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3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, November 13, 2013**

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 Tamilyn Fillmore
12 David Hirschi
13 Brian Holman
14 Scott Kjar
15 Kevin Merrill, Chair
16 Debra Randall
17 Steven Markham
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 Eldon Haacke
27 Doug Coons
28

29 **PLEDGE OF ALLEGIANCE**

30
31 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Hirschi

32
33 **MINUTES REVIEW AND APPROVAL**
34

35 Minutes of the Planning Commission meeting held October 23, 2013 were reviewed.
36 Commissioner Randall made a motion to approve the minutes as written. The motion was
37 seconded by Chair Merrill and passed by unanimous vote (7-0).
38

39 **PUBLIC HEARING | KING COMMERCIAL DEVELOPMENT | 330 WEST**
40 **PARRISH LANE - Consideration of a conceptual site plan amendment to the King**
41 **Commercial Development, located on Lots 2 & 3 of Parrish Park Subdivision,**
42 **approximately 330 West Parrish Lane, in the C-VH Zone. Eldon Haacke, TerraForm**
43 **Companies, Applicant**

1 Brandon Toponce, Assistant Planner, reported the Planning Commission approved a final
2 site plan for King Commercial earlier this year. Following that approval the applicant discovered
3 the site had some ground water issues. The applicant has reconfigured the site and the plan is
4 now ready for conceptual site plan approval. The Jiffy Lube is now located in the middle of the
5 property with the Beans and Brew on the west and Subway to the east. This change now allows
6 for an oil pit within the Jiffy Lube building. All three uses are allowed within the Commercial-
7 Very High Zone in which they will be located and are consistent with the intent of the General
8 Plan for this area. The newly proposed layout includes appropriate parking for all three uses and
9 a circulation pattern that is better suited for the entire site. The site plan includes the required
10 landscaping with the exception of two (2) trees. Staff recommends these trees be added to the
11 parking lot landscape area. The applicant will need to submit the details regarding the trash
12 enclosure at final site plan approval. The proposed buildings (color, materials, and articulation)
13 have not changed and continue to meet the Parrish Lane Design Guidelines. The applicant has
14 included the necessary public amenities and pathways. Lighting (building, decorative, and street)
15 is currently being reviewed by staff and will be approved at a later date. The applicant will also
16 be required to receive a subdivision approval by the Planning Commission and the City Council
17 according to City ordinances.

18
19 The Commission reviewed the site plan and agreed the circulation pattern proposed is
20 better than the previous site plan. Commissioner Fillmore suggested the pedestrian pathway
21 connecting the Jiffy Lube to the Subway be extended through the drive-thru to the Subway
22 building. She suggested striping or stamped concrete be used to designate this pathway and
23 possibly pedestrian signage be added for awareness. She also suggested the walkway on the east
24 side of Jiffy Lube be extended north through the parking lot to the property line. She said this
25 will help direct pedestrians through the parking lot to the building.

26
27 Eldon Haacke, applicant, agreed that extending the sidewalk to the parking on the north
28 would be beneficial. He also agreed with extending the pedestrian pathway between Jiffy Lube
29 and Subway. He explained the water table issues and said this is a much better layout which will
30 provide for all the needs of these tenants. He said traffic circulation is also much better and
31 Subway is happier with this configuration. He explained there are seventeen (17) feet between
32 the sidewalk on Parrish Lane and the Beans and Brew in order to accommodate the drive-thru.
33 He will be seeking a variance for this diminished setback. He said during the last approval
34 process the Planning Commission allowed a reduction of the two (2) trees and that all details
35 regarding the trash enclosures was submitted. These items were both continued on this new site
36 plan. He also stated they hope to begin construction early 2014.

37
38 Mr. Toponce said staff will verify the trash enclosure details and the reduction in trees as
39 stated by the applicant. Cory Snyder, Community Development Director, explained staff is

1 currently reviewing the lighting plan with regard to the Parrish Lane corridor. A new plan will be
2 prepared early 2014. The applicant will be required to install lighting, but the details for this
3 particular application will be forth coming once staff has finalized their review. The applicant is
4 aware of this process.

5
6 Chair Merrill opened the public hearing. There was no comment; he closed the public
7 hearing.

8
9 Commissioner Fillmore made a **motion** for the Planning Commission to accept the
10 conceptual site plan amendment for the King Commercial Development located at 330 West
11 Parrish Lane, with the following conditions:

12
13 ***Conditions:***

- 14 1. All pedestrian pathways that cross through vehicular areas shall be stamped-colored
15 concrete.
- 16 2. Detail concerning the dumpster enclosures and other screening shall be indicated on
17 the final site plan and meet the requirements found in Section 12-51-110 of the
18 Zoning Ordinance.
- 19 3. Specific lighting design shall be submitted as part of the final site plan application.
- 20 4. A bond shall be established for all on site improvements by the City Engineer and
21 posted by the applicant prior to receiving any building permits.
- 22 5. All proposed signage shall be depicted on the final elevation drawings.
- 23 6. The applicant shall submit a final site plan application in accordance with Section 12-
24 21-100 of the City's Zoning Ordinance, which shall be subsequently reviewed and
25 approved by the Planning Commission.
- 26 7. The applicant shall re-address the previously approved landscaping waiver requests
27 with the final site plan.
- 28 8. The applicant shall submit a final subdivision plat for a re-review and approval by the
29 Planning Commission with the final site plan application.
- 30 9. The applicant shall receive subdivision approval prior to receiving any building
31 permits.
- 32 10. All related professional services fees shall be paid to Centerville City.
- 33 11. The sidewalk on the east side of Jiffy Lube shall be extended through the landscaped
34 area to the curb on the north property line in order to connect the north parking stalls
35 to the Jiffy Lube building. In addition, the pedestrian pathway connecting Jiffy Lube
36 and Subway shall be extended across the Subway drive-thru to the Subway building
37 and pedestrian signage shall be added.

Reasons for Action (findings):

1. If an approved site plan is modified, and does not meet the requirements for a Zoning Administrator's approval, the site plan must go through the same approval process as the first [Section 12-21-110(i)(3)].
2. A complete conceptual site plan application has been submitted [Section 12-21-110(d)(1)].
3. The proposed uses of specialty retail, vehicle repair limited and a fast-food restaurant is allowed within the C-VH Zone [Chapter 12-36].
4. With the above conditions being addressed, the proposed development will meet the Parrish Lane Guidelines [Chapter 12-63].
5. A final site plan shall be required prior to any on site construction taking place [Section 12-21-110(e)(1)].

The motion was seconded by Commissioner Hirschi.

Commissioner Kjar made a **motion to amend** to extend the walkway on the west side of the Jiffy Lube building through the landscaped area to the north property line identical to the east side. This will create balance on the site. In addition, the applicant should add pavers to the landscape strip between Jiffy Lube and the Beans and Brew. This will provide direction and access for pedestrians. Commissioner Fillmore seconded the motion to amend. The motion to amend passed with a unanimous roll-call vote (7-0).

Commissioner Holman made a **motion to amend** to eliminate the pedestrian signage with regard to the pedestrian pathway between Jiffy Lube and Subway. He believes the pathway is sufficient and additional signage is not necessary and only adds additional cost to the developer. Chair Merrill seconded the motion to amend. The motion to amend passed with a roll-call vote (5-2). Commissioners Fillmore and Hirschi opposed.

Chair Merrill called for a vote on the motion as amended. The motion as amended passed with a unanimous roll-call vote (7-0).

PUBLIC HEARING | ZONING TEXT AMENDMENT | NOTICING & PUBLIC HEARINGS - Consideration of various proposed zoning ordinance text amendments regarding noticing and public hearing requirements for the City. Lisa Romney, City Attorney, Applicant

Lisa Romney, City Attorney, reported staff has reviewed the noticing and public hearing requirements for various land use applications as set forth in the City Zoning Ordinance. Such review was initiated in response to State law amendments as adopted during the 2013 legislative

1 session. Ms. Romney reviewed the City's current noticing practices and explained staff's
2 recommendations for future practices. Staff recommends a greater focus on electronic noticing.
3 The proposed amendments are intended to bring City ordinances into compliance with State law
4 and in some cases continue to exceed State law. The proposed amendments are intended to
5 provide more meaningful and less costly noticing practices. Ms. Romney recommended the
6 Commission open the public hearing and then continue this item to the next Planning
7 Commission meeting at which time the Commission can review the proposed amendments line
8 by line.

9
10 Chair Merrill opened the public hearing.

11
12 Chair Merrill made a **motion** to table this item and the public hearing until December 11,
13 2013. The motion was seconded by Commissioner Hirschi and passed by unanimous vote (7-0).

14
15 **DOUG COONS RESIDENTIAL BUILDING LOT | 82 WEST WALTON LANE**
16 **Consideration of a final site plan for an un-platted residential building lot, located at 82**
17 **West Walton Lane, for the purpose of constructing a new dwelling, in the R-L Zone.**
18 **Douglas Coons, Property Owner & Applicant**
19

20 Brandon Toponce, Assistant Planner, reported the applicant desires to build a single-
21 family dwelling. The applicant has complied with the conditions set during conceptual site plan
22 approval and is now ready for final site plan approval. The applicant will be required to pay all
23 applicable fees, including fees associated with the Walton Lane Special Improvement District.
24 Staff has received utility provider sheets as required. The applicant has shown three (3) public
25 utility easements on the plan but it appears there may be some discrepancies with the legal
26 description. The applicant will need to work with the City Engineer to verify these easements.
27 The applicant will also be required to work with the City Engineer and Public Works Director
28 regarding water table issues and final grading of the property. Staff has received a title report for
29 this site which will need to be reviewed by the City Attorney. Mr. Toponce explained the
30 applicant and the neighbor have disagreed about the trimming/removal of an existing tree along
31 the property line. This is a matter that will have to be worked out between the two private parties.
32 The City is not allowed to require action on this matter.

33
34 Doug Coons, applicant, said he will continue to work with staff on those outstanding
35 items and concerns.

36
37 Lisa Romney, City Attorney, said staff has reviewed the water table issues and the
38 proposed basement will be required to be constructed to eliminate any conflicts. She suggested
39 an additional condition be added regarding this issue.

Commissioner Hirschi made a **motion** for the Planning Commission to approve the final site plan for the Doug Coons residential lot, located at 82 West Walton Lane, subject to the following conditions:

Conditions:

1. All professional service fees and development fees shall be paid.
2. All outstanding fees concerning the Walton Lane Special Improvement District shall be paid prior to receiving a building permit.
3. A bond shall be posted for any public improvements.
4. All utility easements and legal descriptions shall be reviewed and approved by the City Engineer prior to City acceptance by the City Council, and recording at the Davis County Recorder's Office. This recording shall take place prior to the issuance of a building permit.
5. The current title report shall be reviewed and approved by the City Attorney prior to a building permit being issued.
6. No construction shall take place on the lot prior to the issuance of a building permit.
7. Applicant shall work with City Engineer and Public Works Director to address potential ground water issues and to determine lowest floor elevation for future construction prior to issuance of a building permit.

Reasons for Action (findings):

1. The applicant submitted a full application regarding a final site plan [Section 12-21-110(e)].
2. The final site plan conformed to the conceptual acceptance criteria [Section 12-21-110(f)(1)].
3. All development standards have been satisfied in regard to development within the R-L Zone [Table 12-32-1].

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

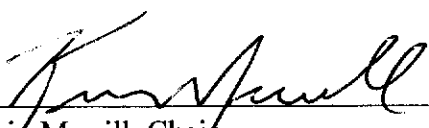
**DISCUSSION | WORK GOAL FOR WEST CENTERVILLE NEIGHBORHOOD
PLAN - Desired process for amending the West Centerville Neighborhood Plan**

Cory Snyder, Community Development Director, reviewed the proposed project timeline for the West Centerville Neighborhood Plan amendment process. The proposed schedule can be tailored as needed. The Commission agreed with the proposed timeline. They also discussed main ideas for the west side including residential and mass transit.

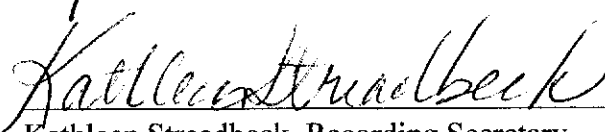
COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, December 11, 2013.

The meeting was adjourned at 9:00 p.m.


Kevin Merrill, Chair

12-11-13
Date Approved


Kathleen Streadbeck, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, November 13, 2013
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Eldon Haaske

2231 E. Murray - Holladay Rd.

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.