



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON APRIL 12, 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 Subdivision Acceptance - Stokes-Stevenson Industrial Flex Site (aka Trinity) - ADMINISTRATIVE DECISION

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.

2. Public Hearing - Preliminary Subdivision - Canyon Point in Centerville Development - ADMINISTRATIVE DECISION

The Applicant, South Davis Home Rentals, LLC, represented by Chad Morris have joined several properties together in order to build a multi-family & single family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville.

The Applicant is now seeking a Preliminary Subdivision Acceptance from the City. It is proposed that the dwellings in the development be platted as a “*planned unit development*” or PUD subdivision to allow for dwelling units to be individually owned.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - April 26, 2023
Tentative Items:

- *Centerville Industrial Flex & Trinity Final Site Plans*
- *Jensen Family Subdivision*

- *Moderate Income Housing - Discuss needed 2023 Annual MIH Report due 8/01/2023*

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
March 22, 2023 Planning Commission Minutes

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
4/12/2023

Item No. 1.

Title: Public Hearing - Conceptual Subdivision Acceptance - Stokes-Stevenson Industrial Flex Site (aka Trinity) -
ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

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.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 04-12-2023 PC Staff Report Conceptual Subdivision Acceptance, Stokes-Stevenson Industrial Flex
2. Conceptual Sub Plans Updated for PUD Plat
3. 2022.12.01 CentervilleOwner'sAffidavit

**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: CONCEPTUAL SUBDIVISION ACCEPTANCE

RECOMMENDATION: CONSIDER CONCEPTUAL SUBDIVISION 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.



PRIOR SITE PLAN REVIEW STATUS SUMMARY

On February 22, 2023, the Centerville Planning Commission voted **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/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 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.*

CONCEPTUAL SUBDIVISION REVIEW – CMC 15.02

Conceptual Review Expectations - The Conceptual Subdivision review process is meant to give the applicant an opportunity to receive guidance from the Planning Commission and City Staff regarding the requirements and constraints of the proposed project. This is a requirement of all subdividers. The acceptance of a conceptual subdivision application does not constitute an approval or disapproval of the proposed subdivision. (CMC 15.02.050(c))

CMC 5.06.010 Planned Unit Development - **"Planned Development"** means a development designed and approved pursuant to CZC 12.41 (Planned Development Overlay Zone), or any multi-family dwelling project or development that has been approved by the City in accordance with any applicable design standards." The following are summaries of the expected standards for approval planned developments:

- *Design Standards* – the design of the subdivision plat shall be in harmony with the General Plan and design standards recommended by the Planning Commission.

Staff Comments: Since this project is located in an Industrial Very-High (I -VH) and has received a Final Site Plan Approval, the design layout has been deemed compliant with both the expectations of the General Plan and the applicable I-VH design standards set by the Planning Commission. The proposed division of the property appears to be consistent with the approved Final Site Plan.

- *Provisions for Common Open Space* - the subdivider is required to provide plans for use and landscaping of open space areas. Additionally, the Planning Commission can place conditions regarding the disposition or reuse of the open if the space is not maintained or abandoned by the owners.

Staff Comments: As part of the original Final Site Plan approval, the design provides common areas consisting of both parking and passive open space amenities that support the compliance with the I-VH development standards.

- *Guarantee of Common Open Space Improvements* – The subdivider is required to post an acceptable bond for installation of open space improvements that are to be completed within two (2) years of the posting.

Staff Comments: In order to begin construction after Final Site Plan approval and/or the recording of the Final Subdivision Plat, the subdivider will be required to signing and posting of both infrastructure improvements and the approved landscaping improvements.

- *Continuation of Common Open Space* - the subdivider is to grant to the City, an "Open Space Easement" on and over the common open space prior to the recording to the final plat. This easement is not for public use, but to ensure the perpetual use for parking and landscaping in compliance with the I-VH development standards.

Staff Comments: The granting of the open space easement will need to be depicted on the Preliminary and Final Subdivision Plan submittals.

- *Maintenance of the Common Open Space* – As part of the recording of the Final Subdivision Plat, the subdivider will need to prepare and submit the documents establishing an Owners Association and the relevant Covenants, Conditions, and Restrictions.

Staff Comments: These draft documents will need to be submitted with the Preliminary Subdivision Plat to be reviewed and deemed acceptable to the City Attorney regarding conformance with applicable law. This would ensure that any and all owners of the buildings would remain compliant with the original site plan approval for the property.

Industrial Very-High Development Standards – CZC 12.35.300

Lot and Parcel Standards	Minimum Required	Actual	Compliance Status
Minimum Area	None	NA	Null
Minimum Frontage	50ft	207.44 feet	YES
Minimum Width	50ft	207.44 feet	YES

General Requirements for All Subdivisions (CMC 15.05)

LOTS – All subdivisions must create developable and buildable lots. As noted in CMC 15.06.020 and also with the definition of a Lot, as described in 15.01, as follows:

"Lot" means a parcel or tract of land within a subdivision and abutting a public street, which is or may be occupied by one building and the accessory buildings or uses customarily incident thereto, including such open spaces as are arranged and designed to be used in connection with the building according to the zone within which the lot is located.

Consequently, it is the expectation the Zoning Ordinance that site plan development should be approved in a manner that each lot can conform to all the related building, landscaping, parking, and other relevant requirements as an independent site or phase [see CZC 12-21-110(f)]. The applicant has shown that the units (i.e. buildings) will remain in compliance with the zoning development standards, thereby guaranteeing that any subsequent owner of the lots would not be in possession of a non-conforming situation or dependent upon another lot owner for compliance with the Zoning Ordinance.

STREETS, DRAINAGE, AND UTILITY IMPROVEMENTS –

As reviewed in the related Conceptual Site Plan Acceptance, there are no new public streets being proposed. As to utility services, this is being worked out using the related MOU and additional review of the Final Site Plan. However, the Subdivision Ordinance requires three public utility easements on each lot; a 10ft easement along the street frontage; a 7ft easement along one side; and a 7ft along the rear lot line are required in addition to any interior easements to service the buildings.

PLANNING STAFF RECOMMENDATION

[SUGGESTED MOTION]: *“I hereby make a motion for the Planning Commission to **ACCEPT** the Conceptual Subdivision Plan for the Centerville Industrial Flex development (aka Trinity site), subject to the following conditions:*

- 1) The applicant shall prepare and submit a Preliminary Subdivision Plan that conforms to the requirements of CMC 15.03.030.*
- 2) The preliminary subdivision plans shall depict the required easements for overall parcel frontage, side, and rear property lines of the subdivision.*
- 3) The applicant shall prepare and submit draft versions of the required documents to establish an Owners Association and related CC&Rs meeting the expectations of CMC 15.06.010.*
- 4) The preliminary subdivision plans and subdivision layout shall be subject to the applicable Final Site Plan Approval for the proposed development.*
- 5) This conceptual subdivision plan review 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 the planned development provisions.*
- 6) A portion of this conceptual subdivision acceptance and proposed development is outside of the City limits (West Bountiful) has been deemed to be reviewed utilizing the subdivision 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 THE ACTION]:

- a) The Planning Commission finds that a Conceptual Subdivision Plan is a planned development request and is dependent upon approval of the related Final Site Plan, thereby guaranteeing that any subsequent owner of the lots would not be in possession of a non-conforming situation or dependent upon another lot owner for compliance with the Zoning Ordinance.*
- b) The Planning Commission finds that, with the conditions imposed, the proposed conceptual subdivision plan likely will meet the requirements of CMC 15.06.010 Planned Unit Development.*

CENTERVILLE FLEX CONDOMINIUM
PRELIMINARY PLAT

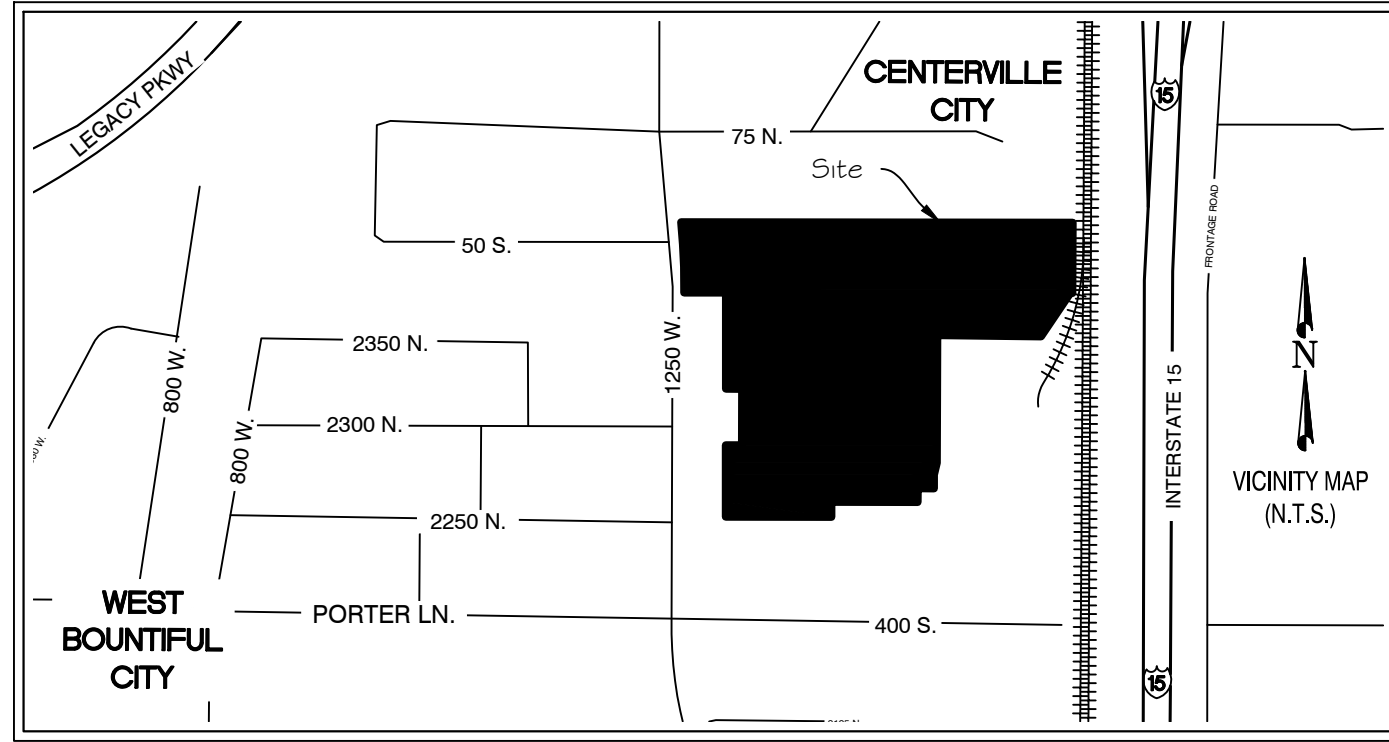
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 & THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

PROPERTY
MANAGEMENT X LLC
06-012-0105

Found Witness Corner
to the East Quarter Corner
Section 12, T.2N., R.1W.

(WC to Sec Cor)
S89°54'27"E
102.69'

East Quarter
Section 12, T.2N., R.1W.
(Calculated)



SURVEYOR'S CERTIFICATE

I, BRIAN MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act; I further certify that by authority of the owners I have made a survey of the tract of land in accordance with Section 17-23-17 and have verified all measurements and that the description describes the land known as **CENTERVILLE FLEX CONDOMINIUM**. I further certify that this condominium plat is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act, and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be as shown on this plat.

Signed this ____ day of _____, 2023



BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 12 and the Northeast Quarter of Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the westerly right-of-way line of Utah Transit Authority Commuter Rail shown on that certain Utah Transit Authority Commuter Rail Right-of-Way Survey filed as No. 5910 in the Office of the Davis County Surveyor, which is 111.34 feet S. 89°56'12" W. and 420.01 feet N. 00°05'40" E. along a monument line and 3.93 feet West from the Southeast Corner of said Section 2; thence N. 89°56'12" W. 6.45 feet; thence S. 33°58'38" W. 161.97 feet; thence N. 89°16'52" W. 320.74 feet; thence S. 00°12'44" W. 395.27 feet; thence S. 13°47'20" W. 37.99 feet; thence S. 00°12'44" W. 41.85 feet; thence N. 89°25'16" W. 50.10 feet; thence S. 00°34'44" W. 42.78 feet; thence N. 89°51'46" W. 266.77 feet; thence S. 00°03'48" W. 46.77 feet; thence N. 89°56'12" W. 326.64 feet; thence N. 00°03'48" E. 221.33 feet; thence S. 89°56'12" E. 50.00 feet; thence N. 00°03'48" E. 297.50 feet; thence N. 89°56'12" W. 129.35 feet; thence N. 00°25'40" E. 10.67 feet to a point of tangency with a 1949.86 - foot radius curve to the left, concave westerly; thence Northerly 207.44 feet along the arc of said curve, through a central angle of 06°05'44" (Chord bears N. 02°37'12" W. 207.34 feet); thence S. 89°56'12" E. 1,211.16 feet to said westerly right-of-way line; thence S. 00°13'08" W. 217.78 feet along said westerly right-of-way line to the **Point of Beginning**.

The above described parcel of land contains 737,027 sq. ft. or 16.919 acres, more or less. 3 Lots

The Rotation of this Description to NAD83 State Plane Bearing (Utah North Zone) is 00°19'04" Clockwise.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

CENTERVILLE FLEX CONDOMINIUM

And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

STOKES STEVENSON CENTERVILLE FLEX LLC

By: _____

Print Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

State of _____)
County of _____)ss

On this ____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of STOKES STEVENSON CENTERVILLE FLEX LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **CENTERVILLE FLEX CONDOMINIUM**, and was signed by him/her on behalf of said STOKES STEVENSON CENTERVILLE FLEX LLC and acknowledged that he/she/they executed the same.

Commission Number _____

My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

CENTERVILLE FLEX CONDOMINIUM

LOCATED IN THE SE 1/4 OF SECTION 12 & THE NE 1/4 OF SECTION 13,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

Recorded # _____
State of Utah, County of Davis, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Davis County Recorder

LINE TABLE		
LINE #	LENGTH	BEARING
L1	6.45	N89° 56' 12"W
L2	37.99	S13° 47' 20"W
L3	41.85	S0° 12' 44"W
L4	50.10	N89° 25' 16"W
L5	42.78	S0° 34' 44"W
L6	46.77	S0° 03' 48"W
L7	50.00	S89° 56' 12"E
L8	50.00	N89° 56' 12"W
L9	10.67	N0° 25' 40"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	207.44	1949.86	6°05'44"	N2° 37' 12"W	207.34

SOUTH DAVIS SEWER DISTRICT

Approved and accepted by South Davis Sewer District on
this ____ day of _____, AD 20____.

Approved: _____
Matthew Myers, General Manager

PLANNING COMMISSION

Recommended for approval this ____ day of _____ A.D.
20____ by the Centerville City Planning Commission.

Chairman, Planning Commission

CENTERVILLE CITY ENGINEER

Recommended for approval this ____ day of _____ A.D.
20____.

City Engineer

CITY ATTORNEY

Recommended for approval as to this form this ____ day of _____
A.D. 20____.

City Attorney

CITY COUNCIL APPROVAL

Presented to the Centerville City Council this ____ day of _____ A.D.
20____, at which time this subdivision was approved and accepted.

Attest: City Recorder

Mayor

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

SHEET
1
3

PLAT NOTES:

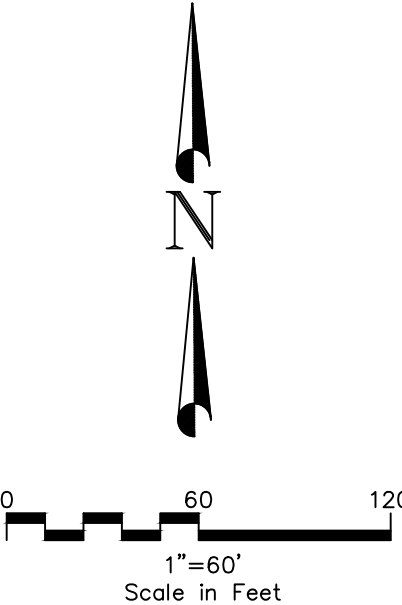
- Benchmark Elevation: 4247.26
Datum is NAVD 88 derived from Utah TurnGPS System.
Witness Corner to the Southeast Corner of Section 12
Township 2 North, Range 1 West.

Building 1=4235.20
Building 2=4238.20
Building 3=4242.20

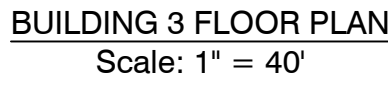
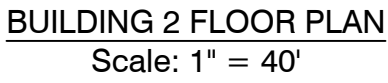
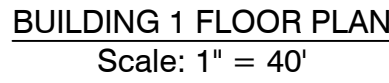
- Access to Condominiums via 640 West Also 1250 West Street
and Porter Lane (400 South)

Legend of Symbols
& Abbreviations

- Boundary Line
- Adjacent Parcel Line
- Section Line
- Easement
- Existing Railroad Tracks
- Private Ownership
- Common Area
- Set rebar and cap stamped "CIR"



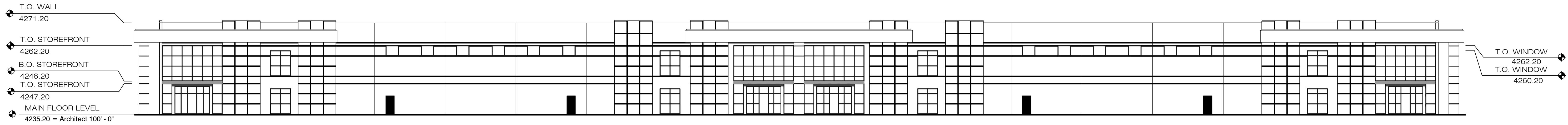
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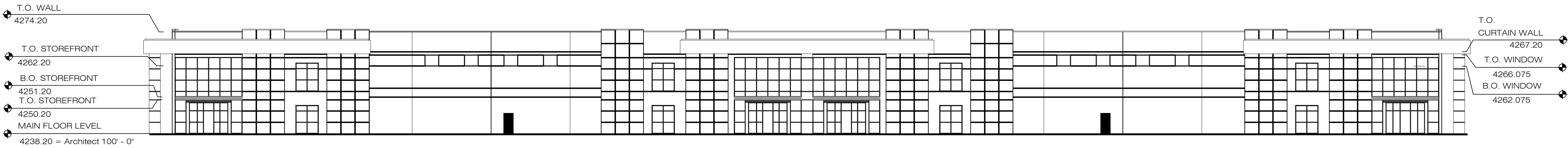
	Boundary Line
	Adjacent Parcel Line
	Section Line
	Easement
	Existing Railroad Tracks
	Private Ownership
	Common Area
	Set rebar and cap stamped "CIR"

CENTERVILLE FLEX CONDOMINIUM
PRELIMINARY PLAT

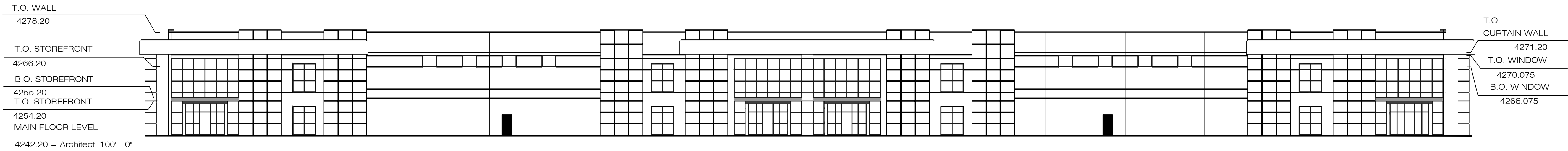
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TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH



BUILDING 1 NORTH ELEVATION
Scale: 1" = 20'



BUILDING 2 SOUTH ELEVATION
Scale: 1" = 20'



BUILDING 3 EAST ELEVATION
Scale: 1" = 20'

SHEET
3
3

PREPARED BY:
CIR CIVIL ENGINEERING
+SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

CENTERVILLE FLEX CONDOMINIUM
LOCATED IN THE SE 1/4 OF SECTION 12 & THE NE 1/4 OF SECTION 13,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah

COUNTY OF Salt Lake

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}ss
}

I (We), Bryan Stevenson, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

Stokes Stevenson Centerville Flex, LLC
(Property Owner)

[Signature] (Manager)
(Property Owner)

Subscribed and sworn to me this 1 day of December, 2022.



[Signature]
(Notary Public)

Residing in Salt Lake, Utah

My Commission Expires 12/3/2022

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ____ day of _____, 20____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

Residing in _____, Utah

My Commission Expires _____

NOTARIAL PUBLIC

NOTARIAL PUBLIC

NOTARY OF THE STATE OF TEXAS

NOTARY OF THE STATE OF TEXAS

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears to me, and that the same has been duly executed by the person or persons named therein, and that the same is a true and correct copy of the original instrument as the same appears to me, and that the same has been duly executed by the person or persons named therein, and that the same is a true and correct copy of the original instrument as the same appears to me, and that the same has been duly executed by the person or persons named therein.

(Notary Public)

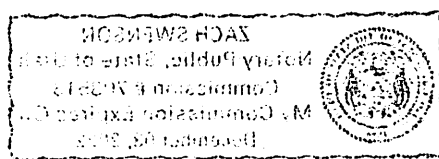
(Notary Public)

Notary Public for the State of Texas

(Notary Public)

(Notary Public)

(Notary Public)



NOTARIAL PUBLIC

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears to me, and that the same has been duly executed by the person or persons named therein, and that the same is a true and correct copy of the original instrument as the same appears to me, and that the same has been duly executed by the person or persons named therein, and that the same is a true and correct copy of the original instrument as the same appears to me, and that the same has been duly executed by the person or persons named therein.

(Notary Public)

(Notary Public)

Notary Public for the State of Texas

(Notary Public)

(Notary Public)

(Notary Public)

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
4/12/2023

Item No. 2.

Title: Public Hearing - Preliminary Subdivision - Canyon Point in Centerville Development - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The Applicant, South Davis Home Rentals, LLC, represented by Chad Morris have joined several properties together in order to build a multi-family & single family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville.

The Applicant is now seeking a Preliminary Subdivision Acceptance from the City. It is proposed that the dwellings in the development be platted as a "*planned unit development*" or PUD subdivision to allow for dwelling units to be individually owned.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 04-12-2023 PC Staff Report Canyon Point Preliminary Subdivision Plan Review
2. CanyonPtPUD PLAT_1208002_2022-09-22 (1)
3. affidavit 360 E 400 N (2)

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

**PLANNING STAFF REPORT
AGENDA ITEM: 2**

PROJECT: CANYON POINT IN CENTERVILLE DEVELOPMENT

APPLICANT: CHAD S MORRIS
SOUTH DAVIS HOME RENTALS, LLC
533 WEST VALLEY DRIVE
CENTERVILLE UT 84014

PROPERTY: APPROXIMATELY 347 NORTH 400 EAST

ACREAGE: 2.06 GROSS ACRES
1.80 NET ACRES

ZONING: RESIDENTIAL MEDIUM (R-M)

APPLICATIONS: PRELIMINARY SUBDIVISION APPLICATION

PROPOSED USE: MULTI-FAMILY – MIXED RESIDENTIAL (11 UNITS/ 2 DUPLEXES & 7 SF HOMES)

RECOMMENDATION: CONSIDER APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN WITH CONDITIONS

BACKGROUND

The Applicant, South Davis Home Rentals, LLC, represented by Chad Morris have joined several properties together in order to build a multi-family & single family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville.



An approximate visualization of the proposed development boundary

The Applicant is now seeking a Preliminary Subdivision Acceptance

from the City. It is proposed that the dwellings in the development be platted as a “*planned unit development*” or PUD subdivision to allow for dwelling units to be individually owned.

PREVIOUS FINAL SITE PLAN APPROVAL SUMMARY

On July 13, 2022, the Commission reviewed and approved the Final Site Plan for Canyon Point, as follows:

1. *The Final Site Plan Approval consists of the following exhibit sheets:*
 - a. *Sheet C400 – Site Plan, dated 06-09-2022*
 - b. *L101- Landscaping Plan, Dated 5-24-2022*
 - c. *Duplex Elevations A-2 and A-4, as submitted to the City*
 - d. *Single Family Elevations A2 and A-4, as submitted to the City.*
2. *The Final Site Plan shall be corrected and submitted, as follows:*
 - a. *Front Yard Setback from 400 North shall be 25 feet unless it is modified by compliance with the Deuel Creek Design Incentive program.*
 - b. *All retaining walls located in the Front Yard Setback areas shall not exceed four (4) feet in height.*
3. *The Final Site Plan Improvement Construction Drawings shall be submitted for final review and acceptance by the City Engineer.*
4. *A Planned Unit Development (PUD) Subdivision Plat is required to be reviewed and approved by the City prior to the listing or selling any individual dwelling unit.*

PREVIOUS CONCEPTUAL SUBDIVISION ACCEPTANCE

In September of 2022, the Planning Commission accepted the Conceptual Subdivision Plan for Canyon Point in Centerville Development, located at approximately 347 North 400 East, subject to the following conditions:

- 1) *The next step is for the subdivider shall submit a Preliminary Subdivision Plat that conforms to the requirements of CMC 15.03.030.*
- 2) *The preliminary plat shall depict the subdivision layout that conforms to the City approved Final Site Plan of July 13, 2022.*

PRELIMINARY SUBDIVISION PLAN REVIEW

According to CMC 15.06.010, Planned Unit Development, there are five (5) criteria for reviewing and approving a PUD Subdivision. Below is staff summary of the review criteria:

Design Standards – the design of the subdivision plat shall be in harmony with the General Plan and design standards recommended by the Planning Commission.

Staff Comments: Since this project is located in a Residential Medium (R-M) and has received a Final Site Plan Approval, the design layout has been deemed compliant with both the expectations of the General Plan and the applicable R-M design standards set by the Planning Commission. The proposed division of the property appears to be consistent with the approved Final Site Plan in September of 2022.

Provisions for Common Open Space - the subdivider is required to provide plans for use and landscaping of open space areas. Additionally, the Planning Commission can place conditions regarding the disposition or reuse of the open if the space is not maintained or abandoned by the owners.

Staff Comments: As part of the original Final Site Plan approval, the design provides two common areas consisting of both passive and active open space amenities. The passive spaces consist of a pavilion, seating benches, and landscape areas. The active spaces consist of a Corn/Bean Bag Toss Court, Dog Park, and Gardening.

Guarantee of Common Open Space Improvements – The subdivider is required to post an acceptable bond for installation of open space improvements that are to be completed within two (2) years of the posting.

Staff Comments: In order to begin construction after Final Site Plan approval and/or the recording of the Final Subdivision Plat, the subdivider will be required to signing and posting of both infrastructure improvements and the approved landscaping improvements.

Continuation of Common Open Space - the subdivider is to grant to the City, an "Open Space Easement" on and over the common open space prior to the recording to the final plat.

Staff Comments: The open space easement will need to be depicted on the Final Subdivision Plan submittals.

Maintenance of the Common Open Space – As part of the recording of the Final Subdivision Plat, the subdivider will need to prepare and submit the documents establishing a Homeowners Association and the relevant Covenants, Conditions, and Restrictions.

Staff Comments: The Final documents will need to be submitted with the Final Subdivision Plat to be reviewed and deemed acceptable to the City Attorney regarding conformance with applicable law.

Residential Medium Lot Development Standards – CZC 12.32.300

Lot and Parcel Standards	Minimum Required	Actual	Compliance Status
Minimum Area	10,000 sq. ft.	NA	Null
Minimum Frontage	60ft	280.00 & 99.07 feet	YES
Minimum Width, Interior	60ft	PUD PLAT	YES
Minimum Width, Corner	70ft	NA	Null

General Requirements for All Subdivisions (CMC 15.05)

LOTS – All subdivisions must create developable and buildable lots. As noted in CMC 15.06.020 and also with the definition of a Lot, as described in 15.01, as follows:

"Lot" means a parcel or tract of land within a subdivision and abutting a public street, which is or may be occupied by one building and the accessory buildings or uses customarily incident thereto, including such open spaces as are arranged and designed to be used in connection with the building according to the zone within which the lot is located.

Consequently, it is the expectation the Zoning Ordinance that site plan development should be approved in a manner that each lot can conform to all the related building, landscaping, parking, and other relevant requirements as an independent site or phase [see CZC 12-21-110(f)]. The applicant has shown that the units (i.e. buildings) will remain in compliance with the zoning development standards, thereby guaranteeing that any subsequent owner of the lots would not be in possession of a non-conforming situation or dependent upon another lot owner for compliance with the Zoning Ordinance.

STREETS, DRAINAGE, AND UTILITY IMPROVEMENTS –

As reviewed in the related Final Site Plan Approval, there are no new public streets being proposed. However, the proposed "private lane" will be constructed to serve the dwellings with the development. As to utility services, this has been addressed with the construction drawings for the related Final Site Plan. However, the Subdivision Ordinance requires three public utility easements on each lot; a 10ft easement along the street frontages; a 7ft easement along one side; and a 7ft along the rear lot line are required in addition to any interior easements to service the buildings.

PLANNING STAFF RECOMMENDATION

[PROPOSED MOTION] *"I hereby make a motion for the Planning Commission to **APPROVE** the Preliminary Subdivision Plan for Canyon Point in Centerville Development, located at approximately 347 North 400 East, subject to the following conditions:*

- 1) *The next step is for the subdivider shall submit a Final Subdivision Plat that conforms to the requirements of CMC 15.04.030.*
- 2) *The Final Subdivision Plat shall be prepared in accordance with the City's Subdivision Plat Format, as deemed acceptable by the City Engineer.*
- 3) *The Final Subdivision Plat shall depict the subdivision layout that conforms to the City approved Final Site Plan of July 13, 2022.*
- 4) *The Final Subdivision Plat shall address the following:*
 - a. *Provide the required utility easements, as required by ordinance.*
 - b. *Note the required "open space" easement for the common areas.*
 - c. *Prepare and submit the final draft documents establishing a Homeowners Association and the relevant Covenants, Conditions, and Restrictions.*
 - d. *Provide an updated Preliminary Title Report for review by applicable city staff.*

- 5) *Final Construction Plans may consist of the Construction Drawings for the related Final Site Plan Approval, provided the plans are deemed acceptable by the City Engineer. If not, the applicant shall prepare any needed amendments that are deemed necessary.*

[SUGGESTED REASONS FOR THE ACTION]:

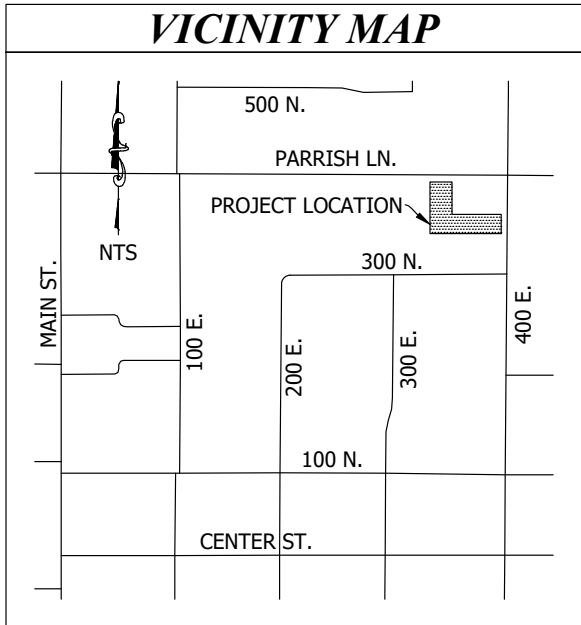
- a) *The Planning Commission finds that a Preliminary Subdivision Plan is consistent with the City Approved Final Site Plan of July 13, 2022.*
- b) *The Planning Commission finds that the Planned Unit Development (PUD), implements the existing Final Site Plan Approval granted by the City in September of 2022.*
- c) *Therefore, the Planning Commission finds that, with the conditions imposed, the preliminary subdivision plan likely will meet the requirements of CMC 15.06.010 Planned Unit Development.*

LEGEND

SUBDIVISION LINE
LOT LINE
ADJACENT PROPERTY
ROAD RIGHT-OF-WAY
ROAD CENTERLINE
SECTION LINE
TIE TO MONUMENT
PRIVATE AREA
COMMON AREA
LIMITED COMMON AREA
RECORD CALLS ()
SET 5/8" X 24" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
FOUND LOT CORNER MARKER (AS NOTED)

CANYON POINT IN CENTERVILLE PLANNED UNIT DEVELOPEMENY

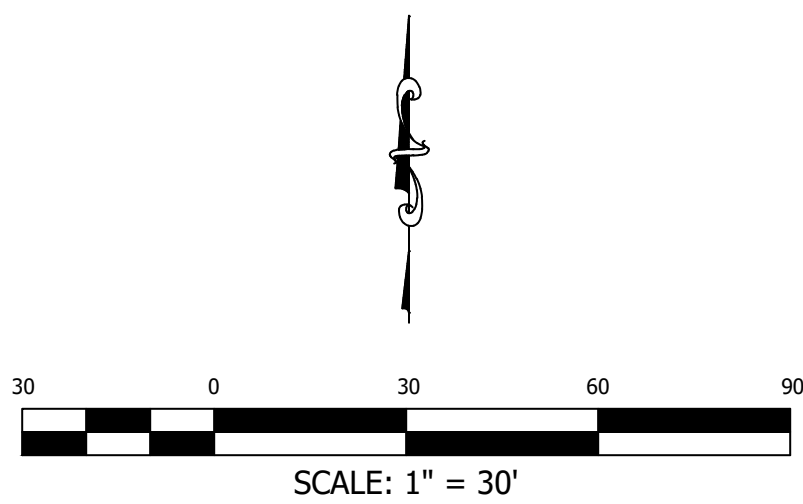
PART OF THE NE 1/4 OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SEC. 7 & THE SW 1/4 SEC. 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
FINAL PLAT, SEPTEMBER 2022



NOTES

- ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEY SYSTEM DATUM.
- APPROVAL OF THIS DEVELOPMENT PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR TO THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- CANYON POINT LANE AND THE AREAS SHOWN HEREON PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U. & D.E.)
- SEE SHEET 2 FOR UNIT DETAILS.
- LIMITED COMMON AREA IS ASSOCIATED WITH ITS CONTIGUOUS LOT.
- ROTATE BASIS OF BEARING CLOCKWISE 0°19'50" FOR NAD83 STATE PLANE COORDINATE SYSTEM BEARING IN UTAH NORTH ZONE.

COPY FOR REVIEW



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS CANYON POINT IN CENTERVILLE PLANNED UNIT DEVELOPEMENT AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 400 EAST STREET, SAID POINT BEING SOUTH 00°19'54" WEST 112.00 FEET FROM THE NORTHEAST CORNER OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY, SAID POINT ALSO BEING NORTH 89°26'50" EAST 133.87 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF 400 EAST STREET AND SOUTH 00°19'54" WEST 202.57 FEET ALONG SAID CENTER LINE TO THE MONUMENT AT THE INTERSECTION OF PARRISH LANE AND 400 EAST STREET AND SOUTH 00°19'54" WEST 142.00 FEET ALONG SAID CENTER LINE AND NORTH 89°51'34" WEST 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°51'34" WEST 200.00 FEET; THENCE NORTH 00°19'54" EAST 112.00 FEET TO THE SOUTH LINE OF PARRISH LANE AT A POINT BEING DESCRIBED AS BEING 200.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89°51'34" WEST 280.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE GRANITE SQUARE TOWNHOMES SUBDIVISION; THENCE SOUTH 00°08'26" WEST 209.47 FEET (212.00 FEET, BY RECORD) ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTH LINE OF THE FLORENCE SUBDIVISION; THENCE SOUTH 89°40'06" EAST 479.31 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF 400 EAST STREET; THENCE NORTH 00°19'54" EAST 99.07 FEET (100.0 FEET, BY RECORD) ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.801 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS CANYON POINT IN CENTERVILLE PLANNED UNIT DEVELOPEMENT, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET, PARCELS, AND PUBLIC UTILITY EASEMENTS WHICH WILL INTERFERE WITH DEDICATED PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 20____.

SOUTH DAVIS HOME RENTALS LLC JOHN MORRIS
ALLISON MORRIS

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A MEMBER OF SOUTH DAVIS HOME RENTALS LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

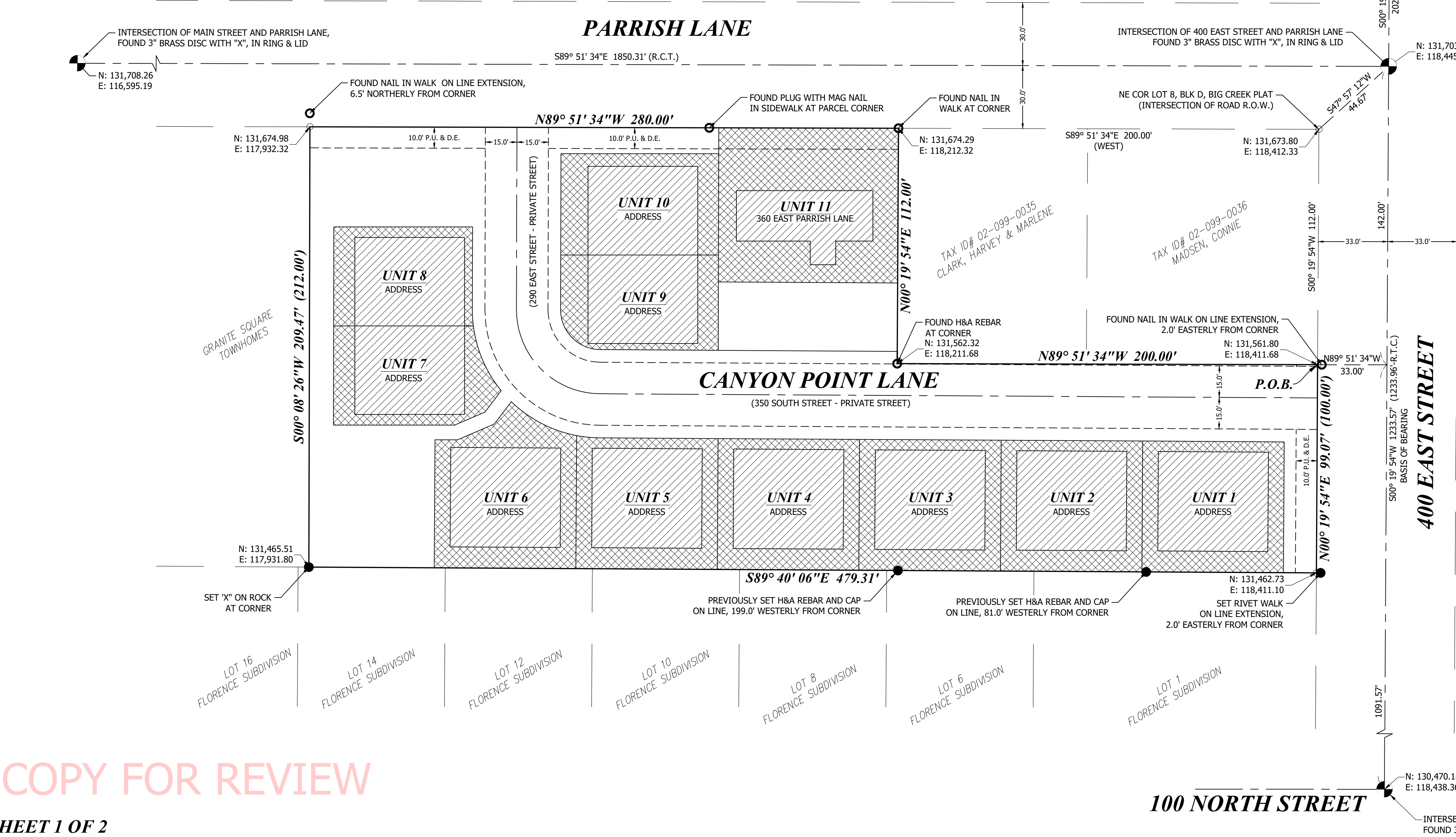
ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN MORRIS AND ALLISON MORRIS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____,
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY



COPY FOR REVIEW

SHEET 1 OF 2

SHEET 1 OF 2

Entellus

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT 08/23/2022
09/19/2022

#1208002
JIS

CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.

CENTERVILLE CITY ENGINEER

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF CENTERVILLE CITY.

CHAIRMAN

CITY ATTORNEY

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.

CENTERVILLE CITY ATTORNEY

CENTERVILLE CITY COUNCIL

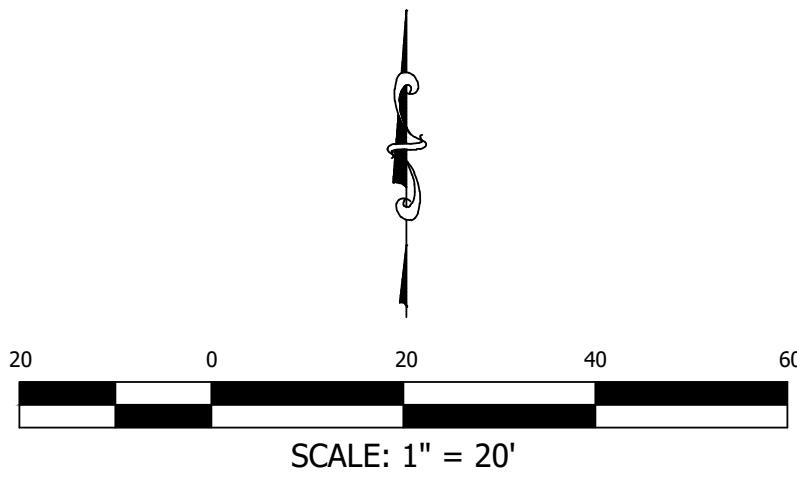
PRESENTED TO THE CITY COUNCIL OF CENTERVILLE CITY, UTAH, THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____
MAYOR: _____

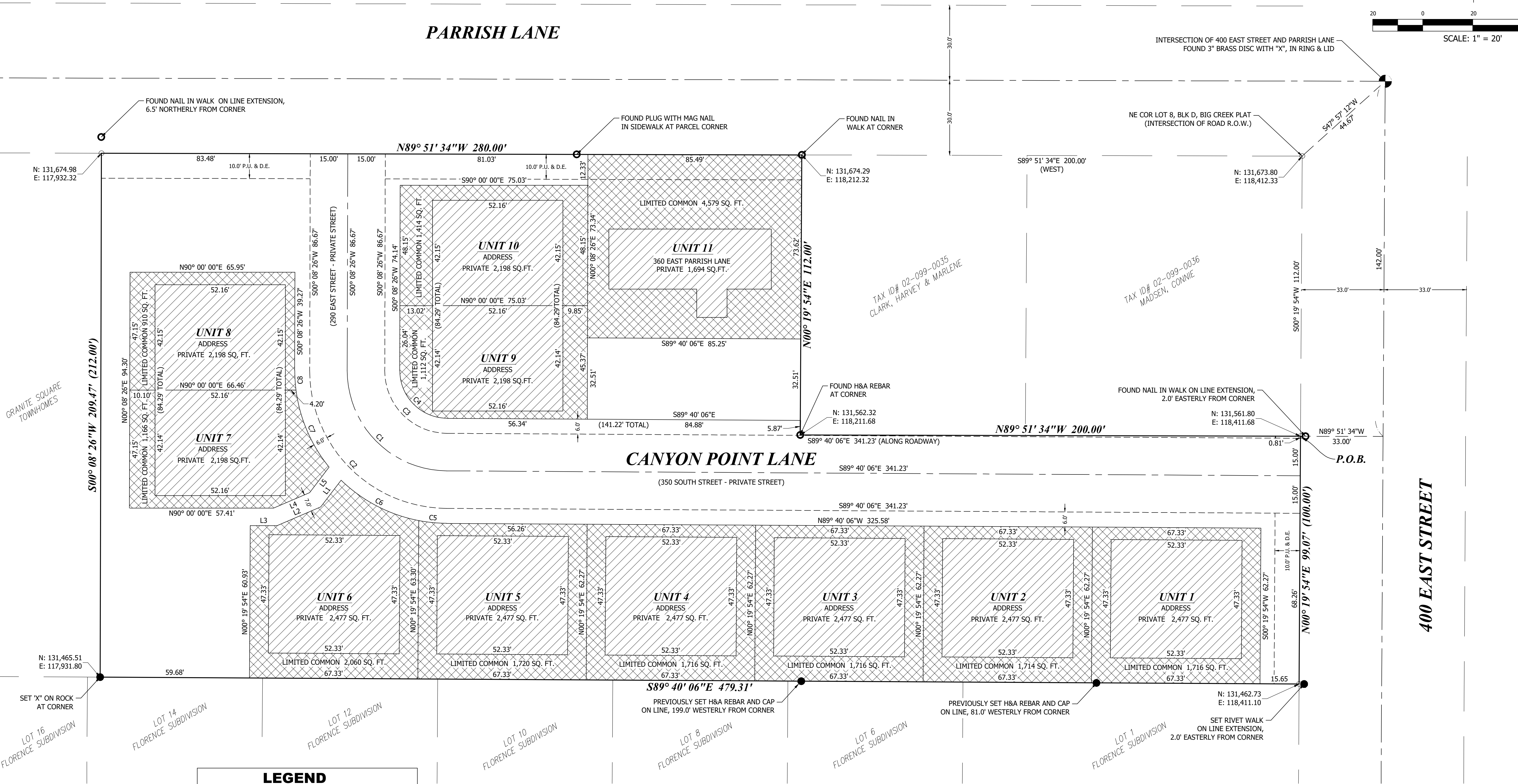
COPY FOR REVIEW

CANYON POINT IN CENTERVILLE PLANNED UNIT DEVELOPEMENY

PART OF THE NE 1/4 OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SEC. 7 & THE SW 1/4 SEC. 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
FINAL PLAT, SEPTEMBER 2022



PARRISH LANE



LEGEND

SUBDIVISION LINE	_____
LOT LINE	_____
ADJACENT PROPERTY	_____
ROAD RIGHT-OF-WAY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
PRIVATE AREA	
COMMON AREA	
LIMITED COMMON AREA	

Curve Table					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	40.00'	62.70	089° 48' 32"	S44° 45' 50"E	56.47'
C2	55.00'	86.21	089° 48' 32"	S44° 45' 50"E	77.65'
C3	25.00'	39.19	089° 48' 32"	S44° 45' 50"E	35.30'
C4	19.00'	29.78	089° 48' 32"	S44° 45' 50"E	26.83'
C5	61.00'	11.13	010° 27' 05"	S84° 26' 33"E	11.11'
C6	61.00'	35.52	033° 21' 42"	S62° 32' 09"E	35.02'
C7	61.00'	33.95	031° 53' 13"	S23° 13' 39"E	33.51'
C8	61.00'	7.90	007° 25' 28"	S03° 34' 18"E	7.90'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N37° 17' 15"E	13.38'
L2	N66° 46' 41"E	18.96'
L3	N90° 00' 00"E	10.75'
L4	N66° 46' 41"E	15.68'
L5	S37° 17' 15"W	12.79'

COPY FOR REVIEW

SHEET 2 OF 2

 1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1208002
08/22/2022 JJS

SHEET 2 OF 2

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____ DEPUTY

AFFIDAVIT

PROPERTY OWNER

STATE OF Utah }
COUNTY OF Davis }ss

I (We), John and Allison Morris, 360 E. 400 N. Centerville being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

[Signature]
(Property Owner)

[Signature]
(Property Owner)

Subscribed and sworn to me this 10th day of June, 2021.



[Signature]
(Notary Public)

Residing in Davis County Utah

My Commission Expires April 11, 2023

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ____ day of _____, 20____, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

Residing in _____, Utah

My Commission Expires _____

**PLANNING
COMMISSION**

Staff Report
4/12/2023

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

Next Planning Commission Meeting - April 26, 2023

Tentative Items:

- *Centerville Industrial Flex & Trinity Final Site Plans*
- *Jensen Family Subdivision*
- *Moderate Income Housing - Discuss needed 2023 Annual MIH Report due 8/01/2023*

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
4/12/2023

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

March 22, 2023 Planning Commission Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 3-22-23 PC Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, March 22, 2023**
3 **7:00 p.m.**
4

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

8 **MEMBERS PRESENT**

9 Kevin Daly
10 Shawn Hoth
11 Mason Kjar
12 Tyler Moss
13 Heidi Shegrud, Chair
14

15 **MEMBER ABSENT**

16 Matt Larsen, Vice Chair
17

18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Lisa Romney, City Attorney
21 Whittney Black, Assistant Planner
22

23 **VISITORS**

24 Craig Salmon
25

26 **PLEDGE OF ALLEGIANCE**

27
28 **LEGISLATIVE PRAYER OR THOUGHT** Commissioner Kjar
29

30 **PUBLIC HEARING – CONCEPTUAL SUBDIVISION ACCEPTANCE, STOKES-**
31 **STEVENSON INDUSTRIAL FLEX SITE (AKA TRINITY)**
32

33 The applicant withdrew this item from the agenda.
34

35 **PUBLIC HEARING – ZONE TEXT AMENDMENT, ALLOWED USES OF THE SCP**
36 **DISTRICT, SALMON, APPLICANT**
37

38 Community Development Director Cory Snyder said the petitioner desired to amend the
39 allowed use list of the Shorelands Commerce Park (SCP) Zone to accommodate a potential
40 tenant for one of their buildings. The desire was to amend the use list to allow for “personal
41 instruction” and “construction sales and service”, which were currently not allowed in the SCP
42 Zone. Mr. Snyder said the potential “personal instruction” use would involve one-on-one pitching
43 and batting instruction. He explained the potential tenant was an independent distributor of roof
44 products. Mr. Snyder said office use was allowable if the secondary use was simply an “office”
45 for the company. However, if the space was used for retail/showroom space for product
46 showing and purchase, it would likely fall under “construction sales and service”, which was
47 currently prohibited in the SCP Zone.
48

49 Mr. Snyder spoke of the focus on developing a “job creation area” when the Shorelands
50 Commerce Park Zone was created, and spoke of current market interests that may not allow the
51 “original ideal” to actualize. Responding to a question from Commissioner Daly, Mr. Snyder said
52 the two personal instruction uses currently on the property were a dance studio and Kona
53 Karate. Mr. Snyder explained crossover and division he had seen within use categories, (i.e.,
54 “personal instruction”, “fitness studio”, and “indoor recreation gymnasium”).
55

1 Mr. Snyder updated the Commission regarding a market study currently in progress for
2 Centerville, and spoke of possible obstacles to full development of the SCP Zone (listed on
3 page 3-4 of the staff report).

4
5 Commissioner Daly said he would support the staff suggested action, Option 1 (add
6 Construction Sales and Service and Personal Instruction Service to SCP District permitted use
7 list), but not the petitioner suggested action, Option 2 (SCP Zone uses shall consist of the same
8 permitted uses of the Industrial-High District).

9
10 Craig Salmon, petitioner, said working with the SCP Zone had been a challenge. He said
11 the current Kona Karate and dance studio tenants had been awesome. He said he agreed with
12 the job creation goal, and said 184 individuals were currently employed at the two-acre property.
13 Mr. Salmon said he did not see a problem with the proposed uses. He said he did agree with
14 the architectural restrictions in the SCP Zone. Mr. Salmon said the primary use for the potential
15 tenant would be office, with occasional batting instruction. Responding to a question from
16 Commissioner Daly, Mr. Salmon said parking had not been a problem with the existing two
17 personal instruction uses on his property.

18
19 At 7:52 p.m., Chair Shegrud opened a public hearing, and closed the public hearing
20 seeing that no one wished to comment. Chair Shegrud expressed the opinion that an
21 amendment should be a “betterment”, and asked if the Commission viewed the proposed
22 amendment as a betterment. Commissioner Hoth said Option 1 made the most sense to him at
23 that time. Commissioner Kjar expressed the opinion that too many uses might be granted with
24 Option 2, and said he would be in favor of a broader Option 1, but was comfortable with Option
25 1 as presented.

26
27 Commissioner Daly made a **motion** for the Planning Commission to recommend
28 approval of the proposed Zoning Code Text Amendment to CZC 12.68.050(h) regarding allowed
29 uses in the Shorelands Commerce Park District as follows, with the following reasons for action.
30 Commissioner Kjar seconded the motion, which passed by unanimous vote (5-0).

31
32 **12.47.090 SCP Zone, Permitted And Conditional Uses**

- 33 ■ *Add the following uses to the SCP District permitted use list – Construction Sales*
34 *and Service; and Personal Instruction Service*

35
36 **Reasons for action:**

- 37
38 a) The Planning Commission finds that the proposed text amendment is debatable with
39 regards to being consistent with the goals, objectives, and policies of the City’s
40 General Plan.
41 b) The Planning Commission finds that the SCP was originally adopted in 2007.
42 However, due to environmental and infrastructure shortfalls, the main area devoted
43 to the SCP vision still has additional hurdles to cross over (e.g., wetland mitigation,
44 roadway development, and extension of utility infrastructure).
45 c) Consequently, the Planning Commission finds that the only area of the SCP District
46 currently developed is along the existing terminal road at the south end of the district.
47 d) The Planning Commission further finds that most of the uses are offices for local
48 businesses, or limited manufacturing that cross over with the definition with
49 “contractor sales and services,” which lends itself to locate in flex warehouse space,
50 as has been typical of the Industrial-High District also.
51 e) Lastly, the Planning Commission finds that the allowance of “personal instruction
52 service” does not overly pose problems with the intention of creating a “job center”
53 within the SCP District, if and when the needed roadway and utility infrastructure
54 becomes available.
55

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on April 12, 2023. Chair Shegrud commented on the current vacant seat on the Planning Commission. The Planning Commission and staff briefly discussed recent Legislative changes that would affect Centerville.

MINUTES REVIEW AND APPROVAL

Minutes of the March 8, 2023 Planning Commission Meeting were reviewed. Chair Shegrud **moved** to approve the minutes. Commissioner Hoth seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:08 p.m., Commissioner Daly **moved** to adjourn the meeting. Chair Shegrud seconded the motion, which passed by unanimous vote (5-0).

Jennifer Robison, City Recorder

Date Approved