

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, June 12, 2013**

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 Tamilyn Fillmore

10 David Hirschi

11 Brian Holman

12 Scott Kjar, arrived 7:30 pm

13 Kevin Merrill, Chair

14 Debra Randall

15
16 **MEMBERS ABSENT**

17 Steven Markham

18
19 **STAFF PRESENT**

20 Corvin Snyder, Community Development Director

21 Brandon Toponce, Assistant Planner

22 Lisa Romney, City Attorney

23 Kathy Streadbeck, Recording Secretary

24
25 **VISITORS**

26 Interested Citizens (see attached sign-in sheet)

27
28 **PLEDGE OF ALLEGIANCE**

29
30 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Holman

31
32 **MINUTES REVIEW AND APPROVAL**

33
34 Minutes of the Planning Commission meeting held May 22, 2013 were reviewed and
35 amended. Commissioner Hirschi made a **motion** to approve the minutes as amended. The motion
36 was seconded by Commissioner Randall and passed by unanimous vote (4-0).

PUBLIC HEARING | KING COMMERCIAL DEVELOP | 330 WEST PARRISH
Consideration of a conceptual site plan and subdivision for the King Commercial
Development, located on Lots 2 & 3 of the Parrish Park Subdivision, 330 West Parrish
Lane, in the C-VH Zone. Eldon Haacke, Terraform Co., Applicant.

Brandon Toponce, Assistant Planner, reported the owner of the Good Spray Car Wash and Subway are proposing to create the King Commercial Development, consisting of 3 lots. The east lot would remain with the existing Subway, the center lot would become a Beans and Brew, and the final west lot would be a Jiffy Lube. All three uses are consistent with the goals of the General Plan and are permitted in the Commercial-Very High Zone. All three buildings will front Parrish Lane with parking at the rear and sides of the lots. All three buildings appear to meet applicable development standards. The applicant still needs to submit building heights and verify appropriate car stacking on the Subway site. The site plan shows only three stacked cars and ordinance requires five. The proposed 3-lot subdivision will share parking and access. The two existing drive accesses, one on Lot 1 (Subway) and one on Lot 3 (Jiffy Lube) will remain. No additional drive access will be cut for Lot 2, Beans and Brew. The applicant has submitted some general landscaping ideas, but will be required to submit a detailed landscape plan with actual locations, plant types, irrigation, and percentages, including compliance with Parrish Lane Design Guidelines at final approval. The site plan shows appropriate dumpster locations, but no details on the dumpster enclosures. This will need to be submitted with final site plan approval. All roof mounted equipment will also need to be appropriately screened. The proposed subdivision is subject to the Parrish Lane Design Standards, including enhanced architecture, articulation, color schemes, lighting, pedestrian circulation, and pedestrian amenities. A pedestrian connection to Subway will need to be added and staff suggests benches, tables, chairs or other pedestrian amenities are included on each lot. The applicant will also be required to maintain proper drainage across all three lots to be reviewed and approved by the City Engineer. The applicant will also be required to show all easements on the plat and bond for needed improvements. Since this is a relatively simple subdivision, staff recommends the preliminary and final approvals be reviewed and approved together.

Commissioner Hirschi asked for clarification on the elevation changes between the three lots. He also questioned how the three lots will drain.

Commissioner Fillmore said she frequents Subway and believes the curb cut to Subway is too narrow. She would like to see this curb cut widened. It is already difficult to drive the Subway access and parking lot. More traffic will not help this problem. She suggested changing the location of the second access by cutting an access into Lot 2. She said she strongly encourages pedestrian access and pedestrian amenities. She said outdoor seating at Subway would be nice. She also suggested changing the diagonal parking at the Subway to face straight, i.e., east west. She said perhaps there are better options for access, parking, and circulation.

1 Eldon Haacke, applicant, said the building heights will not exceed 25 feet (35 feet
2 maximum allowed), there will be 50 shared parking stalls (only 37 required), and landscaping is
3 calculated at 16.5% (only 15% required). He said all landscaping details will be submitted as
4 required. He explained there is a 2-foot drop in elevation between Lot 1 and Lot 3. This will be
5 graded with a gradual slope. All drainage will be tied together and will likely drain to the west.
6 All drainage plans will be approved by the City Engineer as required. He said they have been
7 working on this project for the past fourteen months and have run through six (6) different site
8 plans including placing the buildings off the street and eliminating the angled parking at Subway.
9 He said the proposed plan is the best for access, parking, and circulation. He said UDOT has
10 been a part of this process and will not allow any additional curb cuts on Parrish Lane. The
11 Subway access can and will be widened but cannot be moved. UDOT requires this access to
12 remain in-line with the Wal-Mart access across Parrish Lane to the south. He said the Subway
13 building will not be changed. He explained the parking and circulation patterns as depicted on
14 the site plan. Subway will have two additional parking stalls added to their west side and the
15 drive isles will be widened. He said there is enough room to stack 5 cars as required and
16 distributed a new site plan showing this. He said benches, tables, and/or chairs will be included
17 on site for pedestrians. He said pedestrian access is a challenge. Originally a stamped, colored
18 concrete pedestrian pathway was anticipated from the sidewalk on Parrish Lane to the Subway,
19 however any pedestrian pathway would cross traffic and it was taken out for safety. He said they
20 are happy to add it back in if required, but he is unsure of the best location. He explained the
21 shared access and parking will be covered by appropriate covenants and restrictions. He also
22 distributed a new elevation picture for the Beans and Brew pointing out the modern look with
23 rock.

24
25 Chair Merrill opened the public hearing.

26
27 Jeff Hansie said he is the current Subway franchisee. He is concerned with the proposed
28 site plan and is concerned it may negatively affect his business. He said he is concerned for the
29 safety of his customers. He agreed the parking and circulation on the Subway lot is already
30 limited and the proposed plan takes 12 parking stalls away. He is concerned sharing this access
31 and parking with two other businesses will only accentuate the problem. He is concerned with
32 the proposed circulation pattern. Traffic coming from the drive-thru of the Beans and Brew and
33 traffic from the drive-thru of the Subway could easily conflict causing congestion and even
34 collisions as they compete for ingress/egress. He suggested rotating the Beans and Brew building
35 90-degrees, moving the parking and changing the circulation pattern. He said reality for Subway
36 is a car stack of 7 to 8 cars, not 5. This will further hinder circulation and cause problems with
37 the angled parking on the east. He also agreed that a pedestrian access that crosses traffic is not
38 safe and he would not recommend it. He said currently the Rays Muffler to the east drains west
39 to Subway and continues on to 400 West. He suggested the drainage pipe be increased if two
40 additional buildings will be draining into the same system. He also expressed concern with

1 widening the curb cut at Subway. He said their pole sign is located near this access and he does
2 not want to have to move it or have it interfere with traffic.

3
4 Kelly King, property owner, said he owns the Good Spray and vacant lot intended for the
5 Beans and Brew. He appreciates Subway and is willing to work with them regarding concerns.
6 He said it was he who installed parking on the west side of Subway for the benefit of Subway
7 and also planted grass on the vacant site as required by the City. He said they had a building
8 approved for this vacant lot in the past but because of parking and circulation issues was unable
9 to complete the project. The parking for this site has always been intended to be shared.

10
11 Chair Merrill closed the public hearing.

12
13 Mr. Haacke explained two new dumpster sites will be installed and the Subway dumpster
14 will remain. All dumpsters will be enclosed as required with CMU block painted to match the
15 buildings and landscaped appropriately for buffering. He said they plan to maintain the pole sign
16 on the Subway property and add additional landscaping around it. He said there is a 25-foot
17 clearance on the Subway site for 2-way traffic as required by City ordinance. He said it makes
18 more sense to have the buildings front Parrish Lane which actually allows for better traffic
19 circulation. Flipping buildings will only interrupt traffic flow. There are some inherited parking
20 and circulation problems on the Subway site, but the proposed plan will allow appropriate traffic
21 flow. He said they may be taking 12 parking stalls away from the site, but they are adding 50
22 which can be shared by anyone within the subdivision. He said Subway could easily ask their
23 employees to park in stalls at the Jiffy Lube or Beans and Brew leaving their parking open for
24 customers. He also said most Beans and Brew traffic will be drive-thru leaving most the parking
25 available.

26
27 Cory Snyder, Community Development Director, said he is not comfortable with
28 designing a pedestrian access that crosses traffic and/or drive-thru lanes of the Subway site. He
29 explained the Parrish Lane Design Guidelines encourage shared situations, which this plan
30 incorporates. He said the existing pole sign falls under non-conforming rights. The plan to
31 integrate the pole sign into landscaping meets City standards. He explained for the project as a
32 whole, the parking, car stacking, and circulation pattern also meet City standards. There is
33 sufficient width for the 2-way traffic and the one-way traffic as proposed. Although the site plan
34 may seem congested, the Planning Commission cannot expect more than required. This is not a
35 conditional use permit. With respect to the added stacking scheme submitted this evening, he
36 said he is not fully prepared to make recommendations as he would need to review the current
37 plan first. The plan submitted at the time of application does meet City standards and is only a
38 conceptual approval. Many details can change from now until final approval. If the Planning
39 Commission feels they need more information before making a decision this item could be
40 tabled. However, staff believes the proposed plan is sufficient to meet applicable ordinances.

1 Lisa Romney, City Attorney, said the revised site plan and building elevations submitted
2 this evening are not the plans that are being reviewed this evening. The plans and elevations
3 submitted at the time of application are those the Planning Commission is to review. She agreed
4 the Planning Commission could table this issue until staff has time to review the new plans or the
5 Commission can go ahead and approve what is on the table as it has been reviewed by staff
6 against City ordinances. Any new issues can be addressed during the final approval process. She
7 said conceptual approval is a broad overview and she believes the Planning Commission could
8 approve the overall concept and the details can be reviewed at final.

9
10 Commissioner Fillmore agreed the Commission should limit themselves to the literal and
11 simple interpretation of ordinances and review this application appropriately. However, she feels
12 her hands are tied more than she is comfortable with. She said the City encourages shared access
13 and parking, but in this particular situation, it also encourages pedestrians to walk through heavy
14 traffic. It seems careless not to provide a way for those pedestrians to cross safely. In the very
15 least a pedestrian crossing will inform vehicles that pedestrians are likely. She said she is not
16 comfortable approving this proposed plan until these safety issues are addressed. She said she
17 would also like to see a requirement that deals with the reality for car stacking. She would prefer
18 a study to show how many stacked cars should be accommodated specific to Subway, instead of
19 using a textbook number.

20
21 The Commission discussed the issues of circulation, building orientation, parking, and
22 pedestrian crossings at length. Many of the Commission members expressed concern with the
23 proposed layout, but also agreed the proposed plan does meet City ordinances.

24
25 Commissioner Fillmore made a **motion** for the Planning Commission to approve the
26 conceptual subdivision plat for the King Commercial Development located at 330 West Parrish
27 Lane, with the following conditions:

28
29 **Conditions:**

- 30 1. All utility improvements, easements and drainage shall be depicted on the preliminary
31 plat and be reviewed by City staff as part of the preliminary/final subdivision review
32 process.
33 2. Utility provider sheets shall be submitted indicating that all utility companies can
34 provide adequate service.
35 3. A bond shall be assessed by the City Engineer for any related improvements and
36 posted by the applicant as part of the final approval.
37 4. The preliminary and final site plan application shall be submitted simultaneously and
38 meet all applicable requirements found within Title 15-3 and 15-4 of the Subdivision
39 Ordinance.
40

Reasons for the Action:

1. The conceptual subdivision is in harmony with the General Plan [Section 12-480-2(1)(c)(1), 12-420-2].
2. All applicable standards for a conceptual subdivision review have been satisfied [Title 15-2].
3. Since 2 lots are already created and the division of land is only adjusting lot lines to add one additional lot, the request to combine the preliminary and final subdivision applications together is deemed appropriate.

The motion was seconded by Commissioner Holman and passed by unanimous roll-call vote (6-0).

Commissioner Fillmore made a **motion** for the Planning Commission to **table** the conceptual site plan approval and request further information and study regarding a safe pedestrian access to Subway and the actual number of stacked cars needed to accommodate Subway's business. The motion was seconded by Commissioner Randall.

Commissioner Kjar said he shares the concerns regarding safety and car stacking, but is more concerned with the width of the east ingress/egress. However, if the site plan meets City ordinances he is unsure it is appropriate to hold up the conceptual approval.

Chair Merrill said the pedestrian safety issues have existed on the Subway site for some time, but agrees the conceptual site plan approval should not be held up. He also agreed it would be beneficial for Subway to encourage employees to park off-site.

Commissioner Holman questioned if there has been a study regarding pedestrian pathways? Is this why they are encouraged on Parrish Lane? Mr. Snyder said there has not been a specific study done for Parrish Lane, but pedestrian pathways are a "shall" within the Parrish Lane Design Guidelines.

Chair Merrill called for a vote on the motion to table. The motion failed with a roll-call vote (3-3). Chair Merrill and Commissioner's Hirschi and Kjar opposed.

Conceptual Site Plan

Chair Merrill made a **motion** for the Planning Commission to accept the conceptual site plan for the King Commercial Development located at 330 West Parrish Lane, with the following conditions:

Conditions:

1. Stacked parking in relation to Subway shall be reevaluated to ensure the required 5 stacked parking stalls.
2. A landscaping plan shall be submitted with the final site plan, following all applicable standards found in Chapter 12-51 and Chapter 12-63 of the Zoning Ordinance and shall depict the following detail:
 - a. Location and type of all vegetation
 - b. The total number of trees and shrubs
 - c. Overall landscaping and parking lot percentages
 - d. An irrigation plan
 - e. A undulated berm shall be designed along all street frontages that is 15 feet wide and 2 feet tall
 - f. Depiction of a landscaping theme throughout the site that may include, rock features, types of gravel, or specific shape of planting beds.
 - g. Vegetation around all walkways should be emphasized.
 - h. At least 25% of groundcover shall be in grass or other high water plants.
3. All pedestrian pathways that cross through vehicular areas shall be stamped-colored concrete.
4. A pathway from Subway to the sidewalk shall be included on the final site plan drawings.
5. Screening detail shall be depicted as part of the final site plan submittal, indicating that all ground and roof-mounted equipment have been properly screened from view.
6. Detail concerning the dumpster enclosures shall be indicated on the final site plan and meet the requirements found in Section 12-51-110 of the Zoning Ordinance.
7. Public amenities, such as benches or tables and chairs should be considered to enhance the pedestrian experience.
8. A lighting plan shall be submitted indicating all building, parking lot and pedestrian lighting. Wall lighting should be decorative in nature to enhance the architectural building design.
9. Streetscape Standards such as street trees and pedestrian lighting shall be depicted on the final site plan and shall meet the required City Standards.
10. All easements and utilities shall be shown on the final site plan.
11. Proper drainage and grading, meeting all applicable City Standards, shall be depicted on the final site plan for review and approval by the City Engineer.
12. A bond shall be established for all onsite improvements by the City Engineer and posted by the applicant prior to receiving any building permits.
13. All proposed signage shall be depicted on the final elevation drawings.
14. A storyboard shall be submitted with the final site plan application depicting all colors and materials to be used on the proposed building.

15. The applicant shall submit a final site plan application in accordance with Section 12-21-100 of the City's Zoning Ordinance, which shall be subsequently reviewed and approved by the Planning Commission.

16. The applicant shall receive subdivision approval prior to receiving any building permits.

17. All related professional services fees shall be paid to Centerville City.

Reasons for Action:

1. A complete conceptual site plan application has been submitted [Section 12-21-110(d)(1)].

2. The proposed uses of specialty retail, vehicle repair limited and a fast-food restaurant is allowed within the C-VH Zone [Chapter 12-36].

3. With the above conditions being address, the proposed development will meet the Parrish Lane Guidelines [Chapter 12-63].

4. A final site plan shall be required prior to any onsite construction taking place [Section 12-21-110(e)(1)].

The motion was seconded by Commissioner Hirschi.

Commissioner Fillmore made a **motion to amend** to add the following conditions:

18. The applicant shall address concerns with width of the east ingress/egress drive access and sufficiency of drive lanes and car stacking.

19. A more thorough review of pedestrian safety at Subway and show possible pedestrian pathway options.

The motion to amend was seconded by Commissioner Hirschi and passed with a unanimous roll-call vote (6-0).

Chair Merrill called for a vote on the original motion as amended. The motion passed with a unanimous roll-call vote (6-0).

PUBLIC HEARING | WOODS PARK SUBDIVISION | 690 WEST 2400 NORTH
Consideration of a preliminary subdivision plan for the Woods Park Subdivision, 29
building lots, located at approximately 690 West 2400 North, in the R-L(PD) Zone. Alan
Prince, Prince Development, Applicant.

At 8:35 p.m. Commissioner Holman was excused.

1 Cory Snyder, Community Development Director, reported the applicant is seeking
2 preliminary subdivision approval for a Planned Development Overlay (PDO) project. The
3 Planning Commission is to review the application against the conceptual approval previously
4 granted. Staff suggests the Planning Commission focus on the following five (5) issues:

- 5
- 6 • Adequacy of providing pathway connections from the interior of the development to
7 the landscape detention area and the Frontage Road sidewalks.
- 8 • Adequacy of reducing congested driveway (i.e., amount of impervious surface) areas
9 for Lots 1-3 and Lots 19-21 to improve front yard green space and appearance for
10 these units.
- 11 • Adequacy of addressing the rear elevation design expectations.
- 12 • Adequacy of providing increased architectural interest and detail on the perimeter
13 fencing facing the roads.
- 14 • Expectations regarding development schedule indicating when the project will begin
15 construction and estimated timeline for build out.
- 16

17 Mr. Snyder explained the preliminary plan shows a contiguous outer perimeter sidewalk
18 system. Previously the sidewalk did not connect to Lund Lane nor extend the distance of the stub
19 road to the east. He explained the driveways have been paired to maximize green space. A shared
20 driveway system was discussed to minimize hard surface even further, but staff and the applicant
21 felt this could introduce issues among individual property owners. The applicant has provided
22 pictures showing possible rear elevation elements and landscaping. Is this sufficient to provide
23 the necessary buffer and street appeal? Mr. Snyder reviewed the proposed fence along Lund
24 Lane. The applicant proposes to include jogs in the fence where shrubs and trees will be planted
25 to help break up the long stretch of fencing. Trees will also be planted in the park strip to provide
26 additional visual breakup. The fence is proposed to be vinyl. The Planning Commission
27 discussed the possibility of precast fence at the base, but staff believes this would be lost in the
28 shrubs and plantings. Mr. Snyder also reviewed the development schedule. The project will be
29 sold to Henry Walker Homes who will complete the build out. All public improvements and
30 landscaping will require a bond.

31
32 Commissioner Fillmore agreed that shared driveways would be difficult for property
33 owners. She shared pictures of driveways with significant amounts of hard surface and
34 driveways with minimal hard surface. She recommended the applicant pave only what is
35 necessary. She suggested keeping curb cuts to a 2-car maximum and those homes with 3-car
36 garages could angle the hard surface to meet that width after the curb cut. She also questioned
37 the allowance for decks/patios. Are covered decks/patios allowed and will they be calculated as
38 part of the rear yard setback? She also asked if out buildings are permitted.

1 Mr. Snyder said covered deck/patios or any deck/patio higher than 30-inches will be
2 included in the rear yard setback. If the deck/patio is not covered or is under 30-inches then it
3 will not be included in the rear yard setback requirement.
4

5 Alan Prince, applicant, agreed with the suggested minimal hard surface on driveways.
6 He also agreed that shared driveways are not a good option. He explained the original plan for
7 this project included 30 lots, but in order to accommodate driveways and maximize green space
8 the project now has only 29 lots. He explained the studies that have been done regarding the
9 water table and floodplain and the extensive drainage system that will be installed. He distributed
10 a list provided by Henry Walker Homes regarding rear elevation elements including shutters,
11 window trim, door trim, deck, porches, window pop outs, hardi-board, cement patios, shake
12 siding, lighting, bay windows, bay doors, diversity in roof elevation, and diversity in rear wall.
13 Henry Walker is willing to include some rear elevation elements as listed on each home, but no
14 home will include all elements. These homes will be identical to the Henry Walker development
15 just to the north in Farmington. He said this project is turning out to be nicer than he ever
16 imagined or anticipated. He reviewed the proposed fence along Lund Lane. This fence will be
17 staggered and will include significant landscaping and trees. The fence will be a combination of
18 lattice and solid vinyl, most likely taupe in color. The fence will angle behind lots 2, 3, 8, and 19
19 and include increased landscaping. There will be no side yard fencing. He estimated the build out
20 to be between two and three years, but explained he is not the builder and cannot say for sure. He
21 said one accessory building per lot is allowed at a maximum of 10 feet by 10 feet and will have
22 materials congruent with the home. He explained he is accepting of the covered deck/patio being
23 part of the rear yard setback, but asked if an allowance could be granted regarding the 30-inch
24 restriction because there are some lots that can accommodate walk-out basements. He also
25 explained the roads, garbage and street lighting will be maintained by the City.
26

27 Chair Merrill opened the public hearing. There was no comment, he closed the public
28 hearing.
29

30 Mr. Snyder said he thinks the new fence design is acceptable, but also believed a simpler
31 straight fence with landscaping would also be acceptable. He suggested the Planning
32 Commission require a minimum number of rear elevation elements per home. Perhaps four or
33 five from the list provided. He agreed with a maximum driveway cut and minimizing hard
34 surface. He said an allowance for walk-out basements can be discussed during the final approval
35 process. He said the homes are smaller than the building pads and it may be possible to fit a
36 deck/patio within those current building pads. He would like to work with the applicant on this
37 option.
38

39 Chair Merrill said he likes the fencing as proposed and agreed with variations and
40 enhancements to the rear architecture on homes facing the public streets. He likes the elimination

1 of the side yard fencing. This will help create a bigger, more open feel to the project. He also
2 agreed with single driveways, not shared.

3
4 Commissioner Fillmore agreed with requiring a minimum number of rear architectural
5 elements for each home, including one change in material above the fence line. She suggested
6 setting a maximum curb cut for both the 2-car garage homes and the 3-car garage homes. She too
7 likes the proposed fencing and agreed with a mix of lattice and solid vinyl. She suggested the
8 solid vinyl for the straight runs and lattice in the pop-outs.

9
10 Commissioner Hirschi suggested the fence be made of one color throughout. He has seen
11 some vinyl fences with the color on the exterior only. Once these fences have weathered the
12 different interior color shows through.

13
14 Commissioner Fillmore made a **motion** for the Planning Commission to approve the
15 preliminary subdivision plans for the proposed Woods Park Subdivision, subject to the following
16 conditions:

17
18 ***Conditions:***

- 19 1. A final subdivision application and plans shall be submitted, within one (1) year, in
20 accordance with the requirements of Title 15, Subdivisions and of Title 12-Zoning
21 Ordinance.
- 22 2. The final plat and plans shall reflect the design, layout and all related items, as
23 presented with the preliminary plan submittal, except as modified with the conditions
24 of preliminary subdivision approval.
- 25 3. Such final plat and plan submittal shall also be subject to all terms and conditions of
26 the conceptual plan and the applicable Development Agreement associated with the
27 Wood Park Development.
- 28 4. The final plat and plans shall also address the following:
 - 29 a. The City Engineer's request for two (2) sidewalks easements outside the right-of-
30 way to provide internal connections to Lund Lane (east side entrance and to a
31 future road north side of east street stub).
 - 32 b. The City Engineer's requests that fencing in the side yard areas be eliminated and
33 just allow fencing in the rear yards of the homes. A note on the final plat shall be
34 provided to call out this restriction.
 - 35 c. The City Engineer's request to straighten and align pedestrian crossings to
36 facilitate future road maintenance.
 - 37 d. Provide a reference note on the final plat indicating the development is subject to
38 a PDO approval and all homes are to comply with such architectural
39 requirements.

- e. The side yard setback corrected to 5 feet for each lot, for a combined total of 10 feet between homes.
 - f. Provide a plat note addressing the use of detached accessory buildings.
 - g. The applicant shall address the driveway cut width to be a maximum of a 2-car width and to reduce the hard surface to a minimum allowable on the 3-car driveway plans.
 - h. Tonight, the applicant submitted a list of rear elevation architectural design elements. The Planning Commission expects a commitment that each rear elevation has a minimum of four (4) architectural design elements with at least one of those being material variation above the fence line.
 - i. The pop-outs along the fence on Lund Lane are adequate. The Planning Commission prefers the fence be of colored vinyl and requires that color to be solid throughout the material.
 - j. Deck setbacks shall meet City standards. The applicant may address use of uncovered decks for modification review.
5. The final plat submittal shall also address the needed drainage system improvements to properly manage the anticipated creek flow and flood waters, as recommended by the City Engineer. Any needed amendments to the related Development Agreement shall be prepared at the time of final plan and plat submittal.
 6. The developer shall remain responsible for payment of all outstanding professional service fees related to the review of the preliminary subdivision plans.

Reasons for the Action:

- a) The Commission finds that the preliminary subdivision plan is to comply with the terms and conditions of Woods Park PDO Zone Map Amendment and associated Conceptual Plan acceptance that was approved in April of 2013.
- b) The Commission finds that the terms and conditions of the preliminary approval are consistent with this related PDO approval.
- c) The Commission finds that the conditions of the preliminary plan approval, subject to terms and conditions of the PDO, are consistent with the requirements for preliminary subdivision review [Section 15-3-103].
- d) The Commission finds that there is a discrepancy with the downstream drainage improvements, as identified by the professional engineers. Thus, additional conditions are required to ensure proper mitigation of creek flow and flood waters with the final subdivision plans and plat.

The motion was seconded by Commissioner Hirschi.

1 Chair Merrill made a **motion to amend** the motion to add a 4.k. stating that no driveway
2 shall be allowed on the side yard of Lots 1, 14, 15 and 21. The motion to amend was seconded
3 by Commissioner Kjar and passed by unanimous roll-call vote (5-0).
4

5 Chair Merrill called for a vote on the motion as amended. The motion passed with a
6 unanimous roll-call vote (5-0).
7

8 **PUBLIC HEARING | CHASE LN CULINARY PUMP HOUSE | 70 E CHASE LN**
9 **Consideration of a conceptual site plan and small subdivision waiver/lot split for the Chase**
10 **Lane Culinary Water Pump House, located at 70 East Chase Lane, for the construction of**
11 **a new well site in the R-L Zone. Centerville City, Applicant.**
12

13 Brandon Toponce, Assistant Planner, reported the applicant desires to build a pump
14 house over a culinary well that will service Centerville City's community. The applicant has
15 submitted the necessary information for conceptual approval. The applicant will still be required
16 to apply for a conditional use permit, a final site plan, and a small subdivision waiver/lot split.
17 Mr. Toponce reviewed the location and site plan including square footage, easements, and
18 driveway access. A generator will be housed onsite and the applicant will be required to address
19 noise of that generator at final site plan approval. Mr. Toponce distributed the results of the well
20 drilling to the Planning Commission for their review. He also explained there are safety
21 precautions in place and that the pump house will meet all EPA standards.
22

23 Randy Randall, Public Works Director, explained this well will drain into a closed
24 drainage system along Chase Lane. This eliminates any noise associated with flushing the
25 system. In addition, the generator will be placed inside the pump house opposite neighboring
26 residences and quiet mufflers will be used to minimize any noise pollution. He explained the
27 generator is only to be used in case of power outages and will only be run once a month, during
28 the day, to ensure it is working properly. He explained the proposed site is within a farm-like
29 area and it is the intention of the City to develop the site in a manor keeping with the farm-like
30 atmosphere.
31

32 Chair Merrill opened the public hearing.
33

34 Roger Phillips agreed this area has a farm-like feel. He said the proposed pump house
35 will bring a bit of industrial feel to the site. He would like to see the exterior of the building and
36 the landscaping diminish that industrial feel. He suggested a rock exterior on the pump house. He
37 feels rock blends better with landscaping. He would like to see as small a driveway as possible
38 accessing the pump house. It is not necessary to have a 20-foot wide driveway. He encouraged
39 the applicant to install only the bare minimum of concrete for access. He agreed any noise from
40 the well and pump house should be diminished as much as possible. He said he is not a fan of

1 chain link fence and would rather see a post and rail fence which is more in keeping with the
2 farm-like feel.

3
4 Gordon Griffith said the driveway access borders two neighboring rear yards. He
5 suggested a fence would be beneficial for the safety of children that may be playing in those rear
6 yards. It is important to keep children and trucks separate.

7
8 Chair Merrill closed the public hearing.

9
10 Mr. Randall said they are willing to work with the property owners to ensure all concerns
11 are addressed. He explained the site plan includes a retaining wall on the north property line with
12 a 4-foot chain link fence for safety. Currently, there are no other fences planned, but the City is
13 willing to install a fence wherever desired. However, the City prefers to install a fence that can
14 withstand wind and requires no maintenance. The City would not be willing to install a wooden
15 fence. Again, he assured the public that any noise associated with the generator will be minimal.
16 He said he is concerned that a rock exterior may be out of place and said the City would prefer to
17 build something that has similar architecture, materials, and color as the residence on site. This
18 will better blend the building into its surroundings. He explained the width and thickness of the
19 driveway will only be what is necessary to accommodate fire access and heavy equipment.

20
21 Commissioner Fillmore made a **motion** for the Planning Commission to accept the
22 conceptual site plan for the Chase Lane Culinary Water Pump House, located at 70 East Chase
23 Lane, subject to the following conditions:

24
25 ***Conditions:***

- 26 1. The City shall submit a final site plan application in accordance to Section 12-21-
27 110(e) of the Zoning Ordinance.
- 28 2. A conditional use permit shall be submitted in accordance to Section 12-21-100 of the
29 Zoning Ordinance.
- 30 3. The applicant shall submit a small subdivision/lot split waiver application for review
31 and approval.
- 32 4. The final site plan shall include landscaping detail in regard to how the site will be
33 maintained. This plan shall include type of groundcover, vegetation type, irrigation
34 detail and a drainage plan and vegetation to shield the view around the generator.
- 35 5. Unnecessary hard surfacing shall be reduced to a minimum in order to reduce run off
36 and increase the landscaped area.
- 37 6. Final sketches of the pump house shall be submitted indicating the aesthetic
38 appearance and structural detail.
- 39 7. Detail shall be submitted in regard to dangers, such as leaking of fluoride or chlorine,
40 and how the City is prepared to handle such emergencies.

- 1 8. Direct applicant to discuss with surrounding property owners their expectations for
2 fencing.

3
4 ***Reasons for Action:***

- 5 1. The applicant submitted a full application regarding a conceptual site plan [Section
6 12-21-110(d)].
7 2. A public utility substation is allowed within the R-L Zone with a conditional use
8 permit [Section 12-36].
9 3. After the applicant submits a conditional use permit, the criteria of Chapter 12-64 will
10 be addressed in regard to public utility substations.

11
12 The motion was seconded by Commissioner Randall and passed by unanimous roll-call
13 vote (5-0).

14
15 **PUBLIC HEARING | CODE TEXT AMENDMENT | 12-23 ENFORCEMENT**

16 **Consideration of a zoning code text amendment for Chapter 12-23, Enforcement, to bring**
17 **the code enforcement procedures for zoning violations in line with the procedures the City**
18 **uses for other civil code enforcement. Centerville City, Applicant.**

19
20 This item was postponed.

21
22 **PUBLIC HEARING | GAS STATION EXPANSION | CORNER PAGES & MAIN**

23 **Consideration of a conditional use permit for operating a fast-food restaurant in a C-H**
24 **(Commercial-High) Zone, and final site plan for the expansion of the existing gas station,**
25 **located at 1011 South Main Street. Dell S. Nichols, Commerce Real Estate Solutions,**
26 **Applicant.**

27
28 Cory Snyder, Community Development Director, reported the applicant is seeking final
29 site plan approval and conditional use permit approval for the fast food use. He said the site plan
30 is complete with only a few minor issues remaining which could be dealt with during the
31 building permit process. He explained the conditional use permit includes a tie between the
32 amount of building space dedicated to the fast food use and the amount of parking needed for
33 that space. The conditional use permit restricts the ability to increase the square footage of the
34 fast food use without coming back to the Planning Commission for further review, which may
35 include a requirement to increase parking. The proposed site plan improves the area and the site
36 and staff recommends approval.

37
38 Dell Nichols, applicant, said following this approval the property will be brought into
39 single ownership. This approval is the final contingency before his client, Petroleum Wholesale,
40 is able to secure ownership of the entire site. He said his client intends to submit an application

1 for building permit in 30 days. He thanked staff for their full cooperation and said he is accepting
2 of the conditions as proposed.

3
4 Chair Merrill opened the public hearing. There was no comment, he closed the public
5 hearing.

6
7 Chair Merrill made a **motion** for the Planning Commission to approve the final site plan,
8 as submitted to the City, for the proposed changes to the existing gas station, 1011 South Main
9 Street, subject to the following conditions:

10
11 ***Conditions:***

- 12 1. The expansion and enlargement shall be subject to the terms and conditions
13 previously approved by the City's Board of Adjustment.
- 14 2. The Landscaping Plan shall be modified to include the missing trees related to street
15 trees and interior parking lot trees, which shall be verified by City staff as part of the
16 building permit submittal.
- 17 3. All wall or roof-mounted equipment shall be screened from view of the public street,
18 which shall be verified by City staff as part of the building permit submittal.
- 19 4. The design and layout for traffic circulation and drive-through stacking lanes for the
20 building addition is subject to the review and approval of a conditional use permit for
21 fast-food use.
- 22 5. The free-standing sign is recognized as legal non-conforming and may remain
23 provided any changes to the sign comply with Section 12-54-160, Nonconforming
24 Signs.
- 25 6. A landscaping bond shall be prepared and accepted by the City for the required
26 landscaping improvements prior to release of a building permit.

27
28 ***Reasons for Action:***

- 29 a) The Planning Commission finds that on January 16, 2013, the presumption of
30 abandonment of the site was deemed "Rebutted" by the Board of Adjustment.
- 31 b) The Planning Commission finds that on April 9, 2013, the Board granted
32 authorization to the owner's request to expand and enlarge the non-conforming
33 building of this site.
- 34 c) The Planning Commission finds that the conceptual site plan submittal has adequately
35 shown how the property may be developed [Section 12-21-110(d)(2)].
- 36 d) The Planning Commission finds that the proposal remains consistent with the overall
37 expectations of the General Plan, which had and does envision a neighborhood base
38 of commercial uses for this area [Section 12-480-2].

- e) The Planning Commission's previous conceptual site plan directives provided feedback to address the applicable standards for developing within the C-H Zone and/or the SCP Zone Standards of the City's Zoning Ordinance.
- f) The Planning Commission finds that the proposed fast-food use requires a conditional use permit, as depicted in the Table of Uses, Chapter 12-36.
- g) The Planning Commission finds that all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon the occurrence of any increase more than 30% of the building floor area, as described in Section 12-22-080.
- h) The Planning Commission finds that the nonconforming free-standing sign is subject to the provisions of Section 12-54-160.

The motion was seconded by Commissioner Hirschi and passed by unanimous roll-call vote (5-0).

Commissioner Randall made a **motion** for the Planning Commission to approve the conditional use permit for a fast-food use to be located at 1011 South Main Street, subject to the following conditions:

Conditions:

1. The site located at 1011 South Main Street shall be approved for a fast-food restaurant use with a drive-through.
2. The size of the fast-food use area shall not exceed a size larger than 1,500 square feet or that can be parking supported using one (1) stall per 100 square feet of fast-food space within the new proposed addition.
3. The fast-food use is approved provided the site design and layout complies with the revised final site plan approval that is related to the issuance of this conditional use permit approval.

Reasons for Action:

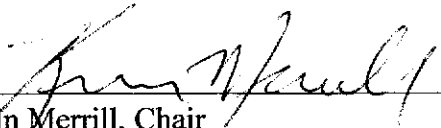
- a) The Planning Commission finds that a completed application for conditional use permit has been submitted to the City [Section 12-21-100(d)(1)].
- b) The Planning Commission finds that the use of a fast-food restaurant with a conditional use permit is allowed within in the Commercial-High (C-H) Zone [Chapter 12-36].
- c) The Planning Commission finds that request and related site plan address the conditional use permit review and approval criteria, as described in the related planning staff report [Section 12-21-100].

The motion was seconded by Chair Merrill and passed by unanimous roll-call vote (5-0).

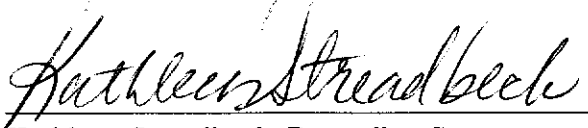
COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be held on June 26, 2013.
2. Upcoming Agenda Items
 - Chitose Johnson, Preliminary & Final Subdivision
 - Training on Legislative Update
 - Discussion on Accessory Dwelling Units
 - Chapter 12-23, Enforcement

The meeting was adjourned at 10:46 p.m.


Kevin Merrill, Chair

6-26-13
Date Approved


Kathleen Streadbeck, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, June 12, 2013
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Alana Prince
David L. Ellis
Michelle Griffiths
Gordon Griffiths
Mick Ward
Elton Haack
Jon Taylor
Jeff & Jamie Hancey
Kelly & Sydney King
Shelley Tenz
Dave Kocherhans
Eric Jones
Robert Phillips
KAMI PHILLIPS
Heather Healey
Candi Darlene
Deer Nichols
Suzanne Wright
Bill Wright
Pence Stewart

4255 Sugar Pine Cir, Cent.
" " "
970 N. Main Cent UT
" " " "
984 N. G/O E.
2231 Murray-Hillodoy Rd, SLC.
2231 E. Murray-Hillodoy Rd SLC
1186 W. 345 S. Layton
2070 Maple Ridge Bountiful
103 E 500 W. Farmington
1525 N. Main - Bountiful #105
1534 W. 1900S. Jordan Cross
199 E - 1000 N. CENT.
100 E. 1000 N. CENT.
387 W 1125 N. Cent.
916 N Frontage Rd
1399 Fairway Ln. Farm
415 W LUND LANE
415 W LUND LANE
1710 No Hampton Ct. Farmington

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.