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3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, September 10, 2014**

5 **7:00 p.m.**
6

7 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
8 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
9

10 **MEMBERS PRESENT**

11 David Hirschi, Chair

12 William Ince

13 Gina Hirst

14 Logan Johnson

15 Scott Kjar

16 Kevin Merrill

17 Debra Randall
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 Chad Salmon

Robert Snyder

27 Fred Hale

Merrill Sherriff
28

29 **LEGISLATIVE PRAYER** Commissioner Ince

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31 **MINUTES REVIEW AND APPROVAL**
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33 The minutes of the Planning Commission meeting held August 27, 2014 were reviewed
34 and amended. Commissioner Merrill made a **motion** to approve the minutes as amended. The
35 motion was seconded by Commissioner Randall and passed by unanimous vote (6-0).
36 Commissioner Merrill abstained from voting because he was not present at this meeting.
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38 **LEGACY TRAIL APARTMENT DEVELOPMENT | SOUTHWEST CORNER OF**
39 **1250 WEST & PARRISH LANE - Consider a preliminary subdivision plan for the Legacy**
40 **Trail Apartment Development, which consists of a mixed-use development allowing office,**
41 **retail, gas/convenience store uses, and multi-family dwelling units, to be located on the**
42 **southwest corner of 1250 West and Parrish Lane, in the C-VH/PD Zone. Fred Hale &**
43 **Chad Salmon, Applicant.**

1 Cory Snyder, Community Development Director, reported the applicants are ready to
2 move forward with subdividing the land associated with the Legacy Trail Development. At this
3 point, it is important to review the subdivision to verify each lot is able to function on its own as
4 this is to be a phased project. The Legacy Trail Development contains a non-traditional land use
5 pattern involving an integrated mixture of uses. Mr. Snyder reviewed the conditions of the
6 conceptual site plan approval explaining which conditions have been met and which still require
7 attention. A majority of the conditions have been completed. The few remaining issues will
8 continue to be addressed throughout the remainder of the approval and building permit
9 processes. Overall, City staff is comfortable with the project.

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11 Mr. Snyder reviewed two of the remaining issues, the trail system and access points. The
12 proposed trail system was required as part of the density allowance and is a major design feature
13 for the project. The trail requires a partnership with the applicants, UDOT, and the City. The
14 majority of the trail is located on a UDOT right-of-way. Generally, all entities are supportive of
15 the trail system and all have been included in the planning process. UDOT has requested
16 restricted access to the trail along Parrish Lane to discourage pedestrians crossing near the
17 Parrish Lane and Legacy Parkway interchanges. The City is currently considering maintaining
18 the trail once constructed and may also participate in a portion of the construction. The trail is
19 planned to be eight (8) feet wide of either asphalt or concrete surface with associated
20 landscaping. The City Council has expressed a desire for drought tolerant landscaping. These
21 final design elements will be completed and approved during the final subdivision and plat
22 processes.

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24 Mr. Snyder explained Phase 1 includes the construction of Lot 4 which contains 162
25 residential units and one vehicular access point. Staff is concerned this single access is not
26 sufficient to control the traffic associated with 162 units and requests the applicant construct a
27 second access point as part of Phase 1. Staff is asking the applicant to complete the Parrish Lane
28 access in addition to the already planned 1250 West round-a-bout access. In addition, the
29 "stamped design pedestrian" crossings for both these accesses will also be installed during Phase
30 1. The remaining access point and pedestrian crossing between Lots 1 and 2 can be completed
31 when those lots are developed.

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33 Chair Hirschi questioned what type of fencing will be installed and where. He also
34 expressed concern with drought tolerant landscaping stating this seems to be a diminished design
35 for this project. Chair Hirschi also asked if the property has been sufficiently acquired by the
36 applicant.

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38 Mr. Snyder explained the western portion of the trail (runs north/south from Parrish Lane
39 to Birnam Trailhead) will be fenced on either side. The west side will be a post and wire field

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2 per the applicants desires (not required). All fencing interior to the project is optional. The
3 required trail fencing along Parrish Lane (pedestrian restrictive) is currently planned to be a rail
4 fence. The applicant is still waiting for UDOT approval on this proposed fence design. Mr.
5 Snyder said the proposed trail is an informal trail and the drought tolerant landscaping will create
6 a distinctive design. Drought tolerant landscaping is easier to maintain and lends to an asphalt
7 trail which is preferred by runners and bikers. If the trail surface is completed with concrete the
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12 access onto Parrish Lane as part of Phase 1. Fred Hale, applicant, said they would prefer to wait
13 until Lot 1 is purchased to fully install the Parrish Lane access. He understands the City's
14 concerns, but this is an expensive request. He has spoken to the Fire Department who has stated
15 that compacted road base would be sufficient for service vehicles. He explained the potential
16 buyer of Lot 1 has not yet progressed in securing the property.

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18 Mr. Snyder said there is no time line for the build out of this entire project. It could be
19 several years before Lots 1 or 2 are developed. The City is concerned that 162 units will produce
20 more traffic than one access can efficiently handle. The City would prefer the entire circulation
21 system (all three access points) be completed, including sidewalk, as part of Phase 1. The City is
22 compromising by requiring only two access points (Parrish Lane and the 1250 round-a-bout).
23 Commissioner Hirst agreed the two access points are reasonable and will keep traffic from
24 overloading the round-a-bout.

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26 Commissioner Johnson said the potential buyer of Lot 1 was the reason for a second full
27 access to the site. If that buyer steps down then is that second access necessary and would the
28 entities involved prefer that access be eliminated. Mr. Snyder also explained if a different buyer
29 or use showed sufficient interest in Lot 1 then a subdivision amendment would be required and
30 the circulation patterns would be readdressed.

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32 Commissioner Hirst made a **motion** for the Planning Commission to approve the
33 preliminary subdivision plans for the Legacy Trail Subdivision, with the following conditions to
34 be completed or submitted for further consideration, as part of the next subdivision application:

35
36 **Conditions:**

- 37 1. In accordance with the City's Subdivision Ordinance, the applicant shall prepare and
38 submit an application for final subdivision plat approval.

2. The final subdivision plat and plans shall reflect the layout and design submitted with this preliminary plan approval, except where modified by this preliminary approval or as part of the subsequent final subdivision plat and plan review and approval.
3. In accordance with the City's Subdivision Ordinance, the applicant shall prepare and submit the final subdivision plat and plans, as outlined in the City's Subdivision Ordinance.
4. The final plat and/or plans shall also address the following:
 - a. The Parrish Lane access shall be installed to a point that it connects to internal access loop for Lot 4.
 - b. The trail system shall run from 1250 West & Parrish to the Birnam Woods Trailhead.
 - c. The trail pathway and associated landscaping shall be a "drought tolerant" design to better facilitate maintenance of the trail system.
 - d. The trail shall be a minimum of 8 feet in width to allow for multi-mode traffic.
 - e. As acceptable to the City and UDOT, the trail shall be located completely within UDOT's right-of-way to facilitate its construction and will require some parcel dedications.
 - f. As acceptable to the City and UDOT, the trail system shall establish a non-access line with fencing to prohibit users from access to the roadway and ramp systems along sections of the trail.
 - g. As acceptable to the City and UDOT, the final plans and plat shall provide or comply with curb and gutter changes, re-striping, and a restriction median, as part of traffic circulation patterns.
 - h. With regards to the trail system, the final plat and plans shall be reviewed by both the City and UDOT. The applicant shall provide written acceptance from each entity.
5. The final plat and plans shall be deemed acceptable by the applicable City staff, specifically by the City Engineer and City Attorney, as per applicable Ordinances adopted by the City or as per the PDO approval related to the development.

Reasons for the Action (Findings):

- a. The Commission finds that the proposed subdivision is subject to the terms and conditions of the PDO approval for the Legacy Trail Apartment Project.
- b. The Commission finds that the submitted preliminary plans are sufficient in scope to address the subdivision's probable compliance with the City's General Plan, Zoning, Subdivision, and other applicable regulations adopted by the City.
- c. The Commission finds that the conditions of the preliminary plan approval address the adequacy for probable compliance with the adopted regulations and provide

needed feedback for preparing and submitting a final subdivision plat and plan application.

The motion was seconded by Chair Hirschi and passed by unanimous roll-call vote (7-0).

RENATUS OFFICE/WAREHOUSE BUILDING | 1312 WEST 75 NORTH -
Consider a final site plan for the Renatus Office/Warehouse Building, to be located at
approximately 1312 West 75 North, Lot 2 & 3 of the Evergreen Business Park, in the I-H
Zone. Merrill Sheriff Construction, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant is seeking a final site plan approval for an Office/Warehouse building. The applicant has combined both lots in order to develop the entire site as one piece. The building will consist of 4,320 square feet of warehouse space and 2,820 square feet for each floor of office space. Mr. Toponce reviewed the conditions of the conceptual site plan approval explaining which conditions have been met and which still require attention. The applicant still needs to apply for a signage permit and make sure that all signage meets applicable standards. The applicant has met the requirements for parking, landscaping, and trash enclosure. It does not appear any roof or wall-mounted equipment will be visible, as required. The applicant will need to submit all necessary utility provider sheets and submit an updated landscape plan prior to building permit issuance. The applicant has provided a notation on the plans indicating the southwest driveway will be reduced to accommodate the water safe distance of three (3) feet. The applicant will be developing the site all at once and will be required to post a bond for landscaping and public improvements. After all conditions are satisfied, a bond posted, and a building permit issued, the applicant may begin construction. The final site plan will expire after one year.

Robert Snyder, applicant, thanked the Commission for their service and stated that he is anxious to move forward.

Commissioner Merrill made a **motion** for the Planning Commission to approve the final site plan for the Renatus Office/Warehouse Building, to be located at 1312 & 1318 West 75 North, with the following conditions:

Conditions:

1. The applicant shall choose one address for the site, either 1312 or 1318 West.
2. The applicant shall submit a revised landscaping plan indicating the total parking lot percentage and two additional shrubs being planted within the parking lot area. This shall be submitted prior to the issuance of a building permit.

3. The applicant shall receive approval from the South Davis Metro Fire Marshal prior to the issuance of a building permit.
4. All remaining applicable utility provider sheets shall be submitted prior to the issuance of a building permit
5. A bond shall be assessed by the City Engineer and posted by the applicant prior to the issuance of a building permit.
6. A sign permit application shall be submitted and reviewed and approved by staff for the monument sign indicated on the final site plan, prior to construction. The proposed sign shall meet all applicable standards found in Chapter 12-54 of the Zoning Ordinance.

Reasons for the Action (Findings):

1. The submitted final site plan was found to be complete and adequate for review by the Planning Commission [Section 12-21(110)(e)].
2. All conditions, except for 5 and 8 of the August 13, 2014 conceptual acceptance, have been addressed.
3. The final site plan conforms to the accepted conceptual plan dated August 13, 2014.
4. Both lots have been properly combined and all easements have been verified.
5. The proposed site appears to have met all applicable development standards for the I-H Zone [Chapter 12-35].

The motion was seconded by Commissioner Johnson and passed by unanimous roll-call vote (7-0).

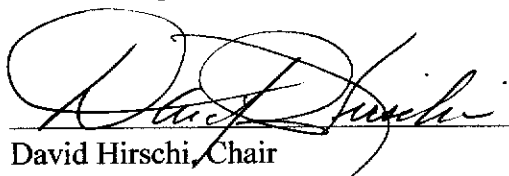
DISCUSSION | ACCESSORY DWELLING UNITS (ADUs) - Discuss the Roundtable Meeting to be held tentatively on Wednesday, October 22, 2014, and what will be the format for the meeting. Centerville City, Applicant.

The Commission agreed with the date of October 22, 2014 at 6:00 p.m. for the first roundtable meeting to discuss ADUs. Staff and the Commission discussed the format for the meeting stating all participants at the meeting (staff, commission, and the public) will have an opportunity to share and discuss all issues related to ADUs. The roundtable will be advertised in the next City newsletter, on the City website and on the next utility billing.

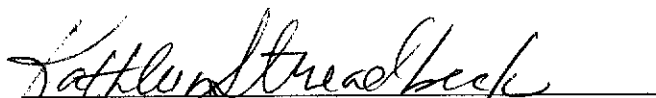
COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

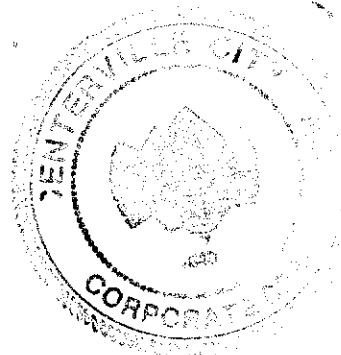
1. The next regular Planning Commission meeting will be Wednesday, October 8, 2014.
2. A West Centerville Neighborhood Open House will be held on Wednesday September 24, 2014 at 6:30 p.m.

The meeting was adjourned at 8:20 p.m.


David Hirschi, Chair

10-22-14
Date Approved


Kathleen Streadbeck, Recording Secretary



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Reasons for the Action (Findings):

- a. The Commission finds that the proposed subdivision is subject to the terms and conditions of the PDO approval for the Legacy Trail Apartment Project.
- b. The Commission finds that the submitted preliminary plans are sufficient in scope to address the subdivision's probable compliance with the City's General Plan, Zoning, Subdivision, and other applicable regulations adopted by the City.
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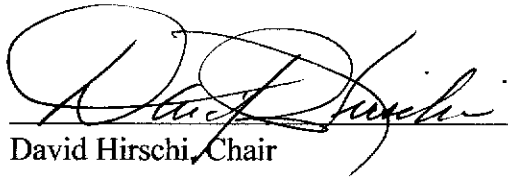
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COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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David Hirschi, Chair

10-22-14
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Kathleen Streadbeck, Recording Secretary

