

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, February 12, 2020**
3 **7:00 p.m.**

4
5 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah.
6 The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
7

8 **MEMBERS PRESENT**

9 Cheylynn Hayman, Chair
10 Kevin Daly, Vice Chair
11 Thomas Hunt
12 Christina Wilcox
13 Becki Wright
14

15 **MEMBER ABSENT**

16 Commissioner Kjar
17

18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Lisa Romney, City Attorney
21 Mackenzie Wood, Assistant Planner
22 Coralee Carroll, Recording Secretary
23

24 **PLEDGE OF ALLEGIANCE**
25
26

27 **ADMINISTRATIVE DECISION – LOT 1, LEGACY LANDS – FINAL SITE PLAN – AN**
28 **OFFICE/WAREHOUSE USE IN THE SHORELANDS COMMERCE PARK**
29

30 Cory Snyder, Community Development Director reviewed the proposed Final Site Plan for
31 Lot 1, Legacy Lands at 1235 North 1300 West. The directives given to the applicant at the
32 December 11, 2019 Conceptual Site Plan acceptance have been addressed in the final site plan.
33

34 Mr. Snyder advised the Commission the proposed site plan has the 30% landscaping/open space
35 required by city code. However, code allows only 25% of that landscaping to be hardscape. The
36 applicant's plan shows the total 30% as hardscape. To address this issue, Mr. Snyder presented
37 a waiver of strict compliance option for exceeding the on-site hardscape limitation of 25%.
38

39 Mr. Snyder stated that if the Commission is willing to consider the waiver, three findings are
40 required. The waiver must preserve the intent of the code. Granting of a waiver will not result in
41 an adverse impact on surrounding properties. Strict application of the provision is unreasonable
42 or unnecessary for the specific use, design or site proposal; or the property has exceptional
43 physical conditions and such conditions will not allow strict code compliance.
44

45 Mr. Snyder stated it is the opinion of staff that the 1300 West easements are larger than needed.
46 They will continue to be maintained as a landscaped detention area to manage the needs of storm
47 water runoff. It would be unreasonable/unnecessary to require additional on-site landscaping to
48 meet the threshold maximum of 25% hardscaping of the SCP Zone for this particular area of the
49 city.
50

1 Mr. Snyder stated the proposed Final Site Plan for Lot 1 of Legacy Lands Subdivision substantially
2 addresses the layout and design expectations of the SCP Zone and with recommended conditions
3 of approval would be in compliance with the expected standards.
4

5 Commissioner Hunt commended the developer for incorporating the Commission's
6 recommendations in this final site plan. He offered his recommendation for approval of the strict
7 compliance waiver. Commissioner Wright also commended the applicant for his diligence to
8 implement Commission recommendations.
9

10 Commissioner Daly asked that if a waiver is granted will it create a situation where the developer
11 of Lot 2 would request a similar waiver. Mr. Snyder agreed that it is likely that a similar waiver
12 would be requested and likely would be justified.
13

14 Jeff Cook, applicant expressed appreciation to staff for assisting in resolving design issues. Mr.
15 Cook requested that a hardscape waiver of strict compliance be approved by the Commission.
16

17 Chair Hayman commended the applicant for implementing the Commission recommendations
18 especially in his use of "Bold Gestures".
19

20 Commissioner Hunt made a **motion** to approve the Final Site Plan for Lot #1 of the Legacy Lands
21 Subdivision subject to the following conditions. Commissioner Daly seconded the motion. The
22 motion passed unanimously (5-0).
23

- 24 1. The site shall be developed in compliance with the submitted application and drawings
25 submitted to the Commission.
- 26 2. The building design shall be altered in a manner to comply with tiering elements of 22
27 feet or less and may be approved by staff at the time of building permit submittal.
- 28 3. The temporary erosion plan for developing the site shall be reviewed and approved by
29 City staff prior to issuance of building permit.
- 30 4. All building and site signing shall comply with the SCP Zone standards and shall be
31 approved with the required separate sign permit.
- 32 5. Options for Condition #5:
 - 33 a. Applicant shall alter the plan to meet the maximum allowable hardscape of
34 25%, or
 - 35 b. Applicant shall receive an approval for "waiver of strict compliance" from the
36 Planning Commission.
- 37 6. Any amendments to this approved Final Site Plan shall comply with the applicable
38 statutes for obtaining a "Site Plan Amendment" approval.
39

40 Commissioner Wright made a **motion** for the Planning Commission to approve a waiver of the
41 landscaping requirements for Lot 1 of the Legacy Lands Subdivision subject to the following
42 conditions. Commissioner Hunt seconded the motion. The motion passed unanimously (5-0).
43

- 44 1. Waiver shall be limited to SCP Zone threshold maximum 25% allowable hardscape
45 provisions for Lot 1 and its associated Final Site Plan approval.
- 46 2. As part of building permit issuance, the applicant shall provide an accurate
47 measurement of the excess R-O-W landscaping related to Lot 1 fronting 1300 West
48 Street.
- 49 3. Provided that the calculated hardscape is equal to or less than 25% the Planning
50 Commission's "Waiver of Strict Compliance" shall be authorized.
- 51 4. Staff is authorized to review and accept the submitted calculations. Any disputes shall
52 return to the Planning Commission for resolution and decision.

1 5. Applicant shall pay the applicable application fee for this waiver.
2

3 Suggested reasons for the Action (Findings):
4

- 5 a. Planning Commission finds that the intent of the SCP Zone is to create open
6 landscaped areas that front local streets along any public trail system and along
7 Legacy Parkway.
8 b. Planning Commission finds that the excessive park strip area serves as needed storm
9 water detention for Lot 1 and will not be used for other purposes. Thus, adjacent
10 surrounding properties will not be impacted and even preserved by appropriate control
11 of storm water runoff.
12 c. Planning Commission finds that 1300 West Street right of way is larger than needed
13 in its design now and into the future.
14 d. Therefore, Planning Commission finds that it is unreasonable/unnecessary to require
15 additional on-site landscaping to meet the threshold maximum of 25% hardscaping of
16 the SCP Zone for this particular area of the City.
17

18 **SHORELANDS COMMERCE PARK – RESIDENTIAL COMPONENT -- DISCUSSION**
19

20 Assistant Planner, Mackenzie Wood reviewed current policy and code regarding the
21 Shorelands Commerce Park and Mixed Node of the West Centerville Plan.
22

23 Ms. Wood stated that residential zoning does not apply to the majority of the Shorelands
24 Commerce Park. Only, the Mixed Node Zone portion lists townhouse, patio home and multiple-
25 family dwellings as permitted uses.
26

27 Mr. Snyder provided a history of residential development issues and concerns relative to the
28 Shorelands Commerce Park and adjacent development in neighboring cities.
29

30 Mr. Snyder reported that there are no developed roads or utilities in this area. However, there is
31 interest and a few discussions on how to develop this zone have occurred. Recent discussions
32 have focused on the mandatory distribution of uses in the Mixed-Node Zone. Past officials have
33 held off on permitting residential uses because residents in the SCP-Mixed Node would align
34 more closely with Farmington City than with Centerville City. Now is the time to reevaluate the
35 West Centerville Plan and SCP-Mixed Node Zone to determine if changes are necessary.
36

37 A minimum of 50 contiguous acres is required to establish a SCP-Mixed Node. Since there are
38 only 66 acres available, only one residential development would be feasible.
39

40 Chair Hayman questioned how to mitigate industrial use so close to residential. Mr. Snyder stated
41 that commercial will act as a transition between industrial and residential.
42

43 Commissioner Wright provided information on Salt Lake's proposed Inland Port Hub. The Salt
44 Lake Inland Port will also have hubs going out to other job center areas. Perhaps staff could check
45 into the pros/cons of becoming a spoke to Salt Lake's Inland Port.
46

47 Chair Hayman suggested the Commission members take time to think about the many
48 developmental issues related to the Shorelands Commerce Park area. She suggested including
49 further discussion at the next Commission Meeting that has a light agenda. Commissioner Wright
50 suggested receiving public input prior to determining future uses.

SOUTH MAIN STREET CORRIDOR PLAN UPDATE – NEXT STEPS

Mr. Snyder stated that as a result of the recent joint work session with City Council, staff believes that the Council is content with the direction the Commission has taken in the South Main Street Corridor preliminary draft. Staff believes the Commission should move forward, separately from the Zoning Ordinance, and allow the public process to vet the "Revised Plan Element".

Chair Hayman stated the joint session with the City Council was very effective. Mr. Snyder reported the Council agreed the joint session was effective and the Council is supportive of the Commission's proposed plans.

Mr. Snyder suggested the next step in this process should be a public hearing conducted by the Planning Commission. Notification to the public, owners of affected properties, etc. should be accomplished by posting the Public Notice, by sending notices of the hearing to owners of affected properties, by sending notices to all businesses affected by the changes, by posting the notice at points along the new corridor and by sending notices out with the City's newsletter prior to the scheduled public hearing. Mr. Snyder believes that the first public hearing could take place on March 11, 2020.

Chair Hayman suggested scheduling several public hearings starting with property owners, then historic input, then general public. Commissioner Daly, Commissioner Wright and Commissioner Wilcox recommended inviting the general public from the first hearing.

Chair Hayman asked staff to provide public hearing notices for a March 11, 2020 Public Hearing regarding the Shorelands Commerce Park. Chair Hayman requested that visual concepts be available at the hearing for the public to review.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT

Mr. Snyder advised the Commission that on February 26, staff will be traveling to the American Planners Association Conference. Chair Hayman suggested that since there are no scheduled agenda items for the February 26th meeting, the meeting should be cancelled. The Commission took a consensus and agreed to cancel the February 26, 2020 Commission Meeting.

Chair Hayman requested the Commission's major three goals be reviewed and discussed at every Commission Meeting. This agenda item could be included in the Community Development Director's Report.

MINUTES REVIEW ACCEPTANCE

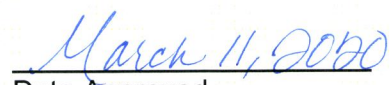
The minutes of the January 22, 2020 Planning Commission meeting were reviewed and approved. Commissioner Daly **moved** to accept the minutes. Commissioner Wright seconded the motion which passed by unanimous vote (5-0). Commissioner Daly noticed that the minutes header needed to be updated. Commissioner Daly **moved** to reconsider approval of the minutes with amendment. Chair Hayman seconded the motion. The motion passed by unanimous vote (5-0).

The minutes of the February 4, 2020 City Council and Planning Commission Joint Work Session were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Wilcox seconded the motion which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:35 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Hunt seconded the motion, which passed by unanimous vote (5-0).


Leah Romero, City Recorder


Date Approved


Coralee Carroll, Recording Secretary

