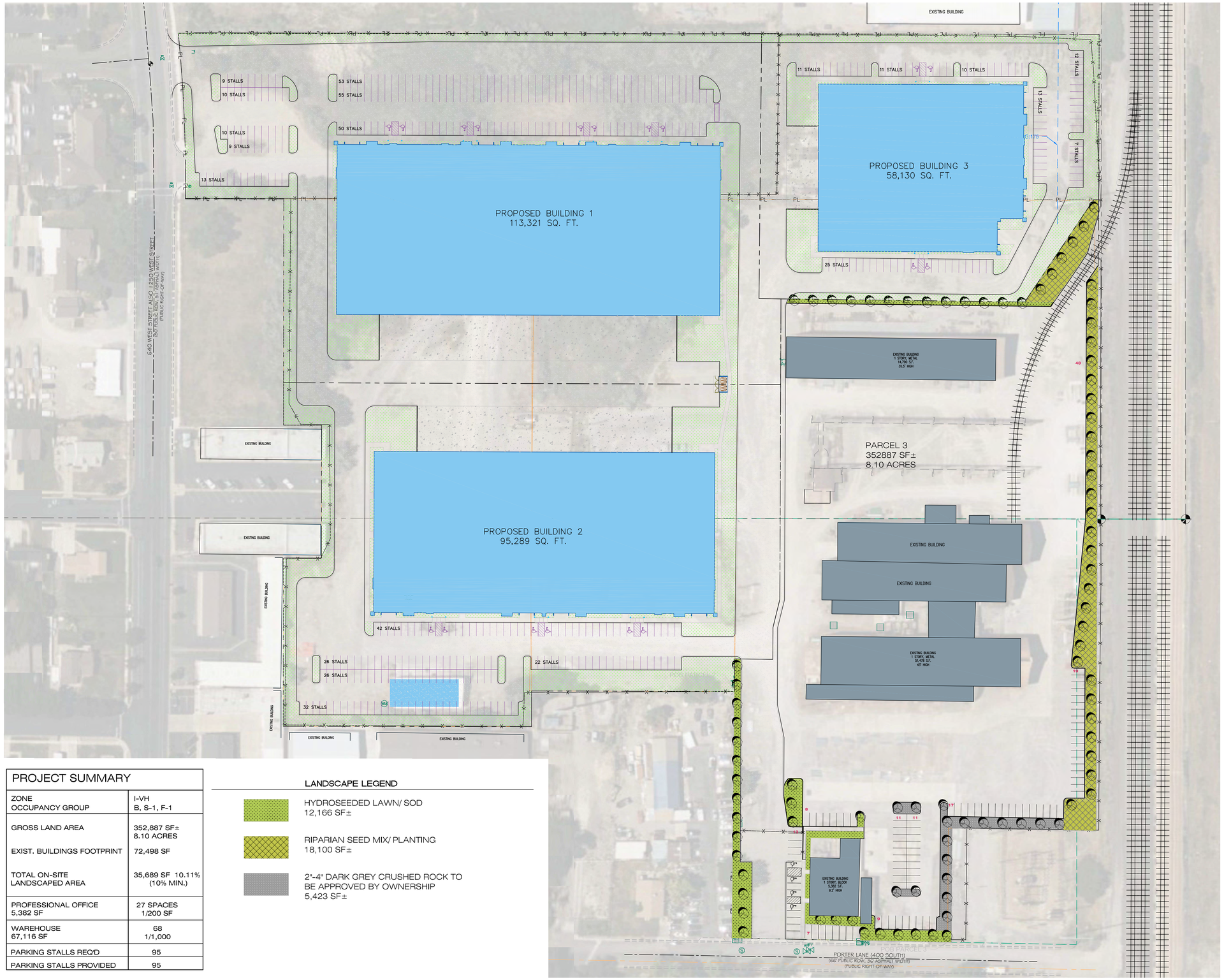
6 – Scott Group LLC (Parcel 060120097)

7 – DCEight1 LLC (Parcel 060120093)

8 – Action Machining Properties LLC (Parcel 060120148)

9 & 10 – Row, Richard B or Debra B – Trustees (Parcel 060120100 & 060120099, respectively)

11 – Stokes Stevenson Centerville Flex, LLC (Parcels 060120112, 060080035, 060120038)



PROJECT SUMMARY	
ZONE OCCUPANCY GROUP	I-VH B, S-1, F-1
GROSS LAND AREA	352,887 SF± 8.10 ACRES
EXIST. BUILDINGS FOOTPRINT	72,498 SF
TOTAL ON-SITE LANDSCAPED AREA	35,689 SF 10.11% (10% MIN.)
PROFESSIONAL OFFICE 5,382 SF	27 SPACES 1/200 SF
WAREHOUSE 67,116 SF	68 1/1,000
PARKING STALLS REQ'D	95
PARKING STALLS PROVIDED	95

LANDSCAPE LEGEND

HYDROSEEDED LAWN/ SOD
12,166 SF±

RIPARIAN SEED MIX/ PLANTING
18,100 SF±

2"-4" DARK GREY CRUSHED ROCK TO BE APPROVED BY OWNERSHIP
5,423 SF±

sba

SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

PROPOSED BUILDINGS

SITE PLAN

SCALE: 1" = 60'-0"

DECEMBER 9, 2022
2282701SA4.dwg

AS.1

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
115 1 TREE / 25 FT (1204 LN FT)	49	49
PORTER LANE /400 SOUTH 1 TREE / 25 FT (250 LN FT)	12	12
950 WEST STREET 1 TREE / 25 FT (217 LN FT)	9	9
TREE COUNT:	**REQUIRED:**	**PROVIDED:**
1 TREE / 500 SQ.FT. INTERNAL LANDSCAPING 121,083 SF LANDSCAPED AREA	215	215

COVERAGE FOR PERIMETER AND INTERNAL LANDSCAPING SHALL BE 50%. BUFFER LANDSCAPING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT SHALL BE 50%.

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PP*H	Picea pungens 'Hoopsii' Hoopsii Blue Spruce	B & B		5'-6'
DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	AGF	Acer griseum 'JFS-KW8AGRI' TM Firebursts Paperbark Maple	B & B	2"Cal	
	AT'G	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B	Multi-trunked	
	CX'M	Celtis x 'Magnifica' Magnifica Hackberry	2" Cal	2"Cal	
	CC'I	Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B	2"Cal	
	FS'O	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B	2"Cal	
	GB'P	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginglco	B & B	2"Cal	
	GD'E	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B & B	2"Cal	
	MA'M	Maackia amurensis 'JFS-Schistcell' TM MaacNificent Maackia	B & B	2"Cal	
	M'RS	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"Cal	
	MX'A	Malus x 'Adirondack' Adirondack Crabapple	B & B	2"Cal	
	Q'UP	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2"Cal	
	TC'G	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2"Cal	
	ZS'W	Zelkova serrata 'Wireless' Wireless Zelkova	B & B	2"Cal	
	ZS'C	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova	B & B	2"Cal	

SUGGESTED SHRUB LIST

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	AA'R	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal
	CM'F	Chamaebatiaria millefolium Fernbush	5 gal
	FP'A	Fallugia paradoxa Apache Plume	5 gal
	PF'F	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	RT'A	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal
	RT'T	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac	5 gal
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**
	AC'C	Arctostaphylos x coloradoensis 'Chieftain' Chieftain Manzanita	5 gal
	HP'P	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal
	JH'I	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal
	JS'M	Juniperus scopulorum 'Moonglow' Moonglow Juniper	10 gal
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**
	CA'K	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	FM'A	Festuca mairei Atlas Fescue	1 gal
	M'ML	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal
	PV'S	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal

SITE MATERIALS LEGEND

SYMBOL	I LANDSCAPE DESCRIPTION	QTY
I-04	DESERT GOLD SODDED LAWN AREA. LAWN AREAS SHALL BE SOD. 'NEW TURF AREAS' TO BE SODDED WITH CHANSHARE DESERT GOLD WATER-WISE SOD. SEE CHANSHARE.COM OR APPROVED EQUAL. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	13,126 sf
I-10	1" MINUS GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DURITT 500C WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	129,273 sf
SYMBOL	**I LANDSCAPE DESCRIPTION**	**QTY**
I-23	BOULDERS - DECORATIVE	41

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
12/23/2022	UT22171	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

TRINITY
950W. 400 S
CENTERVILLE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

WPA ARCHITECTURE
ATT: ALAN POULSEN
801-374-0800
APOULSEN@WPA-ARCHITECTURE.COM

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PKJ DESIGN GROUP

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ARCHORTH
12/21/2022
EXPIRATION DATE
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/23/2022

LANDSCAPE PLAN COLOR

PRELIMINARY PLANS NOT FOR CONSTRUCTION

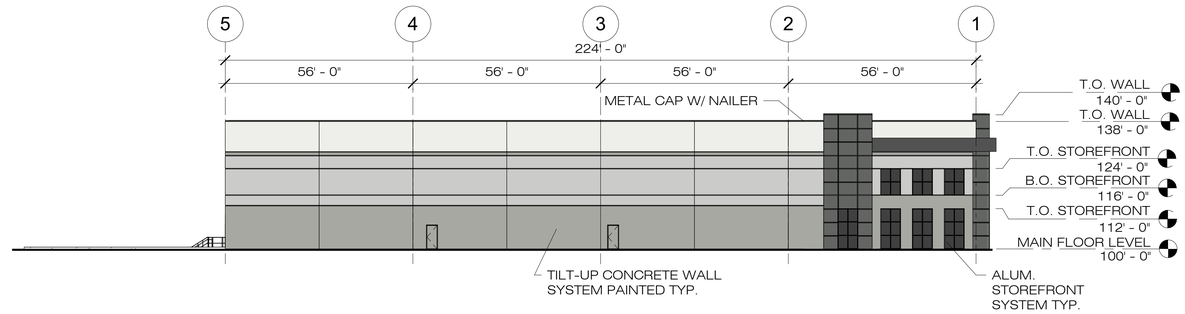
LP-COLOR

SAMUEL J BRADY ARCHITECTS

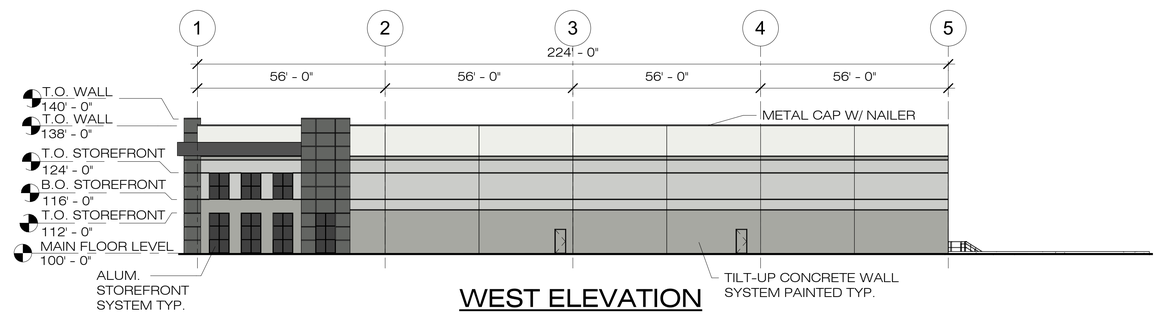
NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 502.1 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

FINISH SCHEDULE

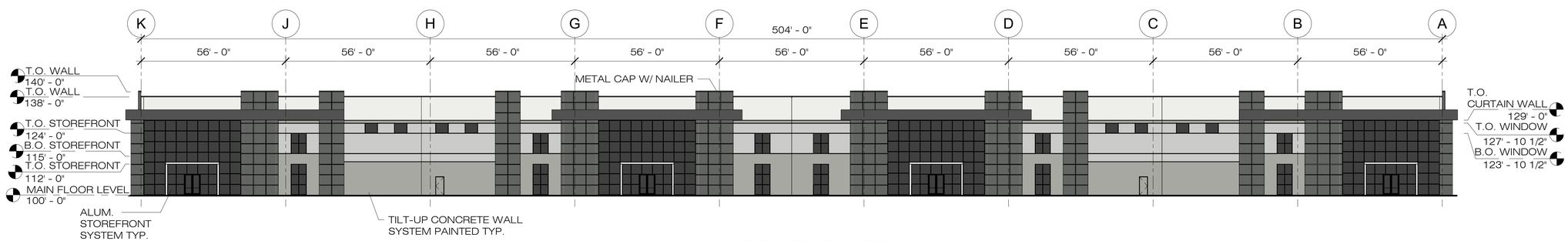
MATERIAL	MANUFACTURER	COLOR
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7064 PASSIVE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7066 GRAY MATTERS
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7068 GRIZZLE GRAY
METAL CAP/AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUMINUM STOREFRONT	KAWNEER	BLACK
EXTERIOR GLASS	GUARDIAN GLASS	SUPERNEUTRAL 68 ON GRAY



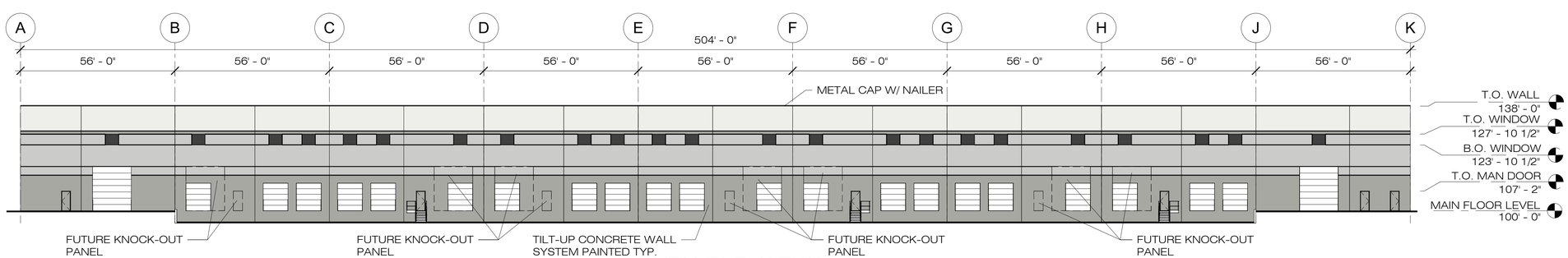
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

sba

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www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

PROPOSED BUILDING 1

EXTERIOR ELEVATIONS

SCALE: 3/64" = 1'-0"
SEPTEMBER 21, 2022
2282701

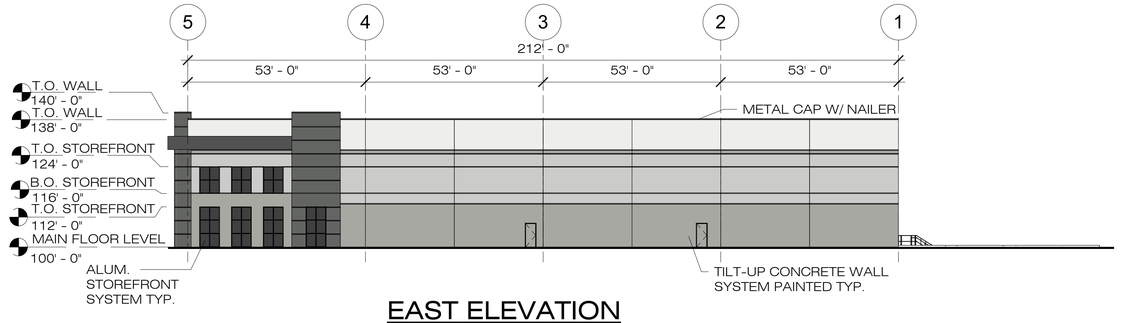
A3.1

SAMUEL J BRADY ARCHITECTS

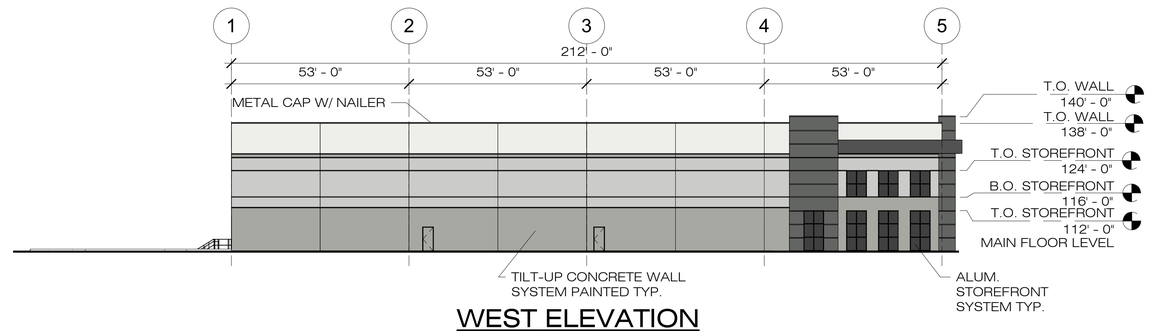
NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 502.1 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

FINISH SCHEDULE

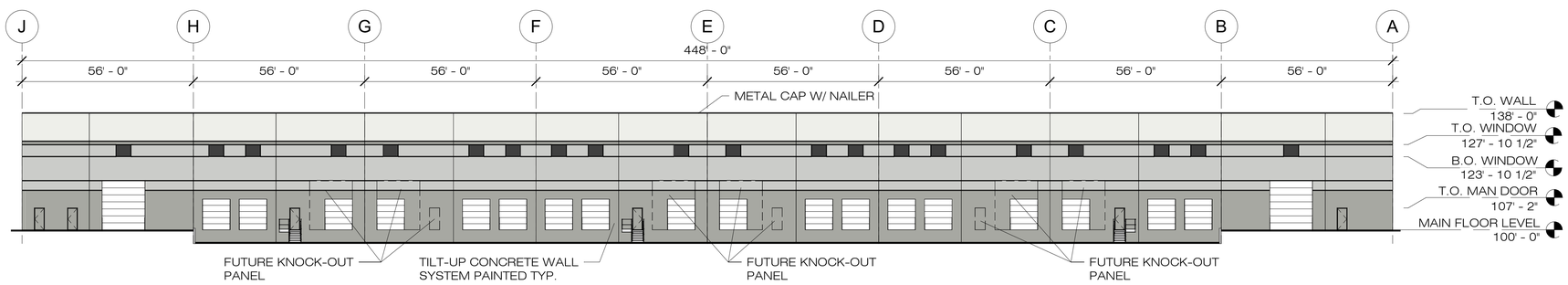
MATERIAL	MANUFACTURER	COLOR
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7064 PASSIVE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7066 GRAY MATTERS
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7068 GRIZZLE GRAY
METAL CAP/AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUMINUM STOREFRONT	KAWNEER	BLACK
EXTERIOR GLASS	GUARDIAN GLASS	SUPERNEUTRAL 68 ON GRAY



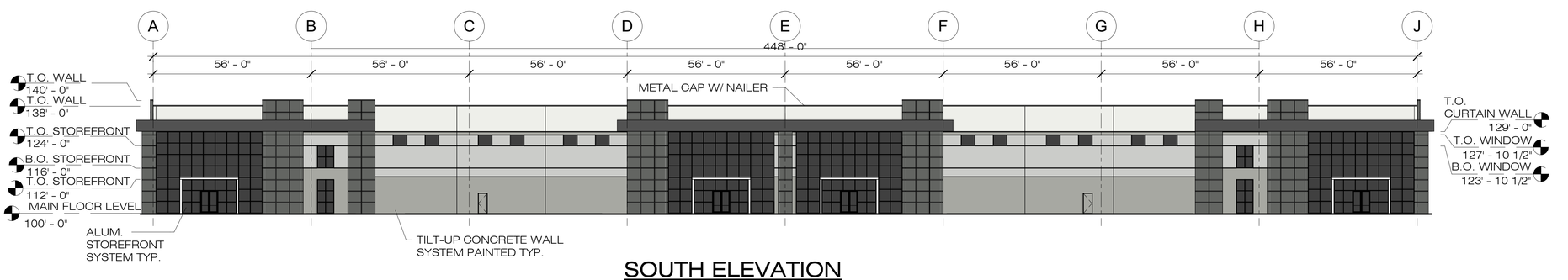
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

PROPOSED BUILDING 2

EXTERIOR ELEVATIONS

SCALE: 3/64" = 1'-0"
SEPTEMBER 21, 2022
2282701

A3.1

SAMUEL J BRADY ARCHITECTS

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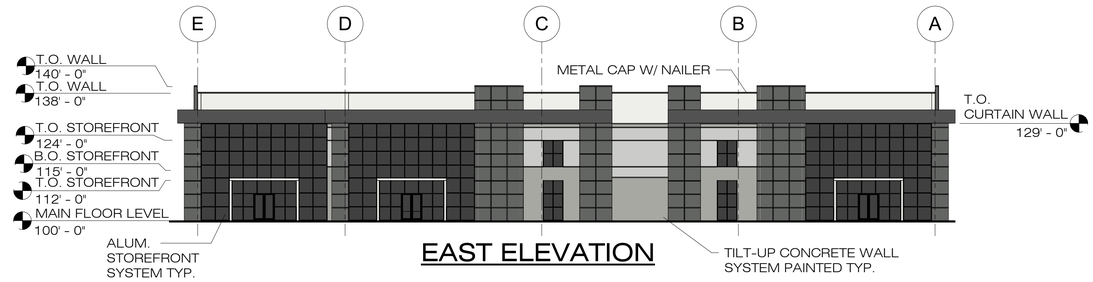
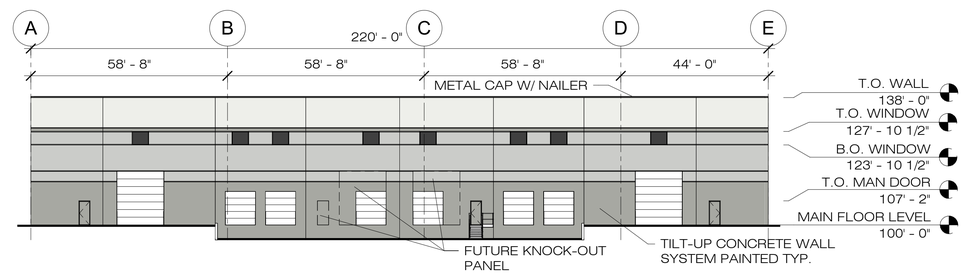
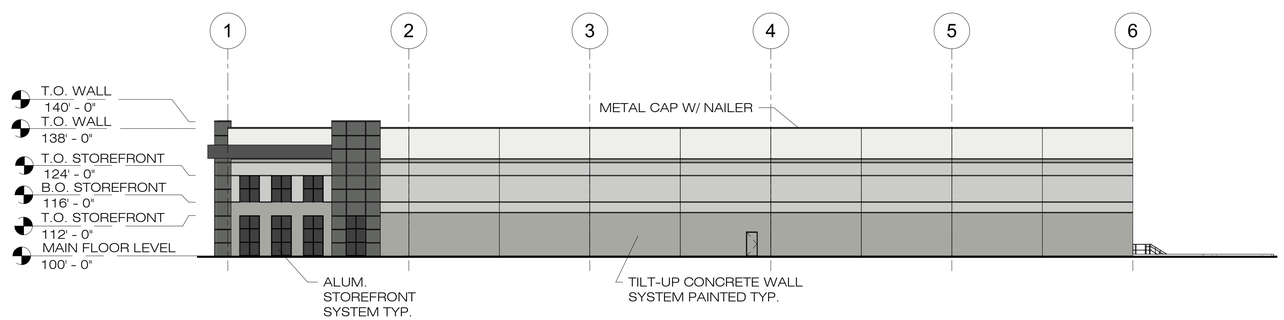


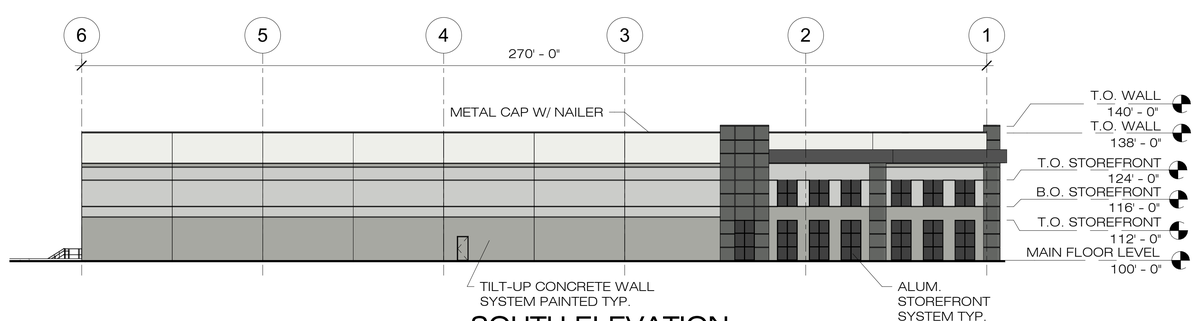
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

sba

SAMUEL J. BRADY

ARCHITECTS

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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

PROPOSED BUILDING 3

EXTERIOR ELEVATIONS

SCALE: 3/64" = 1'-0"
SEPTEMBER 21, 2022
2282701

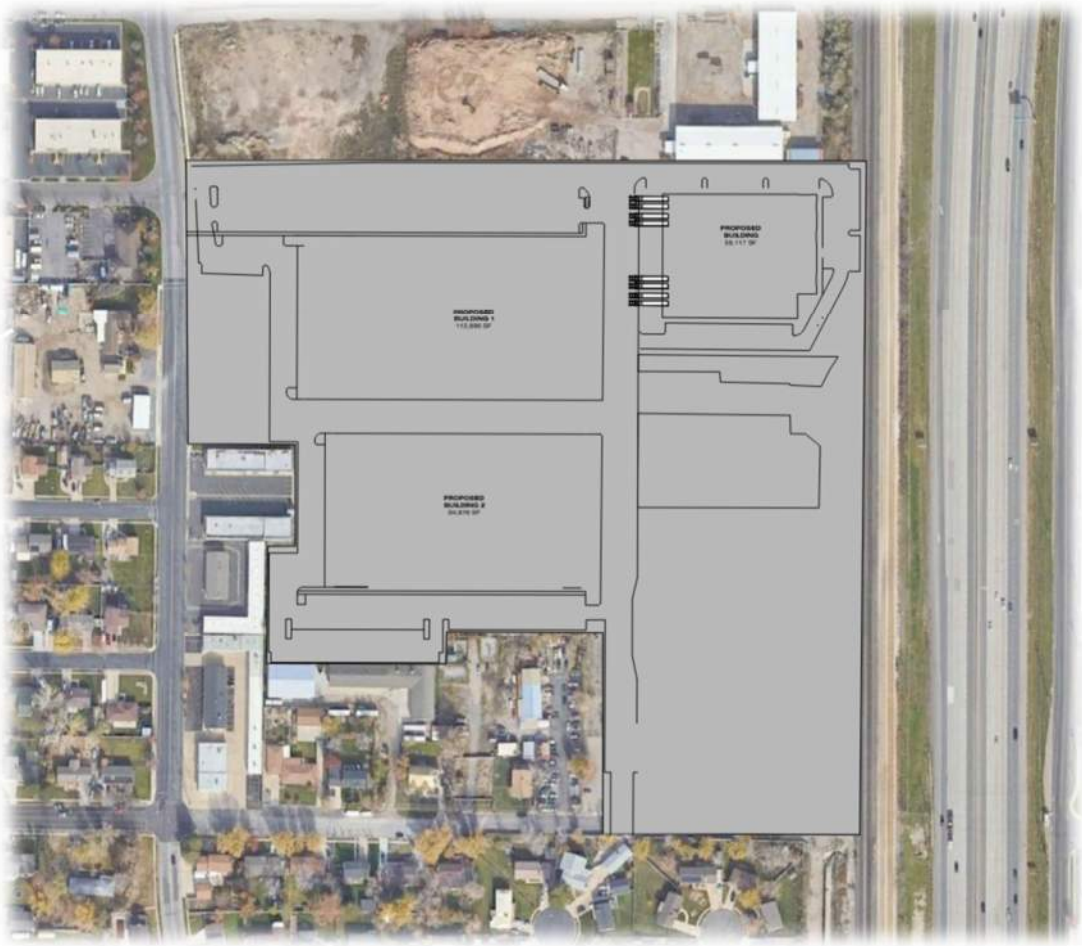
A3.1

SAMUEL J BRADY ARCHITECTS

CENTERVILLE FLEX

TRAFFIC IMPACT STUDY

CENTERVILLE, UT



August 15, 2022

6949 South High Tech Drive, Suite 200, Midvale, Utah 84047 p 801.352.0075

8.0 Recommendations

Based on the information and findings presented in this report, the following recommendations are proposed under the different study scenarios.

2022 Existing Scenario

All study area intersections and their appropriate traffic movements currently function at acceptable levels of service "C" or better under the 2022 Existing conditions and lane configurations. No improvements are needed under the 2022 Existing scenario.

2023 Opening Year Scenario

All study area intersections and their appropriate traffic movements will continue to function at acceptable levels of service "C" or better under the 2023 Opening Year conditions and existing lane configurations. No additional improvements are recommended within the study area.

2023 Opening Year w/ Project Scenario

All study area intersections and their appropriate traffic movements will continue to function at acceptable levels of service "C" or better under the 2023 Opening Year with project conditions.

With the addition of the three proposed accesses to the Centerville Flex development, it is recommended that each access be designed and constructed to meet appropriate city standards.

It is recommended Access 1 be built with separate left and right turn lanes exiting the project site as this access will primarily serve the heavy vehicles. This access should also be constructed with one lane entering the project site. Along 1250 West, it is recommended the southbound left turn lane be restriped to consist of a two-way left turn lane. This two-way left turn lane should also extend to provide access at Access 2.

2028 Future Year Scenario

All study area intersections and their appropriate traffic movements will continue to function at acceptable levels of service "C" or better under the 2028 Future Year conditions and lane configurations. No additional improvements are needed within the study area.

2028 Future Year with Project Scenario

With the addition of the Centerville Flex development and the improvements listed above, all intersections will function with acceptable levels of service under the 2028 Future Year with Project scenario. All accesses to the proposed development will also continue to function with acceptable levels of service.

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

STAFF MEMORANDUM

TO: **CORY SNYDER, CITY ZONING ADMINISTRATOR**

FROM: **WHITTNEY BLACK, CITY ASSISTANT PLANNER**

SUBJECT: **UPDATED - STOKES STEVENSON CENTERVILLE FLEX & TRINITY HIGHWAY PRODUCTS SITE PLAN APPLICATIONS COMPLETENESS REVIEW**

BACKGROUND
As you are aware we have recently received a Conceptual Site Plan application for the Stokes Stevenson Centerville Flex project, and a Site Plan Amendment application for the Trinity Highway Products property. I have reviewed these applications for completeness and my analysis is detailed below. I have reviewed these project applications together as the properties and projects are intertwined and many of the plan sets submitted include both projects.

CONCEPTUAL SITE PLAN APPLICATION REQUIREMENTS

Site: *Show the dimensions, total square footage, and orientation of the lot and/or site proposed for development.*

A. Stokes Stevenson Project: Applicant has provided the dimensions, total square footage, and orientation of the site proposed for development. This information is found on Sheet No. C1 of their concept plan.
B. Trinity Highway Project: Applicant has provided the total square footage and orientation of the lot, along with a survey with the original lot dimensions.

COMPLETE: all information has been provided.

Legend*: Indicate a "north arrow" and drawing scale*

A. Stokes Stevenson Project: Plans indicate a north arrow and a drawing scale.
B. Trinity Highway Project: Plans indicate a north arrow and a drawing scale.

COMPLETE: all plans have a north arrow and a drawing scale.

Legal Description: *Provide a legal description of the lot and/or site proposed for development.*

A. Stokes Stevenson Project: A legal description is in the provided land survey and special warranty deed.
B. Trinity Highway Project: A legal description has been provided.

COMPLETE: both projects have provided legal descriptions for the properties.

Ownership: *Provide a list of the current owners of the property as evidenced in the current records of the Davis County Recorder's Office.*

A. Stokes Stevenson Project: Property Owner listed as Stokes Stevenson Partners. A notarized signature of the property owners was uploaded with a warranty deed.
B. Trinity Highway Project: Property Owner listed as Trinity Highway Products. A notarized signature was uploaded.

COMPLETE: both parties provided property owner information.

Surroundings: *Provide a list of the current owners of property adjacent to the site as evidenced in the current records of the Davis County Recorder's Office and a vicinity map showing the site location in relation to the surrounding area.*

A. Stokes Stevenson Project: A list of adjacent property owners and a map were uploaded and titled Use of Property.
B. Trinity Highway Project: A list of adjacent property owners was uploaded and titled Adjacent Owners.

COMPLETE: both parties provided information and a map indicating adjacent property owners.

Structures: *Indicate the location, height, and setbacks of all proposed and existing buildings and structures on the subject property and on immediately adjoining properties and the total square footage of the property building area on the site.*

A. Stokes Stevenson Project: The location of the proposed and existing buildings is indicated on the submitted plans. The height of the existing buildings and proposed buildings is provided. Some setbacks for the proposed buildings are indicated on the document titled AS1 Option 2. However, not all the setbacks are shown for the new or existing buildings. The total square footage of the buildings is provided.

B. Trinity Highway Project: The locations of all the buildings are shown. New sheet submitted with setbacks shown.

COMPLETE: all information has been provided.

Wall and Fences: *Indicate the location and height of existing walls and fences on the site, including designation of the type of material used. A statement of the proposed use of the site and buildings shown.*

A. Stokes Stevenson Project: A small retaining wall is the only wall or fence shown. A statement indicating the use of the site would be industrial/warehouse flex space was provided.
B. Trinity Highway Project: No walls or fences are indicated. A statement explaining the site would be used for highway products manufacturing and distribution was provided.

COMPLETE: Fencing shown. A statement proposing the use of the site was provided for each application.

Landscaping: *Show the general location and types of the proposed and existing landscaping trees, shrubs, and/or fencing and screening for the site.*

A. Stokes Stevenson Project: Minimal landscaping information was provided, mainly just the location of landscaping.
B. Trinity Highway Project: A complete landscaping plan was provided.

COMPLETE: A complete landscaping plan for both projects was provided in Trinity's application.

Parking: *Provide correct calculations of necessary parking with the general location and layout of all on-site and off-street parking and loading facilities.*

A. Stokes Stevenson Project:

Building #1 – 20,000sqft of Office and 93,321sqft of Warehouse space

CALCULATION	Office (1space/200sqft)	20,000/200= 100 spaces required	100 Spaces Provided	COMPLETE CALCULATION
	Warehouse (1space/1,000sqft or 1space/employee, whichever is greater)	93,321/1,000= 93 Vs. 75 employees 93 spaces required	75 Spaces Provided	INCOMPLETE CALCULATION 18 warehouse spaces short
ACTUAL PROVIDED	Total Required: 193	Total Provided: 209		COMPLETE

Building #2 – 15,000sqft of Office and 80,289sqft of Warehouse space

CALCULATION	Office (1space/200sqft)	15,000/200 = 75 spaces required	75 spaces provided	COMPLETE CALCULATION
	Warehouse (1space/1,000sqft or 1space/employee, whichever is greater)	80,289/1,000 = 80 Vs. 50 employees 80 spaces required	50 spaces provided	INCOMPLETE CALCULATION 30 warehouse spaces short
ACTUAL PROVIDED	Total Required: 155	Total Provided: 156		COMPLETE

Building #3 – 10,000sqft of Office and 48,130sqft of Warehouse space

CALCULATION	Office (1space/200sqft)	10,000/200 = 50 spaces required	50 spaces provided	COMPLETE CALCULATION
	Warehouse (1space/1,000sqft or 1space/employee, whichever is greater)	48,130/1,000 = 48 Vs. 30 employees 48 spaces required	30 spaces provided	INCOMPLETE CALCULATION 18 warehouse spaces short
ACTUAL PROVIDED	Total Required: 98	Total Provided: 98		COMPLETE

B. <u>Trinity Highway Project:</u>

All buildings: 5,382sqft of Office and 67,116sqft of Warehouse space

CALCULATION	Office (1space/200sqft)	5,382/200 = 27 spaces required	27 spaces provided	COMPLETE CALCULATION
	Warehouse (1space/1,000sqft or 1space/employee, whichever is greater)	67,116/1,000 = 67 required	68 spaces provided	COMPLETE CALCULATION
ACTUAL PROVIDED	Total Required: 94	Total Provided: 95		COMPLETE

COMPLETE: All parking counts are correct.

Traffic *-The general design of ingress and egress of vehicular and pedestrian traffic to provide functional on-site traffic flow and to prevent interference with traffic and pedestrians on adjacent streets and sidewalks.*

A. Stokes Stevenson Project – Traffic Study provided
B. Trinity Highway Project – Traffic Study provided

COMPLETE: Traffic study provided for both projects.

Streets – *Location, name, and width of existing and proposed streets and sidewalks.*

A. Stokes Stevenson Project – 640 West and Porter Lane indicated.
B. Trinity Highway Project – 640 West and Porter Lane indicated.

COMPLETE: Plan show location, name, and width of streets.

Utilities – *General information regarding availability and location of existing and proposed utilities.*

A. Stokes Stevenson Project – Applicant provided a utility plan. Letters from Rocky Mountain Power and Dominion Energy were also provided. Letters from sewer, fire, secondary water, and internet providers were omitted.
B. Trinity Highway Project – Survey provided.

COMPLETE: information on existing utilities for Trinity was provided.

Grading – *Grading and drainage plan, StormWater Prevention Plan*

A. Stokes Stevenson Project – Applicant submitted a grading and drainage plan.
B. Trinity Highway Project – Information was provided.

COMPLETE: Information has been provided.

Building Sketches – *Sketches or renderings of proposed building type, height, and materials*

A. Stokes Stevenson Project – Applicant provided renderings of the proposed buildings.
B. Trinity Highway Project – Applicant provided renderings of existing buildings.

COMPLETE: renderings were provided for both projects.

Development Schedule – *A development schedule indicating the approximate date when construction of the development or its stages can be expected to begin and be completed.*

A. Stokes Stevenson Project – March 2023-July 2024
B. Trinity Highway Project – January 2023 – June 2024

COMPLETE: dates provided.

Other Data – *Other data studies or plans as may be deemed necessary by the Community Development Director or other City Official.*

A. Stokes Stevenson Project – Applicant also provided a seismic study, Geotech study, and a comfort letter from the Department of Environmental Quality.
B. Trinity Highway Project – No additional information was provided.

COMPLETE: additional studies provided.

PLANNING COMMISSION

Staff Report

2/22/2023

Item No. 2.
Title: PUBLIC HEARING - CONCEPTUAL SITE PLAN, 1200 West 50 South, Trinity Amended Site Plan - *ADMINISTRATIVE DECISION*
Initiated By:
Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 02-22-2023 PC Staff Report Conceptual Site Plan Approval -Trinity Development Site
2. Trinity Conceptual Site Plan
3. Trinity Landscape Plan
4. Centerville_TrinitySyroSite_notes
5. 1-25-23 Trinity Site Application Completeness Review

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM #2

OWNER: **MDV TRINITY 4, LLC**
c/o MODIV ADVISORS, LLC
120 NEWPORT BEACH, CA 92660
(kwildey@mcdonaldhopkins.com)

AGENT CONTACT: **(sam@stokesstevenson.com)**

PROPERTY: **PARCELS 06-012-0040**
(1200 WEST 50 SOUTH)

ACREAGE: **9.8 ACRES**

ZONING: **INDUSTRIAL VERY- HIGH (I-VH) DISTRICT**

APPLICATION: **REQUEST FOR CONCEPTUAL SITE PLAN AMENDED ACCEPTANCE**

BACKGROUND

The developer is under contract to purchase approximately 16.85 acres of the existing facility and site, which has a portion of the property is located within Centerville at approximately 1200 West 50 South, which is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code. However, a portion of the property is also located within West Bountiful at approximately 640 West 2300 North and is zoned Light Industrial (L-I) under the West Bountiful Zoning Code. The purchasing developer desires to develop a significant underutilized portion property as a warehouse use project consisting of

multiple buildings and related improvements.

Because the additional development of the property is a multi-jurisdictional project since a portion of the Property is located in Centerville and a portion of the Property is located in West Bountiful, the purchasing developer has obtained a "*memorandum of understanding*" (MOU) between the cities and the developer. This MOU is not binding though it outlines the general parameters for potentially further developing the land. This MOU designates Centerville's land use ordinances to be utilized for reviewing and approving a development of the property (*see attachments for this report*).

Furthermore, because the former industrial use and site contains both a "*use non-conformity*" and "*other non-conformities*" the remaining portion of the site involving the existing buildings of Trinity will also be reviewed in conjunction with the proposed new development area to ensure entire compliance with Centerville's Zoning Ordinance and other applicable codes. Nonetheless, the due the entire area being owned/operated in separate with ownerships at this point (*recent realignment of lot lines*), the Site Plan Amendments will be reviewed and approved individually in accordance with city codes and ordinances. However, both sites, (*having been formerly operated one use site*) will be required to be entirely developed and will be treated as "*development phases*," in accordance with CZC 12.110(f).

GENERAL INTRODUCTION OF THE PROPOSED DEVELOPMENT PROJECT
The applicant proposes to create a master design plan for the underutilized areas of the existing site (*formally known as Trinity or Syro Steel*). The development proposal will consist of the following:

Stoke/Stevenson Development Area

- *16.91 total acres*
- *45,000 sq. ft of office space*
- *221,740 sq. ft. of warehouse space.*
- *463 total parking spaces.*
- *8.4 acres of hard surface.*
- *2.4 acres of on-site landscaping.*

Trinity Development Area

- *8.10 total acres*
- *5,382 sq. feet of existing office space*
- *67,116 sq. ft. of existing warehouse space*
- *95 total parking spaces*
- *0.81 acres of on-site landscaping*

APPLICABLE NON-CONFORMITIES REGULATORY REVIEW

It should be again noted that the Trinity Site is currently in a non-conforming status with regards to the allowable and with other site development standards. These non-conformities are subject to the following regulations and/or restrictions.

CZC 12.12. Definitions - ***Heavy Industry****: An establishment engaged in basic processing and manufacturing of materials or products predominantly from extracted or raw materials; or a use engaged in manufacturing processes utilizing flammable or explosive materials; or manufacturing processes which potentially involve hazardous or commonly*

recognized offensive conditions.

CZC 12.36.Table of Uses – Heavy Industry is a "*prohibited use*" in the I-VH Zone.

CZC 12.22.050 Nonconforming Use:

> ***Continuation***. *A nonconforming use of a conforming structure, or nonconforming structure legally existing when such use became prohibited, may be continued. A vacant structure may be occupied by a use for which the structure was designed or intended if so occupied within a period of six months after the use becomes nonconforming.*
>
> ***Nonconforming Use of Open Land***. *A nonconforming use of open land may be continued provided such nonconforming use shall not be expanded or modified in any manner, except in conformity with the requirements of this Title or as may be required by law.*
>
> ***Expansion of Outdoor Nonconforming Use.*** *A nonconforming use of a lot where the principal use is not enclosed within a building, such as a salvage yard or a motor vehicle sales lot, shall not be expanded or modified except in conformity with the requirements of this Title or as may be required by law.*
>
> **Staff Comments:** According to the regulations, the current use, in its existing form may continue. However, since there will be an expansion of the overall use site for other uses, such expansion must comply with the current ordinances of today. Also, it should be noted, that Trinity had an active license and was operating in 2022. To date, there has not been a license renewal, either for Trinity or its new identity known as Valtir. If such license and/or operation ceases of 12 consecutive months, the allowed use non-conformity expires and is deemed "*abandoned*" – see CZC 12.22.100.

CZC 12.22.080 Other Nonconformity:

> ***Applicability***. *This Section shall apply to any other nonconformity except nonconforming signs, including, but not limited to, improper fence height or location, lack of buffers or screening, lack of or inadequate landscaping, lack of or inadequate off-street parking, and any other nonconformity not addressed by CZC 12.22.050, CZC 12.22.060, and CZC 12.22.070.*
>
> ***Nonconforming Development with Approved Plan***. *Nonconforming development that is consistent with an approved site plan or other approval granted before the effective date of this Title shall be deemed in conformance with this Title to the extent it is consistent with the approved plan and to the extent such plan or conditions imposed thereon directly address the specific issue involved in a determination of conformity. Such nonconforming development, other than circumstances enumerated in CZC 12.22.050, CZC 12.22.060, and CZC 12.22.070, shall be brought into conformance upon the occurrence of any one of the following:*
>
> 1. *Any increase of more than 30% in floor area or 50% of the value of the building or premises;*
> 2. *For a lot located in a commercial zone that requires the issuance of a new certificate of occupancy; or*

3. *For a lot located in an industrial zone that requires the issuance of a new certificate of occupancy for a change in the occupancy use type.*

***Time for Compliance**. Because nonconformities addressed in this Section involve less investment and are more easily corrected than those addressed in CZC 12.22.050, CZC 12.22.060, and CZC 12.22.070, the intent of the City is to eliminate such nonconformities as quickly as practicable. The extent of such nonconformities shall not be increased.*

Staff Comments: According to the regulations, staff has taken the position that the expansion or re-development of the original site will increase both the floor area and the premises, greater than the allowable limits. Therefore, the remaining area of the Trinity site is required to come into compliance with the listed *"other nonconformities."* The remaining portion of this report will review the applicable development standards for amending the Trinity Site.

TRINITY AMENDED CONCEPTUAL SITE STANDARDS REVIEW

A. *West Centerville Neighborhood Plan Review (GP 12.480.6*

***Objective 1.I**. Reconfigure the Industrial Very High Zoning District in extreme southeast area and amend Section 12-36 Table of Land Uses (Zoning Ordinance) to allow the existing heavy industry uses, subject to a conditional use permit review.*

Staff Comments: The proposed development site is in the exact location of this objective. However, the proposed uses are NOT of the nature that this objective is trying to address. The purpose of this objective was attempting to redevelop the Trinity Site but put it into a CUP category to mitigate impacts, if and when the site is redeveloped. If this project is approved, this plan objective may no longer be relevant, as it reduces and begins to eliminate the need for reconfiguring the area for heavy industrial uses. Therefore, staff believes that the proposed development is still consistent with redeveloping the area and mitigating heavy industrial type uses if they were to occur.

B. *I-VH District's Conceptual Site Plan Standards Review (CZC 12.35.050)*

1. I-VH Zone Development Standards, CZC 12.35.060 and CZC 12.35.300

Applicable Development Standards for the Industrial-Very High Zone			
Standard	Requirement	Depicted	Conformity
Building Standards			
Distance Between Buildings	6 feet	Greater than required due to drive isle & parking lot location	Yes
Outside Storage	Permitted	Undefined	TBD

2. Applicable Industrial Development Standards

- ***Parking, Chapter CZC 12-52*** – The parking schedule indicates that general manufacturing use would require 95 parking stalls. The site plan proposes 95 parking stalls.

- ***Landscaping, CZC 12.51*** – The applicant has submitted a site plan showing the general location of landscaping and the total percentage, as follows:

Required Landscaping Summary - CZC 12.51		
Standard	Required	Provided
Total Area Landscaping	10%	10.11%
Street Frontage Landscaping	15-foot depth	Undefined
Total Required Trees	1 Tree per 500 square feet of landscaping	Undefined - Likely
Trees for Street Frontage	1 per 25 linear feet	
Building Frontage/Foundation	50%	**Provided – Trinity Admin Building**
Total Interior Parking Lot Landscaping	5%	Undefined
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree/2 shrubs	Undefined

FYI – It should be noted that the West Centerville Area is NOT served by a secondary water system. Therefore in order to minimize use of culinary water for irrigation, plantings should consist of water-wise species. CZC 12.51.070(h) encourages such use of water-wise landscaping concepts. Staff recommends for Final Site Plan, the landscape architect should review these recommendations, and adjust/alter the landscaping plan accordingly.

- ***Screening, Section 12-51-110*** - According to Section 12-51-110 of the Zoning Ordinance, the dumpster area must be screened from view by a wall or fence that is at least 6 feet in height, provides complete visual screening and be compatible in material and color with the main building. The final site plan will need to indicate if the site will have a dumpster, the location, and the screening materials that meets the requirements of CZC 12.51.110.

- ***Signs, Chapter 12-54*** - All signage require a separate permit and must be reviewed by staff for approval at the time a sign permit application has been submitted following Chapter 12-54 of the Zoning Ordinance. However, as part of a final site plan submittal the type and location of signage needs to be submitted, as per CZC 12.21.110(d)(2)(A)(xiii).

- ***Outdoor Lighting 12-54*** – All Outdoor lighting fixtures is be arranged to direct light away from adjoining residential property. Lighting fixtures mounted on utility poles is to be fully shielded, cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture. Detached lighting of signs, buildings and displays are to be directed downward. Uplighting is prohibited except as allowed in landscaped areas as part of an approved site plan, conditional use permit, or other plan or permit. Electrical service to outdoor lighting fixtures shall be underground unless fixtures are mounted directly on utility poles. A site and building lighting plan will be required at the Final Site Plan submittal that complies with CZC 12.55.140.

OTHER REALTED DEVELOPMENT MATTERS

Traffic Access & Circulation, CZC 12.21.110(e)(D) – Upon submittal of a Final Site Plan, the City Engineer may request a "traffic study." During preliminary discussions with the applicant, the City Engineer requested such study, and it has been submitted. As part of an early analysis, the City Engineer, and Public Works Director, are still evaluating the access for the site. Here is a summary of their comments, received via e-mail, thus far:

- *I have some concern with the Stokes Stevenson Site entrance being so close to the recently constructed Hogan Site entrance / access.*
- *One positive is that the newly proposed Stokes access seems to line up fairly closely with 50 South street, but this access should be studied in conjunction with the new Hogan access to analyze how they will interact.*
- *From a Culinary Water utility standpoint it would be best if the site used the existing entrance.*
- *We are not set on anything; we just need to analyze further.*

Adequate Public Facilities & Services, CZC 12.55.050 – As the current MOU mentions, these services from either Centerville or West Bountiful have not been determined. However, preliminarily, staff believes that most of the needed services will come via Centerville or a applicable service district (*e.g. South Davis Sewer*). A final determination, along with a survey regarding the existing conditions/ adequacy or needed upgrades will be finalized with the submittal of the Final Site Plan and related construction drawings.

Easements, CZC 12.55.100 – Due to the long-ago development of the property, there is the possibly that easements for some of the existing services are missing. Additionally,

where upgrades or new services are placed, such easements will need to be identified and accepted by the prevailing city or agency providing needed utility services.

Fences and Walls, CZC 12.55.110 - The final site plan submittal will need to address the use of fences or walls for site security. Additionally, areas of roof equipment, ground equipment, and outside storage will need to be screened from view, as per CZC 12.51.110, Screening Requirements.

Street Improvements, CZC 12.55.190 – Due to the long ago development of the property, there is the possibly that the current City Specifications for street improvements and may need to be repaired, upgraded, or provided where missing. This will need to be addressed with the Final Site Plan submittal for the entire project area.

PLANNING STAFF RECOMMENDATION

According to CZC 12.21.110(d)(5), "*a conceptual site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared and reviewed merely to represent how the property could be developed.*" Consequently, staff finds that from our review, the current conceptual submittal adequately addresses "*how the property could be developed*" and appears that the proposed layout with relatively minor modifications would be able to meet the applicable development standards of the Industrial Very-High (I-VH) Zoning District.

CONCEPTUAL SITE PLAN ACCEPTANCE

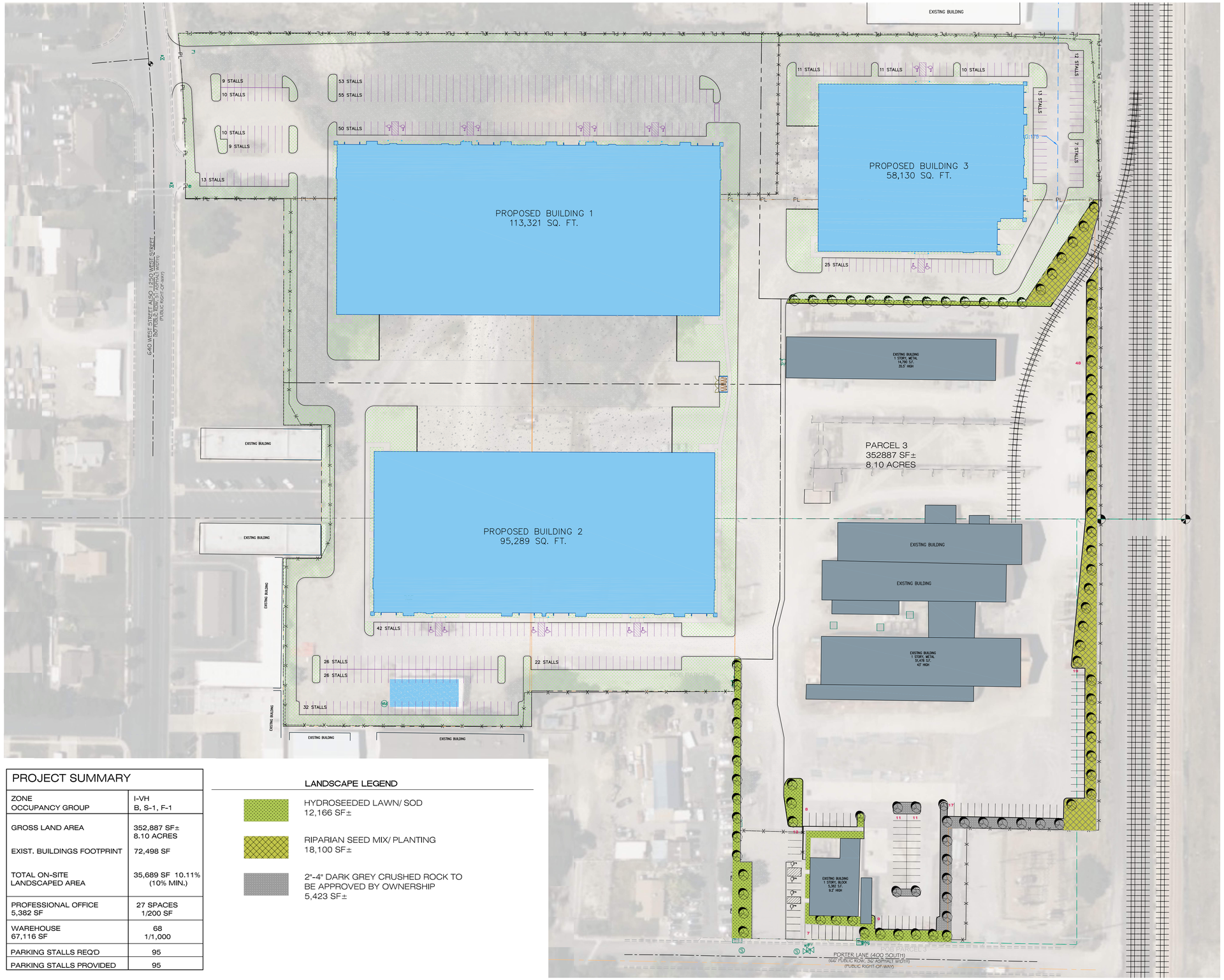
[Suggested Motion] "I hereby make a motion for the Planning Commission ***ACCEPTANCE OF THE CONCEPTUAL SITE PLAN*** *for the proposed the* ***Trinity Facility Site****, as follows:*

1. *A final site plan application may be prepared and submitted as outlined in CZC 12.21.110(e) of the City's Zoning Ordinance.*
2. *The Final Site Plan submittal shall substantially conform to this associated conceptual site plan submittal and acceptance, unless otherwise amended/altered to comply with the applicable I-VH Zone development standards, or other applicable city codes and standards.*
3. *The applicant shall review and incorporate the missing or needed changes to the final site plan design, as further outlined in the February 22, 2023 staff report for Conceptual Site Plan Acceptance.*
4. *The final site plan proposal shall remain subject to the City Engineer's review to the Geotechnical and Traffic Studies submitted and shall incorporate any changes/alterations, as deemed essential by the City Engineer.*
5. *This conceptual site plan acceptance is not intended to permit actual development of property pursuant to such plan but was reviewed merely to represent how the property could be developed in manner consistent with City Ordinances.*

6. *A portion of this Conceptual Site Plan and proposed development is outside of the City limits (West Bountiful) has been deemed to be reviewed utilizing the I-VH standards in accordance with the MOU between the Cities and the developer. However, such review is not a guarantee, sanction and/or an approval by West Bountiful.*

Suggested Reasons for Action (findings):

a. *The Planning Commission finds that after considering the goals and objectives of the West Centerville Neighborhood Plan, as reviewed in the staff report, the Conceptual Site Plan can be deemed consistent with the City's General Plan.*
b. *The Planning Commission finds after considering the applicable development standards of the I-VH Zone, the proposed Conceptual Site Plan with modifications, could likely comply with the expected development standards, as also considered in the applicable Staff report of February 22,2023.*
c. *Therefore, the Planning Commission finds that Conceptual Site Plan Acceptance is reasonable for the proposed development submittal.*



PROJECT SUMMARY	
ZONE OCCUPANCY GROUP	I-VH B, S-1, F-1
GROSS LAND AREA	352,887 SF± 8.10 ACRES
EXIST. BUILDINGS FOOTPRINT	72,498 SF
TOTAL ON-SITE LANDSCAPED AREA	35,689 SF 10.11% (10% MIN.)
PROFESSIONAL OFFICE 5,382 SF	27 SPACES 1/200 SF
WAREHOUSE 67,116 SF	68 1/1,000
PARKING STALLS REQ'D	95
PARKING STALLS PROVIDED	95

LANDSCAPE LEGEND

HYDROSEEDED LAWN/ SOD
12,166 SF±

RIPARIAN SEED MIX/ PLANTING
18,100 SF±

2"-4" DARK GREY CRUSHED ROCK TO BE APPROVED BY OWNERSHIP
5,423 SF±

NORTH

sba

SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

PROPOSED BUILDINGS

SITE PLAN

SCALE: 1" = 60'-0"

DECEMBER 9, 2022
2282701SA4.dwg

AS.1

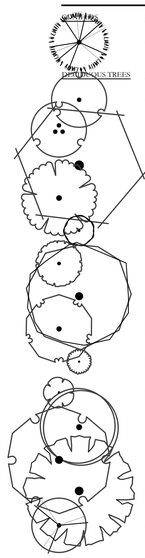
SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
115 1 TREE / 25 FT (1204 LN FT)	49	49
PORTER LANE /400 SOUTH 1 TREE / 25 FT (290 LN FT)	12	12
950 WEST STREET 1 TREE / 25 FT (217 LN FT)	9	9
TREE COUNT:	**REQUIRED:**	**PROVIDED:**
1 TREE / 500 SQ.FT. INTERNAL LANDSCAPING 121,083 SF LANDSCAPED AREA	215	215

COVERAGE FOR PERIMETER AND INTERNAL LANDSCAPING SHALL BE 50%. BUFFER LANDSCAPING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT SHALL BE 50%.

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)



	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PP*H	Picea pungens 'Hoopsii' Hoopsii Blue Spruce	B & B		5'-6'
DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	AGF	Acer griseum 'JFS-KW8AGRI' TM Firebursts Paperbark Maple	B & B	2"Cal	
	AT*G	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B	Multi-trunked	
	CX*M	Celtis x 'Magnifica' Magnifica Hackberry	2" Cal	2"Cal	
	CC*I	Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B	2"Cal	
	FS*O	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B	2"Cal	
	GB*P	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginglco	B & B	2"Cal	
	GD*E	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B & B	2"Cal	
	MA*M	Maackia amurensis 'JFS-Schistcell' TM MaacNificent Maackia	B & B	2"Cal	
	M*RS	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"Cal	
	MX*A	Malus x 'Adirondack' Adirondack Crabapple	B & B	2"Cal	
	QU*P	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2"Cal	
	TC*G	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2"Cal	
	ZS*W	Zelkova serrata 'Wireless' Wireless Zelkova	B & B	2"Cal	
	ZS*C	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova	B & B	2"Cal	

SUGGESTED SHRUB LIST

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT
	AA*R	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal
	CM*F	Chamaebatiaria millefolium Fernbush	5 gal
	FP*A	Fallugia paradoxa Apache Plume	5 gal
	PF*F	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	RT*A	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal
	RT*T	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac	5 gal
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**
	AC*C	Arctostaphylos x coloradoensis 'Chieftain' Chieftain Manzanita	5 gal
	HP*P	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal
	JH*I	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal
	JS*M	Juniperus scopulorum 'Moonglow' Moonglow Juniper	10 gal
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**
	CA*K	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	FM*A	Festuca mairei Atlas Fescue	1 gal
	MM*L	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal
	PV*S	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
I-04	DESERT GOLD SODDED LAWN AREA. LAWN AREAS SHALL BE SOD. 'NEW TURF AREAS' TO BE SODDED WITH CHANSHARE DESERT GOLD WATER-WISE SOD. SEE CHANSHARE.COM OR APPROVED EQUAL. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	13,126 sf
I-10	1" MINUS GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DURITT 50OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	120,273 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
I-23	BOULDERS - DECORATIVE	41

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
12/23/2022	UT22171	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

TRINITY
950W. 400 S
CENTERVILLE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

WPA ARCHITECTURE
ATT: ALAN POULSEN
801-374-0800
APOULSEN@WPA-ARCHITECTURE.COM

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PKJ DESIGN GROUP

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
12/21/2022
EXPIRATION DATE
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/23/2022

LANDSCAPE PLAN COLOR

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

December 12, 2022

Cory Snyder
Centerville City
Community Development

PROJECT NAME: Syro Trinity Highway Products Site
ADDRESS: 950 West 400 South, Centerville, Utah

After extensive review of the zoning code for the industrial zone, and associated landscape, off-street parking and supplementary development standards. The attached site plan has been provided to show the proposed improvements to the above referenced site. The following is a brief description of the proposed improvements to bring site into conformance for the I-VH zone:

Project landscape: 10% minimum provided with 5% parking lot landscape. Plans will be provide by landscape architect and designed meet planting and irrigation requirements required by CZC 12.51.

Off-street Parking: Required parking provided to meet the use requirements in CZC 12.52.300 for Office, general and Industrial uses, see project summary table on sheet AS.1.

Parking lot lighting will be provided as required in accordance with CZC 12.52.100(i).

All new parking areas will be paved in accordance with CZC 12.52.100(j), see sheet AS.1 for locations.

Dumpster enclosure provided, see sheets AS.1 for location and AS.2 for details.

Required signage at accessible parking provided, see sheet AS.2.

Additional professional plans will be provided as part of the amended site plan application.

Sincerely,

Nicholas T Brady AIA
Samuel J. Brady Architects

Samuel J. Brady Architects
200 E. South Temple Salt Lake City, Utah 84111 T: 801-595-1752 www.sambrady.com

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

STAFF MEMORANDUM

TO: **CORY SNYDER, CITY ZONING ADMINISTRATOR**

FROM: **WHITTNEY BLACK, CITY ASSISTANT PLANNER**

SUBJECT: **UPDATED - STOKES STEVENSON CENTERVILLE FLEX & TRINITY HIGHWAY PRODUCTS SITE PLAN APPLICATIONS COMPLETENESS REVIEW**

BACKGROUND
As you are aware we have recently received a Conceptual Site Plan application for the Stokes Stevenson Centerville Flex project, and a Site Plan Amendment application for the Trinity Highway Products property. I have reviewed these applications for completeness and my analysis is detailed below. I have reviewed these project applications together as the properties and projects are intertwined and many of the plan sets submitted include both projects.

CONCEPTUAL SITE PLAN APPLICATION REQUIREMENTS

Site: *Show the dimensions, total square footage, and orientation of the lot and/or site proposed for development.*

A. Stokes Stevenson Project: Applicant has provided the dimensions, total square footage, and orientation of the site proposed for development. This information is found on Sheet No. C1 of their concept plan.
B. Trinity Highway Project: Applicant has provided the total square footage and orientation of the lot, along with a survey with the original lot dimensions.

COMPLETE: all information has been provided.

Legend*: Indicate a "north arrow" and drawing scale*

A. Stokes Stevenson Project: Plans indicate a north arrow and a drawing scale.
B. Trinity Highway Project: Plans indicate a north arrow and a drawing scale.

COMPLETE: all plans have a north arrow and a drawing scale.

Legal Description: *Provide a legal description of the lot and/or site proposed for development.*

A. Stokes Stevenson Project: A legal description is in the provided land survey and special warranty deed.
B. Trinity Highway Project: A legal description has been provided.

COMPLETE: both projects have provided legal descriptions for the properties.

Ownership: *Provide a list of the current owners of the property as evidenced in the current records of the Davis County Recorder's Office.*

A. Stokes Stevenson Project: Property Owner listed as Stokes Stevenson Partners. A notarized signature of the property owners was uploaded with a warranty deed.
B. Trinity Highway Project: Property Owner listed as Trinity Highway Products. A notarized signature was uploaded.

COMPLETE: both parties provided property owner information.

Surroundings: *Provide a list of the current owners of property adjacent to the site as evidenced in the current records of the Davis County Recorder's Office and a vicinity map showing the site location in relation to the surrounding area.*

A. Stokes Stevenson Project: A list of adjacent property owners and a map were uploaded and titled Use of Property.
B. Trinity Highway Project: A list of adjacent property owners was uploaded and titled Adjacent Owners.

COMPLETE: both parties provided information and a map indicating adjacent property owners.

Structures: *Indicate the location, height, and setbacks of all proposed and existing buildings and structures on the subject property and on immediately adjoining properties and the total square footage of the property building area on the site.*

A. Stokes Stevenson Project: The location of the proposed and existing buildings is indicated on the submitted plans. The height of the existing buildings and proposed buildings is provided. Some setbacks for the proposed buildings are indicated on the document titled AS1 Option 2. However, not all the setbacks are shown for the new or existing buildings. The total square footage of the buildings is provided.

B. Trinity Highway Project: The locations of all the buildings are shown. New sheet submitted with setbacks shown.

COMPLETE: all information has been provided.

Wall and Fences: *Indicate the location and height of existing walls and fences on the site, including designation of the type of material used. A statement of the proposed use of the site and buildings shown.*

A. Stokes Stevenson Project: A small retaining wall is the only wall or fence shown. A statement indicating the use of the site would be industrial/warehouse flex space was provided.
B. Trinity Highway Project: No walls or fences are indicated. A statement explaining the site would be used for highway products manufacturing and distribution was provided.

COMPLETE: Fencing shown. A statement proposing the use of the site was provided for each application.

Landscaping: *Show the general location and types of the proposed and existing landscaping trees, shrubs, and/or fencing and screening for the site.*

A. Stokes Stevenson Project: Minimal landscaping information was provided, mainly just the location of landscaping.
B. Trinity Highway Project: A complete landscaping plan was provided.

COMPLETE: A complete landscaping plan for both projects was provided in Trinity's application.

Parking: *Provide correct calculations of necessary parking with the general location and layout of all on-site and off-street parking and loading facilities.*

A. Stokes Stevenson Project:

Building #1 – 20,000sqft of Office and 93,321sqft of Warehouse space

CALCULATION	Office (1space/200sqft)	20,000/200= 100 spaces required	100 Spaces Provided	COMPLETE CALCULATION
	Warehouse (1space/1,000sqft or 1space/employee, whichever is greater)	93,321/1,000= 93 Vs. 75 employees 93 spaces required	75 Spaces Provided	INCOMPLETE CALCULATION 18 warehouse spaces short
ACTUAL PROVIDED	Total Required: 193	Total Provided: 209		COMPLETE

Building #2 – 15,000sqft of Office and 80,289sqft of Warehouse space

CALCULATION	Office (1space/200sqft)	15,000/200 = 75 spaces required	75 spaces provided	COMPLETE CALCULATION
	Warehouse (1space/1,000sqft or 1space/employee, whichever is greater)	80,289/1,000 = 80 Vs. 50 employees 80 spaces required	50 spaces provided	INCOMPLETE CALCULATION 30 warehouse spaces short
ACTUAL PROVIDED	Total Required: 155	Total Provided: 156		COMPLETE

Building #3 – 10,000sqft of Office and 48,130sqft of Warehouse space

CALCULATION	Office (1space/200sqft)	10,000/200 = 50 spaces required	50 spaces provided	COMPLETE CALCULATION
	Warehouse (1space/1,000sqft or 1space/employee, whichever is greater)	48,130/1,000 = 48 Vs. 30 employees 48 spaces required	30 spaces provided	INCOMPLETE CALCULATION 18 warehouse spaces short
ACTUAL PROVIDED	Total Required: 98	Total Provided: 98		COMPLETE

B. <u>Trinity Highway Project:</u>

All buildings: 5,382sqft of Office and 67,116sqft of Warehouse space

CALCULATION	Office (1space/200sqft)	5,382/200 = 27 spaces required	27 spaces provided	COMPLETE CALCULATION
	Warehouse (1space/1,000sqft or 1space/employee, whichever is greater)	67,116/1,000 = 67 required	68 spaces provided	COMPLETE CALCULATION
ACTUAL PROVIDED	Total Required: 94	Total Provided: 95		COMPLETE

COMPLETE: All parking counts are correct.

Traffic *-The general design of ingress and egress of vehicular and pedestrian traffic to provide functional on-site traffic flow and to prevent interference with traffic and pedestrians on adjacent streets and sidewalks.*

A. Stokes Stevenson Project – Traffic Study provided
B. Trinity Highway Project – Traffic Study provided

COMPLETE: Traffic study provided for both projects.

Streets – *Location, name, and width of existing and proposed streets and sidewalks.*

A. Stokes Stevenson Project – 640 West and Porter Lane indicated.
B. Trinity Highway Project – 640 West and Porter Lane indicated.

COMPLETE: Plan show location, name, and width of streets.

Utilities – *General information regarding availability and location of existing and proposed utilities.*

A. Stokes Stevenson Project – Applicant provided a utility plan. Letters from Rocky Mountain Power and Dominion Energy were also provided. Letters from sewer, fire, secondary water, and internet providers were omitted.
B. Trinity Highway Project – Survey provided.

COMPLETE: information on existing utilities for Trinity was provided.

Grading – *Grading and drainage plan, StormWater Prevention Plan*

A. Stokes Stevenson Project – Applicant submitted a grading and drainage plan.
B. Trinity Highway Project – Information was provided.

COMPLETE: Information has been provided.

Building Sketches – *Sketches or renderings of proposed building type, height, and materials*

A. Stokes Stevenson Project – Applicant provided renderings of the proposed buildings.
B. Trinity Highway Project – Applicant provided renderings of existing buildings.

COMPLETE: renderings were provided for both projects.

Development Schedule – *A development schedule indicating the approximate date when construction of the development or its stages can be expected to begin and be completed.*

A. Stokes Stevenson Project – March 2023-July 2024
B. Trinity Highway Project – January 2023 – June 2024

COMPLETE: dates provided.

Other Data – *Other data studies or plans as may be deemed necessary by the Community Development Director or other City Official.*

A. Stokes Stevenson Project – Applicant also provided a seismic study, Geotech study, and a comfort letter from the Department of Environmental Quality.
B. Trinity Highway Project – No additional information was provided.

COMPLETE: additional studies provided.

PLANNING COMMISSION

Staff Report

2/22/2023

Item No. 1.
Title: Community Development Director's Report
Initiated By: Planning Commission
Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Next Planning Commission Meeting - **March 08, 2023**
Tentative Items:

- *Zoning Text Amendment - Hillside Overlay Zone*
- *Preliminary Subdivision Application - Canypon Point Project*
- *Conceptual Subdivision - Defries (tabled)*
- *Conditional Use Permit - Dog Training Center*
- *Conceptual Site Plan Amendment - Pheasantbrook Townhome Expansion*

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

PLANNING COMMISSION

Staff Report

2/22/2023

Item No. 1.
Title: Minutes Review and Approval
Initiated By:
Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 1-25-23 PC Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, January 25, 2023
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
Shawn Hoth (excused at 7:21 p.m.)
Mason Kjar
Matt Larsen, Vice Chair
Heidi Shegrud, Chair

MEMBERS ABSENT
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Whittney Black, Assistant Planner

VISITORS
Kevin Mortensen
Dean Fraughton
Kirk Olsen, Symphony Homes
Spencer Packer

PLEDGE OF ALLEGIANCE

LEGISLATIVE PRAYER OR THOUGHT Commissioner Hoth

PUBLIC HEARING – CONCEPTUAL SUBDIVISION, CHASE CREEK SUBDIVISION AT APPROXIMATELY 224 WEST CHASE LANE

Assistant Planner Whittney Black presented a Conceptual Subdivision Plan for a nine lot, single-family subdivision with a cul-de-sac at approximately 224 West Chase Lane. The City Council approved a rezone of the property from Agricultural-Low (A-L) Zone to Residential-Low (R-L) Zone on October 4, 2022. The current use of the property was residential with accessory agricultural uses, with a single-family home, several accessory buildings, horses, and a garden. Ms. Black said staff believed the proposed subdivision had the potential to meet or satisfy the City's subdivision regulations with directives provided in the Staff Report, and suggested the Planning Commission accept the Conceptual Subdivision Plan and allow the applicant to proceed to the Preliminary Subdivision Submittal stage.

Community Development Director Cory Snyder explained conflicts and staff recommendations related to a retention pond. Mr. Snyder answered questions from the Planning Commission about retention alternatives. Commissioner Daly said it would be nice to avoid needing an HOA. City Attorney Lisa Romney said ideas and information could be obtained from the Drainage Supervisor regarding LID requirements. She said another entity (HOA) would likely be needed to maintain the retention unless the retention was a swale area on which each owner had a lot restriction. Ms. Romney added that a long-term storm water facility maintenance plan would also be required.

Kevin Mortensen, applicant, said he would be comfortable with a maintenance agreement, and said he would prefer the retention to remain part of a buildable lot. He explained that some of the proposed lot lines were skewed rather than straight to enable uniform sizes for the planned homes. He answered questions from the Planning Commission regarding differing lot sizes. Mr. Mortensen and Dean Fraughton, a friend of Mr. Mortensen and property owner of 316 West Chase Lane, shared knowledge about an existing drop inlet and canal channel. Mr. Snyder stated the proposed subdivision would require working diligently with the County for a 404 Permit.

Chair Shegrud open a public hearing at 7:34 p.m., and closed the public hearing seeing that no one stepped forward to comment. Commissioner Daly said the proposed subdivision would be tricky, but clearly a lot of thought had gone into the planning. He encouraged the applicant to straighten out lot lines as much as possible.

Commissioner Kjar said he was hesitant to approve a conceptual plan if major issues had not been addressed, and the cross-maintenance, HOA, and stream were major items that caused him concern. Commissioner Kjar said he was disinclined to vote in favor of the conceptual plan at that time. Chair Shegrud said she agreed, and would like to see more of the issues figured out before conceptual approval. Commissioner Larsen expressed concern about the restrictive nature of the proposed lot lines.

Commissioner Kjar made a **motion** for the Planning Commission to table the Conceptual Subdivision Plan for the Chase Creek Subdivision located at approximately 224 West Chase Lane, with the following conditions and directives, and reasons for the action. Commissioner Daly seconded the motion, which passed by unanimous vote (4-0).

<u>Conditions/Directives</u>:

1. The applicant shall apply for a preliminary plat and meet all the submittal requirements listed in CMC 15.03.
2. The preliminary plat shall indicate the following information:
    a. Depict/correct the lot width on Lots 1-8 such that they comply with City Ordinances. Address this matter more particularly on Lot 1.
    b. Depict the Buildable Area for each lot, providing a minimum of 2,000 square feet meeting the Buildable Ratio of the Zoning Ordinance.
    c. Depict three public utility easements on each lot with an easement along the street frontage of each lot measuring 10 feet and an easement along a side and rear yard on each lot measuring a minimum of 7 feet.
    d. Depict adequate fire protection including any existing or new fire hydrants required by the Fire Marshal.
3. The applicant shall provide a utility provider sheet/letter indicating all utility providers can service each lot.
4. The applicant shall address how the retention pond will be maintained, including a consideration of an HOA.
5. The applicant shall obtain a 404 Permit from the U.S. Army Corps of Engineers, the Utah State's Engineer's Office, and an approval from Davis County.
6. The applicant shall realign the lot lines to comply with CMC 15.05.020(d). The applicant may ask for an exception and provide a narrative explanation in support thereof; however, such exception is subject to discretion afforded under City Ordinance as noted by the City Council.

Reasons for action:

a. The Conceptual Subdivision plan appears to be consistent with the applicable Neighborhood Plan as described in CMC 12.480.5.
b. The proposed subdivision plan appears to likely be able to satisfy the Development Standards provided in CZC 12.32.300.
c. The applicable review standards of CMC 15.02 have been reviewed and directives established to allow the proposal to proceed to a preliminary subdivision plan submittal.
d. The stream channel issues, lot line issues, and retention management issues are the reason for the table.

PUBLIC HEARING – SUMMERHILL LANE SUBDIVISION PDO AND ZONE MAP AMENDMENTS

Mr. Snyder explained the applicant desired to amend the original subdivision boundary for Summerhill Lane Subdivision to allow for several property exchanges. The boundary adjustments, involving two neighboring property owners (Millet and Fowers) and land acquired from the adjacent school, would require rezoning from A-L to R-L, and in another instance R-L to A-L. Such exchanges would necessitate plat amendments to the original recorded plan, which would be reviewed by the City Council along with the recommendation from the Commission regarding the PDO and Zone Map amendments. Mr. Snyder showed the proposed boundary adjustments on a map.

Commissioner Kjar disclosed that he currently worked in the same firm as the attorney who represented Spencer Packer in a separate land dispute involving Summerhill Lane, and stated that, at that time, the issues remained separate and unrelated.

Kirk Olsen with Symphony Homes thanked Mr. Snyder for his presentation of the proposed amendments.

Chair Shegrud opened a public hearing at 7:59 p.m., and closed the public hearing seeing that no one wished to comment. Chair Shegrud said she believed the proposed amendments were straightforward, and said she was in favor. Commissioners Daly and Larsen expressed agreement.

Commissioner Daly made a **motion** for the Planning Commission to recommend approval for a Planned Development Overlay Amendment and Rezonings for the Summerhill Lane Subdivision, subject to the following conditions and with the following reasons for action. Chair Shegrud seconded the motion, which passed by unanimous vote (4-0).

Conditions:

1. The Amendments of the PDO Approval and Rezonings shall consist of the following elements:
    a. Alteration #1 – Combine land from the school with Lots 142-148. This requires the school's land to be rezoned from A-L to R-L and adjustment of the original PDO subdivision boundary – see Plat Amendment #1 submittal.
    b. Alteration #2 – Vacate all of Parcel "C" and a portion of Lot 148 of Summerhill Lane and combine such area with Lot 408 of the Lexington Park Subdivision. This will require a rezone of a portion of school land, previously purchased by the owner of Lot 408, from A-L to R-L and adjusting the original PDO subdivision boundary – see Plat Amendment #2 submittal.

c. Alteration #3 – Vacate/Amend all of Lots 106-108 and Lots 111-113 and Parcel A of the Summerhill Lane Subdivision and a portion of Parcel 07-072-0200 to facilitate a few boundary adjustments. This will reconfigure the original subdivision boundary to provide direct access for the parcel to the new cul-de-sac and add additional land area to several Summerhill Lane lots. These changes will require rezoning from A-L to R-L portions that are absorbed into the Summerhill Lane project and also R-L to A-L when absorbed into the neighboring property, and adjusting the original PDO subdivision boundary – see Plat Amendment #3 submittal.

2. Lots 106-108, Lots 111-113, and Lots 142-148 shall remain part of the PDO and shall be rezoned to R-L/PD, where needed.
3. For Parcel 07-072-0200, the existing access along the Frontage Road shall be removed and shall be secured by an improvement bond in accordance with City Ordinances. Additionally, a restrictive easement, deemed acceptable by the City, shall be recorded prohibiting direct access for the parcel, so long as it remains a single development parcel.
4. All other applicable PDO and Development Agreement Approval provisions shall remain in effect for the Summerhill Lane Subdivision that have not been amended by this Approval.
5. The various proposed Subdivision Plat Amendments shall be submitted in accordance with CMC 15.09.020, Plat Amendments, which shall be obtained and recorded prior to issuance of any building permits for the subject lots.
6. Where deemed applicable by the City Engineer or City Attorney, all applicable existing subdivision plat notes from either Summerhill Lane or Lexington Lane Subdivisions shall be depicted on the applicable subdivision amended plats when approval is obtained from the City.

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 – see CZC 12.41.080(g).
b. The Planning Commission finds that the proposed changes/alterations are minimal with regards to the original development design and layout of the original Summerhill Lane PDO approval.
c. The Planning Commission finds that the proposed rezonings generally remain consistent with the Northwest Neighborhood Plan, which outlines low density development for this area – see GP Section 12-480-5, Goal 1 and associated policies to establish appropriate land-use patterns and land use transitions.
d. The Planning Commission finds double frontage lots may be allowed along the Frontage Road – see CMC 15.05.020.h.
e. The Planning Commission also finds that the Northwest Neighborhood Plan states that “no new development shall front or have direct access onto the Frontage Road” – see GP Section 12-480-5, Goal 4.
f. Therefore, the Planning Commission finds that the proposed PDO amendments and associated rezonings, with the conditions imposed, are consistent with the intent of the PDO Approval Criteria of CZC 12.41.080(b), and are consistent with the City’s General Plan and Zoning Ordinances.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

The Planning Commission was scheduled to meet next on February 8, 2023. Mr. Snyder reported no items had been submitted for the February 8 agenda. The Planning Commission decided to cancel the February 8 meeting, and meet next on February 22, 2023.

MINUTES REVIEW AND APPROVAL

Minutes of the January 11, 2023 Planning Commission meeting were reviewed. Commissioner Daly **moved** to approve the minutes. Commissioner Larsen seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 8:08 p.m., Chair Shegrud **moved** to adjourn the meeting. Commissioner Daly seconded the motion, which passed by unanimous vote (4-0).

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Jennifer Robison, City Recorder Date Approved