

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, January 26, 2022**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Kevin Daly, Chair
10 Mason Kjar
11 Matt Larsen
12 Heidi Shegrud
13 Christina Wilcox
14 Becki Wright, Vice Chair

15
16 **STAFF PRESENT**

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

20
21 **VISITORS**

22 Deanna Raithel, Chipotle Mexican Grill
23 Interested citizens

24
25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Kjar

28
29 **PUBLIC HEARING (CONTINUED) – CONCEPTUAL SITE PLAN – CHIPOTLE, 370**
30 **WEST 400 NORTH**

31
32 The Conceptual Site Plan for the proposed Chipotle Mexican Grill was tabled at the
33 January 12, 2022 Planning Commission meeting with the following directives to the applicant:

- 34
35 1. The applicant shall readdress the use of colors and materials to better “harmonize”
36 the exterior use of materials and colors with the immediate adjacent development.
37 2. The applicant shall eliminate the use of paint cover-coating of the building’s existing
38 rock in order to maintain the “maintenance-free” expectation of the Parrish Gateway
39 Design Guidelines. The applicant ought to consider the following:
40 a. Keep the existing rock material in place, as constructed with some
41 modifications.
42 b. Consider removal of the existing rock and replace with brick that is suitable
43 and in harmony with the surrounding development.
44

45 Community Development Director Cory Snyder explained that the Planning Commission
46 could refer approval of the Final Site Plan to the Zoning Administrator if desired. The
47 Conceptual Site Plan was brought to the Planning Commission for review due to a condition of
48 approval for the Dairy Queen (formerly at the subject location) related to color and material.
49

50 Deanna Raithel, Design Manager for Chipotle, explained changes to proposed color and
51 materials made since the last Planning Commission meeting. Responding to a question from
52 Commissioner Wright, Ms. Raithel stated the existing drive-thru window they proposed to use
53 had the same placement they would use with a new-build. Commissioner Wright commented
54 that queuing issues may arise with the proposed placement of the drive-thru window. Ms.
55 Raithel explained that drive-thru ordering would occur on an app prior to customer arrival, with a

1 scheduled pick-up time. The drive-thru lane would not have a menu board, and
2 ordering/payment would all occur on the app. Commissioners thanked Ms. Raithel for the
3 explanation.

4
5 Chair Daly expressed the opinion the new proposed colors were warmer and would fit in
6 with the area. He opened a public hearing at 7:14 p.m., and closed the public hearing seeing
7 that no one wished to comment. Chair Daly said he would support a motion to accept, and
8 would be comfortable delegating Final Site Plan approval to the Zoning Administrator.

9
10 Commissioner Wright **moved** to accept the Conceptual Site Plan for changing the
11 building design scheme for the Chipotle Mexican Grill located at 370 West 400 North (Parrish
12 Lane), subject to the following conditions and with the following findings. Commissioner Wilcox
13 seconded the motion, which passed by unanimous vote (6-0).

14
15 Conditions:

- 16
17 1. The Conceptual Site Plan Acceptance is limited to the design scheme modifications,
18 as submitted to the Commission on January 26, 2022.
19 2. The Final Site Plan Application shall be submitted and shall incorporate the selected
20 design, materials, and colors, as accepted by the Commission.
21 3. The Final Site Plan may be approved by the Zoning Administrator, in accordance
22 with CZC 12.20.080 – Planning Commission Referral, and as part of any related
23 exterior building permit review, which shall be deemed in compliance with the
24 conditions of Conceptual Site Plan Acceptance.

25
26 Findings:

- 27
28 a) The Planning Commission finds that the proposed design scheme changes can be
29 reasonably interpreted to be “in harmony with the existing surrounding development,”
30 as expected in CZC 12.63.040(c).
31 b) Therefore, the Planning Commission finds that the proposed building design scheme
32 is consistent with the applicable standards of the Parrish Lane Gateway Design
33 Standards, as described in CZC 12.63.

34
35 **PUBLIC HEARING – ZONE TEXT AMENDMENT – FOOD TRUCKS**

36
37 As discussed with the Planning Commission in a previous meeting, the State of Utah
38 enacted the Food Truck Licensing and Regulation Act, as set forth in Utah Code 11-56-101. City
39 Attorney Lisa Romney explained Centerville City only had one “food truck” style operation in the
40 recent past, which did operate outside the “restrictions” enacted. Thus, Centerville had not yet
41 experienced the latest trend of “food trucks” operating repeatedly within City limits.

42
43 Ms. Romney presented proposed Zoning Text Amendments drafted to comply with the
44 Food Truck Licensing and Regulation Act. Mr. Snyder asked how the City would handle events
45 such as the 4th of July Celebration. Ms. Romney recommended the City follow the same rules.
46 She explained that a food truck would need an active business license in a Utah community,
47 and would need to follow health and safety regulations. A temporary use permit would not be
48 necessary if a food truck were operating on private property for less than ten days.

49
50 The Planning Commission discussed potential food truck situations. Ms. Romney said
51 she did not recommend allowing food trucks in the public right-of-way. She suggested situations
52 would need to be evaluated on a case-by-case basis. Commissioner Shegrud said she did not
53 think food trucks should be allowed to obstruct pedestrian or vehicular traffic in any way.
54 Commissioner Wright recommended the Planning Commission approve reasonable limitations

1 without being too restrictive. She said she did not see that food trucks parked on the street
2 along a curb would be different from allowing any other vehicle to park on the street.
3 Commissioner Larsen said he suspected a single food truck parked in front of a house for a
4 family party would not be a problem 99% of the time.

5
6 Mr. Snyder commented that there was not a lot of demand for food trucks in Centerville,
7 and suggested the City begin with a conservative ordinance. Chair Daly questioned if demand
8 would ever come to Centerville with a conservative ordinance in place. Commissioner Kjar said
9 he liked the proposed ordinance drafted by staff. He brought up the idea of expanding the
10 definition of location to prevent someone from moving a food truck ten feet and calling it a new
11 location. However, he said he believed the argument could be made that "location" in the
12 ordinance implied more than a few feet. Responding to a question from Chair Daly, Ms. Romney
13 said Centerville would not recognize an out-of-state business license per State statute. Staff
14 explained that "food carts" and "ice cream trucks" would not be regulated by the proposed "food
15 truck" ordinance.

16
17 Chair Daly opened a public hearing at 8:00 p.m., and closed the public hearing seeing
18 that no one wished to comment. Commissioner Wilcox **moved** for the Planning Commission to
19 recommend approval of the proposed Zoning Text Amendments relating to Food Trucks, with
20 the following reasons for action. Commissioner Kjar seconded the motion. Commissioner Wright
21 said she would vote in favor of the motion, but said she believed it would be possible to have
22 appropriate measures and guidance in place to allow food trucks in the public right-of-way for a
23 limited amount of time and limited scope, and still maintain the charm and feeling of the City.
24 The motion passed by unanimous vote (6-0).

25
26 Reasons for Action:

- 27
28 a) The Planning Commission finds that the State of Utah has enacted The Food Truck
29 Licensing and Regulation Act, as set forth in Utah Code 11-56-101.
30 b) The Planning Commission finds that The Food Truck Licensing and Regulation Act
31 sets restrictions and limitations on the allowance and operation of Food Trucks.
32 c) The Planning Commission finds that there are NO specified General Plan related
33 goals and policies regarding food truck businesses.
34 d) The Planning Commission finds that the ordinance provisions have been re-written in
35 a manner to reflect Centerville's Zoning Ordinance written style; as well as elements
36 that attempt to reflect the local characteristics and temperament of allowing food
37 truck businesses in Centerville City.
38 e) Therefore, the Planning Commission finds that the proposed ordinance amendments
39 are consistent with state statutes, General Plan goals and policies, and applicable
40 city ordinances relating to the operation of "food truck businesses."

41
42 **PARKING STUDY DISCUSSION**

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44 Results of a parking study completed by ESI Engineering were presented to the
45 Planning Commission on December 8, 2021. At that time, the Planning Commission expressed
46 a desire to set aside time for further discussion of the results and findings. Mr. Snyder referred
47 to concerns raised by the Planning Commission in the past about the frequency of receiving
48 petitions to "modify parking" for certain specific uses. He said he believed it was difficult to come
49 to a scaled parking that would work for all uses, and expressed continued support for
50 considering and allowing parking modifications in some situations. Mr. Snyder suggested that
51 language needed to be improved regarding when and how parking modifications would be
52 allowed.
53

1 The Planning Commission and staff reviewed the Off-Street Parking Comparison
2 Summary and Proposed Minimum Standards for Off-Street Parking Schedule included in the
3 study, and discussed various existing parking situations in Centerville. The Planning
4 Commission discussed that parking requirements could be complicated when a change in use
5 occurred, because a potential new use may require more parking than was approved and
6 provided for the previous use. Mr. Snyder expressed the opinion that a base amount of parking
7 needed to be required for flex/office uses. Commissioner Wright said she would caution against
8 being too aggressive with the base requirement.

9
10 Commissioner Shegrud asked about the balance between parking and landscaping
11 requirements. Mr. Snyder described situations that had come before the Planning Commission
12 related to the balance between parking and landscaping. Mr. Snyder said staff would put
13 together recommendations for the Planning Commission to review.

14
15 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

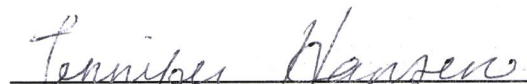
16
17 The Planning Commission was scheduled to meet next on February 9, 2022. Mr. Snyder
18 reported on recent actions by the City Council.

19
20 **MINUTES REVIEW AND ACCEPTANCE**

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22 Minutes of the January 12, 2022 Planning Commission meeting were reviewed and an
23 amendment requested. Commissioner Larsen **moved** to accept the minutes as amended.
24 Commissioner Shegrud seconded the motion, which passed by unanimous vote (6-0).

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26 **ADJOURNMENT**

27
28 At 8:44 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded
29 the motion, which passed by unanimous vote (6-0).

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32 
33 Jennifer Hansen, City Recorder

2-14-2022
Date Approved

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36 
37 Katie Rust, Recording Secretary

