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3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, January 14, 2015**

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 William Ince, arrived at 7:15 pm

14 Logan Johnson

15 Scott Kjar

16 Kevin Merrill

17 Debra Randall
18

19 **STAFF PRESENT**

20 Brandon Toponce, Assistant Planner

21 Lisa Romney, City Attorney

22 Kathy Streadbeck, Recording Secretary
23

24 **VISITORS**

25 Robert Holman

26 Paul Gapinski
27

28 **PLEDGE OF ALLEGIANCE**

29
30 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Hirchi

31
32 **MINUTES REVIEW AND APPROVAL**
33

34 The minutes of the Planning Commission meetings held December 10, 2014 were
35 reviewed and amended. Commissioner Hirschi made a **motion** to approve the minutes as
36 amended. The motion was seconded by Commissioner Merrill and passed by unanimous vote (6-
37 0).
38

39 **COMMISSION BUSINESS**
40

41 Commissioner Kjar and Commissioner Hirschi were both nominated to serve as Chair of
42 the Planning Commission for 2015. Commissioner Hirschi was voted in as the Chair of the
43 Planning Commission for 2015 with a unanimous vote (6-0).

1 Commissioner Merrill and Commissioner Hirst were both nominated to serve as the
2 Vice-Chair of the Planning Commission for 2015. Commissioner Merrill was voted in as the
3 Vice-Chair of the Planning Commission for 2015 with a roll-call vote (4-2).
4

5 **FINAL SITE PLAN | PARKIN OFFICE/WHSE BLDG | 1384 WEST 75 NORTH**
6 **Consider a final site plan for the Parkin Office/Warehouse Building to be located on Lot 5**
7 **of the Evergreen Business Park, 1384 West 75 North, in the I-H Zone. Robert Holmes,**
8 **Robert Holmes Construction Inc., Applicant**
9

10 Brandon Toponce, Assistant Planner, reported the applicant received conceptual site plan
11 approval from the Planning Commission last month. Mr. Toponce reviewed the conditions of
12 approval set during the conceptual site plan approval. The applicant has met the necessary
13 requirements for building elevation/materials, trash enclosure, and equipment screening. A
14 landscaping/parking plan was submitted but lacks one (1) tree and six (6) shrubs. A new
15 landscape plan must be submitted prior to building permit approval. The applicant is not
16 proposing any signage at this time other than window signs. Any future changes to signage will
17 require additional approval. The applicant will be required to secure all utility provider sheets
18 and receive approval for the drainage system prior to building permit approval. The site has
19 adequate fire protection with two (2) fire hydrants and a shared fire access.
20

21 The applicant will be developing the site all at once and will be required to post a bond
22 for landscaping improvements and any other public improvements that may be required. The
23 applicant will need to submit a building permit application with all the required construction
24 drawings. The Building Official will need to approve the plans prior to any construction taking
25 place on the property. The applicant has completed the necessary requirements to receive final
26 site plan approval. The final site plan will expire after one (1) year, if the construction does not
27 begin or a final occupancy is not issued, or the building is not completed within two years.
28

29 Lisa Romney, City Attorney, suggested the applicant be required to enter into an
30 improvement agreement.
31

32 Commissioner Hirst made a **motion** for the Planning Commission to approve the final
33 site plan for the Parkin Office/Warehouse Building, to be located at 1384 West 75 North, with
34 the following conditions:
35

36 ***Conditions:***

- 37 1. An updated landscaping plan shall be submitted indicating 1 additional tree in the
38 parking lot island and also, 6 additional shrubs within the parking lot island. This
39 shall be submitted and reviewed prior to the issuance of a building permit

2. Utility provider sheets for Rocky Mountain Power and the South Davis Metro Fire Agency shall be submitted prior to the issuance of a building permit.
3. All engineering and drainage shall be reviewed by City Staff and approved prior to the issuance of a building permit.
4. An improvement agreement shall be entered into and a bond shall be posted by the applicant in regard to landscaping and public infrastructure improvements prior to the issuance of a building permit.
5. A building permit shall be issued prior to any onsite construction
6. Fire access at the northeast corner of the property shall be maintained as indicated on the final site plan.

Reasons for Action (findings):

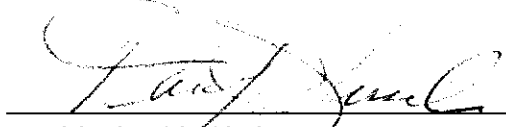
1. The submitted final site plan was found to be complete and adequate for review by the Planning Commission [Section 12-21(110)(e)].
2. The final site plan conforms to the accepted conceptual plan dated December 10, 2014.
3. The proposed site appears to have met all applicable development standards for the I-H Zone [Chapter 12-35].

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

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next regularly scheduled Planning Commission Meeting will be held on Wednesday, January 28, 2015.
2. Upcoming Agenda items:
 - * South Main Street Corridor (Walton Village), Zone Map & Text Amendment
 - * ADUs Zone Text Amendment
 - * Park Hills Phase 3, Preliminary Subdivision

The meeting was adjourned at 7:30 p.m.


David Hirschi, Chair


Kathleen Streadbeck, Recording Secretary



1-28-2015
Approved