

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, September 12, 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 7:06 p.m. Chair Hayman apologized for the delay.

8
9 **MEMBERS PRESENT**

10 Kevin Daly, Vice Chair
11 Cheylynn Hayman, Chair
12 Kathy Helgesen
13 Gina Hirst

14
15 **MEMBERS ABSENT**

16 Kai Hintze
17 Logan Johnson
18 Becki Wright

19
20 **STAFF PRESENT**

21 Cory Snyder, Community Development Director
22 Lisa Romney, City Attorney
23 Cassie Younger, Assistant Planner
24 Jamie Brooks, Recording Secretary

25
26 **VISITORS**

27 Jeff Bassett, South Davis Metro Fire Chief
28 Interested citizens (see attached sign-in sheet)

29
30 **PLEDGE OF ALLEGIANCE**

31
32 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Hirst

33
34 **PUBLIC HEARING – ZONING TEXT AMENDMENT ON CZC 21.54 SIGNS**

35
36 Cassie Younger, Assistant Planner, explained that currently, murals occupied a
37 “gray area” within the City code-- between art and graffiti. The applicant, Becca Clason,
38 wished the Commission to consider a proposed Zoning Text Amendment for 12.54
39 Signs, to allow murals on buildings. Ms. Younger pointed out that many cities allowed
40 murals and in fact, South Salt Lake had an annual mural festival which included art
41 commissioned by the South Salt Lake Arts Council. One interesting result of South Salt
42 Lake allowing murals on businesses was that they tended to grab the eye and cause
43 residents and passersby to feel curious and then visit a business that they otherwise
44 might not have. This potential result of the presence of murals fit right in with the
45 Planning Commission’s goal of revitalizing Main Street. The Applicant had made five
46 specific recommendations regarding size and content regulation, etc. Ms. Younger
47 explained that she was presenting two different motions. The first motion consisted of
48 the applicant’s recommendations and the second motion extended the
49 recommendations further, restricting murals to commercial structures and also limiting
50 the size of murals. Additionally, she felt it was important not to allow murals on buildings

1 that were on the National Register of Historic Places. She also felt the murals should be
2 non-commercial in nature so as to avoid crossing over into the definition of signage. Ms.
3 Younger addressed the fact that the First Amendment was not clear on the difference
4 between murals and signage. She felt that a mural was art—not advertising.
5

6 Chair Hayman had two concerns. The first was the size restriction. Her second
7 concern was the subjective nature of art. She did not wish to see the Commission in the
8 position of determining which murals were acceptable and which were not. She felt that
9 decision should be administrative
10

11 Ms. Younger addressed the size restriction, pointing out that murals were meant
12 to take up entire walls.
13

14 Chair Hayman pondered whether or not art could or should be regulated. Lisa
15 Romney, City Attorney, responded that art was protected speech but that it was very
16 difficult to regulate. Chair Hayman pointed out that there was a fine line between art and
17 advertisement. Cory Snyder, Community Development Director, agreed that it was
18 difficult to regulate, and that available case law was unclear. He felt it was up to the City
19 Council and Planning Commission to decide what they were comfortable with. Without
20 the proposed code in place, the creation of a mural would be classified as graffiti.
21 Additionally, if the Commission chose to limit the size of a mural, what was created
22 within that limited space could easily end up being nothing more than an advertisement.
23

24 Chair Hayman inquired if there was any established case law that would be of
25 assistance to those who might wish to create a mural. Lisa Romney responded that
26 although she had not researched the topic specifically, she would be happy to do so if
27 the Commission wished her to.
28

29 Chair Hayman asked if there was established law regarding what was obscene.
30 Mr. Snyder responded that Utah law made an effort to define what was “obscene.”
31 However, Ms. Romney pointed out that the First Amendment did not protect obscene
32 speech.
33

34 Regarding the second motion that Ms. Younger had drafted, Commissioner Daly
35 asked her to expound on her desire to limit murals to buildings in C-M zones. Ms.
36 Younger responded that staff had wished to start small, explaining that the location of
37 this particular small business seemed a good place to start.
38

39 Commissioner Daly agreed with protecting those properties on the National
40 Register of Historic Places unless they had been painted previously (referring to
41 recommendation #4 in the staff report). He wondered about allowing murals in
42 residential zones. Ms. Younger responded that residential murals were not addressed in
43 this proposed code change and Mr. Snyder explained that residential properties could
44 currently be painted in any way that the homeowner chose.
45

46 Chair Hayman invited the applicant to step forward and address the Commission.
47

48 Becca Clason approached the podium and introduced herself to the Commission.
49 Chair Hayman asked how she felt about the revisions that staff had proposed to the
50 ordinance. Ms. Clason stated that she was not concerned with any of the revisions.
51 She also took the opportunity to explain that she was considering hiring a local artist to
52 create the mural as a floral design with perhaps an inspirational message.
53

Chair Hayman opened the matter for a public hearing at 7:30 p.m. There was no one who wished to speak and the chair closed the public hearing at 7:30 p.m.

Chair Hayman made a **motion** to approve the Zoning Text Amendment with the amended language proposed by staff in addition to the following conditional amendments in Conditions 1, 3, and 4, as seen below. Commissioner Daly seconded the motion.

Recommended Amendments

[12.54.060] Sign area calculations shall include all signs located on a lot or parcel unless under the provisions of this Chapter or another chapter of this Title a particular type of sign.

- A. Is expressly excluded from the calculation of total sign area; or
- B. Has a separate basis for calculating sign area; or
- C. Is not regulated by the provisions of this Chapter.
- D. *Except Murals See 12.54.060(m)*

ADD Subsection (m) The Zoning Administrator shall approve a mural under the following provisions:

1. A mural is recognized as a one of a kind, hand painted, hand tiled or digitally printed image on the exterior wall of a building that does not contain any ~~commercial message, logos, trademarks, company slogans, or obscene images or messages.~~
2. Murals shall be allowed on commercial buildings located within the Commercial Medium zone
~~[Three] Murals shall contain no commercial message, including logos, trademarks, or company slogans, or any obscene message or images.~~
3. Murals may not be painted on buildings that are on the National Register of Historic Places, unless such building is already painted.
4. Murals must receive a permit as set forth in 12.21.160
5. Applicant must submit proof of the property owner's approval and permission

FINDINGS:

- a) Allowing murals is consistent with the General Plan for the Main Street Commercial area. [12-430-2 and 12-480-7]
- b) The purpose of our sign code is to improve the visual appearance of the City in a way that is consistent with Constitutional guarantees and the City's goals of public safety and aesthetics. [12.54.010]
- c) Allowing murals on commercial buildings is not inconsistent with the purpose of the Commercial Medium Zone. [12.30.020]

The motion passed unanimously (4-0).

Chair Hayman explained to the public that the Commission would recommend that the City Council adopt the regulation as amended.

Chair Hayman welcomed Scout Troop 1338 who had joined the meeting.

PUBLIC HEARING – REQUEST FOR FENCE HEIGHT INCREASE – RENEGADE SPORTS 240 NORTH SOUTH FRONTAGE ROAD

Ms. Younger explained that the applicant was interested in expanding the use of the site to include storage of equipment and rental vehicles at the rear of his property.

1 The plan had been approved administratively but the new use required a fence higher
2 than what was currently within regulations. Therefore, the applicant was asking the
3 Planning Commission to alter the current height restriction in light of the unique grading
4 that existed on the property

5
6 Chair Hayman invited the applicant, Richard Gladfelder, to address the
7 Commission. However, he did not wish to do so.

8
9 Chair Hayman opened the public hearing at 7:36 p.m. There was no one who
10 wished to speak and Chair Hayman closed the public hearing at 7:36 p.m.

11
12 Commissioner Hirst made a **motion** to increase the height of the fence at
13 Renegade Sports to a maximum height of 10'. Commissioner Helgesen seconded the
14 motion.

15
16 Commissioner Daly pointed out some typographical and grammatical errors in
17 the staff report that needed to be fixed: "maximum height" and "location is in"

18
19 The motion passed unanimously (4-0).

20
21 **PUBLIC HEARING –CONCEPTUAL SUBDIVISION – LEGACY LANDS – 1243**
22 **NORTH 1300 WEST**

23
24 Ms. Younger explained that the applicant wished to subdivide his property which
25 was currently four acres of open land. There was a small piece of property which was
26 not included in the plan because the applicant did not own it and the property owner had
27 declined to sell it. She pointed out that Lot #5 was problematic as it did not quite have
28 sufficient frontage. There was also a large communications easement which seriously
29 restricted what that parcel could be used for. Staff had significant concerns about the
30 layout of the property. Although the project had potential, several changes would be
31 required if the Commission were to approve the application.

32
33 Chair Hayman invited the applicant to address the Commission.

34
35 Jeff Cook introduced himself and began by pointing out that Lot 5 was drawn
36 incorrectly on the map so that it appeared there was insufficient frontage space when
37 that wasn't the case. He also reminded the Commission that this was conceptual only at
38 this point. He suggested that private easements would benefit several nearby property
39 owners and he felt that Lot 3 had plenty of frontage. Ms. Younger expressed concern
40 that the frontage was not being used appropriately. Mr. Cook preferred to leave it as it
41 was.

42
43 Commissioner Daly asked if the drive would be open to the public. Mr. Cook
44 responded that it would be private and that most likely, there would be security gates in
45 place.

46
47 Chair Hayman asked the applicant to address the staff's concerns regarding the
48 required right angles to the street. The applicant responded that due to the layout of the
49 property lines, there was nothing to be done regarding the current angles, in one area in
50 particular. He also stated that parking was configured as it was, due to natural gas
51 easements already in place.
52

1 Chair Hayman asked Ms. Younger to further explain staff concerns. She did so but
2 pointed out that it was up to the Commission to determine if there was good cause to
3 approve the application.

4
5 Mr. Snyder stated that the subject property was a large tract of land and that he did
6 not believe that it was the applicant's intent to create something incompatible with the
7 surrounding area. His department was merely attempting to look into the future and
8 determine if the odd stem of property would be underused due to its unique
9 configuration.

10
11 Commissioner Daly asked Mr. Cook to address the possibility of re-aligning certain
12 lots. The applicant did not see that as a viable solution, explaining that it would reduce
13 the square footage of two buildings significantly.

14
15 Chair Hayman opened the public hearing at 7:55 p.m. There was no one who wished
16 to comment, and the Chair closed the public hearing at 7:55 pm.

17
18 Commissioner Daly pointed out that at times, exceptions to code were permitted,
19 usually when there was no other way to make it work and this appeared to be one of
20 those times.

21
22 Commissioner Helgesen inquired if the proposal met the requirements for emergency
23 access. Mr. Snyder responded that such access would definitely need to be addressed
24 in the future

25
26 Chair Hayman made a **motion** for the Planning Commission to accept the conceptual
27 subdivision plan at 1243 North 1300 West with directives 1-3. Commissioner Daly
28 seconded the motion.

29
30 Ms. Romney suggested including the following clarification: directive 2 should read,
31 "Lot 5 is to be adjusted to meet the minimum lot frontage of 50 feet."

32
33 *Directives:*

- 34 1) A Preliminary Subdivision Application shall be submitted in accordance of CMC 15.03
35 of the Subdivision Ordinance
36 2) Lot 5 is to be adjusted to meet ~~not only~~ the minimum lot frontage requirement of 50
37 feet, ~~but to meet the expected at right angles to the street which the lots face and~~
38 ~~eliminate unneedful jogging of side lot lines.~~
39 3) Proposed future utility lines to each lot need to be shown at Preliminary Plat.

40
41 *Findings:*

- 42 a) The conceptual subdivision mostly complies with the General Plan as stated in 12-
43 480-6.
44 b) Adjustments are needed to ensure compliance with the requirements for subdivision
45 plat approval as provided in CMC 15, Subdivisions.
46 c) This development has the likelihood to meet the Subdivision Ordinance Standards in
47 Chapter 15-5 of the CMC.

48
49 The Vote passed unanimously (4-0.)

50
51 Chair Hayman made note of the fact that Spencer Wright, the applicant in agenda
52 item #4, was not yet present. The Commission moved forward with agenda item #5 in
53 the hope that Mr. Wright would arrive shortly.

**PUBLIC MEETING - FINAL SITE PLAN – SOUTH DAVIS METRO FIRE STATION –
300 SOUTH MAN**

Mr. Snyder explained that the City Council had previously adopted the conceptual site plan and provided a report to the Planning Commission. It was now time to address the final site plan as well as parking. He wished to bring the Commission's attention to a cautionary note in the staff report regarding a plaza which would be adjacent to the building where the large apparatus was housed. The plaza had changed from the conceptual plan wherein a checkerboard pattern was envisioned. The final site plan included a scoring of the concrete from conceptual site plan. There was a second plaza that had not been brought up in the conceptual plan. It was on the south side of the building and due to its distance from the next building, the Code intended it to be more of a gathering place. He brought up the example of Main Street in Park City wherein rows of businesses were separated by gathering spaces which included both foliage and seating for passersby. The applicant had expressed some concerns about using this area as a gathering place.

Mr. Snyder then addressed the issue of parking space calculations. One common calculation was to use the amount of office space to determine the necessary number of parking spaces. The applicant had expressed the belief that although there was a small office in the building, it was not a typical "office building" per se, and therefore did not require the same amount of parking. The applicant had studied parking at other similar facilities and felt that 18 parking stalls was sufficient to meet their needs. Ultimately, staff recommended approval of the final site plan, including the applicant's recommendation of 18 parking stalls.

Chair Hayman asked if the applicant had given anything up in exchange for the additional 15 parking spaces. Mr. Snyder responded that staff did not feel as though the City was giving anything up by allowing the requested parking accommodations.

Chair Hayman invited the applicant to step forward and address the Commission.

Jeff Bassett, Fire Chief for South Davis Metro Fire, stated that his only concern about the updated plan involved the gathering space that he felt attract pedestrians, particularly children. It was adjacent to where very heavy vehicles were required to exit the area quickly, thereby posing a serious safety hazard.

Chair Hayman asked about using colored concrete instead of the scoring. Chief Bassett said both had been used at their other stations and both presented their own challenges, but he felt that scoring was the better option.

Chair Hayman opened the public hearing. There was no one who wished to speak so Chair Hayman closed the public hearing at 8:17 p.m.

Chair Hayman asked Mr. Snyder to address some of the differences between colored concrete and scoring. Mr. Snyder stated that colored concrete provided very little color contrast although it did a slightly better job of providing a framing mechanism. As a planner, he preferred the texture to scoring. Regarding the suggestion that the "gathering" plaza might pose a hazard, he felt it was unlikely since there would be no seating available on which people could gather.

1 Chair Hayman invited the applicant to return to the podium to address further
2 questions which he did. During that time, he stated that a groundbreaking ceremony
3 had been scheduled for the following Saturday at 9:00 a.m.

4
5 Commissioner Daly made a **motion** to approve a parking modification as follows the
6 parking requirement for the SDMFSA Centerville Fire Station at 300 South Main Street,
7 shall be 18 parking stalls with suggested reasons A-C in the staff report. Commissioner
8 Helgesen seconded the motion.

9
10 1. The Parking requirement for the SDMFSA Centerville Station shall be 18 Parking
11 Stalls

12
13 SUGGESTED REASONS FOR THE ACTION:

14 (a) The Planning Commission finds that the "government service" calculation is
15 predominately related to office type use parameters.

16 (b) The Planning Commission finds that Fire Station consists of several uses, which are
17 dormitory, training rooms, and an apparatus bay, which differ from a typical office use
18 parking demand.

19 (c) The Planning Commission finds that the applicant has provided a parking comparison
20 of other Fire Stations located in Utah Communities, which better reflects the needed
21 demand for a Fire Station use.

22
23 Commissioner Daly made a **motion** to approve final Site Plan Items 1-6 in the Staff
24 Report and suggested reasons for the action, A & B from the Staff Report.
25 Commissioner Hirst seconded the motion.

26
27 1. The Final Site Plan approval is for the Centerville Fire Station located at
28 approximately 300 South Main Street.

29 2. The development of the site shall comply with the Final Site Plan submittal received
30 by the City and dated September 07, 2018, which consists of SP101, A200, C-1 through
31 C-5, and L-1 through L-6.

32 3. The Final Site Plan shall comply with the approved Parking Modification by providing
33 18 parking stalls.

34 4. The applicant shall provide the applicable ordinance easements for utility services,
35 as approved by the City Engineer and City Attorney. Such easements shall be accepted
36 by the City prior to final occupancy of the building.

37 5. The applicant shall post the applicable "improvements" and "landscaping bonds and
38 related fees, as require by City Ordinance.

39 6. The applicant shall schedule and attend a "pre-construction" meeting with the City
40 Engineer, prior to commencement of any construction or development activity for the
41 site.

42
43 SUGGESTED REASONS FOR THE ACTION:

44 (a) The Planning Commission finds that the "government service" calculation is
45 predominately related to office type use parameters.

46 (b) The Planning Commission finds that Fire Station consists of several uses, which
47 are dormitory, training rooms, and an apparatus bay, which differ from a typical office
48 use parking demand.

49 (c) The Planning Commission finds that the applicant has provided a parking
50 comparison of other Fire Stations located in Utah Communities, which better reflects the
51 needed demand for a Fire Station use.

52
53

Both motions passed unanimously (4-0).

**PUBLIC MEETING – FINAL SITE PLAN – LEGACY COMMONS PDO – NW CORNER
OF PARRISH LANE AND 1250 WEST**

Mr. Snyder apologized for the length of the staff report. He explained that the applicant, Spencer Wright, had requested that staff review his site plan for compliance and subsequently submitted new plans in response to that review. He pointed out that the dumpster issue raised in the staff report had since been addressed and was no longer a concern. The request currently before the Planning Commission was a substantial *part* of the final site plan—the part addressing the commercial/residential use portion of the project. The applicant wished to complete it in phases. The hotel portion of the project would come before the Commission at a future meeting.

Mr. Snyder stated that thus far, the project complied substantially with PDO approval. One area staff debated in the staff report involved the architecture. The other area of concern had to do with what was originally intended to be a roundabout but which would now be a double left on Parrish going eastbound. This change would ensure that traffic did not back up. That approval would come from the state in the future. Regarding the architecture, the applicant felt this plan was an improvement over the original plan but staff was not convinced. Mr. Snyder did not feel the architecture and color palette were entirely compatible with nearby developments and that was important in the case of a PDO. He brought up Maverik as an example of a similar problem. He felt that the City should be consistent with all applicants. He recommended tabling the item until the incompatibility could be addressed.

Chair Hayman invited the applicant to approach to podium and address the Planning Commission.

Applicant Spencer Wright of Wright Development explained that staff had been insistent that the project include a roundabout but he disagreed with that assessment. He stated that his company had spent months and tens of thousands of dollars on the design in question and had made every effort to adapt to staff's direction. Regarding the color palette, he felt his firm had actually improved upon the existing palette although he indicated a willingness to stick with the original palette if the Planning Commission felt strongly about it. Mr. Wright felt that the most recently submitted plans met all the PDO requirements.

Chair Hayman asked Mr. Snyder to display the proposed color palette adjacent to the original one so that the various commissioners could view the differences. Mr. Snyder expressed the belief that some of the colors were not "harmonious and compatible" with the surrounding area as was required.

Commissioner Hirst expressed concern about the prairie style roof and suggested that it, too, was inconsistent with the surrounding area.

Commissioner Hayman opened the public hearing at 8:48 p.m. There was no one who wished to speak so Chair Hayman closed the public hearing at 8:48.

Commissioner Daly did not feel the color palettes differed significantly. Commissioner Hirst wished to err on the side of cohesion and Commissioner Daly agreed that the same expectations should be applied to all applicants.

Commissioner Helgesen liked the applicant's proposal and spoke in favor of having a bit of variety in appearance. However, Chair Hayman pointed out that this was a commercial development and that it should be cohesive with the neighboring buildings.

Mr. Wright asked that the Commission approve the final site plan, subject to changing the color palette. However, Chair Hayman preferred that the applicant return for final approval of the colors.

Staff asked that the applicant be permitted to move forward for now but return with his final color selection.

Ms. Romney pointed out that color selection was not generally part of the Planning Commission's role. Additionally, she cautioned them about approving the plan before certain specific changes were made, adding Condition 12-15 and adding the word "including" to Condition #3 [Seen Below].

1. *The Final Site Plan Approval is limited to the Residential Uses (111 Dwelling units) as permissible within the Legacy Commons PDO Approval and Conceptual Plan (also known as Lot 1, Legacy Commons Subdivision).*
2. *The Final Site Plan Approval is subject to the layout and exhibits submitted to the City August 08, 2018 – Consisting of PDO Exhibits C-10, D- through D-2, L-1 through L-5, and Exhibit G for Phase 2 (residential) and Phase 3 (remain undeveloped), and/or amended by this approval. Note: Phase 1 is a separate lot (also known as Lot 2, Legacy Commons Subdivision) and is required to seek a separate approval from the City.*
3. *The Final Site Plan Approval shall be subject to Ordinance 2017-29 – Section 2.e requiring that the developer must obtain a building permit for the Hotel (i.e. Lot 2) and pour the required foundation for such structure prior to the issuance of any building permit for any Residential Buildings.*
4. *The Final Site Plan Approval shall be subject to the project required infrastructure improvements to support the development project either through the recording and bonding requirements of the applicable to the previous subdivision approval or as required by City Ordinance for site plan approval. The City Engineer and City Attorney shall review this matter and determine compliance with City Ordinances prior to recordation of the applicable plat or any further related issuance of an approval or permit.*
5. *The Final Site Plan shall be amended to reflect the 1250 West public right-of-way alterations by removing the "future round-about" layout and adding the 1250 West Roadway expansion, as recommended by the City's Independent Traffic Study. The Pedestrian Path shall be re-located (if needed provide a pedestrian easement) to the west along with any pedestrian streetlighting to maintain the expected park strip landscaping, as shown on the landscaping plans. This re-design shall be reviewed and seemed acceptable by the City's Public Works Director and City Engineer, as part of any subdivision or site plan improvements bond.*
6. *The Landscaping Plan shall be amended to address the ordinance requirements of "less than 75% of softscaped landscaping area should be planted in turf or high water-use plants" and the 10% interior parking lot landscaping. These changes shall be submitted and verified by Staff prior to the issuance of any building permit related to the construction any residential building.*

- 1 7. Furthermore, the Landscaping Plan shall be amended to address the installation of the
2 landscaping verses the construction of the buildings (a phasing installation plan). The
3 developer may post the required landscaping bond for all of the required landscaping or
4 may post a separate bond for each installation phase, if phasing plan is submitted. If
5 phased, the phasing plan shall be deemed acceptable by the City Staff. The release of
6 the bond(s) may be scheduled accordingly upon inspection of the landscaping. The
7 installation of the landscaping may be delayed due to weather constraints, as defined in
8 the Zoning Ordinance.
9
- 10 8. The required pedestrian scale lighting (required by the Parrish Lane Gateway Design
11 Guidelines) shall be provided, along 1250 West, at an average interval of 90 feet or less.
12 At no time shall there be a space between light fixtures larger than 100 feet or less than
13 80 feet. The style and height of the light fixtures shall be uniform along the entire length
14 of the streetscape area and shall conform to the standards set forth by City Code and
15 shall be reviewed and verified by the City's Public Works Director or City Engineer as
16 part of any subdivision or site plan improvements bond.
17
- 18 9. All rooftop equipment and satellite dishes for all residential development shall be
19 screened so as to not be visible from the nearest public street and shall be integrated
20 with the building or landscaping design. Additionally, all trash receptacles shall be
21 screened from view by a wall or fence which is at least six feet in height; provides
22 complete visual screening of the receptacle; and is compatible in material and color with
23 the main building on the lot or parcel. These matters shall be addressed with the
24 building permit submittals to the City and shall be verified by the City Staff as part of the
25 issuance of any permit.
26
- 27 10. The developer shall address the use and limitations of any RV parking with the CC&R's
28 for the subdivision and/or provide notice to all residential tenants of such restrictions.
29 Such use a limitation shall be that the outside storage of Recreational Vehicles (RVs)
30 for dwellings or in the common space areas for longer than 48 hours shall be prohibited.
31
- 32 11. If there is a dispute regarding the interpretation or implementation of these conditions of
33 approval by City Staff, the developer shall make a written request and appear before
34 the City's Planning Commission for resolution, prior to filing for any "appeal of decision"
35 to the City's Board of Adjustment.
36
- 37 12. Developer shall include improvements for the access to Phase 1 lot in the Phase 1
38 phasing plan.
39
- 40 13. Developer shall provide Protective Covenants per CZC 12.41.110 prior to issuance of
41 a certificate of occupancy.
42
- 43 14. Developer shall sign an improvement agreement, post bond, and pay all fees prior to
44 issuance of a building permit.
45
- 46 15. Developer shall revise the coloring scheme of the buildings to comply with the
47 Shorelands Commerce Park Color Palette, to be confirmed by Staff.
48
49

50 Suggested Reasons for the Action (Findings):

- 51 a) The Planning Commission finds that the Final Site Plan is in harmony with the
52 West Centerville's Neighborhood Plan's to allow future residential and

- 1 *commercial development in a mixed-use format, as envisioned with the C-VH/PD*
2 *Zoning granted to the property.*
3 b) *The Planning Commission finds that the Final Site Plan request, with the listed*
4 *conditions, substantially reflects the Legacy Commons PDO Development*
5 *Approval as defined in Ordinance 2017-29.*
6 c) *The Planning Commission finds that the Final Site Plan, with the listed*
7 *conditions, provides sufficient compliance with regards to the project's design*
8 *and amenities requirement for the Parrish Lane Gateway Design Guidelines, or*
9 *as altered by the applicable PDO approval.*
10 d) *The Planning Commission finds that the Final Site Plan, with the listed*
11 *conditions, provides sufficient compliance with applicable Off-street Parking and*
12 *Loading Standards.*
13 e) *The Planning Commission finds that the Final Site Plan, with the listed*
14 *conditions, provides sufficient compliance with applicable Landscaping &*
15 *Screening Standards.*
16 f) *The Planning Commission finds that the Final Site Plan, with the listed*
17 *conditions, provides sufficient compliance with applicable Supplementary*
18 *Development Standards.*
19

20 Chair Hayman **moved** to grant final site approval for the Legacy Commons PDO with
21 conditions 1-11 with the suggested amendments by Ms. Romney (adding conditions 12-
22 15). Commissioner Hirst seconded the motion.
23

24 The motion passed unanimously (4-0.)
25

26 Chair Hayman stated that there currently were no items on the next Planning
27 Commission agenda. However, there was already a Public Forum scheduled for the
28 Main Street property owners. The Trail Committee was willing to meet at 7:00 p.m. that
29 evening if the rest of the Planning Commission was amenable to that. Ms. Romney
30 reminded those gathered that she would be absent that evening.
31
32

33 **COMMUNITY DEVELOPMENT DIRECTOR REPORT**

34

35 Mr. Snyder explained that JF Capital, the group that owned the two lots south of the
36 Megaplex Theater, had asked for an opportunity to update the City Council on their
37 efforts to market the property thus far. The Council had agreed to have a work session
38 but did not wish to meet jointly with the Planning Commission. They preferred that the
39 company meet with each body separately—possibly near the end of the year or early
40 next year.
41

42 Chair Hayman added that the Salt Lake Chamber Housing Coalition would be making
43 a presentation at a future City Council meeting regarding affordable housing. She
44 encouraged the commission members to attend if at all possible.
45

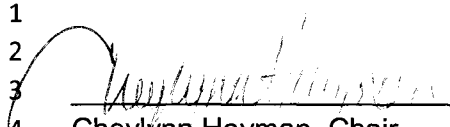
46 **MINUTES REVIEW AND ACCEPTANCE**

47 Table this to the next REGULAR meeting.
48

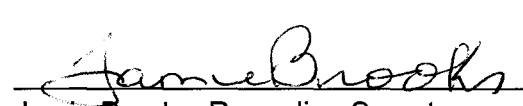
49 **ADJOURNMENT**

50

51 Chair Hayman moved to adjourn. Commissioner Hirst seconded the motion. The
52 motion passed unanimously, and the meeting adjourned at 9:14pm.
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4 
5 Cheylynn Hayman, Chair

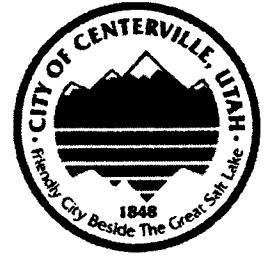
10-22-18
Date Approved

6
7
8 
9 Jamie Brooks, Recording Secretary



CENTERVILLE CITY

250 North Main • Centerville, Utah 84014 • (801) 295-3477



Planning Commission Meeting

Wednesday, September 12, 2018

Name (Please Print)

City of Residence

Grant Shupe

Centerville

Tavis Shupe

W. Bountiful

Ann Fadel

Centerville

Gary R. Q. Brisco

Centerville

Jeff Gahr

Centerville

Maureen Hufaker

Centerville

Dea Samuels

Centerville

Pat McManis

Farmington

Kennifer Turnblom

Centerville

Eileen Turnblom

Centerville

Rod Gladfelder

Centerville

Bill Davies

Centerville

Katie Rust

Michael Miller

Centerville

Becca Clason

Kaysville

Spencer Wright

FRUIT HEIGHTS