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3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, January 22, 2014**

5 **7:00 p.m.**
6

7 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
8 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
9

10 **MEMBERS PRESENT**

11 David Hirschi, Chair

12 Gina Hirst

13 Brian Holman

14 Logan Johnson

15 Scott Kjar

16 Kevin Merrill

17 Debra Randall
18

19 **STAFF PRESENT**

20 Corvin Snyder, Community Development Director

21 Lisa Romney, City Attorney

22 Kathy Streadbeck, Recording Secretary
23

24 **VISITORS**

25 Fred Hale

26 Chad Salmon

27 Scott Balling
28

29 **PLEDGE OF ALLEGIANCE**

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31 **OPENING COMMENT/LEGISLATIVE PRAYER**

Chair Hirschi

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33 **MINUTES REVIEW AND APPROVAL**
34

35 The minutes of the Planning Commission meeting held January 8, 2014 were reviewed
36 and amended. Commissioner Merrill made a **motion** to approve the minutes as amended. The
37 motion was seconded by Commissioner Johnson and passed by unanimous vote (6-0).
38 Commissioner Holman abstained as he was not present at this meeting.
39

40 **PUBLIC HEARING | LEGACY TRAIL APARTMENTS | 1250 WEST PARRISH LANE**
41 **Consideration of rezoning property from C-VH (commercial very-high) to C-VH/Planned**
42 **Development and conceptual site plan for the Legacy Trail Apartments Development;**
43 **which consists of a request for a mixed-use development allowing office, retail,**

gas/convenience store uses, and multi-family dwelling units, to be located on the southwest corner of 1250 West and Parrish Lane. Fred Hale, Applicant

Cory Snyder, Community Development Director, explained this is a complex project which requires several applications for approval. Staff believes there is merit to the project and ultimately recommends approval. However, at this time, due to outstanding issues, staff recommends tabling the proposed applications. Mr. Snyder explained the concepts of the zoning district, development standards, and overlay zones. The applicant desires to rezone this property from Commercial-Very High to Commercial-Very High/Planned Development (PDO). He explained the PDO overlay zone and how it would influence the development of this site. Mr. Snyder reviewed the proposed conceptual site plan which includes mixed-uses; residential, commercial, and retail. The proposed development is located within the Parrish Lane Gateway District. He explained how the Parrish Lane Design Guidelines will be applied to the development.

Mr. Snyder said the proposed development is consistent with the General Plan. The proposed development appears to meet the allowed density for a PDO. However, the PDO requires substantial or predominant commercial uses. The proposed plan is predominantly residential. Mr. Snyder explained the balance between commercial and residential and how each drives the other. He said there may be merit in discussing a possible amendment to this particular PDO requirement. Based on current market information flexibility may be possible. An amendment to this particular PDO requirement would be needed in order for the proposed application to be approved. Mr. Snyder explained the issues with traffic. The City Engineer is not comfortable with the proposed traffic circulation and access points. The applicant is currently conducting a traffic study. Once the traffic study is complete the traffic issues may be resolved. In addition, the City continues to work with UDOT to install a traffic light at Parrish Lane and 1250 West.

Mr. Snyder explained the phasing plan. Staff suggests property be reserved on the south property line for future commercial uses. This may require an adjustment to the Phasing plan. Staff also suggests some commercial uses be developed along with the residential uses during Phase 1. He explained this project is significant and appropriate given the similar PDO to the east, Legacy Crossing. He said market predictions show there is a need for additional units. This project would help with that need. He explained the importance of creating a master plan for Centerville's west side. Although there are many issues left to discuss, staff believes this project is worth pursuing.

Commissioner Merrill said he is interested in seeing the results of the traffic study. He questioned the requirement for the applicant to show sufficient control of the property and

1 significant financial backing. He also questioned the requirements for fencing within a PDO. Mr.
2 Snyder explained the City does not require details on financing, only that financing has been
3 secured. This helps ensure the development will move forward. He also explained the City
4 requires start of construction within one year of final approvals. If the applicant fails to comply
5 with this requirement then the rezone expires and the City can choose to revert back to the
6 original zone. Mr. Snyder said the PDO requires only perimeter fencing. Any interior fencing is
7 optional.

8
9 Fred Hale, applicant, provided some history on the property. He explained there are three
10 owners and he has secured a contract with all parties to develop the parcel as proposed. He said
11 the Legacy Crossing PDO to the east has provided an opportunity for development. He said
12 Maverick is interested in purchasing the corner for a gas station use. He reviewed the proposed
13 trail system which will run throughout the entire development. He said the proposed
14 development is family friendly.

15
16 Chad Salmon, applicant, said the pedestrian trail/walkways will tie into the Parrish
17 Lane/1250 West intersection as well as the Legacy Parkway Trail system. He said they and
18 Maverick are anxious to move forward. They hope to secure all approvals by spring and start
19 construction this summer. He said the traffic study will show how the access points will work for
20 the site. He also explained the difficulties of finding commercial users. They have not had much
21 success securing commercial and retail owners. Although the proposed residential use is
22 significant, until the units are filled commercial/retail owners are not interested.

23
24 Chair Hirschi opened the public hearing. There was no comment.

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26 Chair Hirschi said he is in favor of additional residential uses close to the Frontrunner.
27 This may help encourage an additional stop in Centerville. Commissioner Kjar said he too is in
28 favor of the proposed development but is concerned with the balance between commercial and
29 residential. He is worried commercial owners may not be attracted to this site. This area may not
30 fit demographic formulas for commercial owners. He questioned what options may be available
31 to help the applicant secure commercial uses.

32
33 Commissioner Johnson said he is interested in seeing the results of the traffic study. He
34 wants to be sensitive to the applicant's time constraints but also wants to make sure the
35 Commission does their due diligence in reviewing and approving all aspects of the development.
36 Commissioner Hirst agreed. She is concerned with the proposed access on 1250 West. UDOT
37 requires approximately 250 feet from the round-about and it appears the proposed access is less.
38

Commissioner Merrill made a **motion** for the Planning Commission to continue the public hearing and to table action for the PDO Rezone and Conceptual Plan request and direct the petitioner to address the following issues:

- a. Submit a proposed PDO Zone Text Amendment application to address the potential to modify the commercial “predominate” clause, with specific language limiting such changes to the Parrish-Legacy Gateway Area of the West Centerville Neighborhood.
- b. The request for PDO Text Amendment shall also address concept that with the increased allowance of residential the commercial allowances should be narrowed to needs and services of a growing multi-family neighborhood.
- c. Perform and submit a “traffic study” to address the capacity and needs of the proposed development, including the feasibility of allowing an additional ingress/egress point between Parrish Lane and the 1250 West roundabout.
- d. The petitioner shall address the following provisions of the PDO standards:
 - i. The petitioner(s) will be able to secure sufficient control over the property to be developed to ensure development will occur as approved;
 - ii. The petitioner(s) have the financial capability to carry out the planned development project; and
 - iii. The petitioner(s) have the capability to start construction within one (1) year of final plan approval.
- e. The petition must address any desired variations to the Zoning or Subdivision provisions. Additionally, the landscape berming and setback requirement along Parrish Lane must be accounted for in the conceptual layout (see Parrish Lane Gateway Design Guidelines).
- f. Despite the hesitancy based on market demand for commercial, the petition needs to further refine the timing of Phase III, which ought not be converted to residential early in phasing the development to allow the new synergy to hopefully attract a commercial use that provides likely needed future services.
- g. At least one (1) exhibit must be revised to include the conceptual building and parking lot layouts and provide dimensional marks and references to better depict the expected minimum distances that are to be used in future site plan, subdivision, and building permit checks and approvals.

The motion was seconded by Chair Hirschi and passed by unanimous roll-call vote (7-0).

DISCUSSION | WORK GOAL FOR WEST CENTERVILLE NEIGHBORHOOD PLAN
Recommend the preferred process and public input for amending the West Centerville Neighborhood Plan

Chair Hirschi said he believes the previous application will help bring people to the table with regard to the proposed West Centerville Neighborhood plan amendment. He believes redevelopment on the west side makes sense and an amendment to the plan is appropriate.

Cory Snyder, Community Development Director, explained there is a good amount of under developed property in the West Centerville Neighborhood. It is important to plan for the future and this area is primed for redevelopment. The proposed amendment schedule will bring property owners, business owners, and citizens to the table to help produce a beneficial plan.

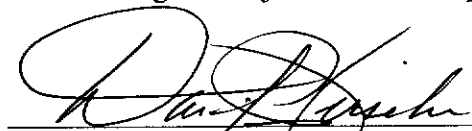
The Commission discussed possible options for redevelopment. The Commission reviewed the proposed amendment plan. Lisa Romney, City Attorney, explained the process for initiating the amendment, noticing interested parties, and ultimately amending ordinances. Mr. Snyder explained the dates are adjustable but the overall process will remain in place. He said the process will be run by staff.

Chair Hirschi made a **motion** for the Planning Commission to recommend approval to the City Council the West Centerville Neighborhood Amendment Project Timeline as proposed with the understanding that the calendar dates may shift as needed. The Planning Commission will leave the initiation of this process to the City Council. The motion was seconded by Commissioner Randall and passed by unanimous roll-call vote (7-0).

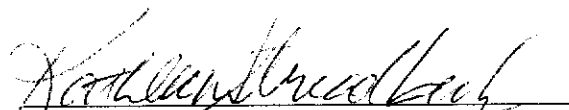
COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, February 12, 2014.
2. Upcoming Agenda Items
 - Fred Hale PDO amendment
 - Wright Development Group Office Building
 - Legacy Trail Apartments rezone and conceptual site plan
 - The Pastures site plan amendment

The meeting was adjourned at 8:56 p.m.


David Hirschi, Chair

2-12-14
Date Approved


Kathleen Streadbeck, Recording Secretary

