

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, February 22, 2023**

3 **7:00 p.m.**

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

7
8 **MEMBERS PRESENT**

9 Kevin Daly

10 Shawn Hoth (arrived at 7:04 p.m.)

11 Matt Larsen, Vice Chair

12 Tyler Moss

13 Heidi Shegrud, Chair

14
15 **MEMBERS ABSENT**

16 Mason Kjar

17
18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director

20 Lisa Romney, City Attorney

21 Whitney Black, Assistant Planner

22
23 **VISITORS**

24 Brian Stevenson, Stokes Stevenson

25 Sam Nelson, Stokes Stevenson

26 Nick Brady, architect for Stokes Stevenson

27
28 **LEGISLATIVE PRAYER OR THOUGHT** Commissioner Larsen

29
30 **PLEDGE OF ALLEGIANCE**

31
32 Commissioner Hoth arrived at 7:04 p.m.

33
34 **PUBLIC HEARING – CONCEPTUAL SITE PLAN, 1200 WEST 50 SOUTH, STOKES**
35 **STEVENSON INDUSTRIAL FLEX DEVELOPMENT**

36
37 Community Development Director Cory Snyder explained that Stokes Stevenson was
38 under contract to purchase approximately 16.85 acres of an underutilized portion of the Trinity
39 site located at approximately 1200 West 50 South. Mr. Snyder presented a Conceptual Site
40 Plan for an industrial flex-use project consisting of multiple buildings and related improvements.
41 Although the proposed project would be viewed as a single, integrated development, separate
42 conceptual site plans were prepared for the two property owners involved, Stokes Stevenson
43 and Trinity. He explained existing non-conformities on the site, the planned partnership between
44 the two parties, and a Memorandum of Understanding between Centerville City and West
45 Bountiful City (part of the site was within West Bountiful). Mr. Snyder provided historical
46 background for use of the site, and said staff took the position that the proposed use was
47 consistent with the General Plan. He said the applicant met all requirements for conceptual site
48 plan submittal, and staff did not find any fatal flaws in the submittal. Mr. Snyder said the City
49 Engineer had not yet provided a formal response to the traffic study submitted. The Commission
50 and staff discussed road access to the property.

51
52 Brian Stevenson with Stokes Stevenson said Stokes Stevenson was a land development
53 company. Trinity decided to sell the entire property several years ago. Valtir (an ownership
54 group based in California) purchased the portion of the property with large green buildings, with
55 Trinity remaining as an occupant, and Stokes Stevenson purchased the remaining

1 approximately 17 acres of undeveloped land. Mr. Stevenson said Stokes Stevenson agreed to
2 present on behalf of Valtir. He said Stokes Stevenson would rather not share a drive access
3 with Hogan, but would be willing to consider options.

4
5 Commissioner Daly asked about conversations between the applicant and West
6 Bountiful, and what West Bountiful intended. Mr. Stevenson said conversations regarding
7 possible boundary realignment were ongoing, and said he hoped to find the most reasonable
8 solution. He said West Bountiful had essentially deferred to Centerville City for planning,
9 submission, and approvals. Mr. Stevenson said Stokes Stevenson looked for ecommerce,
10 research and development, and bio companies as tenants. Nick Brady, architect for Stokes
11 Stevenson, said he was happy to be part of the project, and believed the project would be a
12 benefit to Centerville.

13
14 Mr. Brady showed a conceptual landscaping plan. Chair Shegrud said she liked the
15 proposed use of Desert Gold grass, but expressed concern with the proposed use of Blue
16 Spruce given the high winds occasionally experienced in Centerville.

17
18 At 7:54 p.m., Chair Shegrud opened a public hearing, and closed the public hearing
19 seeing that no one came forward to comment.

20
21 Commissioner Daly made a **motion** for Planning Commission acceptance of the
22 Conceptual Site Plan for the proposed Stokes/Stevenson Industrial Flex Site, with the following
23 conditions and reasons for action. Commissioner Moss seconded the motion, which passed by
24 unanimous vote (5-0).

25
26 Conditions:

- 27
28 1. A final site plan application may be prepared and submitted as outlined in CZC
29 12.21.110(e) of the City's Zoning Ordinance.
30 2. The final site plan submittal shall substantially conform to this associated conceptual
31 site plan submittal and acceptance, unless otherwise amended/alterd to comply
32 with the applicable I-VH Zone development standards, or other applicable City codes
33 and standards.
34 3. The applicant shall review and incorporate the missing or needed changes to the
35 final site plan design, as further outlined in the February 22, 2023 staff report for
36 Conceptual Site Plan Acceptance.
37 4. The final site plan proposal shall remain subject to the City Engineer's review of the
38 Geotechnical and Traffic Studies submitted and shall incorporate any
39 changes/alterations, as deemed essential by the City Engineer.
40 5. This conceptual site plan acceptance is not intended to permit actual development of
41 property pursuant to such plan but was reviewed merely to represent how the
42 property could be developed in manner consistent with City ordinances.
43 6. A portion of this Conceptual Site Plan and proposed development is outside of the
44 City limits (West Bountiful) and has been deemed to be reviewed utilizing the I-VH
45 standards in accordance with the MOU between the Cities and the developer.
46 However, such review is not a guarantee, sanction and/or an approval by West
47 Bountiful.

48
49 Reasons for action:

- 50
51 a. The Planning Commission finds that after considering the goals and objectives of the
52 West Centerville Neighborhood Plan, as reviewed in the staff report, the Conceptual
53 Site Plan can be deemed consistent with the City's General Plan.

- b. The Planning Commission finds that 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.

PUBLIC HEARING – CONCEPTUAL SITE PLAN, 1200 WEST 50 SOUTH, TRINITY AMENDED SITE PLAN

Mr. Snyder presented the Conceptual Site Plan for the Trinity Facility Site located at 1200 West 50 South. At 7:57 p.m., Chair Shegrud opened a public hearing, and closed the public hearing seeing that no one wished to comment.

Commissioner Daly made a **motion** for Planning Commission acceptance of the Conceptual Site Plan for the proposed Trinity Facility Site, with the following conditions and reasons for action. Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).

Conditions:

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/alterd 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 of 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) and 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.

Reasons for action:

- 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 that 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.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on March 8, 2023.

MINUTES REVIEW AND APPROVAL

Minutes of the January 25, 2023 Planning Commission meeting were reviewed. Commissioner Larson **moved** to approve the minutes. Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:02 p.m., Commissioner Daly **moved** to adjourn the meeting. Commissioner Larsen seconded the motion, which passed by unanimous vote (5-0).

Jennifer Robison
Jennifer Robison, City Recorder

3-8-2022
Date Approved

