PLANNING COMMISSION MINUTES OF MEETING
Wednesday, July 12, 2017
7:00 p.m.

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

MEMBERS PRESENT
David Hirschi, Chair
Cheylynn Hayman, Vice Chair
Kevin Daly
Kathy Helgesen
Gina Hirst
Logan Johnson
Becki Wright

STAFF PRESENT
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Cassie Younger, Assistant City Planner
Luanne Hudson, Recording Secretary

VISITORS
Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER — Commissioner Hayman

MINUTES REVIEW AND APPROVAL
The minutes for the Planning Commission meeting held June 28, 2017 were reviewed and amended. Commissioner Helgesen made a motion to approve the minutes as amended. Commissioner Hirst seconded the motion and it passed (6-0) with Commissioner Hayman abstaining.

PUBLIC HEARING – ZONE TEXT AMENDMENT – LEGISLATIVE DECISION,

Community Development Director Snyder reported on the application and reminded the Commissioners that at the June 14 meeting, the Commission tabled any action and directed Staff to prepare modifications to:

• Create a new definition for Construction Sales & Service, Limited
• Revise the “Outdoor Storage” allowance within the C-M Zone
• Add the new use definition to the C-M Zone, Table of Uses

Director Snyder explained that the City is the petitioner and this request is associated with the fire station on Main Street that may move to another location. The City would like to allow a
local construction contractor to acquire the existing fire station facility and reuse it for their business. He said the City Council recently directed Staff and the Planning Commission to consider and evaluate whether “Construction Sales and Services” ought to be allowed in the Commercial-Medium (C-M) Zones. Director Snyder recommended the Planning Commission focus on whether this type of use is consistent with the City’s General Plan, the neighborhood plans where the C-M Zone exists, and whether it is consistent with the purpose of the C-M Zone.

Director Snyder said Staff proposes a new use named “Construction Sales and Services, Limited” that is narrowed from the larger category of “Construction Sales and Service”. The “Limited” definition disallows outdoor storage and requires that the activities of the business be conducted within an enclosed building. He said with the Commercial-Medium Zone only used on the south Main Street corridor, this particular use may come in conflict with the design guidelines of the form-based code. He said the Commission might want to consider whether this should be a Permitted Use, as drafted, or as a Conditional Use.

Chair Hirschi asked Staff if this is a change of use and Director Snyder said it is a change of use under zoning but not a change of use of occupancy relating to the Building Codes, both the fire station and the proposed contractor’s office are “B” Occupancy Groups.

Shane Shupe spoke as a representative of Shupe Electric, the company that may purchase the fire station building. He said he feels comfortable with the zoning code as described. He said they have no plans to remodel the facility now, but over time there may be some development on the lot. Chair Hirschi asked Mr. Shupe if he felt their planned use of facility would meet the guidelines outlined in the Staff Report. Mr. Shupe said yes, that most of their equipment is kept at a storage site in another city. He asked for a clarification on what is considered large equipment that is not allowed to be kept on-site. He asked if a 4x4 box or an equipment lift would be considered large pieces of equipment.

Director Snyder explained that under the new definition of “Construction Sales and Service, Limited” everything must be stored inside the facility and that would include even the mentioned scissor lifts. Mr. Shupe asked if vehicles are permitted to be stored outside. Director Snyder answered that anything over a one-ton truck is considered large equipment and could not be stored outside of the building.

Chair Hirschi opened the public hearing at 7:36 p.m. and ask for public comments. Director Snyder said he received emails from two citizens who had comments but were not able to attend the meeting: Nancy Smith and Robyn Neville. Director Snyder said the specific concerns were about enforcement of the City’s zoning code. Chair Hirschi said he received the emails and felt the issues had been addressed in Staff’s report. Chair Hirschi made a MOTION to include the two emails in the public record. Hearing no opposition to the motion, he said the emails would be included in the public record.

Seeing no one else wanting to make a public comment, Chair Hirschi closed the public hearing at 7:40 p.m.

Commissioner Johnson said enforcement of the City’s zoning code could be a problem because the City may not have the resources to follow-up on citizen complaints about zoning code violations. He said he understood the public comment about getting ahead of zoning code violations by not allowing this kind of use and he asked for Staff’s input. Director Snyder said he
Chair Hirschi said the Planning Commission has spent a lot of time looking at Main Street and much of what they have sent to the City Council has not been approved. He said the Commission is left with a commercial strip along Main Street and should do the best they can with it. Chair Hirschi commended Staff’s efforts to come up with a definition for “Construction Sales and Service, Limited” that included areas of protection and he said he favors the proposal.

Commissioner Helgesen said enforcement is also her concern and she does not want to create anything that has an industrial look on Main Street. She said she is more comfortable with the new code that does not allow outdoor storage.

Commissioner Wright said Staff’s new definition of "Construction Sales and Service, Limited" largely addressed her concerns. However, when considering the bigger picture along Main Street, she questioned if the Commission truly supports the current Main Street plan. If the Commission does support the plan, approving this application would undermine those plans.

Chair Hirschi agreed but said, on the other hand, this is a newer building that will exist for some time, and even with the vision of form-based code, he does not foresee the use on this location changing. He said the Commission has opportunities to require compliance with form-based code when owners remodel their facilities. He said other locations along Main Street would need to be in compliance if there is a change of use. He feels the Commission may be shutting off potential uses that will benefit Main Street if they say no to this application.

Commissioner Hirst expressed her opinion that it is better to have a business occupy the facility than to have a vacant building. She said it is a newer building that no one is going to tear down in the near future, and this use is similar to businesses on Main Street in nearby communities.

Commissioner Daly said, as far as enforcement goes, it is always going to be a challenge. He said he felt some of the issues raised in the public comment have been addressed by not allowing outdoor storage, and limiting the category to indoor storage.

Commissioner Daly made a MOTION for the Planning Commission to recommend to the City Council the amendments to the Centerville City Zoning Ordinance, as stated in the Staff Report with suggested Reasons for the Action (a-g). Commissioner Helgesen seconded the motion. Chair Hirschi asked Staff to fix the numbering on Special Regulation 12.34.080. The motion passed unanimously (7-0).

REASONS FOR THE ACTION (FINDINGS):

a. The Planning Commission finds that the decision to amend the...zoning ordinance is a matter within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.B.

b. The Planning Commission finds that the current use of C-M Zoning is limited to the South Main Street Corridor, from Parrish Lane to Porter Lane.
c. The Planning Commission finds that Main Street been regarded as the traditional commercial center of Centerville.
d. The Planning Commission finds that historically, vocational trades businesses have been or are currently located along Main Street. Examples such as a black smith shop (see photo at City Hall), Tingey Construction, Larsen Electric, and Cook Builders.
e. The Planning Commission finds that the Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years.
f. The Planning Commission finds that the General Plan objective to redevelop or revitalize the Main Street Commercial area may continue to be difficult and slow, despite the South Main Street Overlay incentives.
g. Therefore, the Planning Commission finds that opportunities to encourage restoration or revitalization ought to be permissible.

DISCUSSION - SOUTHEAST NEIGHBORHOOD PLAN - PAGES LANE COMMERCIAL DISTRICT, Discuss Staff analysis and possible scenarios and General Plan amendments.

Director Snyder reported on Staff’s analysis, possible scenarios and General Plan amendments for the Southeast Neighborhood Pages Lane Commercial District. He said Staff has researched property valuations, parks and open space, and park development scenarios. He said Staff is seeking direction from the Planning Commission on which option(s) to pursue. Director Snyder suggested that the Planning Commissioner and Staff prepare proposals and then invite additional stakeholders, property owners and businesses to a public hearing.

Director Snyder said the eastern half of the Southeast Commercial area is ripe for redevelopment. He said the middle section near Deseret Industries is a good place to establish a buffer and a potential public space. He said planning for the western half of the area is on a longer horizon. Director Snyder said the eastern half of the property has a total of 8.17 acres with a valuation of $4.7 million. He reviewed the four possible scenarios:

1. City Acquisition for a 3-acre park - $1.72 million
2. City Acquisition for a Pocket Park - $391,000 for .68 acre
3. Private/Public Partnership – Joint use of Residential Development Open Space and Public Use/ Easement
4. Island View Park – Exchange Land Water Conservation Fund Grant

Director Snyder said, from his standpoint, the public/private partnership is a feasible plan. He said a proposal for the City to purchase a 3-acre park will likely delay development 5, 7, or 10 years down the road and leaves open the question of what to do with the vacant space in the interim. All the Commissioners participated in a detailed discussion about the proposed alternatives.

Chair Hirschi said the Commission has always talked about taking a holistic approach that includes analysis of both the east and west sides of the area. His hope is that the planning for the east side has a favorable impact for the west side as well. He said Deseret Industries has already indicated they are willing to consider participating in the development in some way. Director Snyder agreed and said their plan will include language that demonstrates the benefit to the west side. Chair Hirschi said he would like to make a recommendation to the City Council that includes
a park, residential, and commercial development that can be done using a variety of funding sources including public-private partnerships and grants.

Commissioner Wright complimented Staff on the report. She stated that while impact fees are a source of funding for parks, the Commission is not constrained to use those as the only source of funding. She said high density is not a requirement to pay for parks and the Commission should not shut the door on partnerships or the possibility of an Island View Park exchange.

Commissioner Hayman inquired about Scenario 3 and asked Staff to confirm that $201,000 was the entire amount of park impact fee that would be generated by the high-density option, while assuming the maximum 12 units per acre are developed. Director Snyder said yes. She asked if there were any grants, like the Island View Park grant, or other state or federal funds available that the City could use to help fund a park. She said she is not enamored with pocket parks and would like to see a decent-sized park. Commissioner Hayman asked that staff put forth a proposal for a destination park, such as a skate park, chess park, dog park or a splash pad park. She may be willing to consider up to 8 units per acre if it will assist the City in funding, either publicly or through a public/private partnership, a significant park in that area.

Commissioner Daly said it is clear the public does not have an appetite for high-density residential development in this area. He estimated 4 units per acre would be most acceptable, but thinks 8 units per acre is too much. He said mixed use only makes sense in certain sections of this area, but is generally not a good fit. He said the public said loud and clear they want a park, and he thinks Centerville is under-parked. He reasoned that using grant funds meant for Island View Park would leave the City even more under-parked. He said the Porter Walton Park is about 2.5 acres and he would like to see a similar-sized park on Pages Lane, not a pocket park. He summarized his vision as leaving the commercial as-is, then transitioning to low-density residential with a decent-sized park when the time is right.

Commissioner Hirst added that the national park standard is 10 acres per thousand residents and reported that statistics show Centerville is at 15.26 acres per thousand including the 160 acres of mountain land and under-parked at 3.35 acres per thousand when you subtract out the 160 acres of mountain land that are not readily available for public use.

Chair Hirschi said the City is still struggling with the cemetery issue. Director Snyder said the City Council had recent discussions about the cemetery issue and he suggested the Commissioners read recent City Council meeting minutes on Novus to see their discussions.

Commissioner Johnson said he would like to speak against mixed use at this particular site and he is open to a park and residential development at a minimum of 8 units per acre.

Commissioner Wright shared the stories she had heard from citizens saying how the Community Park was largely funded and finished through the donations of citizens planting trees and grass. She said they looked upon it as a coming together of the people of Centerville and said if you tax us for a park you are removing the opportunity for us to come together as a community. She said a park will come at a cost but there are different ways to cover the cost.

Chair Hirschi said the Commission does not need to make a decision based on what one developer wants to do, but their input is helpful because they study market trends. He said the City may not have to go down the road of high density if other stakeholders will participate. He
prefers a plan that is feasible, pleasing to the residents of the city, and benefits stakeholders on both the east side and west side of the area. He asked Staff to provide a scenario for a buffer park, some residential, some mixed use and language to craft into the City’s General Plan.

Commissioner Wright made a **MOTION** to direct Staff to prepare scenarios for:

1) Mixed Use  
2) Park with Public/Private Partnership (Scenario 3)  
3) Park

The motion was seconded by Commissioner Hayman. To clarify, Director Snyder repeated that he understood the Commissioners were asking for thematic scenarios with park elements and discussions about density. The motion passed unanimously (7-0).

**COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**

- Bridge Community Church  
- Kim Samuelson Barn – Hillside Overlay Zone  
- Goodfellow/Tullius Barn – Adjacent to the Bleak project that was recently approved.  
- Quick Quack Car Wash – Reconsider the requirement for Parrish Lane Design Guidelines.  
- Southeast Development Pages Lane – Thematic Element Review

**CITY COUNCIL ACTIONS REPORT**

- William Davies Rezone - Passed  
- Moss Acres Rezone – Passed

**ADJOURNMENT**

Commissioner Hayman made a **MOTION** to adjourn. Commissioner Wright seconded the motion, which passed unanimously (7-0). The meeting adjourned at 9:27 p.m.

David Hirschi, Chairman  
Date Approved

Luanne Hudson, Recording Secretary