

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, May 24, 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 Shawn Hoth

10 Matt Larsen, Vice Chair

11 Tyler Moss

12 LaRae Patterson

13 Heidi Shegrud, Chair

14
15 **MEMBERS ABSENT**

16 Kevin Daly

17 Mason Kjar

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director

21 Lisa Romney, City Attorney

22 Whitney Black, Assistant Planner

23
24 **VISITORS**

25 Sam Nelson, Stokes Stevenson

26 Chad Morris, South Davis Home Rentals, LLC

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28 **LEGISLATIVE PRAYER OR THOUGHT** Commissioner Moss

29
30 New Planning Commissioner LaRae Patterson introduced herself, and said serving on
31 the Planning Commission felt right.
32

33 **PLEDGE OF ALLEGIANCE**

34
35 City Attorney Lisa Romney explained that legislative decisions were decisions made by
36 the City Council to set policy, and administrative decisions were decisions that implemented
37 policy.
38

39 **FINAL SITE PLAN, CENTERVILLE INDUSTRIAL FLEX DEVELOPMENT**

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41 Community Development Director Cory Snyder explained the proposed Final Site Plan
42 for industrial flex development of three buildings on approximately 16.85 acres of land, a portion
43 of which was located within Centerville generally at 1200 West 50 South, was interdependent
44 with the adjoining Trinity Development Final Site Plan, which was acknowledged in proposed
45 conditions for approval.
46

47 Sam Nelson with Stokes Stevenson expressed appreciation to staff for helping make
48 sure conditions were met. The Planning Commission and staff discussed the proposed Final
49 Site Plan. Mr. Snyder answered questions about building height and road width. Chair Shegrud
50 commented that the landscaping plan looked good.
51

52 Commissioner Hoth **moved** to approve the Final Site Plan for the proposed Centerville
53 Industrial Flex Development located generally at 1200 West 50 South with the following
54 conditions and reasons for action. Commissioner Larsen seconded the motion, which passed by
55 unanimous vote (5-0).
56

Conditions:

1. This Final Site Plan Approval is restricted to the development of the property, as submitted to the City with the Final Site Plan Application, or as amended by this approval.
2. This Final Site Plan may be amended in the future in accordance with the City's Administrative Approval processes.
3. The Final Site Plan shall be altered in a manner to address the following:
 - a. The maximum building height shall be limited to 35 feet, subject to the height exceptions allowed by the Zoning Ordinance of CZC 12.55.120.
 - b. All two-way parking lot drive aisles shall be corrected to have at least a minimum width of 25 feet.
 - c. The maximum height for parking lot pole lighting shall not exceed 25 feet.
 - d. The Final Site Plan shall further address the screening of roof equipment and/or ground equipment, as per CZC 12.51.110.
 - e. Utility service easements will need to be identified and accepted by the prevailing city or agency providing needed utility services.
 - f. Provide the needed cross-access through an appropriate recordable agreement, as deemed acceptable by the City Engineer and Attorney.
 - g. All alterations listed in this section shall be reviewed and approved by the Zoning Administrator, as part of the issuance of any project construction permit.
 - h. Any dispute regarding compliance with these listed items shall be returned to the Centerville City Planning Commission for resolution.
4. The Final Site Plan is conditionally approved assuming the use of the property is industrial flex development consisting of unidentified general manufacturing uses which would require 447 parking stalls. If all the building users employ a substantial number of actual employees, the parking count (highest shift) may change and/or not comply, which may require additional parking subject to a Site Plan Amendment Approval process.
5. All site and wall signage are required to obtain a separate permit and must be reviewed by staff for approval at the time a sign permit application is submitted, which shall comply with CZC 12-54.
6. Where deemed applicable by the City Engineer, all public street improvements shall be repaired, upgraded, or provided where missing, as required by CZC 12.55.190.
7. The Final Site Plan Approval shall remain subject to the City Engineer's review and approval of the improvement construction drawings or applicable needed alterations, including any applicable public improvements and public landscaping bonding, as deemed applicable by the City Engineer in accordance with City ordinances.
8. This Final Site Plan Approval is conditioned upon the required site remedies regarding the existing nonconformity status of the original Trinity operations and site (see CZC 12.21.080). Due to the past spatial extent of this existing use, the Centerville Flex property is also being considered as a "development phase," in accordance with CZC 12.110(f). Therefore, this approval is contingent on the parallel approval of the Trinity Site, which shall require both properties to be developed simultaneously, with regards to the jointly integrated construction of needed utilities and services.
9. A portion of this Final Site Plan and its proposed development is outside of the City limits of Centerville (i.e., West Bountiful) and has been reviewed utilizing the Centerville City I-VH standards in accordance with the MOU between the cities and the developer. However, this final site plan approval is not a guarantee, sanction and/or to be deemed a final approval by West Bountiful.
10. Due to the nature of this proposed development being located in multiple municipal jurisdictions, this Final Site Plan Approval shall NOT become effective or valid until

- 1 both Centerville City and West Bountiful City have entered into an interlocal
2 agreement between them regarding the provision of services and other applicable
3 joint municipal issue regarding the project.
- 4 11. In accordance with CZC 12.21.110(c)(3), when site plan approval is required, no
5 building permit for the construction of any building, structure, or other improvement to
6 the site shall be issued prior to approval of the required plan. No clearing, grubbing,
7 grading, drainage work, parking lot construction or other site improvement shall be
8 undertaken prior to obtaining the required Final Site Plan approvals from both
9 Centerville City and West Bountiful City.
- 10 12. If an interlocal agreement is not obtained between these cities, then this Final Site
11 Plan may be amended to remove and reconfigure the site to eliminate property
12 outside of Centerville City, in accordance with submitted Amended Site Plan
13 Application, which shall return to the Centerville City Planning Commission for review
14 and approval or shall become null and void.
- 15 13. This Final Site Plan Approval shall expire and have no further force or effect if the
16 building, activity, construction, or occupancy authorized by the approval is not
17 commenced within one year or not substantially completed within two years from the
18 date of Final Site Plan Approval.

19
20 Reasons for action:

- 21
22 a. The Planning Commission finds that after considering the goals and objectives of the
23 West Centerville Neighborhood Plan, as also reviewed in the related staff reports,
24 the Final Site Plan can be deemed consistent with the City's General Plan.
- 25 b. The Planning Commission finds after considering the applicable development
26 standards of the I-VH Zone, the proposed Final Site Plan with the conditions
27 imposed does comply with the expected Zoning and applicable municipal code
28 standards, as also reviewed in the related Staff Reports of February 22, 2023 and
29 May 24, 2023.
- 30 c. Therefore, the Planning Commission finds that Final Site Plan Approval, with the
31 conditions imposed, is warranted for the proposed development of the properties.

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33 **AMENDED FINAL SITE PLAN, TRINITY DEVELOPMENT**

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35 The Planning Commission reviewed site improvements included in the request for Final
36 Site Plan Amended approval for the Trinity Development Site. Mr. Snyder answered questions
37 about outdoor storage.

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39 Commissioner Larsen made a **motion** to approve the Amended Final Site Plan for the
40 proposed Trinity Facility Site, located generally at 1200 West 50 South, with the following
41 conditions and reasons for action. Commissioner Hoth seconded the motion, which passed by
42 unanimous vote (5-0).

43
44 Conditions:

- 45
46 1. This Amended Final Site Plan Approval is restricted to the development of the
47 property, as submitted to the City with the Final Site Plan Application, or as amended
48 by this approval.
- 49 2. This Amended Final Site Plan may be amended in the future in accordance with the
50 City's Administrative Approval processes.
- 51 3. The Amended Final Site Plan shall be altered in a manner to address the following:
52 a. All two-way parking lot drive aisles shall be corrected to have at least a
53 minimum width of 25 feet and one-way drive aisles to a minimum of 17 feet.

- b. The Amended Final Site Plan shall further address the screening of outdoor storage and/or ground equipment, as per CZC 12.51.110.
 - c. Utility service easements will need to be identified and accepted by the prevailing city or agency providing needed utility services.
 - d. Provide the needed cross-access through an appropriate recordable agreement, as deemed acceptable by the City Engineer and Attorney.
 - e. All alterations listed in this section shall be reviewed and approved by the Zoning Administrator, as part of the issuance of any project construction permit.
 - f. Any dispute regarding compliance with these listed items shall be returned to the Centerville City Planning Commission for resolution.
4. The Amended Final Site Plan is conditionally approved assuming the use of the property is for general manufacturing, which requires 95 parking stalls.
5. All site and wall signage are required to obtain a separate permit and must be reviewed by staff for approval at the time a sign permit application is submitted, which shall comply with CZC 12-54.
6. Where deemed applicable by the City Engineer, all public street improvements shall be repaired, upgraded, or provided where missing, as required by CZC 12.55.190.
7. The Amended Final Site Plan Approval shall remain subject to the City Engineer's review and approval of the improvement construction drawings or applicable needed alterations, including any applicable public improvements and public landscaping bonding, as deemed applicable by the City Engineer in accordance with City ordinances.
8. This Amended Final Site Plan approval is conditioned upon the required site remedies regarding the existing nonconformity status of the original Trinity operations and site (see CZC 12.21.080). Due to the past spatial extent of this existing use, the Centerville Flex property is also being considered as a "development phase," in accordance with CZC 12.110(f). Therefore, this approval is contingent on the parallel approval of the Centerville Flex Development, which shall require both properties to be developed simultaneously, with regards to the jointly integrated construction of needed utilities and services.
9. A portion of this Amended Final Site Plan and its proposed development is outside of the City limits of Centerville (i.e., West Bountiful) and has been reviewed utilizing the Centerville City I-VH standards in accordance with the MOU between the cities and the developer. However, this final site plan approval is not a guarantee, sanction and/or to be deemed a final approval by West Bountiful.
10. Due to the nature of this proposed development being located in multiple municipal jurisdictions, this Amended Final Site Plan Approval shall NOT become effective or valid until both Centerville City and West Bountiful City have entered into an interlocal agreement between them regarding the provision of services and other applicable joint municipal issue regarding the project.
11. In accordance with CZC 12.21.110(c)(3), when site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the required plan. No clearing, grubbing, grading, drainage work, parking lot construction or other site improvement shall be undertaken prior to obtaining the required Amended Final Site Plan approvals from both Centerville City and West Bountiful City.
12. If an interlocal agreement is not obtained between these cities, then this Amended Final Site Plan may be amended to remove and reconfigure the site to eliminate property outside of Centerville City, in accordance with submitted Amended Site Plan Application, which shall return to the Centerville City Planning Commission for review and approval or shall become null and void.
13. This Amended Final Site Plan Approval shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval

is not commenced within one year or not substantially completed within two years from the date of final site plan approval.

Reasons for action:

- a. The Planning Commission finds that after considering the goals and objectives of the West Centerville Neighborhood Plan, as also reviewed in the related staff reports, the Amended Final 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 Amended Final Site Plan with the conditions imposed does comply with the expected Zoning and applicable municipal code standards, as also reviewed in the related Staff Reports of February 22, 2023 and May 24, 2023.
- c. Therefore, the Planning Commission finds that Amended Final Site Plan Approval, with the conditions imposed, is warranted for the proposed development of the properties.

FINAL SUBDIVISION PLAT, CANYON POINT DEVELOPMENT

Mr. Snyder explained the subject property at approximately 347 North 400 East was zoned for multi-family, and the applicant desired to develop a multi-family and single-family mixed-residential project. It was proposed the dwellings in the development be platted as a planned unit development (PUD) subdivision to allow for dwelling units to be individually sold. Mr. Snyder said staff recommended Final Subdivision Approval.

Chad Morris, applicant, answered questions about detention. Mr. Morris said he would reach out to UTA regarding an existing bus stop.

Commissioner Moss made a **motion** for the Planning Commission to recommend approval of the Final Subdivision Plan for Canyon Point in Centerville Development, located at approximately 347 North 400 East, subject to the following conditions and with the following reasons for action. Commissioner Larsen seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. The Final Subdivision Plat shall be corrected to include the required "open space" notation on the subdivision plat.
2. City Engineer verification for correct provision of public utility easements.
3. City Attorney review and acceptance of the documents establishing a Homeowners Association and the relevant Covenants, Conditions, and Restrictions.
4. City Attorney review and acceptance of the Preliminary Title Report and correctness of the related subdivision plat elements.

Reasons for action:

- a. The Planning Commission finds that a Final Subdivision Plat, with the conditions imposed, is consistent with the City Approved Final Site Plan of July 13, 2022.
- b. The Planning Commission finds that, with the conditions imposed, the final subdivision plat meets the requirements of CMC 15.06.010 Planned Unit Development.
- c. The Planning Commission finds that the Final Subdivision Plat is adequately prepared for review by the City Council, as per CMC 15.04.050.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on June 14, 2023.

MINUTES REVIEW AND APPROVAL

Minutes of the April 12, 2023 Planning Commission Meeting were reviewed. Chair Shegrud **moved** to approve the minutes. Commissioner Moss seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:15 p.m., Commissioner Moss **moved** to adjourn the meeting. Commissioner Larsen seconded the motion, which passed by unanimous vote (5-0).

Jennifer Robison
Jennifer Robison, City Recorder

6-14-2023
Date Approved

