

1
2 **PLANNING COMMISSION MINUTES OF MEETING**

3 **Wednesday, October 28, 2015**

4 **7:00 p.m.**

5
6 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
7 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

8
9 **MEMBERS PRESENT**

10 David Hirschi, Chair

11 Gina Hirst

12 William Ince

13 Logan Johnson

14 Scott Kjar

15 Kevin Merrill

16
17 **MEMBERS ABSENT**

18 Cheylynn Hayman

19
20 **STAFF PRESENT**

21 Corvin Snyder, Community Development Director

22 Brandon Toponce, Assistant Planner

23 Lisa Romney, City Attorney

24 Kathy Streadbeck, Recording Secretary

25
26 **VISITORS**

27 Interested Citizens

28
29 **PLEDGE OF ALLEGIANCE**

30
31 **OPENING COMMENT/LEGISLATIVE PRAYER**

Chair Hirschi

32
33 **MINUTES REVIEW AND APPROVAL**

34
35 The minutes of the Planning Commission meeting held October 14, 2015 were reviewed
36 and amended. Commissioner Ince made a **motion** to approve the minutes as amended. The
37 motion was seconded by Commissioner Johnson and passed by unanimous vote (6-0).

38
39 **PUBLIC HEARING | MAVERIK INC. | CORNER OF PARRISH LANE & 1250**
40 **WEST - Consider proposed Conditional Use Permit for a "Gasoline Service Station" and**
41 **Final Site Plan for a Maverik Convenience Store, on property located at the corner of**
42 **Parrish Lane and 1250 West, in the Legacy Trail Apartments Development. Don Lilyquist,**
43 **Maverik Inc., Applicant.**

1 Cory Snyder, Community Development Director, reported the applicant proposed to
2 build a Maverik gas station/convenience store as part of the Legacy Trail Apartment
3 Development. The applicant is ready for final site plan approval, which also requires a
4 conditional use permit for the fuel sales. In addition, the applicant is requesting a landscape
5 waiver. The construction of the Maverik is part of Phase 1 of the Legacy Trail Development. Mr.
6 Snyder reviewed the site plan explaining the layout, the circulation pattern, parking, landscaping,
7 and amenities. The submitted final site plan is substantially compliant with previous approvals.
8 The applicant has adjusted the site plan to include additional parking on the west side of the
9 building. This is a change from the original design (landscape/fence). Staff believes this revision
10 is minor and acceptable.

11
12 Mr. Snyder reminded the Commission that they previously recommended approval for a
13 change to the architecture for the Maverik to include a pitched-roof and the use of timbers. This
14 change was approved by the City Council and the final site plan reflects these changes. The
15 applicant will be required to include a rock wainscot on the base of the building and on all pillars
16 as required by the Parrish Lane Design Guidelines. Staff suggested the decorative lighting
17 fixtures also be carried to the east side of the building, since this too will be prominently seen by
18 the public. Mr. Snyder explained the required "corner feature" is currently being discussed. The
19 original plan was to include landscaping and a small decorative wall. The City and the applicant
20 are now discussing the possibility of a bike trailhead/rest stop. The City has hired a landscape
21 architect to design a plan for all four (4) corners of Parrish Lane and 1250 West in order to tie
22 together all trails/pathways in this area. The Redevelopment Agency is also involved.

23
24 Mr. Snyder explained the requirements for landscaping for the entire Legacy Trail
25 Apartment Development. The development as a whole meets landscape requirements. In
26 addition, the applicant is also developing the perimeter pedestrian pathway. The applicant is
27 requesting a landscape reduction of 3% on the Maverik site. Staff agrees the master planned
28 development exceeds the normal landscaping requirements for the Commercial-Very High Zone
29 and thus believes the applicants request is acceptable.

30
31 Mr. Snyder reviewed the conditional use permit application. The proposed use is
32 consistent with the goals and objectives of the General Plan. The proposed use is part of an
33 overall master planned development with appropriate access and circulation. The use will not
34 generate any issues not already anticipated with the master planned project and the applicant has
35 mitigated the impacts as required.

36
37 Don Lilyquist, Applicant, said Maverik is excited to build this new building in
38 Centerville. He believes this is an attractive building and a great plan for this area. He confirmed
39 that the building and all pillars will have a rock wainscot at the base. He reviewed the double
40 entrance and large window on the front of the building. This is a new design that will allow
41 employees to have a full view of both the store and fuel canopy area. He said this design also
42 allows for greater visibility by patrons, the public, and law enforcement. He said the store will be

open 24-hours a day. He also explained there is signage on the front and east sides of the building only.

Chair Hirschi opened the public hearing. Seeing no one wishing to speak; he closed the public hearing.

Commissioner Merrill said he likes the use of the heavy timbers and believes it is a nice addition to the architecture of the building. He is also accepting of the landscape waiver. He said a 3% loss is insignificant compared to the pedestrian pathway and possible bike trailhead/rest stop.

MOTION - Landscaping, Waiver of Strict Compliance

Chair Hirschi made a **motion** for the Planning Commission to approve a Waiver of Strict Compliance for landscaping related to the site for the Maverik Convenience Store to be located at the southwest corner of 1250 West and Parrish Lane, as follows:

1. Landscape Depth Along Parrish Lane - Allow the use of provided Legacy Trail's Master Planned Development Trail System along Parrish Lane to function as the required landscaping (22.5 feet along Parrish Lane) and count the on-site 2.5 feet for a total of width of 25 feet from back of curb.
2. Overall On-site Landscape Percentage - Allow an on-site landscape reduction from the required 10% to 7%.

Reasons for the Action:

- a. The Planning Commission finds that there is an extra 12.5 landscaping depth in the ROW that exists to accommodate the trail system. Therefore, the actual design request is to reduce the site design distance expectations from 20 feet to 15 feet.
- b. The residential area of the master planned development (Lot 4) consists of an overall on-site landscaping amount of 33%. If the applicant's request of 7% is approved, the master planned area for Lots 1 and 4 would contain 40% landscaping. Thus, the Commission does not believe that such reduction compromises the PDO approval expectations verses the standard C-VH Zone regulations.

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

MOTION - Final Site Plan

Commissioner Merrill made a **motion** for the Planning Commission to accept the Final Site Plan for the Maverik Convenience Store to be located at the southwest corner of 1250 West and Parrish Lane, with the following conditions for approval:

1. This final site plan is subject to the development of the site in accordance with the submitted final plans, as submitted to the City and as amended by this approval or by the City.
2. The pillar materials of the canopy design are to match the main building, which will require a brick or rock base element for the pole structures.
3. The dumpster and/or mechanical equipment behind the main building shall be screened from public view with materials compatible with the main building.
4. The east elevation wall pack fixtures shall be replaced with the decorative wall fixtures, as found on the north wall (front of store) of the main building.
5. The final plans shall address the placement of the required pedestrian path street lamps, which shall be deemed acceptable to the City's Public Works Director.
6. The final plans shall address the installation of the required decorative pedestrian access path from 1250 West to the storefront.
7. The site landscaping plans shall be stamped by a licensed landscape architect.
8. The landscaping plans shall be corrected to be compliant with the street tree frontage requirement of 17 trees and deemed acceptable by City staff.
9. At the request of the Parks and Recreation Committee, the City and Maverik may negotiate a partnership to construct a trailhead/bike rest area to function as the required site feature. If this does not happen, the applicant shall return to the Planning Commission and present an alternative design for Commission approval.
10. The required final site plan corrections shall be performed with the submittal of the site and building construction plans, which are to be reviewed by City staff for compliance with this approval.
11. The applicant shall post and/or pay any outstanding development related costs consistent with City Ordinances and fee schedules.

Reasons for the Action:

- a. The Planning Commission finds that the final site plan, with the conditions listed; depict how the property is being developed in accordance with City Ordinances, which include the following:
 - The site plan procedures of Chapter 12-21 of the Zoning Ordinance
 - Substantial compliance with the C-VH/PD approval for the Legacy Trails Subdivision
 - The General Development Standards for Commercial Zones, which includes Off-Street Parking, Landscaping and Screening, and Supplementary Development Provisions of the Zoning Ordinance, and
 - The Parrish Lane Gateway Design Standards

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

MOTION – Conditional Use Permit

Commissioner Hirst made a **motion** for the Planning Commission to approve a Conditional Use Permit associated with the final site plan for the Maverik Convenience Store to be located at the southwest corner of 1250 West and Parrish Lane, with the following conditions for approval:

1. This CUP is for Gasoline Service Station associated with the Maverik Convenience Store Site Plan.
2. The installation of the Parrish Lane access and traffic mitigation measures as deemed required with the associated subdivision development for the Legacy Trails development.

Reasons for the Action:

- a. The Planning Commission finds that the proposed use is consistent with the goals and objectives of the General Plan.
- b. The Planning Commission finds that the implementation of the Legacy Trail System access spur along Parrish Lane is a strong visual addition that would be greatly enhanced by the possible trailhead/bike rest stop area being considered by the City and Maverik.
- c. The Planning Commission finds that proposed use is part of an overall master planned development that included the proposed use.
- d. The Planning Commission finds that access drives and common integrated lanes in and through the development create a cohesive and functional development area.
- e. The Planning Commission finds that traffic capacity and mitigation measures were previously identified and plans to mitigate such concerns have already been implemented with approval and development of the original subdivision for the Legacy Trail development.

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

PORTER WALTON TOWNHOMES PLANNED UNIT DEVELOPMENT | 564 WEST PORTER LANE - Consider proposed Final Subdivision Plat for the Porter Walton Townhomes Planned Residential Unit Development, on property located at 564 West Porter Lane, for the purpose of platting the approved multi-family project. Taylor Spendlove, Brighton Homes, Applicant.

Brandon Toponce, Assistant Planner, reported the Planning Commission previously approved a conceptual subdivision plat, a preliminary subdivision plat and a conditional use permit for this project and the applicant is now ready for final subdivision plat approval. The developer is currently working on the public infrastructure for the entire site. The applicant has met the conditions set during previous approvals and the final subdivision plat is consistent with

1 previous approvals. The applicant has completed the plat notes, survey notes, and addressing as
2 required. The applicant has also provided the title report and CC&Rs. All notes and documents
3 are currently under review by City staff. The applicant will be required to comply with all
4 conditions that remain in effect including bonds, fees, and the development agreement.

5
6 Chair Hirschi questioned if the traffic mitigation fee should be called out as a condition?
7 He also asked when the monitoring of the traffic will be completed.

8
9 Taylor Spendlove, applicant, said development of the infrastructure is moving along and
10 that the curbing and pavement should be complete in the next few weeks. He too asked when the
11 traffic study would be completed. He said they are willing to pay their portion of the impact fee
12 for traffic and would like to get this done soon. He said they are not able to record the plat and
13 sale lots until this is complete and are anxious to move forward. He said they already have a
14 waiting list for lot purchases.

15
16 Cory Snyder, Community Development Director, said the traffic study is underway, but
17 he is unsure when it will be completed. He said the final subdivision plat is ultimately approved
18 by the City Council. He suggested the Commission allow the Council to discuss the time frame
19 for the traffic study.

20
21 Commissioner Hirschi made a **motion** for the Planning Commission to accept the Final
22 Subdivision Plat and recommend approval to the City Council for the proposed Porter Walton
23 Townhomes Development, located at approximately 564 West Porter Lane, subject to the
24 following:

- 25
- 26 1. The final plat shall be submitted to the City Council for approval and shall be
27 recorded at the Davis County Recorder's Office prior to the sale of any individual
28 units.
 - 29 2. The applicant shall address all corrections and edits as stated by the City Engineer
30 and City Attorney prior to the printing of the final linen plat.
 - 31 3. The applicant shall address all corrections and edits to the CC&Rs as stated by the
32 City Attorney.
 - 33 4. All applicable development fees shall be paid prior to the recording of the final plat.
 - 34 5. The applicant shall enter into an improvements agreement and related bonding for
35 remaining public improvements prior to recording the plat.
 - 36 6. The applicant shall meet all applicable conditions as approved by the Planning
37 Commission and set forth within the final site plan approval and the conditional use
38 permit including but not limited to the continuation of traffic monitoring and a
39 determination by the City Engineer of any applicable impact fees to be paid by the
40 applicant.
- 41

Reasons for the Action:

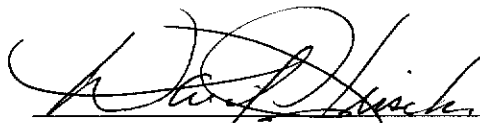
- a) The final subdivision plans and plat are in harmony with the relevant provisions of the City's General Plan [Section 12-480-1(a)].
- b) The Porter Walton Townhomes Development is in harmony with the provisions of the Residential-Medium Zone [Chapter 12-32].
- c) The Porter Walton Townhomes Development is in harmony with the final site plan and conditional use permit as approved by the Planning Commission [July 22, 2015].
- d) The City Council is the authorized body to grant approval for a final subdivision plat [Section 15-4-107].
- e) With the directives listed, the acceptance is consistent with the expectations for PUD subdivisions, as outlined in Chapter 15-6, Planned Unit Development.

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

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

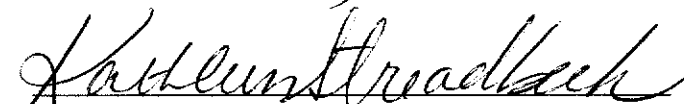
1. The next regularly scheduled Planning Commission meeting will be Wednesday, November 18, 2015.
2. Upcoming Agenda Items:
 - Rasband Residential Building Lot, Conceptual Site Plan
 - Deuel Creek Historic District

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



David Hirschi, Chair

11-18-15
Date Approved



Kathleen Streadbeck, Recording Secretary

