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2
3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, February 12, 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 **PLEDGE OF ALLEGIANCE**

28
29 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Kjar

30
31 **MINUTES REVIEW AND APPROVAL**
32

33 The minutes of the Planning Commission meeting held January 22, 2014 were reviewed
34 and amended. Commissioner Kjar made a **motion** to approve the minutes as amended. The
35 motion was seconded by Commissioner Randall and passed by unanimous vote (6-0).
36

37 **PUBLIC HEARING | ZONING CODE TEXT AMENDMENT | PDO ZONE**

38 **Consideration of amending Chapter 12-41 – Planned Development Overlay Zone, Section**
39 **12-41-060, to include modifying “Commercial Planned Developments.” Fred Hale & Chad**
40 **Salmon, Applicants.**
41

42 Cory Snyder, Community Development Director, reported the Commission reviewed the
43 proposed project for the Legacy Trails Apartments at a previous meeting. The proposed

1 development does not meet the "predominate" clause for commercial uses of a mixed
2 residential/commercial project. The applicant wishes to amend the text regarding the
3 "predominate" clause to recognize that not all Commercial-Very High (C-VH) districts need to
4 be predominately commercial. Staff believes the language could be modified to increase the
5 allowance of residential while narrowing the commercial needs to services for a growing multi-
6 family neighborhood. Mr. Snyder reminded the Commission that this amendment would affect
7 all future development within the C-VH Zone of the Parrish-Legacy Gateway Area if approved.
8 However, both the applicant and staff believe the Parrish-Legacy Gateway Area is unique among
9 the C-VH zoning districts. Staff does not believe the area should be residential only, some
10 commercial component should remain. However, the draw for medium or big box commercial is
11 not likely, therefore, staff is comfortable narrowing the requirements for commercial in a mixed
12 use development.

13
14 Commissioner Merrill asked if this would apply to property north of Parrish Lane. Mr.
15 Snyder explained this will affect the immediate four (4) corners of Parrish Lane and 1250 West
16 and any C-VH Zone south of Parrish Lane within west Centerville. Currently, all property north
17 of Parrish Lane is zoned industrial.

18
19 Fred Hale, applicant, said the proposed Legacy Trail Apartment development will be a
20 good addition to the community. There are some issues still to be worked out, but they are
21 anxious to move forward.

22
23 Commissioner Johnson said the Commission needs to be cognizant of the current market
24 conditions and the West Centerville Plan. It may be best to allow more residential to meet future
25 needs. If increased residential is allowed, considering current market conditions, it is likely the
26 City will see even more pressure for residential in west Centerville.

27
28 Chair Hirschi opened the public hearing. There was no comment. He closed the public
29 hearing.

30
31 The Commission reviewed the proposed text amendment language. Overall, they agreed
32 market conditions warrant flexibility with commercial uses. They also agreed commercial uses
33 must show a combination of the requirements listed in the proposed text amendment (i-v), not
34 just one.

35
36 Chair Hirschi made a **motion** for the Planning Commission to recommend to the City
37 Council the following language, subject to City Attorney non-substantive edits, for the proposed
38 Zone Text Amendment to Chapter 12-41-Planned Development Overlay Zone:

12-41-060. Uses Allowed....

(6) Specific Area Precincts – Notwithstanding the general commercial planned use allowances listed in this Chapter, the following specific area allowances may be considered in a commercial planned development.

(A) West Centerville Neighborhood's Parrish-Legacy Gateway Corridor District.

The Parrish-Legacy Gateway Corridor District shall be subject to the maximum allowable residential density as listed in the City's General Plan and/or as found in Subsection 12-41-060(b)(4). When a predominant commercial use development is not being proposed, a contributing commercial use component must still be provided. However, the specific mixed ratio of commercial use to residential use shall be defined with the concept plan submittal for the PDO designation. The proposed commercial uses must achieve a combination of the following for residents living in the West Centerville Neighborhood:

- (i) Provide opportunity for food service or local service type retail commercial services.
- (ii) Provide opportunity for personal care and/or instructional type services.
- (iii) Provide opportunity for medical care or health type services.
- (iv) Provide opportunity for adult or child care type services, or
- (v) Provide other types of commercial uses deemed appropriate for servicing the local residents.

Reasons for Action (findings):

- a. The Planning Commission finds that the proposed amendment is consistent with the goals, objectives and policies of the City's General Plan, specifically policy Section 12-420-6, West Centerville Neighborhood Plan, Goal #2 - "Create and Develop the Parrish-Legacy Gateway Corridor District."
- b. The Planning Commission finds that the general plan policy does NOT define how much of a development project ought to be commercial vs. residential.
- c. The Planning Commission finds that the general plan policy does expect that both types of uses should be present in this gateway area by using such terms as "residential component" and "master planned area."
- d. The Planning Commission finds that a text amendment must ensure that both use types are sensibly developed within the Parrish-Legacy Gateway District.
- e. The Planning Commission finds that the Parrish-Legacy Gateway Area is unique among the C-VH zoning districts within the city.
- f. The Planning Commission finds that not all the commercial districts need to be predominately commercial.

1 g. The Planning Commission finds, however, that with the increased allowance of
2 residential in the Parrish-Legacy Gateway Area, the commercial allowances should
3 be narrowed to needs and services of a growing multi-family neighborhood.
4

5 The motion was seconded by Commissioner Johnson and passed by unanimous roll-call vote (6-
6 0).
7

8 **PUBLIC HEARING | LEGACY TRAIL APARTMENT DEVELOPMENT**

9 **Tabled from January 22, 2014 meeting - Consideration of rezoning property from C-VH**
10 **(commercial very-high) to C-VH/Planned Development and conceptual site plan for the**
11 **Legacy Trail Apartments Development; which consists of a request for a mixed-use**
12 **development allowing office, retail, gas/convenience store uses, and multi-family dwelling**
13 **units, to be located on the southwest corner of 1250 West and Parrish Lane. Fred Hale &**
14 **Chad Salmon, Applicants.**
15

16 Cory Snyder, Community Development Director, reported the proposed project was
17 initially reviewed at the last Planning Commission meeting. Staff is supportive of the project and
18 believes it is consistent with the General Plan. A number of issues were discussed at the previous
19 meeting and the applicant has provided information as required (see staff report dated February
20 12, 2014). The most pressing issue is that of traffic, specifically the accesses to the corner site,
21 i.e., Maverick (gas station). The applicant has provided a traffic study and A-Trans (the City's
22 traffic engineering firm) have provided their response to the traffic study (distributed this
23 evening). Staff continues to have some reservations regarding traffic.
24

25 Mr. Snyder explained Maverick has requested an access on 1250 West in addition to the
26 existing round-about and the access off Parrish Lane. A-Trans recommends a right-in/right-out
27 only on 1250 West with a pocket to accommodate stacking. Maverick would like a full access
28 because UDOT will only allow a right-in/right-out at the proposed Parrish Lane access. It may be
29 possible to shift the 1250 West access slightly to the north away from the round-about
30 diminishing some of the perceived congestion. Staff believes a full access will function
31 adequately if a signal at Parrish Lane and 1250 West were installed. However, installation of a
32 signal falls within UDOT's control. Current conditions do not warrant a signal, but the proposed
33 development may change that view. It is possible UDOT will approve a signal once the
34 development is in place; however, in the meantime traffic may be an issue and a full access
35 should not be approved. In addition, staff is concerned with the internal traffic flow of the
36 project. Traffic coming from the round-about will likely travel north through a proposed parking
37 lot to the Maverick; this is not ideal. Staff would prefer to see a designated internal drive lane.
38 This would require modification to the current plan.
39

1 Mr. Snyder said the Commission could table this application and wait until more
2 information is available regarding the full access, or the Commission could approve a right-
3 in/right-out access with a pocket. The City Council can then review the application and approve
4 a full access if additional information warrants and all parties have reached a consensus. Mr.
5 Snyder said the applicant is anxious to move forward.

6
7 Chair Hirschi said a tanker truck could easily access the site making a right-in on 1250
8 West and a right-out onto Parrish Lane. Commissioner Merrill agreed. He also asked if the
9 parking area that may be needed as an access drive is necessary.

10
11 Mr. Snyder said the proposed single-story office building does need convenient parking,
12 but the entire project has more parking than required by ordinance. In addition, there are garages
13 proposed for the apartment units. There may be options for reconfiguration. The Commission
14 discussed eliminating the parking west of the proposed single-story office building and shifting
15 the landscaped island to allow for an internal access drive.

16
17 Fred Hale, applicant, said the design does include garages and covered parking but not
18 enough for each unit to have its own garage. He said they will work to resolve all issues related
19 to traffic in order to allow a full access on 1250 West. He explained Maverick requires at least
20 one full access in order for their business model to be successful. It would be difficult for a
21 tanker truck to service the site without a full access. He also agreed that using the parking lot for
22 an internal drive is not ideal and they will review possible options.

23
24 Chad Salmon, applicant, agreed the issues regarding traffic can be resolved. A full access
25 will be possible once a signal is installed at Parrish Lane and 1250 West.

26
27 Chair Hirschi opened the public hearing. There was no comment. He closed the public
28 hearing.

29
30 Chair Hirschi asked if the applicant has provided documentation that they have adequate
31 control of the property and adequate funding. Mr. Snyder confirmed the applicant has provided
32 the necessary documentation to satisfy both these requirements.

33
34 Chair Hirschi said it may be beneficial to look at a bigger picture. He asked if anyone has
35 discussed the possibility of widening 1250 West, perhaps including a center island. He said it
36 seems there is adequate space and given the possibility of future redevelopment in this area and
37 the pending amendment to the West Centerville Neighborhood Plan, perhaps this is a viable
38 option. Mr. Snyder acknowledged Chair Hirschi's perspective. He said 1250 West was not

1 master planned to be wider, but this may be because the round-about was sufficient for the
2 current need.

3
4 Commissioner Hirst agreed with Chair Hirschi. She said the traffic study only looks
5 forward to 2017; perhaps a further look into the future is prudent. She said widening 1250 West
6 may be beneficial and necessary to handle future traffic and provide appropriate access for future
7 developments within the area. She also agreed the right-in/right-out is acceptable in order to
8 allow this proposed development to move forward. If more information becomes available
9 perhaps the City Council can allow the full access.

10
11 Commissioner Johnson agreed it would be helpful to have the City Council weigh in on
12 this decision. He said if a full access is warranted the City Council can approve. He is
13 comfortable approving the conceptual site plan with the right-in/right-out on 1250 West.
14 Commissioner Kjar agreed.

15
16 Commissioner Hirst made a **motion** for the Planning Commission to recommend to the
17 City Council an approval to rezone from C-VH TO C-VH/PD (PDO) the following properties:

- 18
19 a. 06-008-0117 / 4.10 ac (H&S LLC)
20 b. 06-008-0108 / 1.38 ac (LEAVITT)
21 c. 06-008-0109 / 1.98 ac (GT ELECTRIC)
22 d. 06-008-0101 / 4.69 ac (MENDENHALL)
23

24 ***Reasons for Action (findings):***

- 25 1. The proposed mixture of commercial and residential uses is consistent with the West
26 Centerville Neighborhood Plan.
27 2. The West Centerville Neighborhood Plan envisioned only medium box type
28 commercial uses, capped at 125,000 sq. ft.
29 3. The market conditions are not currently ripe, nor likely in the future for medium box
30 commercial uses, as evidenced by the following:
31 4. Farmington Station Park was developed after the West Centerville Plan adoption.
32 Farmington Station Park has likely saturated the market for developing medium box
33 type commercial uses.
34 5. Legacy Crossing at Parrish Lane provides space for medium box type commercial
35 uses that have not yet come to fruition (i.e., Legacy Crossing at Parrish Lane
36 development).
37 6. The petitioner has provided written opinions from Tate Properties and Mountain
38 West, commercial real estate consultants, supporting the lack of medium box and
39 restaurant interest in this area.

7. Limiting the allowance of other types of multi-family development negatively isolates the already developed multi-family of Legacy Crossing.
8. Master planning the entire area is better suited to address any impacts than to piecemeal development under an already long list of permitted commercial uses.
9. Thus, considering a PDO rezone provides an enhanced tool to address any development related concerns and maximize the development opportunities for the entire site.

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

Commissioner Hirst made a **motion** for the Planning Commission to recommend to the City Council a PDO Conceptual Plan Acceptance for the Legacy Trail Apartments Development, subject to the following conditions:

Conditions:

1. The Legacy Trail Apartments Development Approved Conceptual Plan shall consist of the following, as submitted to the City:
 - a. Architectural Site Plan: a colorized plan depicting the development layout, including the concept commercial and residential design concepts.
 - b. Architectural Site Plan: a plan depicting the development layout with dimensions depicting conceptual setbacks, building heights, drive entrance and isle widths, with landscaping, building foot prints, hard surface percentages for the development site.
 - c. Phasing Plan: a colorized phasing plan depicting five (5) development phases, including the flex-use layout for Phase 3.
 - d. Pedestrian Circulation Plan: a blue/red colorized layout depicting the proposed major and minor connections and pathways.
 - e. Fencing Plan: a blue/red colorized layout depicting the 4-foot and 6-foot fence locations and the selected designs.
2. The land uses and layout expectations approved for the Development are as follows:
 - a. Medical Office Use: 2-Story Main Building, 20,000 sq. ft. with 101 parking stalls
 - b. Convenience Store Uses: 1-Story Main Building with fuel canopy, car wash, 25 parking stalls
 - c. Retail/Office Uses: 1-Story Main Building, 6,000 sq. ft. with 33 parking stalls
 - d. Flex-space Uses: 3-Story Main Building, 10-plex residential, OR Retail/Office, 7,200 sq. ft. Main Building
 - e. Multi-family Residential Uses: 3-Story Main Buildings (8 structures), 160 dwelling units, 394 parking stalls
 - f. Total Building Footprints: 19,680 sq. ft. (25%)

- g. Hard Surface Development: 136,045 sq. ft. (56%)
 - h. Landscaping Coverage: 60,676 sq. ft. (37%)
 - i. Pathway/Trail System: Internal/external pathways connecting to a proposed off-site trail connecting to Birnam Woods Trailhead (i.e., Legacy/D&RG Trail system).
3. The Development shall be subject to all applicable final site plan and subdivision development approvals, as defined in City ordinances.
 4. The PDO Conceptual Plan Approval does not include approval of any specific variations to the development standards of the Zoning or Subdivision Ordinances.
 5. All final development approvals within the project area shall be deemed substantially consistent with the accepted Conceptual Plan Layout and Design.
 6. The Commercial and Residential Architectural Concepts, as depicted on the Conceptual Plan, shall accomplish the following:
 - a. The building design expectation is a village-style design
 - b. Buildings with full pitched roofs
 - c. Use of dormers, gables, box windows, and canopies for windows and entryways
 - d. Garages, balconies and entry portals for residential buildings
 - e. Pedestrian amenities such as patios, plazas, and enhanced entries for the commercial uses
 - f. Colors and materials that are consistent with the Conceptual Design Plan, and may also include colors or materials compatible with the Legacy Crossing development or from the template of the Shorelands Commerce Park Design Guidelines.
 - g. All buildings to have a substantial architectural material base using rock, brick, or other similar maintenance free design material [see provision Section 12-63-040(c)(2)].
 7. The Development shall be subject to the applicable Parrish Lane Gateway Design Guidelines, Off-street Parking, and Landscaping provisions of the Zoning Ordinance.
 8. As part of Phase II and Phase V Final Site Plan approvals (service station phase), the Development shall establish and maintain an entryway landscaping theme along Parrish Lane and at the corner of Parrish/1250 West (see Objective 2.E of the West Centerville Neighborhood Plan).
 9. The alternative options for Phase III, shall not be allowed to prematurely execute the residential option prior to the completion (i.e., final building inspection approval) all buildings within Phases I, II, and V, so that local service commercial option might become viable with a developing multi-family neighborhood.
 10. The following options are available with regard to traffic
 - * Access at 1250 shall be limited to right in right out only
 - * The right-turn pocket lane shall be installed with 1250 West ingress

* A full access configuration on 1250 West may be considered by the City Council as part of their PDO approval process.

Reasons for Action (findings):

- a. The Planning Commission finds that the proposed development does not conflict with any applicable policy of the Centerville City General Plan.
- b. The Planning Commission finds that the proposed development meets the spirit and intent of the Zoning Ordinance as set forth in Section 12-41-010.
- c. The Planning Commission finds that the proposed development will allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations.
- d. The Planning Commission finds that the proposed development meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by the Zoning Ordinance.
- e. The Planning Commission finds that the proposed development meets the density limitations of the General Plan.
- f. The Planning Commission finds that the petitioners have or will have sufficient control over the property to be developed to ensure development will occur as approved.
- g. The Planning Commission finds that the petitioners appear likely to have the financial capability to carry out the planned development project.
- h. The Planning Commission finds that the petitioners will likely have the capability to start construction within one (1) year of a final plan approval.

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

PUBLIC HEARING | BAMBERGER OFFICE BUILDING | 190 S MAIN STREET
Consideration of a conceptual site plan for the Bamberger Office Building, to be located at 190 South Main Street, in the South Main Street Corridor Zone. James S. Dean, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant desires to build a general office use building within the South Main Street Corridor Overlay District (SMSC). The proposed use is permitted and consistent with the General Plan for this area. Mr. Toponce reviewed the conditions for approval. The applicant has complied with a majority of the conditions. The SMSC requires 25% of the primary façade be upgraded architecturally. The applicant will need to upgrade the east façade similar to that of the north façade. The north side setback is shown at 12 feet. The required setback is 5-10 feet. In addition, the required building frontage along Bamberger Way is 75% of the lot width. The applicant will need to revise the

1 layout of the building and parking lot to comply with these standards or apply for a text
2 amendment to adjust the current percentages for a corner lot within the SMSC.

3
4 Commissioner Merrill said the parking lot of the dental office across the street to the
5 north is in front of the building. He questioned why this applicant is required to place the parking
6 at the rear of the building. Mr. Toponce said this is the first project proposed since the SMSC
7 district was created which requires rear parking.

8
9 Chair Hirschi asked how many lots would be affected by a text amendment. Mr. Toponce
10 said there are corner lots all along the SMSC district that could redevelop at any time. He said
11 the Commission is not considering a text amendment tonight, only a conceptual site plan. He
12 explained the applicant does not have to seek a text amendment. The applicant could choose to
13 shift his building north by two (2) feet and include more sub-grade parking rather than apply for
14 a text amendment.

15
16 Tom Smith, applicant, agreed to comply with all outstanding issues. He said he intends to
17 adjust the building layout to comply with the requirements as discussed. He will not seek a text
18 amendment. However, he encouraged the Commission to consider a text amendment for future
19 developments.

20
21 Chair Hirschi opened the public hearing. There was no comment. He closed the public
22 hearing.

23
24 Commissioner Randall made a **motion** for the Planning Commission to accept the
25 conceptual site plan for the Bamberger Office Building, to be located at 190 South Main Street,
26 with the following directives:

- 27
- 28 1. The applicant shall submit a final site plan application in accordance with Section 12-
29 21-100 of the City's Zoning Ordinance.
 - 30 2. The additional architectural features pertaining to the Main Street elevation shall be
31 addressed to include additional features such as the rock above the bay window if
32 required by ordinance.
 - 33 3. The Building frontage requirements for corner lots shall be addressed through one of
34 the following options:
 - 35 a. Option 1: Revise the layout of the building and parking lot to include more sub-
36 grade parking or;
 - 37 b. Option 2: Request a text amendment to reduce the percentage of building frontage
38 required for corner lots. If the applicant chooses this option, the City may decide

- 1 to sponsor this change, which would not require the applicant to submit the
2 applicable fee.
- 3 4. A landscaping plan must be submitted with the final site plan, following all applicable
4 standards found in Chapter 12-51 and 12-63 of the Zoning Ordinance and must depict
5 the following details:
- 6 a. Location and type of all vegetation
7 b. The total number of trees and shrubs
8 c. Overall landscaping and parking lot percentages
9 d. An irrigation plan
- 10 5. Screening details must be depicted as part of the final site plan submittal, indicating
11 that all ground and roof-mounted equipment have been properly screened from view
12 of a public street.
- 13 6. The design detail concerning the dumpster enclosures must be indicated on the final
14 site plan and meet the requirements found in Section 12-51-110 of the Zoning
15 Ordinance.
- 16 7. A lighting plan must be submitted and address the following:
- 17 a. The type and style of the building lighting used. The wall lighting ought to be
18 decorative in nature to enhance the architectural building design.
- 19 b. The use of parking lot lighting. The plans must address how the lighting will be
20 directed downward and shielded from adjacent properties.
- 21 8. All existing easements and utilities must be shown on the final site plan.
- 22 9. The project is subject to all other City regulations, including drainage, utility, fire,
23 building and other applicable development codes or specifications.
- 24 10. The project is subject to all related impact fees, bonding requirements, and
25 professional service fees, as listed in the City's Fee Schedule.

26
27 ***Reasons for Action (findings):***

- 28 a. The Planning Commission finds that a complete conceptual site plan application has
29 been submitted [Section 12-21-110(d)(1)].
- 30 b. The Planning Commission finds that the proposed use of a general office use is
31 allowed within the Commercial Medium (C-M) Zone [Chapter 12-36].
- 32 c. The Planning Commission finds that with the above conditions being addressed, the
33 proposed development will likely meet the applicable General Development
34 Standards [Chapters 12-43, 12-51, 12-52] and the South Main Street Corridor
35 Overlay Zone [Chapter 12-48].

36
37 The motion was seconded by Commissioner Johnson and passed by unanimous roll-call
38 vote (6-0).
39

WRIGHT DEVELOPMENT GROUP OFFICE BUILDING | 1178 W 300 N
Consideration of a final site plan for a new office building, on Lot 4 (aka Lot 404) of the
Legacy Crossing at Parrish Lane Development, for the Wright Development Group, 1178
West Legacy Crossing Blvd., located in the C-VH(PD) Zone. Gary M. Wright, Applicant.

Brandon Toponce, Assistant Planner, reported the Commission reviewed the conceptual site plan on December 11, 2013 at which time a number of issues were discussed. Since that time the applicant has worked with staff and has received approval from the City Council regarding several of the issues. The final site plan conforms to the layout of the conceptual plan with one change to the plaza, which will now be five (5) feet back from the curb. The proposed building design meets all applicable architectural requirements. The applicant has also submitted details concerning landscaping, wall lighting, and signage.

Lisa Romney, City Attorney, said the lot-line adjustment to the east has been recorded. She suggested a condition be added requiring the amendments to the Development Agreement and the Cross Access agreement be recorded prior to issuance of a building permit.

Gary Wright, applicant, said they have worked hard to resolve all issues. He said he accepts the condition as suggested by Ms. Romney. He also explained a small 5-foot monument sign will be placed in the planter at the east ingress which will match the architecture of the signage across the street. There will be no signage placed on the building itself.

Commissioner Merrill made a **motion** for the Planning Commission to approve the final site plan for the Wright Development Group Office Building located within the Legacy Crossing development, with the following conditions:

Conditions:

1. A bond shall be assessed by the City Engineer concerning any on site improvements and landscaping, and shall be posted by the applicant prior to any construction taking place.
2. All on site signage shall require a separate permit and approval by staff.
3. The applicant shall receive a building permit that meets all applicable building code requirements, prior to any construction taking place.
4. The Third Amendment to Development Agreement and Second Amendment to the Cross Access Easement shall be recorded against the property prior to issuance of a building permit.

Reasons for Action (findings):

- a. The application was found to be complete following the standards in Section 12-21-110(e) of the Zoning Ordinance.
- b. The amendments to the Development Agreement concerning the removal of the north decorative wall and the northeast driveway was approved by the City Council on January 21, 2014.

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

PUBLIC HEARING | THE PASTURE BUSINESS PARK | 1275 N 1300 W

Consideration of an amended conceptual site plan for The Pasture Business/Industrial Park; which consists of changes to a rock wall, landscaping, and entryway features, to be located at approximately 1275 North 1300 West, in the Shorelands Commerce Park (SCP) Zone. Craig Salmon, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant is out of town but asked that the item still be reviewed by the Planning Commission. Mr. Toponce reviewed the application as written in the staff report dated February 12, 2014. The applicant desires to redesign several aspects of their development including the rock wall adjacent to the wetland area, the front entryway monument, and the bridge design. The rock wall has not been constructed according to the approved plans and has not received proper inspections. The wall lacks terracing and does not match the natural contouring of the site as required. Staff recommends timbers and landscaping be added intermittently to break up this straight façade. In addition, staff recommends the corners be tapered to provide variety. The applicant requests the bridge pillars be changed to gabion baskets with steel pipes running between. This option will require a widening of the bridge in order to accommodate the new pillar design and two-way traffic.

Cory Snyder, Community Development Director, said staff is not comfortable with the current rock wall as it does not meet the requirements or intent of the Shorelands Commerce Park District Design Standards (Chapter 12-68). The applicant has already constructed a perpendicular rock wall which does not comply with the natural grade as required. Staff recommends the applicant reconfigure the wall. He said the applicant may not be accepting of staff's recommendation. He believes the applicant has proposed the changes to the pillars, bridge and monument sign as a compromise to keep the rock wall in place.

Chair Hirschi said he has not had an opportunity to go visit this site. He is concerned with approving or requiring any changes to the site without the applicant's input. He said the rock wall is a big issue and an expensive issue. While other features may be added to provide a more

1 natural look, it may not fix the problem. He is inclined to table this issue until the applicant can
2 be present.

3
4 Commissioner Hirst agreed. Although many of the suggestions seem reasonable she is
5 not inclined to force an applicant into compliance without their consideration and response.

6
7 Chair Hirschi opened the public hearing. There was no comment. He closed the public
8 hearing.

9
10 Commissioner Kjar made a **motion** for the Planning Commission to table this item and to
11 continue the public hearing until the applicant can be present. The motion was seconded by
12 Commissioner Randall and passed by unanimous roll-call vote (6-0).

13
14 **DISCUSSION | TRAINING TOPICS FOR 2014 - City Attorney to summarize**
15 **completed training topics for 2013, and discuss suggested topics for 2014. Lisa Romney,**
16 **City Attorney, Applicant.**

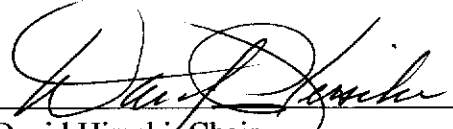
17
18 Lisa Romney, City Attorney, provided a list of possible training topics for 2014. The
19 Commission agreed that any or all of the following topics would be beneficial to review.

- 20
21 • Conflicts of Interest (Utah Municipal Officers and Employees Ethics Act)
22 • Open Meetings (Utah Open and Public Meetings Act)
23 • Parliamentary Procedures (Robert's Rules of Order)
24 • Legislative Land Use Updates (Utah Legislative Session)
25 • Conditional Use Permits
26 • Site Plan Review

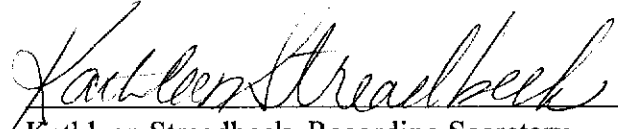
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28 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

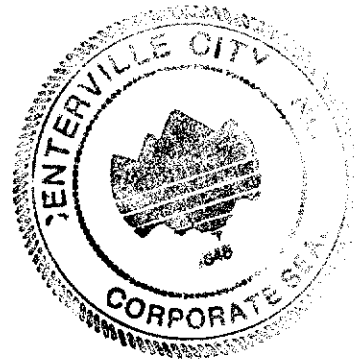
- 29
30 1. The next Planning Commission meeting will be Wednesday, February 26, 2014.
31 2. Upcoming Agenda Items
32 • West Centerville Neighborhood Update
33 • Sonic Restaurant, Final Site Plan & CUP
34 • Code Text Amendment, South Main Street Corridor Plan
35 • Accessory Dwelling Units
36 • The Pasture Business Park, amended Conceptual Site Plan

37
38 The meeting was adjourned at 9:55 p.m.
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3 David Hirschi, Chair

2-26-14
Date Approved

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5 
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7 Kathleen Streadbeck, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, February 12, 2014
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Bill Fournier
Guillaume Beliquie
Fred Hyle
Chad Solomon
Jeff Bennison
Lore Smith
Clark Jenkins

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** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the Planning Commission meeting.