

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 Wednesday, July 12, 2017

3 7:00 p.m.

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

8 **MEMBERS PRESENT**

9 David Hirschi, Chair
10 Cheylynn Hayman, Vice Chair
11 Kevin Daly
12 Kathy Helgesen
13 Gina Hirst
14 Logan Johnson
15 Becki Wright
16

17 **STAFF PRESENT**

18 Lisa Romney, City Attorney
19 Cory Snyder, Community Development Director
20 Cassie Younger, Assistant City Planner
21 Luanne Hudson, Recording Secretary
22

23 **VISITORS**

24 Interested citizens (see attached sign-in sheet)
25

26 **PLEDGE OF ALLEGIANCE**

27
28 **OPENING COMMENT/LEGISLATIVE PRAYER** – Commissioner Hayman
29

30 **MINUTES REVIEW AND APPROVAL**

31 The minutes for the Planning Commission meeting held June 28, 2017 were reviewed and
32 amended. Commissioner Helgesen made a motion to approve the minutes as
33 amended. Commissioner Hirst seconded the motion and it passed (6-0) with Commissioner
34 Hayman abstaining.
35

36 **PUBLIC HEARING – ZONE TEXT AMENDMENT – LEGISLATIVE DECISION,**
37 **Consider the proposed Zoning Text Amendments for CZC 12.12, “Definitions”, CZC 12.34,**
38 **“Commercial Zones”, and 12.36, “Table of Uses”, all regarding the definition, use, and**
39 **parameters of “Construction Sales and Service” in Commercial Zones and the associated**
40 **allowance of outdoor storage yards.**
41

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

- 45
46 • Create a new definition for Construction Sales & Service, Limited
47 • Revise the “Outdoor Storage” allowance within the C-M Zone
48 • Add the new use definition to the C-M Zone, Table of Uses
49

50 Director Snyder explained that the City is the petitioner and this request is associated with
51 the fire station on Main Street that may move to another location. The City would like to allow a

1 local construction contractor to acquire the existing fire station facility and reuse it for their
2 business. He said the City Council recently directed Staff and the Planning Commission to consider
3 and evaluate whether "Construction Sales and Services" ought to be allowed in the Commercial-
4 Medium (C-M) Zones. Director Snyder recommended the Planning Commission focus on whether
5 this type of use is consistent with the City's General Plan, the neighborhood plans where the C-M
6 Zone exists, and whether it is consistent with the purpose of the C-M Zone.

7
8 Director Snyder said Staff proposes a new use named "Construction Sales and Services,
9 Limited" that is narrowed from the larger category of "Construction Sales and Service". The
10 "Limited" definition disallows outdoor storage and requires that the activities of the business be
11 conducted within an enclosed building. He said with the Commercial-Medium Zone only used on
12 the south Main Street corridor, this particular use may come in conflict with the design guidelines
13 of the form-based code. He said the Commission might want to consider whether this should be
14 a Permitted Use, as drafted, or as a Conditional Use.

15
16 Chair Hirschi asked Staff if this is a change of use and Director Snyder said it is a change
17 of use under zoning but not a change of use of occupancy relating to the Building Codes, both the
18 fire station and the proposed contractor's office are "B" Occupancy Groups.

19
20 Shane Shupe spoke as a representative of Shupe Electric, the company that may purchase
21 the fire station building. He said he feels comfortable with the zoning code as described. He said
22 they have no plans to remodel the facility now, but over time there may be some development on
23 the lot. Chair Hirschi asked Mr. Shupe if he felt their planned use of facility would meet the
24 guidelines outlined in the Staff Report. Mr. Shupe said yes, that most of their equipment is kept
25 at a storage site in another city. He asked for a clarification on what is considered large equipment
26 that is not allowed to be kept on-site. He asked if a 4x4 box or an equipment lift would be
27 considered large pieces of equipment.

28
29 Director Snyder explained that under the new definition of "Construction Sales and
30 Service, Limited" everything must be stored inside the facility and that would include even the
31 mentioned scissor lifts. Mr. Shupe asked if vehicles are permitted to be stored outside. Director
32 Snyder answered that anything over a one-ton truck is considered large equipment and could not
33 be stored outside of the building.

34
35 Chair Hirschi opened the public hearing at 7:36 p.m. and ask for public comments. Director
36 Snyder said he received emails from two citizens who had comments but were not able to attend
37 the meeting: Nancy Smith and Robyn Neville. Director Snyder said the specific concerns were
38 about enforcement of the City's zoning code. Chair Hirschi said he received the emails and felt
39 the issues had been addressed in Staff's report. Chair Hirschi made a **MOTION** to include the
40 two emails in the public record. Hearing no opposition to the motion, he said the emails would be
41 included in the public record.

42
43 Seeing no one else wanting to make a public comment, Chair Hirschi closed the public
44 hearing at 7:40 p.m.

45
46 Commissioner Johnson said enforcement of the City's zoning code could be a problem because
47 the City may not have the resources to follow-up on citizen complaints about zoning code
48 violations. He said he understood the public comment about getting ahead of zoning code
49 violations by not allowing this kind of use and he asked for Staff's input. Director Snyder said he

1 thought the emailed public comments were based upon the previous complaints about auto
2 dealership on Main Street. He said that use brought up the question of what constitutes allowable
3 accessory uses. He said one person's view of accessory use might be different from another
4 person's view. He said that is where enforcement comes in and suggested the Commissioners may
5 want to discuss permitted use or conditional use on this application.
6

7 Chair Hirschi said the Planning Commission has spent a lot of time looking at Main Street
8 and much of what they have sent to the City Council has not been approved. He said the
9 Commission is left with a commercial strip along Main Street and should do the best they can with
10 it. Chair Hirschi commended Staff's efforts to come up with a definition for "Construction Sales
11 and Service, Limited" that included areas of protection and he said he favors the proposal.
12

13 Commissioner Helgesen said enforcement is also her concern and she does not want to
14 create anything that has an industrial look on Main Street. She said she is more comfortable with
15 the new code that does not allow outdoor storage.
16

17 Commissioner Wright said Staff's new definition of "Construction Sales and Service,
18 Limited" largely addressed her concerns. However, when considering the bigger picture along
19 Main Street, she questioned if the Commission truly supports the current Main Street plan. If the
20 Commission does support the plan, approving this application would undermine those plans.
21

22 Chair Hirschi agreed but said, on the other hand, this is a newer building that will exist for
23 some time, and even with the vision of form-based code, he does not foresee the use on this location
24 changing. He said the Commission has opportunities to require compliance with form-based
25 code when owners remodel their facilities. He said other locations along Main Street would need
26 to be in compliance if there is a change of use. He feels the Commission may be shutting off
27 potential uses that will benefit Main Street if they say no to this application.
28

29 Commissioner Hirst expressed her opinion that it is better to have a business occupy the
30 facility than to have a vacant building. She said it is a newer building that no one is going to tear
31 down in the near future, and this use is similar to businesses on Main Street in nearby communities.
32

33 Commissioner Daly said, as far as enforcement goes, it is always going to be a challenge.
34 He said he felt some of the issues raised in the public comment have been addressed by not
35 allowing outdoor storage, and limiting the category to indoor storage.
36

37 Commissioner Daly made a **MOTION** for the Planning Commission to recommend to the
38 City Council the amendments to the Centerville City Zoning Ordinance, as stated in the Staff
39 Report with suggested Reasons for the Action (a-g). Commissioner Helgesen seconded the
40 motion. Chair Hirschi asked Staff to fix the numbering on Special Regulation 12.34.080. The
41 motion passed unanimously (7-0).
42

43 **REASONS FOR THE ACTION (FINDINGS):**

- 44 a. The Planning Commission finds that the decision to amend the...zoning ordinance is a
45 matter within the legislative discretion of the City Council as described in CZC
46 12.21.060.a.1.B.
- 47 b. The Planning Commission finds that the current use of C-M Zoning is limited to the South
48 Main Street Corridor, from Parrish Lane to Porter Lane.

- 1 c. The Planning Commission finds that Main Street been regarded as the traditional
2 commercial center of Centerville.
- 3 d. The Planning Commission finds that historically, vocational trades businesses have been
4 or are currently located along Main Street. Examples such as a black smith shop (*see photo*
5 *at City Hall*), Tingey Construction, Larsen Electric, and Cook Builders.
- 6 e. The Planning Commission finds that the Main Street commercial area is old now and
7 somewhat deteriorating, though a few new buildings have been constructed here in recent
8 years.
- 9 f. The Planning Commission finds that the General Plan objective to redevelop or revitalize
10 the Main Street Commercial area may continue to be difficult and slow, despite the South
11 Main Street Overlay incentives.
- 12 g. Therefore, the Planning Commission finds that opportunities to encourage restoration or
13 revitalization ought to be permissible.

14
15 **DISCUSSION - SOUTHEAST NEIGHBORHOOD PLAN - PAGES LANE**
16 **COMMERCIAL DISTRICT, Discuss Staff analysis and possible scenarios and General Plan**
17 **amendments.**
18

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

25
26 Director Snyder said the eastern half of the Southeast Commercial area is ripe for
27 redevelopment. He said the middle section near Deseret Industries is a good place to establish a
28 buffer and a potential public space. He said planning for the western half of the area is on a longer
29 horizon. Director Snyder said the eastern half of the property has a total of 8.17 acres with a
30 valuation of \$4.7 million. He reviewed the four possible scenarios:

- 31
- 32 1. City Acquisition for a 3-acre park - \$1.72 million
- 33 2. City Acquisition for a Pocket Park - \$391,000 for .68 acre
- 34 3. Private/Public Partnership – Joint use of Residential Development Open Space and
35 Public Use/ Easement
- 36 4. Island View Park – Exchange Land Water Conservation Fund Grant
- 37

38 Director Snyder said, from his standpoint, the public/private partnership is a feasible plan.
39 He said a proposal for the City to purchase a 3-acre park will likely delay development 5, 7, or 10
40 years down the road and leaves open the question of what to do with the vacant space in the interim.
41 All the Commissioners participated in a detailed discussion about the proposed alternatives.
42

43 Chair Hirschi said the Commission has always talked about taking a holistic approach that
44 includes analysis of both the east and west sides of the area. His hope is that the planning for the
45 east side has a favorable impact for the west side as well. He said Deseret Industries has already
46 indicated they are willing to consider participating in the development in some way. Director
47 Snyder agreed and said their plan will include language that demonstrates the benefit to the west
48 side. Chair Hirschi said he would like to make a recommendation to the City Council that includes

1 a park, residential, and commercial development that can be done using a variety of funding
2 sources including public-private partnerships and grants.
3

4 Commissioner Wright complimented Staff on the report. She stated that while impact fees
5 are a source of funding for parks, the Commission is not constrained to use those as the only source
6 of funding. She said high density is not a requirement to pay for parks and the Commission should
7 not shut the door on partnerships or the possibility of an Island View Park exchange.
8

9 Commissioner Hayman inquired about Scenario 3 and asked Staff to confirm that \$201,000
10 was the entire amount of park impact fee that would be generated by the high-density option, while
11 assuming the maximum 12 units per acre are developed. Director Snyder said yes. She asked if
12 there were any grants, like the Island View Park grant, or other state or federal funds available that
13 the City could use to help fund a park. She said she is not enamored with pocket parks and would
14 like to see a decent-sized park. Commissioner Hayman asked that staff put forth a proposal for a
15 destination park, such as a skate park, chess park, dog park or a splash pad park. She may be
16 willing to consider up to 8 units per acre if it will assist the City in funding, either publicly or
17 through a public/private partnership, a significant park in that area.
18

19 Commissioner Daly said it is clear the public does not have an appetite for high-density
20 residential development in this area. He estimated 4 units per acre would be most acceptable, but
21 thinks 8 units per acre is too much. He said mixed use only makes sense in certain sections of this
22 area, but is generally not a good fit. He said the public said loud and clear they want a park, and
23 he thinks Centerville is under-parked. He reasoned that using grant funds meant for Island View
24 Park would leave the City even more under-parked. He said the Porter Walton Park is about 2.5
25 acres and he would like to see a similar-sized park on Pages Lane, not a pocket park. He
26 summarized his vision as leaving the commercial as-is, then transitioning to low-density residential
27 with a decent-sized park when the time is right.
28

29 Commissioner Hirst added that the national park standard is 10 acres per thousand residents
30 and reported that statistics show Centerville is at 15.26 acres per thousand including the 160 acres
31 of mountain land and under-parked at 3.35 acres per thousand when you subtract out the 160 acres
32 of mountain land that are not readily available for public use.
33

34 Chair Hirschi said the City is still struggling with the cemetery issue. Director Snyder said
35 the City Council had recent discussions about the cemetery issue and he suggested the
36 Commissioners read recent City Council meeting minutes on Novus to see their discussions.
37

38 Commissioner Johnson said he would like to speak against mixed use at this particular site
39 and he is open to a park and residential development at a minimum of 8 units per acre.
40

41 Commissioner Wright shared the stories she had heard from citizens saying how the
42 Community Park was largely funded and finished through the donations of citizens planting trees
43 and grass. She said they looked upon it as a coming together of the people of Centerville and said
44 if you tax us for a park you are removing the opportunity for us to come together as a community.
45 She said a park will come at a cost but there are different ways to cover the cost.
46

47 Chair Hirschi said the Commission does not need to make a decision based on what one
48 developer wants to do, but their input is helpful because they study market trends. He said the
49 City may not have to go down the road of high density if other stakeholders will participate. He

1 prefers a plan that is feasible, pleasing to the residents of the city, and benefits stakeholders on
2 both the east side and west side of the area. He asked Staff to provide a scenario for a buffer park,
3 some residential, some mixed use and language to craft into the City's General Plan.
4

5 Commissioner Wright made a **MOTION** to direct Staff to prepare scenarios for:
6

- 7 1) Mixed Use
- 8 2) Park with Public/Private Partnership (Scenario 3)
- 9 3) Park

10
11 The motion was seconded by Commissioner Hayman. To clarify, Director Snyder repeated
12 that he understood the Commissioners were asking for thematic scenarios with park elements and
13 discussions about density. The motion passed unanimously (7-0).
14

15 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**


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

21
22 **CITY COUNCIL ACTIONS REPORT**

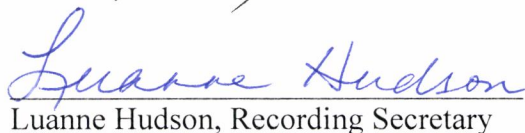
- 23 • William Davies Rezone - Passed
- 24 • Moss Acres Rezone – Passed

25
26 **ADJOURNMENT**

27 Commissioner Hayman made a **MOTION** to adjourn. Commissioner Wright seconded the
28 motion, which passed unanimously (7-0). The meeting adjourned at 9:27 p.m.
29

30
31 
32 _____
33 David Hirschi, Chairman

34 7-28-2017
35 _____
36 Date Approved

37 
Luanne Hudson, Recording Secretary

