PLANNING COMMISSION MINUTES OF MEETING
Wednesday, October 10, 2018
7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the meeting of the Centerville City Planning Commission was called to order at 7:02 p.m.

MEMBERS PRESENT

Kevin Daly, Vice Chair
Cheylynn Hayman, Chair
Kathy Helgesen
Kai Hintze
Gina Hirst
Logan Johnson
Becki Wright

MEMBERS ABSENT

STAFF PRESENT

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

VISITORS

Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER - Chair Hayman

PUBLIC HEARING – FINAL SITE PLAN AND CONDITIONAL USE PERMIT- OAK RIDGE ASSISTED LIVING- 451 RAWLINS CIRCLE

Chair Hayman turned the time over to Cassie Younger, Assistant Planner, who explained that Oak Ridge Assisted Living at 451 Rawlins Circle was previously owned by Lorant Bodo and known as Superior Assisted Living of Centerville, which consisted of two separate lots. Currently on the property there is an existing building and a poured foundation for the second building on the second lot, which is at least 15 years old. For reasons fully unknown to staff, although assumed to be tied up in parking and landscaping calculations, the second building was never built and remained an empty foundation to this day. In September of 2015, Oak Ridge bought and took over the property, combined the lots, and added a third, adjacent parcel into the project which had previously only been used to store trailers and cars. They are now all combined into one lot. The Conceptual Site Plan is approved in July of 2018. The Conditional Use Permit is now amending the formerly approved CUP from the original Superior Assisted Living Facility that was approved in 2007.

Commissioner Johnson wished to confirm that the location of the pavilion had been changed at the request of the Planning Commission. Ms. Younger stated that was correct.

Chair Hayman invited the applicant to address the Planning Commission regarding the issue at hand. Tyler Young introduced himself and indicated that he was excited about the project. The Commission had no questions for the applicant.

Chair Hayman opened the public hearing at 7:08 p.m. There was no one who wished to speak. Chair Hayman then closed the public hearing.

Commissioner Wright spoke in favor of the project and the way in which the Commission's previous concerns were addressed.

Commissioner Daly stated that although he did not often approve of waivers, this particular waiver did a good job of preserving the intent of the chapter.

Chair Hayman clarified that there were three separate motions to be addressed—the landscaping waiver, the site plan and the conditional use permit.

Commissioner Daly made a **motion** to recommend approval of the Landscaping Waiver of Strict Compliance in that Oak Ridge's landscaping coverage may not fall below 33% with findings 1-6 in the staff report as amended. Commissioner Wright seconded the motion.

The motion passed unanimously (7-0).

Findings:

1. The Planning Commission finds that 33.97% landscaping is acceptable for this site, and preserves the intent of Chapter CZC 12.51 Landscaping and Screening.
2. The site has considerable constraints due to already existing buildings, foundations, and parking lots/ driveways, that make it difficult to add additional landscaping to reach 40%.
3. The reduced 6-7% in landscaping will not adversely impact neighboring properties.
4. The applicant had submitted a landscaping plan that exceeds the number of trees and shrubs necessary for the project, and still provides adequate beautification and screening of the site, despite not reaching 40% coverage.
5. The applicant has added trees and shrubs and reduces the widths of some asphalt in order to improve the curb appeal.
6. The applicant has added an outdoor pavilion and painted crosswalk through the parking lot in order to address the comfort and safety of the residents.

Commissioner Hirst made a **motion** to approve the final site plan as recommended by staff with Findings 1-4 and Suggested Reasons for Action a-c. Commissioner Helgesen seconded the motion.

The motion passed unanimously (7-0).

Conditions:

1. The Final Site Plan is subject to the plans submitted to the Staff and presented to the Planning Commission.
2. Any new construction of fences on the property must meet CZC. 12.55.110, including the front and side yard fence height limited to 4 feet. Construction details of proposed fencing shall be submitted and reviewed during the Building Permit process.

3. The new easements on the property shall be reviewed by the City Engineer and City Attorney. If deemed acceptable, they shall be approved by the City Council, and then recorded at Davis County.
4. The Final Site Plan is subject to comply with the Conditional Use Permit and landscaping waiver of compliance, as approved by the Planning Commission.

Reasons for Action:

a) The final site plan submittal has adequately shown how the property may be developed [Section 12-21-110(e)].
b) The development appears to be consistent with the goals and objectives found within the Centerville City General Plan [Section 12-480-3].
c) The Final Site Plan that has been submitted depicts how the site could be appropriately developed is designed to comply with the applicable provisions of the Residential-Medium (R-M) Zone (see Section 12.21.110.e) and other relevant regulations, as discussed in the Planning Staff Report.

Commissioner Helgesen made a **motion** to approve the Conditional Use Permit for the property located at 451 and 463 West Rawlins Circle with items 1-6 and Reasons for Action a and b. Commissioner Hirst seconded the motion. Chair Hayman clarified that the stricken language in item 5 would not be included.

The motion passed unanimously (7-0).

Conditions:

1. The allowed use shall be for an assisted living center with no more than 16 beds and 4 employees and shall follow the Final Site Plan as submitted to the Planning Commission.
2. A six-foot vinyl fence shall be constructed along the rear and side property lines with one tree being planted for every 20 feet of fencing, and shall follow the CZC Fence code as listed in 12.55.110
3. Enhanced landscaping along the street frontage shall be planted as to lessen the view of the parking lot. This landscaping may include trees, shrubs, ornamental grasses, flowers, or other similar live material. This landscaping plan is also subject to the Landscaping Waiver of compliance as approved by the Planning Commission.
4. A loading zone shall be created in the front with room for an ambulance or a van.
5. To make room for the loading zone, one or two stalls shall be moved to the southern portion of the parking lot. The parking lot shall be striped in order to accommodate a loading zone for ambulances or vans.
6. Documentation shall be given to the City verifying the applicant, or those operating the facility, are licensed within the State of Utah to operate an assisted living center. This information shall be presented to Staff before a business license shall be issued.

Reasons for Action:

a) An Assisted Living Facility is allowed in a Residential Medium zone with a Conditional Use Permit [12.36.020]
b) The applicant has fulfilled the factors to be considered in a CUP, as outlined in CZC 12.21.100.

Commissioner Daly recognized the Scouts in attendance who were in the process of learning about municipal government operations.

DISCUSSION OF SUBDIVISION ORDINANCE UPDATES

This item was tabled to a future planning commission meeting yet to be determined.

MINUTES REVIEW and ACCEPTANCE

The minutes of the August 22, 2018 meeting were reviewed. Commissioner Wright made a **motion** to accept them as presented. Commissioner Hintze seconded the motion which passed by unanimous vote (7-0).

The minutes of the September 12, 2018 Public Forum were reviewed, and amendments suggested. Commissioner Hirst made a **motion** to approve the minutes as amended. Commissioner Daly seconded the motion which passed by unanimous vote (7-0).

The minutes of the September 12, 2018 meeting were reviewed, and amendments suggested. Chair Hayman made a **motion** to approve the minutes as amended. Commissioner Helgesen seconded the motion which passed by unanimous vote (7-0).

The minutes of the September 26, 2018 Public Forum were reviewed, and amendments suggested. Chair Hayman made a **motion** to approve the minutes as amended. Commissioner Helgesen seconded the motion which passed by unanimous vote (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Cassie Younger explained that at the next meeting, the Commission would be reviewing two preliminary subdivisions. She also pointed out that the Coalition for Housing would take place on October 16, 2018. Chair Hayman strongly encouraged the Commissioners to attend.

Cory Snyder stated he would prepare a list of all comments made at the recent public forums for the Commission to review at the next meeting. Staff sought direction regarding the agenda for the November meeting. Chair Hayman responded that although Mr. Snyder would not be present at the next meeting, she wished to move forward with the Main Street project discussion on October 24th with no work session. November 14th was the next Planning Commission meeting.

ADJOURNMENT

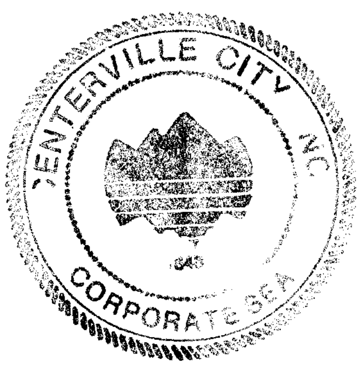
Chair Hayman made a **motion** to adjourn. Commissioner Johnson seconded the motion. The motion passed unanimously (7-0) and the meeting adjourned at 7:47 p.m.

Cheylynn Hayman

Cheylynn Hayman, Chair

9-2-18

Date Approved



Jamie Brooks

Jamie Brooks, Recording Secretary