

Commissioner Hoth **moved** for the Planning Commission to accept the Conceptual Site Plan for the property located at approximately 950 North 100 East, parcel 02-096-0222 with the following directives and finding. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Directives:

1. A Final Site Plan application shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.
2. The Final Site Plan may be approved by the Zoning Administrator, in accordance with CZC 12.20.080 – Planning Commission Referral, and as part of any related exterior building permit review, which shall be deemed in compliance with the conditions of Conceptual Site Plan Acceptance.
3. The Final Site Plan submittal shall be in conformance to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1).
4. Utility Provider Sheets shall be provided for South Davis Sewer District and Centerville Deuel Creek Irrigation.
5. Proof of secondary water shares shall be submitted with Final Site Plan.
6. A sidewalk plan shall be submitted with the Final Site Plan unless the City Council approves a Sidewalk Deferral Agreement.

Finding:

- a. The conceptual site plan submittal has shown how the property may be developed. CZC 12.21.110(d)(2).

FINAL SITE PLAN – 940 NORTH 1250 WEST – HOGAN STEEL FABRICATION & CABINET SHOP

Community Development Director Cory Snyder said the proposed Final Site Plan consisted of a two-phased approach: first, the steel fabrication facility, and then later (estimated in about 3 years) the cabinet shop. The estimated project construction time for the entire site was approximately four years from commencement of construction.

Mr. Snyder stated the proposed Final Site Plan appeared to substantially comply with the PDO approval. However, it appeared that the buffer area along the northern border would be fenced off from the adjoining parcel. Mr. Snyder said it was staff's impression the original plan was to allow for ultimate integration of the buffer with the north properties to complement one another visually/aesthetically. The main building jointly integrated with the east and west fencing would provide the needed security. Mr. Snyder said the applicant had taken the position that there was no predicted timeframe for developing the northern properties. Additionally, the Fire District was requiring installation of a fire lane along the north side of the building for the proposed layout. Furthermore, the City desired to maintain sufficient clearance and space to maintain/repair the main culinary water line along the northern boundary. Consequently, the applicant proposed the following alterations from the original PDO/Conceptual buffering layout:

- Increase the buffer distance from 20 feet to 33 feet (note – the base I-HV Zone does not require any buffer);
- Install an enhanced security fence at the north property line;
- Provide an 8-foot enhanced xeriscape landscape area adjacent to the property line;
- Provide a 20-foot-wide enhanced fire lane;
- Locate the City's water line in/along the fire land area;

- Provide a 5-foot enhanced xeriscape landscape area adjacent to the building.

Mr. Snyder spoke in favor of the proposed alterations and enhancements, and said he would be comfortable with Final Site Plan approval. Commissioner Larsen said he did not have concerns as long as the Fire Marshall signed off on the proposed fire lane. Responding to a question from Commissioner Shegrud, Tyler Oliver with Hogan and Associates Construction stated the PDO included a requirement for a certain number of plantings with the xeriscape landscaping. He explained an enhanced security fence at the north property line was included in consideration of possible future residential development on the adjoining properties.

The Planning Commission discussed the proposed phasing. Chair Daly commented that Phase 1 would be independent with all necessary infrastructure even if Phase 2 did not happen. Chair Daly expressed the opinion that the Final Site Plan was substantially similar to the PDO approval, even with the proposed buffering alterations, and said he was inclined to approve.

Chair Daly made a **motion** for the Planning Commission to approve the submitted Final Site Plan, subject to the following conditions [as allowed by CZC 12.21.110(f)(3)], and with the following reasons for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. This Final Site Plan Approval is subject to submitted site plan, building elevation plan, landscape plan, as presented to the Planning Commission on June 8, 2022, or as may be amended in accordance with City Ordinances.
2. This Final Site Plan Approval allows for a two-phased development of the entire site, as described in the submittal and maintenance narrative, including but not limited to the following:
 - a. The first phase includes the following:
 - i. Construction of the Steel Fabrication Facility.
 - ii. Installation of water, sewer, stormwater, other needed services for the site.
 - iii. Access and Circulation Lanes to and around the 1st Phase
 - iv. Installation of the associated parking
 - v. Installation of the overall site's landscaping plan
 - vi. Installation of the associated fencing, lighting, screening, dumpster enclosure, etc.
 - vii. Storm Water detention system for the entire site.
 - b. The second phase consists of these remaining elements:
 - i. Construction of the Cabinet facility
 - ii. Installation of the associated Parking
 - iii. Any remaining site improvements/landscaping improvements around the Cabinet facility.
3. The Final Site Plan shall be altered/modified, as follows:
 - a. Address the dumpster enclosure design materials, which must be compatible with the design of the Main Building.
 - b. Address the use and placement location for allowable monument signs, if desired.
 - c. Confirm compliance with the landscaping plantings of trees, shrubs, and internal parking lot landscaping of 5%. A Licensed Landscape Architect shall stamp Landscape Plan.

- d. Confirm compliance with the screening requirements (as viewed from a public street) of all roof top and ground-mounted utility equipment, along with the outdoor storage area.
- e. Confirm required shielding for outdoor lighting fixtures.
4. The Applicant shall obtain written sanction from the South Davis Metro Fire District to allow the installation of the proposed enhanced design fire access lane.
5. The Applicant shall submit the following Utility Provider Letters to ensure adequate services can be provided:
 - South Davis Sewer District
 - Dominion Energy
 - Pacific Corp
6. All Final Site Plan alterations/modifications related to the approval conditions shall be reviewed and deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.
7. Any dispute that arises regarding compliance with the Final Site Plan approval by the Zoning Administrator shall be re-submitted to the Planning Commission for further review and decision.

Reasons for the action:

- a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the PDO/Conceptual Site Plan Acceptance and its related conditions of approval.
- b. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
- c. The Planning Commission finds that the Final Site Plan, subject to the conditions of approval, complies with the requirements found in the Zoning Ordinance with regards to development standards of the Final Site Plan Approval Standards.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on June 22, 2022. Mr. Snyder commented that the agenda would be light, and the Planning Commission could choose to cancel the June 22 meeting. The Commissioners decided to go ahead with the June 22 meeting, and include Moderate Income Housing review and discussion of unplatted lots on the agenda.

Staff updated the Planning Commission regarding recent actions by the City Council. Assistant Planner Mackenzie Wood said she would be leaving Centerville City, and the June 8th meeting would be her last with the Planning Commission. Mr. Snyder emphasized that Ms. Wood would be missed.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the May 11, 2022 Planning Commission meeting were reviewed, and an amendment requested. Chair Daly **moved** to accept the minutes as amended. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:08 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

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Jennifer Robison
Jennifer Robison, City Recorder

7-13-2022
Date Approved

