CENTERVILLE CITY PLANNING COMMISSION AGENDA

Public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19, issued by Governor Herbert on March 18, 2020. Centerville City Utah YouTube Channel link: https://www.youtube.com/user/centervillecityutah/videos. *Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content*

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JUNE 10, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission 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, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at http://centerville.novusagenda.com/agendapublic.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Cheylynn Hayman, Commission Chair

D. COMMISSION BUSINESS

1. Administrative Decision - The Hive Conceptual Site Plan

   Join Zoom Meeting
   https://zoom.us/j/95941500570?pwd=a0pQaVlTTFlsQTlhZllhRUFucnZoQT09
   Meeting ID: 959 4150 0570
   Password: 122355
   One tap mobile

+12532158782,,95941500570#,,1#,122355# US (Tacoma)
+13462487799,,95941500570#,,1#,122355# US (Houston)
Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Meeting ID: 959 4150 0570
Password: 122355

2. Administrative Decision - Conditional Use Permit - The Hive

3. Administrative Decision - Public Hearing - Edmunds Auto - Conditional Use Permit

4. Administrative Decision- Conditional Use Permit - Inland Marine - 1040 N 950 W

   A conditional use permit application for Vehicle and equipment rental and sale at 1040 N 950 W.

5. Administrative Decision- Conceptual Site Plan - Parrish Creek Business Park, Building B

6. Community Development Director's Report & City Council Update

   City Council Update:

   - Council has directed staff and the Commission to draft standards for minimum residential buffering regulations between types of residential development - High Priority in conjunction with South Main Street Planning.

   Next Planning Commission Meeting of 6/24/2020:

   - Symphony Homes – *Summerhill Lane PDO Subdivision (aka: Devore Property)*
   - Bank of America – *Conceptual Site Plan Application (Former Iggy's Site)*
   - CenterPoint Theatre – *Temporary CUP for Outdoor Concerts (June-August)*

   2020 Commission Goals:

   - South Main Street Corridor Plan Update - underway
   - Transportation Plan Element Update - yet to be started
   - West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

E. MINUTES REVIEW AND ACCEPTANCE

May 27, 2020

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report
6/10/2020

Item No. 1.

Short Title: Administrative Decision - The Hive Conceptual Site Plan

Initiated By:

Scheduled Time:

SUBJECT

Join Zoom Meeting
https://zoom.us/j/95941500570?pwd=a0pQaVlTTFlsQTlhZllhRUFucnZoQT09
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Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Meeting ID: 959 4150 0570
Password: 122355

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 06-10-2020 Staff Recommendations for The Hive Conceptual Site Plan
- Conceptual Site Plan Submittal for The Hive Project
- Conceptual Site Plan Submittal Updates for The Hive Project
- 05-13-2020 PC Staff Report Conceptual Site Plan for The Hive Project

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

STAFF MEMORANDUM

DATE: **JUNE 10, 2020**

TO: **CENTERVILLE CITY PLANNING COMMISSION**

FROM: **PLANNING STAFF**

SUBJECT: **STAFF'S RECOMMENDATIONS FOR CONCEPTUAL SITE PLAN AND CONDITIONAL USE APPLICATIONS REGARDING "THE HIVE" PROJECT.**

As previously discussed with the Planning Commission, staff would be providing our "*recommendation*" for the Commission to consider regarding Conceptual Site Plan and Conditional Use Permit Applications for "The Hive" Development. The details of staff's recommendation for both applications are provided as described below:

CONCEPTUAL SITE PLAN APPLICATION:

[PROPOSED MOTION# 1] *"I hereby motion for the Planning Commission to* ***ACCEPT*** *the Conceptual Site Plan Application, submitted by CW Urban, for the proposed development project located at 55 North 400 West, subject to the following Directives:*

1) *The Applicant's next step is to prepare and submit a Final Site Plan Application that complies with submittal provisions of CZC 12.21.110(e).*
2) *The Final Site Plan design and layout is to substantially conform with this Conceptual Site Plan Acceptance, or as amended by this acceptance or by the City at Final Site Plan Approval.*
3) *The Final Site Plan is to conform with the Conceptual Site Plan submittals presented to the Planning Commission, as follows:*
    a. *The Design and Layout is to fulfil with the proposed four (4) elements of the Conceptual Site Plan Submittal consisting of; 1-Materials, 2- Planting, 3- Site Design, and 4) Lighting, as provided to the City. Additionally, all use of outdoor lighting is to comply with CZC 12.55.140, Outdoor Lighting.*
    b. *The Building Design, with two-car garages, is to comply with the Exhibits (A-000, A-201, Elevations and A-000, A-201 Perspectives). Additionally, all garages are to be sized to comply with CZC 12.52.090(a).*
    c. *Setbacks, Fence, Trash, Open Space Diagram (AS-102), with the exception that the 25-foot front yard setbacks for 400 West and Frontage Road shall be provided as required by CZC 12.32.300 Table of Development Standards.*

d. The Design and Layout is to comply with the Parking Diagram (Sheet AS-103) providing 37 visitor parking stalls for the townhomes and 34 parking stalls for the duplex units, totaling 71 visitor stalls.

4) The Dwelling Unit Density shall not exceed eight (8) dwelling units per acre (permitted) or 9-12 units per acre upon issuance of the applicable condition use permit, subject to a qualified verification of the actual gross density of the parcel.

5) The Final Site Plan design and layout is to comply with, but not limited to, the Landscaping provisions of CZC 12.51.070(g) and CZC 12.51.070 for General, Parking Lot, and Public Street Landscaping requirements.

6) Additionally, the Final Site Plan is to comply with CZC 12.55.050 Adequate Public Facilities, CZC 12.55.190, Street Improvements Required, and CMC Chapter 16, Storm Water Management.

7) Lastly, these Conceptual Acceptance Directives are to help facilitate compliance with applicable City provisions regarding "The Hive" Development. However, there may be other applicable City regulations that have not been identified at this level of review. Consequently, there may be other standards or adjustments identified during a Final Site Plan review.

[REASONS FOR ACTION]

a) The Planning Commission finds that the Conceptual Site Plan has been reviewed in accordance with CZC 12.21.110(d).

b) The Planning Commission finds that the Conceptual Site Plan has been reviewed considering the applicable provisions of CZC Chapter 12.32 – Residential Zones, including CZC 12.32.060 – Regulations of General Applicability.

c) The Planning Commission finds that the required "Public Hearing" was conducted in accordance with CZC 12.21.050 Public Hearings and Meetings. Additionally, the meetings were conducted in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19, issued by Governor Herbert on March 18, 2020.

d) The Planning Commission finds that "Acceptance" of a Conceptual Site Plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed [see CZC 12.21.110(d)(5)].

e) Lastly, the Planning Commission finds that any conditions of acceptance are be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements [see CZC 12.21.110(d)(4)]."

CONDITIONAL USE PERMIT APPLICATION:

[PROPOSED MOTION #2] *"I hereby motion for the Planning Commission to* ***TABLE*** *the Conditional Use Permit Application, submitted by CW Urban, for the proposed development project located at 55 North 400 West, and direct the applicant to accomplish or provide the following:*

1) This request for a Conditional Use Permit is to be reviewed in conjunction with the applicable Final Site Plan or other related approval, prior to receiving a decision whether to approve the additional 9-12 units for the proposed development.

2) *The Applicant shall prepare and submit a professionally conducted "Traffic Study" for the proposed development, which must also address the following specifically:*
    a. *Whether the proposed development creates a need to provide additional infrastructure or improvements to mitigate or accommodate the additional traffic generated by the development.*
    b. *Address the anticipated traffic circulation and dispersal patterns, particularly related to providing a "private though roadway" from 400 West to Frontage Road.*
    c. *Address the recommended placement of ingress/egress points and any related turning movements.*
    d. *If an impact is identified in the study, what is the applicable percentage of the impact caused by allowing the additional conditional use density of 9-12 units per acre.*
3) *The applicant shall submit the applicable Final Site Plan documents to the South Davis Metro Fire District for review and provide as part of the submittal any written recommendations from the Fire Marshal and/or Fire Chief.*
4) *Additionally, the applicant shall have the Fire District review the design of the visitor parking locations and use of the private roadway and provide any feedback and/or recommendations related to adequate fire access and applicable emergency services.*
5) *As part of the Final Site Plan Application, the applicant is to prepare and submit a Stormwater Management Plan, which must be reviewed and deemed acceptable by the City Engineer.*

[REASONS FOR ACTION]

a. *The Planning Commission finds that approval of densities 9-12 units per acre is a Conditional Use in the Residential High Zone.*
b. *The Planning Commission finds that the findings needed to meet the review CUP factors of CZC 12.21.100 are substantially contingent upon the site plan design and layout expectations of the Zoning Ordinance.*
c. *The Planning Commission finds that there may be potential traffic impacts that may need mitigation, as was also raised by the participants in the "public hearing" proceedings.*
d. *The Planning Commission finds that the use of private road on-street parking verses the need for maintaining adequate fire and related emergency services may need to be mitigated and is seeking recommendations from the Fire District.*
e. *The Planning Commission finds that additional information is needed to address adequate Stormwater Management, which can be accomplished with the related Final Site Plan review and approval process.*

MATERIALS

Materials

Site furnishings

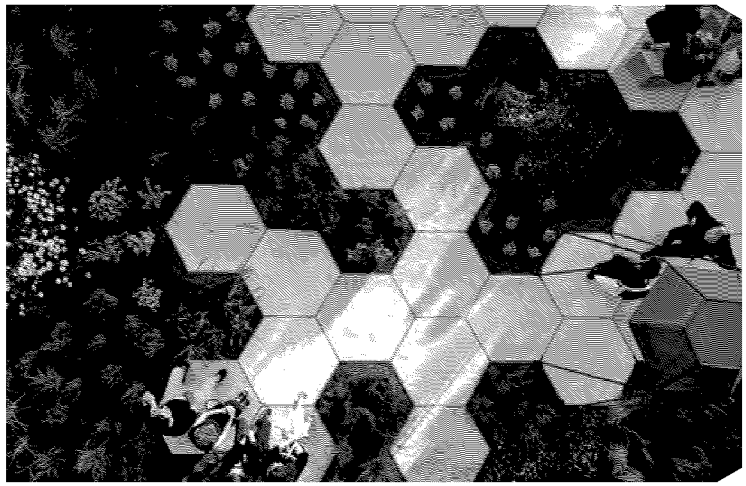
PLANTING

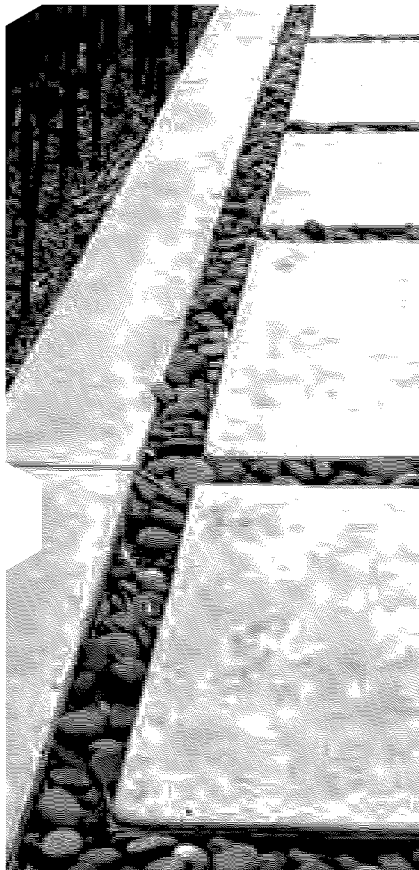
Planting character imagery

SITE DESIGN

Monumentation character imagery and design

Amenity character imagery and design

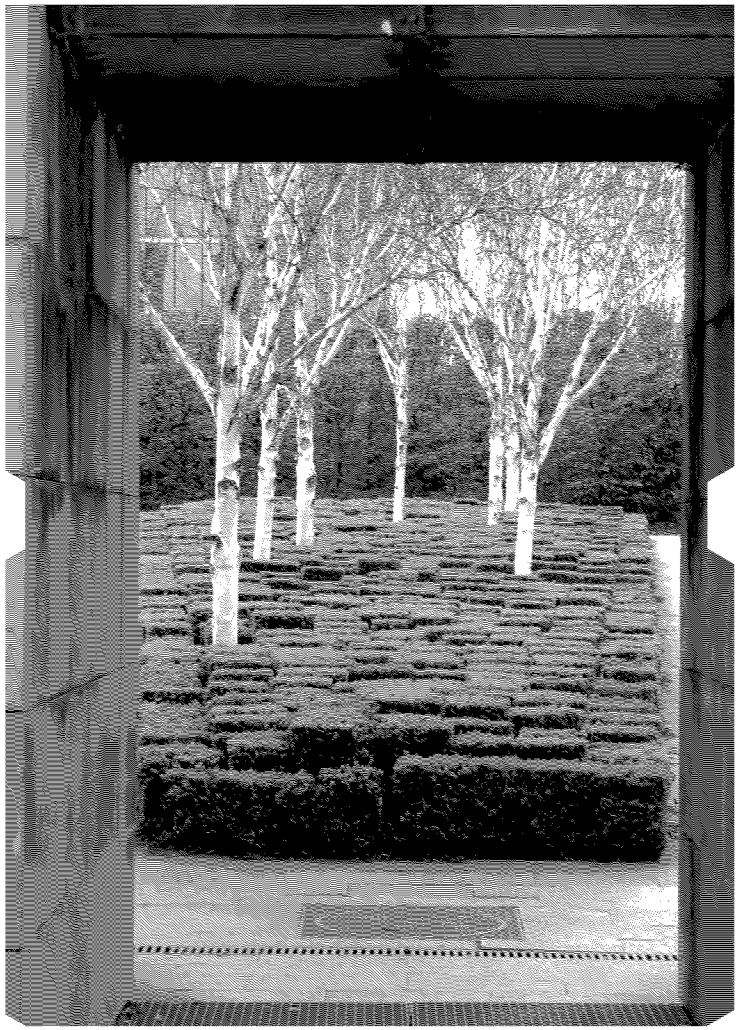




MATERIALS PALETTE

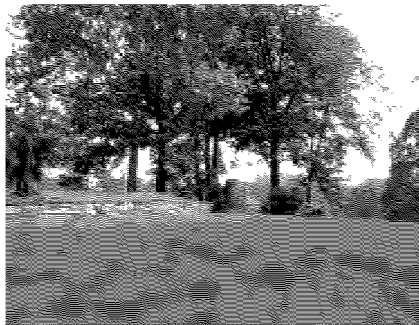
Concrete //
Powder Coat Aluminum//
Steel//

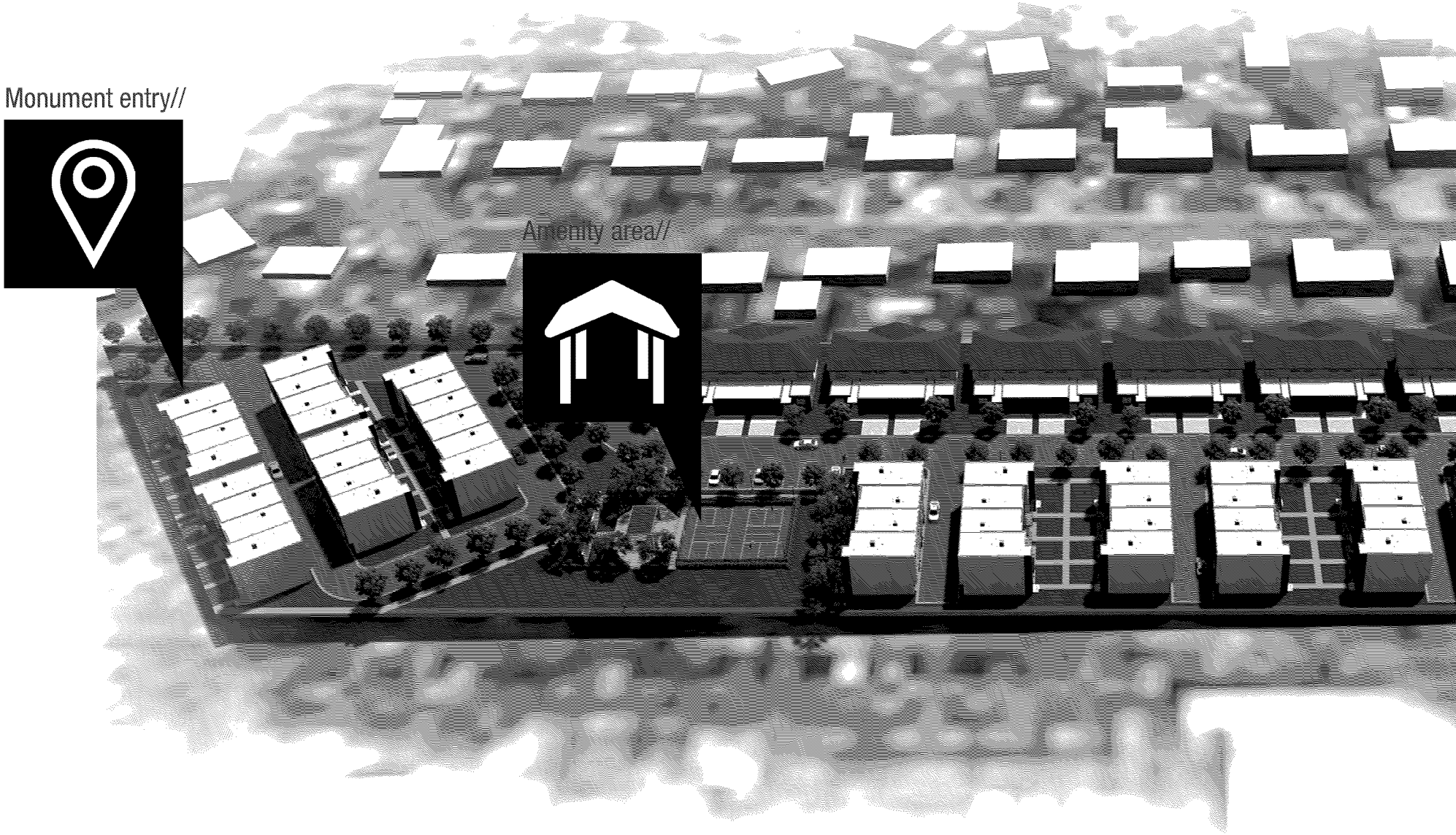
AVEVA

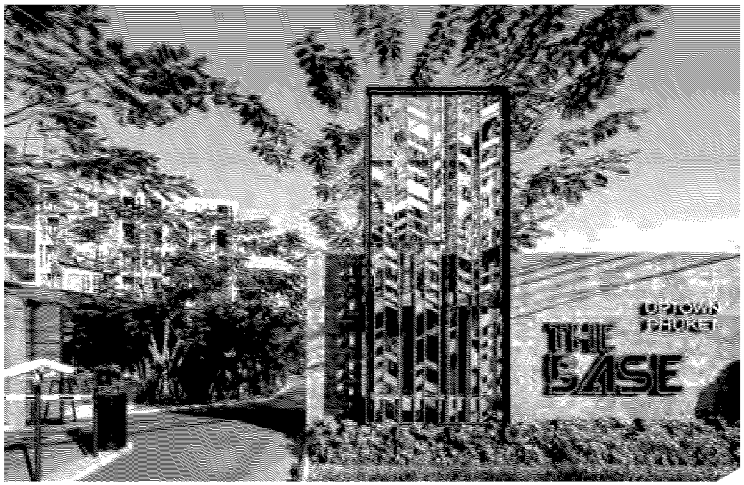


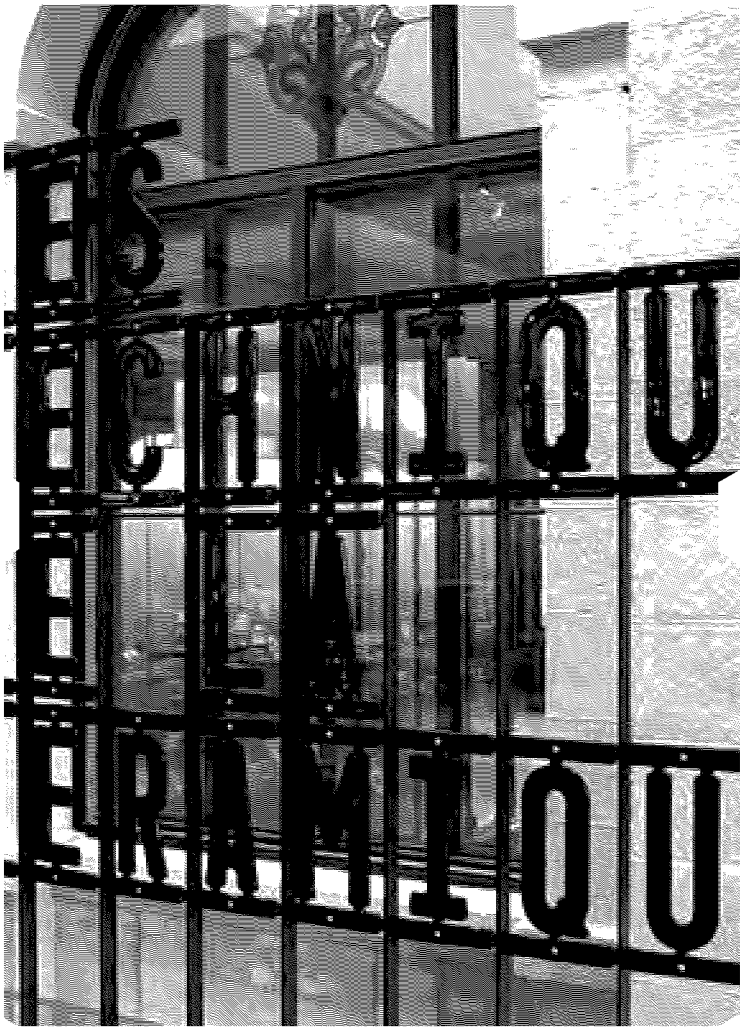
PLANTING S

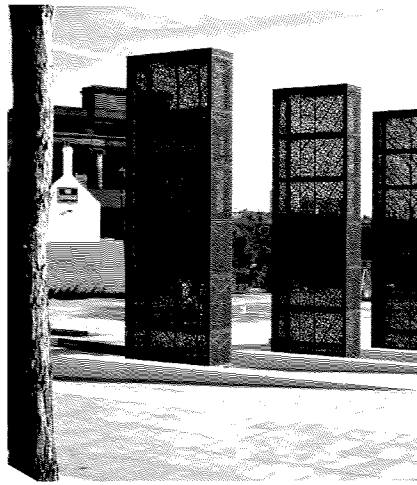
Modern //
Mass plantings //
Mounds to create s
Monoculture //

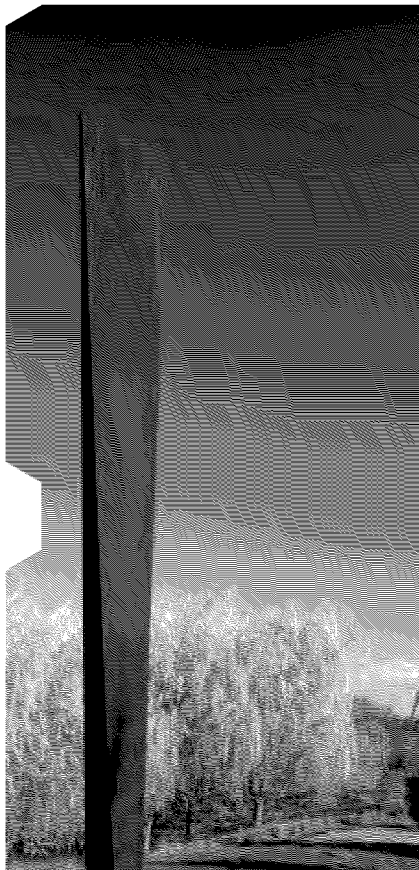



Monument entry//
Amenity area//



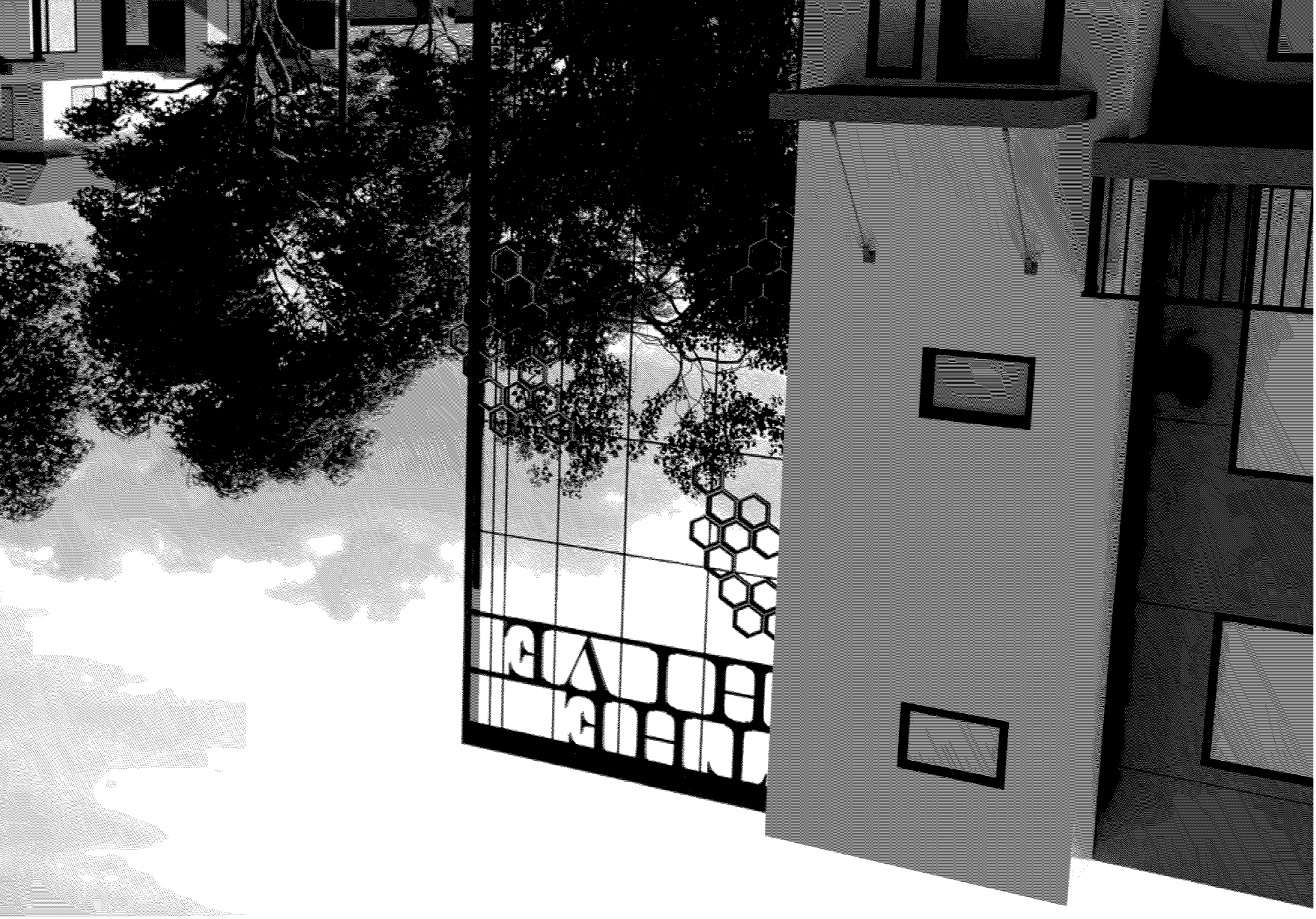


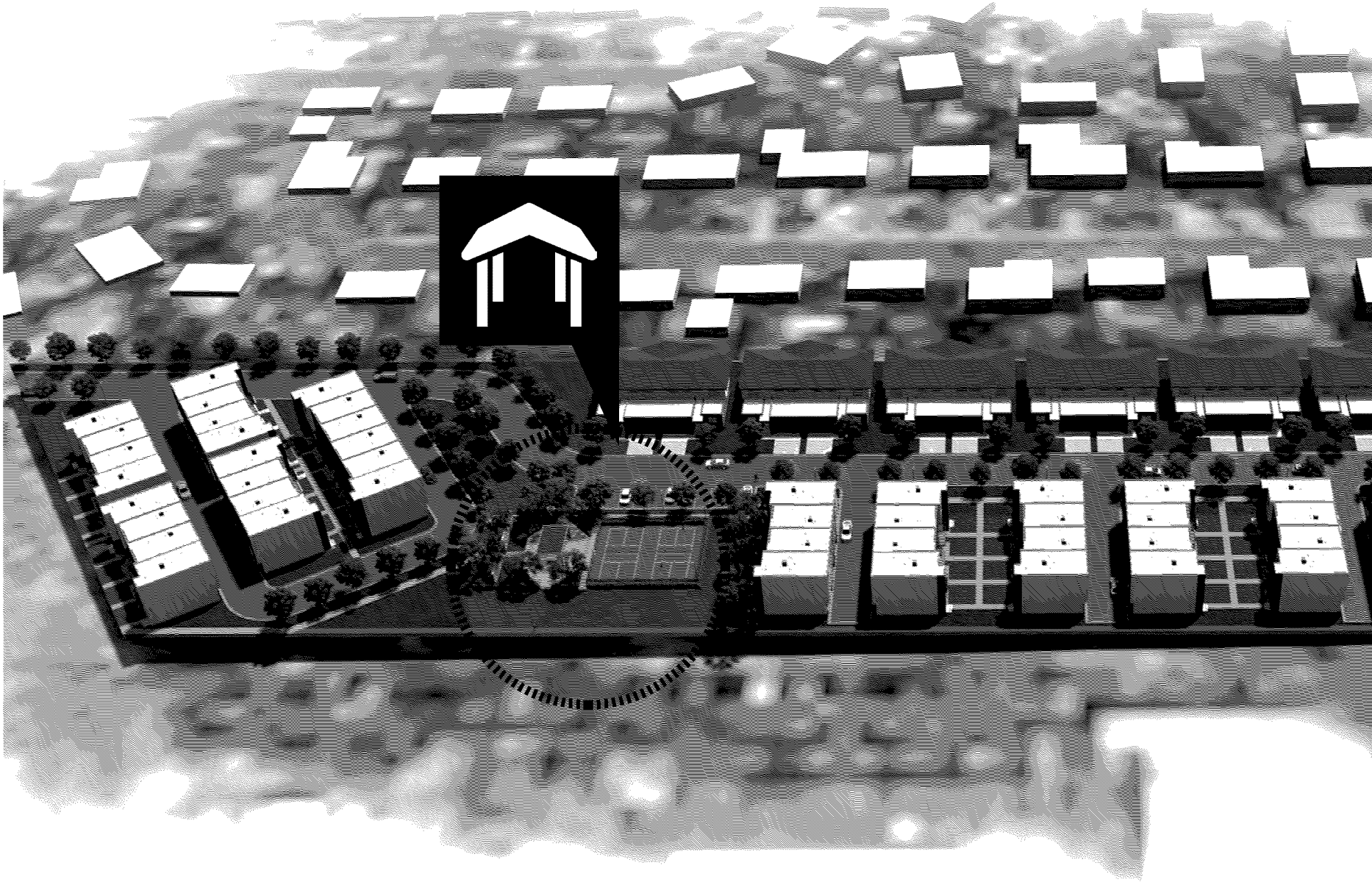




MONUMENTATION

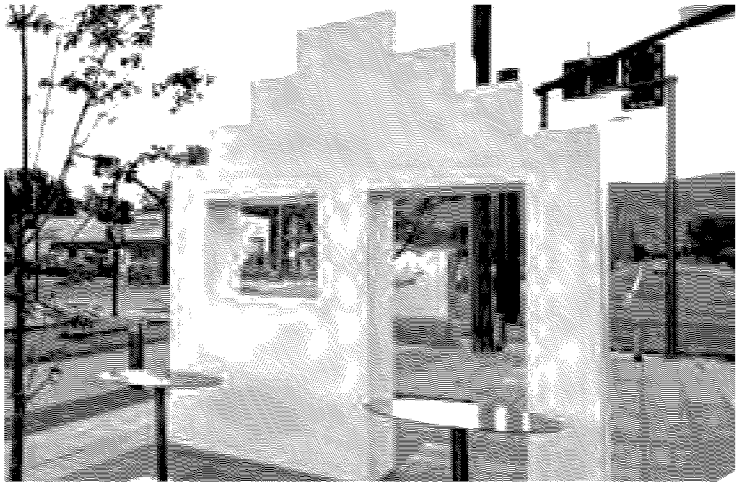
Structural element //
Integrated into architecture//
Placed at both entry points of development //

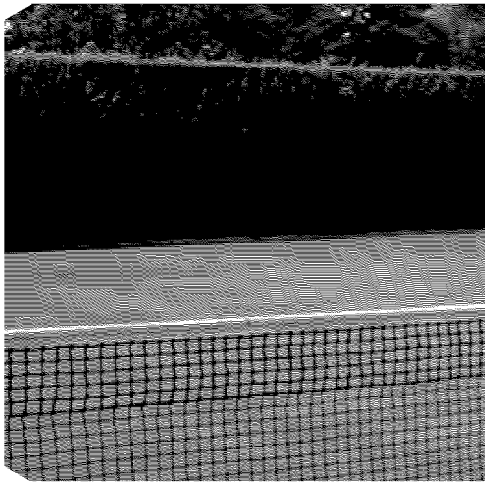


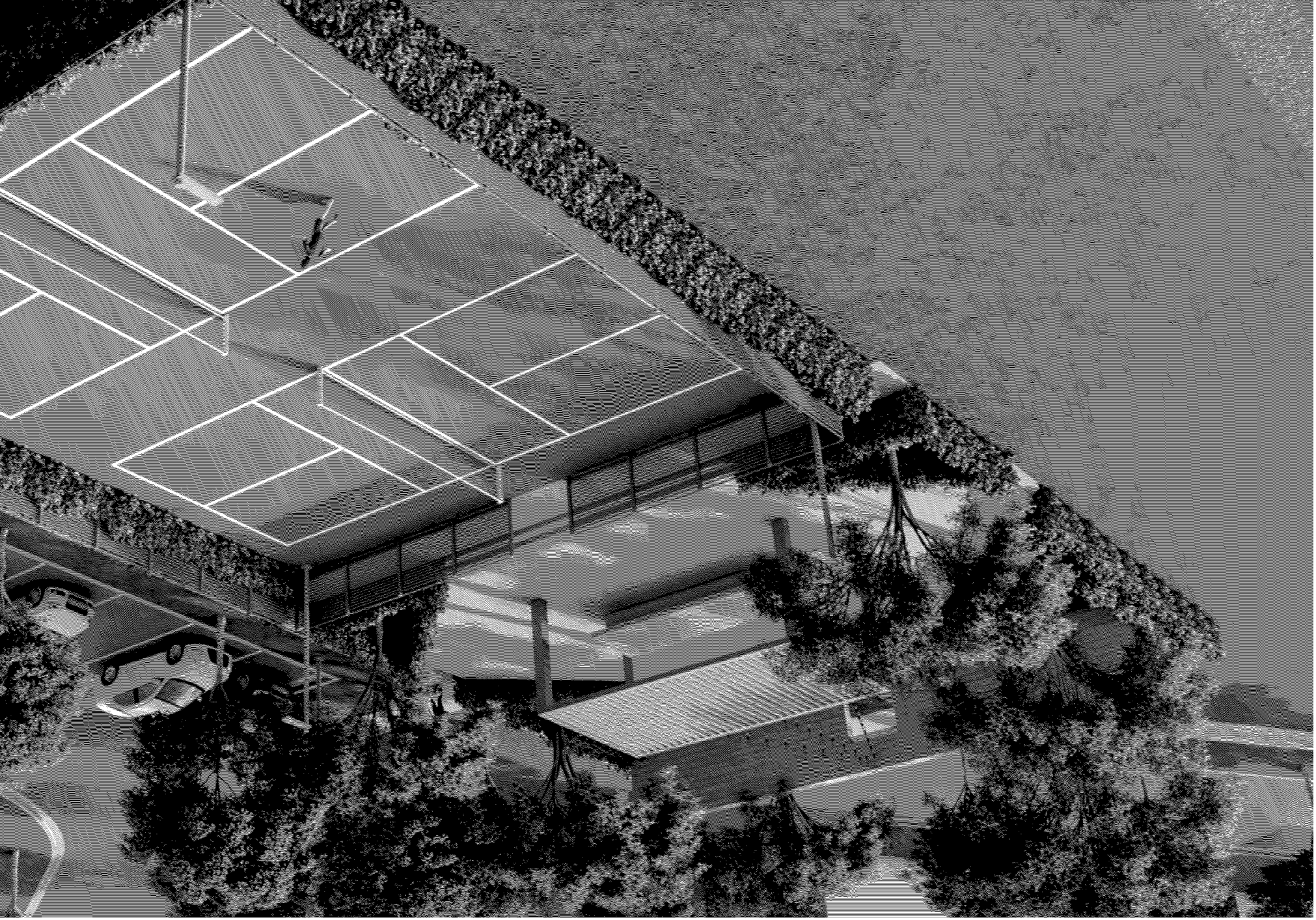


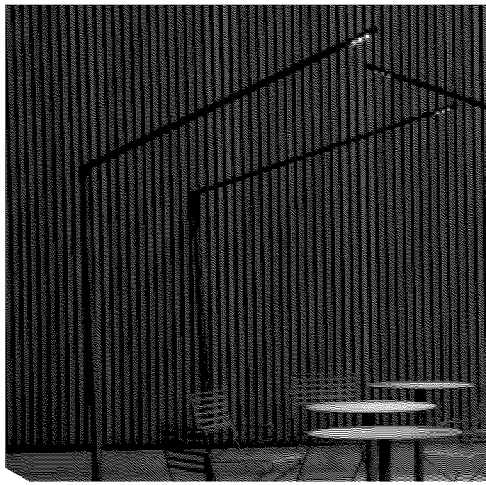
AMENITY SPACE

Gathering area//
Pickle ball courts//
String lights //
Wall to create outdoor space //
Outdoor movies //

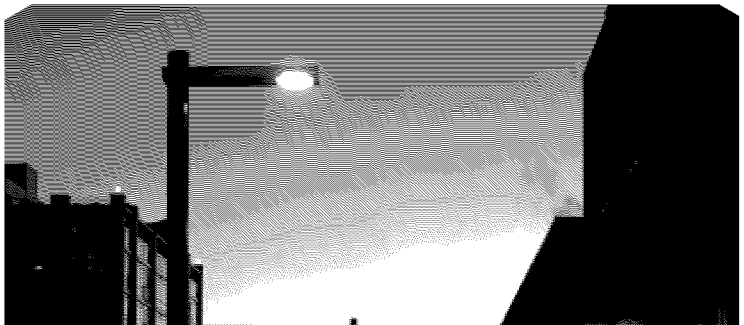


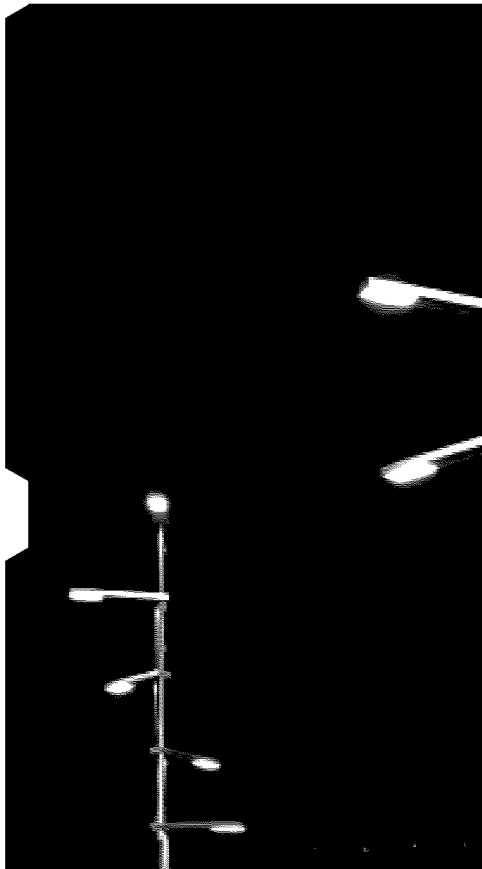


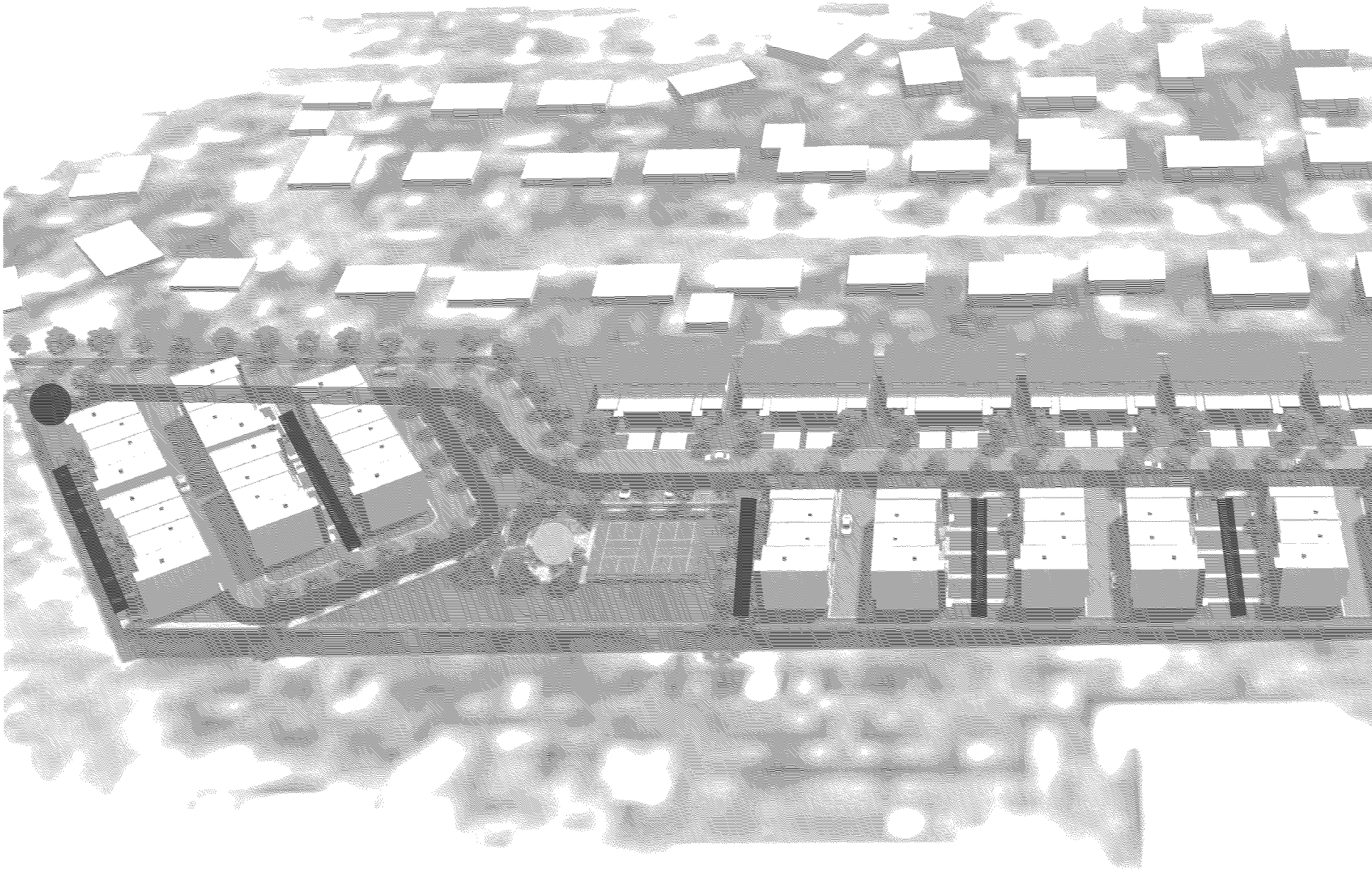




COMMON GROUNDS







Applewoo
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28' - 0"
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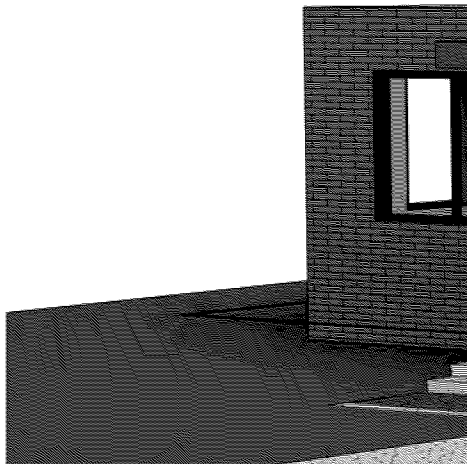

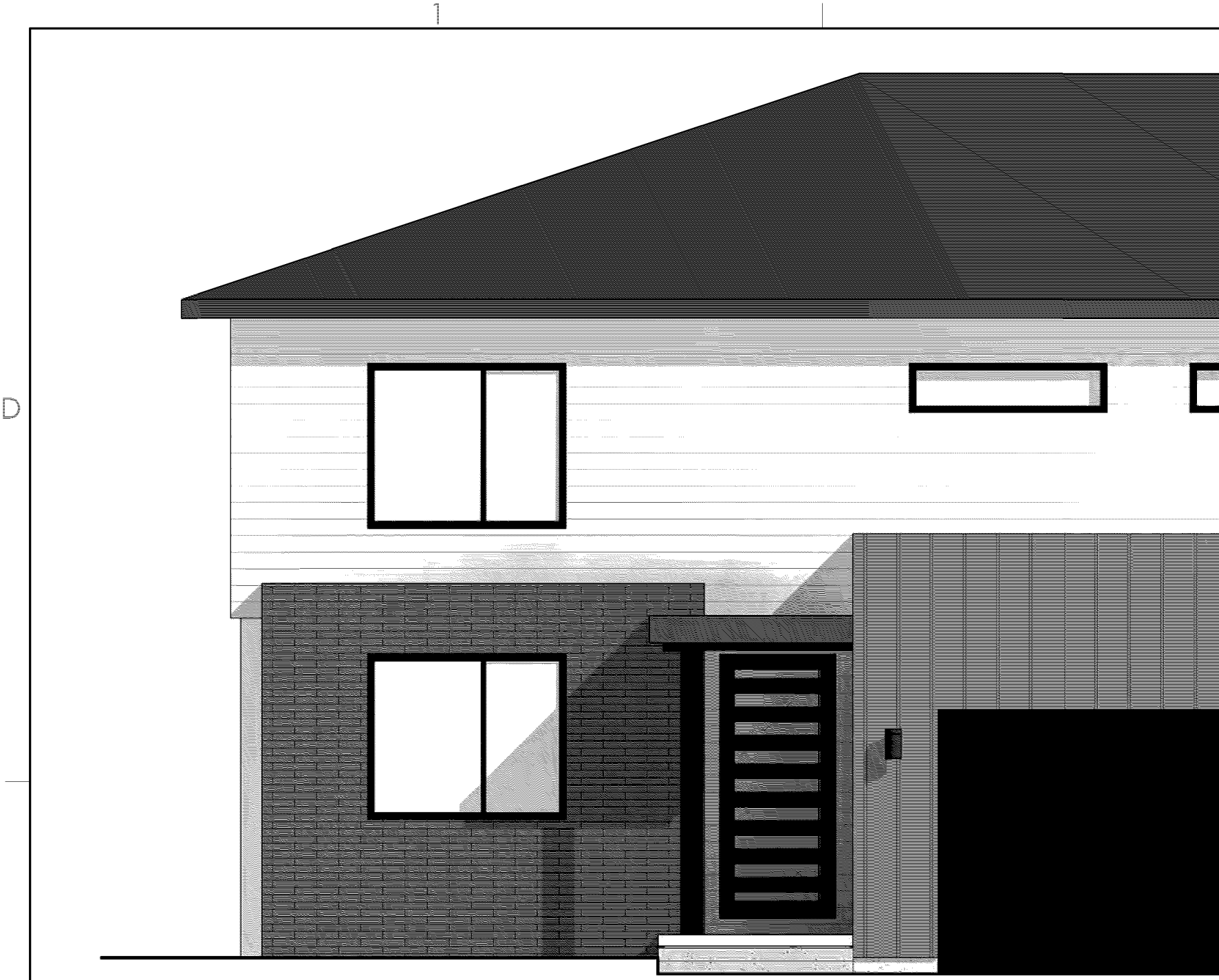

1 FRONT ELEVATION
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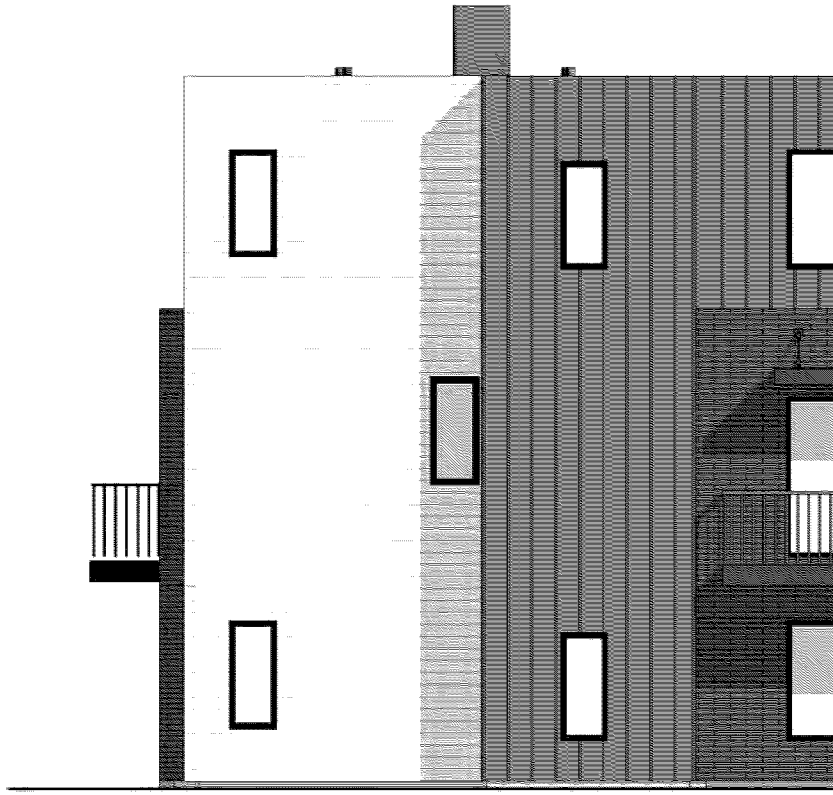

3 FRONT ELEVATION PD

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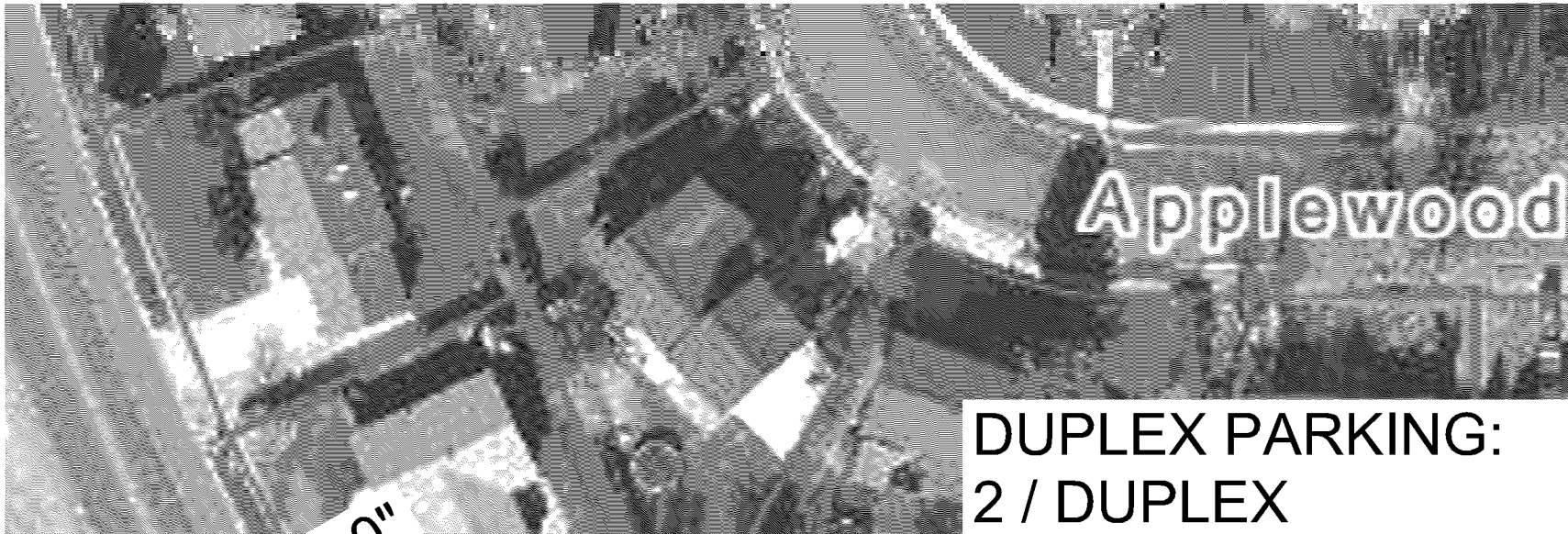

DUPLEX PARKING:
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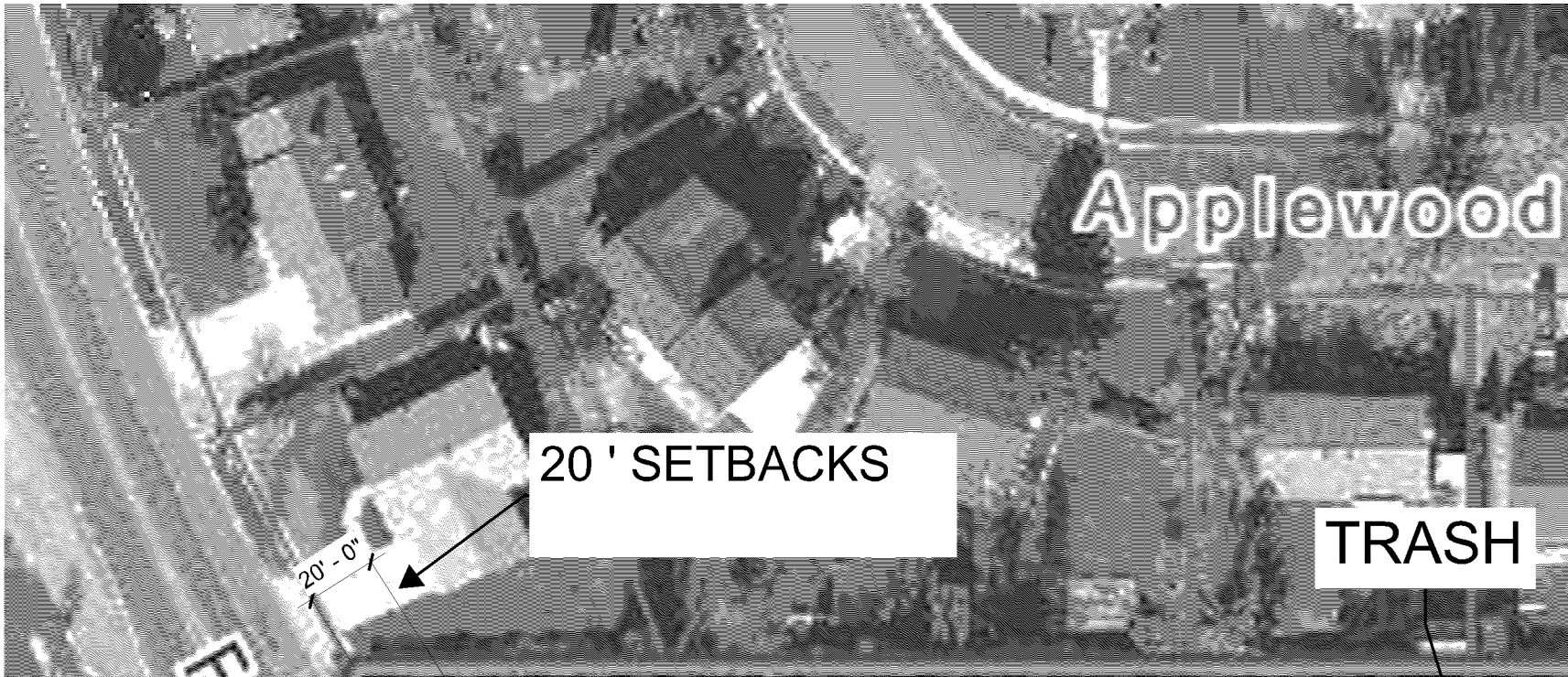


MATERIALS

Materials

Site furnishings

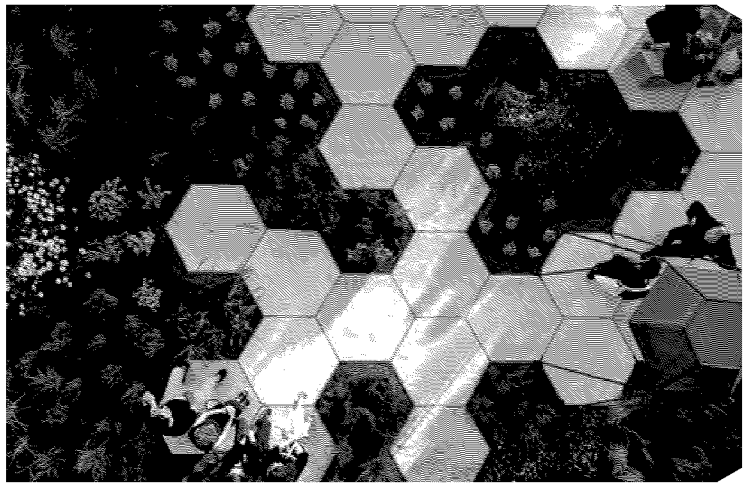
PLANTING

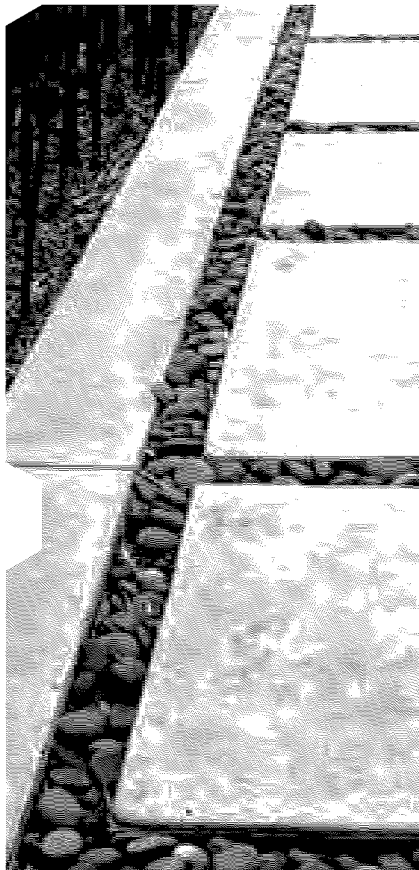
Planting character imagery

SITE DESIGN

Monumentation character imagery and design

Amenity character imagery and design

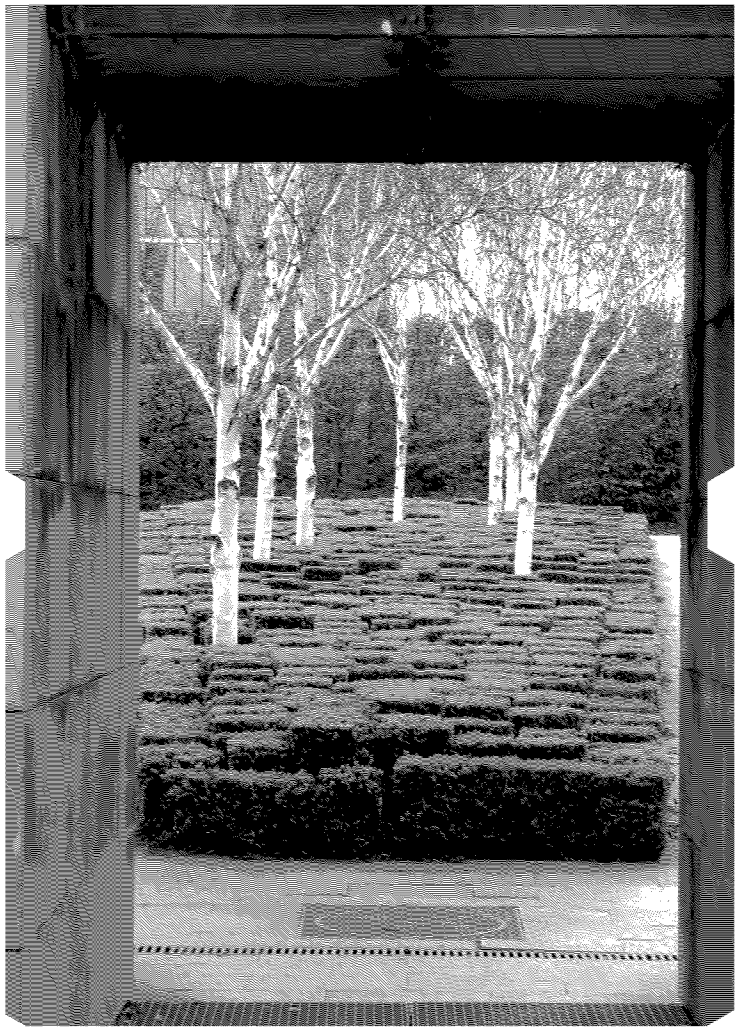




MATERIALS PALETTE

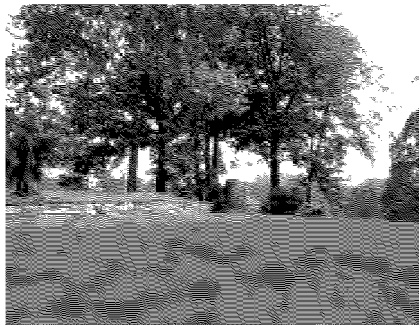
Concrete //
Powder Coat Aluminum//
Steel//

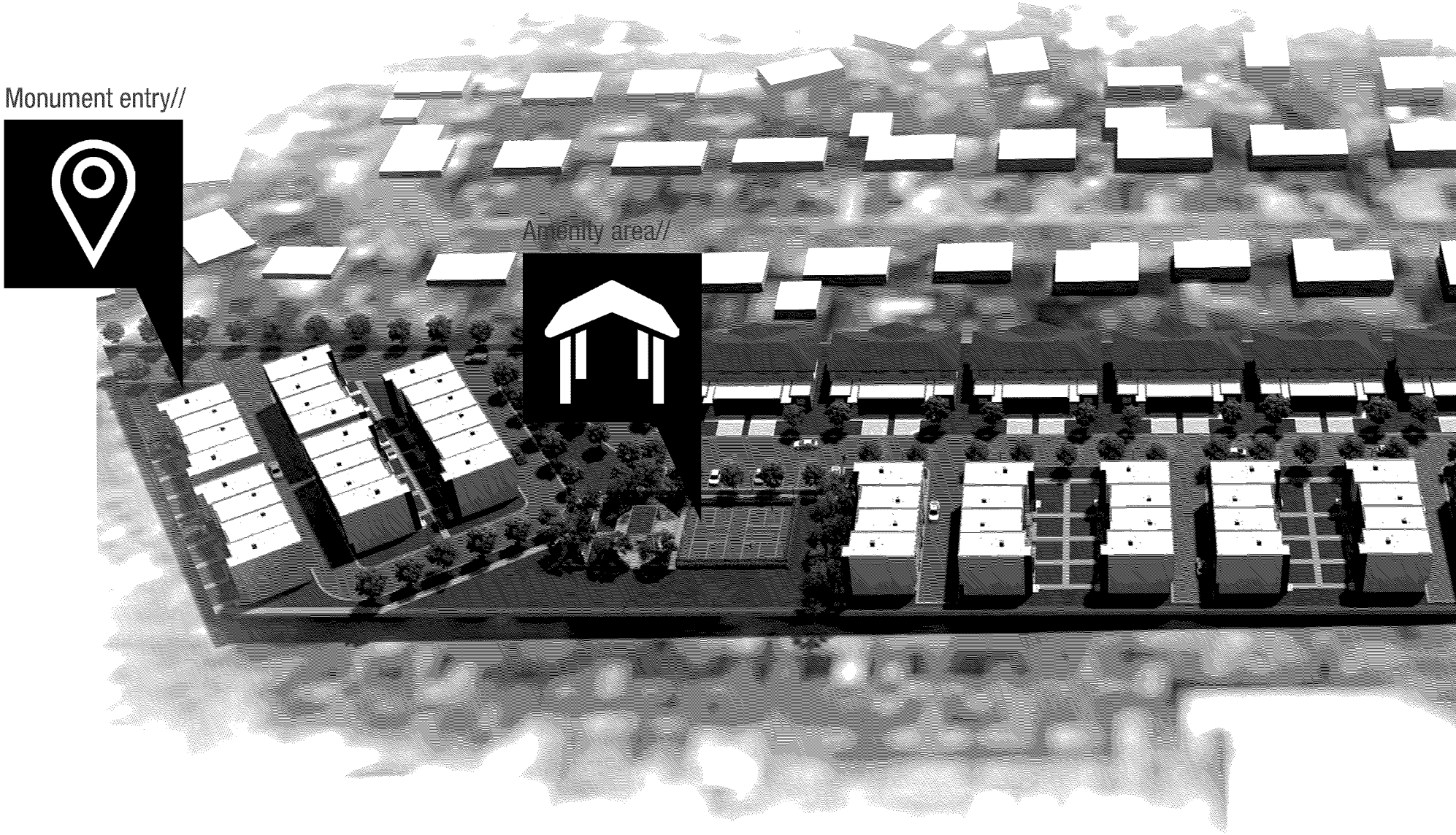
AVEVA

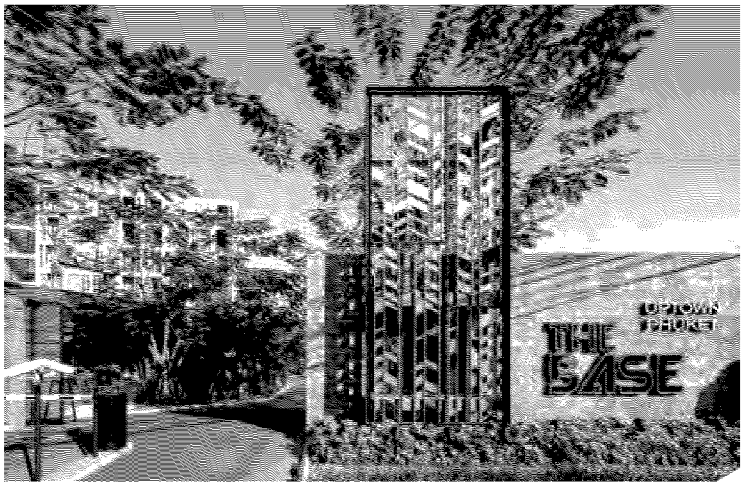


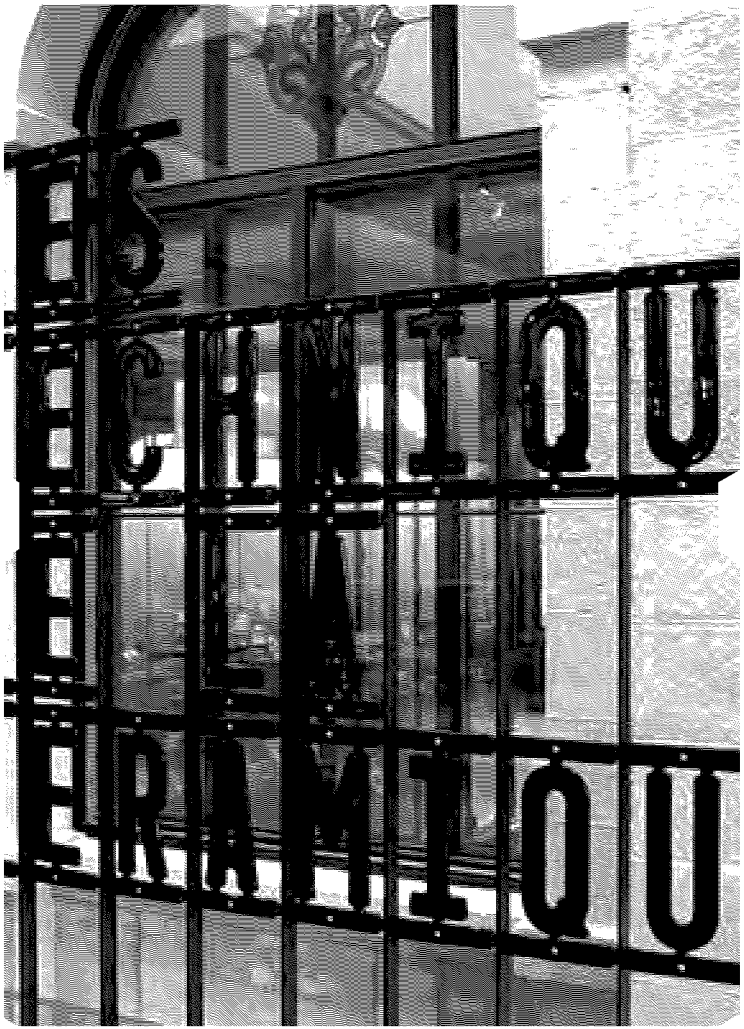
PLANTING S

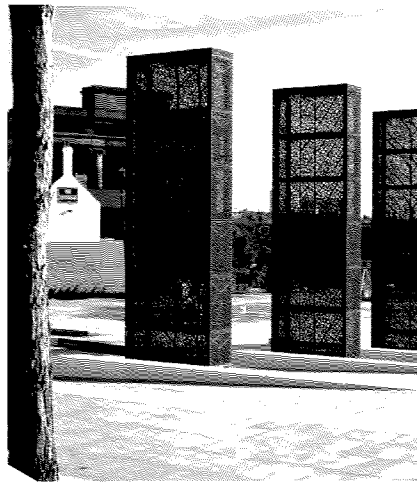
Modern //
Mass plantings //
Mounds to create s
Monoculture //

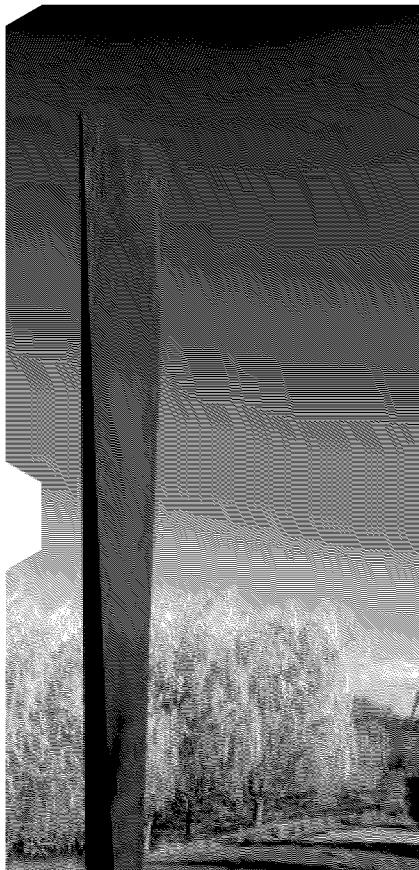



Monument entry//
Amenity area//



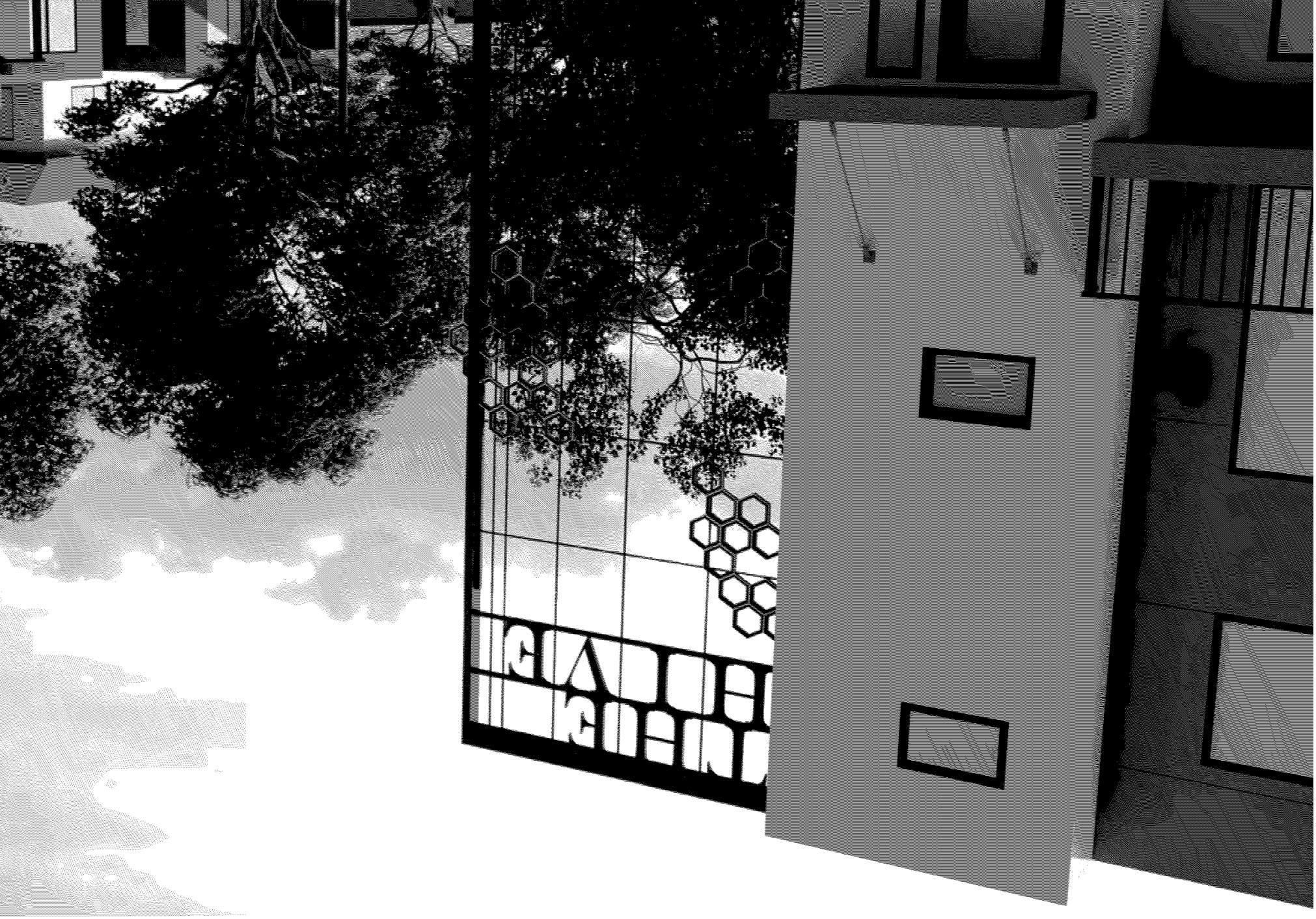


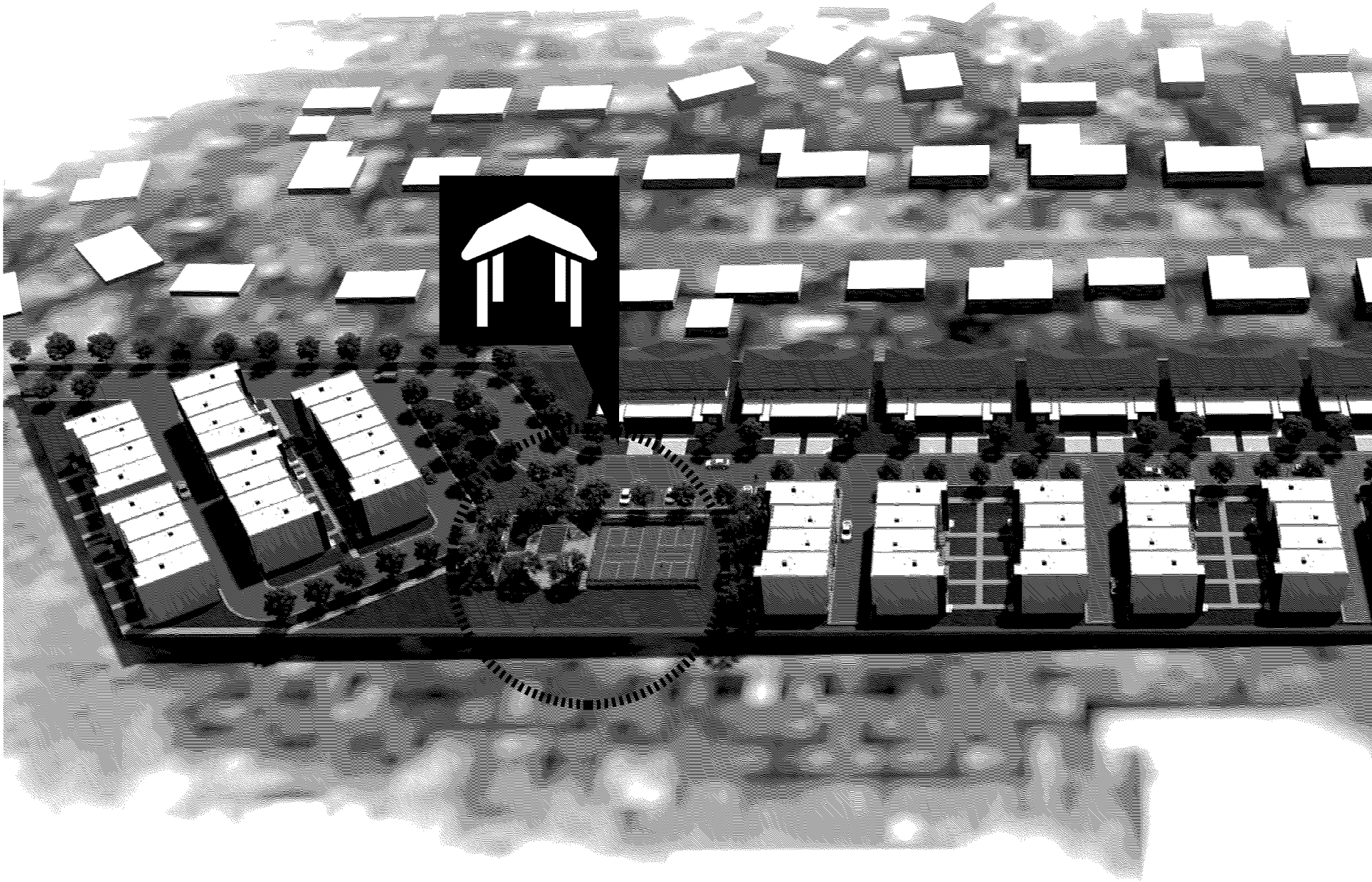




MONUMENTATION

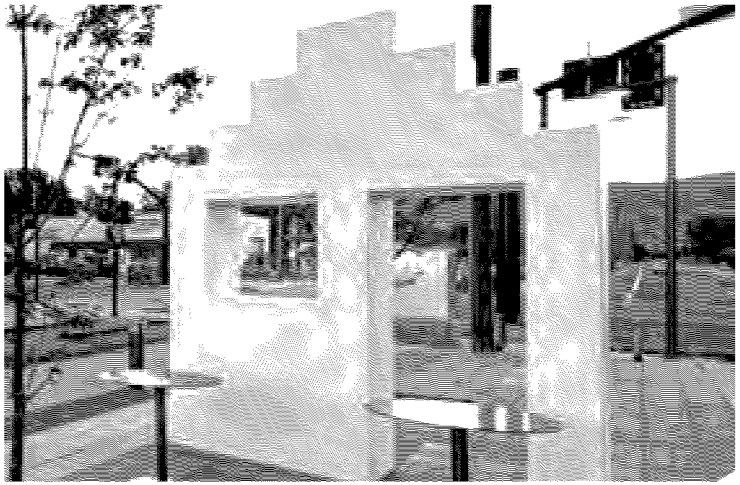
Structural element //
Integrated into architecture//
Placed at both entry points of development //

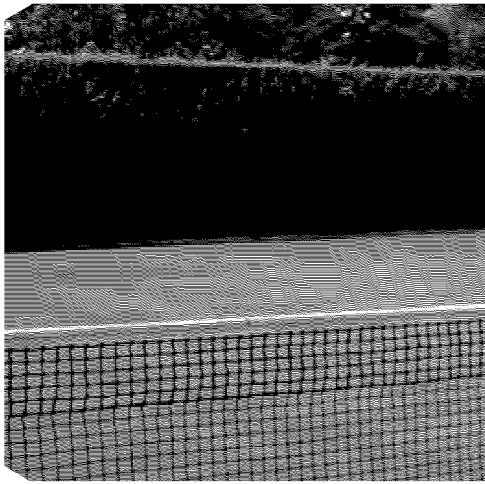


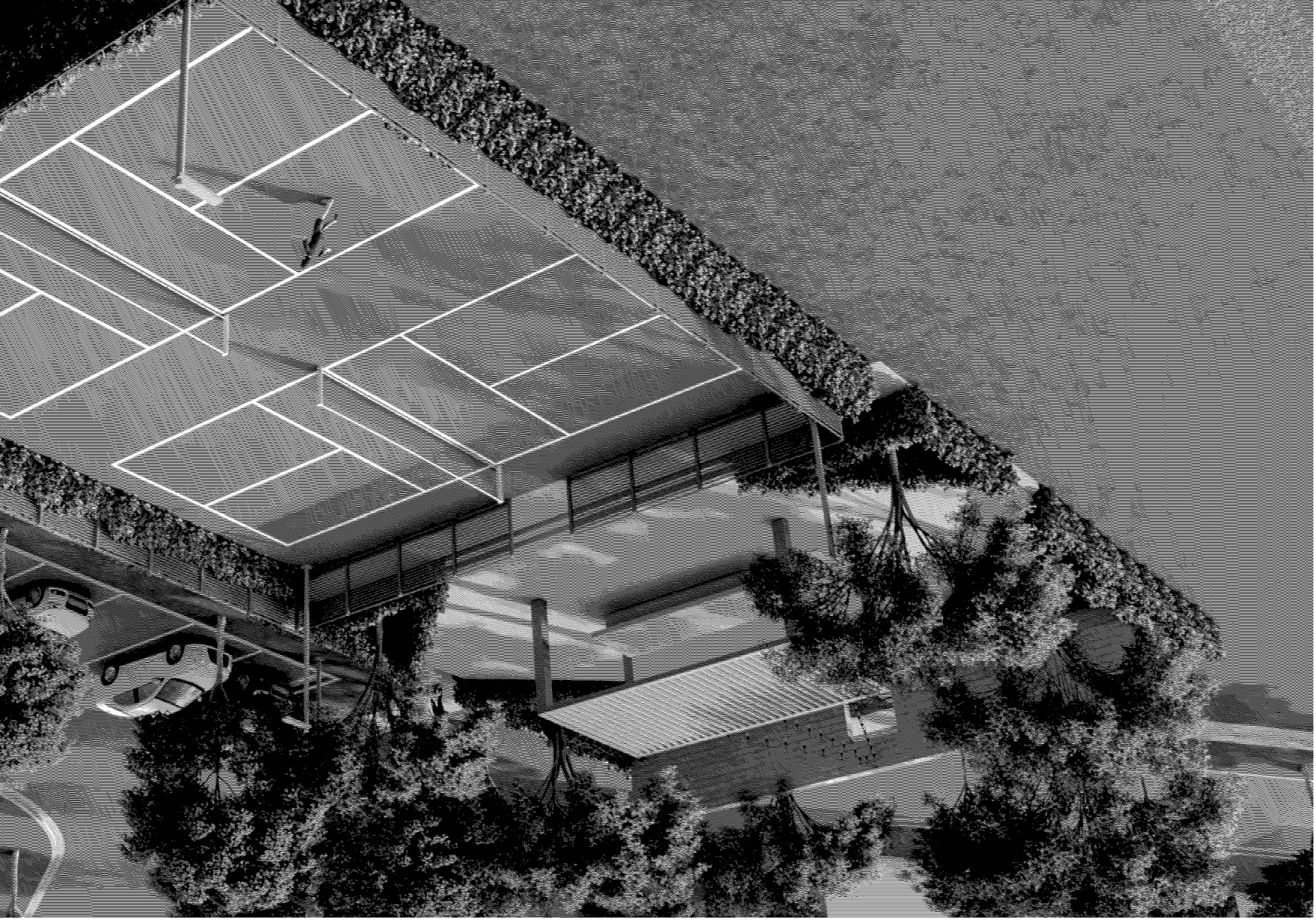


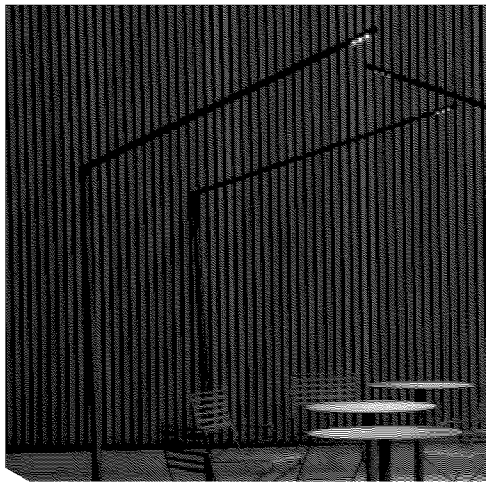
AMENITY SPACE

Gathering area//
Pickle ball courts//
String lights //
Wall to create outdoor space //
Outdoor movies //

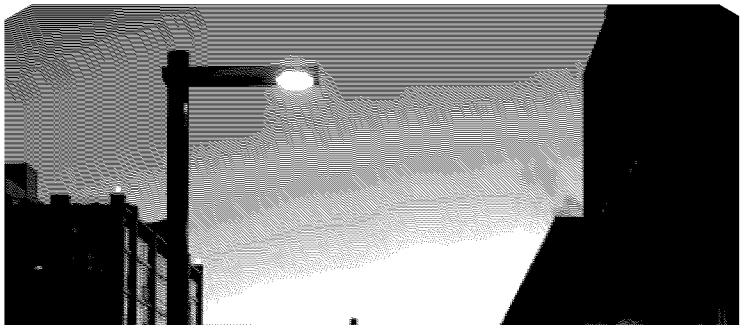


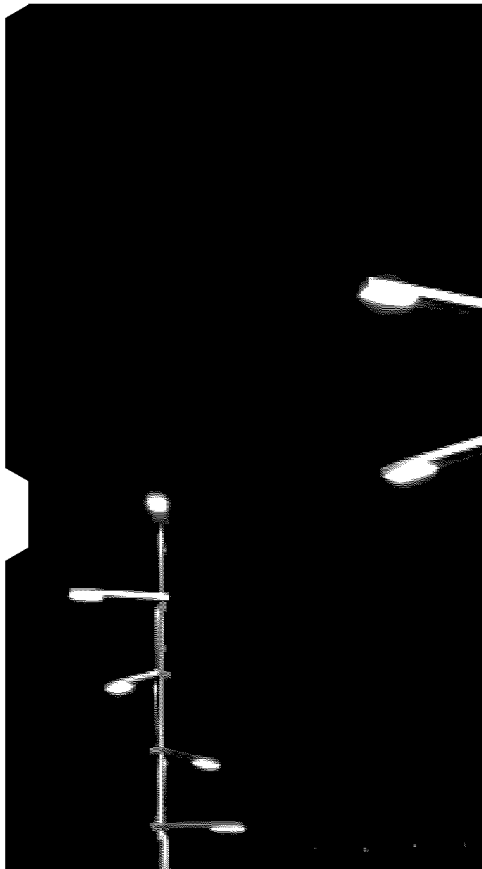


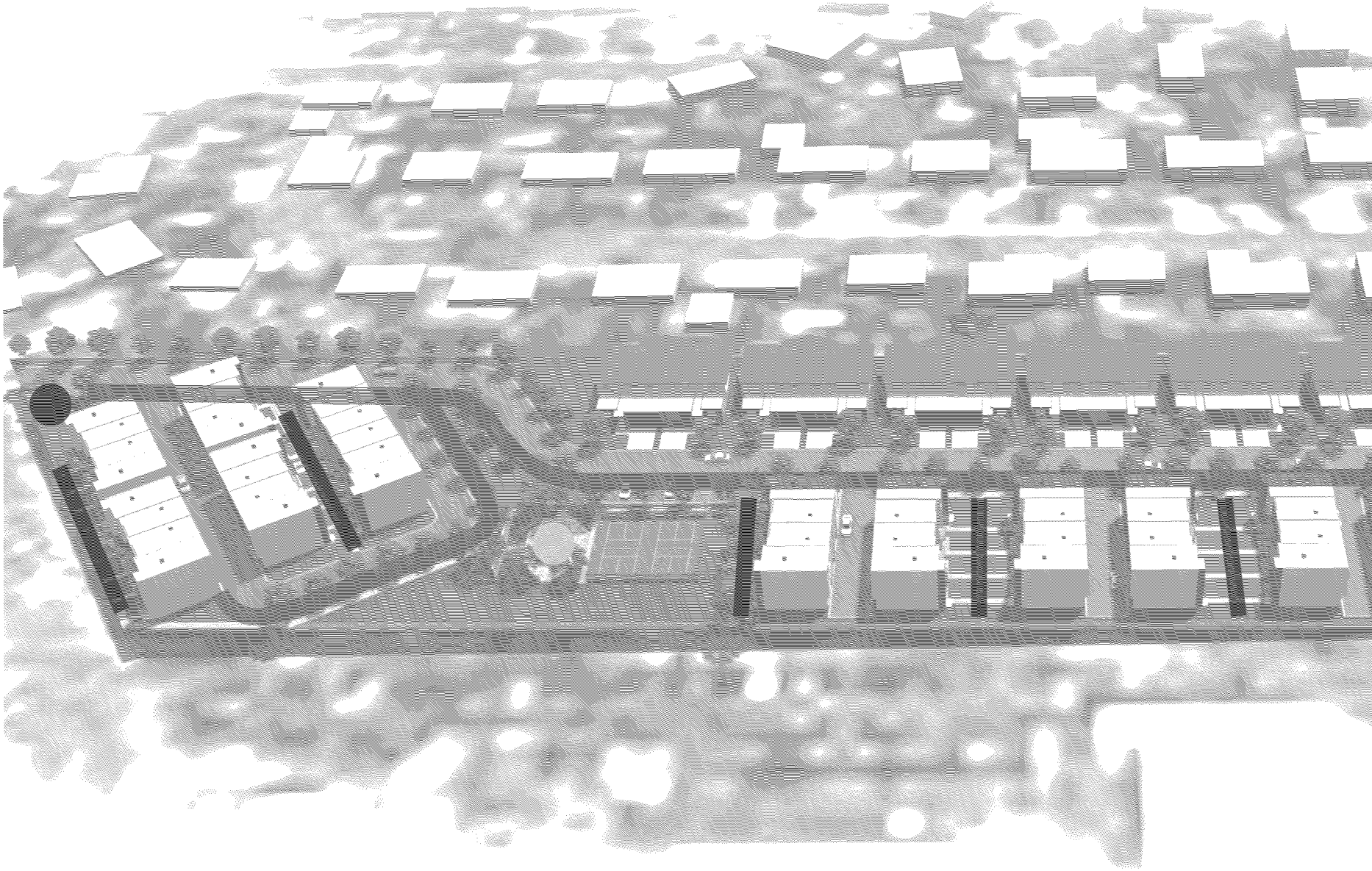




COMMON GROUNDS







CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 1

PROPERTY OWNER: ***CENTERVILLE MOBILE HOME ESTATES, LC***
1629 EAST 1000 SOUTH
BOUNTIFUL UTAH 84010
Owner Contact: Cecilia H. Foxley

APPLICANT: ***CW THE HIVE, LLC***
LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
Project Manager: Dane Smith of CW Land, dane@cw.land

PROPERTY: ***555 NORTH 400 WEST***
Parcel #02-024-0027

PARCEL ACREAGE: **6.63 ACRES**

ZONING: **RESIDENTIAL-HIGH (R-H)**

APPLICATIONS:

1. **CONCEPTUAL SITE PLAN ACCEPTANCE**
2. **CONDITIONAL USE PERMIT FOR 9-12 DWELLINGS PER ACRE**

PROPOSED USE: **MULTI-FAMILY- 18 TWIN HOMES (*DUPLEXES)* AND 62 TOWNHOMES (*FOUR AND SIX PLEXES*) – 80 TOTAL PROPOSED DWELLING UNITS**

RECOMMENDATIONS:

a. **TABLE ACCEPTANCE OF THE CONCEPTUAL SITE PLAN TO RECEIVE ADEQUATE PUBLIC COMMENT**

BACKGROUND

The applicant has recently purchased the existing Centerville Mobile Home Estates property. Their intent is to re-develop the land and convert the use from a "*manufactured home park*" to a "*multi-family*" housing project. The project consists of a singular development site that will likely be converted to a planned development (PUD) for future ownership possibilities.

The new development would consist of constructing two (2) differing housing types. One housing type would be twin-homes or duplexes consisting of nine buildings, totaling 18 housing units. The other housing type is townhomes consisting of 15 buildings, totaling 62 housing units. The total number of housing being proposed is 80 dwellings. Each housing unit will have a two-car garage, with alleys providing access to the townhome garages. The development will be served by private internal 30-foot wide main roadway with two access points located at Frontage Road and the other at 400 West.

CONCEPTUAL SITE PLAN REVIEW, SECTION 12.12.110(d)

Table of Uses Allowed - CZC 12.36

Within the Zoning Ordinance, the "Table of Uses" does allow both of the proposed housing type uses within the Residential High Zone (R-H) Zone. Additionally, the allowable multi-family densities are up to eight (*8*) units per gross acre, as a permitted use and up to nine (*9*) to 12 units per gross acre, as a conditional use (*see Table 12.36.020*).

From staff's review of the conceptual plan, the total number of dwelling units is 80 with a density calculation of 80 divided by 7.11 acres (*gross, including existing ½ streets, not net*). This equates to 11.25 units per gross acre (*note: code rounds all density calculations to nearest tenth for density*). Thus, the project's overall use density would fall within the R-H conditional use allowance of a gross density of up to nine (9) to 12 units per gross acre. Such density above the permitted eight (8) units per acre requires the issuance of a Conditional Use Permit (*see separate CUP Application and applicable Staff Report*).

However, if the Commission decides to eliminate the "*interpreted*" ½ street allowance precedence of existing streets fronting the property (*see caution as noted below in this section*). Then the project would need to eliminate only one (*1*) dwelling unit to comply with the maximum 12 units per acre allowance. Density calculation would then be 79 units divided by 6.63 acres, equating to 11.9 units per overall net parcel acreage.

> ***STAFF COMMENTS**: Staff believes that the proposal to develop the property with twin homes and townhomes complies with the R-H Zoning provisions.*

Note: The "interpretive precedence" relies on the regulatory requirement of construing the gross density measurement of existing 1/2 streets, as follows

- ***CZC 12.12, Density, Gross**: The number of dwelling units per acre within a subdivision or other development based on the total tract area whether developable or not, including streets, water areas, and conservation lands.*
- ***CZC 12.12, Density, Net**: The number of dwelling units per acre within a subdivision or other development, not including streets and public property.*

- ***10-9a-306. Land use authority requirements -- Nature of land use decision.***
  - *A land use authority shall apply the plain language of land use regulations.*
  - *If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application.*

General Plan - Section 12-480-5

According to the City's General Plan, the property is located in Northwest - Neighborhood 4 (*see Section 12-480-5*). This neighborhood plan identifies the following general issues for the proposed development within this neighborhood:

1. *Future land-uses and transitions between different uses establishes the following:*
   - ✓ *Compatibility of uses as outlined in the Land Use Hierarchy Standards (adopted).*
   - ✓ *Establishment of a General Plan Land Use Map (not yet adopted).*
   - ✓ *Establishment of appropriate landscaping/design transitions using Transition Design Standards (not yet adopted).*

2. *Additionally, residential densities shall be based primarily on:*
   - ✓ *Their proximity to public services.*
   - ✓ *Higher residential densities should be located in areas adjacent to basic, high-intensity facilities/services.*
   - ✓ *Densities should naturally decrease as the distance increases away from these facilities/services.*
   - ✓ *Multi-family projects, PUDs, developments with private roads, and other similar types of projects are permitted only on parcels 3 acres or larger.*

***STAFF COMMENTS**: Staff believes that proposed development complies with the policy intent of the Northwest Neighborhood Plan.*

General R-H Zone Development Standards

Conceptually, the development, with some alterations, appears to potentially be able to satisfy the applicable standards of Table 12.32.300 of the Zoning Ordinance, as summarized below:

R-H Development Standards Table 12.32.300			
Development Standard	**Required**	**Actual**	**Compliance**
Building Standards			
Maximum Height	35 Feet	Two Stories & Three Stories at 30 feet or less	Yes
Distance Between Buildings	6 feet	10-feet or greater between buildings	Yes
Lot and Parcel Standards			

Minimum Area	10,000 sq. ft.	6.63 Acres (Net)	Yes
Setbacks			
Front, and Front Street Side	25 Feet 20 feet	Frontage Rd. 20 Feet 400 West 15 feet	Partially
Rear	20 Feet	Not Applicable	NA
Side	10/8 Feet	North: 15 Feet South: 20 Feet	Yes
Site Standards			
Landscaping, Non-Single-Family Projects	40% of Site	Not Calculated	Likely
Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit Up to 20% of trees can be substituted w/ 10 shrubs per tree	Not Depicted	Undetermined, but Likely Feasible

Other Zoning Code Applicable Residential High (R-H) Development Standards

Additional Development Standards For R-M And R-H Zones – CZC 12.32.055

Architectural Design Standards – requires a licensed architect to be involved in the design plan and provide authentication. The Conceptual design plan was prepared by CW Land. However, a licensed architect review was not verified on the submittals received from the applicant. This is normally is done at the submittal of the Final Design Plan that will be used later for developing the construction documents.

Exterior Design Standards – requires the mitigation of visual massing and articulation of the multi-family family buildings. The apparent mass of the buildings is being mitigated by bump-outs, balconies, awnings, and use of differing building materials.

Landscaping and Open Space – *requires the provision of designed active and passive spaces for use by residents.* The Conceptual submitted depicts the following:

- *Garden Courts between the townhome buildings opposite of the alleys*
- *Pedestrian Pathway system connecting the dwelling units to the open/amenity space*
- *Gathering pavilion and Pickleball Courts.*
- *Thematic landscape and lighting design for the open/amenity space*

Use of Public and Private Roadways – *regulates access, private street widths, visitor parking, pathways, and maintenance of private supporting infrastructure.*

> ***STAFF COMMENTS****: Staff believes that proposed development generally complies with these additional policies (see applicant's site layout design submittals).*

Off-Street Parking - CZC 12.52

Table 12.52.300 Off-Street Parking Requirements			
Use	**Standard**	**Provided**	**Compliance**
Two-family	2 spaces per dwelling	Double Car Garage*	Yes
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed+	Double Car Garage*	Yes
Total		160 Parking Stalls	Yes

**Note: CZC 12.52.090, Parking Dimensions requires a Minimum inside dimension of 10 by 20 feet and minimum door width of 8 feet for each parking space.*

Additionally, CZC 12.32.55(d).4 requires additional "*visitor parking*" at a ratio of 0.5 stalls per dwelling. This equates to providing a capacity of at least 40 on-site visitor parking spaces.

> ***STAFF COMMENTS**: In review of the site plan, each twin-home has a two-car driveway equating to a visitor parking capacity of 32 spaces. There is a separate amenity parking area with a capacity of 12 stalls. Thus, the site meets the visitor parking ratio requirement. However, the twin-home visitor spaces are not likely servicing the townhomes. Therefore, staff believes the applicant should better address the visitor parking needs of the townhomes. There is potential capacity along the 30-foot wide private drive to allow on-street parking on on-side of the street. However, parking enforcement may be problematic.*

Landscaping & Screening - CZC 12.51

The submitted plans indicate the general location of landscaping and the concept design depicted. Since the property is greater than one acre, the Zoning Code requires a landscape architect prepare a final detailed landscaping design and submit with the final site plan application. These plans must indicate location of all landscaping, types of plantings, total number of plantings and accurate calculations of landscaping percentages and totals.

Required Landscaping Summary			
Guidelines	**Standard**	**Required Site Specific**	**Actual/Compliance**
Total Area Landscaping	40%	Not Provided	Likely, more than required
Total Required Trees	1 Tree & 2 Shrubs per Dwelling Unit	Not Depicted	Feasible
Trees for Street Frontage	1 per 25 linear feet	Not Depicted	Feasible

Total Interior Parking Lot Landscaping	10%	Garage Parking Provided	Generally, Not Applicable (*except for visitor parking area needs raised by staff*)
Total Interior Parking Lot Trees and Shrubs	For every six ***required*** stalls: 1 tree		
Total Interior Parking Lot Trees and Shrubs	For every six ***required*** stalls: 2 shrubs		
Public Street Landscaping (*measured from curb to interior lot*)	10 Feet for Local Streets	15 feet or greater	Yes

Screening – CZC 12.51.110

The plans do not show any detail concerning the trash enclosures. The final plans will need to provide details indicating the number of dumpsters. Also, all dumpsters must be completely screened from view with an opaque six-foot wall or fence. The wall or fence must be compatible in material and color of the main buildings on the site.

Signage CZC 12.54

All signage requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site plan needs to indicate the location of any wall or monument signage, which must meet the requirements found in CZC12.54 of the Zoning Ordinance. The submitted plans depict two entry monument areas located at the project entrances.

STAFF'S GENERAL CONCLUSION FOR CONCEPTUAL SITE PLAN

Generally, staff believes that the Conceptual Site Plan submitted depicts how the site could be appropriately developed in accordance with the applicable provisions of the Residential High (*R-H*) Zone (*see CZC 12.21.110(d)5*). Nonetheless, the allowance for the requested density for more than eight (8) units per acre is subject to the additional provisions regarding conditional use permit (*CZC 12.21.100*). Thus, there may be other issues related to these CUP criteria that may affect the design and layout of the proposed development.

PLANNING STAFF RECOMMENDATIONS

The Planning Staff recommends the following:

- ✓ *Proceed with the related review for the request for the Conditional Use Permit of 9-12 dwelling units that includes a staff recommendation to "table" the CUP decision to an applicable Final Site Plan Application.*
- ✓ *Conduct the Public Hearings for both the Conceptual Site Plan and applicable Conditional Use Permit, as outlined in the attached "Public Hearing Flyer" with this report.*

- ✓ *Table any "Action for Conceptual Site Plan Acceptance" until the Public Hearing has been completed.*
- ✓ *Provide any directions to the applicant that the Commission would like to the applicant to address prior to the next Planning Commission Meeting of May 27, 2020.*

CENTERVILLE

Staff Backup Report
6/10/2020

Item No. 2.

Short Title: Administrative Decision - Conditional Use Permit - The Hive

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 06-10-2020 Staff Recommendations for The Hive Conceptual Site Plan & Conditional Use Permit
- 05-13-2020 PC Staff Report Conditional Use Permit for The Hive Project

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

STAFF MEMORANDUM

DATE: **JUNE 10, 2020**

TO: **CENTERVILLE CITY PLANNING COMMISSION**

FROM: **PLANNING STAFF**

SUBJECT: **STAFF'S RECOMMENDATIONS FOR CONCEPTUAL SITE PLAN AND CONDITIONAL USE APPLICATIONS REGARDING "THE HIVE" PROJECT.**

As previously discussed with the Planning Commission, staff would be providing our "*recommendation*" for the Commission to consider regarding Conceptual Site Plan and Conditional Use Permit Applications for "The Hive" Development. The details of staff's recommendation for both applications are provided as described below:

CONCEPTUAL SITE PLAN APPLICATION:

[PROPOSED MOTION# 1] *"I hereby motion for the Planning Commission to* ***ACCEPT*** *the Conceptual Site Plan Application, submitted by CW Urban, for the proposed development project located at 55 North 400 West, subject to the following Directives:*

1) *The Applicant's next step is to prepare and submit a Final Site Plan Application that complies with submittal provisions of CZC 12.21.110(e).*
2) *The Final Site Plan design and layout is to substantially conform with this Conceptual Site Plan Acceptance, or as amended by this acceptance or by the City at Final Site Plan Approval.*
3) *The Final Site Plan is to conform with the Conceptual Site Plan submittals presented to the Planning Commission, as follows:*
    a. *The Design and Layout is to fulfil with the proposed four (4) elements of the Conceptual Site Plan Submittal consisting of; 1-Materials, 2- Planting, 3- Site Design, and 4) Lighting, as provided to the City. Additionally, all use of outdoor lighting is to comply with CZC 12.55.140, Outdoor Lighting.*
    b. *The Building Design, with two-car garages, is to comply with the Exhibits (A-000, A-201, Elevations and A-000, A-201 Perspectives). Additionally, all garages are to be sized to comply with CZC 12.52.090(a).*
    c. *Setbacks, Fence, Trash, Open Space Diagram (AS-102), with the exception that the 25-foot front yard setbacks for 400 West and Frontage Road shall be provided as required by CZC 12.32.300 Table of Development Standards.*

d. The Design and Layout is to comply with the Parking Diagram (Sheet AS-103) providing 37 visitor parking stalls for the townhomes and 34 parking stalls for the duplex units, totaling 71 visitor stalls.

4) The Dwelling Unit Density shall not exceed eight (8) dwelling units per acre (permitted) or 9-12 units per acre upon issuance of the applicable condition use permit, subject to a qualified verification of the actual gross density of the parcel.

5) The Final Site Plan design and layout is to comply with, but not limited to, the Landscaping provisions of CZC 12.51.070(g) and CZC 12.51.070 for General, Parking Lot, and Public Street Landscaping requirements.

6) Additionally, the Final Site Plan is to comply with CZC 12.55.050 Adequate Public Facilities, CZC 12.55.190, Street Improvements Required, and CMC Chapter 16, Storm Water Management.

7) Lastly, these Conceptual Acceptance Directives are to help facilitate compliance with applicable City provisions regarding "The Hive" Development. However, there may be other applicable City regulations that have not been identified at this level of review. Consequently, there may be other standards or adjustments identified during a Final Site Plan review.

[REASONS FOR ACTION]

a) The Planning Commission finds that the Conceptual Site Plan has been reviewed in accordance with CZC 12.21.110(d).

b) The Planning Commission finds that the Conceptual Site Plan has been reviewed considering the applicable provisions of CZC Chapter 12.32 – Residential Zones, including CZC 12.32.060 – Regulations of General Applicability.

c) The Planning Commission finds that the required "Public Hearing" was conducted in accordance with CZC 12.21.050 Public Hearings and Meetings. Additionally, the meetings were conducted in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19, issued by Governor Herbert on March 18, 2020.

d) The Planning Commission finds that "Acceptance" of a Conceptual Site Plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed [see CZC 12.21.110(d)(5)].

e) Lastly, the Planning Commission finds that any conditions of acceptance are be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements [see CZC 12.21.110(d)(4)]."

CONDITIONAL USE PERMIT APPLICATION:

[PROPOSED MOTION #2] *"I hereby motion for the Planning Commission to* ***TABLE*** *the Conditional Use Permit Application, submitted by CW Urban, for the proposed development project located at 55 North 400 West, and direct the applicant to accomplish or provide the following:*

1) This request for a Conditional Use Permit is to be reviewed in conjunction with the applicable Final Site Plan or other related approval, prior to receiving a decision whether to approve the additional 9-12 units for the proposed development.

2) *The Applicant shall prepare and submit a professionally conducted "Traffic Study" for the proposed development, which must also address the following specifically:*
    a. *Whether the proposed development creates a need to provide additional infrastructure or improvements to mitigate or accommodate the additional traffic generated by the development.*
    b. *Address the anticipated traffic circulation and dispersal patterns, particularly related to providing a "private though roadway" from 400 West to Frontage Road.*
    c. *Address the recommended placement of ingress/egress points and any related turning movements.*
    d. *If an impact is identified in the study, what is the applicable percentage of the impact caused by allowing the additional conditional use density of 9-12 units per acre.*
3) *The applicant shall submit the applicable Final Site Plan documents to the South Davis Metro Fire District for review and provide as part of the submittal any written recommendations from the Fire Marshal and/or Fire Chief.*
4) *Additionally, the applicant shall have the Fire District review the design of the visitor parking locations and use of the private roadway and provide any feedback and/or recommendations related to adequate fire access and applicable emergency services.*
5) *As part of the Final Site Plan Application, the applicant is to prepare and submit a Stormwater Management Plan, which must be reviewed and deemed acceptable by the City Engineer.*

[REASONS FOR ACTION]

a. *The Planning Commission finds that approval of densities 9-12 units per acre is a Conditional Use in the Residential High Zone.*
b. *The Planning Commission finds that the findings needed to meet the review CUP factors of CZC 12.21.100 are substantially contingent upon the site plan design and layout expectations of the Zoning Ordinance.*
c. *The Planning Commission finds that there may be potential traffic impacts that may need mitigation, as was also raised by the participants in the "public hearing" proceedings.*
d. *The Planning Commission finds that the use of private road on-street parking verses the need for maintaining adequate fire and related emergency services may need to be mitigated and is seeking recommendations from the Fire District.*
e. *The Planning Commission finds that additional information is needed to address adequate Stormwater Management, which can be accomplished with the related Final Site Plan review and approval process.*

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 2

PROPERTY OWNER:	***CENTERVILLE MOBILE HOME ESTATES, LC*** ***1629 EAST 1000 SOUTH*** ***BOUNTIFUL UTAH 84010*** ***Owner Contact: Cecilia H. Foxley***
APPLICANT:	***CW THE HIVE, LLC*** ***LEGACY CROSSING BLVD. #6*** ***CENTERVILLE, UTAH 84014*** ***Project Manager: Dane Smith of CW Land, dane@cw.land***
PROPERTY:	***555 NORTH 400 WEST*** ***Parcel 02-024-0027***
PARCEL ACREAGE:	**6.63 ACRES**
ZONING:	**RESIDENTIAL-HIGH (R-H)**
APPLICATION:	**CONDITIONAL USE PERMIT FOR 9-12 DWELLINGS PER ACRE**
PROPOSED USE:	**MULTI-FAMILY- 18 TWIN HOMES (*DUPLEXES)* AND 62 TOWNHOMES (*FOUR AND SIX PLEXES*) – 80 TOTAL PROPOSED DWELLING UNITS**
RECOMMENDATION:	**TABLE CUP REQUEST UNTIL FINAL SITE PLAN SUBMITTAL AND REVIEW**

BACKGROUND

The applicant has recently purchased the existing Centerville Mobile Home Estates property. Their intent is to re-develop the land and convert the use from a "*manufactured home park*" to a "*multi-family*" housing project. The project consists of a singular development site that will likely be converted to a planned development (PUD) for future ownership possibilities.

The new development would consist of constructing two (2) differing housing types. One housing type would be twin-homes or duplexes consisting of 9 buildings, totaling 18 housing units. The other housing type are townhomes consisting of 15 buildings, totaling 62 housing units. The total number of housing being proposed is 80 dwellings. Each housing unit will have a

two-car garage, with alleys providing access to the townhome garages. The development will be served by private internal 30-foot wide main roadway with two access points located at Frontage Road and the other at 400 West.

CONDITIONAL USE PERMIT REVIEW, APPROVAL STANDARDS, CZC SECTION 12.21.100

12.21.100 (e)(1) A conditional use permit may be issued only when the proposed conditional use is allowed by the zone where the conditional use will be located, or by another provision of this Title.

Table of Uses Allowed - Chapter 12.36 Within the Zoning Ordinance, the "Table of Uses" allows nine (9) to 12 units per gross acre, as a conditional use (*see Table 12.36.020*).

From staff's review of the conceptual plan, the project's overall use density would fall within the R-H conditional use allowance of a gross density of up to nine (9) to 12 units per gross acre. Such density above the permitted eight (8) units per acre requires the issuance of a Conditional Use Permit.

However, if the Commission decides to eliminate the "*interpreted*" ½ street allowance precedence of existing streets fronting the property (*see conceptual site plan staff report*), then the project would need to eliminate only one (*1*) dwelling unit to comply with the maximum 12 units per acre allowance. Density calculation would then be 79 units divided by 6.63 acres, equating to 11.9 units per overall net parcel acreage.

> ***STAFF COMMENTS**: Staff believes that the proposal to develop the property with twin homes and townhomes complies with the R-H Zoning provisions.*

12.21.100 (e)(2) Conditions

Per Zoning Code, "Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit."

It is important to note, the conditions that may be imposed are for the proposed 9-12 units per acre. The R-H zone allows eight (8) units per acre. While the permitted 53 units will increase traffic and potentially change the feel of the property, 53 units are permitted and as such cannot have any conditions imposed upon them. Therefore, the prevention and/or minimization of adverse effects shall only apply to the increased units per acre, or, the additional 27 units.

> ***STAFF COMMENTS**: Staff believes that conditions may be imposed to minimize or prevent any adverse effects.*

12.21.100 (e)(3) Established Evidence

There must be evidence provided that shows that the following four (4) items are met.

(A) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity

***STAFF RESPONSE**: The proposed project lies between the Frontage Road and 400 West, both roads with high traffic counts. In addition, the west end of the property is near Chick fil A, which is an intense traffic generating use. It is possible that the additional 27 units requested will add traffic to the area. The through street that would be created by the development will take off some of the pressure of the increased traffic by dispersing vehicles to both Frontage Road and 400 West Street. Proposed changes to traffic patterns (by UDOT and by the City) will be able to mitigate a portion of the increased traffic.*

Staff believes that the project will not likely be detrimental to the overall health, safety, or general welfare of persons in the vicinity. The Planning Commission may request a traffic study to determine if the increased traffic caused by the requested 27 additional units will need to be mitigated more than has been mentioned.

(B) The proposed use of the particular locations is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.

***STAFF RESPONSE**: Staff believes that the proposed project provides a desirable service to the neighborhood through rehabilitation and providing needed additional future housing.*

(C) The proposed use will comply with regulations and conditions specified in this Title for such use (*see the Conceptual Site Plan staff report for more detail*)

R-H Development Standards Table 12-32-1			
Development Standard	**Required**	**Actual**	**Compliance**
Building Standards			
Maximum Height	35 Feet	Two Stories & Three Stories at 30 feet or less	Yes
Distance Between Buildings	6 feet	10-feet or greater between buildings	Yes
Lot and Parcel Standards			
Minimum Area	10,000 sq. ft.	6.63 Acres (Net)	Yes
Setbacks			
Front Front Street Side	25 Feet 20 feet	Frontage Rd. 20 Feet 400 West 15 feet	Partially
Rear	20 Feet	Not Applicable	NA
Side	10/8 Feet	North: 15 Feet South: 20 Feet	Yes
Site Standards			
Landscaping, Non-Single-Family Projects	40% of Site	Not Calculated	Likely

Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit Up to 20% of trees can be substituted w/ 10 shrubs per tree	Not Depicted	Undetermined, but Likely Feasible

Table 12-52-1 Off-Street Parking Requirements			
Use	**Standard**	**Provided**	**Compliance**
Two-family	2 spaces per dwelling	Double Car Garage*	Yes
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed+	Double Car Garage*	Yes
Total		160 Parking Stalls	Yes

***STAFF COMMENTS**: Staff believes that parking for visitors could become a problem, while the current Conceptual Site Plan meets the off-street parking ordinance, the visitor parking is not adequately addressed at only 12 visitor parking stalls provided. On-street parking could become an issue.*

(D) The proposed use will comply with applicable provisions of the General Plan, as follows:

- ✓ Section 12-420-2 (2), Medium and high-density residential development should provide: usable open spaces, landscaping, and other associated amenities which 'will assure consistency with the residential quality desired in Centerville.'
    - *The proposed project provides open space amenities and landscaping that staff finds assure the residential quality desired.*
- ✓ Section 12-435, Buffering and Screening Guidelines. Per the General Plan, screening and buffering elements should be in place when two zones come in contact, or two different intensity levels.
    - *The proposed development will preserve the six (6) foot vinyl fence and on the south boundary adjacent to the Commercial-Very High zone. An additional six (6) foot vinyl fence will be added on the north boundary to buffer the Residential-Low zone. If this project were up for a rezone, then additional buffering could be a condition of approval, however, because it was zoned Residential-High next to a Residential-Low zone previously, the opportunity to enhance the transition buffer has passed.*
- ✓ Section 12-480-5 Northwest Neighborhood-Neighborhood 4. Preserve the viability of the Frontage Road and the viability of potential development. "No future development shall front the Frontage Road." All roads connecting to the Frontage Road shall meet the minimum city standard for a public residential street, including park strips and sidewalks. All future development along Frontage Road shall be buffered according to City landscaping criteria.
    - *The proposed project does not have any units fronting Frontage Road; they all front the internal street. The project may not fully meet the buffering landscape expectations of the Plan.*

STAFF RESPONSE: *Staff believes the project provides adequate open space to preserve the residential standard of the General Plan and provides proper buffering between zones. Staff finds that project does not have any buildings fronting the Frontage Road and preserves the viability of that street. However, the proposed project does not detail the buffering that will take place along the Frontage Road (which could double as detention). The City landscaping criteria plan was never formalized, so there are not specific requirements as to what form buffering along Frontage Road should take.*

12.21.100 (e)(4) The Planning Commission may request additional information as may be deemed reasonably needed to determine whether the requirements of this Subsection can be met.

12.21.100(e)(5) The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied

A. The suitability of the specific project for the proposed use;
B. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
C. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;
D. The economic impact of the proposed facility on the surrounding area;
E. The aesthetic impact of the proposed facility on the surrounding area;
F. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
G. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
H. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants, and odor from the proposed facility or use;
I. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
J. The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

Conditional Use – Staff's Anticipated Issues or Concerns

Since the proposed density use requires the approval of a conditional use permit (CUP), staff desires to provide an anticipated list of issues to be addressed with the final site plan to determine if there is sufficient evidence to support approval of the CUP. Such issues or concerns are identified as follows:

- Traffic Capacity and Needs (*see Section 12.21.100(e)(5)(g)*) – Recent previous specific property related applications have raised questions about the traffic capacity of the area. According to Section 12.21.100(e)(4), the Planning Commission may require a traffic analysis as part of any CUP request. The City Engineer tends to believe that the

surrounding roads have capacity to support the development of the site. However, without a specific analysis, there is not enough understanding of how much is available and when additional improvements may be warranted.

- Fire Access, Circulation, and Protection (*see Section 12.21.100(e)(5)g & h*) – A representative of the South Davis Metro Fire Agency and the Public Works Director have provided a preliminary review of the application to ensure that there is sufficient access, circulation and hydrants; including fire hydrant flow capacity to service the proposed development. However, a more in-depth analysis will need to be performed, especially as regards on-street parking and how that will affect fire access.

- Utility and Drainage Capability & Capacity (*see Section 12.21.100(e)(5)g & h*) – Such facilities are located in the area of the development. There is new State Codes pertaining retention vs. detention that will need to be addressed by the City Engineer to determine how to provide for proper site drainage and storm water management.

- Additional Parking and Circulation Needs (*see Section 12.21.100(e)(5)(h)*) – By creating a place of higher density with 9-12 additional units with internal circulation lanes, staff is concerned about perpetually maintaining the 20 feet of clear space (*i.e. fire code provision*) with 30-foot internal private roads. This will become difficult to do when "*street side*" parking occurs. In addition, staff does not support the simple solution of posting "*no parking*" signs along this internal roadway. It becomes an enforcement problem or concern and will compromise emergency vehicle access when residents and visitors do not comply with the orders found on the sign. Staff suggests that additional visitor or overflow parking be considered in the form of pocket-parking lots dispersed throughout the development. This would at least reduce the tendency to park along the private roadway.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to ***TABLE*** the Conditional Use Permit (CUP) Application for The Hive project, to be located on property at 555 North 400 West, with the following directives:

1. The final review and decision for the requested CUP density is to be done in conjunction with the applicable Final Site Plan Submittal and not with the Conceptual Site Plan Acceptance.
2. The conditional use application submittal shall further address the anticipated CUP issues and concerns, as outlined in the May 13, 2020 Planning Staff Report.

SUGGESTED REASONS FOR THE ACTION:

a) A conditional use permit application to consider allowing multi-family density of up to 12 units per acre must address the standards found in Section 12.21.100(e) of the Zoning Ordinance.
b) The anticipated list of issues to be addressed with the final site plan assists with the determining if there is sufficient evidence to support approval of the CUP.

CENTERVILLE

Staff Backup Report
6/10/2020

Item No. 3.

Short Title: Administrative Decision - Public Hearing - Edmunds Auto - Conditional Use Permit

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

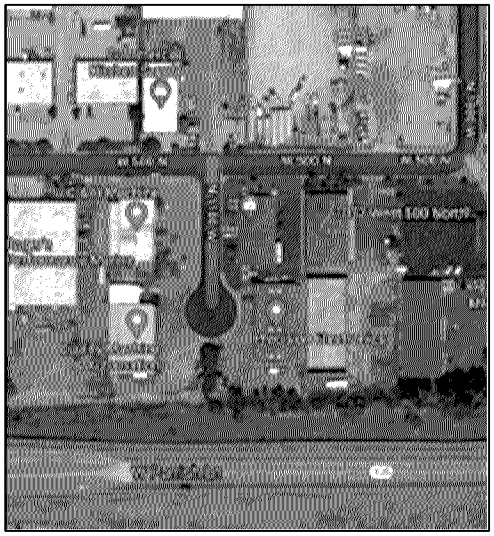
Description

- 6-10-20 PC Staff Report - Edmunds Car Company CUP
- Applicant Response to CZC 12.21.100

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

STAFF REPORT
AGENDA: ITEM 3

PROPERTY OWNER:	**KEITH BROWN** **HVAC OUTFITTERS** **1052 WEST 500 NORTH** **CENTERVILLE, UTAH 84014** ***(outfittershvac@yahoo.com)***
APPLICANT:	**ROBERT EDMUNDS** **EDMUNDS CAR COMPANY** **420 NORTH MAIN STREET** **FARMINGTON, UTAH 84025** ***(rledmunds79@gmail.com)***
PROPERTY LOCATION:	**1052 WEST 500 NORTH, SUITE 40**
PROPERTY STATUS:	**EXISTING DEVELOPMENT APPROVAL**
ZONING DISTRICT:	**INDUSTRIAL – HIGH**
APPLICATION:	**CONDITIONAL USE PERMIT FOR VEHICLE SALES**
STAFF RECOMMENDATION:	**CONSIDER APPROVING WITH CONDITIONS**



BACKGROUND

The applicant, Robert Edmunds, has applied for a Conditional Use Permit for a Vehicle Rental or Sale, used, limited use. The applicant desires to open a small sales operation that sells cars in a limited manner. The cars would generally be stored indoors in the flex office/warehouse space of an existing building. The application submittal indicates that the business will *NOT* be performing any maintenance or repair work.

Table of Uses Allowed 12.36.

Vehicle Sales is only allowed with a Conditional Use Permit in an Industrial–High Zone. This specific use is defined in the Zoning Ordinance as, "An establishment

engaged in the retail sale or rental, from the premises, of used motorcycles, automobiles, and/or light trucks, along with incidental service or maintenance" [Section 12.12.040].

CUP Approval Factors to be Reviewed [CZC 12.21.100(e) (5) (A-K)]

The City's General Plan states that in order for the City to generate revenue for local services *"...Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community" [Section 12-430-1]."*

A primary goal of the West Centerville Neighborhood Plan states that *"preserving the economic viability is critical to the success of the neighborhood"* (*see Future Land Use, Goal 1, 12-480-6*).

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

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

The proposed use will be located within an industrial area, which over the years has had several limited use auto dealerships very similar to what is being proposed. Other businesses within the area include warehousing, car repair, manufacturing, and other like uses. Given the proposed use will be occupying an already existing building, the use will not incur additional impact on the built environment by way of added utility services or supportive infrastructure. Staff believes that the use and the site could be adequate for operating a small dealership, as evidenced by other similar circumstances. This one in particular will be less noticeable due to the fact that the majority of the cars for sale will be stored inside the building.

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

It appears that the proposed use will not likely be creating a large amount of noise, or other harmful irritants to the surrounding community. Since the auto dealership will only receive a small number of customers visiting the site, they will not likely be increasing the amount of traffic within the area. However, the ability of any vehicle transport trucks to deliver vehicles is extremely limited. The Planning Commission ought to consider a condition to mitigate or restrict the use of transport trucks of any significant size or capacity (*see comments in next section*).

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

A common general recurring concern with auto sales is how vehicles to be sold are delivered to the site. Every so often, vehicles can come by way of transport truck. This can become a problem when a loading or off-loading area is not provided. Due to the fact the proposed use is limited in nature; staff assumes the delivery of cars using commercial transport trucks would likely not occur. The parking lot in this case is particularly limited and lacks a truck turn-around area. Thus, if a transport truck is used for deliveries, it will have to load off-site and likely in the public street. Such activity would impact the traffic flow and could be hazardous also.

The applicant has provided the following information for how vehicles will be delivered to the site:

> There is a parking strip directly north of the property address.
>
> Transporters will deliver to both major Auto auctions in Utah; Manheim in Woods Cross, UT and Adessa located in Salt Lake City, UT if necessary.
>
> Transporters will deliver to our property and park directly in the parking strip directly north of the property. The park strip is aligned next to a construction business that is fenced. The parking strip is in front of the fence and is not interfering with any entrances or exits of the property.
>
> Transporters will access our property by turning East on 650 N. They will go South on 1000 W and head West on 500 N, parking on the park strip directly in front of the property. The transporter will exit heading West on 500 N. The transporters will not have to back up or turn around. They will pull straight through and exit the area safely.

The State's dealership licensing standards require a minimum of three (*3*) parking stalls be provided and/or reserved for "display" vehicles. The Zoning Ordinance requires 1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed. In all cases the minimum parking may not be less than four (*4*) stalls.

Zoning Ordinance	Required	Provided
1 space per 250 square feet of gross floor area	8.4	9
1 space for every 10 vehicles displayed	1	1
	10	10

There are three tenant spaces in the second building on the lot. One suite is occupied by the owner and is not a business, but the owner's storage space requiring two parking stalls. The other tenant space is currently vacant, and as flex space/warehousing will require 5-10 stalls.

PLANNING STAFF RECOMMENDATION

Staff recommends the following motion, with an optional condition (#5) of limiting transport trucks.

Suggested motion for a Conditional Use Permit - I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request for EDMUNDS CAR COMPANY, subject to the following:

1. This Conditional Use Permit shall apply only to the user space located at 1052 West 500 North, Suite 40, as proposed by the applicant.
2. This Conditional Use Permit approval is for a Vehicle Rental or Sale use. No maintenance or repair shall be performed unless otherwise approved by the City in an applicable land use approval.
3. Display vehicle parking shall not be less than three spots, as required by the State of Utah.
4. All display vehicles shall be operable and in good condition, and shall be kept as follows:
    a. All vehicles for sale shall be parked or stored inside the warehouse portion of the building.
    b. Vehicles for sale shall NOT encumber the use of any required parking stalls, except for the incidental use of delivery/pick-up of the operator or new owner, which shall not exceed a 24-hour period.
    c. Any vehicle for sale shall NOT be temporarily located in an area that conflicts with needed customer or other tenant parking spaces and vehicle circulation lanes or other similar common area place.
5. The loading and unloading of vehicles for sale from a commercial transport truck is prohibited, except for a limited capacity towing trailer not to exceed three (3) vehicles (*e.g. wedge type trailer towed by a pick-up truck*).

Suggested Reasons for the Action (Findings):

a) The Planning Commission finds that the land use of vehicle and equipment rental or sales is a conditional use within the Industrial-High Zone [CZC 12.36 (Table of Uses)].
b) The use is consistent with the expectation of the City's General Plan [Section 12-430-1 & Future Land Use, Goal 1, 12-480-6].
c) The Planning Commission finds that the applicant is proposing a limited sales operation on a limited capacity site consisting of two (2) multi-tenant flex/office style buildings.
d) The Planning Commission finds that the applicant has enough warehouse space to fulfill the state's dealer minimum requirements of three (3) display stalls and sufficient storage and parking for a limited sales operation.
e) The Planning Commission finds that with the implemented conditions of approval the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report.

Edmunds Car Company
1052 W 500 N Suite 40
Centerville, UT 84014

Robert Edmunds
801-891-5224
dufflab@gmail.com
Rita Edmunds
801-891-0336
rledmunds79@gmail.com

12.21.100 Conditional Use Permit

e} Approval Standards

5.The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:

a) The suitability of the specific property for the proposed use;
Edmunds Car Company will be located at in Centerville, UT

- We will be selling mainly cars not older than 6 years, with prices ranging between 10-20k
- Hours of operation is M-F 9-6 and Saturday 10-4
- The property is an indoor warehouse, approximately 2,100 square feet that can store 10 cars.
- There are 30 designated parking spots available on the property for any overflow and customer parking.

b) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;

- All properties adjacent to the property are developed. There is a Construction company/yard, Retail Boat operation and a mechanical company within 1/8 of a mile of the property.

c) Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;

- The facility is not injurious to potential development in the vicinity. The building is located off of the street, with designated customer parking directly in front of the two suites. Customer parking is designated

directly on the property rather than the customer parking on the road on 500 N.

d) The economic impact of the proposed facility or use on the surrounding area;

- We anticipate a positive economic impact on the proposed facility to the surrounding area. The property is located within ¼ miles of a major on/off ramp for both a Freeway and Highway. There are several other businesses in the area that can benefit from customers purchasing or visiting our facility.

e) The aesthetic impact of the proposed facility or use on the surrounding area;

- There is a major Freeway and Highway on and off ramp, within 1/4 miles of the proposed property. There are other Retail sales operations in the area. The business property is not in a residential neighborhood.
- There is a mechanical shop and a retail boat shop within 1/8 of a mile of the property. Our business will operate out of a brand new facility. There will not be any maintenance or mechanical functions performed to any vehicle on site; therefore the operation will be very clean, tidy and appealing to the customer and city.

f) The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;

- The proposed site is developed along with the properties surrounding. All adjacent properties have buildings on the properties and are developed.

g) The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;

- There are 30 designated parking stalls on site, available for customer parking. There will not be any parking on 500 N.
- There is a parking strip directly North of property address
- Transporters will deliver to both major Auto auctions in Utah, Manheim in Woods Cross, UT and Adessa located in Salt Lake City, UT if necessary.
- Transporters will deliver to our property and park directly in the parking strip directly North of the property. The park strip is aligned next to a construction business that is fenced. The parking strip is in front of the fence and is not interfering with any entrances or exits of the property.
- Transporters will access our property by turning East on 650 N. They will go South on 1000 W and head West on 500 N, parking on the park

strip directly in front of the property. The transporter will exit heading west on 500 N. The transporters will not have to back up or turn around. They will pull straight through and exit the area safely.

h) The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;

- The facility will be clean and tidy. There will not be any maintenance or mechanical functions taking place on site.

i) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and

- There are safeguards in place so that we not negatively impact the safety of those properties around us. No maintenance or mechanical repairs will be conducted on site. Transporters will not unload in the middle of the road nor will they block any direction of traffic on the delivery to the property.

j) The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

- The property and business do not negatively impact the health and safety of the City and owner of the property

CENTERVILLE

Staff Backup Report
6/10/2020

Item No. 4.

Short Title: Administrative Decision- Conditional Use Permit - Inland Marine - 1040 N 950 W

Initiated By:

Scheduled Time:

SUBJECT

A conditional use permit application for Vehicle and equipment rental and sale at 1040 N 950 W.

RECOMMENDATION

See staff report

BACKGROUND

See Staff Report

ATTACHMENTS:

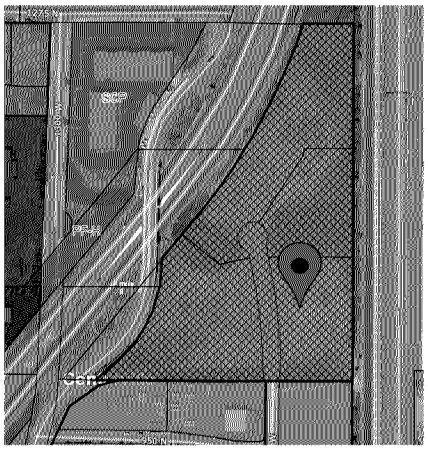
Description

- 6-10-20 PC Staff Report Inland Marine CUP
- Parking Counts
- Coconut Cove Operations Letter
- 4-8-20 PC Staff Report Inland Marine CUP

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

STAFF REPORT
AGENDA: ITEM 4

PROPERTY OWNER:	**RIMINI PROPERTIES, LLC** **259 SOUTH RIVER BEND WAY STE 102** **NORTH SALT LAKE, UT 84054**
APPLICANT:	**INLAND MARINE** **c/o LOLO TENIFA** **TOM STUART CONSTRUCTION** **See Property Owner for address** **(lolo@tomstuart.com)**
PROPERTY LOCATION:	**1040 NORTH 950 WEST, SUITE 500**
PARCEL SIZE:	**2.56 ACRES**
PARCEL:	**06-392-0002**
ZONING DISTRICT:	**INDUSTRIAL – HIGH, PLANNED DEVELOPMENT OVERLAY**
APPLICATION:	**CONDITIONAL USE PERMIT FOR VEHICLE & EQUIPMENT RENTAL OR SALE**



BACKGROUND

The applicant, Lolo Tenifa, has applied for a Conditional Use Permit for a Vehicle and Equipment Rental or Sale use. The applicant is working on behalf of Inland Marine. Inland Marine has a sales operation that sells boat time shares. The Planning Commission tabled the application on April 8, 2020 with directives discussed below.

Table of Uses Allowed 12.36.

'Vehicle and Equipment Rental or Sale' is only allowed with a Conditional Use Permit in Industrial–High Zones. This specific use is defined in the Zoning Ordinance as, "*An establishment engaged in the retail or wholesale sale or rental, from the premises, of equipment or motorized vehicles, except motorcycles, automobiles, and light trucks, along with incidental service or*

maintenance. Typical uses include new and used truck sales and rental, boat sales, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental" [CZC 12.12.040].

CUP Approval Factors to be Reviewed

Section 12.21.100 of the Centerville Zoning Code gives authority to the Planning Commission to issue conditional use permits. CZC 12.21.100 (d) (4) states

"A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Any conditions of approval shall be limited to conditions needed to conform the conditional use permit to approval standards."

Applicable Provisions of the General Plan

The City's General Plan states that in order for the City to generate revenue for local services, *"Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community" [Section 12-430-1].*

Furthermore, the West Centerville Neighborhood Plan states that *"preserving the economic viability is critical to the success of the neighborhood"* (*see Future Land Use, Goal 1, 12-480-6*).

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

CZC 12.21.100(e) (5) (A-J)

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

The proposed use will be located within an industrial area, which over the years has had several limited use auto dealerships very similar to what is being proposed. Other businesses within the area include warehousing, car repair, manufacturing, and other like uses. The use is for a tenant space in Building E in the Parrish Creek Business Park. There is a children's indoor recreation use in the same building that could be detrimentally impacted by this use. Staff believes that the use and the site could be adequate for operating a small dealership.

Impact on the Community and Safeguards to Minimize this Impact (D, E, J)

It appears that the proposed use will not likely be creating a large amount of noise, or other harmful irritants to the surrounding community. Since the business is primarily rentals, Inland Marine will only receive a small number of customers visiting the site, they will not likely be increasing the amount of traffic within the area.

Safeguards to minimize detrimental impacts (G-I)

Insure adequate Utilities, transportation access, drainage, parking, loading space, screening, lighting, circulation, landscaping, and pedestrian and vehicle circulation

A common general recurring concern with vehicle sales/rentals is how vehicles are delivered to the site. Every so often, vehicles can come by way of transport truck. The applicant has made clear that the loading and unloading of boats will occur on the west side of the building away from the main entrance and away from the space where children might congregate for the neighboring use.

Required parking for Vehicle and Equipment rental and sale is one space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed; four spaces minimum. The State dealership license requires that three parking stalls are reserved for "display" vehicles.

	Required	Provided	Sufficient
Vehicle Sales	11+1	12	Yes
Warehouse: 1 per 1,000 square feet	4	4	Yes
Total	16	16	Yes

The applicant has stated that vehicles will be displayed inside the building. In the provided parking plan it shows there is sufficient parking for all current tenants. If and when a final tenant will occupy Suite 300, a parking modification request will need to be filed. However, that does not need to stop the current tenant from occupying Suite 500.

Building E is part of the Parrish Creek Business Park. The Parrish Creek Business Park has addressed issues of draining, lighting, landscaping, and circulation. Staff finds these issues are adequately addressed.

Noxious or offensive omissions

Staff finds that there are not likely any noxious or offensive omissions with this use.

Adverse Effects on persons or property in the area

The applicant has provided a letter from Coconut Cove, a children's indoor recreation company located next to Inland Marine. The owner of Coconut Cove has indicated they are aware of the intended use of Inland Marine and will take necessary precautions when there are loading and unloading operations taking place.

PREVIOUS DIRECTIVES.

1. Provide location of vehicles for sale PROVIDED
2. Propose information on loading and unloading of vehicles PROVIDED
3. Provide safeguards to mitigate detrimental impacts mentioned in CZC 12.21.100(3)(5)(G-I) PROVIDED
4. Provide and address the parking needs for all suites of the development site PROVIDED

5. A comparison shall be provided to describe the status of the total available on-site parking versus the total ordinance required parking for each tenant use. PROVIDED
6. If needed, the display vehicle area may be located elsewhere or substitute parking must be provided to meet the minimum parking counts for each use.

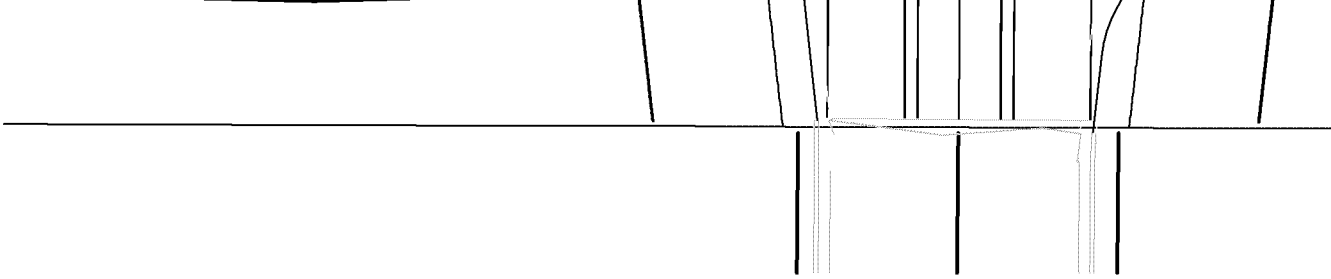
PLANNING STAFF RECOMMENDATIONS

Suggested motion for a Conditional Use Permit - I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request for Inland Marine at 1040 North 950 West, Suite 500 subject to the following:

1. This Conditional Use Permit shall apply only to the user space located at 1040 North 950 West, Suite 500.
2. This Conditional Use Permit approval is for a Vehicle and Equipment Rental and Sale use.
3. Display vehicle parking shall not be less than three spots, as required by the State of Utah.
4. All display vehicles shall be operable and in good condition, and shall be kept parked inside the garage/ building and shall NOT encumber the use of any required parking stalls and shall be located in an area that does NOT conflict with needed parking and vehicle circulation lanes (*e.g. in the auto repair use facility, an approved storage area, or other similar place*).
5. The loading and unloading of vehicles for sale from a commercial transport truck may only occur in the west loading zone.

Suggested Reasons for the Action (Findings):

a) The Planning Commission finds that the land use of vehicle and equipment rental or sales is a conditional use within the Industrial-High Zone [CZC *12.36 (Table of Uses)*].
b) The use is consistent with the expectation of the City's General Plan [*Section 12-430-1 & Future Land Use, Goal 1, 12-480-6*].
c) The Planning Commission finds that with the implemented conditions of approval, the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report.



Coconut Cove Operations – Entrance/Exit

Date: May 1, 2020

To Whom It May Concern:

1. The location of Coconut Cove's designated entrance is the East Doors. There is no customer entrance on the north or the west side.
2. All available customer parking is on the north and the east, with the only customer entrance on the east side.
3. There will be a secured door on the west side (north door) that employees may enter in with a proximity card.
4. Coconut Cove's Operating Hours are 10am to 8pm, Monday through Saturday
5. Coconut Cove can take any needed safety precautions when it is aware of Inland Marines boat drop off in the back of building.

Sincerely,

Peter Jay
Owner
Coconut Cove, LLC

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

STAFF REPORT
AGENDA: ITEM 4

PROPERTY OWNER:	**RIMINI PROPERTIES, LLC** **259 SOUTH RIVER BEND WAY STE 102** **NORTH SALT LAKE, UT 84054**
APPLICANT:	**INLAND MARINE** **c/o LOLO TENIFA** **TOM STUART CONSTRUCTION** **See Property Owner for address** **(lolo@tomstuart.com)**
PROPERTY LOCATION:	**1040 NORTH 950 WEST, SUITE 500**
PARCEL SIZE:	**2.56 ACRES**
PARCEL:	**06-392-0002**
ZONING DISTRICT:	**INDUSTRIAL – HIGH, PLANNED DEVELOPMENT OVERLAY**
APPLICATION:	**CONDITIONAL USE PERMIT FOR VEHICLE & EQUIPMENT RENTAL OR SALE**

BACKGROUND
The applicant, Lolo Tenifa, has applied for a Conditional Use Permit for a Vehicle and Equipment Rental or Sale use. The applicant is working on behalf of Inland Marine. Inland Marine has a sales operation that sells boat time shares.

Table of Uses Allowed 12.36.
'Vehicle and Equipment Rental or Sale' is only allowed with a Conditional Use Permit in Industrial–High Zones. This specific use is defined in the Zoning Ordinance as, "*An establishment engaged in the retail or wholesale sale or rental, from the premises, of equipment or motorized vehicles, except motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used truck sales and rental, boat sales, construction equipment rental yards,*

moving truck and trailer rental, and farm equipment and machinery sales and rental" [CZC 12.12.040].

CUP Approval Factors to be Reviewed

Section 12.21.100 of the Centerville Zoning Code gives authority to the Planning Commission to issue conditional use permits. CZC 12.21.100 (d) (4) states

"A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Any conditions of approval shall be limited to conditions needed to conform the conditional use permit to approval standards."

Applicable Provisions of the General Plan

The City's General Plan states that in order for the City to generate revenue for local services, *"Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community" [Section 12-430-1].*

Furthermore, the West Centerville Neighborhood Plan states that *"preserving the economic viability is critical to the success of the neighborhood"* (*see Future Land Use, Goal 1, 12-480-6*).

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

CZC 12.21.100(e) (5) (A-J)

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

The proposed use will be located within an industrial area, which over the years has had several limited use auto dealerships very similar to what is being proposed. Other businesses within the area include warehousing, car repair, manufacturing, and other like uses. The use is for a tenant space in Building E in the Parrish Creek Business Park. There is a children's indoor recreation use in the same building that could be detrimentally impacted by this use. Staff believes that the use and the site could be adequate for operating a small dealership.

Impact on the Community and Safeguards to Minimize this Impact (D, E, J)

It appears that the proposed use will not likely be creating a large amount of noise, or other harmful irritants to the surrounding community. Since the business is primarily rentals, Inland Marine will only receive a small number of customers visiting the site, they will not likely be increasing the amount of traffic within the area.

Safeguards to minimize detrimental impacts (G-I)
Insure adequate Utilities, transportation access, drainage, parking, loading space, screening, lighting, circulation, landscaping, and pedestrian and vehicle circulation
A common general recurring concern with vehicle sales/rentals is how vehicles are delivered to the site. Every so often, vehicles can come by way of transport truck. This can become a problem when a loading and off-loading area is not provided. Due to the fact the proposed use is limited in nature, staff assumes the delivery of boats using commercial transport trucks would likely not occur, but it has not been addressed in the application.

Required parking for Vehicle and Equipment rental and sale is one space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed; four spaces minimum. The State dealership license requires that three parking stalls are reserved for "display" vehicles. The applicant has not provided information on how the vehicles will be displayed and if there is enough parking provided for this use and the other tenants in Building E.

Building E is part of the Parrish Creek Business Park. The Parrish Creek Business Park has addressed issues of draining, lighting, landscaping, and circulation. Staff finds these issues are adequately addressed.

Noxious or offensive omissions
Staff finds that there are not likely any noxious or offensive omissions with this use.

Adverse Effects on persons or property in the area
The applicant has not provided information on how any adverse effects on persons or property in the area will be mitigated, especially in regards to the children's recreation space next door.

PLANNING STAFF RECOMMENDATIONS.

OPTION 1: [*TO TABLE*]Suggested motion for a Conditional Use Permit - I hereby make a motion for the Planning Commission to TABLE the Conditional Use Permit request for Inland Marine at approximately 1040 North 950 West, Suite 500 and direct the applicant to provide or address the following:

1. Provide location of vehicles for sale
2. Propose information on loading and unloading of vehicles
3. Provide safeguards to mitigate detrimental impacts mentioned in CZC 12.21.100(3)(5)(G-I)
4. Provide and address the parking needs for all suites of the development site
5. A comparison shall be provided to describe the status of the total available on-site parking versus the total ordinance required parking for each tenant use.
6. If needed, the display vehicle area may be located elsewhere or substitute parking must be provided to meet the minimum parking counts for each use.

OPTION 2 [*TO APPROVE*] Suggested motion for a Conditional Use Permit - I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request for Inland Marine at 1040 North 950 West, Suite 500 subject to the following:

1. This Conditional Use Permit shall apply only to the user space located at 1040 North 950 West, Suite 500.
2. This Conditional Use Permit approval is for a Vehicle and Equipment Rental and Sale use.
3. Display vehicle parking shall not be less than three spots, as required by the State of Utah.
4. All display vehicles shall be operable and in good condition, and shall be kept parked inside the garage/ building and shall NOT encumber the use of any required parking stalls and shall be located in an area that does NOT conflict with needed parking and vehicle circulation lanes (*e.g. in the auto repair use facility, an approved storage area, or other similar place*).
5. The loading and unloading of vehicles for sale from a commercial transport truck is prohibited.

Suggested Reasons for the Action (Findings):

a) The Planning Commission finds that the land use of vehicle and equipment rental or sales is a conditional use within the Industrial-High Zone [CZC *12.36 (Table of Uses)*].
b) The use is consistent with the expectation of the City's General Plan [*Section 12-430-1 & Future Land Use, Goal 1, 12-480-6*].
c) The Planning Commission finds that with the implemented conditions of approval, the criteria for issuance of the CUP have been satisfied, as described in the applicable staff report.

CENTERVILLE

Staff Backup Report
6/10/2020

Item No. 5.

Short Title: Administrative Decision- Conceptual Site Plan - Parrish Creek Business Park, Building B

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 6-10-20 PC Staff Report-Parrish Creek Building B Conceptual Site Plan Amendment
- 5-22-20 Parrish Creek Building B Site Plan
- 5-22-20 Building Elevations
- 5-22-20 Site Improvements Mock Up
- 5-22-20 Landscape Mock Up
- 4-8-20 PC Staff Report Parrish Creek Conceptual Site Plan
- Ord. No 2017-06 Parrish Creek Business Park PDO Rezone
- 2-3-17 Original Parrish Creek Submission
- 3-21-17 Parrish Creek Rendering Detail
- 3-21-17 Parrish Creek Explanation of Supplemental Information
- 3-21-17 Parrish Creek Supplemental Details 1
- 3-21-17 Parrish Creek Supplemental Details 2

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

STAFF REPORT
AGENDA: ITEM 5

PROPERTY OWNER:	**RIMINI PROPERTIES**
APPLICANT:	**TOM STUART CONSTRUCTION** **c/o LOLO TENIFA** **259 S RIVERBEND WAY** **NORTH SALT LAKE, UT 84054** **(lolo@tomstuart.com)**
PROPERTY LOCATION:	**1160 N 950 W** **PARRISH CREEK BUSINESS PARK LOTS 3 & 4**
PARCEL SIZE:	**7.5 ACRES**
PARCEL:	**06-392-0003, 06-392-0004**
ZONING DISTRICT:	**INDUSTRIAL-HIGH, PDO**
APPLICATION:	**CONCEPTUAL SITE PLAN (*AMENDED*)**

BACKGROUND

On April 8, 2020 the applicant came before the Planning Commission desiring to amend the approved project's Buildings B, C, and D, by combing Lots 3 & 4 and building one building instead of three. The Planning Commission tabled the item with directives mentioned below.

APRIL 8, 2020 DIRECTIVES

1. Provide description of new required easements and proof of vacated easements PROVIDED
2. Provide approval of utility providers for new easements IN PROCESS
3. Provide locations of fire hydrants PROVIDED
4. Provide building elevations for Building B to meet the enhanced appearance requirement for the view from Legacy Parkway PROVIDED
5. Provide additional landscaping to meet the required 17.3% of the Parrish Creek Business Park approval PROVIDED
6. Provide parking counts for uses that match current and under-review tenants in Buildings A & E (particularly vehicle and equipment rental and sale parking calculations) INCOMPLETE
7. Provide proposed upgrades to replace the bridge and pedestrian walkway throughout the project, first mentioned in the PDO application documents dated February 3, 2017 PROVIDED

CONCEPTUAL SITE PLAN REVIEW

APPLICABLE PARRISH CREEK BUSINESS PARK PDO PROVISIONS:

- **Reflect in substantial detail the approved PDO Conceptual Site Plan**

  The applicant has provided information to show efforts to maintain the original intent of the PDO approval. The applicant has provided information on new easements, fire hydrant placement and notation of which easements to be removed and/or vacated on the plat.

  The Conceptual Site Plan listed the intended Uses as office, warehouse, and incubator spaces. The proposed site plan lists 83 boat parking stalls (Vehicle and equipment rental and sale), which Use is not in the original Concept Plan for parking and would require a CUP. The proposed parking meets the requirements of the Office and Warehouse uses as shown on the Site Plan. However, the Site Plan also shows 83 boat display stalls. Boat Sales is a use that requires a Conditional Use Permit (CUP) and more intense parking. The applicant has stated that they will seek a CUP with the Final Site Plan once they know the requirements of their desired tenant.

	Required	Provided	Compliance
Warehouse (21,777sqft)	22	22	YES
Vehicle Sales (unclear)	? + 9 1 space per 250sqft plus 1 per 10 vehicles displayed (83 display stalls provided)	29	LIKELY
Office(10,900sqft)	55	55	YES
Total	77	106	

- **Subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017 and supplemental information provided March 21, 2017. Including details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by AEUrbia architects and engineers**

  The new Site Plan and drawings match the narrative and architectural concepts provided in the original approval. The site plan now has 17.9% landscaping which is above the required 17.3%. The landscaping along Legacy Parkway has been updated to match the Shorelands Commerce Park themes.

  A Site Plan Amendment was tabled at the November 13, 2019 Planning Commission meeting. The applicant was directed to contact the City Council for direction on what improvements would be acceptable to replace the boardwalk and pedestrian connection to 1250 West. The applicant has not provided City Council feedback; however, they have provided upgraded site improvements with a picnic area and increasing the pedestrian ways within the project. The PDO approval ordinance (Ordinance No. 2017-06) does not specifically call out the boardwalks as part of the requirements for approval. Staff believes the proposed upgrades are sufficient to meet the PDO approval.

  The PDO adoption Ordinance is attached, as well as the supplemental information provided and referenced in the PDO Ordinance.

PLANNING STAFF RECOMMENDATIONS

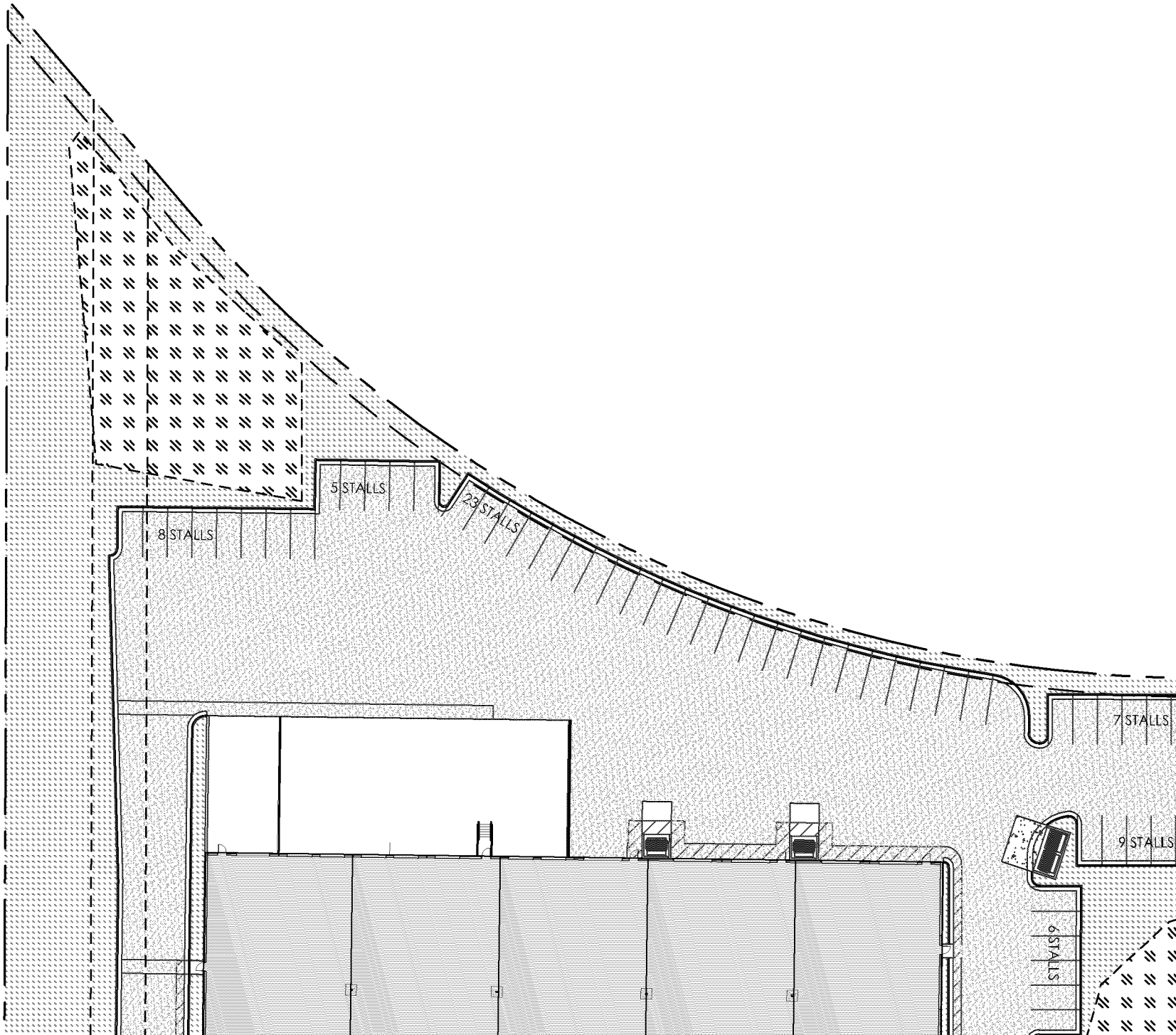
Recommended Motion: I hereby make a *motion* to APPROVE the amended conceptual site plan application for parcels 06-392-0003 and 06-392-0004 with the following directives:

1. The applicant shall prepare and submit a Final Site Plan Application, as described by the Zoning Ordinance 12.21.110(e).

2. The Final Site Plan shall show all utilities being provided to the site and obtain the necessary will serve letters from any of the applicable utility providers
3. The applicant shall receive Conditional Use Permit for Vehicle Sales Use in conjunction with Final Site Plan
4. Provide parking counts for uses that match current and under-review tenants in Buildings A & E (particularly vehicle and equipment rental and sale parking calculations)

Reasons for action (findings)

a. *The Planning Commission finds that a Conceptual Site Plan review is not intended to permit actual development of property pursuant to such plan but shall be prepared and reviewed merely to represent how the property could be developed (See CZC 12.21.110.d.5).*
b. *The Conceptual Site Plan that has been submitted depicts how the site could be appropriately developed and with some alteration could be designed to comply with applicable provisions of the Off-Street Parking ordinance and other relevant regulations, as discussed in the Planning Staff Report.*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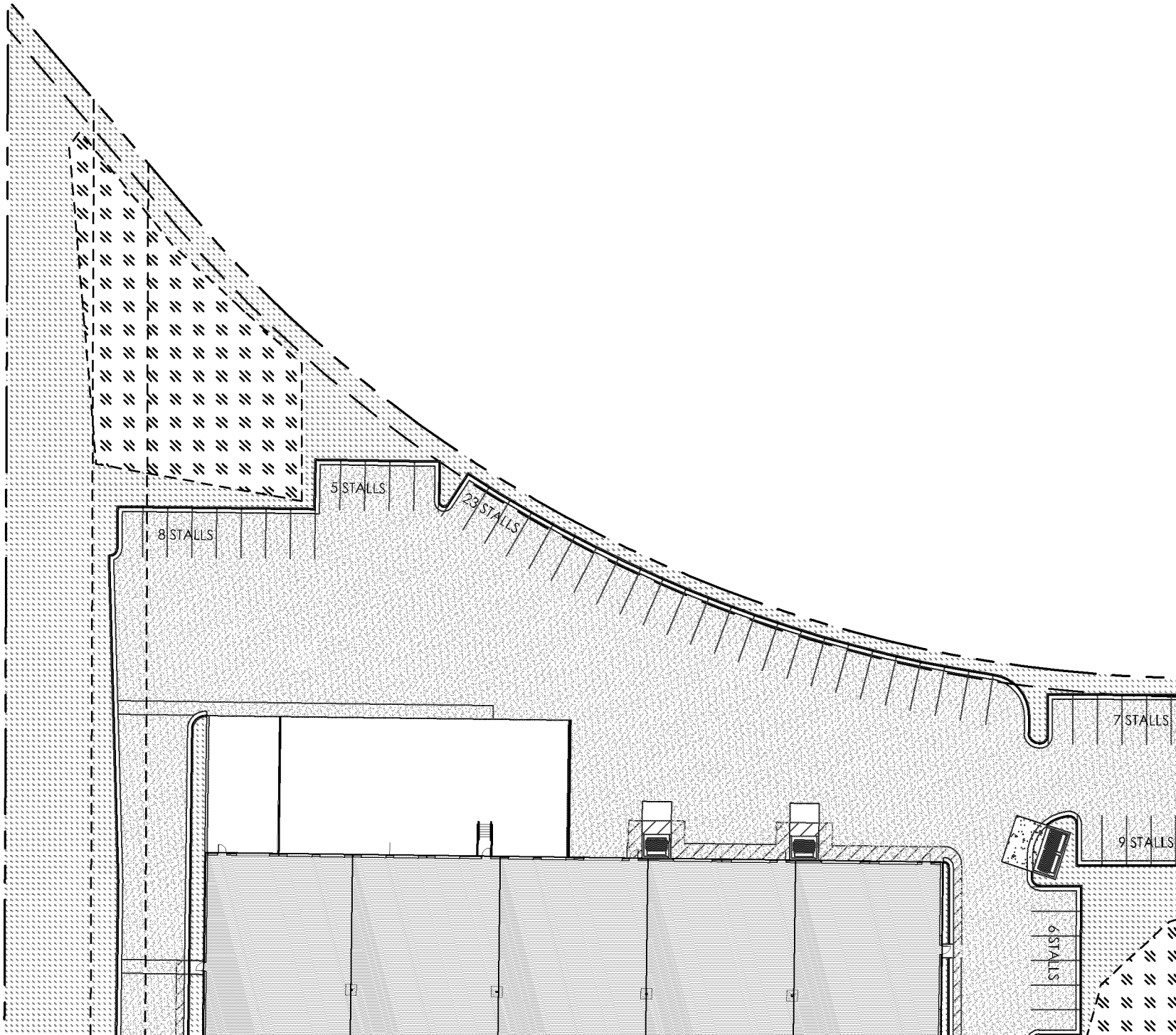
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SAMUEL J BRADY ARCHITECTS

SAMUEL J BRADY ARCHITECTS

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

STAFF REPORT
AGENDA: ITEM 3

PROPERTY OWNER:	**RIMINI PROPERTIES**
APPLICANT:	**TOM STUART CONSTRUCTION** **c/o LOLO TENIFA** **259 S RIVERBEND WAY** **NORTH SALT LAKE, UT 84054** **(lolo@tomstuart.com)**
PROPERTY LOCATION:	**1160 N 950 W** **PARRISH CREEK BUSINESS PARK LOTS 3 & 4**
PARCEL SIZE:	**7.5 ACRES**
PARCEL:	**06-392-0003, 06-392-0004**
ZONING DISTRICT:	**INDUSTRIAL-HIGH, PDO**
APPLICATION:	**CONCEPTUAL SITE PLAN (*AMENDED*)**

BACKGROUND
The applicant desires to amend the approved project's Buildings B, C, and D. The original approved development consisted of five buildings on four lots. The applicant proposes to develop one (1) building on Lots 3 & 4, instead of the three (3) original buildings and to merge Lots 3 & 4.

CONCEPTUAL SITE PLAN REVIEW
A conceptual review for these lots will involve the applicable Planned Development Overlay (PDO) Zone Approval.

APPLICABLE PARRISH CREEK BUSINESS PARK PDO PROVISIONS:

- **Reflect in substantial detail the approved PDO Conceptual Site Plan**

  With the combining of lots 2 and 3, Staff finds this proposal does not substantially reflect the approved PDO Conceptual Site Plan. There are several items in the proposed site plan that need to be addressed, namely: utility easements, new positions of fire hydrants, updated drainage plans (if any), and parking counts.

  The Conceptual Site Plan listed the intended Uses as office, warehouse, and incubator spaces. The proposed site plan lists 79 boat parking stalls (Vehicle and equipment rental and sale), which Use is not in the original Concept Plan for parking and would require a CUP. The proposed parking counts should be updated to accurately reflect the intended tenants, or to at least match the Uses going in to Buildings A and E, all of which require many more parking stalls than originally planned for.

- **Subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017 and supplemental information provided March 21, 2017. Including details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by AEUrbia architects and engineers**

  In reviewing the provided plans and narrative, the new site plan does not address the landscape buffer on the west property line that butts up against Legacy Parkway, or the upgraded details of the parts of Building B most visible to Legacy Parkway. In addition, the proposed site plan includes 16.4% landscaping, where the original document approved 17.3% landscaping.

  A Site Plan Amendment was tabled at the November 13, 2019 Planning Commission meeting. The applicant was directed to contact the City Council for direction on what improvements would be acceptable to replace the boardwalk and pedestrian connection to 1250 West. The applicant has not provided City Council feedback, and has not addressed the improvements that would be equal to the omitted pedestrian pathways.

  The PDO adoption Ordinance is attached, as well as the supplemental information provided and referenced in the PDO Ordinance.

PLANNING STAFF RECOMMENDATIONS

Recommended Motion: I hereby make a *motion* to TABLE this application with the following directives:

1. Provide description of new required easements and proof of vacated easements
2. Provide approval of utility providers for new easements
3. Provide locations of fire hydrants
4. Provide building elevations for Building B to meet the enhanced appearance requirement for the view from Legacy Parkway

5. Provide additional landscaping to meet the required 17.3% of the Parrish Creek Business Park approval
6. Provide parking counts for uses that match current and under-review tenants in Buildings A & E (particularly vehicle and equipment rental and sale parking calculations)
7. Provide proposed upgrades to replace the bridge and pedestrian walkway throughout the project, first mentioned in the PDO application documents dated February 3, 2017

Reasons for action (findings)

There is not sufficient evidence that the application meets the Conditions of PDO Approval dated March 21, 2017.

ORDINANCE NO. 2017-06

AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 16.15 ACRES OF CERTAIN REAL PROPERTY AS DESCRIBED HEREIN FROM INDUSTRIAL-HIGH (I-H) TO INDUSTRIAL-HIGH/PLANNED DEVELOPMENT OVERLAY (I-H/PD) AND APPROVING THE CONCEPTUAL SITE PLAN FOR THE PARRISH CREEK BUSINESS PARK PLANNED DEVELOPMENT

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in *Utah Code Ann.* §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in *Utah Code Ann.* § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property as set forth in Section 12-430-3 regarding commercial policies for West Centerville, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Industrial-High (I-H) to Industrial-High/Planned Development Overlay (I-VH/PD) as more particularly provided herein; and

WHEREAS, as part of the Planned Development Overlay (PDO) Zone requirements, requests for PDO zoning shall include a conceptual site plan for review and acceptance by the City Council concurrent with the rezoning decision; and

WHEREAS, the proposed amendments to the Centerville Zoning Map and Conceptual Site Plan for the Parrish Creek Business Park Planned Development as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public noticing and hearings have been provided and held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map and approval of the Conceptual Site Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **PDO Zone Map Amendment.** Subject to conditions of approval set forth in Section 2, the real property located at approximately 1030 North 950 West consisting of approximately 16.15 acres as more particularly described in the legal descriptions set forth in **Exhibit A**, attached and incorporated herein by this reference, is hereby rezoned and changed from Industrial-High (I-H) to Industrial-High/Planned Development Overlay (I-H/PD) and the Centerville Zoning Map is correspondingly amended as described herein.

Section 2. **Conditions of PDO Approval.** The PDO Rezone for the Parrish Creek Business Park PDO is subject to the following conditions of approval:

1. The property shall be rezoned to I-H/PD and limited to the area designated as Parcel 06-003-0050.
2. The PDO approval shall be subject to the City Council approval of conceptual site plan.

3. The PDO approval has an expiration clause of one (1) year from the adoption date of the requested PDO approval, or may be extended upon approval for one (1) additional year, in accordance with CZC 12.41.080 and CZC 12.41.120.
4. As part of the PDO approval, the Parrish Creek Business Park Final Site Plan, and all subsequent development applications shall be subject to and reflect in substantial detail the approved PDO Conceptual Site Plan.
5. The PDO is subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017, and supplemental information required by the Planning Commission and submitted by the applicant for City Council consideration on March 21, 2017. This includes details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by A E Urbia architects and engineers.
6. Variations may be allowed from the conventional ordinances and regulations or as specifically approved as part of any final site plan and subdivision approval:
   i. **Maximum Cul-de-sac length of 400 feet** – The development plans specifically need additional length allowance for access into the furthest buildings of the lot. The additional length will mitigate concerns of safety by provided additional width of the road, and aesthetic concerns by providing landscaped medians for visual relief.
   ii. **Building Floor Area** -- Building A may exceed the 50,000 square foot maximum requirement and have a floor area of a maximum of 57,000 square feet.

Section 3. **Findings for PDO Approval**. The rezone of the subject property to I-H/PD and corresponding amendment to the Centerville Zoning Map for the Parrish Creek Business Park PDO is based on the following findings:

a. The Council finds that CZC 12.21.080(c) authorizes a "property owner or authorized agent" to initiate a PDO zone map amendment.
b. The Council finds that the proposed request for the PDO Zone reflecting the proposed layout, integration of the wetlands and the built environment, and related amenities and architectural theme creates a viable and vibrant business park area, as originally envisioned in Goal #1 of the West Centerville Neighborhood Plan for enhancing the North Business Park area.
c. The Council finds that the Parrish Creek Development Plan also sets forth a new synergy in investment and appeal for the West Neighborhood area.
d. In order to make findings necessary to approve a PDO zone, the Council finds that CZC 12.41.080(c) allows for Conditions to be imposed to assure the planned development will follow the listed and the applicable development standards of CZC 12.41.100.
e. The Council finds that the general building and parking lot layout, the proposed uses, and integration of wetlands and landscaping can or will meet the intent of the general provisions of the PDO Zone and will be subject to further site and subdivision approvals to ensure compatibly of the I-H and PDO Zoning Ordinance provisions.

Section 4. **Conceptual Site Plan Approval.** Subject to conditions of approval set forth in Section 5, the Conceptual Site Plan for the Parrish Creek Business Park PDO, as more particularly described in **Exhibit B,** attached hereto and incorporated herein by this reference, is hereby accepted by the City Council.

Section 5. **Conditions of Conceptual Site Plan Approval.** The Conceptual Site Plan approval for the Parrish Creek Business Park PDO is subject to the following conditions of approval:

1. Conceptual Site Plan is subject to the acceptance of PDO Approval by the City Council.
2. A final site plan application shall be submitted following the criteria found in CZC 12.21.110(e)(2).
3. A complete landscape plan shall be prepared by a licensed landscape architect and follow the criteria found in CZC 12.51 (Landscaping). This plan shall be submitted with the final site plan and indicate the following: Type and location of all vegetation, total calculations and percentages of landscaping vegetation, and irrigation plan. This should be done with adherence to the Landscape narrative provided by Tom Stuart Construction on February 3, 2017.
4. The final plans shall indicate the location and types of all signage, which follow the requirements set forth in CZC 12.54 (Signage).
5. Ensure all utility lines are noted on the Final Site Plan. All applicable Utility Provider Sheets shall be submitted as part of the final site plan application.

Section 6. **Findings for Conceptual Site Plan Approval**. The Conceptual Site Plan approval for the Parrish Creek Business Park PDO is based on the following findings:

1. The Conceptual Site Plan submittal has adequately shown how the property may be developed [CZC 12.21.110(d)(2)].
2. The development appears to be consistent with the goals and objectives found within the Centerville City General Plan, Section 12-480-3
3. The Conceptual Site Plan depicts how the site could be appropriately developed and with some alteration could be designed to comply with the applicable provisions of the Industrial – High Zone and other relevant regulations, as discussed in the Planning Staff Report.

Section 7. **Severability**. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 8. **Effective Date.** Subject to conditions of approval set forth in Section 2 and Section 5, this Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 21st DAY OF MARCH, 2017.

ATTEST:

Marsha L. Morrow, City Recorder

CENTERVILLE CITY

By: Mayor Paul A Cutler

CENTERVILLE CITY INC. CORPORATE SEAL

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Fillmore	X	
Councilmember Ince	X	
Councilmember Ivie	X	
Councilmember McEwan	X	
Councilmember Mecham	X	

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

Marsha L. Morrow DATE: 3/21/2017

MARSHA L. MORROW, City Recorder

RECORDED this 24 day of March, 2017.

PUBLISHED OR POSTED this 24 of March, 2017.

EXHIBIT A

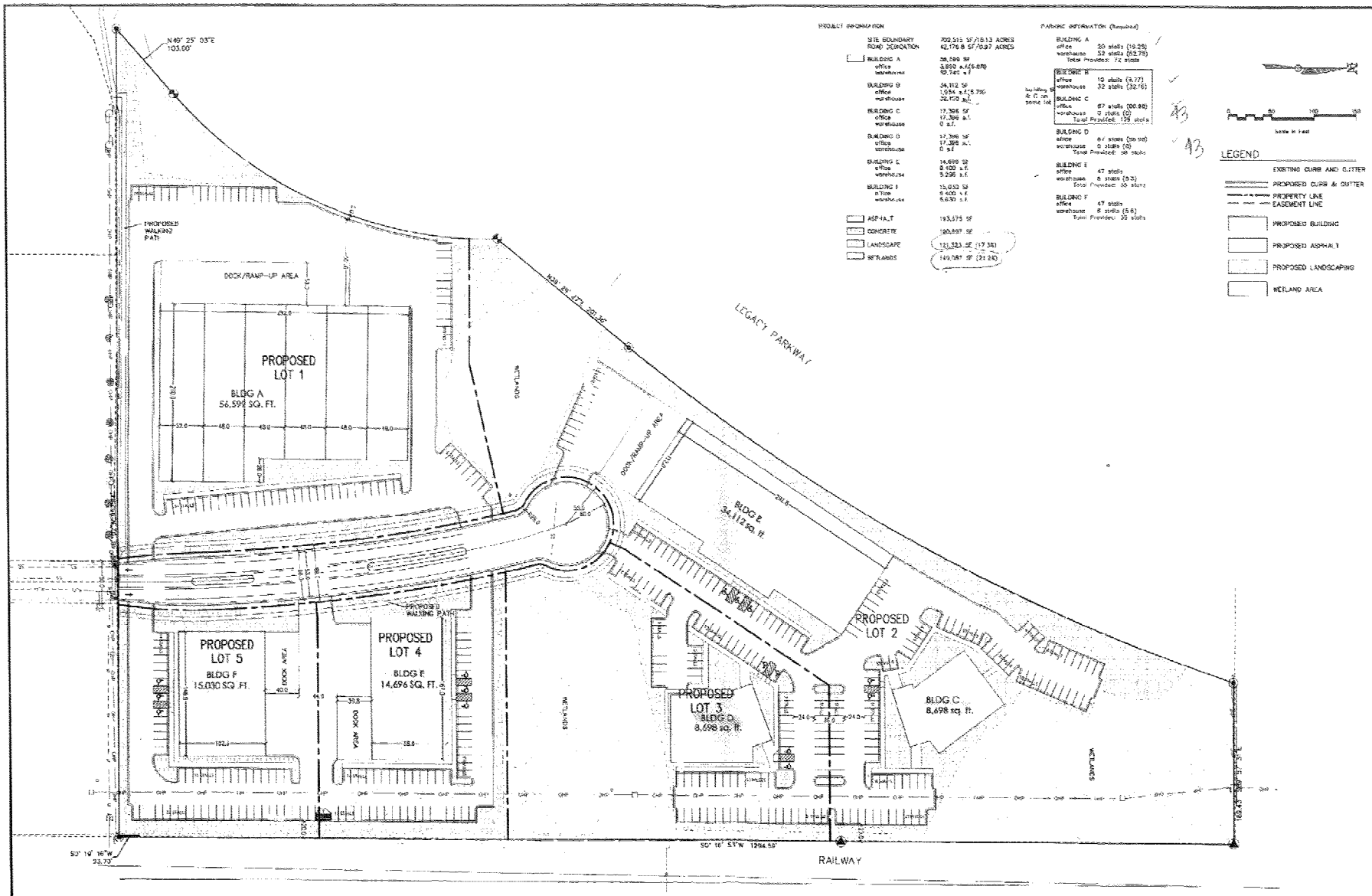
Parrish Creek Business Park PDO
PDO Rezone Property Description

All of Parcel No. 06-003-0050

BEG AT A PT ON THE W'LY R/W LINE OF THE UPRR, SD PT BEING N 89^57'31" W 88.92 FT ALG THE SEC LINE FR THE NE COR OF SEC 12-T2N-R1W, SLB&M, SD SEC COR IS S 89^57'31" E 87.91 FT ALG SD SEC LINE FR A WITNESS COR; TH S 0^19'16" W 23.70 FT; TH N 89^48'02" W 952.84 FT TO THE E'LY R/W LINE OF HWY PROJECT NO. 0067; TH ALG SD HWY R/W THE FOLLOWING FOUR (4) COURSES: (1) N 49^25'03" E 103.00 FT; (2) TH 429.39 FT ALG A 485.56 FT RAD CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 50^40'02" (CHORD BEARS N 24^05'04" E 415.53 FT); (3) TH N 39^29'27" E 201.36 FT; (4) TH 819.58 FT ALG A 2220.14 FT RAD CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 21^09'04" (CHORD BEARS N 28^54'55" E 814.93 FT); TH S 89^57'31" E 189.43 FT SD W'LY RR R/W; TH S 0^16'53" W 1294.59 FT ALG SD RR R/W TO THE POB. CONT. 16.158 ACRES

EXHIBIT B

Parrish Creek Business Park PDO
Conceptual Site Plan and Details


PROJECT INFORMATION
SITE BOUNDARY 702,515 SF/16.13 ACRES
ROAD DEDICATION 42,176.8 SF/0.97 ACRES
BUILDING A
office 3,850 s.f.(6.8%)
warehouse 52,745 s.f.
BUILDING B
office 1,954 s.f.(5.7%)
warehouse 32,158 s.f.
BUILDING C
office 17,396 s.f.
warehouse 0 s.f.
BUILDING D
office 17,396 s.f.
warehouse 0 s.f.
BUILDING E
office 8,400 s.f.
warehouse 5,296 s.f.
BUILDING F
office 9,400 s.f.
warehouse 5,630 s.f.
ASPHALT 183,575 SF
CONCRETE 20,897 SF
LANDSCAPE 121,323 SF (17.3%)
WETLANDS 149,067 SF (21.2%)
PARKING INFORMATION (Required)
BUILDING A
office 30 stalls (16.2%)
warehouse 52 stalls (63.7%)
Total Provided: 72 stalls
BUILDING B
office 10 stalls (9.27)
warehouse 32 stalls (32.16)
BUILDING C
office 87 stalls (00.98)
warehouse 0 stalls (0)
Total Provided: 129 stalls
building B & C on same lot
BUILDING D
office 87 stalls (00.98)
warehouse 0 stalls (0)
Total Provided: 98 stalls
BUILDING E
office 47 stalls
warehouse 8 stalls (9.3)
Total Provided: 55 stalls
BUILDING F
office 47 stalls
warehouse 8 stalls (5.6)
Total Provided: 55 stalls
LEGEND
EXISTING CURB AND GUTTER
PROPOSED CURB & GUTTER
PROPERTY LINE
EASEMENT LINE
PROPOSED BUILDING
PROPOSED ASPHALT
PROPOSED LANDSCAPING
WETLAND AREA
Scale in Feet
N49° 25' 03"E 103.00'
N39° 25' 57"E 200.06'
LEGACY PARKWAY
PROPOSED WALKING PATH
DOCK/RAMP-UP AREA
PROPOSED LOT 1
BLDG A 56,594 SQ. FT.
PROPOSED LOT 5
BLDG F 15,030 SQ. FT.
PROPOSED LOT 4
BLDG E 14,696 SQ. FT.
PROPOSED LOT 3
BLDG D 8,698 sq. ft.
PROPOSED LOT 2
BLDG B 34,112 sq. ft.
BLDG C 8,698 sq. ft.
WETLANDS
S0° 19' 16"W 23.70'
S0° 16' 57"W 1294.50'
RAILWAY
CIR ENGINEERING, L.L.C.
PARRISH CREEK
PROJECT ADDRESS
PRELIMINARY SITE PLAN
SHEET NO. C1
PROJECT ID A-1000
DATE 01/31/17
SCALE 1"=80'
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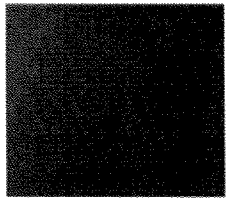
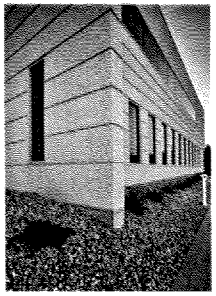
Front Elevation Material View

1. Black Storefront



2. Matching Black Brake Metal Flashing



3. Typical Panel reveals (image for reference only)

4. Canopy Design Concept (image for reference only)

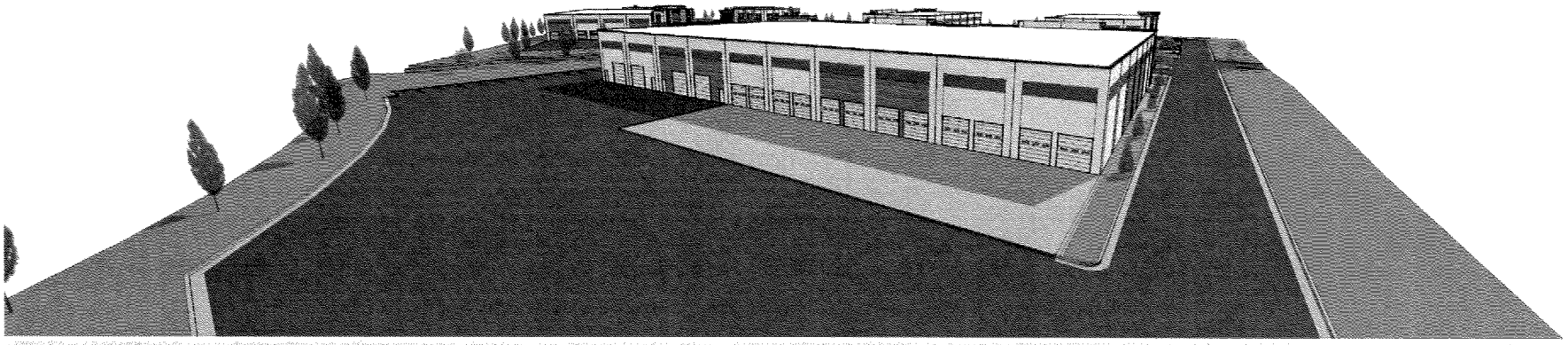
5. Canopy Design Concept (image for reference only)

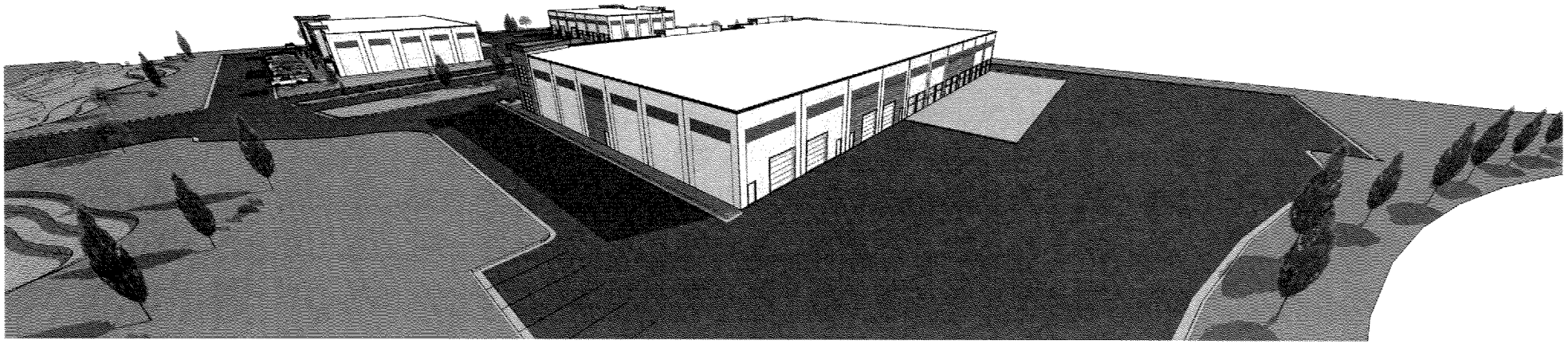
6. Typical Sack and Patched Concrete Tilt-Up Painted surface (image for reference only)

ae urbia
architects and engineers

PARRISH CREEK OFFICE/SPEC WAREHOUSE

Salt Lake City, Utah

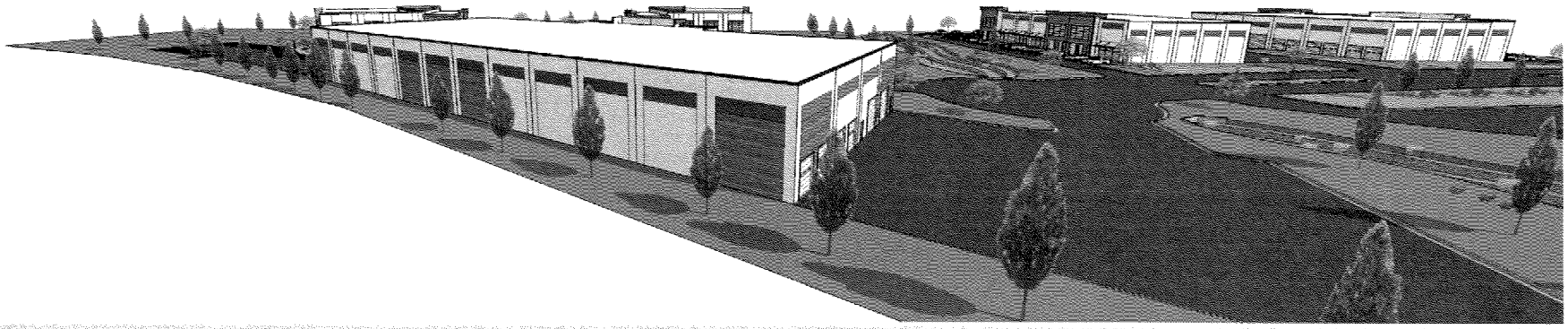


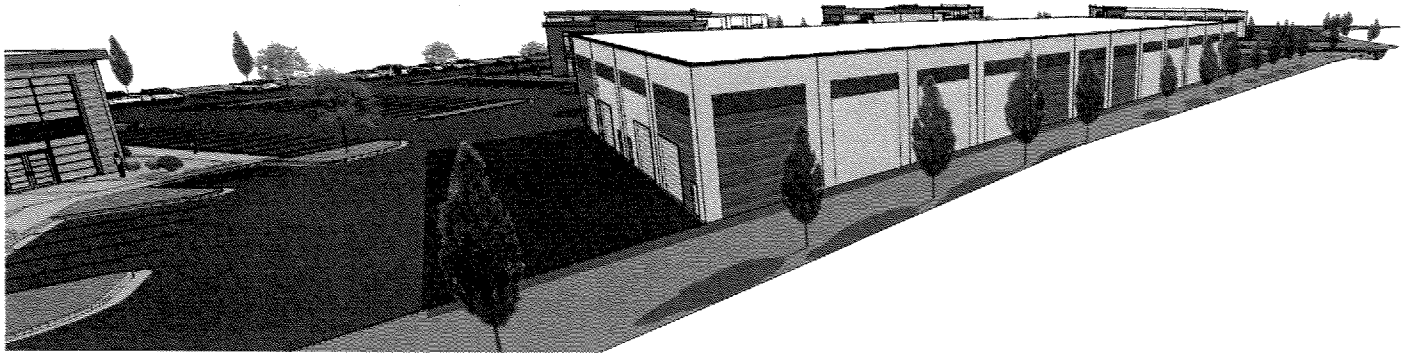


ae urbia
architects and engineers

PARRISH CREEK OFFICE/SPEC WAREHOUSE

Salt Lake City, Utah





aeurbia
architects and engineers

PARRISH CREEK OFFICE/SPEC WAREHOUSE

Salt Lake City, Utah

PARRISH CREEK BUSINESS PARK

Rimini Properties, LLC is excited to announce the development of the Parrish Creek Business Park.

The Parrish Creek Business Park is a 16.13 acre fully master planned, architecturally controlled campus business park with open spaces and extensive landscaping located at 1250 West 1050 North in Centerville, Davis County, Utah

The property is uniquely located with I-15 on its east border and a generous viability and frontage on the Legacy Parkway on its west boundary. The properties access is from 950 West through the Centerville Business Park.

We feel the Parrish Creek Business Park is strategically located for a campus style Business Park with excellent proximity from both I-15 and the Legacy Parkway. The project not only has a great location but also boasts excellent commercial visibility from both major highways. The properties proximity to Salt Lake marketplace and the Salt Lake International Airport combined with the commercial

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services and excellent quality of life that exists in Centerville City make this location a prime site for the Parrish Creek Business Park.

Because the property is bordered by I-15 on the East and the Legacy Parkway on the west the only access available to the Parrish Creek Business Park is the single access from 950 West Street through the Centerville Business Park on the properties south border. Due to the limited access available to the property, Rimini Properties, LLC respectfully request and petitions that the Centerville City Planning Commission and City Council grant approval of a Master Conceptual Site Plan as well as a Planned Development Overlay ("PDO") zone which allows the Parrish Creek Business Park to develop the property with its existing access.

In exchange for the approval of the Master Conceptual Site Plan and the Planned Development Overlay, Rimini Properties, LLC agrees to develop a planned development that not only meets the goals of the City's General Plan but because of the projects superior elements such as development uses, architectural design themes, site plan and design features, landscape design and open spaces, consistent and coordinated construction materials and colors and architectural controls the Parrish Creek Business Park will greatly exceed the minimum standards for a business or industrial park in the Industrial High Density (I-H) zone.

Rimini Properties, LLC agrees to include the following design, architectural, landscape and development amenities as part of the Parrish Creek Business Park in exchange for Centerville City granting the Planned Development Overlay Zone to the Property:

<u>Architectural Design and Features and Color Scheme</u>

The Parrish Creek Business Park will have a planned and controlled overall architectural design theme that will be controlled by approved construction

materials, colors and design. Every building in the project will be built with a coordinated multiple color earth tone scheme which is controlled and consistent throughout the total project. Even though the project will include the multiple commercial uses of office space, industrial incubator space, and multiple size industrial warehouse spaces to meet the different demand elements of the market, all of the buildings in the project will have common architectural design and features as well as consistent and compatible construction materials. These design elements will create a consistent and integrated theme of design throughout the entire project.

Project Site Plan and Design

As you review and study the site plan for Parrish Creek you will notice that it has been designed with specific design elements to create a business campus feel rather than those design elements you see in a typical industrial park. Those design elements include low density, generous open spaces, strong view corridors, boulevard main streets with landscaped parking lot islands, two long landscaped islands, and a landscaped entry monument. Great care has been taken to maximize the visual view corridors from the Legacy Parkway and the entry into the project from 950 West Street. These view corridors can be seen by reviewing the perspectives views of the project which show the view from the Legacy Parkway and the entry to the project. Also, great care has been taken to give the project its optimal visual effect for both function and attractiveness.

Wetlands Open Space

Included in the 16.13 acre site plan for the Parrish Creek Business Park are 3.42 acres (21.2%) of wetlands. There has been communication with the Army Corp of Engineers to create a compatible and mutually beneficial relationship between the

jurisdictional wetlands on the property and the function and esthetics of the project. As you review the site plan, you will notice that these wetlands have been incorporated into the project as an open space amenity and integral design feature and complement to a campus business park. These wetlands are highlighted by Barnard Creek which runs through the project and provides an attractive feature to the open space created by the wetlands.

Landscape

One of the most important elements of a campus style business park is placement of landscape areas, landscape design and the selection of plants, trees, and shrubs as part of the landscape plan which makes up 121,323 square feet (17.3%) of the site. A landscape Architect will be hired to design and layout the landscaping to consists of three landscape elements to be incorporated into the plan:

1. Type One Landscape – A low profile of planting of native shrubs intended to create an uplands environment consistent with the city's Shore land concept. It consists of:
   A. Native Shrubs
   B. Ornamental grasses and groundcovers
   C. Some native trees for vertical relief against building
   D. Ornamental trees for special statements
2. Type Two Landscape – A low profile planting intended to create an uplands meadow landscape of:
   A. "Meadow" plantings of meadow grasses
   B. Massing of tall native shrubs
3. Existing Trees – Mostly Eleagnus Angustifolia
   A. Native grasses intended to revegetate disturbed areas primarily adjacent to the wetlands area and attended to adapt to the wetlands environment.

The type one landscape has been chosen for the planting areas around buildings to enhance and soften the buildings as well as the entry and the main boulevards and landscape areas in the street islands to have maximum visual impact. Type two landscape consisting of low-profile planting intended to create an uplands meadow landscape has been used in the landscape planting beds and landscape buffer on the west side of the project bordering the Legacy Parkway. The buffer on the west side is critical in blending with the Shoreline Commerce Park District design standards which is the zone for the west side of Legacy Parkway so as to not make obvious different zone standards on both sides of the road.

The landscape plan will also identify walkways for foot traffic allowing access throughout the project and the wetlands to provide a walker friendly amenity for the use of those who occupy the buildings. Developer would also commit to tying walk way in South West corner of the property into 1250 north which has a sidewalk on the bridge crossing Legacy Parkway to allow foot traffic to access the legacy parkway trail.

Architectural Control – Protective Covenants

To assure the architectural control and integrity of the project the developer agrees to create and have reviewed and approved by the city protective covenants that are recorded at the Country Recorder with a final plat that will control the essential design and architectural elements of the project. These covenants would include and assure uniform and consistent style and design of buildings, the approved color scheme for building, the landscape design features and amenities as well as any other essential elements of the project and subject any tenants or subsequent owners to the compliance of these recorded design standards and architectural covenants.

Development Plan and Phasing

Upon approval of the Planned Development Overlay and the site plan by the city, the developer would then move forward with selecting tenants to occupy the buildings. Marketing has already been in place and it is anticipated that construction of the building shells will occur immediately with the interior tenant finish soon after. Design, approval and permitting for interior will occur concurrently with the construction of the shells for an expedited process. This plan would be modified based upon market demand and the scenario that a tenant was found for the north half of the property requiring development of the north side of the property as one phase.

Dedicated Streets and Improvements

As part of this submittal, the developer request that the boulevard roadway from the entry of the project to the north edge of the circle be built to Centerville City Standards and would become a dedicated city street and maintained by Centerville City. All of the other road ways and parking areas in the project would be private roads and would be owned and maintained by the developer.

Flood Zone – Minimum Floor Elevation

The property is located in Flood Zone A-E which dictates that the minimum floor elevation for any finished buildings in the project would be at a 4,218 elevation.

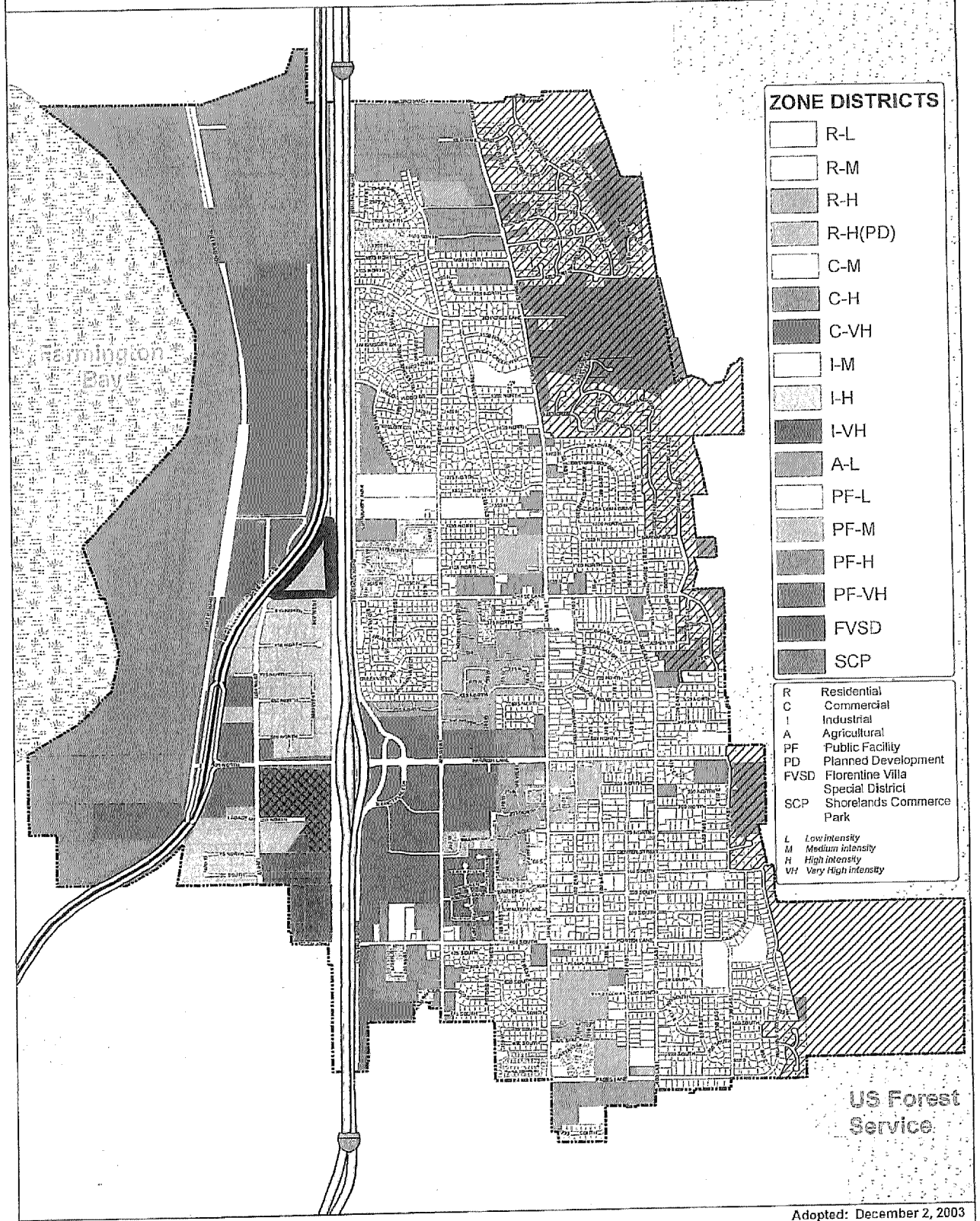
Davis County Flood Control Easement

A Davis County flood control channel currently exists on the south of the border of the property. As consideration for approval of the Planned Development Overlay by Centerville City, the developer agrees to grant two easements to Davis County Flood Control for the storm drain channel as follows:

1. A twenty foot easement granted to Davis County Flood Control on the south border of the property for the storm drain channel
2. An additional twenty foot easement granted to Davis County Flood Control located north of the easement granted for the storm drain channel for maintenance of the storm drain channel.

CENTERVILLE, UTAH

Zoning Map



Adopted: December 2, 2003
Last Revised: March 3, 2011

0 0.25 0.5 1 Miles

Planned Development Overlay (PDO)

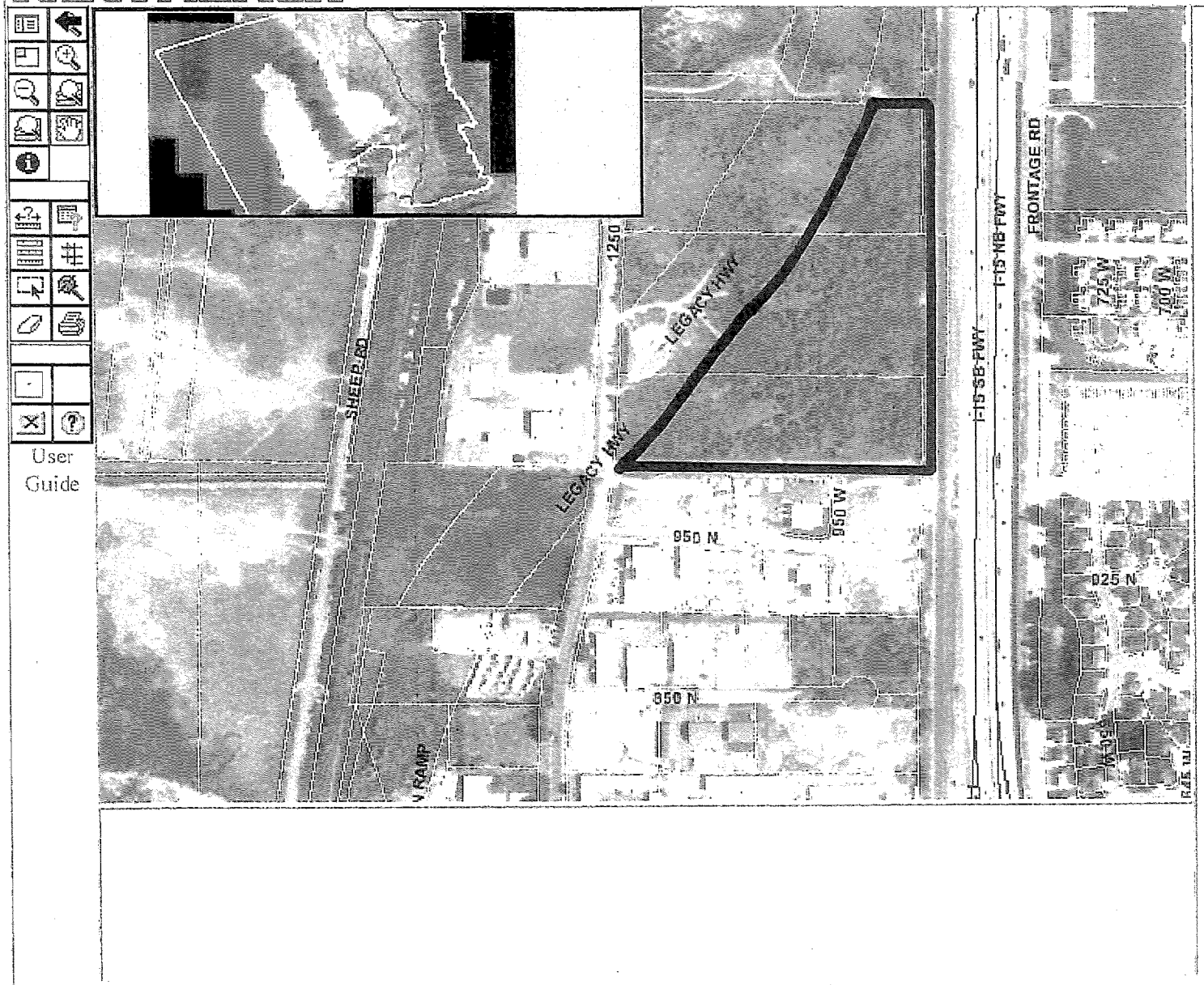
Hillside District Overlay (Sec. 12-330-2)

CityBoundary

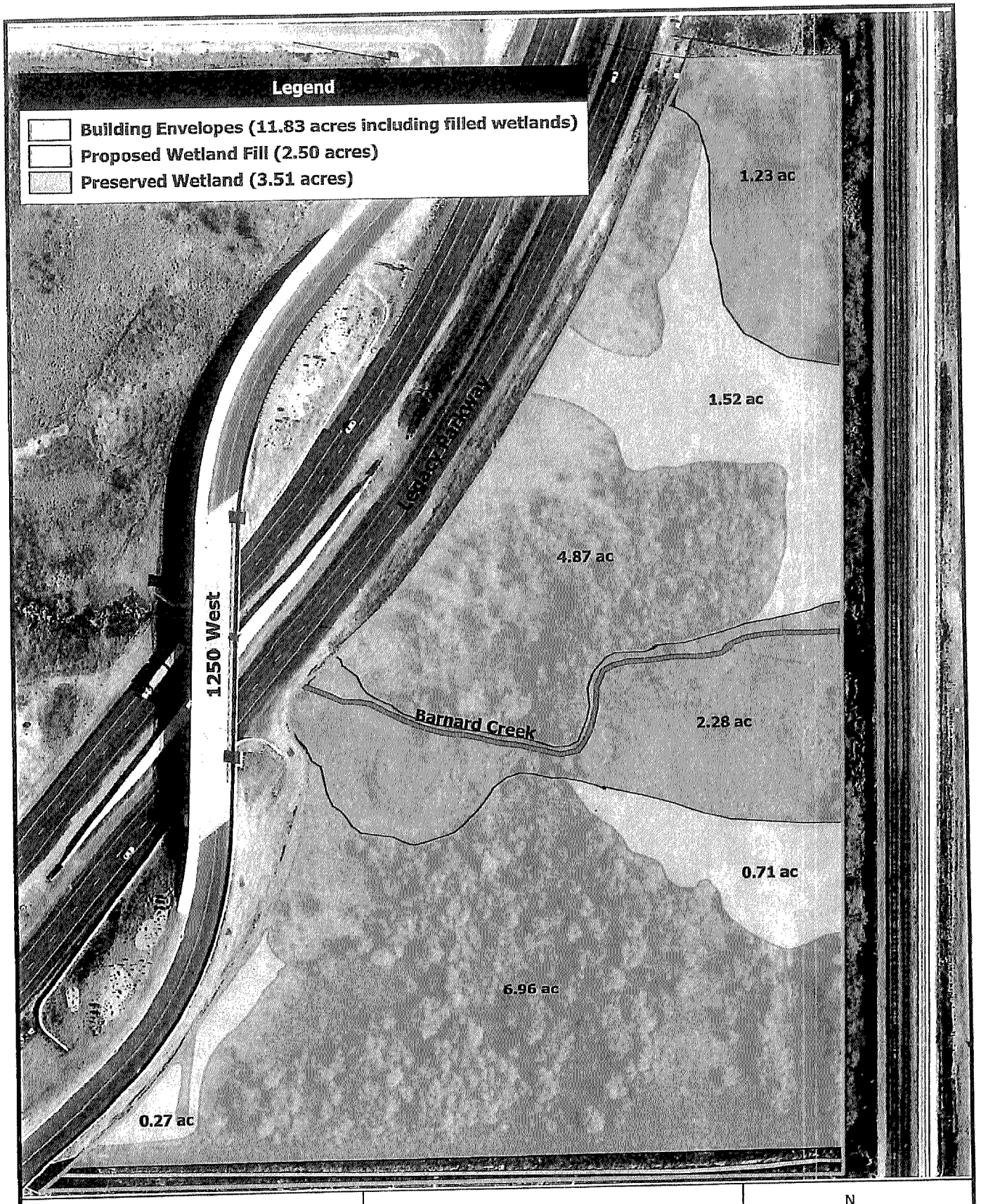
Centerville City GIS
msmith@centervilleut.com
Q:\Projects\CommunityDevelopment\ZoningMap11X17.mxd

NEWREACH

NewReach: Davis Aerial Parcel Map: Davis County



Legend
parcels 6 2008
Freeways
streets
municipalities
County Boundary
Aerial Image 1



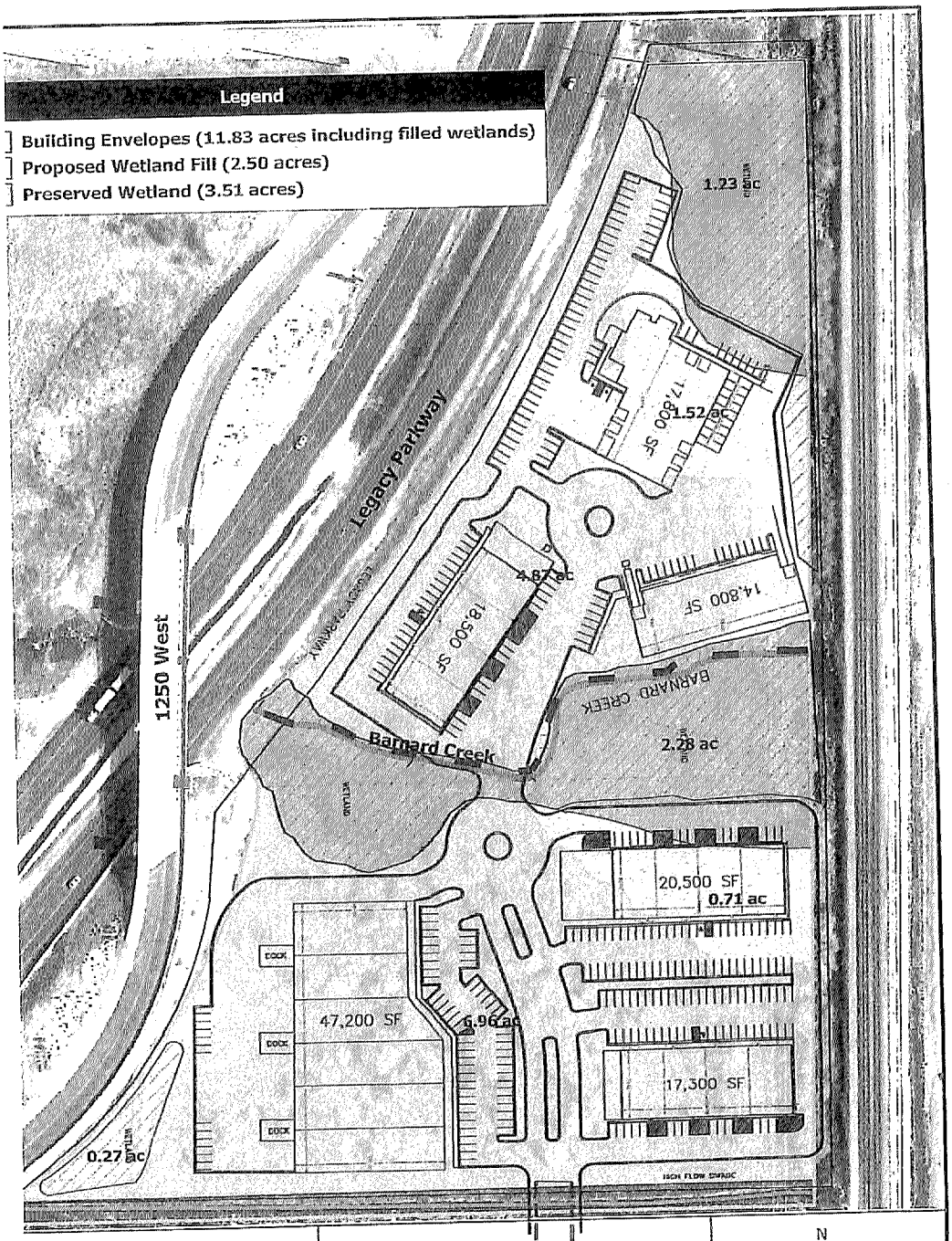
This map is based on a jurisdictional wetland delineation. The proposed fill areas were provided to Wetland Resources by the project proponent. This map is for planning purposes only.

Wetland Planning Map

Prepared By: Wetland Resources
Prepared For: UBS Properties
August 2010

N

0 200 ft



s map is based on a jurisdictional

Wetland Planning Map

N

SCALE: 1" = 50'

CONCEPTUAL PLAN

PARISH CREEK BUSINESS PARK

(ADDRESS)
(SUBDIVISION, LOT #XX)
LOCATED IN THE NE 1/4 OF SECTION 7 AND THE NW 1/4 OF SECTION 8, T1N, R1E, SL B&M
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN (NAME) DATE XX/XX/05
APPROVED (NAME) DATE XX/XX/05
REVISED DATE

SHEET XX OF XX

SHEET NAME CONCEPT

DRAWING NAME MAIN

PROJECT NO. 10-251

HILL & ARGYLE, Inc.
Engineering and Surveying
161 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-9183 Fax

Edited by Foxit PDF Editor
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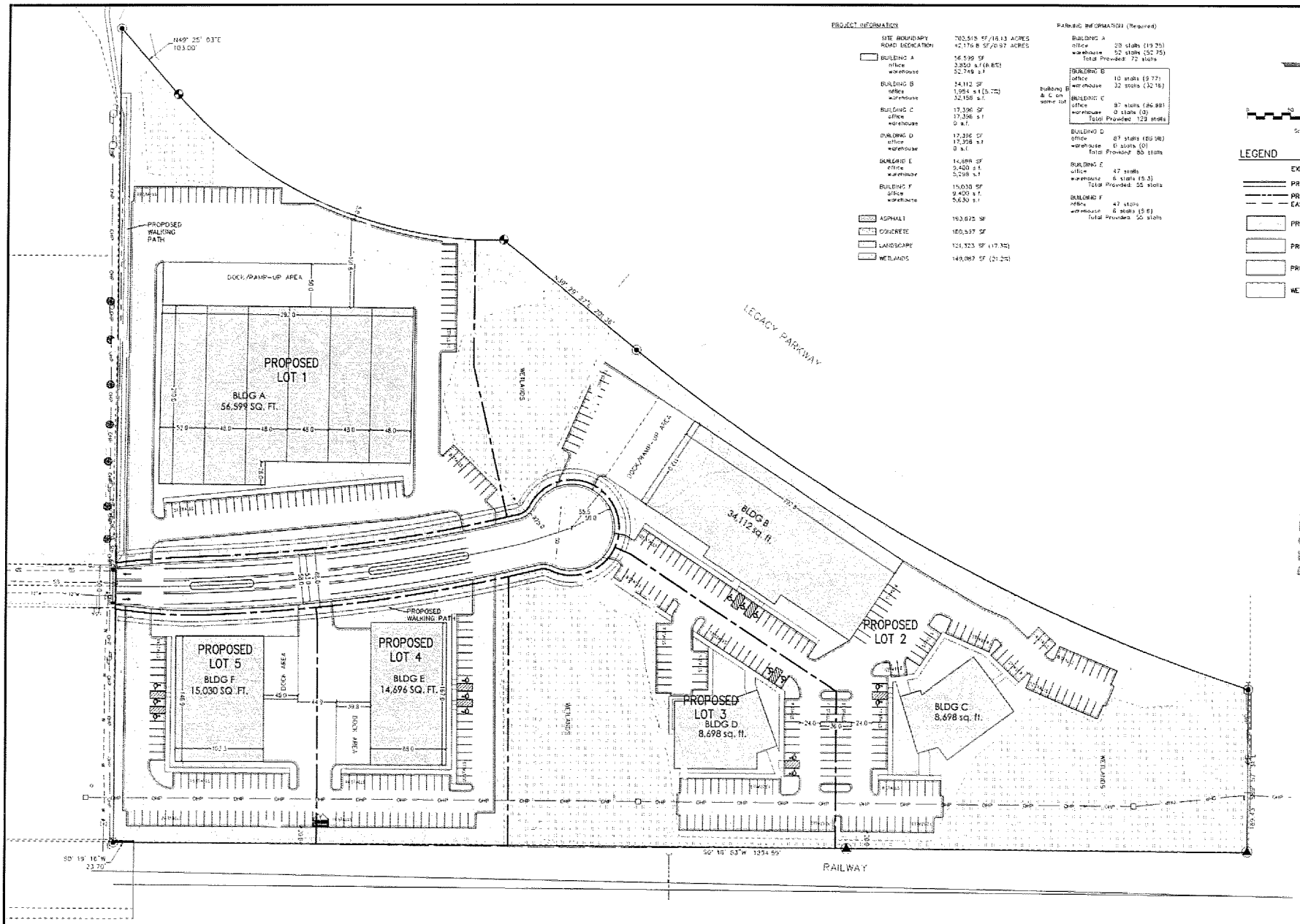


PROJECT INFORMATION

SITE BOUNDARY	703,515 SF	16.13 ACRES
ROAD DEDICATION	42,176.8 SF	0.97 ACRES
BUILDING A	56,599 SF	
office	3,850 s.f.	(6.8%)
warehouse	52,749 s.f.	
BUILDING B	34,112 SF	
office	1,954 s.f.	(5.7%)
warehouse	32,158 s.f.	
BUILDING C	17,396 SF	
office	17,396 s.f.	
warehouse	0 s.f.	
BUILDING D	17,396 SF	
office	17,396 s.f.	
warehouse	0 s.f.	
BUILDING E	14,696 SF	
office	9,400 s.f.	
warehouse	5,296 s.f.	
BUILDING F	15,030 SF	
office	9,400 s.f.	
warehouse	5,630 s.f.	
ASPHALT	193,675 SF	
CONCRETE	100,537 SF	
LANDSCAPE	121,323 SF	(17.3%)
WETLANDS	149,087 SF	(21.2%)

PARKING INFORMATION (Required)

BUILDING A
office 38 stalls (19.25)
warehouse 52 stalls (52.75)
Total Provided: 72 stalls

building B & C on same lot
BUILDING B
office 10 stalls (9.77)
warehouse 32 stalls (32.16)
BUILDING C
office 87 stalls (86.98)
warehouse 0 stalls (0)
Total Provided: 129 stalls

BUILDING D
office 87 stalls (86.98)
warehouse 0 stalls (0)
Total Provided: 86 stalls

BUILDING E
office 47 stalls
warehouse 6 stalls (5.3)
Total Provided: 55 stalls

BUILDING F
office 47 stalls
warehouse 6 stalls (5.6)
Total Provided: 50 stalls

N

0 50 100 150
Scale in Feet

LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB & GUTTER
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED LANDSCAPING
- WETLAND AREA

RECEIVED FEB 03 2017

NO.	REVISIONS	BY	DATE

DESIGNER: TCR
PROJECT ENGINEER: SDT

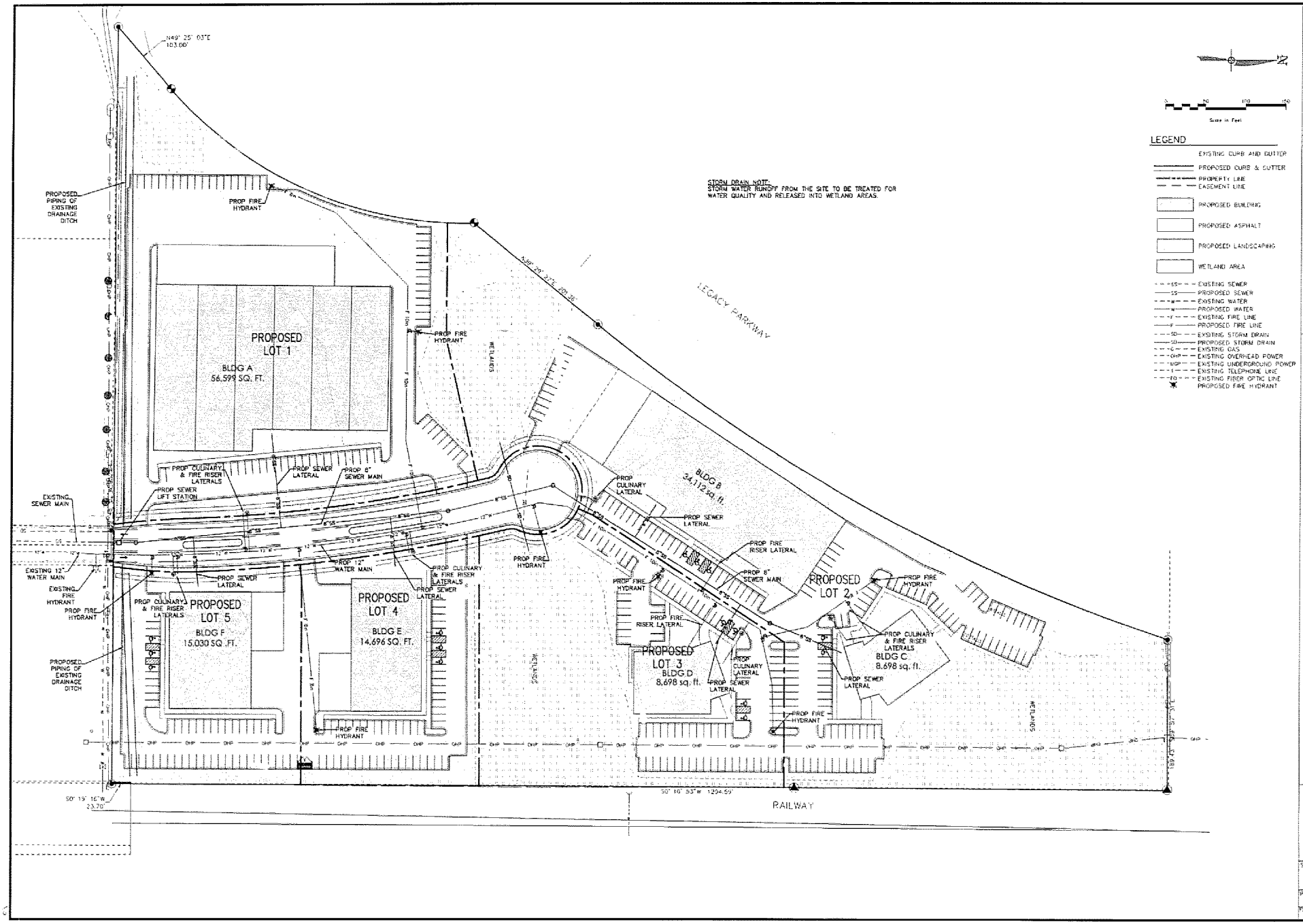
CIR ENGINEERING, L.L.C.
3022 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-4298

PARRISH CREEK
PROJECT ADDRESS

PRELIMINARY SITE PLAN

SHEET NO.
C1

PROJECT ID	DATE
A-1000	01/31/17
FILE NAME PRJ-TOP	SHEET 1 of 10



LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB & GUTTER
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED LANDSCAPING
- WETLAND AREA
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING FIRE LINE
- PROPOSED FIRE LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING GAS
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED FIRE HYDRANT

Scale in Feet

NO.	REVISIONS	BY	DATE

DESIGNER SGT PROJECT ENGINEER SGT

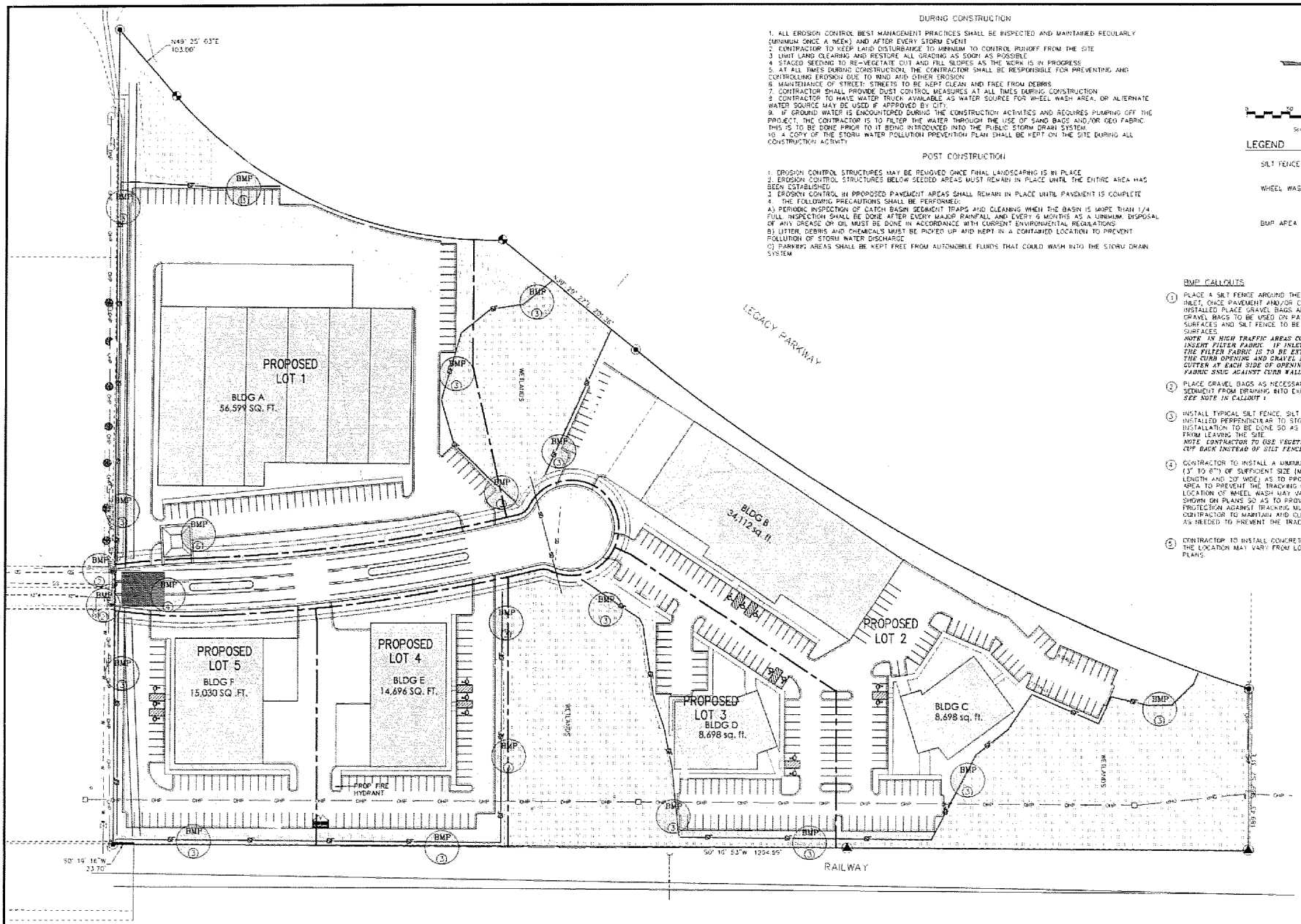
CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-0296

PARRISH CREEK
PROJECT ADDRESS

PRELIMINARY UTILITY PLAN

SHEET NO. C2

PROJECT ID	DATE
A-1000	01/31/12
FILE NAME PRU-TOP	SCALE 1"=50'



DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.

B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

N

0 50 100 150
Scale in Feet

LEGEND

SILT FENCE — SF —

WHEEL WASH AREA

BMP AREA — BMP (1)

BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET. ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
   NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. *SEE NOTE IN CALLOUT 1*
3. INSTALL TYPICAL SILT FENCE. SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
4. CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

NO	REVISIONS	BY	DATE

DESIGNED BY: PROJECT ENGINEER: SCT

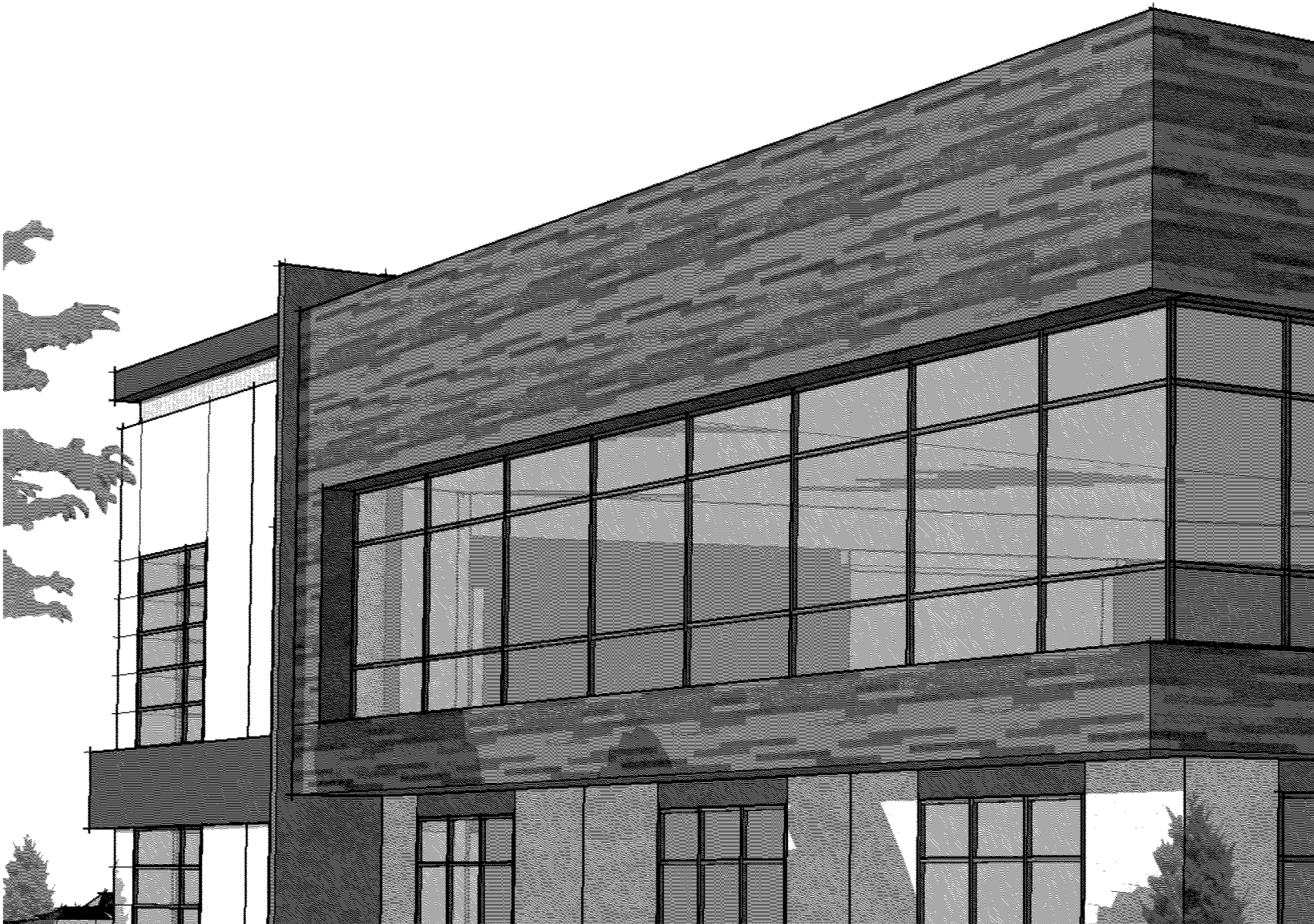
CIR ENGINEERING, L.L.C.
2032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-9298

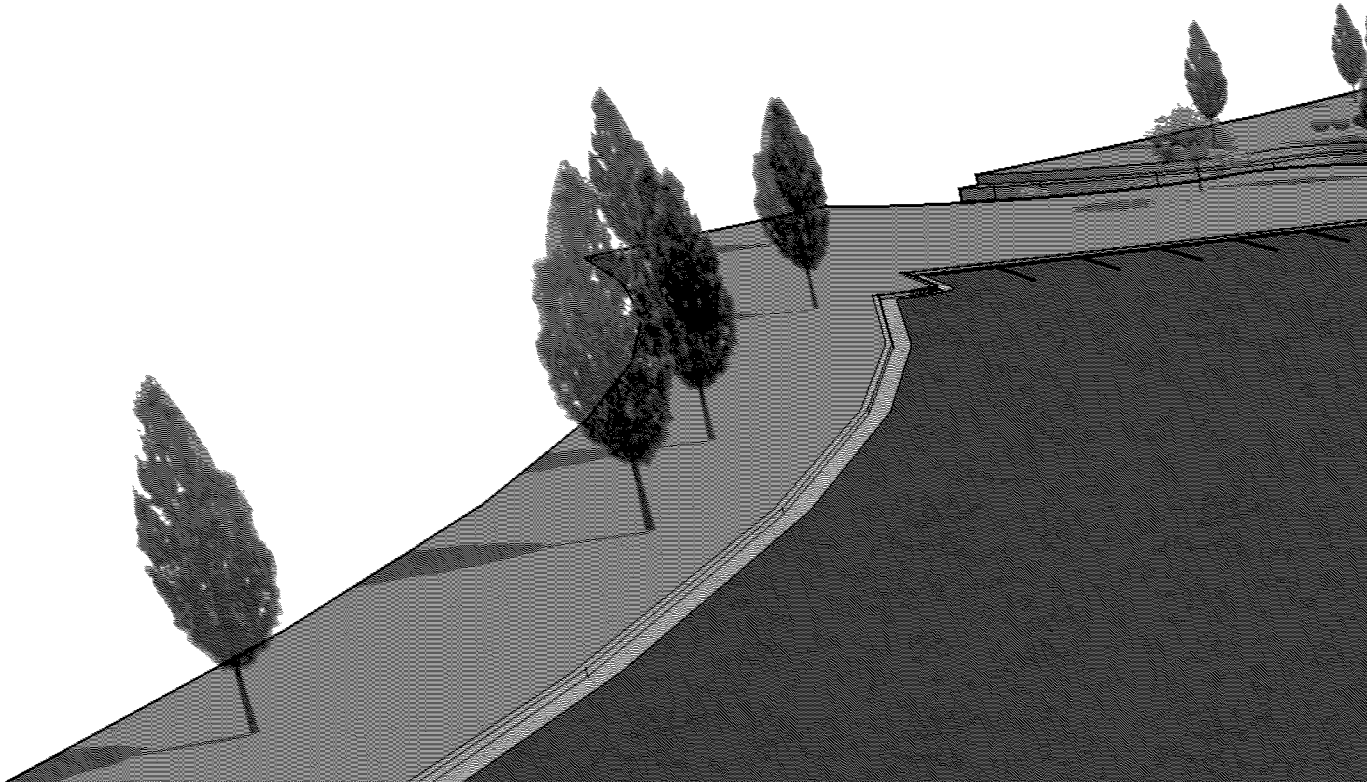
PARRISH CREEK
PROJECT ADDRESS

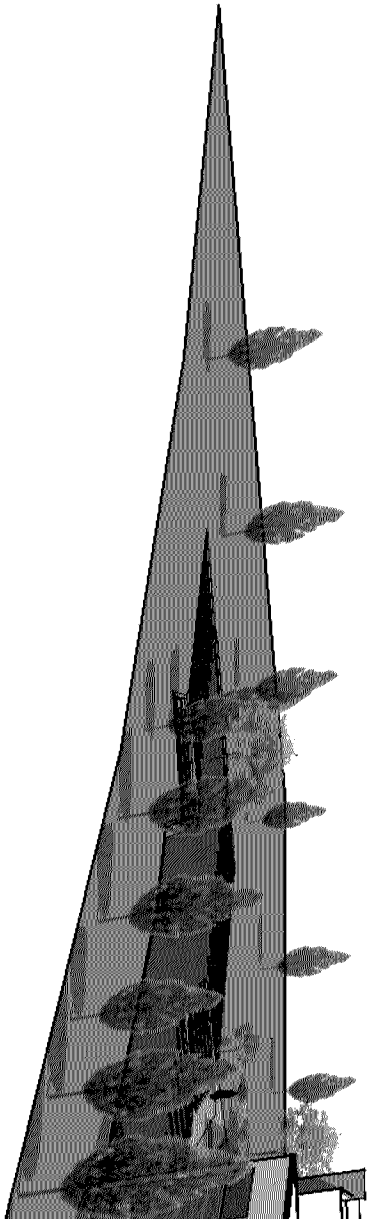
PRELIMINARY EROSION CONTROL PLAN

SHEET NO.
C3

PROJECT ID	DATE
A-1000	01/31/17
FILE NAME	SCALE
PR-TCP	1"=50'







Description of Supplemental information provided March 21, 2017

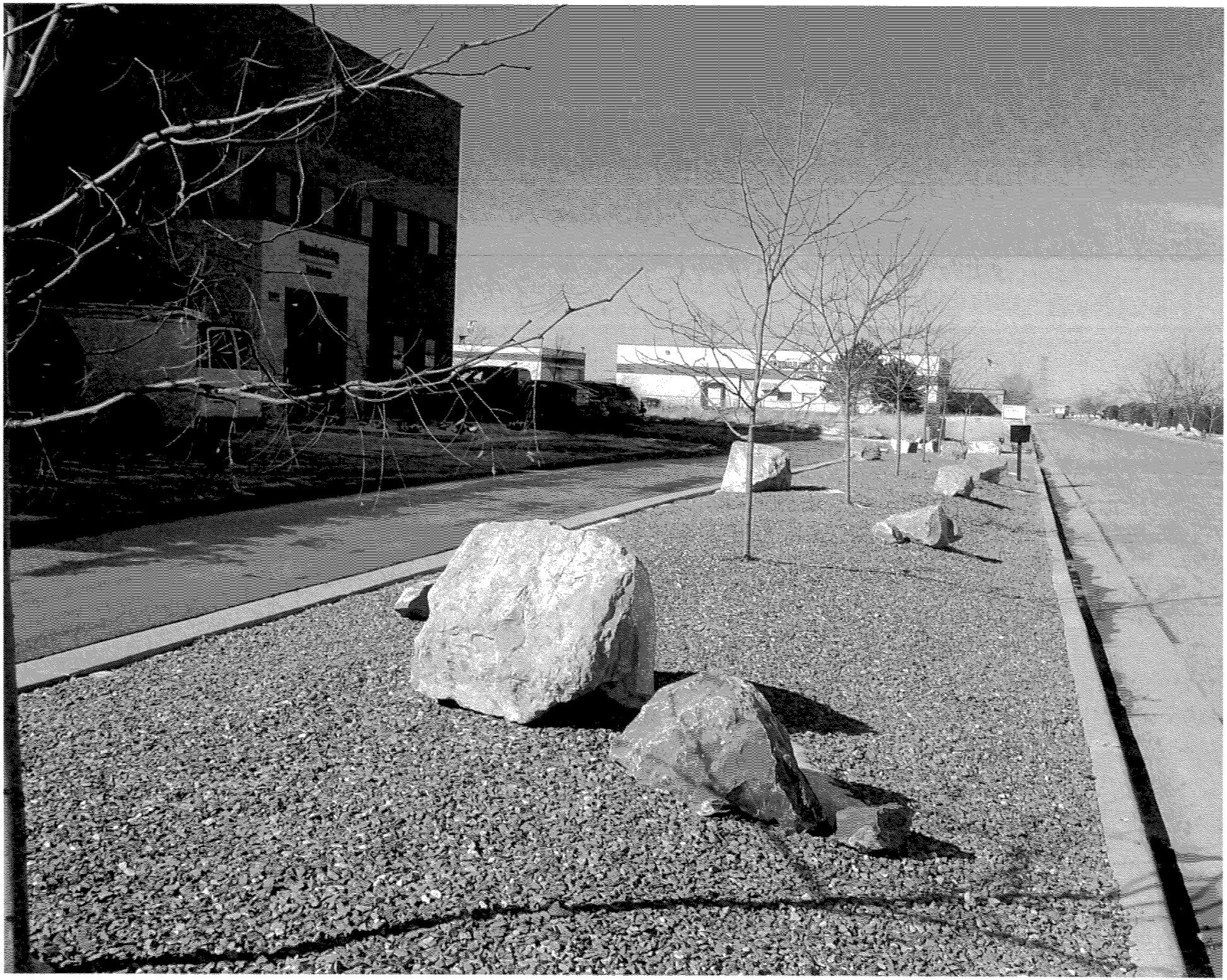
The applicant improved the rendering showing the color scheme and styles for the west sides of buildings A & B as well as selected photos demonstrating these features in the attached Parrish Creek Rendering Details

PDF: Pg1- although it's not one of the buildings facing Legacy Highway, it calls out what the different colors are. The "Wood Rain Screen Material" is concrete that looks like wood, check out the photos. The colors are broken up by reveal strips that have design and shape the patterns that are painted differently.
Pg2- shows the west side of Building A. You can see more of the wood concrete pattern and two tons of paint broken up by indented concrete reveal strips.
P3- west side of Building B following the same patterns as Building A

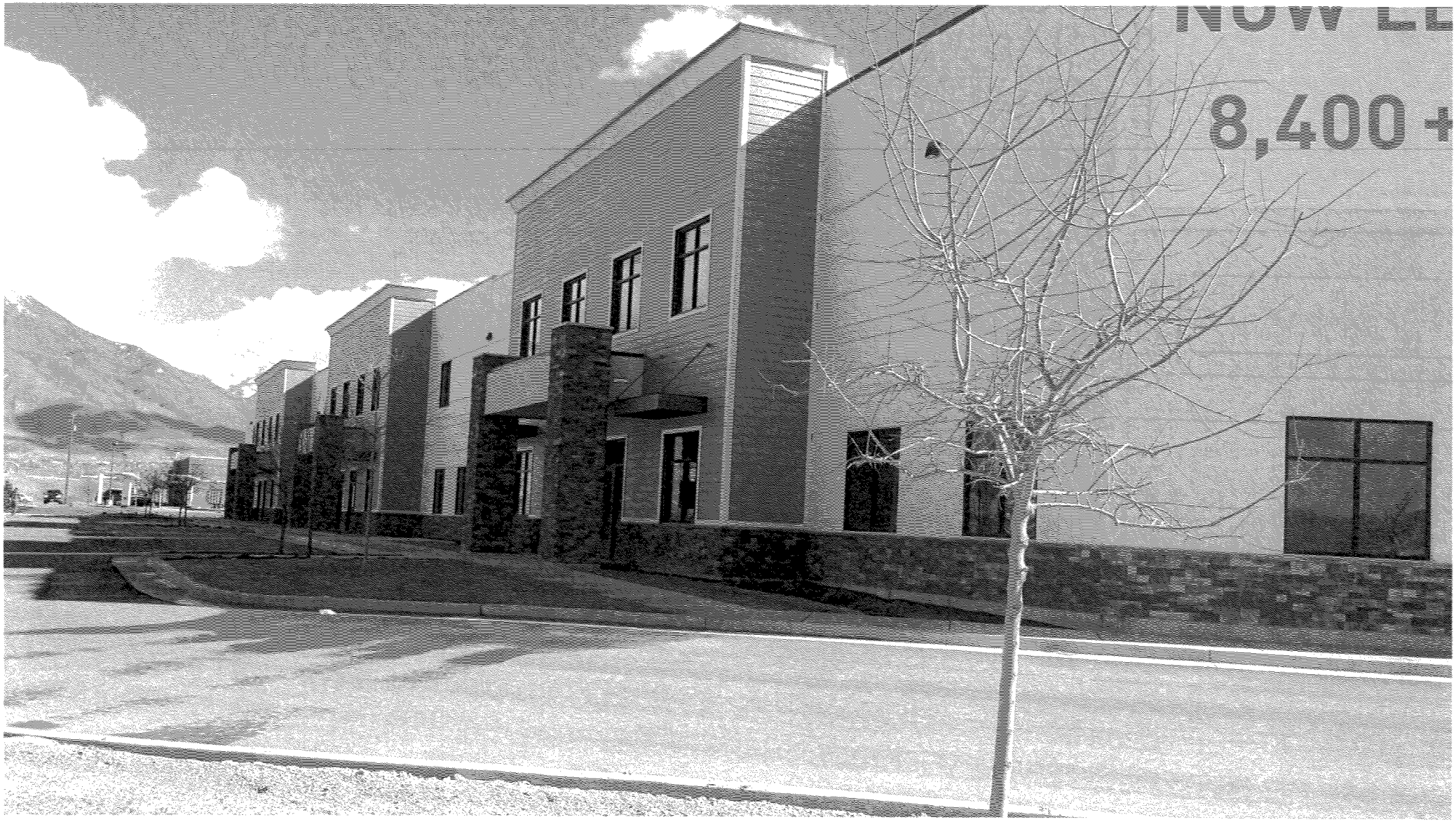
PHOTOS of projects they have done:

Examples 1-5 pdf
1.Demonstrates how appealing the glass is
2 & 3. Open campus feel and landscaping using landscape rock
4 & 5. Shows one pattern of stamped concrete. This pattern has the look of corrugated metal panels, but it is actually concrete.

Examples 6-10 pdf
6-10. Show concrete walls that look like wood siding. 6&7 are on a commercial building and 8-10 are apartments made out of concrete.
11-13. more landscape rock used in a "xeriscape" style landscaping that can be used on the west buffer.

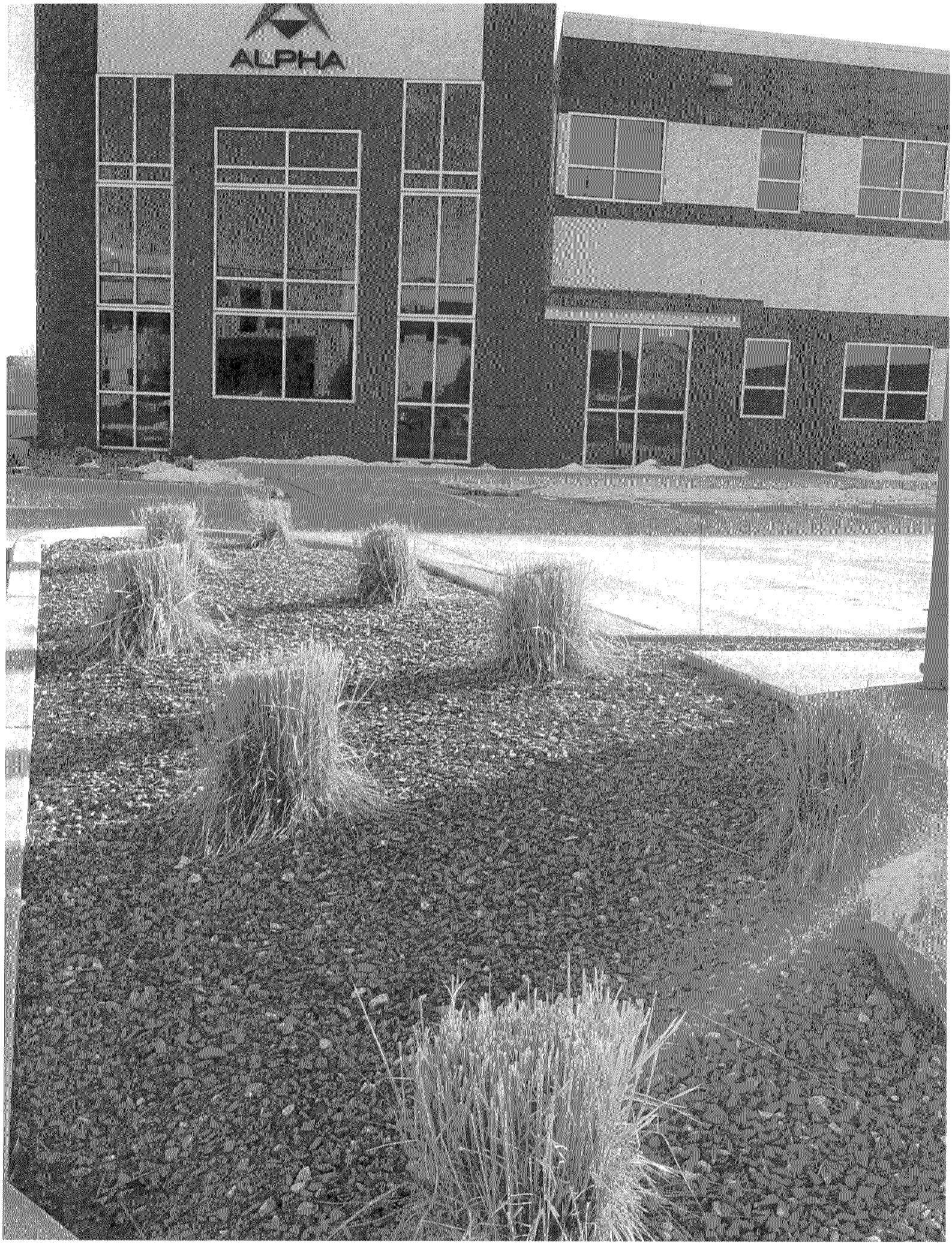


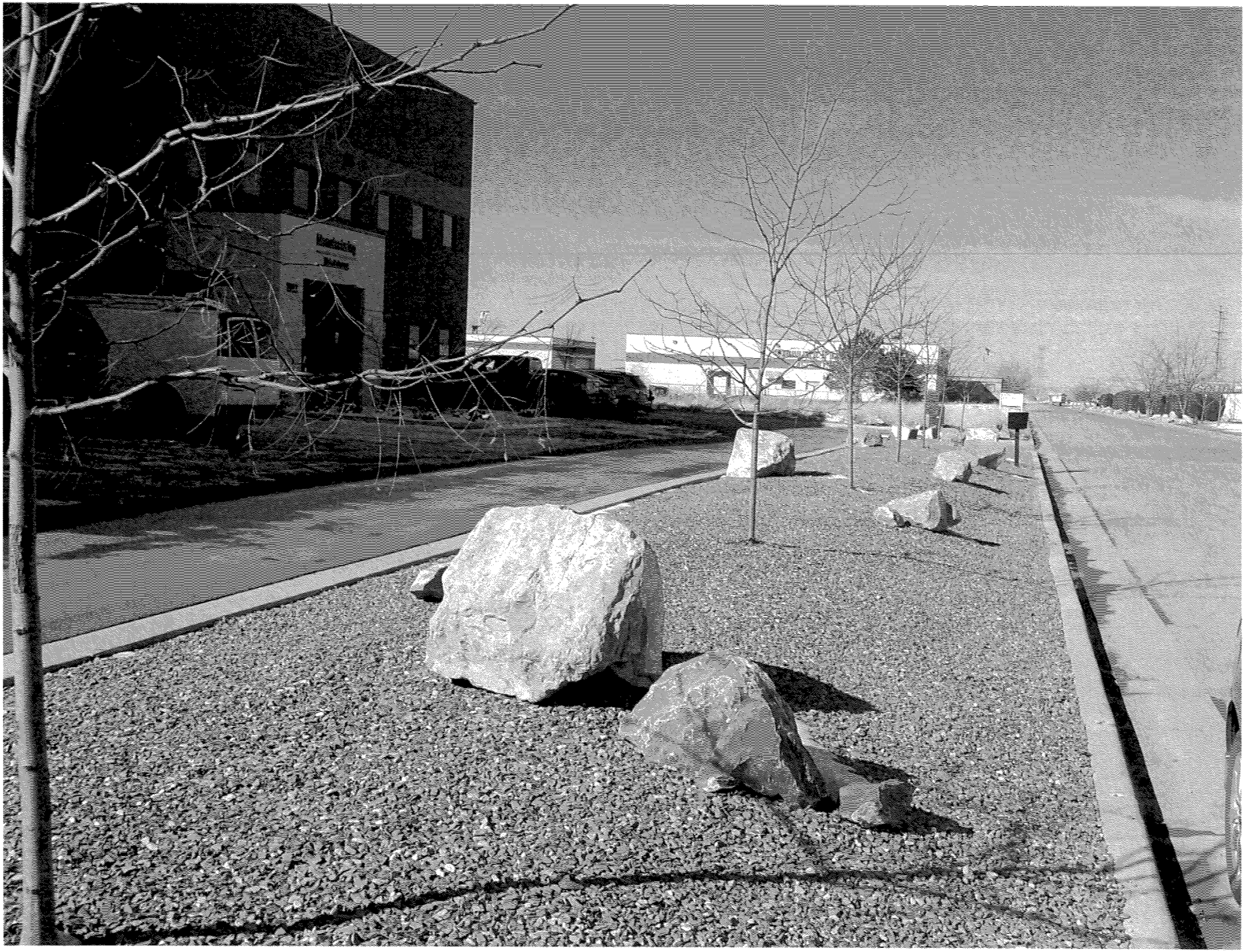
CURTISS-
WRIGHT


8,400+

A
7
8

A


ALPHA



CENTERVILLE

Staff Backup Report
6/10/2020

Item No. 6.

Short Title: Community Development Director's Report & City Council Update

Initiated By:

Scheduled Time:

SUBJECT

City Council Update:

- Council has directed staff and the Commission to draft standards for minimum residential buffering regulations between types of residential development - High Priority in conjunction with South Main Street Planning.

Next Planning Commission Meeting of 6/24/2020:

- Symphony Homes – *Summerhill Lane PDO Subdivision (aka: Devore Property)*
- Bank of America – *Conceptual Site Plan Application (Former Iggy's Site)*
- CenterPoint Theatre – *Temporary CUP for Outdoor Concerts (June-August)*

2020 Commission Goals:

- South Main Street Corridor Plan Update - underway
- Transportation Plan Element Update - yet to be started
- West Centerville Neighborhood Plan Update (SCP mixed-residential reconsideration) - PC received initial information on Feb. 12, 2020

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report
6/10/2020

Item No.

Short Title: May 27, 2020

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- May 27,2020 Planning Commission Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, May 27, 2020
7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT
Kevin Daly
Cheylynn Hayman, Chair
Mason Kjar
Spencer Summerhays
Christina Wilcox
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Brant Hanson, City Manager
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner
Leah Romero, City Recorder

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Summerhays

PUBLIC HEARING – CONCEPTUAL SITE PLAN AND CONDITIONAL USE PERMIT – THE HIVE

Cory Snyder, Community Development Director, responded to concerns expressed during the public hearing at the May 13, 2020 Planning Commission meeting. He stated the applicant had ordered a traffic study, anticipating a request from the Planning Commission. Mr. Snyder said the applicant submitted a revised plan for visitor parking, and increased the proposed setback for the north side of the proposed duplex units from 15 feet to 20 feet, matching the Residential Low rear setback requirement.

Chair Hayman opened the public hearing at 7:21 p.m.

Brevin, Centerville – Brevin said he was disappointed when he received the notification to move. He said he had lived at Centerville Mobile Estates for almost a year.

Luz Marenas, Centerville – Ms. Marenas said she had lived at Centerville Mobile Estates for one month, and commented that it is difficult to move. She asked the Planning Commission to think about all those involved in the difficult situation.

Jonathan Lysenko, Centerville – Mr. Lysenko commented that the developer would finish the project and eventually leave, and it is important that what is left behind works for the neighborhood. He questioned whether direct access to the Frontage Road is legal under the Centerville General Plan, and pointed out the need for a buffer between Residential Low and Residential High Zones.

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Francisca Blanc, Utah Housing Coalition – Ms. Blanc asked about the City's Moderate-Income Housing Plan, pointed out that Centerville has limited affordable housing, and requested that the City consider the affect the proposed development would have on the community.

Lindsay Duncan, Centerville – Ms. Duncan said the residents of Centerville Mobile Estates are amazing people, said she hoped the Planning Commission would consider the petition submitted online, and thanked the Commission for their time.

Chair Hayman thanked everyone who commented. She expressed compassion for those impacted by the situation, and explained that the role of the Planning Commission is to evaluate applications based on compliance with Centerville ordinances and General Plan.

Darlene Carter with C. W. Urban, applicant, said C. W. Urban was working with various housing groups to provide options for residents of the Centerville Mobile Estates.

Commissioner Wright asked about State moderate-income housing requirements, and asked if the City would be required to replace affordable housing elsewhere in the City when existing affordable housing was eliminated by development. Mr. Snyder responded that under the Centerville Moderate-Income Housing Plan, the City is to use future land use planning to encourage and promote the development of moderate-income housing. The City does not obligate a developer to develop moderate-income housing. Mr. Snyder explained that the City is not obligated to replace affordable housing on a one-to-one basis, but the loss of Centerville Mobile Estates would be reported to the State as a loss of affordable housing in Centerville. He commented that Centerville could adopt a more aggressive approach to encourage moderate-income housing.

Responding to a question from Commissioner Summerhays, Mr. Snyder said the City complied with December 2019 SB 34 requirements. He said the December 2020 SB 34 requirements relate to transportation, and would not be affected by the proposed development.

Chair Hayman closed the public hearing at 7:59 p.m.

Responding to a question from Commissioner Summerhays, Mr. Snyder explained General Plan requirements regarding buffering between residential and commercial zones. The City does not have a buffer requirement between different residential zones. He repeated that the 20-foot proposed duplex setback matches the 20-foot rear setback on Applewood Drive.

Commissioner Wright commented that the City has the ability to require mitigation of potential impacts to existing development if a conditional use permit is requested. Mr. Snyder cautioned that any potential negative impact would need to be clearly established, with reasonable mitigation identified. Lisa Romney, City Attorney, stated that the General Plan is typically advisory, with formal requirements adopted in the Zoning Code. She advised that it would be legally problematic to rely too heavily on vague concepts in the General Plan in trying to require buffering.

Mr. Snyder explained that the City discourages individual single-family residence driveway cuts along the Frontage Road for safety reasons, but does not prohibit access to lanes servicing multiple units. City Ordinances require developments of more than 20 units to have two accesses to public streets. Mr. Snyder agreed with Commissioner Daly that it would be reasonable to discuss with the applicant the desire for the Frontage Road access to be more perpendicular with Frontage Road.

Commissioner Wright said she was uncomfortable counting driveway space as parking stalls for the proposed duplex units. Chair Hayman agreed, and suggested there was evidence

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at Garden View Apartments that the proposed layout is problematic. Mr. Snyder stated there is precedence for counting driveways as additional parking at the Pineae Gardens Development. A 9-foot by 20-foot space must be provided for every required parking stall. On-street parking can be counted. Since the May 13, 2020 Planning Commission meeting, the applicant submitted a revision with additional parking stalls intended to provide more parking for the proposed townhome units. Mr. Snyder confirmed that on-street parking would not be allowed along the north side of the lane to ensure fire-lane access. Ms. Romney emphasized that when a problem is evident in a development, such as parking issues, ordinances should be amended to prevent the problem in future developments. Commissioner Daly said he would like the proposed development to be able to meet its own parking needs so that parking does not spill out onto 400 West or Frontage Road, causing an impact to the surrounding community.

Ms. Carter explained that each proposed duplex unit would have space for two vehicles to be parked in the driveway, and that .59 stalls would be provided for each proposed townhome unit, exceeding the .50 per unit requirement.

The Planning Commission discussed sight lines and other safety issues related to parking and access. Mr. Snyder said Staff would look into existing parking restrictions along 400 West and Frontage Road, and bring back recommendations. Ms. Carter confirmed that the angle and placement of the connection at Frontage Road could be adjusted. She explained planned landscaping, and emphasized that the proposed plan includes 43% greenspace. Ms. Carter said C. W. Urban would prefer to mirror the Residential Low development to the north with a 6-foot privacy fence along the north boundary, but would be willing to install a 10-foot fence if desired by the Planning Commission. The rear yards for the proposed duplex units will be private yards rather than common space. Commissioner Summerhays suggested planting evergreen trees around the proposed townhomes to provide year-round benefit. Ms. Carter said C. W. Urban would be willing to reach out to existing property owners along the south side of Applewood Drive regarding privacy fencing. Chair Hayman and Commissioners Wright and Daly said they would not want a 10-foot fence along the north property line.

Ms. Carter explained that the proposed two-story duplex units were intentionally placed along the north property line to provide a buffer between the neighboring Residential Low and the proposed three-story townhomes included on the rest of the project. Commissioner Wright asked about the potential impact of balconies on the proposed duplex units on the existing residential to the north. Mr. Snyder cautioned against trying to regulate or define interior plans of the units.

Responding to written public comments, Mr. Snyder explained construction noise restrictions, showed the location of the proposed detention basin, and confirmed that a photometric analysis would be required.

Commissioner Wright pointed out that three-story townhomes on the south side of the subject property would most likely be visible from Parrish Lane, and asked if Parrish Lane Design Guidelines would apply. Mr. Snyder responded that Parrish Lane Design Guidelines apply only to commercial properties. Staff responded to a question from Commissioner Wright regarding the rights of those leasing property.

Ms. Carter explained that interior units on the property would be treated differently than exterior units with regard to design elements. She repeated that all units are intended to be individually owned.

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Chair Hayman **moved** to table the Conceptual Site Plan and Conditional Use Permit Applications, with the public hearing process closed, and direct Staff to bring back a recommendation. Commissioner Summerhays seconded the motion. Commissioner Wright **moved to amend** the motion to allow additional written public comment through June 4, 2020. Commissioner Daly suggested adequate time had been provided to receive public comment, with time for Staff and the Commission to respond to concerns. The motion to amend died for lack of second. The original motion passed by unanimous vote (6-0).

COMMUNITY DEVELOPMENT DIRECTOR REPORT

The Planning Commission is scheduled to meet next on June 10, 2020.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the May 13, 2020 Planning Commission meeting were reviewed and amendments requested. Commissioner Wright **moved** to accept the minutes as amended. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 9:44 p.m., Chair Hayman **moved** to adjourn the meeting. Commissioner Daly seconded the motion, which passed by unanimous vote (6-0).

_____ _____

Leah Romero, City Recorder Date Approved

_____

Katie Rust, Recording Secretary

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