

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, January 12, 2022
7:00 p.m.

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

MEMBERS PRESENT

Kevin Daly, Chair
Mason Kjar
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS

Joe Pienezza, TerraForm Companies
Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Larsen

PUBLIC HEARING – SCHMUCKER ZONE MAP AMENDMENT, 553 SOUTH 850 EAST

Recently, Centerville City agreed to allow the Schmuckers to purchase a small portion of land the City owned and add it to their property/lot on Island View Drive. Community Development Director Cory Snyder explained the request to rezone the tract to be purchased to the same zone as the lot owned by the Schmuckers (Public Facilities Low to Residential Low). He stated the City Council approved a plat amendment on January 4, 2022, conditioned on rezoning of the property. Mr. Snyder explained that the northern boundary would be at least 25 feet from the centerline of the gas pipeline on City property, and said staff recommended the Planning Commission recommend approval of the requested rezoning to the City Council.

At 7:07 p.m., Chair Daly opened a public hearing, and closed the public hearing seeing that no one wished to comment. Commissioner Larsen **moved** to recommend approval of the Zone Map Amendment for approximately 3,000 square feet of land, as agreed to by the City and the Petitioner, from Public Facility Low (PF-L) to Residential Low (R-L), subject to the following requirements and with the following reasons for the action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

Requirements:

1. Any rezoning of the tract of land cannot become effective until the subject property is legally combined and recorded with Davis County, thereby absorbing it into the Petitioner's lot.
2. The City Engineer shall review and determine that the needed distance from the northern boundary is at least 25 feet from the centerline of the gas pipeline farther north prior to the recordation of the amended subdivision plat.

Reasons for the Action:

- a) The Planning Commission finds that there has been a sufficient review and consideration of the criteria outlined in CZC 12.21.080.e of the Zoning Ordinance for considering a rezone.
- b) The Planning Commission finds that the rezone is substantially consistent with the goals of the General Plan and the rezone approval criteria, as described in the staff report.
- c) Therefore, the Planning Commission finds that the request for R-L Zoning designation, subject to the conditions imposed, is appropriate to allow the absorption of the tract of land into the Petitioner's original lot.

FINAL SUBDIVISION PLAT – THE LANE, 644 WEST 400 SOUTH

Mr. Snyder explained the proposed development consisted of 12 single-family units on a parcel along Porter Lane. The project already received Final Site Plan Approval to finalize the layout and design for the related planned unit development (PUD) subdivision. The project also received both conceptual and preliminary subdivision approvals from the City. He stated the final development step consisted of Final Subdivision Plat and Plan review in preparation to record the subdivision plat with the Davis County Recorder's Office. Mr. Snyder said the applicant submitted CC&Rs after the Staff Report was posted on NovusAgenda. The CC&Rs were later added for Planning Commission review. He explained that the City Engineer had learned a Davis County Development and Construction permit was not required for the project.

Commissioner Kjar **moved** for the Planning Commission to recommend approval of the Final Subdivision Plat and Plan for The Lane Subdivision, located at 644 West 400 South, to the City Council, as submitted by the applicant to the Commission, subject to the following conditions and with the following reasons for action. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director.
2. As per CMC 15.06.010, the developer shall prepare the related Covenants, Conditions, and Restrictions (CC&Rs) meeting the provisions, continuation, and maintenance of the common areas, which shall be reviewed and deemed acceptable by the City Attorney, as part of the City Council's review and approval.
3. The Property Title Report submitted with the previously approved Final Site Plan shall be updated (no less than 30 days old) and submitted to the City in preparation of the plat recording.
4. The related Infrastructure Bond and Fees, that have been prepared by the City Engineer, shall be provided, and funded in preparation of the plat recording.

Reasons for Action:

- a) The Planning Commission finds that the design of the final PUD plat of that project in relation to streets, blocks, lots, common open spaces, and other design factors shall be in harmony with the intent of the General Plan and design standards approved by the City.
- b) The Planning Commission finds that on October 13, 2021, the City approved a Final Site Plan for The Lane Subdivision and determined that the proposed development

meets the intent of the General Plan and the conditions imposed by that approval from the City.

- c) Therefore, in accordance with CMC 15.04.050, the Planning Commission finds that if the Planning Commission determines that the final plat is in conformity with all requirements and the ordinances of the City, the Commission shall recommend approval of the final plat to the City Council.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – CHIPOTLE, 370 WEST 400 NORTH

Mr. Snyder explained the property owner of the former Dairy Queen on 400 West planned to remodel both interior and exterior of the building for another restaurant use known as Chipotle Mexican Grill. Due to a previous site plan condition of approval by the Planning Commission regarding the exterior, the Zoning Administrator was not authorized to approve the proposed changes. Therefore, such change was required to return to the Planning Commission for review and approval.

Mr. Snyder spoke of an original condition of approval for the former Dairy Queen regarding muted exterior colors, and said staff was not convinced the new proposed design would meet the General Plan's intent for the appearance of the Parrish Lane Commercial Area. He said staff recommended tabling the Conceptual Site Plan.

The Planning Commission discussed design and color of commercial buildings in the area compared to the proposed design and color palette. Commissioner Larsen expressed the opinion that the currently proposed stain for the exterior stone would look better than the opaque paint originally proposed by the applicant.

Joe Pienezza with TerraForm Companies, representing the applicant, shared photographs of a recently completed Chipotle location. He said Chipotle was understanding of local requirements, and wanted to fit in with the area. Mr. Pienezza said the bright white exterior color on the submitted design had been changed to a more eggshell white color. Mr. Pienezza answered questions from the Planning Commission. Councilmembers recommended Chipotle consider utilizing the more eastern existing drive-thru window rather than the existing western drive-thru window on the south side of the building.

Commissioner Wright suggested adding design elements on the north side of the building, where most customers would enter, to improve the stark appearance. Chair Daly said he preferred a brown/beige color palette over the black/gray palette. Commissioner Larsen commented that both color palettes were represented in the area, and said he was comfortable with the red color shown in the photographs provided by Mr. Pienezza. Commissioner Wilcox said she personally liked brown tones more than the dark gray. Commissioner Wright said she did not feel the extremely cool tones and the proposed stark appearance of the north side of the building would feel harmonious with the area. She suggested the addition of wood elements would be an improvement. Chair Daly and Commissioner Larsen said they agreed the north side could be improved with the addition of some warm elements.

Chair Daly opened a public hearing at 7:52 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Kjar said he was uncomfortable with the subjective nature of the statute. Commissioner Wright responded that the City's right to determine what was harmonious was nuanced.

Chair Daly **moved** to table Conceptual Site Plan for the proposed exterior building elevation changes to site located at 370 West 400 North, involving the remodel for Chipotle, with

the following directives, and table the public hearing to the next Planning Commission meeting. Commissioner Larsen seconded the motion, which passed by unanimous vote (6-0).

Directives:

1. The applicant shall readdress the use of colors and materials to better harmonize the exterior use of materials and colors with the immediately adjacent development.
2. The applicant shall eliminate the use of paint cover-coating of the building's existing rock in order to maintain the maintenance-free expectation of the Parrish Gateway Design Guidelines. The applicant ought to consider the following:
 - a. Keep the existing rock material in place, as constructed with some modifications.
 - b. Consider removal of the existing rock and replace with brick that is suitable and in harmony with the surrounding development.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on January 26, 2022. Mr. Snyder updated the Commission regarding items expected to appear on the next meeting agenda, and reported on recent actions of the City Council. The Planning Commission discussed potential assistance from Wasatch Front Regional Council (WFRC) regarding a General Plan update. Commissioner Shegrud shared personal experience and expressed support for participation with WFRC.

ELECT CHAIR AND VICE CHAIR

Commissioner Wilcox nominated Kevin Daly to continue as Chair of the Planning Commission. Commissioner Wright nominated Heidi Shegrud to serve as Chair. City Attorney Lisa Romney tallied anonymous votes, and reported four votes for Kevin Daly and two votes for Heidi Shegrud.

Commissioner Wright nominated Heidi Shegrud to serve as Vice Chair. Commissioner Shegrud nominated Becki Wright to serve as Vice Chair. Ms. Romney tallied anonymous votes, and reported three votes for Becki Wright and three votes for Heidi Shegrud. Responding to a question from Commissioner Kjar, Commissioner Wright said her term on the Planning Commission would be over fairly soon, but a reappointment may occur. Ms. Romney tallied votes of a second anonymous vote, and reported four votes for Becki Wright and two votes for Heidi Shegrud. Kevin Daly would continue to serve as Chair, and Becki Wright would serve as Vice Chair in 2022.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the December 8, 2021 Planning Commission meeting were reviewed, and one amendment requested. Commissioner Wright **moved** to accept the minutes as amended. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:20 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

1
2
3
4 Jennifer Hansen
5 Jennifer Hansen, City Recorder
6

01-31-2022
Date Approved

7
8 Katie Rust
9
10 Katie Rust, Recording Secretary

