

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, July 12, 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 Shawn Hoth
10 Mason Kjar (arrived at 7:11 p.m.)
11 Matt Larsen, Vice Chair
12 Tyler Moss
13 LaRae Patterson
14 Heidi Shegrud, Chair
15

16 **STAFF PRESENT**

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

21 **VISITORS**

22 Austin Sharp, Top Gear Motors LLC
23 Dave Bell
24

25 **PLEDGE OF ALLEGIANCE**
26

27 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR VEHICLE RENTAL OR**
28 **SALE, USED LIMITED – TOP GEAR MOTORS LLC**
29

30 Assistant Planner Whittney Black explained that the applicant was seeking approval of a
31 used car dealership located at 1052 West 500 North Suite 30. The dealership would be focused
32 on used car sales and vinyl wrapping. In the Industrial-High (I-H) Zone, a Conditional Use
33 Permit was required to operate a vehicle dealership. Ms. Black said the business was planning
34 on displaying between 8 and 15 cars, and serving customers by appointment only.
35

36 Ms. Black explained that a total of 39 parking spaces would be required by Code on the
37 site for the current uses and the proposed use, but the site had a total of 37 parking spaces.
38 Based on the parking information, Ms. Black said staff recommended the Planning Commission
39 deny the application, or table the application to allow time for the applicant to address the
40 insufficient parking. Community Development Director Cory Snyder said if the application were
41 tabled, the applicant could perform a parking study and potentially submit an application for a
42 parking modification.
43

44 Commissioner Kjar arrived at 7:11 p.m.
45

46 Austin Sharp with Top Gear Motors LLC, applicant, said 15 cars was the maximum
47 intended for display between both inside and outside space. He said he anticipated displaying
48 four or five vehicles inside depending on vehicle size. Mr. Sharp explained that at that point
49 vehicles would be towed to the lot one at a time. He said he would be amenable to starting with
50 fewer display vehicles if necessary.
51

52 Chair Shegrud opened a public hearing at 7:18 p.m., and closed the public hearing
53 seeing no one come forward to speak.
54

Chair Shegrud said she believed it was important to support small business owners, and expressed interest in helping the applicant find a way to move forward. Mr. Snyder said there were two issues for the applicant to solve for the parking modification scenario: the number of parking spaces needed for the use, and whether or not space for at least three display stalls was available in the warehouse area. The possibility of shared parking would be addressed in the parking modification process. Planning Commissioners discussed tabling the application.

Commissioner Larsen **moved** for the Planning Commission to TABLE a Conditional Use Permit for Top Gear Motor LLC located at 1052 West 500 North Suite 30 until such time as the applicant had adequately addressed the matter of insufficient parking in accordance with CZC 12.52.300 for the use as well as all users/tenant spaces on the site, and suggested the applicant explore the possibility of a parking modification per CZC 12.52.110, inside display spaces, and/or fewer display spaces overall. Chair Shegrud seconded the motion, which passed by unanimous vote (6-0).

PUBLIC HEARING – CONCEPTUAL SITE PLAN (AMENDED), 335 SOUTH FRONTAGE ROAD, MILES BELL LC and PUBLIC HEARING - CONCEPTUAL SITE PLAN (AMENDED), 285 SOUTH FRONTAGE ROAD, AIDEN BELL LC

Chair Shegrud said the Conceptual Site Plan applications for the two adjacent properties (separate agenda items) would be discussed together. Mr. Snyder explained that the applicant, owner of Dave's Complete Auto, had obtained the neighboring property to the north (former Les Schwab site), and desired to create an interconnection with the sites remaining independent. Mr. Snyder said planned internal access drives (east and west side of properties) met minimum width requirements. The City Engineer would need to sign off on the storm drain system beneath the access drives. The applicant desired to connect the two sites on the west side with an eight-foot decorative concrete masonry wall. In the Commercial Very-High (C-VH) Zone, supplementary development standards allowed up to ten feet in fencing height at the Planning Commission's discretion.

Mr. Snyder said the applicant's submittal did not address parking, but said he believed there was space for the applicant to make adjustments to stay within the original parking count. He said he was comfortable recommending approval of the Conceptual Site Plan with suggested conditions. Dave Bell, applicant, explained plans for fencing and vehicle drop-off.

Chair Shegrud opened a public hearing for the 335 South Frontage Road property at 7:43 p.m., and closed the public hearing seeing no one come forward to comment. Responding to a question from Commissioner Patterson, Mr. Bell said he was unsure about plans for signage at that point. Mr. Bell said he would consider a ten-foot wall on the west side of the properties for security purposes if the Planning Commission were amenable to another two feet. He said his intention was for the two sites to remain separate parcels. Commissioner Kjar asked that the documents submitted for final site plan approval address what would happen regarding internal access if ownership or use of the parcels changed in the future.

The Planning Commission discussed eight versus ten-foot walls. Mr. Snyder expressed the opinion that a ten-foot wall, if engineered correctly, could give a better "building look" rather than "fence look" in tying the two buildings together.

Commissioner Kjar suggested language for a condition to provide an option for up to a ten-foot fence with supporting rationale. Commissioner Hoth **moved** to ACCEPT the Conceptual Site Plan for the proposed changes to site of Dave's Complete Auto, located at 335 South Frontage Road, with the following directives and reasons for action. Chair Shegrud seconded the motion, which passed by unanimous vote (6-0).

Directives:

1. The applicant shall submit a final site plan application meeting the standards found in CZC 12.21.110.e of the Zoning Ordinance.
2. The Final Site Plan shall be substantially consistent with this Conceptual Site Plan submittal and related acceptance, which includes the following:
 - a. Create two interconnecting access drives – one in front (west) and another in the back (east).
 - b. Connect the two buildings with an 8-foot precast concrete style fence (west) and a secure chain-link style fence (east side of adjoining site) to create a common storage/parking area.
 - i. If the applicant chooses, up to a 10-foot fence (west) could be proposed at final site plan submittal with supporting engineering rationale.
 - c. Make several minor landscaping changes, as necessary to accomplish these interconnections.
 - d. Installation of required Public Improvements (e.g., public sidewalk), as outlined in the Delayed Improvements Agreement with the City.
3. The final site plan submittal shall also address the following:
 - a. Provide one (1) additional parking stall to replace the stall that is being eliminated in order to maintain original nonconforming parking stall count.
 - b. Submit final construction plans for the public improvements and related modified storm water management system plan to be deemed acceptable by the City Engineer.
 - c. Prepare and submit the draft cross-access agreement for the proposed access drives and security fencing between this property and the site adjacent to the north (i.e., former Les Schwab site).
 - d. Submit for and receive from the City any related Building Permits for the proposed development.

Reasons for action:

- a) The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.
- b) The Planning Commission finds that, with the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application.
- c) The Planning Commission finds that the existing site, with the directives listed, would not increase the degree of non-conformities with regard to site landscaping, screening, or other issues, as described in CZC 12.22.080 of the Zoning Ordinance.
- d) The Planning Commission finds that the proposed fence is for security purposes and its design is aesthetically compatible with the existing buildings that are being connected to create the desired security area.

Chair Shegrud opened a public hearing for the 285 South Frontage Road property at 8:06 p.m., and closed the public hearing seeing no one come forward.

Commissioner Kjar **moved** to ACCEPT the Conceptual Site Plan for the proposed changes to site of Dave's Complete Auto, located at 285 South Frontage Road (former Les Schwab site), with the following directives and reasons for action. Commissioner Hoth seconded the motion, which passed by unanimous vote (6-0).

Directives:

1. The applicant shall submit a final site plan application meeting the standards found in CZC 12.21.110.e of the Zoning Ordinance.
2. The Final Site Plan shall be substantially consistent with this Conceptual Site Plan submittal and related acceptance, which includes the following:
 - a. Create two interconnecting access drives – one in front (west) and another in the back (east).
 - b. Connect the two buildings with an 8-foot precast concrete style fence (west) and a secure open style fence (east side of this site) to create a common storage/parking area.
 - i. If the applicant chooses, up to a 10-foot fence (west) could be proposed at final site plan submittal with supporting engineering rationale.
 - c. Make several minor landscaping changes, as necessary to accomplish these interconnections.
3. The final site plan submittal shall also address the following:
 - a. Provide four (4) additional parking stalls to replace the four (4) stalls that are being eliminated in order to maintain original nonconforming parking stall count.
 - b. Submit final construction plans for the related modified storm water management system plan to be deemed acceptable by the City Engineer.
 - c. Prepare and submit the draft cross-access agreement for the proposed access drives and security fencing between this property to the south (existing Dave's Complete Auto site).
 - d. Submit for and receive from the City any related Building Permits for the proposed development.

Reasons for action:

- a) The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.
- b) The Planning Commission finds that, with the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application.
- c) The Planning Commission finds that the existing site, with the directives listed, would not increase the degree of non-conformities with regard to site landscaping, screening, or other issues, as described in CZC 12.22.080 of the Zoning Ordinance.
- d) The Planning Commission finds that the proposed fence is for security purposes and its design is aesthetically compatible with the existing buildings that are being connected to create the desired security area.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Commissioner Kjar shared a thought about population growth and the growing need for housing along the Wasatch Front with the Planning Commission. The Planning Commission was scheduled to meet next on July 26, 2023.

MINUTES REVIEW AND APPROVAL

Minutes of the June 28, 2023 Planning Commission Meeting were reviewed. Chair Shegrud **moved** to approve the minutes. Commissioner Larsen seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:19 p.m., Commissioner Hoth **moved** to adjourn. Commissioner Moss seconded the motion, which passed by unanimous vote (6-0).


Jennifer Robison, City Recorder

7-26-2023
Date Approved

