

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON MAY 24, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL 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 Jacob Smith, Centerville City Assistant to the City Manager, 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. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, **or may read this memo on the City's website: <http://centerville.novusagenda.com/agendapublic>.**

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

7:00 PM **A. WELCOME AND ROLL CALL**
 B. PLEDGE OF ALLEGIANCE
 C. PRAYER OR THOUGHT

Commissioner Logan Johnson

D. MINUTES REVIEW and ACCEPTANCE

April 26th and May 10th, 2017

E. COMMISSION BUSINESS

7:10 1. Public Hearing - Conditional Use Permit -- The Bridge Community Church -- 1284 West 75 North

ADMINISTRATIVE DECISION

Consider the proposed Conditional Use Permit for The Bridge Community Church at 1284 West 75 North.

7:25 2. Pages Lane Public Forum Analysis

Discuss the results of the submitted surveys, comments, and feedback from the May 10th Public Forum on Pages Lane Commercial District.

F. ADJOURNMENT

CENTERVILLE

Staff Backup Report 5/24/2017

Item No.

Short Title: April 26th and May 10th, 2017

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ April 26, 2017 preliminary draft(2) minutes (tabled at May 10 meeting)
- ☐ May 10, 2017 preliminary draft minutes

PRELIMINARY DRAFT (2)

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, April 26, 2017

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

David Hirschi, Chair

Cheylynn Hayman, Vice Chair (arrived at 7:07 p.m.)

Gina Hirst (arrived at 7:44 p.m.)

Kevin Daly

Logan Johnson

Kathy Helgesen

Becki Wright (arrived at 7:05 p.m.)

STAFF PRESENT

Lisa Romney, City Attorney

Cory Snyder, Community Development Director

Cassie Younger, Assistant City Planner

Luanne Hudson, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER – Chair Hirschi

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held April 12, 2017 were reviewed and amended. Commissioner Helgesen made a **MOTION** to approve the minutes as amended. The motion was seconded by Commissioner Johnson and passed unanimously (4-0). ~~At the end of the meeting, Later after all the Commission members had arrived,~~ Commissioner Wright made a **MOTION** to reopen and table the minutes in order to provide additional detail on the Commissioners' discussion regarding the approval of a Conditional Use Permit for a church in the Industrial-High (I-H) Zone. The motion was seconded by Commissioner Johnson and passed unanimously (7-0).

PUBLIC MEETING - FINAL SITE PLAN, 149 WEST 1850 NORTH, ADMINISTRATIVE Decision, Consider the proposed Final Site Plan for an un-platted residential development for an accessory building. Terry & Selene Bleak, Applicants.

Community Development Directory Cory Snyder provided a progress report on the Bleak application for approval of a Final Site Plan for an accessory building (garage). He said the Bleaks recently acquired an un-platted parcel of land adjacent to their existing subdivision lot and combined the land together into a single parcel, as allowed by state law. He said this is an interesting case because the Bleaks want to use the end of a dead-end road as access to the lot

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where they plan to build a garage. He said Staff's challenge was to develop a solution that would be consistent with City ordinances and also fair for future applicants with similar requests. He said Staff has worked through the details to develop an appropriate solution and recommends approval. Staff proposes dedicating an easement to the dead-end road that allows the applicant to construct the access driveway to the proposed garage. The easement would split the dead-end road with the adjacent property/homeowner. Director Snyder said City Attorney Lisa Romney has crafted an agreement between the homeowners and the City for dedication of the temporary turn-around easement and permission to use the area for a driveway access. This agreement will need to be approved by the City Council.

Commissioner Daly asked what changes had been made since the Commissioners last looked at the project. Director Snyder said the detention basin had been moved out of the easement area. Commissioner Daly asked the applicant about drainage and if the applicant would plant grass and bushes to mitigate issues with the detention basin. Director Snyder said the applicant will be required to pay applicable drainage impact fees.

Applicant Terry Bleak said he would plant grass or bushes in the easement area. He said this had been a long process and they are anxious to move ahead.

Chair Hirschi opened the public hearing at 7:14 p.m. and seeing no [one wishing to](#) comments, closed the public hearing at 7:14 p.m.

Commissioner Daly made a **MOTION** for the Planning Commission to approve the Final Site Plan for the proposed residential development outside a platted subdivision for a tract combined with the home located at 149 West 1850 North, with the Conditions (1-7) and the Reasons for Action (a-b) noted in the Staff Report. The motion was seconded by Commissioner Johnson and passed unanimously (6-0).

CONDITIONS:

1. The final site plan approval is for Parcel 07-139-0031, consisting of 0.621 acres, which is comprised of the formerly named Lot 20 of the France Estates Subdivision, along with a tract of land adjacent to the south, which have been combined to create one (1) singular legally created lot.
2. The final site plan approval is for the residential construction of an accessory building (garage), as depicted on the plan submittals dated April 18, 2017 and the conditions of approval. Nonetheless, any additional residential accessory development shall be subject to obtaining an amended site plan approval consistent with City ordinances.
3. Detention Basin #1 is to be relocated just outside the easement area and be deemed acceptable to the City Engineer, as part of the issuance of a building permit.
4. The applicants shall pay the related drainage impact fee for the un-platted portion of the property or other applicable fees, as part of the issuance of a building permit.
5. Due to the applicants' and adjacent property owners' desires to use the end of the public street for site access, the final site plan approval is conditioned upon obtaining City approval, entering into any required agreement, and preparing plans for the constructing and connection of the access drive.

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6. All related access improvements (within the easement area) shall be bonded for as part of the issuance of a building permit and shall be installed and deemed acceptable by the City prior to any final inspection for the accessory building.
7. The required side lot line and rear lot line utility easements shall be accepted by the City and recorded in a configuration that is contiguous with the easements dedicated for the former Lot 20, and deemed acceptable to the City, prior to issuance of a building permit.

REASONS FOR THE ACTION:

- a) The Planning Commission finds that a final site plan approval is required to obtain approval to construct an accessory dwelling outside a platted subdivision [Section 12.21.110.e].
- b) The Planning Commission finds that the approval and conditions listed ensures compliance with applicable ordinances of the City.

PUBLIC HEARING - ZONE MAP AMENDMENT, FINAL SITE PLAN AND Conditional Use Permit, Legislative and Administrative Decisions, Cottage on the Corner, 323 Pages Lane, Scott Balling, Applicant

Assistant Planner Younger reported on the applications for a Zone Map Amendment, Final Site Plan, and Conditional Use Plan for the Cottage on the Corner development from Applicant Scott Balling. She said the project now requires a zoning change to Residential-Medium (R-M) for two slivers of property that the applicant acquired from adjacent lots. He acquired the additional property in order to meet the density requirement to build six townhomes in a multi-family development. The applicant plans to convert the site into a Planned Unit Subdivision and sell each unit individually. Staff recommends that the two new slivers of property be rezoned R-M to match the rest of the parcel.

Assistant Planner Younger then addressed the Final Site Plan and the remaining landscaping issues. By City ordinance, the project should meet the 40% landscaping requirement based on total acreage. Because space is limited, the applicant is requesting a waiver to 35%. In order to compensate for the reduced landscaping overall, the applicant has enhanced the landscaping along the high-visibility streets of Pages Lane and 300 East by adding decorative trees and fencing. Staff said another way to meet the 40% landscaping requirement would be to convert some of the planned parking spaces into landscaping but neither Staff nor the applicant feel that is in the best interests of the project. Another method for getting to 40% landscaping would be to include patios in the landscaping calculation. City Attorney Romney recommended against using patio measurements in the landscaping calculation.

Assistant Planner Younger then addressed the issues related to the parking spaces, the garbage dumpster, and the turning/backing area for a garbage truck in the limited space. She said A-1 Disposal has issued a letter and a diagram showing there is sufficient space to turn a garbage truck around within the project without backing onto Pages Lane.

Assistant Planner Younger then addressed the application for the Conditional Use Permit. She recommended approval for many of the same reasons addressed in the discussion of the Final Site Plan including the enhanced landscaping making a better streetscape along Pages

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Lane. She said the development has adequate parking, fits nicely in the neighborhood, and Staff does not see any adverse impacts.

The Commissioners engaged in a lengthy discussion about parking spaces near the garbage dumpster and their potential, if occupied, to interfere with the garbage truck's ability to navigate the space without backing up within the development or onto Pages Lane. Several The Commissioners discussed ways to mitigate these concerns by adding conditions to the approval that prohibited backing onto Pages Lane by clearly posting a permanent No Parking sign on the dumpster and on the northern most parking space, prohibiting parking on days or times when garbage pick-up is scheduled and by requiring the applicant and applicable HOA to schedule garbage pick-up during off-peak walking traffic times. adding conditions to the approval. Commissioner Daly said even with the additional conditions, the parking and garbage truck turnaround issues remain a concern for him since he believes the garbage truck will continue to back onto Pages Lane. Commissioner Wright expressed the same agreed with these concerns.

Applicant Scott Balling addressed the landscaping, parking, dumpster, and garbage truck turnaround issues. He said he will put up appropriate signage. He said he thinks it is more important to provide parking than landscaping. In requesting the landscaping waiver, he said there are areas in the development where he cannot put additional trees because the space is obstructed by overhead powerlines.

Chair Hirschi opened the public hearing at 7:39 p.m. Mr. Dale McIntyre from Centerville said he is concerned about the parking and described a scenario where someone leaves a car parked for a few days that interferes with the garbage collection. He also said he was disappointed that the photos provided by the applicant do not show all the buildings or every angle and do not show how crowded and tiny the property is. He said he thinks the photos are deceitful.

There being no other members of the public wishing to speak. Chair Hirschi closed the public hearing at 7:41 p.m.

Applicant Scott Balling responded by saying he is very concerned with how the development looks from Pages Lane and has added trees and two-rail fences to improve the look. He has included a masonry enclosure and a Serbian Pine tree to hide the dumpster from road visibility. He said he provided elevation views that show the units from every direction.

Commissioner Daly expressed a concern about the development not meeting the ordinance requirement to landscape 40% of the total gross acreage. He said the shortfall represents over 1100 square feet which is more than all the parking spaces combined. Director Snyder said a waiver allows a reduction to 30%, but in this case, the applicant is only requesting a reduction to 35%. Director Snyder said if you look at it by calculating the square footage it does look like a big number, but if you consider that the applicant has added landscaping and fences along Pages Lane and 300 East, the Commissioners can consider if those items better serve the community than five percent more grass.

Commissioner Johnson asked Staff for guidance on the waiver. Assistant Planner Younger reviewed the waiver requirements guidelines listed in the Staff Report. Commissioner

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Wright said ~~these waiver requirements are a good example of the flexibility the Planning Commission is given in granting certain limited waivers. this is a perfect example of why the Planning Commission is given some flexibility like the 10% range in the waiver.~~ Commissioner Daly reviewed the waiver ~~requirements~~ guidelines and concluded the project ~~meets requirements 1 and 2 but does not~~ meet ~~requirements 3a and 3b~~ them. Commissioner Johnson says he thinks the enhanced landscaping that provides screening and privacy better meets the intent of the ordinances.

Commissioner Helgesen said she has ~~a~~ concerns for children from the adjacent elementary school, ~~and~~ ~~and~~ a nearby junior high school ~~and high school when the garbage truck backs away from the dumpster, over the sidewalk and onto Pages Lane before pulling forward to make the turnaround within the development parking area. if the garbage truck is backing either onto Pages Lane or within the space constrained development.~~ The Commissioners discussed adding a condition that would schedule garbage pickup at a time that does not coincide with ~~the hours that children are walking to and from school~~ walking school children. Director Snyder said it is important to set the conditions and he believes the additional conditions are reasonable to mitigate the risks, but added the City cannot stop all behaviors. He added if there are problems, the CUP can be ~~redressed~~ addressed.

Commissioner Wright made a **MOTION** for the Planning Commission to recommend approval of the Zone Map Amendment, as amended, for the additional land acquired for the "The Cottage on the Corner" Townhomes Project, located on property at 323 East Pages Lane, from R-H and R-L to R-M for Reasons for Action (a-c) as noted in the Staff Report. Commissioner Hayman seconded the motion and it passed unanimously (7-0). ~~Commissioner Daly explained he believes the CUP to be the source of his concerns discussed earlier.~~
~~explained the CUP is the source of his concern.~~

1. These amendments include only the .010 acres acquired from the LDS Church to the North and the .004 acres acquired from JAG Enterprises LLC to the East, as provided in the legal description attached to the Staff Report.
2. The area is to be combined into a single parcel.

SUGGESTED REASONS FOR ZONE MAP AMENDMENT:

- a) The proposed amendment meets the requirements found in Section 12.21.080(4)(e).
- b) The proposed Zone Map Amendment is consistent with the overall intent of the goals and objectives of the General Plan [Section 12.480.2(c)].
- c) According to the associated Neighborhood Plan, amending the zoning map for this location to Residential-Medium (R-M) appears to likely have less of a long-term impact on the surrounding neighborhood than the current zoning of Commercial-High (C-H) that is anticipated in the plan.

Vice Chair Hayman made a **MOTION** for the Planning Commission to approve the Final Site Plan for "The Cottage on the Corner" Townhomes Project, to be located on property at 323 East Pages Lane, subject to the Conditions (1-8), as amended, and the Reasons for Action (a-c) as noted in the Staff Report. It was seconded by Commissioner Johnson and passed (6-1). Commissioner Daly voted against the motion.

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CONDITIONS:

1. City Council approval of the Zone Map Amendment of the small additions of property to the North and East of the original lot, the additional .014 acres of property, rezoned from R-H and R-L to R-M.
2. Approval from South Davis Metro Fire on Final Site Plan is required before Building Permit issuance.
3. A waiver of strict compliance shall be given to accept only 35% landscaping coverage, due to the fact that 4 times the amount of trees required were provided, and were concentrated along the perimeter for buffering and an enhanced streetscape design of corners and entrances.
4. The A-1 Truck Disposal or any garbage disposal provider for the project shall be prohibited from backing onto Pages Lane, as required in CZC 12.52.100(d), and shall use the parking lot to turn around. This prohibition on backing onto Pages Lane shall be clearly and permanently posted on the dumpster.
5. A permanent "no parking" sign shall be placed and posted on the northern most parking stall prohibiting parking on days or times when garbage pickup is scheduled.
6. Applicant and applicable HOA shall schedule garbage pickup during off-peak foot traffic times.
7. Applicant shall provide legal descriptions for the required public utility easements (PUEs) for the project in accordance with City ordinances. Such PUEs shall be submitted to the City Council for acceptance and recorded against the property prior to issuance of a building permit.
8. Final Approval is conditioned upon the acceptance of a Conditional Use Permit, for the desired density, at eight units per acre, and six dwelling units for the site.

REASONS FOR THE ACTION:

- a) The final site plan submittal has adequately shown how the property may be developed [Section 12-21-110(e)].
- b) The development appears to be consistent with the goals and objectives found within the Centerville City General Plan [Section 12-480-3].
- c) The Final Site Plan that has been submitted depicts how the site could be appropriately developed and is designed to comply with the applicable provisions of the Residential-Medium (R-M) Zone (see Section 12.21.110.e) and other relevant regulations, as discussed in the Staff Report.

Commissioner Johnson made a **MOTION** for the Planning Commission to approve the Conditional Use Permit for "The Cottage on the Corner" Townhomes Project, to be located on property at 323 East Pages Lane, with Directives (1-2), as amended, and the Reasons for Action (a-b) from the Staff Report. The motion was seconded by Commissioner Hirst and passed (6-1). Commissioner Daly voted against the motion.

DIRECTIVES:

1. The Conditional Use Permit is dependent on the acceptance of the zoning map amendment, incorporating the lot line adjustments, if accepted by the City Council.
2. The CUP is dependent on the design, layout and development as depicted and conditioned in the Final Site Plan as approved by the Planning Commission.

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REASONS FOR THE ACTION:

- a) The property is allowed up to 6 units on the property, with .749 acres gross, at density rounded to the nearest tenth [CZC 12.21.030].
- b) The applicant has fulfilled the factors to be considered in a CUP, as outlined in CZC.

PUBLIC HEARING - ZONE TEXT AMENDMENT, LEGISLATIVE DECISION, Consider the proposed amendments to the Centerville Zoning Code regarding setbacks and heights for accessory buildings in Agricultural Low (A-L) Zones.

Community Development Director Cory Snyder reported on the City Council's request of Staff to adjust the setbacks and heights for accessory buildings in Agricultural-Low (A-L) Zones. He said the table in the Staff Report was incorrect and so he did not use it in his report to the Planning Commission. He said the table should use language similar to that from the R-L table that was approved by the City Council but plug in the A-L parameters. He said that one of the benefits of making these adjustments is the consistency it provides for Staff by having predictable patterns in setbacks and heights. He said it also makes it fair for smaller agricultural lots. He said the original request from the City Council came because of a shed in an A-L zone that butted up against an R-L Zone. Staff recommends capping the height of accessory buildings in the A-L Zone at 30 feet and recognized that may be an issue for decorative barns or equestrian property owners. He said a building of greater height may be allowed under a Conditional Use Permit, provided that each additional one-foot in height is matched by a one-foot setback from property lines and structures.

Commissioner Wright said the City should consider the property rights of property owners and neighboring property owners when addressing the issue of setbacks and heights of accessory buildings. ~~make the issue of setbacks and heights of accessory buildings work for property owners and the neighbors of property owners.~~ Chair Hirschi said this ordinance works for smaller property owners but he expressed a concern for larger agricultural property owners.

Chair Hirschi ~~noted~~said the City is the applicant in this matter. He opened the public hearing at 8:36 p.m. and seeing no one wishing to comment, closed the public hearing at 8:36 p.m.

Commissioner Hirst made a **MOTION** to recommend approval of the proposed Zoning Ordinance Text Amendments, as amended, regarding accessory buildings in the Agricultural Low (A-L) Zones subject to the Reasons for Action (a-f) noted in the Staff Report. The motion was seconded by Commissioner Hayman and it passed unanimously (7-0).

REASONS FOR THE ACTION:

- a) The Planning Commission finds that in Section 12-420, Residential Development, the main or prominent theme of this section of the General Plan is the suburban residential lifestyle of Centerville City. Low-Density, single-family, development is the preferred lifestyle for much the planned residential areas.
- b) The Planning Commission finds that the General Plan is focused on preserving the quality of single-family development.
- c) The Planning Commission finds that the purpose of the A-L Zone is "to provide areas where single-family residences can be located along with low intensity agricultural

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activities, such as pasturing of animals and farming activities on relatively small lots or parcels.”

d) The Planning Commission finds that allowing for accessory uses and buildings is consistent with this desire.

e) The Planning Commission finds that the allowance of accessory buildings is subject to the preferred or acceptable bulk and area standards (e.g. setbacks, heights, etc.) that are adopted by legislative body.

f) Therefore, the Planning Commission finds that the proposed amendments can be deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of Centerville City’s Zoning Ordinance.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Development Director Snyder said a public forum is scheduled for May 10, 2017 from 5:00 p.m. to 6:30 p.m. to gather public input regarding proposed development near Pages Lane. He said the notices for the public forum will go out early next week and Brighton Homes is preparing exhibits. Items for the next Planning Commission meeting include:

- Higley property rezone on Lund Lane
- Chitose Johnson Final Subdivision

CITY COUNCIL ACTIONS REPORT

No report.

ADJOURNMENT

Chair Hirschi made a **MOTION** to adjourn. Commissioner Hayman seconded the motion, which passed unanimously (7-0). The meeting adjourned at 8:51 p.m.

Chairman Hirschi

Date Approved

Luanne Hudson, Recording Secretary

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, May 10, 2017

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

David Hirschi, Chair

Cheylynn Hayman, Vice Chair

Kevin Daly

Kathy Helgesen

Gina Hirst

Becki Wright

MEMBERS ABSENT

Logan Johnson

STAFF PRESENT

Cory Snyder, Community Development Director

Cassie Younger, Assistant City Planner

Luanne Hudson, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER – Commissioner Hirst

Chair Hirschi noted for the record that prior to the Planning Commission meeting a public forum was held in which Centerville City residents were invited to give their input on the future development of the Pages Lane commercial area. He expressed gratitude for those who attended and provided their comments.

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held April 12, 2017 were reviewed and amended. Commissioner Hirst made a **MOTION** to approve the minutes as amended. Commissioner Hayman seconded the motion and the motion was approved unanimously (6-0).

The minutes of the Planning Commission meeting held April 26, 2017 were reviewed and amended. Commissioner Helgesen made a **MOTION** to table the minutes in order to have a second opportunity to review the significant amendments. The motion was seconded by Commissioner Daly and it passed unanimously (6-0).

PUBLIC MEETING – FINAL SUBDIVISION – CHITOSE JOHNSON SUBDIVISION – 1150 South 240 East, Administrative Decision, Consider the proposed nine-lot, single-family subdivision. Ronn Marshall, Applicant

Assistant City Planner Younger described the status of the project and is now seeking approval of the Final Subdivision application. The applicant plans to create a nine lot single-family subdivision behind the commercial area on the south side of Pages Lane. The Conceptual Subdivision Plan was approved by the Planning Commission on February 8, 2017. The rezone of the property from R-M to R-L was approved by the City Council on February 21, 2017. The Preliminary Plat was approved by the Planning Commission on April 12, 2017. Assistant Planner Younger said the City Engineer will review and determine his approval of the construction drawings. She said everything, from a zoning standpoint, that needed to be changed on the plat has been finished. Chair Hirschi asked if the Commissioners had any questions for Staff. Hearing none, Chair Hirschi asked if the applicant had any comments and the applicant said no.

Chair Hirschi opened the public hearing at 7:32 p.m. Seeing no one wishing to comment, Chair Hirschi closed the public hearing at 7:32 p.m.

Commissioner Helgesen made a **MOTION** for the Planning Commission to recommend approval to the City Council for the Final Subdivision Plat for the Chitose Johnson Subdivision, located at 1150 South 240 East, subject to conditions (1-6) and the reasons for action (a-d) as listed in the Staff Report. The motion was seconded by Commissioner Hayman and it passed unanimously (6-0).

CONDITIONS:

1. Final Subdivision Plat and Construction Plans shall be submitted in accordance with Chapter 15-4 of the Subdivision Ordinance.
2. Unless otherwise agreed to by the City, the temporary turn-around and access easement should be shown and labeled on the Final Plat, but can be vacated or released by the City upon developer's completion of the public improvements for the subdivision.
3. Prior to or concurrent with Final Plat review, developer shall obtain required approvals for the proposed vacation of a portion of the 35' wide perpetual right-of-way and public utility easement currently recorded against the property, and shall vacate the public right-of-way easement prior to recording, as deemed acceptable by the City Attorney.
4. Street, Utility, and Drainage improvements must be submitted with the construction drawings and approved by the City Engineer prior to recording the Final Plat. The lowest elevation of all storm drains and subdrains needs to be verified for drainage issues.
5. Flood plain classification and survey shall be noted on plat prior to recording.
6. Existing deferral agreement for public improvements associated with the previous subdivision of property shall be addressed by the developer and confirmed with the City Attorney prior to final plat recording, as deemed acceptable by the City Attorney.

REASONS FOR THE ACTIONS (FINDINGS):

- a) The Final subdivision appears to be consistent with the General Plan.
- b) The Final subdivision complies with applicable provisions of the Centerville Municipal Code, Title 15 (Subdivisions).
- c) The subdivision meets all the Development Standards laid out for an R-L Zone in CZC 12.32.300.

- 1 d) The applicable review standards of the Subdivision ordinance pertaining to a Final
2 Subdivision, Title 15-4 have been reviewed and directives established to allow the
3 proposal to proceed to Final Subdivision Plat submittal.
4

5 **PUBLIC HEARING – ZONE MAP AMENDMENT – APPROX. 525 W LUND LANE,**
6 **Legislative Decision, Consider the proposed zoning map amendment for Parcel Number**
7 **07-070-0032 from Agricultural-Low (A-L) to Residential-Low (R-L). Brighton Homes,**
8 **Applicant**
9

10 Community Development Director Snyder reported on the application for a Zoning Map
11 Amendment received from Brighton Homes, representing property owner John Higley. Brighton
12 Homes is requesting a rezone of the subject property on Lund Lane from Agricultural-Low (A-L)
13 to Residential-Low (R-L). Mr. Snyder said the applicant wants to divide the parcel into five or
14 six single-family residential lots. Currently, the property contains an agricultural use (i.e.
15 intermittent boarding of horses) and an accessory building. The surrounding area consists of A-L
16 Zoning, mostly vacant with some scattered single-family home development. In the recent past,
17 the Woods Parks Subdivision (a planned development), located a short distance to the west at the
18 corner of Lund Lane and the Frontage Road, was rezoned from A-L to R-L and developed with
19 29 single-family lots.
20

21 Mr. Snyder said the areas north of Jennings Lane are a mixture of residential and
22 agricultural low zones. He said the guidance from the General Plan is to let agricultural zone
23 uses transition over time into other low density residential uses. Mr. Snyder said if the City is
24 considering rezoning this property from A-L to R-L, now is the time to also consider planning
25 for a road connection between Lund Lane and 400 West. He said issues to be considered
26 include:
27

- 28 • The City's Streets Master Plan, which depicts an alignment of 400 West along the old
29 Bamberger rail line
30 • Alignment of local street connections between Centerville and Farmington to avoid
31 conflicting left-hand turns
32 • Costs associated with these road connections and needed utility services
33 • Management of Lone Pine Creek which flows down the south side of Lund Lane
34

35 Commissioner Hayman asked Mr. Snyder to clarify her recollection that the Planning
36 Commission had earlier considered an application for a zoning change along an eastern stretch of
37 Lund Lane. Mr. Snyder said yes and ultimately the City Council turned it down. He said his
38 recollection of why the rezone was denied was because the adjacent neighbor presented a
39 compelling argument about encroachment issues and the maintenance of agricultural zoning.
40

41 In response to a request for clarification from Commissioner Daly, Mr. Snyder said
42 Agricultural Low (A-L) zoning is set at two units per acre, half-acre lot minimums, no gross
43 density, and no conditional use. He said by contrast Residential-Low (R-L) zoning is four units
44 per acre with no conditional use.
45

1 Chair Hirschi invited the applicant to make a statement. Shawn Park said Brighton
2 Homes wants to develop six residential lots on the property. He said their master plan shows the
3 road lining up with 400 West but said that requires agreement from adjacent property owners.
4

5 Chair Hirschi opened the public hearing at 8:01 p.m.
6

7 Dale Wright lives on Lund Lane and owns the Bamberger property. He said he has been
8 there for thirty-two years and has never had flooding problems until the Woods Park project was
9 developed. He asked the applicant if the Brighton Homes development was going to consist of
10 single-family homes. The applicant answered yes.
11

12 Rebecca Garlick is the daughter of an adjacent property owner. She said they are having
13 drainage issues and the only reason they haven't had flooding is because her dad has worked
14 tirelessly over the past few months to fix the drainage issues caused by the Woods Park
15 development. She said he has paid out-of-pocket to fix the problems.
16

17 Allison Garlick reflected on her many happy years of living on her parents' small rural
18 property and questioned whether the transition to residential use had to come at this time. She
19 asked whether it was a question of financial gain or what was good for the community.
20

21 Property owner John Higley said he has owned the subject property for twenty years and
22 has been trying to sell the property for about eight months. He said because the development of
23 the utility infrastructure is so expensive, from \$150,000 to \$200,000, it is cost prohibitive for any
24 buyer to build only one house on the property. He said the only option that makes financial sense
25 is to put six houses on it to help cover the cost of the development of the public utility
26 infrastructure. Mr. Higley said the City's master plan shows that this area is moving towards
27 residential-low use. He said it is advantageous for the City and for the adjacent property owners
28 to have Brighton Homes make the improvements and install the public utility infrastructure. He
29 said he is not asking to change the lifestyles of the surrounding property owners, but he is
30 looking for a cost effective way to sell his property, make it economically feasible for a
31 developer and bring some nice homes into the community.
32

33 Dee Evans said he is against the rezone of Mr. Higley's property and he has no intention
34 of selling his property. He said his property is being flooded by the Woods Park homes and the
35 drainage system does not work. Trish Evans said one third of their lot is under water because of
36 drainage from the Woods Park Subdivision. She said they can't pasture their cows, so they have
37 to keep their barn filled with hay and that costs them money. She is against the rezone because
38 the drainage issues from the previous rezone and the subsequent development have not been
39 fixed.
40

41 Heather Garlick said her concern about this rezone is based on her bad experience with
42 the Woods Park development. She said the original plan for Woods Park was for quarter acre
43 lots, then a high-density overlay allowed twenty nine homes in the little corner behind her
44 parents' home. She said her father could see that drainage was going to be an issue so he put new
45 drains along the entire length of their property. She said they still have seven inches of water in
46 their horse pasture right now. She asks if the current rezone is approved, what guarantee do the

1 adjacent property owners have that the developers are not going to use a high-density overlay to
2 build more than six homes.

3
4 Matt Brown lives at Woods Park and said he has noted first-hand the problems created by
5 the development for his neighbors the Wrights and the Garlicks. He said he does not blame the
6 Planning Commission or the City because a plan was in place but it was not executed properly
7 by the builder or developer.

8
9 Mr. Snyder gave an update on the current storm water drainage issues at the Woods Park
10 development. He said Woods Park has not finalized their improvement plan with the City nor
11 closed out development of the infrastructure on their project. He said the installed land drain
12 should pick up the drainage but it is not functioning properly yet. He said the City Engineer and
13 Drainage Utility Manager looked at the site and concluded the land drain installations are
14 probably correct but areas need to be regraded so the water will hit the land drains. He said there
15 was an offer to Mr. Evans to install a separate land drain or an extension of a drain line and Mr.
16 Snyder anticipates a solution can be achieved this spring. Mr. Snyder confirmed the Woods Park
17 development bonds are still in place.

18
19 Commissioner Wright asked Staff if property owners have sustained damages, can their
20 costs be covered. Mr. Snyder said if the City approves the system they could register a claim
21 with the City if it seems that approval was in error or once installed and accepted by the City, it
22 would be a claim with the private entity that is now Oakwood Homes. He explained this area is
23 in a flood plain from Lone Pine Creek and said flooding has been an issue for the area since
24 before the Woods Park development was built. He said the Woods Park developer committed to
25 installing the needed pipe size that feed under the UTA/Union Pacific rail corridor. It was a
26 \$300,000 job and the developer and the City splitting the cost. He said that takes care of a
27 majority of the water that comes out of Lone Pine Creek. He said the drainage issue that has not
28 been resolved involves the surface storm water runoff that is supposed to hit the land drains. He
29 said this issue is on the City Engineer's punch list.

30
31 Mr. Snyder said with correctly installed land drains and good storm water management, it
32 will mitigate concerns with surface water runoff. He said the City owns and maintains many land
33 drains inside of developments, for example, in the middle of the Walmart development. He said
34 without land drains much of the land west of Main Street could not be developed. He said due
35 diligence is needed to make sure that developments tie into the storm drain water system.

36
37 Chair Hirshi asked the applicant if he would like to respond to public comments.

38
39 Shawn Park said Brighton Homes will work with the City to address water drainage
40 issues and learn from the problems of the previous developer so they don't have the same issues.
41 He restated the City will benefit from this development because Brighton Homes will develop
42 the public utilities and work with the surrounding property owners on roads.

43
44 Commissioner Daly asked the applicant a question he said was originally raised by Mr.
45 Evans. If the developer cannot acquire more land from property owners on the east or west, how
46 will they structure road access and still maintain lot sizes and frontages? The applicant said
47 Brighton Homes assumes there will be some odd shaped lots but says they will adhere to the

1 City's standards for lot sizes, access and frontage. He said since they are still in the preliminary
2 planning stages they felt it was better to address the rezone issue before working out the road
3 logistics.

4
5 Commissioner Daly asked Mr. Snyder about the minimum road width that would be
6 permitted and Mr. Snyder said 60 feet from back of sidewalk to back of sidewalk. Mr. Snyder
7 said the project has the density for six units but by the time you figure the roadway alignments,
8 the improvements, and the connections, it may cut back to five units. He said that is the risk the
9 developer considers in determining if the project is feasible and cost effective. He said whether
10 the property is developed with one house or six, all the infrastructure has to be installed.

11
12 Commissioner Wright said the area still has drainage issues that are not resolved and she
13 is concerned that if the Higley property is rezoned and developed, it may create additional
14 drainage issues. She said that creates an undue burden on neighbors who are already trying to
15 deal with drainage issues. Mr. Snyder said he is confident the existing drainage issues can be
16 resolved.

17
18 Commissioner Wright made a **MOTION** to recommend denial of the Zone Map
19 Amendment from A-L to R-L for the parcel number 07-070-0032 located along Lund Lane. The
20 motion was seconded by Commissioner Daly.

21
22 Chair Hirschi asked for debate among the Commissioners and started the discussion by
23 saying it is a fundamental right to use private property in the way the owner sees fit. He said he
24 would not favor an outright denial of the zoning change at this time. He would like to see further
25 investigation, additional data and further review into ways the issues can be mitigated.
26 Commissioner Hirst agreed, said she would like to see more detail on the proposed road
27 configurations and said she is inclined to table it.

28
29 Commissioner Wright follow up on a question she said had been asked by one of the
30 public speakers about how to safeguard density and prevent the building of more homes on the
31 property. Mr. Snyder described a check point system and twenty percent bonuses.

32
33 Commissioner Helgesen expressed a concern that the property owner is not able to
34 develop his property as he sees fit. Commissioner Daly said he agrees that property owners have
35 the right to develop their property in the way they see fit and this property owner has the right to
36 develop this property with its current zoning of A-L. Mr. Daly does not support the zoning
37 change because he says it is the kind of hodge-podge, piecemeal type of rezone and development
38 that causes problems five, ten or fifteen years down the road. He said he favors a more
39 encompassing, holistic approach.

40
41 Commissioner Wright agreed with Commissioner Daly and talked about the dangers of
42 creating a zoning island with an R-L Zone surrounded by A-L Zones. She said her second
43 concern is allowing further development in the area where the Woods Park Subdivision drainage
44 issues have not yet been resolved. She wondered if tabling would be the right action. Mr. Snyder
45 advised against tabling and suggested the Commissioners move forward with a denial or
46 approval.

47

Commissioner Hayman said she sympathizes with Mr. Higley who is being told he has to pay large utility infrastructure costs whether he builds one house or five houses on his lot. She said she is torn because rejection of the amendment limits the options of the property owner. Yet she says if she were a property owner and she had flooding, she would be furious.

Chair Hirschi says there is a motion to deny and since this is a legislative decision, the Commission needs to articulate the reasons for action (a-e) as suggested and amended by the Commissioners. The motion passed (4-2) with Commissioners Hirschi and Helgesen voting against.

REASONS FOR THE ACTION:

- a. Creation of an island of Residential-Low (R-L) Zone surrounded by Agricultural-Low (A-L) Zone
- b. Piecemeal approach to planning creates adverse effects in the long term and is not consistent with planning practices laid out in the General Plan
- c. The development is not harmonious with the overall character of the existing development in the vicinity of the subject property
- d. The proposed amendment may adversely affect adjacent properties
- e. Unresolved drainage issues from the Woods Park Subdivision

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Items to be covered in the next Planning Commission Meeting:

- Bridge Community Church in I-H Zone
- General Report on surveys and public input from May 10 public forum
- Review the Planning Commission's list of goals

Chair Hirschi asked to add the second agenda item for the next meeting of the Planning Commission. He asked Staff to provide a general report on the surveys and other information gathered at the May 10 public forum on ideas for development in the Pages Lane commercial area. He asked all Commissioners to help by compiling their notes plus any emails or comments they received from the public and emailing them to Mr. Snyder and also to the other Commissioners. Mr. Snyder said Staff will categorize and filter the data to look for emerging themes. Several Commissioners mentioned that they heard favorable comments expressing thanks for holding the public forum.

Commissioner Wright asked Staff if there were any other proactive planning items, like the Planning Commission's list of annual goals that could be added to the agenda for the next meeting. Mr. Snyder said he would bring the minutes and to-do list from the Planning Commission's meeting with the City Council for the Commissioners to review.

ADJOURNMENT

Commissioner Helgesen made a **MOTION** to adjourn. Commissioner Hayman seconded the motion, which passed unanimously (6-0). The meeting adjourned at 9:24 p.m.

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Chairman Hirschi

Date Approved

Luanne Hudson, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
5/24/2017**

Item No. 1.

Short Title: Public Hearing - Conditional Use Permit -- The Bridge Community Church -- 1284 West 75 North

Initiated By: Loren Pankratz, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conditional Use Permit for The Bridge Community Church at 1284 West 75 North.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ PC Staff Report CUP The Bridge Community Church
- ☐ The Bridge Community Church Submittal

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNERS: TERRY KARTCHNER, TRUSTEE
1924 WEST RIVERS EDGE LANE
ST. GEORGE, UTAH 84770
(terryksouth@gmail.com)

APPLICANT: LOREN PANKRATZ
THE BRIDGE COMMUNITY CHURCH
P.O.BOX 504
CENTERVILLE, UTAH 84014
(loren@thebridgeutah.org)

PROPERTY LOCATION: 1284 WEST 75 NORTH
APN: 06-144-0001

PARCEL SIZE: 0.83 ACRES

ZONING DISTRICT: INDUSTRIAL HIGH (I-H)

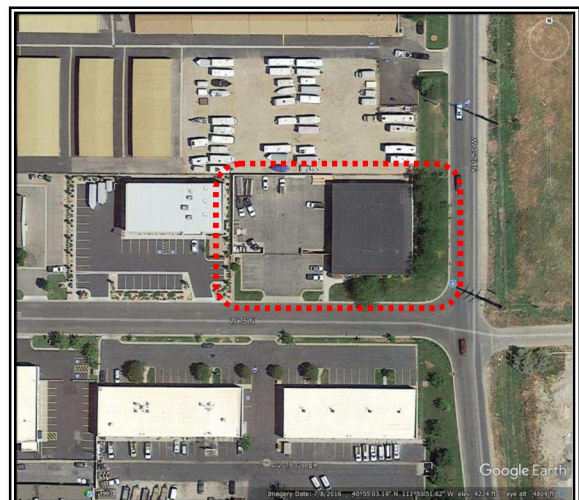
LAND USE APPLICATION: CONDITIONAL USE PERMIT – CHURCH OR
PLACE OF WORSHIP

STAFF RECOMMENDATION: CONSIDER A TABLING OF THE CONDITIONAL
USE PERMIT REQUEST

BACKGROUND

The petitioner, Mr. Loren Pankratz of The Bridge Community Church, desires to move their place of worship to a location in the West Centerville area, currently Zoned Industrial-High. The chosen site is located at 1284 West 75 North, previously used by Bountiful Glass Company, which in 1997 also received a CUP approval for their particular use.

According to the Zoning Ordinance, this particular use requires the approval of a Conditional Use Permit from the City's



Planning Commission. Thus, the request has been noticed for review, a public hearing, and decision before the Planning Commission.

NON-CONFORMITY MATTERS OF THE PROPERTY

According to City zoning records, the building located on the proposed site received a final site plan and a conditional use approval, concurrently in 1997, when the area was previously zoned Business Planned (B-P) Zone. The records indicate that these approvals were for the Bountiful Glass Company, an office, assembly, and warehouse use.

Today, the property is zoned Industrial High (I-H). As indicated earlier, the applicant desires to re-occupy the building and use it for a Church, or Place of Worship. According to Section 12.22.080, any Non-conforming Development that is consistent with the originally approved plan shall be deemed compliant with the current zoning ordinance.

In review of the site layout diagram submittal that is required as part of the CUP application, it appears that the use is not proposing changes to the site that triggers correcting any possible site plan related non-conformities. However, it does appear that the previously approved loading spaces, all four (4) of them, will be converted to parking stalls for their congregation. This reconfiguration is subject to Section 12.21.i of the Zoning Ordinance, which requires any amendment to be reviewed and approved either by the Zoning Administrator (subject to limitations) or the Planning Commission. Such an amendment must meet all applicable zoning ordinances (*as currently adopted*), provided the amendment does not affect a previous specific condition of approval from the City. Thus, the proposed conversion of the four (4) loading stalls into five (5) parking stalls may affect the parking demand needed to satisfy ordinance requirements for a “Church or Place of Worship.” This will be addressed later in this staff report.

Therefore, it is staff’s position that the Commission’s review, for the time being, is primarily to be focused on the standards of the Conditional Use Request and of imposing any site or other conditions related to mitigating impacts of the proposed conditional use. Such imposition of conditions may also include the above-mentioned need to obtain a site plan “amendment” prior to or as part of deciding whether to approve the CUP.

PROPOSED CONDITIONAL USE PERMIT REQUEST REVIEW

Table of Uses Allowed 12.36

The Table of Uses Allowed, indicates that a “Church or Place of Worship,” is allowed in the Industrial High (I-H) Zone with an approval of a conditional use permit (*see 12.12.040*).

Conformance with the City’s General Plan

The General Plan states the following:

- ✓ **Section 12.430.1, Need for Commercial and Industrial Development Policies** – “...To assist in the provision of revenues for high quality local services, and to provide needed personal and business services...”
- ✓ **Section 12.430.3.2, West Centerville** – “...best use of land...is for well-planned highway commercial, light industrial, and manufacturing uses...”

- ✓ **Section 12.480.6** – “Goal 1...Enhance the Centerville City Business Park District.”
- ✓ **Section 12.480.6** – “Goal 1...Preserving the economic viability of a now aging development area is critical to the success of the neighborhood.”
- ✓ **Section 12.480.6** – “Objective 1.H...Limit land uses of the Business Park to light manufacturing, office, professional service, and specialty retail type uses.”

Staff's Conclusion – Earlier this year, the City reviewed and subsequently approved a zoning text amendment to allow churches or places of worship in the I-H zone, as also proposed previously by the applicant. Therefore, the request for allow the proposed church use has been deemed consistent with the City's General Plan.

CUP Approval Factors to be Reviewed [12.21.100.e.5.A-K]

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

The current configuration of the building and site is set up in a manner to be used for office, warehouse, storage yard/parking, and employee customer parking. The church use setup would consist of remodeling the interior building space leaving some office space, but creating a large assembly area for those attending worship services or related events. The surrounding properties and uses are similar to the previous use for the site consisting predominately of office/warehousing uses.

Staff concludes that although the reuse of the building for a church is a different use than office/warehouse, the needed assembly space is likely feasible for this building. However, the limited availability of require on-site parking and the reconfiguration of the loading area raises concerns about the suitability of the site for the proposed use, which will be addressed further below.

Impact on the Community and Safeguards to Minimize this Impact (D-E, G, I-K)

From staff's review the predominate difference of the church and other uses is the schedule and hosting of large events that will likely occur on nights, weekends, and specifically Sundays. A church use can draw a crowd at any given time, more particularly on Sundays. It seems feasible to consider the use based on the normal work week of surrounding uses verses the night and weekend use of the Church. However according to the submittal, during the peak use of the Church (Sundays), there will be a significant reliance on on-street and off-site parking facilities. This could result conflicts with other uses in the area. This issue will be addressed in further detail below.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulation (H)

In Staff's review of the site and the use, it appears that the proposed assembly area requires a minimum of 69 parking stalls. The on-site parking depicts only 29 of the 69 stalls required. The applicant has provided affidavits from four (4) sites close by allowing use of their facilities for off-site parking for the church use. However, the submittal also asks for use of on-street parking. However according to Section 12.53.070, all required parking is to be located on the same site as the use.

Nonetheless, the ordinance also provides the ability to allow off-site parking, due to practical difficulties or better solutions could be implemented (*see 12.53.070.b*). Staff is hesitating to

endorse the proposed use that needs more than 50% off-site parking that is comprised of on-street, and four other surrounding properties. But staff also recognizes that one (1) of the off-site permission allowance consists of 30 stalls on the adjacent property directly west. Also, the vehicle circulation plan depicts a one-way 15' wide drive isle system. Therefore, all parking would need to angled at 60% to allow the proposed drive isle width. Additionally, there are four (4) loading doors associated with the building. With the loading areas being reconfigured for parking, staff is not aware of whether the doors are to remain operational or be removed and the space be filled in with other materials or glass windows. Lastly, the applicant will be required to meet adopted and applicable building and fire codes for any remodel or assembly area use.

PLANNING STAFF RECOMMENDATION

Suggested Motion for a conditional use permit located at 1284 West 75 North

I hereby make motion for the Planning Commission to **TABLE** the conditional use permit for ***The Bridge Community Church Use***, subject to the following directives:

- The applicant must submit an “*Amended Site Plan*” Application to determine whether the loading area reconfiguration and new circulation pattern complies with applicable ordinance regulations (*see Section 12.21.i of the Zoning Ordinance*). Also, for the information of the applicant, a site plan amendment is a two (2) step process consisting of Conceptual Site Plan and Final Site Plan, which may not be combined into one submittal (*see Section 12.21.110.c.1*).
- As part of the Amended Site Plan submittal, the applicant needs to request and provide the necessary information for obtaining an “Off-site Parking Approval” from the Planning Commission (*see Section 12.53.070.b*). More particularly, the applicant shall also address in writing the elements of Criterion 5.
- As part of the request for off-site parking, the applicant is to obtain, in writing, recommendations from the Public Works Director, City Engineer, and the Police Chief regarding the viability of using local streets for off-site parking purposes to satisfy the required parking standards and more specifically the use of 1250 West (*an arterial street*).
- With the loading areas being reconfigured for parking, as part of the amended site plan submittal the applicant is to address whether the doors are to remain operational or be removed and the space be filled in with other materials or glass windows.



May 3rd, 2017

Centerville City Planning Commission
655 N 1250 W
Centerville, UT 84014

Centerville City Planning Commission:

The Bridge Community is a non-denominational Christian church that has been a part of the Centerville community since 2011. Over the past six years we have met in several locations in the city and are extremely excited to have entered into a contract to purchase property and a facility here in Centerville. We are very pleased the Planning Commission has recommended churches and places of worship be permitted conditionally in I-H zones and that the City Council has taken action to make that change. The Bridge Community is seeking a conditional use permit to use the facility we are purchasing as a place of worship.

The property we are purchasing is located at 1284 W 75 N. This property was previously used by Bountiful Glass. The property sits on .83 acres, and is 10,456 SF total.



We are not proposing changes to the existing exterior of the building, utilities or landscaping at this time.

Reach Teach Grow Go

P.O. Box 504 Centerville, UT

e-mail: info@thebridgeutah.org

www.thebridgeutah.org

We anticipate parking availability to be a primary concern to the city, and so we have worked to secure sufficient off-street parking. Though our plans are not yet complete, we plan on building up to 3500 SF of sanctuary (assembly) space with movable seating to accommodate 204 chairs. The off-street Parking Schedule (12.52.300) requires that churches or places of worship minimally supply 1 parking space per 6 seats of total seating capacity plus 1 space per 100 SF of assembly area. For a 3500 SF sanctuary with 204 chairs, that would require 69 off-street parking spaces.

We understand the Planning Commission may not require that many off-street parking spaces after considering the availability of on-street parking and the anticipated reality of our church's parking needs occurring on Sunday Mornings when all neighboring businesses are closed (see Zoning Code 12.52.110 [c]). Calculating on-street parking at 22 feet per spot, there are over 30 spaces available within 500 feet of the proposed church location. That said, we have secured 75 off-street parking spots for our congregants. Following the Parking Space and Aisle Dimension Standards (12.52.310) our own parking lot can accommodate 29 parking spaces on-site (see diagram 1). Several neighboring businesses within 500 feet of the entrance to the proposed church have signed written agreements that allow for our church to use their parking spaces at our peak times (Sunday Mornings). Those lots include our neighbors in the adjacent property to our West, and several properties to the South.

We will provide signage that will direct congregants where to park on at our peak times.

I am hopeful that this information is sufficient for reception of a Conditional Use Permit.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Loren Pankratz', with a long horizontal line extending to the right.

Loren Pankratz

Pastor of The Bridge Community

Enclosures: Diagram 1- on-site parking, off-street parking agreements

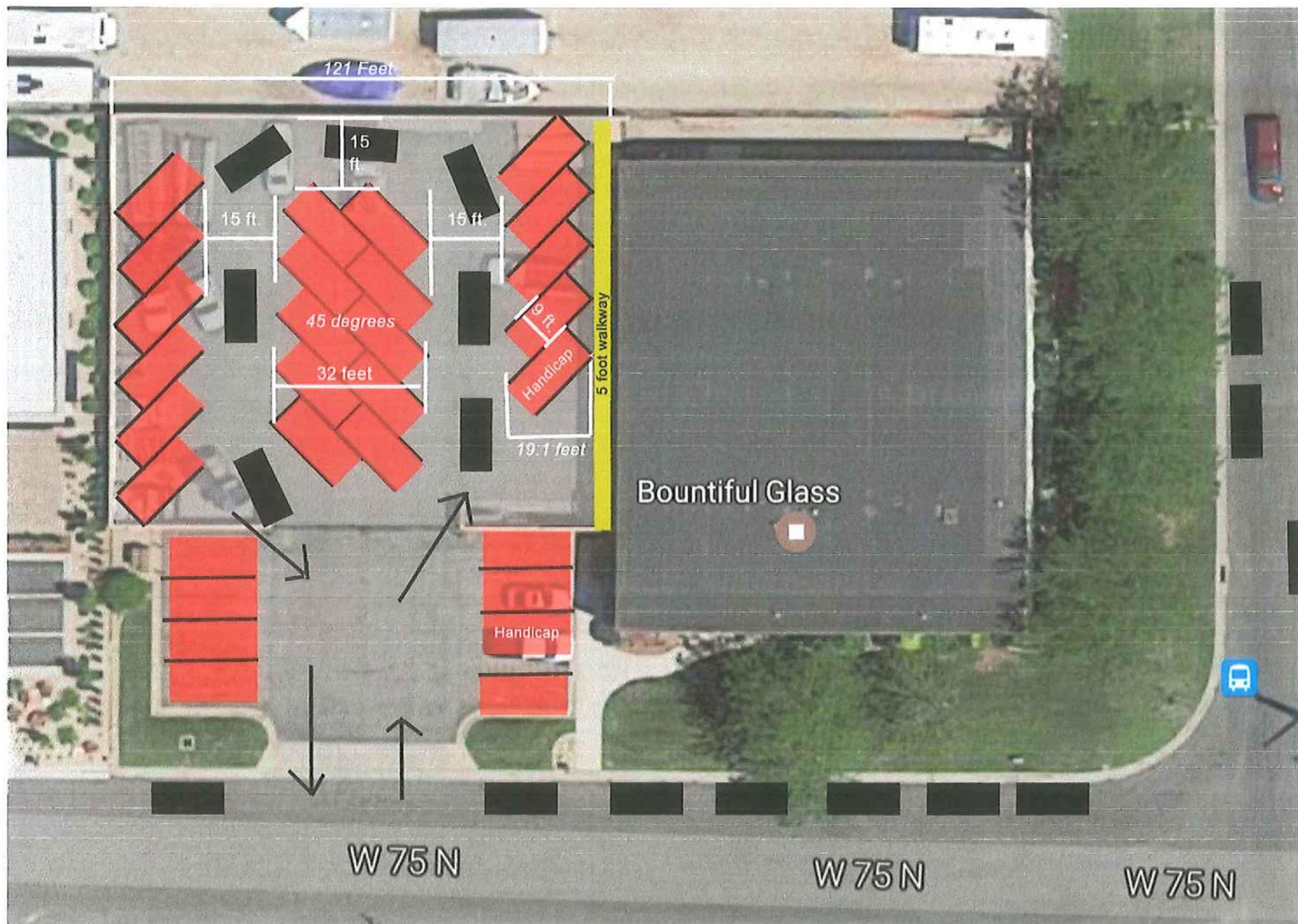


Diagram 1- on-site parking plan.

The eight spaces closest to 75 N exist on-site presently. There is one handicap stall included in these spaces. We propose to stripe 21 parking spaces to the north end of our parking lot with one of these being a handicap parking space. Our plan includes a five foot walkway separating our building from the parking area. Wheel stops will be added in the newly striped areas on both the east and west sides of the parking area. To accomplish this plan, several feet of the existing wall separating the north and south parking areas will be removed. We plan on removing as much of this wall as possible to provide greater visibility in the parking lot.

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT

Dear Centerville City Planning Commission,

I agree to make the unoccupied parking spaces associated with Renatus (1312 W. 75 N.), conditionally available to the Bridge Community on Sundays. The conditions are that the trailers and building will be accessible and no overnight or long-term parking will be available. The Zoning Administrator will be notified 30 days prior to the termination of this agreement.

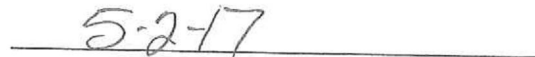
Best Regards,



(signature)



(printed name)



(date)



(number of spaces)

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (Unishippers),
which is located within 500 feet of the entrance to 1284 W 75 N, continuously available to the
Bridge Community during non-business hours. These hours include Mon-Fri after 6pm, and
weekends. The Zoning Administrator will be notified 30 days prior to the termination of this
agreement.

Yours,



Signature

5/1/17

Date

Brian Roberts

Printed

6

Number of Spaces

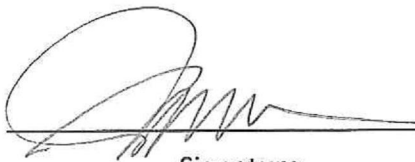
Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (SINO CONSTRUCTORS), which is located within 500 feet of the entrance to 1284 W 75 N, continuously available to the Bridge Community during non-business hours. These hours include ~~Mon-Fri~~ after 5pm, and weekends. The Zoning Administrator will be notified 30 days prior to the termination of this agreement.

SAT, SUN ONLY

Yours,


Signature

5/1/17
Date

KURT BECKSTROM
Printed

4
Number of Spaces

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (1284 W 75 N),
which is located within 500 feet of the entrance to 1284 W 75 N, available to the Bridge
Community on during their Sunday activities. Over-night parking will not be allowed. The
Zoning Administrator will be notified 30 days prior to the termination of this agreement.
↳ from 9am - 1pm

Yours,



Signature

Gary Baker

Printed

5/3/17

Date

6-8

Number of Spaces

CENTERVILLE

Staff Backup Report

5/24/2017

Item No. 2.

Short Title: Pages Lane Public Forum Analysis

Initiated By: Community Development

Scheduled Time: 7:25

SUBJECT

Discuss the results of the submitted surveys, comments, and feedback from the May 10th Public Forum on Pages Lane Commercial District.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ Staff Report Pages Lane Public Forum Survey results
- ▣ Public Forum Survey Results
- ▣ Emails, Poster stickers
- ▣ Commissioner Comments

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

**STAFF REPORT
AGENDA: ITEM 2**

**ANALYSIS OF THE PAGES LANE PUBLIC FORUM HELD MAY 10TH, SUBMITTED
SURVEYS AND EMAILS FROM CONCERNED CITIZENS**

Background

The Planning Commission and staff hosted a public forum and open house on May 10th, 2017, to engage the city over their desires and concerns for the Pages Lane Commercial District. Previously, Brighton Homes had submitted an application to change the General Plan to include residential uses in this area, but a joint work session between the Planning Commission and City Council wanted to get public feedback on this possibility, while the General Plan Southeast Neighborhood was being reconsidered. Therefore, Brighton Homes also attended the Public Forum with a variety of poster displays, showing their proposed residential ideas for the property.

Surveys were distributed at the forum, and citizens also emailed staff and commissioners with their thoughts and ideas for this area.

A variety of responses were recorded, and as staff we hope to synthesize these ideas and give some kind of conclusion and recommendations.

SURVEY RESULTS

A total of 30 surveys were submitted to us at the forum. Not every survey answered every question, which is why some questions have less counts than others.

Section 1: Commercial

The majority (18) of submitted surveys were open to the area remaining commercial, answering yes or maybe. The vast majority envisioned another grocery store here, naming Sprouts or other natural or affordable grocery chains. Only a handful offered other commercial options beyond grocery store, so it is unclear if the willingness to remain commercial would remain if some other less appealing business were to replace the former Dick's Market space that wasn't a grocery.

Surveys were split on timing , with half preferring redevelopment to happen immediately or within 2-3 years, and the other half willing to wait 5-7 or 10 years or more to see something they prefer to happen in this area.

Staff's Early Assessment Conclusion : Leaving the area for strictly Commercial works for now western half of the area. However, the grocery use left approximately five (5) years ago. Leaving it strictly commercial will take a moderate to long period of time to reinvigorate or the City will need to be creative in offering other use types to compete with the market, such as a call center, climate controlled storage, vocational school or other instructional uses.

Section 2: Residential

Only five people answered “Yes” as to whether Page Lane should convert to residential, with the majority (13) answering “No”, and the other 10 said “Maybe”. 13 people envisioned “single family” ONLY, with many mentions of large, ¼ acre lots as the minimum desired lot size. Only 5 people mentioned Duplex or twin home as their suggested residential type.

Many comments in Brighton’s section mentioned a distaste for the “gated” closed off feel of the proposed residential development. Single family homes with larger lots, offering more open space and a park was much more preferred.

Staff's Early Assessment Conclusion : Residential Re-development seems to be ripe now and likely in the future. The tension between redevelopment costs and density seems likely to be contentious. Also, the design of residential should be sensitive to the fact that only the middle section of the block is available for sale right now. Designs should be crafted strategically with long term plans in mind.

Section 3: Mixed Use

The vast majority (20) said “No” to mixed use in this area, when referring to the mixed use South Main Street Overlay District.

Staff's Early Assessment Conclusion : The South Main Street Corridor Plan and associated Zoning District originally used the mixed use concept. Although this idea has previously not been received seemingly related to density issues, a recrafted version with greater tolerability is a potential.

Section 4: What would you LOVE to see here:

The overwhelming winner was a park, with 22 people mentioning a park or green space as part of their answer. Other answered included a cemetery, grocery stores, or other types of stores and restaurants.

Staff's Early Assessment Conclusion : Generally, this is perceived by staff as a desire for some type of community asset, public space, or green space. Staff believes that these concepts are not

feasible as a stand alone redevelopment plan. However, couple these ideas with allowing a negotiated amount of residential density or the mixed use concept, the City might be able to strategically use ordinance required open space, residential impact fees, and other means to partner with a development plan to create a public square space potentially separating the different use areas (e.g. the commercial to the west and new residential uses to the east.

What would you HATE to see here:

There is a clear and apparent aversion to “Apartments” and “high density housing”; nearly every answer included one of these phrases. 3 people wrote “Housing of any kind”. Two people wrote they would hate to see it remain what it is now. Apartment buildings or any “dense” residential development is NOT desired here.

Staff’s Early Assessment Conclusion : Generally, this has been a constant theme heard regarding recent development in south Centerville.

ADDITIONAL COMMENTS

Many of the “Additional Comments” at the end of the survey mentioned moving Island View to expand the cemetery and making Pages Lane into some form of green space. Many ideas regarding the nature of the park (dog park, splash pad, etc) were listed. For residential, many were concerned with the density of any such proposal, and many objected to residential whatsoever.

ADDITIONAL EMAILS FROM CITIZENS AND IMPRESSION FROM COMMISSIONERS

Many expressed excitement over the possibility of an addition to the cemetery somewhere – either where Island View is now, or at the Pages Lane location. This came up repeatedly and with enthusiasm.

Like the surveys submitted at the forum, there were also many emails wishing for another grocery store, and for the area to remain commercial in some capacity. More creative uses of the space such as climate controlled storage, or restaurants, were mentioned a couple of times.

Throughout the surveys and the emails, concern for the JA Taylor Elementary came up, expressing concern with overcrowding the school and some with concern to any traffic generating development across the street. If residential were to be put on Pages Lane, these new residents would be in Tolman Elementary’s school district, not JA Taylor’s, so the concerns for “overcrowding” the elementary school across the street are moot. An increase in traffic and circulation for this location will certainly be considered in the future planning for this site.

CONCLUSION

There is an overwhelming desire for a park at this location, whether it be apart of a larger design or just on its own. While there is some hesitancy towards residential, many of those open to it prefer to be single family homes on quarter acre lots or larger. About a third of the responders also wanted to hold out for further commercial development; most specifically another grocery store.

With a clear desire for green open space in this area, and considering financial restraints, the Commission and Community development will need to come up with some creative uses and plans for this area so that the citizens of Centerville can enjoy this street once more.

[Please see attached Public Forum responses in entirety, emails, and comments in attached files.]

PAGES LANE PUBLIC FORUM SURVEY

Section 1: COMMERCIAL (Consider maintaining the current Zoning & Uses)

Would you like Pages Lane to remain Commercial? (*circle one*)

Yes	YYYYYYYYYYY	12
No	N NNNNN	6
Maybe	MMMMMMMMMMMM	11

How long are you willing to WAIT to see this Redeveloped? (*circle one*)

It should be done immediately	AAAAAAA	8
2-3 years	BBBBBB	6
5-7 years	CCCCCCC	7
10 years or more	DDDDDDDD	8

Any suggested commercial uses? What do you envision here?

- A new grocery store
- Trader Joe's, Restaurants
- Grocery store
- Grocery store
- Grocery store – sprouts!
- Grocery store
- Grocery store
- Stores
- It's a commercial wasteland
- Some kind of natural food grocery
- Shops, restaurants, salons
- Sprouts, winco or some sort of affordable grocery
- Ice cream parlor, restaurants
- Sprouts! Really a grocery stores feels like best option
- Grocery store and small shops
- Grocery store
- Small grocery store
- Winco, sunflower market
- Grocery
- Professional businesses, small grocery store
- Grocery store
- Recreational

PAGES LANE PUBLIC FORUM SURVEY

Section 2: RESIDENTIAL (Consider substantial overhauling of the area's Zoning & Uses)

Would you like Pages Lane to convert into residential? (circle one)

Yes	YYYYY	5
No	NNNNNNNNNNNNNNN	13
Maybe	MMMMMMMMMMM	10

If so, what residential housing type(s) would you suggest? (Single family? Duplex? Apartments?)

- Single family ¼ acre or greater lots
- No less than quarter acre
- Single family
- Single family is ideal but not sure the market sustains large lots in that space
- Single family
- Single family
- As shown by brighton – twin homes
- I wouldn't mind single family IF they were on larger lots – ¼ acre as the smallest
- No- none whatsoever
- Anything
- My biggest concern is Taylor Elementary becoming too full, where will we put these kids?
- Mixture of single family homes, twin homes and park with grass, trees, tennis courts and or children play equipment. Maybe a mini mark type store with items for breakfast, lunch and dinner also in the mix.
- Duplex and Apartments or housing
- Single family – as large as possible
- The Duplex looked like the most visually appealing
- Single family. No rentals! No apartments!
- Duplex. NO APARTMENTS
- Single family with large lots
- Duplex
- Single family ¼ acre lots
- Single family
- Single family
- Single family or twin home – either proposal I've seen tonight looks good
- Single family only

PAGES LANE PUBLIC FORUM SURVEY

Section 3: MIXED USE AND OTHER OPTIONS (Potential Alternative Zoning & Uses)

Another option is to combine the two into a mixed use option that is more a traditional neighborhood style core street found in smaller communities of the past (see Zoning Ordinance Exhibit “South Main Street Corridor Overlay District” for details)

SOUTH MAIN STREET CORRIDOR OVERLAY DISTRICT USES - Pages Lane Mixed Use District originally allowed for commercial uses associated with residential housing using vertically stacked uses in a single building, a horizontal placement of both uses (e.g. side by side), or a detached placement of uses (*i.e. residential uses located behind the commercial buildings*). Nonetheless, the City placed these concepts on hold for the Pages Lane Commercial area.

Would you like the City to again consider development like or similar to this? (*circle one*)

Yes	YYYY	4
No	NNNNNNNNNNNNNNNNNNNNNNNN	21
Maybe	MMM	3

Section 4: IF IT WERE ALL UP TO YOU?

What would you **LOVE** to see here?

1. Half of Land for public use (city park) other Half is Single Family Homes
2. Cemetery, commercial then large homes no less than quarter acre
3. A new grocery store, a park, a cemetery, a splash pad, a sports field, single family homes on large lots, indoor soccer, basketball
4. I would love to see a park or commercial – shopping, etc...
5. Park or cemetery
6. A park or cemetery
7. Something!!!!
8. A market – sprouts, maybe. Plenty of people come to Ace and the D.I. that some upkeep – it could be a great commercial area – and tax revenue, some green space – a small park maybe
9. Keep it commercial. I would be small businesses to be there
10. A grocery store or a beautiful park with walkways and trees
11. City park or a Cemetery Expansion
12. A park with some commercial shopping
13. Either a grocery store or a park
14. Anything
15. A city park!! Or city cemetery
16. [Mixture of housing types with recreation] Medium sized grocery store, like Trader Joe’s or Winco etc
17. Restaurants, and shops or homes. I’m very open to what could be done to Pages Lane.
18. I would love to see green space, something for my children to enjoy without needing to hop in the car or hike far from my home
19. Small apartments would not fit in our community. A beautiful park possibly with single family homes around it. But we’d have to change the whole lot Ace and DI too. We are willing to wait for a nice park and even be taxed for it.
20. A grocery store was great. Loved that or a nice green space feature in – A dog park
21. A city park to help improve community! Maybe consider putting Island View Park development on hold and possible putting a new single level- much easier park in this location and expanding cemetery into Island View. This location would be an excellent park location! Better than island view currents location.

PAGES LANE PUBLIC FORUM SURVEY

22. Green space
23. Park
24. Some twin homes/ park/ commercial – make it a walking neighborhood
25. A cemetery or turn island view into cemetery and mark this a park
26. Grocery (Aldo, Trader Joe's, Fresh and Easy, Reams, Bowmans, etc)
27. Houses, small park, professional businesses,
28. Harmons or sprouts grocery. Trader Joes. Keep bank and hardware store with homes.
29. Park, church, cemetery

What would you **HATE** to see here?

1. Apartments
2. More commercial -- I would HATE to have it stay the same as it is now with empty building and asphalt
3. Medium- High density housing
4. Apt complex or a gated community. Anything over ¼ acre homes
5. What it is now!!
6. Apartments, duplex, vertically stacked buildings,
7. High density housing
8. High density housing, medium density housing, cemetery, commercial businesses that don't get enough traffic so stores are always changing (again leaving vacant buildings)
9. I would hate to see it look like Foxboro, and for Centerville to lose
10. Cookie cutter small homes or apartments with a high fence around it. Boo! This would not be consistent with our community.
11. Residential, I think especially high density
12. Rock crushing facility, tightly packed homes or other buildings
13. High density residential. Although it's an eyesore currently. ☺
14. Hate to keep it the way it is
15. Housing
16. Housing of any kind
17. Commercial properties and residential properties
18. Housing of any kind!!!
19. Any type of residential that area has enough apartments/ multifamily homes. I live in the area and want to avoid the transit (?) environment that comes with apartments.
20. I would hate to see apartments – because renters are not invested in a community. I don't want to see tons of townhomes or single family homes shoved into the space. Home lots need to be at least ¼ acre – the feel of those kind of areas is less than pleasant
21. As present
22. High density housing
23. High density housing
24. Apartments, small townhomes
25. A dense neighborhood with tall homes
26. Apartments!! Small condos and townhomes NO- we don't want any more in Centerville period!!!
27. Apartments, high density housing style, industrial uses
28. Density housing

PAGES LANE PUBLIC FORUM SURVEY

PROPERTY OWNER/BRIGHTON HOMES CONCEPTUAL IDEA (Partial Residential Redevelopment)

(SEE THEIR EXHIBIT)

Option 1 – Twin homes [See posters and visuals provided by Brighton Homes]

What do you like about Option 1?

- NO NO NO!!
- The homes have nice finishes
- Large unit size
- Nothing
- None
- NO
- I do not want any housing
- I am not interested in any housing of any kind
- It's something
- Few units in available space than opt. 2
- They look less crowded
- Don't like twinhome idea
- Nothing
- I like the community
- I like that they are larger homes
- I like the style and architecture – also housing for older population
- No

What do you **dislike** about Option 1?

- Too many/ gated
- They are close together and gated
- Don't want twin homes people move in and out too much
- Medium density homes crowd school more
- None
- Too cookie cutter-ish
- Not happening fast enough
- NO
- None
- Too many
- Style of homes – Ghetto
- Too many homes for the space
- No

-

PAGES LANE PUBLIC FORUM SURVEY

Option 2 – Single Family Homes [See posters and visuals provided by Brighton Homes]

What do you like about Option 2?

- Less homes
- Yes! No condos or townhomes or apartments
- Single family
- Nice curb appeal
- None
- No
- I do not want any housing
- It's something
- Nothing
- No!
- More housing available to public (single homes)
- The idea of single family homes
- They look like nice homes
- Single family
- May attracts a wider variety of people
- Single family

What do you **dislike** about Option 2

- Too many/ Gated
- More kids at the schools
- Lot size, HOA
- The density
- Homes too close together. Homes need bigger lots
- Too crowded looking
- Increase in population
- Too many (even more) units in the space
- Not happening fast enough
- I do not want any housing
- No
- None
- Too many
- Who moves in?
- Too dense
- Lot size at least ¼ acre
- Lots too small
- Lot size

PAGES LANE PUBLIC FORUM SURVEY

-

Along Pages Lane, would you prefer homes fronting Pages Lane, like Option 2, or homes backing up to Pages Lane with a fence and landscaping, like Option 1? _____

What types of building Materials would you like to see in the architecture? Majority Siding, Majority Stucco, Varied?

ADDITIONAL COMMENTS OR SUGGESTIONS:

- I am in favor of changing the zoning to medium residential to allow for houses to come in – aesthetically, financially, if it makes the most sense
- This space was successful as commercial before and could be again (even with all the commercial on Parrish). Residential is more appealing to the owner and city financially, but with housing trends, the development would surely become high density despite the proposals. I believe that with a genuine effort by the owner and city, we could attract a commercial retailer into this location. Since 2014 there has been an increase in smaller, independent grocers. It is viable and I know there would be interest if a more appealing deal were offered.
- Make island view park a cemetery, build a park here.
- Dog Park; NO splash pad; Commercial surrounding park (that would benefit from park traffic); walking path
- Island view plans are becoming very expensive because of the 3 tier plan. Transferring those funds to a new park would be more ideal.
- No splash pad! I think a great fenced green space to take dogs would be great. Walking path surrounding it with park equipment for the kids to play on.
- No [Brighton Homes]! Park! We are willing to wait and pay for it too. Park or grocery store or shops. No housing please!! Thanks for asking ☺ Walking trail, open space OR grocery store. No housing, please.
- Green space and shops
- The idea of using this area as a park or as an extension of the cemetery would be ideal! I live on Pages Lane and my children attend Taylor Elementary. We would LOVE to have some green instead of parking lot and building. We want to keep a small town feel. Our school is already at max capacity. More homes especially multi home complexes brings more kids to our already full school.
- Let's keep Centerville a fun little town. It doesn't need to be a busy overcrowded city! I LOVED having a grocery store there but I would love a park with many trees.
- Please no residential
- Low density housing if you end up doing housing. Also height is an issue – no higher than existing homes
- Tear down Domino's and Cleaner and put a park in
- My big concerns are height and density. I don't want too tall or too dense. Could we have an Option 3 with fewer homes on larger lots?

PAGES LANE PUBLIC FORUM SURVEY

POSTER COMMENTS

I WISH THIS WAS.....

- ✚ Park or cemetery
- ✚ No residential!!! Open space!!!
- ✚ 1. Grocery (Sprouts!) 2. Park. 3. Cemetery
- ✚ A grocery store or a park with lots of trees!
- ✚ A few nice homes – single and/or twin, with a nice little park and may by a little mini mart w/ fast food combined (like convenience items)
- ✚ A Park!!! We need a nice park here!!
- ✚ Park!
- ✚ Park or cemetery
- ✚ Grocery store
- ✚ Mixed use- Walgreens – Anything but vacant lot
- ✚ A park or cemetery
- ✚ Grocery store
- ✚ All people are great!!
- ✚ No housing
- ✚ A park!
- ✚ Park and shops. I will pay
- ✚ <- This
- ✚ Move island view park have and expend cemetery into island view
- ✚ Mixed Use – Twin homes, A Walgreens, Park
- ✚ Parks Cost \$\$ Taxes Raise!!
- ✚ Park or grocery store – I Will pay
- ✚ A Park! Or cemetery
- ✚ NO residential -- #1 Commercial (preferably grocery) #2 Park
- ✚ Dick's, but would support single homes with ACE and bank to stay. No twin homes!

From: Kris [mailto:pexton@gmail.com]

Sent: Wednesday, May 10, 2017 9:23 AM

To: zonecentervilleright@gmail.com; Cory Snyder <csnyder@centervilleut.com>; Becki Wright <Centerville.becki@gmail.com>; Cheylynn Hayman <chayman@parrbrown.com>; kathrynhelgesen@gmail.com

Subject: Old Dick's

As a Centerville resident of nearly 8 years, and a family of 7 that may be the closest resident affected by the building, I am concerned for what the planning commission is going to do with the Old Dick's area.

We really do miss Dick's market in the area, but we understand that commercial development there hasn't worked out. Although neighbor's in the area have voiced wanting a Trader Joe's or Organic food store there, we understand that there are several issues involved.

If the area is re-zoned as residential we are adamantly opposed to high density zoning! If the area is used for housing, we want single family homes or town homes to be built.

Please listen to the residents of this area who it will affect. We will be their neighbors and we want to have a say in what our neighborhood is like. You are in your position to represent the people of Centerville, please do not be swayed by big money at the expense of the families who call Centerville home.

Kristina Pexton

From: Heidi Shupe <heidi_shupe@hotmail.com>

Date: Wed, May 3, 2017 at 10:21 PM

Subject: Pages lane

To: centerville.becki@gmail.com <centerville.becki@gmail.com>

Dear Becki. I just received this today and see a simple resolve to a few south end concerns.

There has been a large concern about the cemetery. I was told by a city official many years ago that the city is Not in the cemetery business. I disagree in that its a location where our heritage can be shared and a community can stay united.

By turning Island View park into more space for the cemetery to expand, moneys could be shifted from a large expenditure (building a 15' wall to gain few spaces) to placing a field and play area amongst these proposed twin homes to offset the park. I know Brighton homes would Not like this idea because it cuts into his profits. He has only come into this area to make money, not to help the community. This is a good way to please all of the city people who want to keep this area the way our early settlers envisioned.

Grant and Heidi Shupe. Lifetime centerville Resident.

Thanks for allowing others to share input.

--

From: Ellis <boematic2003@gmail.com>

Date: Thu, May 4, 2017 at 3:00 PM

Subject: Pages Lane Development Feedback

Becki,

We appreciated being reached out to via our neighbor and friend Laura Klein about the upcoming meeting where Pages Lane Development Options will be discussed. We plan to attend that meeting! We did want you to know personally that we are excited to see something good happen in this area as we live on Pages Lane and our children attend JA Taylor Elementary across the street. We were SO EXCITED to hear that there is the possibility of another Centerville Cemetery Expansion option! A Centerville City Cemetery expansion project in this area would be ideal! It would bring PEACEFUL GREEN back to our neighborhood, we will not miss that big empty building and parking lot one bit! It will also make us happy because we have always imagined that we would be buried here at the Centerville Cemetery some day. We've raised our family here, played at the park near by and taken long walks there. We were SO SAD to hear recently in the city newsletter that the plots were all sold and that there was no expansion plan into the park or other close by area. Had we known this would be the case, we would have purchased our plots long ago. We will be there they day new plots are made available if this project is approved. We hope you will support this option and encourage others in our city to do so as well!

We have worried for years now how this land will be developed. It was nice having a little home town grocery store but we are NOT interested in having future business development in the area as we love the small town feel of our residential neighborhoods in Centerville. We are equally against having additional mass housing developments put

in. Nicki serves as the Community Council Chair at Taylor Elementary across the street, as the Secretary on the CJH Community Council and also on the VHS Community Council. Our schools and classrooms are maxed out! Adding additional mass housing would add more students to our already crowded little old schools!

Thank you for making the effort to reach out and inform us about these important development options and the upcoming meeting! We LOVE Centerville!

Sincerely,
Brad and Nicki Ellis

From: Laura Klein <laura7klein@gmail.com>

Date: Thu, May 11, 2017 at 3:29 PM

Subject: Pages Lane Public Forum Survey

To: Becki Wright <b2wright@gmail.com>

Section 1: Commercial

I would like Pages Lane to remain commercial as long as a really great anchor store is brought in to help encourage other thriving business to come as well (restaurants--i.e. The Mandarin).

My suggestion for commercial use would be a whole foods type store, Trader Joes, or something similar to those. I would love for the surrounding properties to be novelty restaurants that people don't mind going off the beaten path to find.

Section 2: Residential

I do not like the idea of it converting into residential primarily because only about 1/2 of the property is available to convert to residential. It is already established as commercial. Adding residential leaves no options down the road to strengthen the existing commercial businesses. There is no turning back. If we make an attempt at strengthening it with a strong anchor store and this is not successful, we still have the option to convert it to residential. This will not be the case if done the other way around.

Section 3: Mixed Use and other options

I like mixed use a lot, but not necessarily at this location. You have it across Main Street and it just doesn't seem to fit the area. I like this idea a lot better further down Main Street. It is charming down there (like in Bountiful by the tabernacle).

Section 4: If it were all up to me

I would really love to see an awesome, unique grocery store come in that is attractive enough that people don't mind going out of the way to get there. Then if more restaurants would come in, but the fun kind like on 9th and 9th in Salt Lake. If the Mandarin came over, I think it would attract more restaurants to come in with more variety. People come from all over to go to the Mandarin. When I moved to New Jersey 20 years ago and told a neighbor I was from Bountiful, the first thing they said was, "The best Chinese I ever had was in Bountiful at this place called the Mandarin." If we would get more places like that to come to Pages Lane it would bring a lot of class and charm and not the hodge podge it is right now. The people who already come from all over to find the Mandarin, will love trying the new places when the wait is too long at the Mandarin :)

I would hate to see high density housing, condos, or even packed in smaller homes sandwiched between Ace and the DI. It will look so out of place and like I said before, there is no turning back after you do that.

Cemetery:

I mentioned this to you last night, but if it were up to me, I would close 7th east between 400 South and 600 South. All of those neighborhoods have simple alternatives to getting down to 4th east from here. The city could tear out the road, playground, tennis courts, etc. and use this land for additional cemetery plots. The top tier can be left as a park. Move the nicer playground, tennis courts, etc. up there. The need for more cemetery is not going away. Like Main Street in Salt Lake, which at first was met with criticism when it was closed, now it is hard to imagine it any other way than the beautiful plaza. We could have a large expansive, beautiful cemetery all in one location with very little consequence to the surrounding areas. Honestly, no one uses those lower tiers of the park. I walk my dog by there at all different times of the day and I maybe see one car parked down there a week. Total waste of space in my opinion.

Thanks Becki!

Laura :)

From: Marti Money <martimoney@yahoo.com>

Date: Wed, May 10, 2017 at 11:44 AM

Subject: Public Forum Comments - Pages Lane Commercial District

To: centerville.becki@gmail.com

Hi Becki,

Thank you for your communications about the Pages Lane Commercial District and the associated public forum being held this evening. I may not be able to attend for a variety of reasons. Please accept this message as my comments.

Having reached out to some commercial property owners in Centerville, I am interested to discover what they might do should if they were in the shoes of the old Dick's Market owners. It will be interesting to see if they make comments tonight. Commercial appears to be viable as indicated by Ace Hardware, Domino's and DI. A creative use of the grocery store such as climate controlled storage, RV/boat storage in the lot, a reception center or some other commercial use makes much more sense to me and would not put strain on the school. Nestling, stranding or making a walled-off island of residential does not seem to be as good of a use.

I have read the Standard Examiner's write-up (Clearfield? seriously?), and it is true what Taylor Spendlove says, that residential would work in this space. It would work if the residential was zoned low density and upscale single family homes were planned. Any housing will sell. But, more dollars come with more units per acre--Mr. Hafoka knows that after upzoning time after time. Please be aware citizens do not react negatively to single-family, residential-low zoning. Residential low zoning also would work just fine as this zoning type exists nearby in three compass directions.

I feel low density, single family and medium density at no more than six units an acre zoning is appropriate for Centerville. It reflects what is stated in the General Plan. It is appropriate and needful to maintain our quality of life for new developments to be accessible, walkable, enhance and connect neighborhoods, not close them off (i.e. sidewalks on BOTH sides of the road, wide enough streets for parking and emergency responder access, useable greenspace, etc.). I also strongly advocate these ideas to be ordinances. As much was stated in the ZCR presentation to the City Council in November.

Through Zone Centerville Right, we have shown support of tonight's public forum. We are interested in the process of the forum and would very much like to see a public posting of comments received. How are comments being recorded? Moving forward, how will you move your deliberations from "so-and-so said" to decision making based on summarized results? This approach would make the process transparent and indicate how a public forum of this nature is truly useful for citizen, applicant and city leaders.

Perhaps, most importantly, what are you doing as city leaders to make the most of the existing commercial zone? Leaving the burden to the owner has not yielded good results. We have a well-paid Community Development Director who could be appropriately exploring.

Thank you for you what you do for Centerville. It is most appreciated and important.

Best,

Marti Money

[801-336-7806](tel:801-336-7806)

Karen Stevens <klis1308@gmail.com>

Wed 5/10, 3:37 PM

Cheylynn Hayman

Since I am unable to attend the meeting tonight, I want to let you know of my recommendations. I'd sure like to see Centerville provide an available cemetery. I understand the Centerville Cemetery is no longer an option for those of us "dying to get in!" I appreciate you making the effort to "listen" to Centerville citizens! Kudos!

Sent from my iPad

Heather Strasser <lebonheur76@hotmail.com>

Wed 5/10, 7:32 AM

Cheylynn Hayman

Action Items

Hi Cheylynn,

Unfortunately, I will not be able to attend tonight's open house regarding the old Dick's Market property. I hope you would share this message with the rest of the Planning Commission as you consider citizen input.

Having not seen a concrete description of exactly what parcel of land is being discussed, it is a bit more difficult to form an opinion on what zoning is appropriate for the area. Residential in between the Ace

Hardware and the Deseret Industries seems out of place. If the whole block of property would be zoned residential, I think that makes more sense. I would support residential in this case if it was no more than 6 units per acre with usable green space, adequate street widths for public utility services (garbage, snow removal, on street parking) and sidewalks on both sides of the road.

Commercial is also appropriate for this area as there are already viable businesses on the block. Perhaps a climate-controlled storage units business? A question that keeps coming to mind is what are the city leaders (i.e., Mayor Cutler, Mr. Snyder) doing to attract commercial interests to this part of Centerville?

Thanks for inviting citizens to share their opinions on this parcel. Thank you for the work you do on the Planning Commission. It does not go unnoticed!

Heather Strasser

steve blackham <homecraftproperties@yahoo.com>

8:25 AM (5 hours ago)

Mixed use with small shops and restaurants around a square or plaza! Where and when did Centerlessville do this before without very good results, da 2002

Spend some time up at Station Park and see how well Farmingtonites like the plaza there.

http://dev.utahbusiness.com/app/webroot//files/media/130712-SP-Aerial_Park.jpg



Pictures can be worth a 1000 words:

https://static1.squarespace.com/static/57adf6981b631b641df6e5ae/t/5822a3eae4fcb51f7933fa89/1484867248489/studioINSITE_Old_Town_Square_Performance-aerial?format=500w



<https://static1.squarespace.com/static/57adf6981b631b641df6e5ae/t/58993d36c534a5036ae6fb20/1486437713649/?format=1500w>

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<https://steiner.com/wp-content/uploads/2015/11/easton-town-square-brio.jpg>

<https://frugalinfartworth.files.wordpress.com/2010/04/southlake-art-in-the-square.jpg>



Is Centerlessville capable of being a real community? Maybe they have a second chance?

<https://www.citylab.com/housing/2017/02/california-land-use-housing-affordability/517320/>

Karen Allred

I'm sure a bunch of emails is not what you were looking for, but here is my input. I've thought about it and it seems we have tons of condos and planned unit developments on that street. It seems that the business don't do that well. Maybe more nice, sit down restaurants would work, we are very saturated with fast food, although not tons at that end. I guess I would opt for single homes, not huge, high priced ones. I don't know On my way! To get the questionnaire back to you unless I hand delivered it, or printed nod scanned it.

Thanks so much for the info. I would like to know how it goes. Thanks for serving.

ashleyjean312 ashleyjean312@gmail.com

Tue 5/9, 11:53 PM

The idea of MORE duplexes/condos/apartments in this city is absolutely absurd! And would be another poor decision in a line of poor decisions for the economy of the city. Every time I see more apartments and dentist offices pop up, I wonder why the city doesn't employ an economic development division like that of the Chandler/Gilbert Arizona communities. I would recommend the planning commission tour these two cities and meet with their economic development department to gain a better vision and strategy for the city. There are many smaller development areas like this that they have used to enhance The city. This is a city that needs serious revitalization in this area and more lower income housing is NOT the answer. Super upsetting and disappointing that this Brighton Homes proposal is even being considered. Most cities with as much economic potential as this are courting exciting companies such as trader Joe's or Sprouts/ restaurants/ entertainment companies like comedy clubs / companies like Sephora to bring them in. As I'm sure it's difficult to convince companies to come to a location further away from the freeway, it would be beneficial to have a skilled economic development director to meet with and persuade great companies to join together. Things that appeal to teenagers, young families, large families. I am out of town but disappointed I won't be able to attend this meeting tomorrow as you can see I am passionate about making this city great.

Ashley Dickamore

Christopher Laypath <claypath@dsdmail.net>

Mon 5/8, 12:50 PM

I am the principal of JA Taylor elementary. I will be unable to attend the Pages Lane public forum but wanted to express my thoughts. My main concern is student safety. Anything that brings an increased amount of traffic like a grocery store would be a possible concern although Dicks was across from the school for years and to my knowledge didn't present any problems. My main concern about the 46 housing units would be making sure that the residents know that even though they are directly across the street from the school they would be in Tolman's boundaries and not the boundaries for Taylor as Pages Lane is the divider between the two school boundaries. The best ideas I've heard presented is a cemetery or community park.

Chris Laypath
Principal
JA Taylor Elementary

Cheylynn:

- There is support for a community park, assuming the economics support it. Of all the discussions I had, this idea had the most support and interest. Several residents expressed that they would like to see a “unique” community park, with perhaps a splash pad or a fenced dog park. One person expressed concern with this approach, however, citing security concerns with the splash pad in the Foxboro neighborhood in North Salt Lake. There was also some small discussion of a potential public-private partnership to facilitate a community park and make it economically feasible for the city to accomplish.
- Very few people were excited about the Brighton Homes proposal or residential homes in that area in general. When asked if they would support single family residential homes similar to those of Centerville Commons in this area, several residents expressed concern about that type of fenced community, which they viewed as being walled off from Centerville. They were very opposed to the gated community proposal made by Brighton Homes.
- Several people expressed a belief that “commercial is dead.” Although I saw several grocery store stickers on our sticker board, only one resident wistfully expressed to me that it would be nice to have a nearby grocery store there again.
- As it is currently zoned, the property owner has been approached by several second hand stores, a trampoline park, and a self-storage company.
- One person recommended making the Island View Park into an expanded cemetery and creating a new park in the old Dick’s Market area. I understand from speaking with Tami Fillmore that there may be some economic hurdles with that proposed approach, particularly given that the City is currently seeking a \$650,000 federal grant to restore that park.

I have separately forwarded written comments that I received to Cory and Cassie. I also solicited feedback through the Facebook page “Keep South Centerville Family Friendly.” I believe it is a public forum, but several residents expressed comments through that page. Cory and Cassie, could one of you pull the comments off that page? I think we should add those too.

Dave Hirschi:

I had the opportunity to visit with many residents (primarily from South Centerville) during the open house last Thursday. Based on those discussions, the following ideas emerged, and I list them in the priority expressed by the folks with whom I spoke:

- Private/Public Partnership to develop a mixed use of small commercial/office space, some multi-family residential (preferably townhouses) and a unique park (one that will be a draw to families—such as a skate park, dog park, splash bad, playground equipment, etc.)
- Mostly all park with some light commercial or offices.
- Develop Island View Park into expansion of cemetery and move the funds and facilities of Island View Park (including tennis courts) to Pages lane
- Keep all commercial and encourage an anchor tenant to move into old Dick's Grocery Store space (using tax incentives or other perks).
- Create a new professional office park.
- Quarter acre lots with single family homes.
- All residential with mix of larger lot single family homes and townhouses with clubhouse and swimming pool—possible public access to swimming pool.
- Cede to Bountiful and let them worry about it☺.

Dave

Kathy Helgesen

Hi Cory and Cassie,

Thanks for all your efforts in preparing for the Pages Lane Public Forum. I've copied and pasted the three emails I received

The things I heard from the citizens the most were:

1. No high density
2. Single family homes
3. Park
4. Cemetery ---- an a distant 5th and 6th . . .
5. Restaurants – not fast food
6. Assisted living

Last night everyone seemed very appreciative for the opportunity to give their input and be heard – and were also grateful that happen more with other projects as well. (one in particular was the property on Main Street where O'Brien Glass and

Great job! Thanks!

Kathy