

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, APRIL 24, 2013, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's website: www.centervilleut.net

Tentative - The times shown below are tentative and are subject to change during the meeting.
Time:

- 7:00** **A.** **Welcome and Roll Call**
 B. **Opening Comment / Legislative Prayer**
 C. **Minutes Review and Acceptance – March 27, 2013**
 D. **Commission Business**
- 7:05** **1.** **PUBLIC HEARING | CHITOSE JOHNSON SUBDIVISION | 200 EAST 1200 SOUTH**
 Consideration of a small subdivision waiver/lot split for the Chitose Johnson Subdivision, located on Lot 2 of the Bangerter Subdivision, 200 East 1200 South, in the R-M Zone. Ron Marshall, Maple Hills Realty, Applicant
- 7:25** **2.** **PUBLIC HEARING | DESERET INDUSTRIES | 94 EAST PAGES LANE**
 Consideration of a conceptual site plan for Deseret Industries, which consists of demolition of the old bank building at 92 East Pages Lane, and converting the space to parking lot for the D.I., located at 94 East Pages Lane, in the C-H Zone. Craig Ames, P.G.A.W. Inc., Applicant
- 3.** **PUBLIC HEARING | CHICK-FIL-A RESTAURANT | 540 NORTH FRONTAGE ROAD**
 ****Applicant requested to postpone this item until May 8, 2013 Meeting****
- 4.** **PUBLIC HEARING | CODE TEXT AMENDMENT | SIGNS IN PARRISH GATEWAY AREA**
 ****Applicant requested to postpone this item until May 8, 2013 Meeting****
- 7:45** **5.** **TRAINING FOR COMMISSIONERS**
 Review Zoning Ordinance Amendments, by City Attorney, Lisa Romney
- 8:05** **6.** **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 a. Upcoming Meetings
 • PC Meeting May 8, 2013: Gas Station at Pages & Main Conceptual Site Plan; Chick-Fil-A Restaurant CUP and Final Site Plan; Code Text Amend., Parrish Gateway Area
- 8:10** **E.** **Adjournment**

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, March 27, 2013

7:00 p.m.

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

MEMBERS PRESENT

Tamilyn Fillmore
Kent Holbrook
Scott Kjar
Kevin Merrill, Chair
Debra Randall

MEMBERS ABSENT

Brian Holman
Steven Markham

STAFF PRESENT

Corvin Snyder, Community Development Director
Brandon Toponce, Assistant Planner
Lisa Romney, City Attorney
Kathy Streadbeck, Recording Secretary

VISITORS

Wesley Ziegler
Stephen Ziegler

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Chair Merrill

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held March 13, 2013 were reviewed and amended. Commissioner Fillmore made a **motion** to approve the minutes as amended. The motion was seconded by Chair Merrill and passed by unanimous vote (5-0).

PUBLIC HEARING | ISLAND PARCEL (IGGY'S) | 782 WEST PARRISH LANE

Consideration of a small subdivision waiver/lot split for the Island Parcel (Iggy's Sports Grill) which would create a building lot for a proposed future business, Wasatch Running Center in the C-VH Zone. Mackey Investments Centerville LC, Applicant.

1 Cory Snyder, Community Development Director, reviewed the ordinances regarding
2 small subdivision waivers/lot splits. The proposed lot split will create only two (2) lots, all
3 infrastructures are in place, all related roads are dedicated, and no future roads are anticipated or
4 planned through this site. The proposed site is an island parcel and is within a redevelopment
5 area. There are governing documents related to this parcel and the applicant will be required to
6 work with the City Council and the Redevelopment Agency to make sure all provisions within
7 those documents are followed. Typically, a small subdivision does not allow double frontage, but
8 this being an island parcel it actually has three streets bordering the site. Technically, there is
9 nothing within ordinance that deals with this particular situation, but the lots, once split, will
10 actually create a corner parcel. The proposed lot split is an improvement to the site and will not
11 create any additional issues. Staff believes all requirements have been met and the proposed
12 application is ready for approval.

13
14 Russ Mackey, applicant, said they will be recording all easements on the plat as required.
15 He said the plat is all but complete; they do not anticipate additional changes at this time. He
16 said, initially, the biggest concern with this site was parking, but they feel Wasatch Running
17 Center is a good fit and will be a great benefit to the community.

18
19 Chair Merrill opened the public hearing. There was no comment; he closed the public
20 hearing.

21
22 Commissioner Kjar made a **motion** for the Planning Commission to approve the small
23 subdivision waiver for 782 West Parrish Lane (Parcel #02-024-0064), with the following
24 conditions:

25
26 ***Conditions:***

- 27 1. This small subdivision waiver shall be for the dividing of Parcel 02-024-0064.
- 28 2. This small subdivision waiver approval does not represent any site plan approval for
29 future development for the new lot (i.e., Wasatch Running Center).
- 30 3. The applicant shall provide the proper public utility easements on each lot consisting
31 of one 10-foot easement along the Frontage Road and two other 7-foot side or rear
32 yard easements on each property.
- 33 4. The required cross-access agreements for parking and circulation to be deemed
34 acceptable by the City Attorney and the City Engineer prior to the recordation of the
35 subdivision.
- 36 5. All required utility provider sheets shall be received by the City prior to the
37 recordation of the subdivision.

- 1 6. The applicant shall pay all applicable impact fees and post the related bonds for
2 sewer, culinary water, and irrigation lateral extensions prior to recordation of the
3 subdivision, as approved by the City Engineer in accordance with City ordinances.
- 4 7. The applicant shall provide the correct address for the new lot, as approved by the
5 Zoning Administrator in accordance with City ordinances.
- 6 8. The following items, as recommended by the City Attorney, shall be effective or
7 addressed as part of this small subdivision waiver approval:
 - 8 a. This review and approval does not represent any site plan approval for future
9 development on either lot. Any future site plans submitted shall meet all
10 applicable City ordinances and applicable governing documents for the property.
 - 11 b. Applicant shall show all easements of record on the plat or submit a vacation of
12 easement prior to recording the plat and subject to review by the City Engineer.
13 Any additional easements, such as cross-access or parking easements shall be
14 provided to City Engineer and City Attorney for review and acceptance prior to
15 recording the lot split plat.
 - 16 c. Any delinquent taxes shall be paid prior to recording the lot split plat. Evidence
17 of payment shall be provided by the applicant to the City.
 - 18 d. Prior to recording the small subdivision waiver plat, applicant shall submit an
19 updated title report for the entire island parcel for review and approval of
20 encumbrances and ownership by the City Attorney and City Engineer.
 - 21 e. Prior to recording the small subdivision waiver plat, all easements on the plat
22 shall be submitted to and accepted by the City Council.
 - 23 f. Prior to recording the small subdivision waiver plat, the Third Amendment to the
24 ADL Agreement shall be executed by the parties and recorded against the
25 property.
 - 26 g. Prior to transfer of any lot within the subdivision, the new owner and user must
27 sign an Assignment and Assumption Agreement agreeing to be bound by the
28 Parrish Lane Gateway Neighborhood Development Plan, as amended, and the
29 Agreement for Disposition of Land, as amended; including the RDA's reservation
30 of right to approve successor users and/or tenants. Applicant shall condition the
31 sale of any lot in the subdivision upon new owner entering into the Assignment
32 and Assumption Agreement as part of closing documents and escrow instructions.
 - 33 h. The following plat notes shall be set forth on the final plat for the small
34 subdivision waiver:
 - 35 1. Approval of the small subdivision waiver plat by Centerville City does not
36 constitute any representation as to the adequacy of subsurface soil conditions
37 nor the location or depth of ground water tables.

2. All owners shall be required to provide utility easements for all as-built utilities after the utilities are installed if they do not lie within the boundaries of an existing PUE.
3. All owners, users, lots and development within the subdivision shall be subject to all agreements, easements, and restrictions governing the property, including, but not limited to, the Parrish Lane Gateway Neighborhood Development Plan, as amended, and the Agreement for Disposition of Land, as amended.

Reasons for the Action (Findings):

- a. The Planning Commission finds that the applicant has submitted an application for a Small Subdivision Waiver [Section 15-2-107].
- b. The Planning Commission finds that the subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in Section 15-2-107 of the Subdivision Ordinance.
- c. The Planning Commission finds that the subdivision for two commercial lots is consistent with the goals of the Centerville City General Plan concerning development within Neighborhood 2, Southwest Centerville [Section 12-480-3].
- d. The Planning Commission finds that the property is currently zoned Commercial-Very High (C-VH) and that the subdivision, with the conditions imposed, meets the applicable development standards found in Chapter 12-34 of the Zoning Ordinance in regard to layout and proper street frontage.
- e. The Planning Commission finds, with the conditions imposed, that the general requirements for all subdivisions have been addressed and fulfilled [Chapter 15-5].

The motion was seconded by Commissioner Holbrook and passed by unanimous roll-call vote (5-0).

MTC BUILDING #2 & PARKING STRUCTURE | 550 N. MARKET PLACE DR.
Consideration of a final site plan for MTC Building #2 and parking structure located on
Lot 202 of the Centerville Corporate Park Amended Subdivision in the C-VH Zone.
Dayton West, LLC, Applicant.

Brandon Toponce, Assistant Planner, reviewed the conditions of the conceptual approval explaining how each has been addressed by the applicant. He reviewed the upgraded public amenities, pedestrian circulation, lighting plan, landscaping, and architectural relief on both the building and the parking structure. Staff believes all areas meet the Parrish Lane Design Guideline Standards. All utility provider sheets have been submitted. The Fire Marshal has

requested an additional fire hydrant, which will be installed as requested. The site is within a redevelopment area and is governed by several documents. The applicant will be required to continue to work with staff, the City Council, and the Redevelopment Agency to ensure all governing documents are followed. No construction will begin on this site until all permits are approved. The applicant will also continue to work with Chick-Fil-A on the construction of their shared parking. Overall, Staff recommends approval of the proposed site plan.

Chair Merrill asked how long pedestrian lighting stays lit at night; are the lights on a timer? He also said the staff report mentions the snow load for the roof is thirty (30) pounds. He asked if this is per square foot. Cory Snyder, Community Development Director, said the lights are installed by the applicant, but are operated and maintained by the City. It is the Public Works Director's responsibility to decide how the lights are run according to needs and budget allowances. Mr. Toponce said he believes the snow load is per square foot, but he will verify.

Commissioner Fillmore asked about the angled canopy over the front door. She said it seems this canopy is smaller than originally showed. She is also concerned about the public amenities (tables, chairs, and benches). She asked why they are not permanent structures. She would like to see them anchored in place.

Dave Broadbent, applicant, said they are excited about this project and look forward to moving ahead. He said the angled canopy will be changed to a rectangle and will extend four (4) feet from the building. He said their plan for the public amenities is to match those that are already on site. The tables, chairs, and benches are made of steel with an epoxy coating. None of their current amenities are bolted in place and none have been moved or removed from the site in twelve (12) years.

Mr. Toponce said the applicant has met the requirements for public amenities. Staff is not concerned with whether they are bolted down. It is likely the applicant would make the amenities permanent or bolt items in place if they have a problem in the future.

Commissioner Holbrook made a **motion** for the Planning Commission to approve the final site plan for the 2nd MTC Building, located at approximately 550 North Market Place Drive, with the following conditions:

Conditions:

1. All professional service fees shall be paid.
2. A bond shall be posted for all on site improvements and landscaping prior to the issuance of a building permit.

3. The applicant shall attend a preconstruction meeting with staff in accordance with City ordinances prior to any work being constructed for public improvement.
4. The applicant shall work closely with the City Engineer to ensure proper drainage, water line protection and connection has been satisfied.
5. The MTC shall coordinate the construction with any shared parking and parking lot landscaping with Chick-Fil-A Restaurant, west of the proposed office building.
6. A new fire hydrant shall be located in the parking island north of the new MTC Building, with the location determined by the Fire Marshal.
7. The parking garage shall include a standpipe for adequate fire protection.
8. The actual design of the pedestrian lighting and hookup location along Market Place Drive shall be determined by the Public Works Director.
9. All signage requires a separate permit and shall follow all applicable standards found in Chapter 12-54 of the Zoning Ordinance.
10. Any and all development on Lot 201 shall comply with and be subject to all Governing Documents for the Centerville Corporate Park Subdivision, as amended, and all conditions of lot split approval for the subdivision.

Reasons for Action (Findings):

1. The final site plan submittal has adequately shown how the property may be developed and met all applicable submittal requirements [Section 12-21-110(e)(1)].
2. The MTC building is found within the Parrish Lane Gateway and is subject to all requirements found there in [Section 12-63-020(b)].
3. A storyboard was submitted with detailed information on the color and material to be used on the new office building [Section 12-63-040(c)(1)].
4. The MTC is part of the Centerville Corporate Park and is subject to other restrictions, conditions and guidelines [Parrish Lane Gateway Neighborhood Development Plan, August 1, 1989, and as amended February 1, 2008, Conditional Use Permit for the Planned Center, May 10, 2000 and as amended 2008, Development Agreement May 24, 2000, Grant of Easements and restrictions, June 23, 2000].
5. The applicant has fully addressed all concerns by the Planning Commission from the February 27, 2013 Meeting.

The motion was seconded by Commissioner Randall.

Commissioner Fillmore made a **motion to amend** to add the following additional condition:

11. The Commission discussed a desire for all public amenities (i.e., tables, chairs, and benches) to be permanent fixtures and if removed shall be replaced by the applicant.

The motion to amend was seconded by Commissioner Holbrook and failed with a 2-3 vote. Chair Merrill and Commissioners Kjar and Randall opposed.

Chair Merrill said he does not believe it necessary to require the public amenities be bolted in place. The applicant has stated they have had no problem with their other amenities. Commissioner Kjar agreed. He said this is a nice project and he believes they will keep the public amenities in good condition and will replace as needed.

Chair Merrill called for a **vote** on the original motion (without amendment). The motion passed by unanimous roll-call vote (5-0).

TRAINING FOR COMMISSIONERS – Review Zoning Map Amendments

Lisa Romney, City Attorney, trained the Commission on Zoning Map Amendments (rezones). She reviewed the Utah definition and statutory restrictions governing rezones. She reviewed Centerville's zoning map and ordinance provisions. She explained how rezones are initiated and the public process. She discussed the Planning Commissions role in a rezone and the factors involved with a rezone decision. A rezone is a legislative decision and should be made to promote the public good and general welfare of the community. (*Note:* Attached to these minutes is Ms. Romney's PowerPoint presentation).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be held on April 24, 2013.

The meeting was adjourned at 8:40 p.m.

Kevin Merrill, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

Zoning Map Amendments (Rezones)

PLANNING COMMISSION TRAINING
BY CITY ATTORNEY

MARCH 27, 2013

Utah Definition of Zoning Map

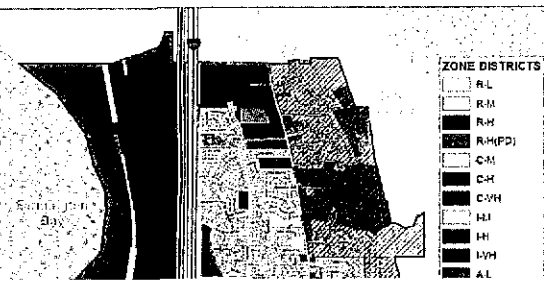
- Zoning Map means a map, adopted as part of a city's land use ordinances, that depicts land use zones, overlays, or districts.

Authority to Adopt

- Municipalities in Utah are authorized to adopt a Zoning Map and to rezone properties into various zoning districts consistent with the purposes set forth in the Utah Land Use Development and Management Act.
- Municipalities are authorized to regulate and restrict the construction, alteration, repair or use of buildings and structures or land within such zoning districts.

CENTERVILLE, UTAH Zoning Map



ZONE DISTRICTS	
RL	
RM	
RH	
RH(PD)	
CM	
CH	
CVH	
HI	
LI	
LVH	
AL	

Utah Statutory Restrictions

- The City must ensure that the regulations are uniform for each class or kind of buildings throughout each zoning district, but the regulations in one zone may differ from those in other zones.
- There is no minimum area or diversity of ownership requirement for a zone designation.
- Neither the size of a zoning district nor the number of landowners within the district may be used as evidence of the illegality of a zoning district or of the invalidity of a municipal decision.

Centerville Ordinance Provisions

- The zones established in the Zoning Ordinance are intended to further the goals and policies of the General Plan.
- All rezone decisions must comply with applicable provisions and policies of the General Plan

Initiation of Zone Map Amendment

- An amendment to the Zoning Map may be initiated by:
 - City Council
 - Planning Commission
 - Property owner affected by the proposed amendment
 - Agent of property owner affected

Planning Commission's Role

- Planning Commission is required by law to review and make a recommendation to the City Council regarding all Zoning Map enactments or amendments
- Planning Commission is required to provide notice and hold a PUBLIC HEARING regarding any proposed Zoning Map enactments or amendments
- City Council makes the final decision regarding Zoning Map enactments or amendments based on Planning Commission recommendation
- City Council is required by Ordinance to hold a PUBLIC HEARING on any proposed Zoning Map enactments or amendments

Decision-Making Factors

- Whether the proposed amendment is consistent with the goals, objectives and policies of the General Plan;
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity;
- The extent to which the proposed amendment may adversely affect adjacent property; AND
- The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse control

Legislative Decision

- The adoption of Zoning Map or amendments is a legislative decision
- Courts give cities broad discretion in making legislative decisions
- Your recommendations regarding Zoning Map should promote public good and general welfare
- Ultimate decision by City Council will be upheld if it is reasonably debatable that such action and policy will promote general welfare
- Legislative decisions are presumed valid and upheld unless there is no reasonable basis for the decision

Interaction

- Zoning is a tool to implement the policies of the General Plan
- By Ordinance, all zoning decisions must comply with provisions and policies of the General Plan
- All rezones should be consistent with and further the purposes of the Zoning Ordinances and land use statutes

The End

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: CHITOSE JOHNSON
178 SOUTH FARVIEW DRIVE
NORTH SALT LAKE CITY, UT 84054

APPLICANT: RON MARSHALL
161 SOUTH MAIN STREET
BOUNTIFUL, UT 84010

EMAIL: maplehillsrealty@yahoo.com

PROPERTY: 200 EAST 1200 SOUTH
PARCEL #03-198-0002

ACREAGE: 3.31 ACRES

ZONING: RESIDENTIAL-MEDIUM (R-M)

APPLICATION: CONCEPTUAL SUBDIVISION/SMALL SUBDIVISION
WAIVER REQUEST

BACKGROUND

The applicant desires to subdivide the property into two (2) Lots. The property is a large underutilized lot (Lot #2) within the Bangerter Subdivision. The lot is oddly configured within the existing Bangerter Subdivision with most of the lot area located between the commercial areas to the north (e.g. Deseret Industries) and the homes of the same subdivision. There is a typical lot with stem that intersects with 1200 South creating full access to the property.

SMALL SUBDIVISION PROCESS

General Plan

The Centerville General Plan indicates the proposed subdivision is located within Neighborhood 1, Southeast Centerville known as Extreme South Main Street Area [12-480-2.d]. The goal for this area encourages low to medium residential densities to buffer the commercial area of Pages Lane with uses farther south into Bountiful. Staff believes that allowing the division of the land is consistent with the desires stated in the neighborhood plan.

Small Subdivision Waiver 15-2-106

A small subdivision is defined as a subdivision of not more than two (2) lots [15-1-104(45)]. Since the property is being subdivided only into two developable lots, the applicant submitted a Small Subdivision Waiver Application. As part a Conceptual Subdivision Application, a review can include consideration of whether the division qualifies for the small subdivision waiver, as found in Section 15-2-107 of the Subdivision Ordinance.

Criteria

- (a) The small subdivision does not require dedication of land for a street or other public purpose;

➤ **Staff Response:** Lot #2 of the Bangerter Subdivision has about 80 feet of street frontage. The R-M Zone requires that each lot have a minimum frontage of 60 feet. Thus, the lot does not have enough frontage to divide into two lots. However, there is sufficient area to create and dedicate a public street (i.e. 50-foot right-of-way). Thus, if the owner and applicant are willing to consider constructing and dedicating a public street that would serve as a road access into the major portion of the 3.31 acres and provide the needed turn-around, it would be possible to create the desired two lots. **If this is the case, the proposed subdivision does not qualify for the small subdivision waiver, but could proceed forward with a preliminary and final subdivision plat approval.**

This has been discussed conceptually with the applicant. It is staff's understanding that the property desires only two lots for now, but would like to create a two-lot layout that would leave a potential option of developing the property further sometime in the future. Staff has reiterated that in the future the subdivision rules could change and there is no guarantee that a proposed layout today for two lots may or may not inhibit future development. It is staff's understanding that the owners would still like to proceed with developing two lots for the time being.

- (b) The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan;

➤ **Staff Response:** According to the Master Street Plan, Section 12-450-1, it does not appear that a master plan road traverses this property.

- (c) The lots are not part of a small subdivision approved less than three years earlier.

➤ **Staff Response:** The property configuration has been in its present form for a considerable amount of time.

Zoning Ordinance Requirements 15-2-107(2)

Each lot must meet the zoning requirements for the Residential-Medium (R-M) Zone concerning frontage, width, and set backs. According to Table 12-32-1 of the Zoning Ordinance, the standards are as follows:

Lot and Parcel Standards		Proposed	Compliance
Minimum Area	10,000 (gross)	3.31 acres	YES
Minimum Frontage	60 feet	Not Shown	To Be Determined
Gross Density Maximums			
Permitted	4 units/acre	0.60 per ac.	YES
Conditional	8 units/acre	No Request	Not Applicable

Improvements and Utility Easements 15-2-107(3)

Generally, all needed utilities and services are available and involve some service and lateral extensions for the new proposed lots. The applicant will still need to ensure that all the proper utility provider sheets have been submitted back to the City. This must be completed prior to the recordation of the subdivision to ensure that needed services are properly paid for and installed. The subdivision plans and plat will need to provide the required easements on each property prior to the recordation of the subdivision. The applicant must also pay the associated impact fees and post the required bond for sewer, culinary water and irrigation lateral extensions and for installation of the required public improvements.

General Requirements for all Subdivisions 15-5

With a public roadway dedication and extension, it appears that both lots can be designed in a manner that meets all the applicable requirements for a subdivision layout. The issue of installing either a cul-de-sac or a temporary turn around (if future development is desired) will need to be addressed with the preliminary subdivision plan submittal.

PLANNING STAFF RECOMMENDATION

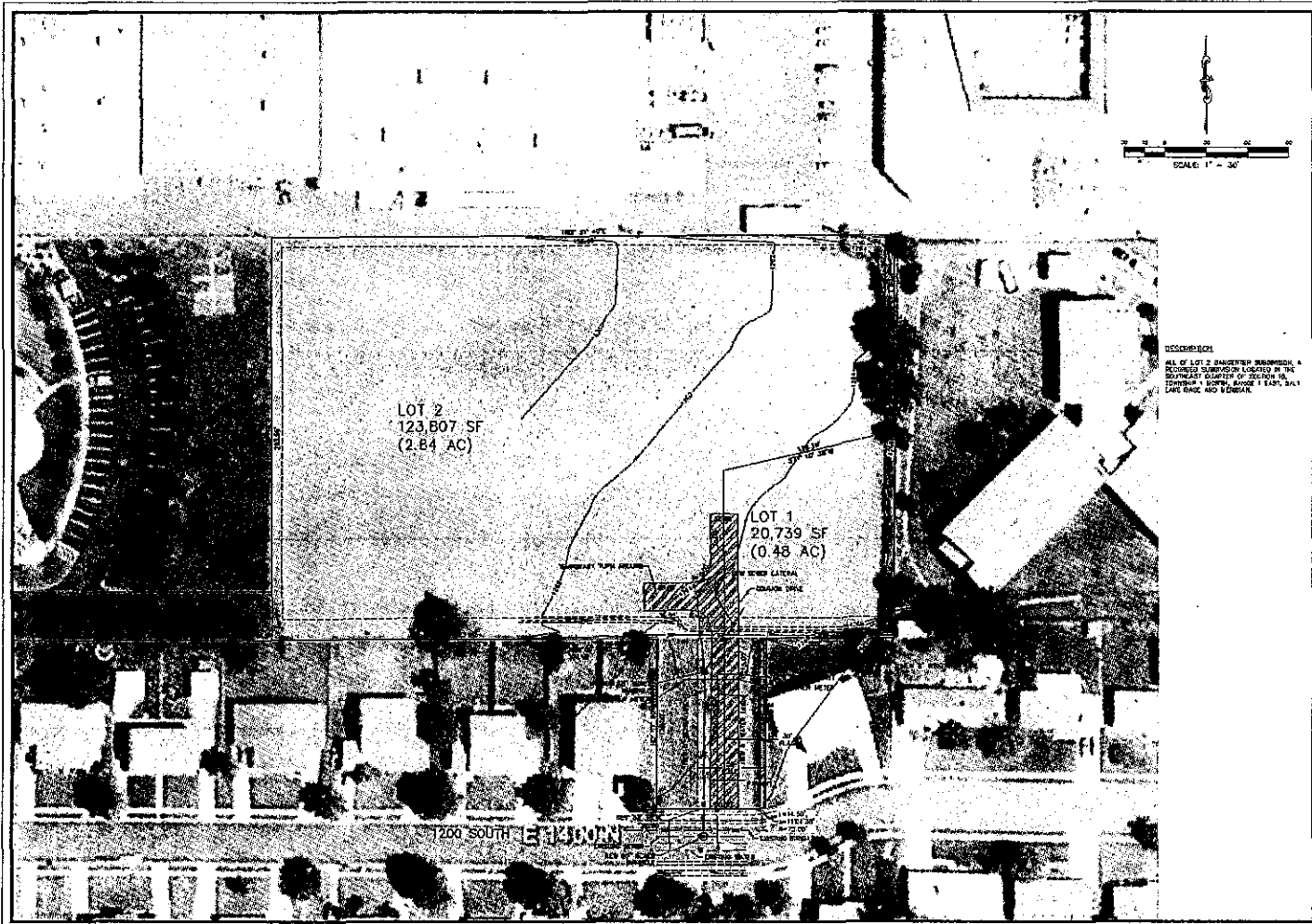
Suggested motion for the conceptual subdivision acceptance for Lot #2 of the Bangerter Subdivision; I hereby make a motion for the Planning Commission to accept the conceptual subdivision for Lot #2 of the Bangerter Subdivision, with the following directives:

1. The subdivision is subject to submitting and receiving the applicable preliminary and final subdivision approvals by the City.
2. The preliminary and final subdivision plans need to provide sufficient area to create and dedicate a public street (i.e. 50-foot right-of-way).
3. Each lot must meet the zoning requirements for the Residential-Medium (R-M) Zone concerning street frontage and lot width.
4. The issue of installing either a cul-de-sac or a temporary turn around (if future development is desired) will need to be addressed with the preliminary and final subdivision plan submittals.
5. The preliminary and final subdivision submittal need to provide the proper public utility easements on each lot consisting of one 10-foot easement along a public road and two other 7-foot side or rear yard easements on each lot.
6. All required utility provider sheets shall be received by the City prior to the recordation of the subdivision.
7. The applicant will need to pay all applicable impact fees and post the related bonds for sewer, culinary water, and irrigation lateral extensions prior to recordation of the subdivision, as prepared by the City Engineer in accordance with City Ordinances.

8. The applicant will need to provide the correct addresses for the new lots, as deemed acceptable by the Zoning Administrator in accordance with City Ordinances.

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the subdivision for two lots is consistent with the goals of the Centerville City General Plan concerning development within Neighborhood 1, Southeast Centerville known as Extreme South Main Street Area [12-480-2.d].
- b. The Planning Commission finds that the subdivision could not qualify for the small subdivision waiver, in accordance with the criteria found in Section 15-2-107 of the Subdivision Ordinance.
- c. The Planning Commission finds that the property is currently zoned Residential-Medium (R-M) and that the subdivision, with the directives, could meet the applicable development standards found in Chapter 12-32 of the Zoning Ordinance in regard to layout and proper street frontage.
- d. The Planning Commission finds, with the directives, that the general requirements for all subdivisions can likely be addressed and satisfied [15-5].



HILL & ARGYLE, Inc.
 Engineering and Surveying
 1100 10th Street, Suite 100, Yuba City, CA 95901
 (209) 885-1100

CHITOSE JOHNSON SUBDIVISION

APPROXIMATELY 1/4 SECTION 18, T20N, R12E, S1, L6 & 7N,
 COUNTY OF SUTTER, STATE OF CALIFORNIA

DATE	BY	REVISION
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12-20-00	DA	100

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER/ APPLICANT:	CORPORATION OF THE PRESIDING BISHOP CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS 1765 SOUTH 4250 WEST SALT LAKE CITY, UTAH 84104
EMAIL/PHONE:	CRAIG L. AMES craig@pgaw.net 801-266-4669
PROPERTY:	94 EAST PAGES LANE
ACREAGE:	.275
ZONING:	COMMERCIAL –HIGH (C-H)
APPLICATION:	CONCEPTUAL SITE PLAN ACCEPTANCE FOR PARKING LOT EXPANSION AT THE DESERET INDUSTRIES

BACKGROUND

Recently, the applicant has come before the City to request a parking lot expansion for the Deseret Industries. The proposed plan is to demolish the computer store located at 92 East Pages Lane and create an additional 36 stalls on the site. The applicant originally discussed keeping the lot separate from the other portion of the Deseret Industries parking lot. According to the Table of Uses, within 12-36 of the Zoning Ordinance, a parking lot within the C-M Zone is allowed with a conditional use permit. However, after staff reviewed the project, it was clear the applicant had two choices, the conditional use permit process or combining the property and approving the modification with the Deseret Industries parking approvals of 2005. This process would be part of an approval under the nonconforming standards of Chapter 12-22 of the Zoning Ordinance. This report will review both options for the applicant to review and make a final decision.

CONCEPTUAL SITE PLAN REVIEW 12-12-110(d)

Table of Uses Allowed 12-36 – Within the Zoning Ordinance, the table of uses allows a stand-alone parking lot with a conditional use permit in the Commercial-High Zone [12-36]. The conditional use permit will be applied for at the time of the final site plan application. Within Chapter 12-12 of the Zoning Ordinance, a parking lot is defined as the following:

“An open area other than a street, alley, or driveway, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.”

General Plan

The General Plan indicates this area as being within Neighborhood 1, Southeast Centerville and within the Pages Lane Commercial Area. One of the objectives for this area states:

“Some development within the existing commercial center is still occurring. Care should be taken in this new development to avoid overcrowding and parking problems.” [12-480-2(2)(a)(1)]

Staff believes that by expanding the parking area, it will elevate some of the parking problems that may be found on site.

Development Standards

The Pages Lane Commercial Area is located within the South Main Street Corridor (which is classified as an overlay zone), that is mainly used for development standards and designs. However, its main purpose is for development with a building. This development is for a parking lot only, which means many of the regulations do not apply. The parking must be placed 15 feet from the back of the curb line and meet all City Standards for parking stall and parking isle measurements found in Table 12-52-1 of the Zoning Ordinance. It appears the parking begins at 13 feet from the back of curb and will need to be addressed in order to meet the 15 feet [12-51-070(f)(A)(ii)]. The applicant will be closing off the driveway from Pages Lane into the center of the lot and replacing the curb, gutter, park-strip and sidewalk in this location.

Landscaping 12-51

On site, landscaping would still be applicable for the site. Yet, since they are within the South Main Street Corridor, these totals have been modified for the Pages Lane mixed-use area from 15% overall landscaping to 9%. The plans indicate that they will be providing 1,300 square feet. They are also providing 8 required trees and 10 required shrubs within the parking lot. It will also be required that street trees are planted, according to Section 12-51-070(f)(1), one tree must be planted for every 25 feet of public street frontage. The site plans indicate the location, and type of vegetation to be planted, except for the street trees, and that all areas will be properly irrigated. Since the property is less than one acre, it will not require that a landscape architect prepare the final plans.

FINAL SITE PLAN OPTIONS

These options are for the applicant to decide on which direction they believe would be more beneficial for them.

Option 1:

Final Site Plan with a Conditional Use Permit

This option allows the applicant to keep the lot completely separate from the rest of the Deseret Industries site. The conditional use would grant them the approval to utilize the lot for a parking lot, yet they would still be required to come up to today's standards concerning development

within a C-H Zone and the standards found within the South Main Street Corridor District. With following the standards of today, the applicant would need to adjust the parking along Pages Lane, in order to make room for the 15-foot required parking lot setback. In addition, they would need to plant three street trees along the street frontage. All other requirements appear to have been met.

Option 2:

Final Site Plan Approved Under the Nonconformity Status

With Option 2, a conditional use permit would not be required. However, the applicant would need to combine the new parcel in with the rest of the Deseret Industries site, which would require an additional meeting in order to notice the entire site and not just the bank property. They would then be subject to the original modified parking and landscaping requirements from 2005. The total site is 4.1 acres, by adding 11,979 square feet from the old bank site it would be an addition of 6.7% of the total area, bringing the total to 190,575 square feet.

In reviewing the original approval, the site was granted a parking modification allowing 250 parking stalls. In addition, a waiver of strict compliance for the landscaping was also granted allowing the site to have a total of 4,202 square feet or 2.4% of the total site. If the applicant chose Option 2, the total square footage of property would be 190,575 square feet. In order to be consistent with the 2005 site modifications, the applicant would still be required to maintain an overall landscaping percentage of 2.4%, which would require an increase of 371.8 square feet within the new parking lot area. However, the applicant will still be required to meet the South Main Street Corridor standards with the 15-foot parking stall setback. They would also be required to plant 3 trees along the street and 8 trees and 15 shrubs within the parking lot. Option 2 will need to be reviewed further with the applicant and City staff to determine Zoning Ordinance and previous site approval compliance. If they do choose this option they will need to reapply for a conceptual site plan application in order to analyze the exchange of title and the parking modification.

CONCLUSION

The applicant has clearly shown how the property may be developed and how the site will be improved to better the parking and aesthetic appeal of the closed bank building. It is now up to the applicant to decide on which option will better fit their needs and apply for the applicable applications.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the Deseret Industries located at 94 East Pages Lane, with the following conditions for Options 1 or 2:

Option 1

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
2. The applicant shall receive a conditional use permit approval for allowing a stand-alone parking lot subject to the standards found in Section 12-21-100 of the Ordinance.

3. The site plan shall be modified to include the 15-foot parking stall setback along Pages Lane.
4. Three (3) trees shall be planted along Pages Lane.

Option 2

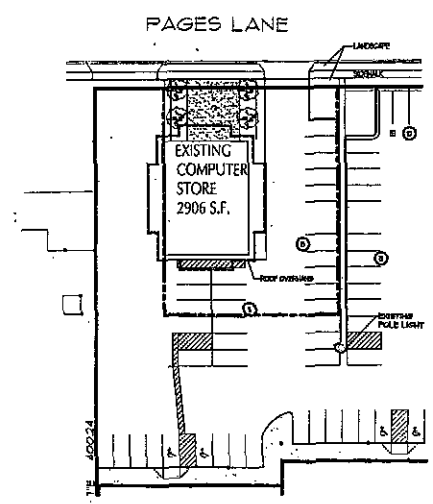
1. The applicant shall combine the bank property with the Deseret Industries property and apply for a new conceptual site plan in order to analyze the exchange of title and the parking modification.
2. The site plan shall indicate overall parking and landscaping for the entire Deseret Industries.
3. The overall site shall meet a total landscaping requirement of 2.4% as per the 2005 amended site plan.
4. The new parking lot area shall consist of at least 371.8 square feet of landscaping.
5. The 15-foot parking stall setback shall be indicated on the amended site plan.
6. Three (3) trees shall be planted along the Pages Lane street frontage.
7. The applicant shall meet the required parking lot landscaping requirements for the new parking location.

SUGGESTED REASONS FOR THE ACTION:

1. The conceptual site plan adequately depicts how the property may be developed [12-21-110(d)(2)].
2. A complete conceptual application has been provided by the applicant [12-21-100(d)(1)].
3. The site is located within the South Main Street Corridor Zone and is subject to regulations for the Pages Lane Mixed-Use Area.
4. Minor arterial requires a 15-foot setback from the back of curb to the edge of the parking lot [12-51-070(f)(A)(ii)].

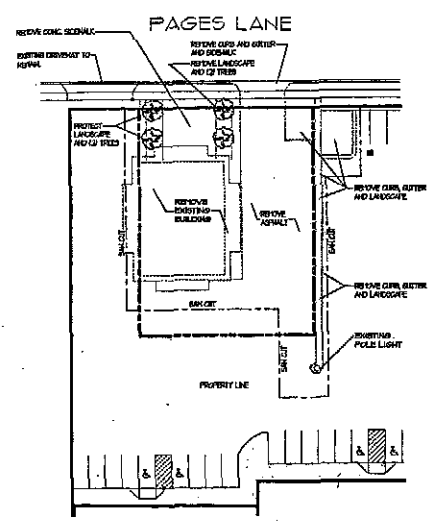
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By John Weaver, P.E., 01/11/2011 - 10:00AM
 10000 S. CENTERVILLE BLVD., SUITE 100, CENTERVILLE, OH 45424
 614.891.1234 FAX 614.891.1235
 www.jw-engineers.com

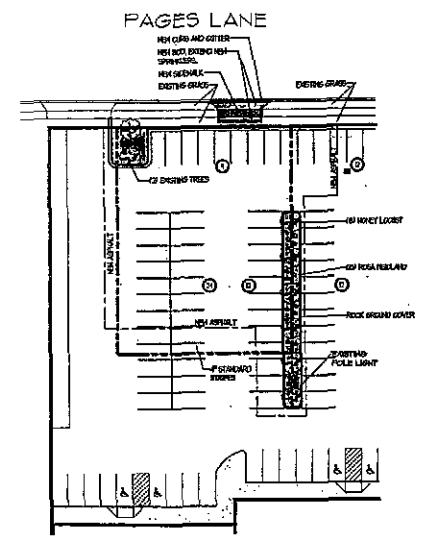


EXISTING WEST AREA LAYOUT
 P-1001

EXISTING PARKING
 ON SITE - 11 + 15 = 26
 ADJACENT - 13 + 12 = 25
 TOTAL = 41



DEMOLITION PLAN - WEST AREA
 P-1002



PROPOSED PARKING AND LANDSCAPE PLAN - WEST AREA
 P-1003

REVISED PARKING

ON SITE 10 + 24 + 12 = 46
 ADJACENT (MODIFIED) 12 + 12 = 24
 NEW TOTAL = 70
 EXISTING TOTAL = 41
 NET GAIN = 29

LANDSCAPE CALCULATIONS

SITE AREA 15 x 55 = 825 SQ. FT.
 AREA REQUIRED - 16 PARKING LOT AREA = 1021 x 14.8201 = 1037 SF. REQUIRED.
 AREA PROVIDED = 1080 x 2.201 = 2370 SF. PROVIDED

REQUIRED TREES

1000 SF. OF LANDSCAPE AREA = 1000 x 1031 = 2 TREES
 REQUIRE 1 TREE / 6 PARKING STALLS = 16 x 46 = 8 TREES
 REQUIRE 2 SHRUBS / 6 PARKING STALLS = 216 x 46 = 8 TREES PROVIDED
 = 8 SHRUBS
 = 15 SHRUBS PROVIDED

LANDSCAPE SCHEDULE

1	500
2	TREE - IMPERIAL MONEY LOCUST (GLEITSIA T. IMPERIAL)
3	SHRUB - ROSA HEDLAND - SCARLET (8' MIN. HEIGHT)
4	ROCK GROUND COVER WITH NEED BARRIER 2" 10L CLEAN BROWN GRAVEL

NOTE: ALL AREAS TO HAVE AUTOMATIC SPRINKLER SYSTEM WITH RAIN SENSOR.



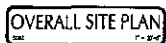
PASKER GOULD AMES & WEAVER
 ARCHITECTS & LANDSCAPERS • 1000 SOUTH MAIN STREET, SUITE 100, CENTERVILLE, OH 45424



PARKING LOT STUDY
 PARKING LOT STUDY FOR
 CENTERVILLE DESERT INDUSTRIES



PS
1



PARKING LOT COUNT	
REQUIRED PARKING - 74/74 S.F./250	= 317
PARKING PROVIDED	
EXISTING PARKING STALLS	= 254
PROPOSED	= 274
PARKING APPROVED BY PREVIOUS PLANNING COMMISSION WAIVER.	