

[illegible]

Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

Kevin Daly, Vice Chair  
Cheylynn Hayman, Chair  
Thomas Hunt  
Logan Johnson  
Isaac Workman (arrived at 7:25 p.m.)  
Becki Wright (arrived at 7:10 p.m.)

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Becki Wright (arrived at 7:10 p.m.)

Cory Snyder, Community Development Director  
Lisa Romney, City Attorney  
Katie Rust, Recording Secretary

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Mackenzie Wood, Assistant Planner

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## PLEDGE OF ALLEGIANCE

Commissioner Daly

PUBLIC HEARING – CONCEPTUAL SITE PLAN AMENDMENT – RB's GAS  
ON

## STATION

Cory Snyder, Community Development Director, explained the request for an amended site plan for RB's One Stop to update the following:

- Canopy logos enlarged
- Canopy refaced in new colors and lighting
- Dispenser visuals updated
- Parrish Lane sign poles repainted a Titanium Gray

The conditions of the 2007 final site plan approval specified: "The cut-sheet for the fuel canopy depicts a 'Pueblo Tan' replacing the brighter red color presented during the conceptual site plan review or the design shall use a two-tone canopy color scheme consisting of tan and brown tones." Mr. Snyder showed a conceptual image and stated that Staff considers the red stripe on the proposed canopy design to be an accent feature rather than a primary design feature. He pointed out that the proposed enlarged Philips 66 logo would extend above the canopy roof, which is not allowed by City Sign Ordinance.

Brad Randall, applicant, said Phillips 66 is requiring RB's to meet upgraded image standards. He provided photographs of surrounding businesses with primary exterior accent colors, and showed a sample of the fascia that would be used. Mr. Randall confirmed that the proposed Phillips 66 logo can be reduced in size to fit within the size of the canopy. Responding to a question from Commissioner Wright, Mr. Randall said he does not think Phillips 66 has a more muted alternate color scheme available.

1 Chair Hayman opened a public hearing at 7:24 p.m., and closed the public hearing  
2 seeing that no one wished to comment. The Planning Commission discussed neighboring  
3 businesses that were subject to the Parrish Lane Design Guidelines. The Parrish Lane Design  
4 Guidelines states "storyboard materials should harmonize with existing, surrounding  
5 development." Commissioner Johnson said he thinks the proposed red stripe on the canopy  
6 would stick out less than signage at Quick Quack and Dairy Queen. Chair Hayman said she  
7 thinks the gas station canopy is a prominent feature. Commissioner Daly said he thinks of the  
8 canopy as a primary feature of a gas station.

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10 Chair Hayman said the proposed red strip concerns her less than the proposed gray  
11 color. None of the Planning Commissioners expressed concern with the proposal to remove the  
12 color red from the freestanding sign. Commissioner Wright said she would like the upgraded  
13 new look if the red were more muted. Commissioner Hunt commented that a lot of surrounding  
14 businesses have red accents.

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16 Commissioner Daly made a **motion** to accept the conceptual plan to amend the July  
17 2007 Final Site Plan Approval for 219 West Parrish Lane, subject to the following directives and  
18 findings. Commissioner Johnson seconded the motion.

19  
20 Directives:

- 21  
22 1. The applicant shall prepare and submit a Final Site Plan Amendment Application, as  
23 described by the Zoning Ordinance.  
24 2. The signs on the canopy shall be modified to comply with CZC 12.54.060.i.

25  
26 Findings:

- 27  
28 a. The Planning Commission finds that a conceptual site plan is not intended to permit  
29 actual development of property pursuant to such plan but is to be prepared and  
30 reviewed merely to represent how the property could be developed in accordance  
31 with applicable regulations.  
32 b. The Planning Commission finds that, with to the stated directives, the applicant is  
33 equipped sufficiently to proceed with a submittal of a Final Site Plan Application.

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35 Commissioner Workman said that in his opinion the proposed canopy design does not  
36 harmonize with the convenience store structure. The motion failed (1-5), with Commissioner  
37 Johnson in favor and Commissioners Workman, Daly, Hayman, Wright, and Hunt dissenting.

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39 Commissioner Wright made a **motion** to accept the conceptual plan to amend the July  
40 2007 Final Site Plan Approval for 219 West Parrish Lane, subject to the following directives and  
41 findings. Commissioner Johnson seconded the motion.

42  
43 Directives:

- 44  
45 1. The applicant shall prepare and submit a Final Site Plan Amendment Application, as  
46 described by the Zoning Ordinance.  
47 2. The signs on the canopy shall be modified to comply with CZC 12.54.060.i., and the  
48 color scheme for the canopy shall be adjusted to reflect a more muted color tone.

Findings:

- a. The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.
- b. The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application.
- c. The Planning Commission finds that the placement and design of signs should be compatible with the development project, and colors and materials should harmonize with existing, surrounding development.

Commissioner Wright clarified that by "muted color tone" she means muted primary colors. Chair Hayman said she is more concerned that the gray would not harmonize with surrounding development. Chair Hayman made a **motion to amend** the motion replacing Directive 2 with: "The signs on the canopy shall be modified to comply with CZC 12.54.060.i., and the canopy design shall use a two-tone canopy color scheme consisting of tan and brown tones with a muted red accent allowance." Commissioner Wright seconded the motion to amend, which passed by unanimous vote (6-0).

Commissioner Wright made a **motion to amend** the motion replacing Directive 2 with: "The signs on the canopy shall be modified to comply with CZC 12.54.060.i., the canopy design and the support structure for the pole sign shall use a two-tone color scheme consisting of tan and brown tones and the canopy can have a muted red accent stripe." Commissioner Johnson seconded the motion to amend, which passed by unanimous vote (6-0). The amended motion passed by unanimous vote (6-0).

**SOUTH MAIN STREET CORRIDOR PLAN DISCUSSION**

Mr. Snyder presented the entire South Main Street Corridor (SMSC) Plan as amended and revised by the Planning Commission in previous meetings. The Planning Commission reviewed the document page by page and requested changes. Commissioners Daly and Wright referred to the sentence "Significant enhancement of commercial viability is not likely to occur in the future", which occurs three times in the document, and said they would prefer the document to reflect a more positive view. Commissioner Wright suggested completely removing the sentence and beginning the following sentence with "Revitalization is warranted...". The Planning Commission discussed their vision for Main Street. Mr. Snyder agreed to revise the language. He cautioned that if the revised document comes across to the public as trying to open the door to enhanced commercial, there will be a severe amount of resistance. He said it has become clear that the neighborhood would not mind a few enhancements, but would not want significant revitalization. Ms. Romney suggested adding a reference to General Plan Section 12-480-7 for clarity.

Changes requested include:

- On page 4 under Long Range Pledge, Commissioner Wright questioned use of the word "compromise", and suggested "collaborate" as an alternative. Commissioners Johnson and Daly agreed with the suggestion.
- Chair Hayman suggested using the term "traditional heart of Centerville" rather than "heart of Centerville".

Commissioner Wright asked if it would be appropriate to include visual examples of historic design, and suggested the Whitaker Museum as a positive example. Mr. Snyder

1 responded that illustrations could be included. Chair Hayman said she would hesitate to use just  
2 the one location as an example, and suggested not using visual examples in the document. She  
3 suggested possibly using images in a work session with the City Council.

4  
5 After reviewing Section 5 regarding residential reintroduction, the Planning Commission  
6 discussed whether to include Sections 5.A and 5.B in the document forwarded to the City  
7 Council. Chair Hayman referred to the fact that several Council members asked the Planning  
8 Commission to consider adding a residential element, and said she believes including  
9 residential opportunities in a small-scale and accessory manner would not change the character  
10 of the commercial corridor. She expressed support for including Section 5.A in the document  
11 forwarded to the City Council. Commissioner Johnson expressed the opinion that Section 5.B,  
12 which addresses the possibility of multi-family residential, should also be included in the  
13 document forwarded to the City Council, with the knowledge that the Council can remove the  
14 section if they want. Commissioners Hunt, Daly, and Workman expressed support for including  
15 Section 5.A in the document forwarded to the Council. The Planning Commission and Staff  
16 discussed the number of dwelling units that would be possible.

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18 Chair Hayman said she is not in favor of including the possibility of multi-family  
19 residential on Main Street (Section 5.B) because she considers the SMSC to be primarily a  
20 commercial corridor. However, she said she would not be opposed to including Section 5.B in  
21 the document forwarded to the City Council to give them the option. Mr. Snyder commented that  
22 the Cook and O'Brien properties at the south end of the SMSC are the largest parcels. He  
23 suggested customizing the language to leave the multi-family option open for those properties at  
24 the south end. Commissioner Workman said he does not support Section 5.B, and expressed  
25 the opinion that it should not be included in the document forwarded to the Council.  
26 Commissioner Johnson said he is comfortable including Section 5.B, but he does not think the  
27 Planning Commission should include anything they cannot support as a group. Commissioner  
28 Hunt said he thinks multi-family development would revitalize Main Street, but questioned  
29 whether it is the type of revitalization that is wanted. Commissioner Wright stated she is not  
30 opposed to multi-family development in general throughout the City; however, in this area she is  
31 holding to the desire to support locally-owned commercial. She said she is not in favor of  
32 including Section 5.B. The Planning Commission decided that Section 5.B will not be included in  
33 the document forwarded to the City Council.

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35 **DISCUSSION – SUBDIVISION ORDINANCE UPDATES – CHAPTER 17**  
36 **(CONSTRUCTION OF PUBLIC IMPROVEMENTS)**

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38 As part of the process to update and revise the City Subdivision Ordinance, Ms. Romney  
39 presented Chapter 17, which addresses the installation of public improvements for subdivisions  
40 and the process and review for construction plans and drawings.

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42 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT**

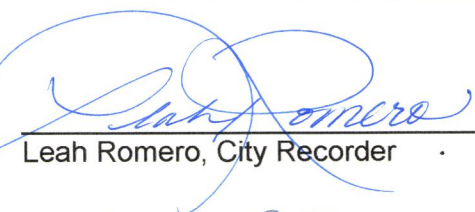
43  
44 The Planning Commission is scheduled to meet next on October 9, 2019.

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46 **MINUTES REVIEW AND ACCEPTANCE**

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48 The minutes of the September 11, 2019 Planning Commission meeting were reviewed  
49 and one amendment made. Commissioner Wright made a **motion** to accept the amended  
50 minutes. Commissioner Hunt seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

Chair Hayman made a **motion** to adjourn the meeting at 9:36 p.m. Commissioner Hunt seconded the motion, which passed by unanimous vote (6-0).

  
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Leah Romero, City Recorder

October 9, 2019  
Date Approved

  
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Katie Rust, Recording Secretary

