

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, July 11, 2018**

3 **7:00 p.m.**

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

7
8 **MEMBERS PRESENT**

9 Kevin Daly

10 Cheylynn Hayman, Chair

11 Kathy Helgesen

12 Kai Hintze

13 Gina Hirst

14 Logan Johnson

15 Becki Wright

16
17 **STAFF PRESENT**

18 Cory Snyder, Community Development Director

19 Lisa Romney, City Attorney

20 Cassie Younger, Assistant Planner

21 Katie Rust, 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 Hintze

29
30 **PUBLIC HEARING – RENATUS OFFICE BUILDING – 1312 W 75 N – FINAL SITE**
31 **PLAN AND PARKING MODIFICATION**

32
33 Cassie Younger, Assistant Planner, explained the proposed Final Site Plan and Parking
34 Modification for Renatus Office Building at 1312 West 75 North. Dan Holbrook, applicant,
35 answered questions from the Commission. He stated he does not have a problem with the
36 employee limit condition for parking modification approval.

37
38 Chair Hayman opened a public hearing at 7:10 p.m., and closed the public hearing
39 seeing that no one wished to comment. Commissioner Helgesen made a **motion** to approve
40 parking modification of Renatus Office Building at 1312 West 75 North with the following
41 conditions and reasons for action. Commissioner Daly seconded the motion, which passed by
42 unanimous vote (7-0).

43
44 **Conditions:**

- 45
46 1. This Parking Modification is only for the use of Renatus Office and Warehouse space
47 at 1312 West 75 North, and is not transferrable to another owner, user, or address.
48 2. The striped parking stalls shall be no less than 26 on site.

3. The employee count shall not exceed 23. If the employee count exceeds 23, as determined by their annual Business License, the Planning Staff has a right to revisit this Parking Modification.
4. The Zoning Administrator shall be notified 30 days prior of any termination of shared parking agreement between Rénatus Office Building and the Bridge Community Church at 1284 West 75 North.

Reasons for Action:

- a) CZC 12.52.110(e) states that a Parking Space Study is required when an applicant requests a modification in the number of parking spaces required, in which the study recommends an adequate number of parking spaces and sets forth the basis of recommendation.
- b) Previous ITE reports have recommended .98 parking spaces per employee, and Rénatus' projections have only 23 employees through 2020.
- c) The shared agreement for an additional 20 spots through The Bridge Community Church will compensate for the overflow days, approximately eight days a year, that are outlier extreme parking days, with an average of 31 spots needed on these days.

Commissioner Wright made a **motion** to approve the Final Site Plan to amend the original Rénatus Final Site Plan dated September 12, 2014, subject to the following conditions and reasons for action. Commissioner Helgesen seconded the motion, which passed by unanimous vote (7-0).

Conditions:

1. The Planning Commission approved the Parking Modification and Parking study that allows a minimum of 26 parking stalls to be on site.
2. Final Site Plan and architectural elevations are approved as submitted on June 14, 2018.

Reasons for Action:

- a) A complete final site plan application has been submitted [Section 12.21.110(d)(1)].
- b) Based on the submittal by the applicant with a Parking Modification, the Site Amendments meet the necessary zoning requirements.

PUBLIC HEARING – SHEFFIELD DOWNS AT APPROXIMATELY 274 E PAGES LANE – ZONING MAP AMENDMENT, CONCEPTUAL SITE PLAN, CONCEPTUAL SUBDIVISION

Cory Snyder, Community Development Director, explained that the proposed redevelopment project is to rezone a significant eastern portion of the Pages Lane Commercial Area (former Dick's Market location) and reuse the property for a single-family dwelling subdivision of 33 homes. The project would be redeveloped as a "planned development" having a private roadway system and a park area as common open space for use by the residents of the new community. Mr. Snyder stated the applicant has not requested a density bonus. He emphasized that not requesting a density bonus does not exempt the applicant from upgrade standards expected with a PDO. He stated staff does not believe the application meets expectations of the PDO process. Mr. Snyder recommended the Planning Commission table the application to allow the applicant to address issues listed in the staff report.

1 Chair Hayman asked Mr. Snyder if he has concerns about the way the open space is
2 clustered at the west end of the proposed development. Mr. Snyder responded that the
3 expectation of the ordinance is to provide something beyond a grassy area with a tot lot. He
4 suggested the applicant consider drought tolerant landscaping, more entry features, and
5 elements that would buffer existing commercial. He confirmed that the playground and open
6 space area would be maintained by the development.
7

8 Commissioner Wright asked if the applicant would be allowed to change their plan to
9 take advantage of the density bonus if the current application is approved. Mr. Snyder
10 responded they would not. A site plan must be associated with a rezone request for
11 redevelopment.
12

13 Taylor Spendlove with Brighton Homes said he believes the comments attributed to the
14 property owner regarding wanting to retain commercial were taken somewhat out of context.
15 He said the property owner did not want the entire area to be zoned strictly residential with no
16 commercial. He said the property owner believes the long-term vacancy justifies the proposed
17 rezone to residential. Responding to a question from Chair Hayman, Mr. Spendlove stated the
18 property owner does not have a study to support the request, but several different brokers have
19 tried to commercially market the property and been unsuccessful. He stated commercial
20 synergy is difficult because of the distance to freeway access.
21

22 Mr. Spendlove presented an updated site plan and proposed building materials. The
23 base exteriors would be Hardie Board. Brighton Homes does not propose to use stucco or vinyl
24 siding. Mr. Spendlove explained they would like to retain the ability to offer options to individual
25 buyers. Brighton Homes would like to begin demolition on the property this fall and begin
26 paving next spring. He said they propose to use standard 30-year roof shingles. The more
27 durable and expensive shingles are not financially viable for affordable housing in a
28 redevelopment situation involving demolition. Mr. Snyder commented that \$350,000 and
29 \$425,000 is not a range he feels can be termed affordable housing. The PDO process expects
30 something more than standard (e.g., energy efficiency beyond what is expected by the Building
31 Code, and upgraded exterior elements around the sides and back of a home instead of just the
32 front). Mr. Spendlove responded that with the five-foot setbacks requested the sides of the
33 homes would generally not be visible.
34

35 Mr. Spendlove described landscaping and entry monument plans for the street entry off
36 Pages Lane next to existing commercial property. Mr. Snyder commented that entry
37 monuments are good place for upgraded lighting. He emphasized that 360-degree elements
38 will be important with the backs of homes visible along Pages Lane. He agreed that not every
39 home would need 360-degree elements, but said upgraded elements at strategic locations
40 would greatly improve the appearance of the proposed development.
41

42 Mr. Spendlove stated Brighton Homes came into this process trying to take into account
43 what they heard at public hearings and Council discussions. They heard a lot of discussion
44 about putting a buffer/open space between the residential and existing commercial on the west
45 side of the property. Mr. Spendlove said they would be able to spread out the open space more
46 with a townhome development, but they heard a preference for single-family homes from the
47 Council. He said home prices have skyrocketed because construction costs are so high.
48 Brighton Homes tried to take what they heard from the City Council and fit it into a development
49 that would be economically viable. Mr. Spendlove said they are willing to commit to add 360-
50 degree upgraded elements to specific lots.
51

52 Commissioner Wright said she is excited about what Brighton Homes has started, but
53 she would love to see a more comprehensive story board. Mr. Spendlove responded that the

1 process is expensive, and they are hesitant to put more into it without assurance that it will work
2 out. He said they would love to get a positive recommendation with conditions to move on to
3 the Council. Mr. Snyder said he suspects the Council would say there is not enough information
4 to make a decision. If pushed, Mr. Snyder said he would recommend denial because he does
5 not think the application meets the given parameters.

6
7 The Planning Commission and staff went through the staff report with Mr. Spendlove
8 and answered his questions. Mr. Spendlove commented that some of the information would
9 have been helpful at previous meetings with staff. He said Brighton Homes intends to market
10 the development as a young family neighborhood. Grassy open space and a tot lot are the best
11 things to provide for young children. Commissioner Wright expressed appreciation that Brighton
12 Homes has listened and tried to respond to what the community wants. She asked if they have
13 considered designing the community to include the needs of retired individuals with master-on-
14 the-main floor plans. Mr. Spendlove responded that their previous plan included that idea with a
15 duplex format, but they received feedback that single-family format is preferred. He stated that
16 single-level master-on-the-main units would not be possible on most of the lots with the single-
17 family detached format. It may be possible on proposed lots 30-33. Mr. Spendlove said he
18 thinks they have a good project, and he is hoping to work with staff and come back to the
19 Planning Commission as soon as possible.

20
21 Chair Hayman opened a public hearing at 8:36 p.m.

22
23 Alan Arbuckle – Mr. Arbuckle said he lives on Pages Lane. He said he is impressed with
24 the proposed project, which he thinks is a lot better than a vacant building. He encouraged the
25 Planning Commission to remember that adequate parking for residents and visitors is important.

26
27 The public hearing was closed at 8:38 p.m. Mr. Snyder stated the application exceeds
28 code requirements for parking. Mr. Spendlove added that street parking would not be allowed.
29 Commissioner Johnson said he does not think the Commission should ignore the affordable
30 housing issue. He encouraged the Commission to utilize the flexibility allowed when applying
31 the PDO requirements to avoid contributing to the affordable housing crisis with costlier
32 elements. Chair Hayman responded that, as an administrative body, the Commission has a
33 responsibility to administer the General Plan as drafted by the City Council. She agreed the
34 Commission should be cognizant of the affordable housing issue within the confines of the
35 General Plan. Commissioner Helgesen commented that, rather than doing everything
36 suggested by staff, the applicant could choose the upgraded elements that would have the
37 greatest effect.

38
39 Commissioner Wright stated she believes it is important to recognize the need for
40 housing for empty nesters wanting to stay in Centerville who want smaller lots and less yard
41 care. She said she likes that the proposed development addresses that need. Commissioner
42 Wright said she believes master-on-the-main townhomes could be a benefit to the proposed
43 development. She said she believes the Commission should make the recommendation they
44 feel is right for the City, not just the recommendation they think the Council will approve.
45 Commissioner Daly said he believes the responsibility of the Commission is to do what is right
46 for the community given the desires of the citizens. He said he has heard from public comment
47 that density would be an immediate loser, at least right now. Commissioner Daly pointed out
48 that he can see the proposed development filling a need for young families who will also want to
49 stay in Centerville and will eventually look for properties with larger homes and yards. Chair
50 Hayman stated she can see the proposed development as the start of the whole area becoming
51 residential. Commissioner Daly commented that discussion should take place regarding stub
52 roads and how the development would integrate with future redevelopment.

53

1 Chair Hayman stated she is not as concerned about density as she once was having
2 now spent time on the Planning Commission and put time into research and study. However,
3 she said she would not want to see high density at this location. She said she would be
4 comfortable with some amount of multi-family housing that would open up more green space.
5 Chair Hayman said in planning for the future she believes it will be important to have open
6 dialog with the public about the housing market and needs. Commissioner Daly said that, in his
7 opinion, single-family homes feel less like density than townhomes. Chair Hayman stated she is
8 generally supportive of the proposed site plan. She said she hopes the applicant considers the
9 concerns and questions discussed and can bring back a revision.

10
11 Commissioner Wright asked staff if it would be possible to put a checklist together to
12 help developers and property owners better understand the application process and what the
13 City wants. Mr. Snyder responded that codes are complex, and each city has different zoning
14 regulations. Commissioner Johnson pointed out that staff does have a checklist that covers
15 most of the requirements and issues.

16
17 Chair Hayman made a ***motion*** to table the matter and direct the applicant to further
18 address the following. Commissioner Hirst seconded the motion, which passed by unanimous
19 vote (7-0).

- 20
21 1. The petitioner shall address the Southeast Neighborhood Plan policy matter
22 regarding the current market demands and the commercial viability of the area. Why
23 is it time to consider allowing residential re-development?
24 2. The petitioner shall prepare a project specific Architectural Plan that includes a
25 "materials and colors story-board re-addressing the Southeast Neighborhood and
26 PDO expectations that "dwellings are to be designed with elements and materials
27 that are weather resilient and have design elements with a robust architectural
28 character." The Architectural Plan shall consider the following:
29 a. Greater use of the heavier architectural elements. Brick and stone improve
30 the durability of the home exterior.
31 b. Address the use of these architectural elements on all sides of the buildings.
32 c. Provide design elevations that include material percentage tabulations for the
33 project.
34 d. The Architectural Plan must depict what is being built but allow for choice and
35 flexibility for the future buyer.
36 e. Use a more durable roof shingle design.
37 f. Upgrade the window design and improve the enhancing elements.
38 g. Improve the use of building and landscape lighting.
39 h. Create interesting home addressing elements, house entry walkways, street
40 signs, and project and park entry features for the project.
41 3. The petitioner shall amend the Conceptual Site Plan Submittal to address the
42 following:
43 a. Engage a landscape architect to enhance the "landscape theme," with
44 interesting plant materials, lighting, rock walls and other elements.
45 b. Re-design the open space predominantly turf (high-water use) and to set
46 aside an area designed with the amenities or features that complement the
47 various expected residents, both day and evening hours, and beyond the
48 default design of a tot lot, playground, or clubhouse.
49 c. Adjust the setbacks along the southern lots (lots 22-33) from 15 feet to 20
50 feet and Lot 22 to be increased from 5 feet to 8 feet in order to meet the track
51 perimeter requirements.
52 d. Better address the use and style of fencing, width and depth of driveways,
53 and the parking of RV's.

- 1 e. Address the manner in which to provide perpetual agreement to allow an
2 integration of additional future conversion of commercial, as part of the
3 development.
- 4 f. Show any existing utility line, aqueduct, dam, ditch, or canal located within
5 the area.
- 6 g. Show the location, height, and setbacks of existing and proposed buildings
7 on the subject property and immediately adjoining property.
- 8 4. The petitioner shall further address the following matters:
 - 9 a. The financial capability to carry out the planned development project.
 - 10 b. The capability to start construction within one year of final plan approval.
 - 11 c. Provide development schedule indicating the approximate date when
12 construction or its stages can be expected to begin and be completed.
- 13 5. The petitioner shall modify, as needed, the Conceptual Subdivision Layout to reflect
14 the changes being proposed or suggested.
- 15 6. The petitioner shall address the remaining commercial area needs to prevent any
16 further non-conformities or applicable building/fire code issues with regards to the
17 following:
 - 18 a. Current/existing landscaping percentages and any reduction or losses will
19 occur.
 - 20 b. Remaining commercial use parking counts and circulation lanes compared to
21 the Zoning Ordinance requirements of CZC 12.52.
 - 22 c. Demolition and rehabilitation of building walls in meeting application Building
23 Code Regulations, specifically the west wall area of the Ace Hardware
24 building.

MAIN STREET TABLE OF USES UPCOMING NOTICES

25
26
27
28 Mr. Snyder said he was contacted by a City Council member who was concerned that
29 maybe some of the proposed uses included on the proposed Table of Uses for Main Street
30 would raise concerns from the community that would take away from the constructive
31 discussion process. Mr. Snyder said he responded to the Council member that both the
32 Planning Commission and the City Council agreed on the list of uses to propose for feedback.
33 He said he believes the community feedback process is valuable. Ms. Younger presented a
34 proposed format to post the information on the City website and include in a mailer, and
35 received feedback from the Commissioners.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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38
- 39 • The next Planning Commission meeting is scheduled for July 25, 2018. Mr. Snyder
40 updated the Commission regarding items on the next Planning Commission agenda.
 - 41 • Lisa Romney, City Attorney, recommended staff present Subdivision Ordinance
42 Amendments as they are individually completed rather than waiting until the entire
43 project is completed. Chair Hayman agreed to defer to the recommendation of the City
44 Attorney.

MINUTES REVIEW AND ACCEPTANCE

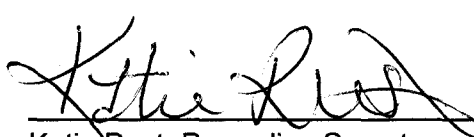
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47
48 The minutes of the June 27, 2018 Planning Commission meeting were reviewed and
49 amendments requests. Commissioner Hirst made a **motion** to approve the minutes as
50 amended. Commissioner Helgesen seconded the motion, which passed by unanimous vote (7-
51 0).
52

ADJOURNMENT

At 9:33 p.m., Chair Hayman made a motion to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).


Cheylynn Hayman, Chair

8-2-18
Date Approved


Katie Rust, Recording Secretary

