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2
3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, January 8, 2014**

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 David Hirschi, Chair

12 Gina Hirst

13 Logan Johnson

14 Scott Kjar

15 Kevin Merrill

16 Debra Randall
17

18 **MEMBERS ABSENT**

19 Brian Holman
20

21 **STAFF PRESENT**

22 Corvin Snyder, Community Development Director

23 Brandon Toponce, Assistant Planner

24 Lisa Romney, City Attorney

25 Kathy Streadbeck, Recording Secretary
26

27 **VISITORS**

28 Charles Ashley, Sonic

Robert Timmons, Sonic

29 Dino Medina, Sonic

Sean Robertson, Sonic

30 Ron Alvey, Sonic

Steve Anderson, Ray's Muffler
31

32 **PLEDGE OF ALLEGIANCE**

33
34 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Merrill

35
36 **BUSINESS – Elect Chair and Vice Chair for 2014 & Accept 2014 Meeting Schedule**
37

38 Commissioner Merrill nominated Commissioner Hirschi to be the Chair of the Planning
39 Commission for 2014. The nomination was seconded by Commissioner Kjar and passed by
40 unanimous vote (6-0).
41

1 Commissioner Randall nominated Commissioner Merrill to be the Vice Chair of the
2 Planning Commission for 2014. The nomination was seconded by Commissioner Kjar and
3 passed by unanimous vote (6-0).

4
5 The Commission reviewed the meeting schedule for 2014. There were no objections.

6
7 **MINUTES REVIEW AND APPROVAL**
8

9 Minutes of the Planning Commission meeting held December 11, 2013 were reviewed
10 and amended. Commissioner Johnson made a **motion** to approve the minutes as amended. The
11 motion was seconded by Commissioner Randall and passed by unanimous vote (6-0).

12
13 **PUBLIC HEARING | SONIC RESTAURANT | 250 WEST PARRISH LANE**
14 **Consideration of conceptual site plan for Sonic Restaurant, to be located at 250 West**
15 **Parrish Lane (Ray's Muffler site), in the C-VH Zone. Charles "Chip" Ashley, CEI**
16 **Engineering, Applicant. (Tabled from December 11, 2013 meeting)**
17

18 Cory Snyder, Community Development Director, reviewed the site plan and the issues
19 that were discussed at the last meeting (building placement, canopy location, circulation). The
20 applicant considered moving the location of the building and the canopy as discussed at the last
21 meeting and is requesting the Commission accept the original layout and design. In addition, the
22 applicant has provided a pictorial elevation showing the landscaping, screening wall, canopy,
23 and building. Staff continues to support the development as proposed. Although, the Parrish
24 Lane Design Guidelines have additional regulations to improve the relationship with public
25 spaces there are no regulatory standards that mandate the placement of the main structure in
26 relations to its accessory structures. The Parrish Lane Design Guidelines do require enhanced
27 public access and amenities, which this plan has included. In addition, the proposed plan is
28 consistent with other developments in the area. The applicant has included a landscaped wall to
29 help buffer the drive-up/canopy area as suggested. This wall will help buffer the impact of the
30 drive-up from the sidewalk. A total of 23 parking stalls are required; however, the site plan
31 shows only 19 parking stalls. The applicant will need to conduct a parking study and submit their
32 findings for consideration and approval.

33
34 Chair Hirschi agreed the site has included appropriate public amenities and is pedestrian
35 friendly. However, he questioned the effect the drive-up/canopy area will have on pedestrians
36 that are walking along the front sidewalk. He said the drive-up/canopy area will include noise
37 and lights that must be considered.
38

1 Mr. Snyder said the wall will diminish headlights and noise. The landscaping in front of
2 the wall will also help buffer noise and visuals. The wall landscaping will include a hedge or
3 shrubs in addition to grass. The Commission may direct the applicant to include additional
4 landscaping if needed.

5
6 Charles Ashley, applicant, said their landscape percentage is 19% which is greater than
7 required. He explained the building is a new prototype designed to bring in pedestrians,
8 including a breezeway, outdoor seating, and outdoor fireplace. He said the speakers used for
9 ordering in the drive-up/canopy area are small and produce minimal noise. He also said there are
10 speakers under the canopy that play music; these too are set at a very low decibel. The noise
11 from cars and speakers in the drive-up/canopy area should be easily buffered from the sidewalk
12 behind the landscaped wall. The wall will be set back twenty feet as required and is planned to
13 be a solid 3-foot high wall atop a berm with landscaping. Mr. Ashley said they looked at
14 reconfiguring the site as suggested at the last meeting, but found it too difficult. This site is too
15 shallow. There is a 15-foot public utility easement along the north property line that would
16 hinder the placement of the canopy. It would be too costly if utilities were ever repaired or
17 replaced in the future. Moving the canopy to the back of the site would hinder circulation and
18 create a pinch point for vehicles. He explained the drive-up/canopy provide branding for Sonic.
19 Pushing this trademark to the back would make this site nonviable. He said the canopy will be
20 hidden behind trees as depicted in the pictorial elevation. He said there is no ordinance that
21 prevents the canopy from fronting Parrish Lane as long as the required setback is in place.

22
23 Chair Hirschi said Centerville is known for their east winds. He questioned the soundness
24 of the canopy structure and the cleanliness of the site with relation to the drive up during a wind
25 storm. He also recommended the color scheme be muted to down play the canopy.

26
27 Dino Medina, applicant, explained the canopy will be engineered for wind and seismic
28 activity. He explained the site will be swept often for garbage and the site will be kept neat and
29 clean. He also said a color board showing the color scheme will be submitted prior to final site
30 plan approval. The colors will be muted as recommended.

31
32 Chair Hirschi opened the public hearing. There was no comment. He closed the public
33 hearing.

34
35 Commissioner Merrill said he believes the berm, landscaping, and wall will appropriately
36 mitigate the drive-up/canopy area. He said landscaped walls and canopies have been allowed in
37 other locations within the Parrish Lane Gateway area i.e., gas station, bank. He also said there
38 are other businesses in the area that have drive-thru windows and parking along their frontages.

1 Chair Hirschi said a great deal has been done to improve the original site plan
2 (landscaping, wall, muted colors). However, this is not just parking and canopy along the
3 frontage. This is business being conducted along the frontage, i.e., car hops, food, headlights, car
4 engines, music, lighting, etc. This is a very active area along the frontage of the site which
5 Centerville has not allowed previously. He questioned if the Commission is willing to open this
6 type of activity along Parrish Lane.

7
8 Commissioner Merrill said the current use on this site has parking along the front with
9 cars coming and going in a similar fashion. He said he does not believe cars will be parked in the
10 drive-up stall for long periods of time. He said there are not a lot of buildable lots left within the
11 Parrish Lane Gateway area and he does not believe this will set a precedent that will be overly
12 abused.

13
14 Mr. Snyder reminded the Commission the applicant will also be required to apply for a
15 conditional use permit. During that process the Commission will have an opportunity to deal
16 with negative impacts related to the use. He cautioned the Commission to separate issues related
17 to the use from issues related to the site.

18
19 Commissioner Kjar agreed there are current businesses in the area with similar themes
20 and layouts. He said he likes the efforts that have been made to mitigate the drive-up/canopy. He
21 does not believe the ordinances provide the tools to require a relocation of the canopy to the back
22 of the site. He agrees there are limitations to this site and understands the canopy is a trademark.
23 He is not opposed to the proposed layout. He said he likes the fireplace and outdoor tables and
24 believes they provide variety.

25
26 Commissioner Merrill made a **motion** for the Planning Commission to accept the
27 conceptual site plan for Sonic Restaurant to be located at 250 West Parrish Lane, with the
28 following directives:

29
30 ***Directives:***

- 31 1. The applicant must submit a final site plan application in accordance with Section 12-
32 21-100 of the City's Zoning Ordinance.
33 2. An application and approval for the conditional use permit is required before the fast-
34 food use can be operated.
35 3. A Parking Modification Request must be submitted and a decision rendered by the
36 Planning Commission regarding whether the parking requirements may be reduced
37 from ordinance requirements.
38 4. A storyboard shall be submitted with the final site plans depicting all colors and
39 materials to be used on the proposed building and parking canopy. Additionally, the

- 1 use of primary color schemes in building design is to be a muted variation of strong
- 2 colors previously used by applicant (exception: corporate logos and images on signs).
- 3 5. The proposed median may create a circulation problem for the tire store concerning
- 4 the parking located to the west of the tire store. Final plans must address and provide
- 5 a resolution.
- 6 6. A landscaping plan must be submitted with the final site plan, following all applicable
- 7 standards found in Chapter 12-51 and 12-63 of the Zoning Ordinance and must depict
- 8 the following details:
- 9 a. Location and type of all vegetation
- 10 b. The total number of trees and shrubs
- 11 c. Overall landscaping and parking lot percentages
- 12 d. An irrigation plan
- 13 e. The integration of an undulating berm along Parrish Lane
- 14 f. Depiction of a landscaping theme throughout the site that may include, rock
- 15 features, types of gravel, or specific shape of planting beds.
- 16 g. Vegetation around all walkways should be emphasized.
- 17 h. At least 26% of on-site landscaping shall be in drought tolerant plantings.
- 18 7. Screening details must be depicted as part of the final site plan submittal, indicating
- 19 that all ground and roof-mounted equipment have been properly screened from view
- 20 from a public street.
- 21 8. The design detail concerning the dumpster enclosures must be indicated on the final
- 22 site plan and meet the requirements found in Section 12-51-110 of the Zoning
- 23 Ordinance.
- 24 9. All proposed locations for the use of monument or freestanding signage must be
- 25 depicted on the final plans.
- 26 10. A lighting plan must be submitted and address the following:
- 27 a. The type and style of the building lighting used. The wall lighting ought to be
- 28 decorative in nature to enhance the architectural building design.
- 29 b. The use of parking lot and canopy lighting. The plans must address how the
- 30 lighting will be directed downward and shielded sufficiently so light splay is not
- 31 directed horizontally to compete with the pathway lighting
- 32 c. The location and use of the required streetscape pedestrian lighting
- 33 11. The final plans must address the required streetscape standards, including the
- 34 consideration of the following:
- 35 a. The use of a landscape wall integrated with unique landscaping such as decorative
- 36 rock and gravel, the artistic design of the property will meet the intent of the
- 37 Water, Art, and Furnishings for the site.
- 38 b. All pedestrian pathways that cross through vehicular areas are to be stamped-
- 39 colored concrete.

12. All existing, modified, or new easements and utilities must be shown on the final site plan. Applicant shall address cross-access, drainage, and public utility easement issues with final site plan.
13. The project is subject to all other City regulations, including drainage, utility, fire, building and other applicable development codes or specifications.
14. The project is subject to all related impact fees, bonding requirements, and professional service fees, as listed in the City's Fee Schedule.
15. Applicant shall comply with all local, state and federal remediation and environmental quality requirements for remediation of the property and shall provide the City with copy of acceptable remediation plan and/or soils report as determined necessary by City prior to issuance of building permit.

Reasons for the Action (findings):

- a. The Planning Commission finds that a complete conceptual site plan application has been submitted [Section 12-21-110(d)(1)].
- b. The Planning Commission finds that the proposed fast-food restaurant use is a conditional use within the C-VH Zone [Chapter 12-36].
- c. The Planning Commission finds that with the above conditions being addressed, the proposed development will likely meet the applicable General Development Standards [Chapters 12-43, 12-51, 12-52] and the Parrish Lane Design Guidelines [Chapter 12-63].
- d. The Planning Commission finds that a public hearing was provided and with the stated directives, there are no significant issues or concerns that have not been addressed regarding how the site could be properly developed [Section 12-21-110(d)(5)].

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

Chair Hirschi said he is still concerned, but believes the conditional use process will help mitigate issues.

PUBLIC HEARING | COMMUNITY PARK EXPANSION | 1250 N 800 W
Consideration of a Zone Map Amendment (rezone) from A-L (agricultural-low) to PF-L (public facility-low) and; consideration of a Conceptual Site Plan for expansion of the Centerville Community Park. Bruce Cox, Parks & Recreation Director, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant desires to expand the Community Park. This requires a rezone of the property from Agricultural-Low to Public

1 Facilities-Low. The proposed rezone is consistent with the General Plan, is harmonious with
2 surrounding uses, and does not pose any adverse effects on the area. Mr. Toponce reviewed the
3 applicants proposed plan for the expansion. The proposed 5.93 acres will be developed into two
4 (2) multi-use sports fields with a hard surface trail around the perimeter that will tie into an
5 already existing trail. The current parking lot will be expanded to include an additional 100
6 parking stalls. The applicant still needs to submit a landscaping plan, any lighting plans, and
7 show all utility easements prior to final approval. It appears the drainage swell has been
8 diminished. This needs to be verified by the City Engineer. Overall, staff recommends approval
9 of both the rezone and the conceptual site plan.

10
11 Commissioner Kjar said it is strange that the drainage swale is diminished. He questioned
12 how this is possible given the Army Corps of Engineers' requirements for this area.

13
14 Lisa Romney, City Attorney, said she was also concerned about narrowing the drainage
15 swale along the Frontage Road for the park. She discussed this issue with the Parks Director and
16 Public Works Director. They said the entire parcel acts as a detention basin including the parking
17 lot area and therefore the narrow swale area is acceptable.

18
19 Bruce Cox, applicant, confirmed that the entire area will be used as a detention
20 basin/drainage swell, including the parking lot. The park has been designed to take on all run-off
21 in this area and helps keep neighboring residences from flooding. In addition, the
22 culverts/drainage pipes in the area have been recently upgraded to handle a higher volume. The
23 entire drainage system meets, and in some cases, exceeds requirements. Mr. Cox reviewed the
24 site plan explaining the current parking lot will be expanded. The parking lot expansion will not
25 be on the new parcel, but rather within the existing developed park. The proposed park
26 expansion will include grading, sod, and trail only. The City does not plan to include lighting or
27 facilities at this time. If in the future budget allows for lighting and restrooms, then a new plan
28 and application will be submitted. He said a landscape plan will be submitted prior to final
29 approval and will meet ordinance requirements. He explained a storm drain will run along both
30 the north and south sides of the proposed expansion and down the middle of the newly proposed
31 sports fields. These storm drains will tie into an already existing line along the south property
32 line. He also said the City recently received approval from the Army Corps of Engineers for this
33 proposed plan.

34
35 Chair Hirschi opened the public hearing. There was no comment. He closed the public
36 hearing.

37
38 Commissioner Randall made a **motion** for the Planning Commission to recommend to
39 the City Council an amendment to the Centerville City Zoning Map to Rezone Parcel 02-014-

0043 (5.93 ACRES) owned by Centerville City, from Agricultural-Low (A-L) to Public Facility-Low (PF-L).

Reasons for the Action (findings):

1. The proposed rezone meets the criteria found in Section 12-21-080(e) of the Zoning Ordinance.
2. The rezone is consistent with the goals of the General Plan found in Section 12-460-1.
3. In order to meet the goals of the General Plan, the property must be rezoned to PF-L to allow for the park expansion.
4. No adverse effects will occur with the rezoning of this property for the development of the park expansion.

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

Commissioner Kjar made a **motion** for the Planning Commission to accept the conceptual site plan for the Community Park expansion located at approximately 1250 North 800 West, with the following conditions:

Conditions:

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. A parking study shall be completed and submitted with the final site plan application for the entire park, including the existing and proposed sections.
3. The City Engineer shall explain why the reduction in the swell size along the Frontage Road is acceptable. This written statement shall be submitted with the final site plan application.
4. A landscaping plan shall be created and submitted by a licensed landscape architect, with the final site plan and shall indicate the following:
 - a. Total number and location of all trees
 - b. Total percentage of parking lot landscaping
 - c. An irrigation plan
 - d. Clearly defined natural and manicured landscaping areas
5. The final site plan shall indicate any lighting that will be added to the new sports fields and how they will be mitigated from the adjacent residential development to the east and south.
6. An approved rezone from A-L to PF-L shall take place with the City Council.

Reasons for the Action (findings):

1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d)(2)].
2. All site plans over 1 acre requires a landscaping plan to be created by a licensed landscape architect [Section 12-51-040(b)].
3. A parking study is required for all public parks [Table 12-52-1].

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

PUBLIC HEARING | ZONE 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, explained the proposed amendments were initiated in response to State law amendments as adopted during the 2013 legislative session. After a thorough review of the City's current practices, staff is suggesting several other amendments in addition to those needed to reflect current State law. The majority of the proposed amendments reflect more effective means to inform the public of upcoming applications and hearings, including a greater emphasis on electronic noticing. Ms. Romney and the Commission reviewed the proposed amendments to the noticing and public hearing ordinances as submitted this evening page by page. The Commission agreed with the proposed amendments. They also agreed that greater emphasis on electronic noticing is appropriate. The Commission suggested a few minor non substantive changes. Ms. Romney will incorporate these changes prior to sending the amendments to the City Council for final approval.

Chair Hirschi opened the public hearing. There was no comment. He closed the public hearing.

Chair Hirschi made a **motion** to recommend to the City Council the proposed text amendments to the Noticing and Public Hearings ordinances as presented and discussed this evening. The motion was seconded by Commissioner Kjar and passed by unanimous roll-call vote (6-0).

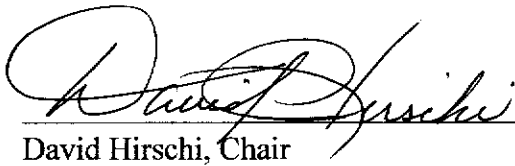
DISCUSSION | WORK GOAL FOR WEST CENTERVILLE NEIGHBORHOOD
Recommend the preferred process and public input for amending the West Centerville Neighborhood Plan.

1 Cory Snyder, Community Development Director, asked the Commission to review the
2 proposed process for a West Centerville Neighborhood Plan amendment (Phases 1, 2, & 3). He
3 questioned if the schedule is comprehensive enough or if additional steps should be added. Chair
4 Hirschi suggested each Commissioner review the schedule over the next few weeks and come
5 back ready to discuss this matter further at their next meeting. The Commission agreed. The
6 Commission also asked for a simple map of the West Centerville Neighborhood for review. Mr.
7 Snyder will email a map to each Commissioner for their review.

8
9 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 10
11 1. The next Planning Commission meeting will be Wednesday, January 22, 2014.
12 2. Upcoming Agenda Items
13 • Fred Hale PDO Development
14 • Wright Development Group Office Building
15

16 The meeting was adjourned at 9:36 p.m.

17
18 
19
20 David Hirschi, Chair

1 - 22 - 2014
Date Approved

21
22 
23
24 Kathleen Streadbeck, Recording Secretary

