



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON AUGUST 23, 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 MEETING - Parking Modification Request - Top Gear Motors LLC, 1052 W 500 N - ADMINISTRATIVE DECISION
Consider a parking modification for Top Gear Motors LLC located at 1052 W 500 N.
2. PUBLIC MEETING - Conditional Use Permit for Vehicle Rental or Sale, Used, Limited - Top Gear Motors LLC located at 1052 W 500 N STE 30 - ADMINISTRATIVE DECISION
This item was previously tabled at the July 12, 2023, Planning Commission meeting, where the Public Hearing was conducted and closed. The applicant has applied for a Conditional Use Permit seeking approval of a used car dealership located at 1052 W 500 N STE 30. The dealership would be focused on used car sales and vinyl wrap.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Commission Meeting - **September 13, 2023**
Tentative Items:
 - *Master Builders - Conceptual Site Plan*
 - *Huffaker Duplex Project - Conceptual Site Plan*
 - *Pheasantbrook Townhomes - Conditional Use Permit*
 - *Pheasantbrook Townhomes - Final Site Plan*
 - *3X DB Drag Racing Association Competition - Conditional Use Permit*
 - *Parrish Creek - Preliminary Subdivision*

D. MINUTES

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

1. Minutes Review and Approval

E. ADJOURNMENT

CERTIFICATE OF POSTING

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

**Jennifer Robison
Centerville City Recorder**

**PLANNING
COMMISSION**

Staff Report
8/23/2023

Item No. 1.

Title: PUBLIC MEETING - Parking Modification Request - Top Gear Motors LLC, 1052 W 500 N -
ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Whitney Black, Assistant Planner

SUBJECT:

Consider a parking modification for Top Gear Motors LLC located at 1052 W 500 N.

RECOMMENDATION:

CONSIDER APPROVAL WITH CONDITIONS

BACKGROUND:

At the July 12, 2023 Planning Commission meeting, Top Gear Motors LLC applied for a Conditional Use Permit. During that review, it was noted that there was not enough parking on the proposed site to accommodate this use and the other existing uses. The applicant has now applied for a parking modification to address the parking issue.

The property is in the Industrial High (I-H) Zone and is approximately 1 acre. Two other businesses are also at this location. The total number of parking spaces for the entire property is 37.

ATTACHMENTS:

1. 08-23-2023 PC Staff Report Parking Modification 1052 W 500 N, Top Gear Motors LLC, Austin Sharp
2. 7-31-23 Application
3. 7-31-23 Applicant Narrative
4. 7-31-23 Property Owner Acknowledgement

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: LEAD WING LLC
C/O KEITH BROWN
PO BOX 965
CENTERVILLE, UT 84014

APPLICANT: AUSTIN SHARP
TOP GEAR MOTORS LLC

PROPERTY LOCATION: 1052 W 500 N

PARCEL SIZE: 1.0 ACRE

ZONING DISTRICT: INDUSTRIAL HIGH

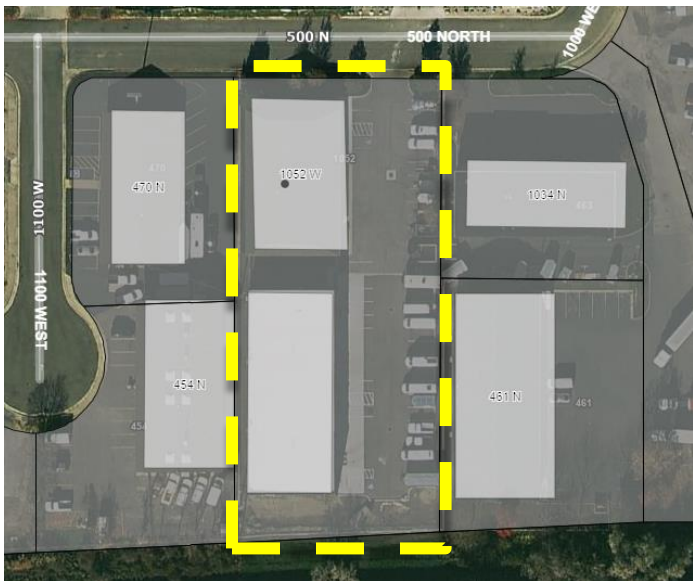
APPLICATION: PARKING MODIFICATION

STAFF RECOMMENDATION: CONSIDER APPROVAL WITH CONDITIONS

Background

At the July 12, 2023 Planning Commission meeting Top Gear Motors LLC applied for a Conditional Use Permit. During that review, it was noted that there was not enough parking at the proposed site to accommodate this use and the other existing uses. The applicant has now applied for a parking modification to address the parking issue.

The property is in the Industrial High (I-H) Zone and is approximately 1 acre. Two other businesses are also at this location. The total number of parking spaces for the entire property is 37.



ZONING ORDINANCE REVIEW

APPLICABLE ORDINANCES

12.52.110 Parking Modification Allowed by Planning Commission

12.52.110 (a) Modification Permitted. The number of parking spaces required under CZC 12.52.060 may be modified in accordance with the provisions in this Section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused.

In considering a modification, the Planning Commission may require a parking study to be completed as provided in Subsection (e).

12.52.110(b) Mixed Use Development and/or Shared Use Parking.

The Planning Commission may authorize shared use of a parking lot subject to the following conditions:

- 1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed to justify a conclusion that shared spaces will be used at different times of the day, week, month or year.*
- 2. Required parking spaces reserved for persons with disabilities shall not be reduced.*
- 3. Ongoing shared use of the parking lot is assured by a recorded agreement or easement approved by the City which requires:*
 - A. The parking lot to be continuously available unless an alternative legal parking lot is provided;*
 - B. All spaces to be available without charge;*
 - C. No future building additions, enlargements, or new buildings within whole or part of a shared use site arrangement, which requires additional on-site parking, shall be undertaken unless the original on-site required parking count is provided, or a new parking modification is approved by the City.*

Current Zoning Code Parking Calculations

Building/Suite	Use Type	Parking Requirement	# of Spaces Needed
Building #1 - Outfitters HVAC	Construction Sales and Services	1 space per 250 square feet of gross floor area.	$5880\text{sqft}/250 = \mathbf{24}$
Building #2 Ste 40/50 - Smiles	Storage – Warehouse	1 space per 1,000 square feet of gross floor area	$4251\text{sqft}/1000 = \mathbf{4}$
Building #2 STE 30 - Top Gear Motors	Vehicle and Equipment Rental or Sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed.	$(1856\text{sqft}/250) + (15/10) = \mathbf{9}$
Building #2 STE 20 – Outfitters HVAC Storage	Storage - Warehouse	1 space per 1,000 square feet of gross floor area	$2395\text{sqft}/1000 = \mathbf{2}$

STAFF RESPONSE: This site has a total of 37 parking spaces, but with the proposed use 39 parking spaces would be required. Staff is of the opinion that because of the nature of this business and the business operations of HVAC Outfitters, a shared parking agreement could solve the issue of two deficient spaces. Originally during the Conditional Use Permit process, the applicant stated they were planning on displaying 8 to 15 cars. They have since revised their plan and no longer need outside display stalls. They can fit approximately 6-7 cars inside their shop depending on size and parking order.

The property owner and operator of HVAC Outfitters has submitted a statement explaining that his business typically only occupies 1-2 of the parking spaces. As a contractor HVAC Outfitters employees work offsite most of the time. Top Gear Motors has also explained that they will be serving customers by appointment only, which would limit the number of customers there at one time. Based on the operations of these businesses, it is unlikely that either business will have “peak hours”.

Although there are only three users right now, this site has the potential to serve up to five users. The 37 parking spaces are distributed among all users, and depending on future users, further parking modifications could be necessary. Instead of restricting the property to certain uses for the foreseeable future, staff is proposing that this parking modification be put in place until a time that a use changes or is added. At that point this modification would expire, and the parking spaces would be put back into the “bank” for the entire site. At that point parking spaces would be redistributed based on use and if necessary, a new parking modification would be required.

PLANNING STAFF RECOMMENDATION

(Suggested Motion) “I hereby make a motion for the Planning Commission to **APPROVE** a parking modification, as follows:

- 1) *The proposed parking modification is for the on-site parking located at 1052 W 500 N, parcel number 06-154-0203.*
- 2) *This parking modification permits the shared use of 2 of the 37 on-site parking spaces.*
- 3) *This parking modification is narrowly defined for and limited to the following uses:*
 - i. *Construction Sales and Services*
 - ii. *Wholesale and warehousing*
 - iii. *Vehicle Rental or Sale, Used, Limited*
- 4) *The uses sharing the parking lot shall not produce a substantial demand for parking at the same time.*
- 5) *Required parking spaces reserved for persons with disabilities shall not be reduced.*
- 6) *The parking lot shall be continuously available unless an alternative legal parking lot is provided.*
- 7) *All parking spaces shall be available without charge.*
- 8) *No future building additions, enlargements, or new buildings within whole or part of a shared use site arrangement, which requires additional on-site parking, shall*

be undertaken unless the original on-site required parking count is provided, or a new parking modification is approved by the City.

- 9) Any changes to the uses, as defined in this parking modification, or any proposed additional uses to the site shall NOT be undertaken, unless additional approvals are obtained from the City, including, if necessary, a new parking modification.*
- 10) This parking modification shall become null and void if the conditions of this approval are found to be in violation or the approved uses are altered or abandoned in a manner that requires additional parking capacity, unless otherwise approved by the City.*
- 11) The property owner shall sign an “affidavit of acknowledgement” to agree to the terms and conditions of this parking modification and intent to comply with the approval, which shall be returned to the Community Development Department.*
- 12) This “parking modification” shall not become effective until the affidavit of acknowledgement is submitted, as per Condition 11.*

(Suggested Reasons for Action/Findings)

- a) The Planning Commission finds that according to CZC 12.52.110(a), Parking Modifications, the Planning Commission may modify the number of parking spaces required.*
- b) The Planning Commission finds that based on the information provided, the analysis from planning staff, and due to the nature of the current actual uses and the proposed vehicle sale or rental, used, limited, use, the ordinance required calculations are unnecessary at this time.*
- c) Therefore, the Planning Commission finds that, with the conditions imposed, the parking modification will accommodate the current parking demand for the site.”*



CENTERVILLE CITY

PARKING MODIFICATION APPLICATION

655 North 1250 West • Centerville, Utah 84014
Phone (801) 292-8232 centervilleutah.gov

NAME OF PROJECT Top Gear Motors LLC
PROJECT ADDRESS 1052 W 500 N Ste 30 Centerville Utah
ZONING _____ PARCEL #(S) _____ ACREAGE _____
PROPOSED USE OF PROPERTY Used Car Dealership/Vinyl Car Wraps

APPLICANT / AGENT INFORMATION

NAME Austin Sharp COMPANY NAME Top Gear Motors LLC
MAILING ADDRESS 1052 W 500 N Ste 30 CITY / ST / ZIP Centerville, Utah, 84014
PHONE 801-577-9177 FAX _____ EMAIL Top6motors@gmail.com
SIGNATURE OF APPLICANT/AGENT [Signature] See Note 1 DATE 7/28/23

PROPERTY OWNER INFORMATION (1)

NAME Keith Brown COMPANY NAME Lead Wing LLC
MAILING ADDRESS PO Box 965 CITY / ST / ZIP Centerville, UT 84014
PHONE 801-209-8000 FAX _____ EMAIL greenhead801@yahoo.com
SIGNATURE OF PROPERTY OWNER [Signature] See Note 1 DATE 7/31/2023

PROPERTY OWNER INFORMATION (2)

NAME _____ COMPANY NAME _____
MAILING ADDRESS _____ CITY / ST / ZIP _____
PHONE _____ FAX _____ EMAIL _____
SIGNATURE OF PROPERTY OWNER _____ See Note 1 DATE _____

PAID

JUL 31 2023

Centerville City Corp

FEE AND DEPOSIT MUST ACCOMPANY THIS APPLICATION – SEE ATTACHED FEE SCHEDULE

Date Rec'd RECEIVED JUL 31 2023	Rec'd / Initials <u>OW</u>	Assigned Project Name <u>Top Gear Motors LLC</u>
Fee/Deposit Attached <u>Y</u> or N	Amount Fee Paid \$ 125.00	Amount of Deposit Paid \$ N/A
		Check #: <u>910673</u>

Note 1: Deposits will be applied toward the cost of required engineering and/or legal services invoiced to the City. Developer/Applicant will be refunded or billed any difference without markup. Hourly rates for these services will be provided upon request. Also any errors or corrections needed for submitted plans are the responsibility of the developer/applicant. Initial here for acknowledgement of deposits

Top Gear Motors LLC

1052 W 500 N Ste 30 Centerville Utah

Parking Modification

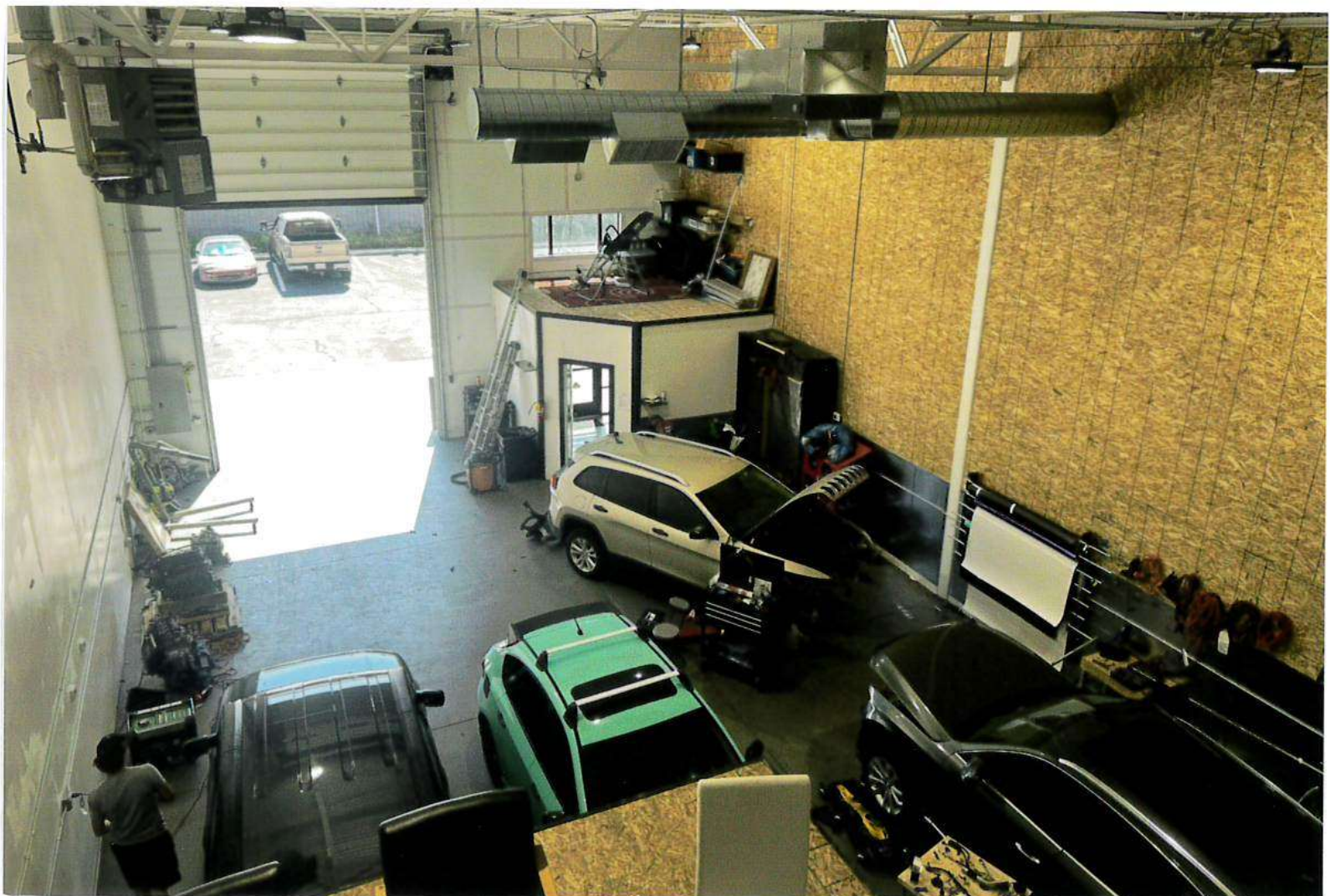
31th July, 2023

We have Approval and Signature from HVAC Outfitters, for the Parking Modification. They hardly use the outdoor parking and are more than willing to let us use it, if needed. Next to us is a STE 40 company named Smiles Ecommerce company storage. With them being a ecommerce company. They only have online customers.

STE 50 is used as a storage unit.

I also have attached pictures of inside our warehouse. We are capable of fitting another 6-7 cars inside depending on size and parking order. Easily can display 5-7 cars inside.

Thank you!





July 25, 2023

A total of 37 parking spaces are available. We typically occupy 1-2 of those spaces. We will allow Top Gear Motors, LLC to use any unused spaces to satisfy city requirements/needs.

X  _____

Keith Brown
Owner/President

**PLANNING
COMMISSION**

Staff Report
8/23/2023

Item No. 2.

Title: PUBLIC MEETING - Conditional Use Permit for Vehicle Rental or Sale, Used, Limited - Top Gear Motors LLC located at 1052 W 500 N STE 30 - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Whitney Black, Assistant Planner

SUBJECT:

This item was previously tabled at the July 12, 2023, Planning Commission meeting, where the Public Hearing was conducted and closed. The applicant has applied for a Conditional Use Permit seeking approval of a used car dealership located at 1052 W 500 N STE 30. The dealership would be focused on used car sales and vinyl wrap.

RECOMMENDATION:

CONSIDER APPROVING WITH CONDITIONS

BACKGROUND:

This item was previously tabled at the July 12, 2023, Planning Commission meeting. New comments and information in the staff report are indicated in red.

The applicant has applied for a Conditional Use Permit seeking approval of a used car dealership located at 1052 W 500 N STE 30. The dealership would be focused on used car sales and vinyl wrap. The company is planning on displaying between 5 to 7 cars and serving customers by appointment only.

ATTACHMENTS:

1. 08-23-2023 PC Staff Report - TABLED CUP Top Gear Motors LLC
2. Applicant Narrative - Top Gear Motors
3. Top Gear Motors - Parking Proposal

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: LEAD WING LLC (KEITH BROWN)

APPLICANT: AUSTIN SHARP
topgmotorsllc@gmail.com

PROPERTY LOCATION: 1052 W 500 N STE 30

PARCEL SIZE: 1.00 acre

ZONING DISTRICT: INDUSTRIAL-HIGH

APPLICATION: CONDITIONAL USE PERMIT FOR VEHICLE
RENTAL OR SALE, USED LIMITED. – *Previously
Tabled*

RECOMMENDATION: CONSIDER APPROVING WITH CONDITIONS

BACKGROUND

This item was previously tabled at the July 12, 2023, Planning Commission meeting. New comments and information are indicated in red.

The applicant has applied for a Conditional Use Permit seeking approval of a used car dealership located at 1052 W 500 N STE 30. The dealership would be focused on used car sales and vinyl wrap. The business is planning on displaying between **5 to 7** cars and serving customers by appointment only.

CODE REQUIREMENTS



TABLE OF USES ALLOWED CZC 12.36

As indicated, the applicant wants to establish a used car dealership at this location. Under CZC 12.12.040, a used car dealership falls under the definition of Vehicle Rental or Sale, Used, Limited, which reads, “*An establishment primarily engaged in the retail sale or rental, from the premises, of used motorcycles, automobiles, and/or light trucks, along with incidental service or maintenance. Typical uses are small independent dealers or used motorcycles, automobiles, and light trucks.*” This use is considered conditional in the Industrial-High Zone.

In addition to the dealership, the applicant has indicated on their business license application that they would also like to do vinyl wrapping. This would be considered an accessory use and would fall under the definition of Vehicle and Equipment Repair, General. That definition reads, “*An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, and paint and body shops.*” This use is considered permitted in the Industrial-High Zone.

In short, the primary proposed use is considered a conditional use in the Industrial-High Zone, and the proposed accessory use is permitted in the Industrial-High Zone.

APPROVE STANDARDS TO BE REVIEWED PER CZC 12.21.100(e)**The General Plan**

The City’s General Plan explains that for revenue to be generated for local services, “Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community”.

The General Plan also lists a primary goal of the West Centerville Neighborhood Plan as enhancing the Centerville City Business Park District. It states, “preserving the economic viability of a now aging development area is critical to the success of the neighborhood”.

The proposed use is to be in an existing office/warehouse complex and appears to be limited in nature. Thus, staff believes that the proposed use could be deemed consistent with the goals and objectives of the General Plan. Finally, in the past, the city has approved several comparable vehicle sales uses in this same neighborhood.

Suitability and Harmony with the Proposed Site and Adjacent Property (CZC 12.21.100(e)(5) (A-C, F)

The proposed use will be located within an established industrial area. Over the years, several similar businesses have operated within this neighborhood. The previous tenant of this space also ran a dealership. Other businesses in this development include an HVAC company and storage areas.

The proposed use will occupy an existing building; thus, the use will not create an additional impact on potential or existing development in the vicinity. In addition, the use will not change the present requirements for transportation, traffic, water, sewer, or any other utilities or infrastructure.

Impact on the Community and Safeguards to Minimize Impact (CZC 12.21.100(e)(5) (D, E, H-J)

The proposed tenant space is currently vacant and allowing this use would have a better economic influence on the surrounding area compared to leaving the suite empty. The only aesthetic adjustment would be a business sign, as required by the State of Utah for this use. Also, it appears that this use will have minimal noise, odor, or other irritants.



The applicant has explained that this would be a low volume effort. The operation will have 5-7 vehicles onsite at a time and customers will be served by appointment only, ensuring one customer at a time. The applicant is anticipating 5 to 10 appointments a week. Based on this information, it is the staff's opinion that the proposed use will have a minimal to no impact on the health, safety, and welfare of the surrounding area.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulations (CZC 12.21.100(e)(5)(G)

A common concern with auto sales is how the vehicles to be sold will be delivered to the site. Vehicles could be delivered by transport truck or driven individually to the site. Delivery by transport truck will be difficult at this location, as it only has one small access on 500 North. Transport trucks will not have a place to turn around on site and will most likely have to unload the vehicles in the public street. Such activity would impact the traffic flow and could be hazardous. The applicant has not indicated how vehicles will get to the site. Staff suggests adding a condition that no off-site loading or unloading be allowed in the public rights-of-way to mitigate this concern.

At the July 12, 2023, Planning Commission meeting the applicant explained that cars would be towed to the lot one at a time.

The Motor Vehicle Enforcement Division requires enough display space for at least three vehicles. The applicant has indicated that they will have between 8 to 15 vehicles on display at a time. The applicant is proposing using available parking lot stalls as display spaces. This will only be possible if the site has extra spaces available that the other uses do not require.

The applicant indicated at the last meeting that 15 cars would be the maximum they would display between both inside and outside. He also stated that he would be amenable to starting with fewer display vehicles if necessary. In a recent email conversation with the applicant, he stated that, “outside the shop technically we don’t need any display stalls outside because we have room to display 4-6 cars on the inside of the shop”.

The parking calculations are illustrated below per the requirements listed in CZC 12.52.300.

Building/Suite	Use Type	Parking Requirement	# of Spaces Needed
Building #1 - Outfitters HVAC	Construction Sales and Services	1 space per 250 square feet of gross floor area.	$5880\text{sqft}/250 = 24$
Building #2 Ste 20 - Smiles	Storage – Warehouse	1 space per 1,000 square feet of gross floor area	$3752\text{sqft}/1000 = 4$
Building #2 STE 30 - Top Gear Motors	Vehicle and Equipment Rental or Sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed.	$(1856\text{sqft}/250) + (15/10) = 9$
Building #2 STE 50 – Outfitters HVAC Storage	Warehouse	1 space per 1,000 square feet of gross floor area	$2395\text{sqft}/1000 = 2$

This site has a total of 37 parking spaces, but with this proposed use 39 parking spaces would be required. According to this information, there will not be enough parking spaces on the site to accommodate the current uses, the proposed use, and the desired display stalls.

If a parking modification allowing the shared use of two parking space is approved and the applicant is no longer desiring outside display stalls, the parking issues will be addressed.

PLANNING STAFF RECOMMENDATIONS

SUGGESTED MOTION #1 – IF PARKING MODIFICATION IS APPROVED - APPROVE

*"I hereby make a motion for the Planning Commission to **APPROVE** a Conditional Use Permit for Top Gear Motors LLC located at 1052 W 500 N STE 30, with the following conditions:*

- 1. This Conditional Use Permit shall apply to the user space located at 1052 W 500 N STE 30, or otherwise known as Top Gear Motors LLC.*
- 2. This permit shall not be transferred to another similar user, unless approved by the City.*
- 3. This Conditional Use Permit approval is for vehicle rental or sale, used, limited in the Industrial-High Zone.*
- 4. All display vehicles shall be operable and in good condition, and the display vehicles shall be limited to no more than six (6) vehicles.*
- 5. The display area shall NOT incumber the use of any required parking stalls and shall be located in an area that does NOT conflict with needed parking and vehicle circulation lanes.*
- 6. All customers shall be served by appointment only.*
- 7. The loading and unloading of vehicles for sale from a commercial transport truck is prohibited.*
- 8. This Conditional Use Permit shall adhere to the conditions of the Parking Modification approved by the Planning Commission for the property located at 1052 W 500 N, parcel number 06-154-0203, on August 23, 2023.*
- 9. If the use does not adhere to the parameters of this conditional use permit or creates additional impacts beyond the approved conditions addressed by the CUP, the permit shall be amended and if not mitigated may be revoked per CZC 12.62.060.*

SUGGESTED REASONS FOR ACTION (FINDINGS):

- a. A complete application for a conditional use permit has been submitted per CZC 12.21.100(d)(1).*
- b. The application meets the required established evidence for an approval of a conditional use permit 12.21.100(e)(3).*
- c. With the approved parking modification, the request for a conditional use permit meets the factors to be reviewed and considered for an approval under CZC 12.21.100(e)(5) (A-J).*
- d. The proposed use, vehicle rental or sale, used, limited is a conditional use in the Industrial-High Zone under CZC 12.36.040.*
- e. Therefore, the Planning Commission finds that with the implementation of the conditions of approval the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report."*

SUGGESTED MOTION #2 – **IF PARKING MODIFICATION IS DENIED** – DENY

*“I hereby make a motion for the Planning Commission to **DENY** a Conditional Use Permit for Top Gear Motor LLC located at 1052 W 500 N STE 30, with the following reasons for action (findings):*

- 1. The Planning Commission finds that the application does not comply with the off-street parking requirements for the proposed use, as well as all users/tenant spaces of the site, as established under CZC 12.52.300.*
- 2. Therefore, the Planning Commission finds that the request for a Conditional Use Permit for Vehicle Rental or Sale, Used, Limited does not comply with the approval standards, as more specifically required in CZC 12.21.100(e)(3)(C).”*

Plot Plan Centerville city

Austin Sharp
1052 W 500 N STE 30 Centerville Utah

Dimensions- Our Landlords property extends all the way to 500 N Centerville. It Also extends south behind us up to the parish lane overpass. The inside of our place is about 2000 sq ft with 2 offices. The Landlord's property is roughly 98 Meters North to south and 44 Meters east to west.

Layout- North Side we have the landlord office/ storage. We have plenty of parking spaces out front 8-15. On the south side we have a company named Smiles(storage)
Adjoining property lines with Tail Feathers LLC/ Landlord Office and Storage.

Statement for Cup

The property is suitable, and has Several parking spaces. 2 Indoor offices. Outdoor Camera. The property is approved by the MVED.

This property was previously a Used car dealership before it was rented out to us. So its not injurious to potential or existing development. The property is Owned by Tail Feathers LLC and has been Approved by landlord and MVED.

Economic impact All Positive. Stable, Clean, Professional Company Filling an empty business spot.

Aesthetic Impact is Great. Nice Professional Building and Sign.

Transportation is Minimal Down this road in this area.

SafeGuards, We have a newer building, Passed off by the fire Department. Low traffic area. Plenty of open areas to park on the road. Over Several parking spaces for customers as well on the premises. Vehicle circulation is great in this area with the roads set up how they are. Vehicle circulation will not have any impact from our business. We are appointment based.

No Noxious or Offensive omissions. Adverse effect on the facility is Extremely Minimal.

The Negative impact of the Health, Safety and Welfare of the City is Minimal as well. Being that there was previously a dealership at this location and that we don't have any noxious, offensive omission or chemicals. This is strictly car sales. NOT A AUTO BODY OR MECHANIC SHOP.

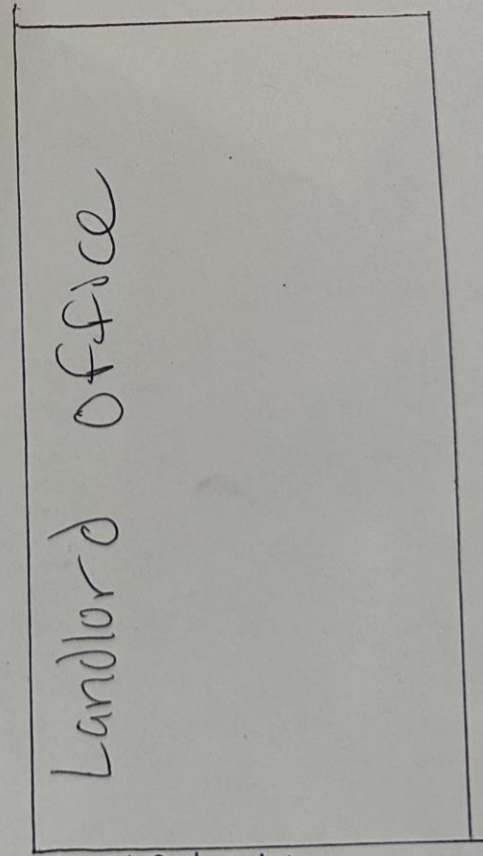
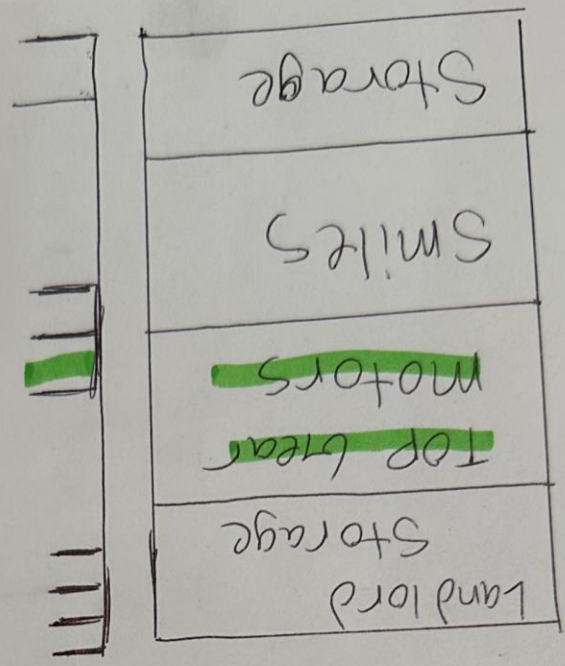
Traffic impact would be minimal, because we are appointment based. With only 5-10 appointments a week.

We plan to have 8-15 vehicles, we will store them in the our parking stalls, We have 28 total parking stalls for Inventory and Customers. It appointment based, so only 1 customer at a time.

27 total parking on this side



Entrance



44 meters

98 meters

**PLANNING
COMMISSION**

Staff Report
8/23/2023

Item No. 1.

Title: Community Development Director's Report

Initiated By: Planning Commission

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Next Commission Meeting - **September 13, 2023**

Tentative Items:

- *Master Builders - Conceptual Site Plan*
- *Huffaker Duplex Project - Conceptual Site Plan*
- *Pheasantbrook Townhomes - Conditional Use Permit*
- *Pheasantbrook Townhomes - Final Site Plan*
- *3X DB Drag Racing Association Competition - Conditional Use Permit*
- *Parrish Creek - Preliminary Subdivision*

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
8/23/2023

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 8-9-23 PC

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, August 9, 2023
7:00 p.m.

A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting of the Centerville City Planning Commission was called to order at 7:03 p.m.

MEMBERS PRESENT

Mason Kjar
Tyler Moss
LaRae Patterson
Heidi Shegrud, Chair

MEMBERS ABSENT

Shawn Hoth
Matt Larsen, Vice Chair

STAFF PRESENT

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

VISITOR

Dave Bell

LEGISLATIVE THOUGHT/PRAYER Commissioner Moss

PLEDGE OF ALLEGIANCE

FINAL SITE PLAN, 335 SOUTH FRONTAGE ROAD, MILES BELL LC

Community Development Director Cory Snyder explained the applicant desired to create an interconnection of the existing site to the adjacent property to the north (next agenda item). The proposed connections were summarized as follows:

- Create two interconnecting access drives – one in front (west) and another in the back (east).
- 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.
- Make several minor landscaping changes, as necessary to accomplish the interconnections.

Mr. Snyder said staff recommended approval for both locations with suggested directives. The Planning Commission discussed the Final Site Plan applications and suggested conditions of approval.

Commissioner Patterson made a **motion** for the Planning Commission to approve the Final Site Plan, Amendments, for the proposed changes to the former Les Schwab Site, located at **285 South Frontage Road**, with the following directives and for the following reasons for action. Commissioner Moss seconded the motion, which passed by unanimous vote (4-0).

Directives:

1. This Final Site Plan Approval shall be limited to 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 adjoining site) to create a common storage/parking area.
 - c. Since related new drive isles between the properties eliminate more than four (4) stalls, it appears that a total of nine (9) stalls will be eliminated. Consequently, these additional five (5) stalls shall also be replaced, which shall be deemed acceptable by the Zoning Administrator. Any disputes regarding compliance shall be returned to the Planning Commission for their review and final approval.
 - d. Installation of the revised landscaping design, as submitted to the City with the Final Site Plan submittal.
 - e. Final construction plans for the related modified storm water management system plan shall be deemed acceptable by the City Engineer.
 - f. Recordation of the cross-access agreement for the proposed access drives and security fencing between this property and the site adjacent to the south (i.e., form Dave's Complete Auto), as deemed acceptable by the City Attorney.
 - g. Submit for and receive from the City any related Building Permits for the proposed development.
 - h. If any future changes and/or amendments shall be subject to the applicable regulations for Site Plan Approval.

Reasons for action:

- a) The Planning Commission finds that, with the conditions imposed, the proposed amendments comply with CZC 12.21.110(f), Standards for Approval, as also reviewed in the related Planning Staff reports.
- b) The Planning Commission finds that the existing site, as submitted, will not increase the degree of non-conformities with regards to site landscaping, screening, or other issues, as described in CZC 12.22.080 of the Zoning Ordinance.
- c) The Planning Commission finds that the proposed increase in fence height to 8-feet 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 made a **motion** for the Planning Commission to approve the Final Site Plan, Amendments, for the proposed changes to site of Dave's Complete Auto, located at **335 South Frontage Road**, with the following directives and for the following reasons for action. Commissioner Kjar seconded the motion, which passed by unanimous vote (4-0).

Directives:

1. This Final Site Plan Approval shall be limited to 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 adjoining site) to create a common storage/parking area.
 - c. The related drive isle between the new stall and the existing angle parking shall comply with CZC 12.52.310, or relocated in a manner that complies with

- the City's Parking Standards, which shall be deemed acceptable by the Zoning Administrator. Any disputes regarding compliance shall be returned to the Planning Commission for their review and final approval.
- d. Installation of the revised landscaping design, as submitted to the City with the Final Site Plan submittal.
 - e. Installation of required Public Improvements (e.g., public sidewalk), as outlined in the Delayed Improvements Agreement with the City.
 - f. Final construction plans for the public improvements and related modified storm water management system plan shall be deemed acceptable by the City Engineer.
 - g. Recordation of the 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), as deemed acceptable by the City Attorney.
 - h. Submit for and receive from the City any related Building Permits for the proposed development.
 - i. Any future changes and/or amendments shall be subject to the applicable regulations for Site Plan Approval.

Reasons for action:

- a) The Planning Commission finds that, with the conditions imposed, the proposed amendments comply with CZC 12.21.110(f), Standards for Approval, as also reviewed in the related Planning Staff reports.
- b) The Planning Commission finds that the existing site, as submitted, will not increase the degree of non-conformities with regards to site landscaping, screening, or other issues, as described in CZC 12.22.080 of the Zoning Ordinance.
- c) The Planning Commission finds that the proposed increase in fence height to 8-feet is for security purposes and its design is aesthetically compatible with the existing buildings that are being connected to create the desired security area.

FINAL SITE PLAN, 285 SOUTH FRONTAGE ROAD, AIDEN BELL LC

This Final Site Plan Application was approved with the previous agenda item.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on August 23, 2023.

MINUTES REVIEW AND APPROVAL

Minutes of the July 26, 2023 Planning Commission Meeting were reviewed. Commissioner Patterson **moved** to approve the minutes. Commissioner Kjar seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 7:22 p.m., Commissioner Kjar **moved** to adjourn the meeting. Commissioner Patterson seconded the motion, which passed by unanimous vote (4-0).

Jennifer Robison, City Recorder

Date Approved