

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, February 13, 2013**

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

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

7
8 **MEMBERS PRESENT**

9 Kent Holbrook
10 Brian Holman
11 Scott Kjar
12 Steven Markham
13 Kevin Merrill, Chair
14 Debra Randall

15
16 **MEMBERS ABSENT**

17 Tamilyn Fillmore

18
19 **STAFF PRESENT**

20 Corvin Snyder, Community Development Director
21 Brandon Toponce, Assistant Planner
22 Lisa Romney, City Attorney
23 Kathy Streadbeck, Recording Secretary

24
25 **VISITORS:**

Robert Byrnes	Robert Lombardi, Chick-Fil-A
Scott McKee	Ryan Robinson, Chick-Fil-A
Cindi Darius	Glen Gerner, Wasatch Running Center
Heather Healey	Elizabeth Gerner, Wasatch Running Center
Boy Scouts	Jeff Gold, Pineae Grower's Outlet

30
31 **PLEDGE OF ALLEGIANCE**

32
33 **OPENING COMMENT/LEGISLATIVE PRAYER**

Commissioner Holman

34
35 **MINUTES REVIEW AND APPROVAL**

36
37 Minutes of the Planning Commission meeting held January 23, 2013 were reviewed and
38 amended. Commissioner Kjar made a **motion** to approve the minutes as amended. The motion
39 was seconded by Commissioner Holbrook and passed by unanimous vote (6-0).
40

PUBLIC HEARING - PINEAE GROWER'S OUTLET - 300 SOUTH MAIN STREET - Consideration of a conditional use permit (with expiration) for Pineae Grower's Outlet to operate a garden center at the corner of 300 South Main Street, in the C-M Zone. Jeff Gold, Applicant.

Kevin Merrill disclosed he has been acquainted with the applicant both personally and professionally for over 30 years, but does not see a conflict of interest.

Brandon Toponce, Assistant Planner, reported since 1997, the Pineae Grower's Outlet has operated a seasonal garden center at 300 South Main Street. The last conditional use permit for this business was granted in February 2008 after compliance with several conditions per the Planning Commission. The applicant is now requesting a renewal of the conditional use permit for the same use at the same location. The garden center will operate from April through December. Over the years, the applicant has made several improvements to the site including paving the majority of the parking, landscaping along Main Street, fencing around the nursery, and the addition of a greenhouse. The applicant is not planning on any additional changes to the property at this time. Pineae Grower's Outlet has provided a service to the community for many years and has proven there is a need for a garden center within the city. The applicant leases this property from the Pitt's who also own the dental office across the street to the north. Pineae Grower's Outlet has permission from the dental office to use their parking lot on Fridays and Saturdays. If at any time the Pitt's decide to sell their property, the conditional use permit for Pineae Grower's Outlet will expire automatically. The applicant will be required to keep the site clean, orderly, and sufficiently buffered from neighboring residents. In addition, the applicant will be required to follow all noise and signage ordinances. Staff has received no complaints regarding this use in the past and recommends approval of the conditional use permit for five (5) years.

Chair Merrill questioned if there is a lease agreement between the applicant and the property owners. He also questioned if Pineae Grower's Outlet is required to maintain the property or if their vendors are. Mr. Toponce said the City does have a letter from the Pitt's explaining the agreement between them and the applicant, including the shared parking. In addition, it will be the applicant's responsibility to keep the site maintained.

Chair Merrill opened the public hearing. There was no comment; he closed the public hearing.

Commissioner Randall made a **MOTION** for the Planning Commission to approve a conditional use permit for Pineae Grower's Outlet at 300 South Main Street, with the following conditions.

Conditions:

1. All professional service fees be paid.
2. The use of a garden center shall be permitted for Pineae Grower's located at 300 South Main Street.
3. This conditional use permit shall expire on December 31, 2018, or when Pineae Grower's Outlet or the property owner no longer desire this use on the lot prior to the 2018 date.
4. Public hours of operation shall be Monday through Saturday, from 8:00 a.m. to 8:00 p.m., as requested by the applicant.
5. Watering, restocking and deliveries shall be limited to the operation hours between 6:00 a.m. and 9:00 p.m. These hours are to be in harmony with the Noise Ordinance found in the Municipal Code Section 13-30-3-01(b).
6. All deliveries shall occur on site and not within the public right-of-way.
7. A 5-foot buffer shall be established along the east fence line, consisting of the nursery's tree stock.
8. The storage of excess product, material, equipment, tools and other non-used items shall be prohibited along Main Street and 300 South. All storage material must be placed within the designated storage area as found on the site plan.
9. No product or unused items shall occupy any designated parking stalls.
10. The dumpster area shall be screened from the public right-of-way and the area around the dumpster shall be kept clean at all times.
11. The portable toilet must be cleaned and maintained on a regular basis.
12. Pineae Grower's Outlet shall be held responsible for compliance with all approvals, cleanliness and maintaining the property in an orderly manner at all times during the twelve-month period.

Reasons for the Action (findings):

1. A full application was submitted on January 14, 2013.
2. Under the Table of Uses Allowed [Chapter 12-36], a garden center is allowed with a conditional use permit.
3. Operational hours are to be in harmony with the Noise Ordinance found in the Municipal Code Section 13-30-3-01(b).
4. Evidence presented for this conditional use permit [Section 12-21-100(e)(3)] indicates no harm will come to the City or surrounding community; as long as the conditions regarding proper BMP detail has been addressed and approved by the Drainage and Utility Supervisor.
5. The applicant has met the requirements found in Section 12-21-100(e)(4) of the Centerville City Zoning Ordinance.

1 The motion was seconded by Commissioner Markham and passed by unanimous roll-call
2 vote (6-0).
3

4 **PUBLIC HEARING - WASATCH RUNNING CENTER - 782 WEST PARRISH**
5 **LANE - Consideration of a conceptual site plan for Wasatch Running Center, to operate a**
6 **retail shoe store, to be located in the island behind Iggy's, 782 West Parrish Lane, in the C-**
7 **VH Zone. Glen Gerner, WRC Assets, Applicant.**
8

9 Brandon Toponce, Assistant Planner, reported the applicant proposes to build a retail
10 store specializing in running attire on the island parcel adjacent to Iggy's Restaurant. The
11 General Plan supports a retail establishment in this location and specialty retail is a permitted use
12 in the C-VH Zone. The proposed conceptual building and site layout meet development
13 standards (Section 12-34-1).

14 The proposed layout requires 17 parking stalls and the applicant proposed 23, along with
15 a shared parking agreement with Iggy's. The applicant will need to show the percentage of
16 parking lot landscaping and the types of vegetation to be planted at final site plan approval. The
17 applicant has submitted a landscaping plan which mirrors elements of the Iggy's site and the In-
18 N-Out site across the street with a mix of grasses and drought tolerant plants. A more formal
19 landscaping plan will be required at final site plan approval which must include the addition of a
20 wall feature with additional landscaping and an undulating berm. The applicant will be required
21 to screen the dumpster from view with at least a 6-foot high screen of compatible materials and
22 colors of the main building. In addition, all roof-mounted equipment will also need to be
23 screened appropriately. The applicant will also be required to submit a signage application
24 according to City ordinances.
25

26 The location of the proposed retail store is subject to the Parrish Lane Design Guidelines.
27 The proposed building design is contemporary with a neo-modern design. The articulation is
28 such that it provides architectural relief on all sides of the buildings. The applicant has submitted
29 elevation drawings, but will be required to submit a storyboard for the final site plan approval. It
30 appears the color and materials for the proposed building match buildings within the surrounding
31 area. The site also includes a pathway from the sidewalk to the front of the building, which also
32 connects to the crosswalk through the parking lot to Iggy's. The applicant should include some
33 public amenities. Staff suggests a drinking fountain, exterior benches, and outdoor decorative
34 lighting. The applicant will be required to light the parking lot and will be required to submit an
35 overall lighting plan at final site plan approval. Lighting must be designed to not shine on
36 adjacent properties, must match Iggy's lighting, and the City's standard light poles must be
37 placed along the Parrish Lane frontage per City staff approval.

1 Cory Snyder, Community Development Director, explained this site is part of the
2 Redevelopment Agency project area. He also explained the many documents and ordinances that
3 govern this particular site, including the shared parking agreement. He explained the “shalls” and
4 “shoulds” of the Parrish Lane Design Guidelines pointing out those items that are most important
5 in order to maintain the goals for the Parrish Lane corridor.
6

7 Commissioner Holbrook said the staff report states the second floor of the proposed
8 building is storage only, but the letter from the applicant states there will be offices on the second
9 floor. He questioned if an elevator or other form of exit is required if there are offices. Mr.
10 Toponce explained a second exit will likely be required if offices are located on the second floor,
11 but no elevator is required unless patrons are accessing the second floor.
12

13 Glen Gerner, applicant, said two stairways are planned for access to the second floor. He
14 said he is planning offices, a conference room, and storage space on the second floor. No patrons
15 will be allowed to access the second floor. He said he plans to maximize the ground floor as
16 much as possible and is hoping to get 6,000 square feet. He realizes this will increase the number
17 of parking stalls needed, but he believes there is room for both. He said he is accepting of the
18 conditions as suggested and will continue to work with staff until full compliance is met. He said
19 he will likely install a drinking fountain at the rear of the building along with an air station for
20 cyclists. He said the store does not cater specifically to cyclists, but does cater to tri-athletes.
21

22 Chair Merrill opened the public hearing. There was no comment; he closed the public
23 hearing.
24

25 Commissioner Holbrook made a **MOTION** for the Planning Commission to accept the
26 conceptual site plan for the Wasatch Running Center located at 782 West Parrish Lane, with the
27 following conditions:
28

29 ***Conditions:***

- 30 1. All parking stalls may be reduced to 9' x 18' to meet City Standards.
- 31 2. A soils report shall be submitted to City staff for review and approval as part of the
32 final site plan application.
- 33 3. A landscaping plan shall be submitted with the final site plan, following all applicable
34 standards found in Chapter 12-51 and 12-63 of the Zoning Ordinance and shall depict
35 the following detail:
 - 36 a. Location and type of all vegetation
 - 37 b. The total number of trees and shrubs
 - 38 c. Overall landscaping and parking lot percentages
 - 39 d. An irrigation plan

- e. A decorative wall shall be created on the north-west corner and shall match in style and design to In-N-Out Burger, MTC, Iggy's or something similar
 - f. An undulated berm shall be designed along all street frontages that is 15 feet wide and two foot tall, this berm shall match the existing berm already established on the southern half of the island parcel
 - g. Depiction of a landscaping theme throughout the site that may include, rock features, types of gravel, or specific shape of planting beds. This theme shall have similarities to Iggy's as to blend in with the rest of the island parcel
 - h. Vegetation around all walkways should be emphasized
 - i. At least 25% of ground cover shall be in grass or other high-water plants
 - j. All grass areas shall having a curving motion as to add variety to the landscaped areas
4. Screening detail shall be depicted as part of the final site plan submittal, indicating that all ground and roof-mounted equipment have been properly screened from view.
 5. Public amenities, such as a bench or outside drinking fountain should be considered to enhance the pedestrian experience.
 6. To emphasize the unique architecture of the building, decorative lighting should be added to the building.
 7. Parking lot lighting shall be depicted on the final site plan and shall match that of Iggy's.
 8. Streetscape Standards such as street trees and pedestrian lighting shall be depicted on the final site plan and shall meet the required City Standards.
 9. All easements and utilities shall be shown on the final site plan.
 10. Proper drainage and grading, meeting all applicable City Standards, shall be depicted on the final site plan for review and approval by the City Engineer.
 11. The applicant shall meet with the City Engineer and the Public Works Director to establish what development fees still need to be covered.
 12. A bond shall be established for all onsite improvements by the City Engineer and posted by the applicant prior to receiving a building permit.
 13. The RDA shall review the conceptual design to approve a change in the use on the island parcel.
 14. If the property owner and the applicant desire to subdivide the island parcel, this shall be accomplished by Mackay Investment prior to Mr. Gerner receiving final approval; or they may have the subdivision application and the final site plan application reviewed simultaneously.
 15. All proposed signage shall be depicted on the final elevation drawings.
 16. A storyboard shall be submitted with the final site plan application depicting all colors and materials to be used on the proposed building.

17. The applicant shall submit a final site plan application in accordance with Section 12-21-100 of the City's Zoning Ordinance, which shall be subsequently reviewed and approved by the Planning Commission.

18. All related professional services fees shall be paid to Centerville City.

Reasons for Action (findings):

1. A complete conceptual site plan application has been submitted [Section 12-21-110(d)(1)].

2. The use of specialty retail is allowed within the C-VH Zone [Chapter 12-36].

3. With the above conditions being addressed, the proposed development will meet the Parrish Lane Guidelines [Chapter 12-63].

4. A final site plan shall be required prior to any onsite construction taking place [Section 12-21-110(e)(1)].

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

PUBLIC HEARING - CHICK-FIL-A RESTAURANT - 552 NORTH FRONTAGE ROAD - Consideration of a conceptual site plan for Chick-Fil-A Restaurant, to operate a new location with drive-through, to be located at 552 North Frontage Road, in the C-VH Zone. Robert Lombardi, 4G Development & Consulting, Inc., Applicant.

Cory Snyder, Community Development Director, reported the applicant proposes to build a Chick-Fil-A fast food restaurant within the Centerville Corporate Park Subdivision. The site is located within the Parrish Lane Design Guideline area and will be required to follow applicable standards. The applicant will also be required to secure a conditional use permit for the use. Mr. Snyder reviewed the proposed site plan. He said the applicant will be required to include landscaping, berming, and a wall per streetscape standards. The proposed pedestrian pathway from the sidewalk to the front door of the building is required to be of a colored stamped concrete. There is a buffer and pedestrian pathway already established along the north property line. The applicant will also be required to connect their building to the pedestrian pathway on the north property line. The applicant proposes a patio area and courtyard, both of which contribute to the public amenity requirements.

Mr. Snyder explained there are some issues with cross access and circulation for the site. Access and parking is shared per an agreement with the Management Training Corporation (MTC) building to the east, but the Chick-Fil-A proposes to access their business via the MTC property. In addition, some of the parking stalls proposed for the Chick-Fil-A site are also on the MTC property. The applicant will need to work with the MTC to resolve these issues. The

1 proposed building meets the architectural requirements including materials uses and percentages.
2 However, the building seems to be predominately stucco; staff recommends more rock, brick or
3 other maintenance free material be used. This has been required of other businesses in the area.
4 Mr. Snyder explained the proposed dumpster location is close to neighboring residential, is
5 located within the only ingress/egress allowed for the site, and may conflict with the cueing of
6 cars in the drive-thru. There may be a better location for the dumpster where noise, access, and
7 cueing will not be an issue.

8
9 Commissioner Holbrook pointed out that all pedestrian pathways cross vehicular traffic
10 lanes. He realized pedestrian pathways will be appropriately designated but if there are cars cued
11 in the drive-thru it will hinder pedestrians. Commissioner Kjar said the drive-thru shows a 120-
12 degree turn around the northwest corner of the building. This is too tight for large vehicles. He
13 also agreed the pedestrian pathways are impeded by vehicular traffic. Commissioner Holbrook
14 said it seems awkward that the building does not face the public street, but rather faces the
15 parking lot.

16
17 Robert Lombardi, engineer for applicant, agreed that circulation is an issue. He has been
18 meeting with the MTC and is working toward a solution. He will also continue to work with staff
19 to find solutions to their concerns, including a better location for the dumpster. Perhaps moving
20 the dumpster to the northeast corner of the site or the southwest corner of the site will provide for
21 easier dumping, better screening, and less conflict with traffic. He explained the proposed 120-
22 degree turn in the drive-thru is double wide and will accommodate larger vehicles. He said the
23 streetscape requirements will be met including landscaping, berming, and wall feature as needed.
24 He would prefer to install either a berm or a wall, but not both. The proposed building is large
25 enough to accommodate families and includes capacity for 134 patrons, a play land, and patio
26 seating. He said he will look at the parking layout and will meet all applicable standards. He said
27 he is not opposed to adding another material, perhaps wainscoting, to the building to lessen the
28 amount of stucco. He said the pedestrian pathways are proposed to be decorative paving and are
29 ADA compatible. He said this is the only conceptual approval and they will continue to work
30 through the process and meet all conditions.

31
32 Chair Merrill opened the public hearing. There was no comment; he closed the public
33 hearing.

34
35 Chair Merrill made a **MOTION** for the Planning Commission to accept the conceptual
36 site plan for the Chick-Fil-A Restaurant, 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 Ordinance.
2. The applicant shall receive a conditional use permit approval for allowing the fast-food use subject to the standards found in Section 12-21-100 of the Ordinance, prior to or as part of any final site plan submittal.
3. The final site plan submittal shall address the following:
 - a. The dumpster area to be relocated to a more suitable area of the site.
 - b. The dumpster area design including the use of materials, color and height of the walls and gate.
 - c. The screening of any wall or roof-mounted utility service equipment.
 - d. Indicate the location of any monument or free-standing signs that are being proposed.
 - e. The pedestrian pathway's design and use of materials to create a visual difference between the space for pedestrians and vehicles.
 - f. The use of outside decorative lighting fixtures for building, pathway, and patio areas to enhance these public spaces.
 - g. The building design's use of an additional lower-level wainscot of the rock veneer.
 - h. The use of a wall feature to be incorporated into the landscaping design along the Market Place street frontage.
 - i. Provide the required percentage of parking lot landscaping and the required types of vegetation that is to be planted.
 - j. The use of differing styles of light fixtures along Market Place Drive and the internal Corporate Park Development area.
 - k. The required Parrish Lane Gateway Design Standards for landscape berming, streetlights, and sidewalk system relationships along Market Place Drive.
4. The final site plan submittal shall coordinate the joint use of the access and parking patterns or be revised to function independently from one another.
5. Applicant shall comply with all Governing Documents of the Centerville Corporate Park Subdivision, as amended, and conditions of lot split approval for the Subdivision. Staff shall review submitted documents and plans for compliance with Governing Documents with final site plan review.
6. Applicant shall obtain acceptance of site plan and development by the RDA and the City Council as required under the Governing Documents for the Subdivision prior to final site plan approval.

Reasons for Action (findings):

1. The Planning Commission finds that the conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d)(2)].
2. The Planning Commission's directives provide feedback regarding the standards for developing within the C-VH Zone and the standards of the Parrish Lane Gateway Design Standards of the City's Zoning Ordinance.

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

PUBLIC HEARING - WOODS PARK SUBDIVISION - 2250 NORTH 800 WEST

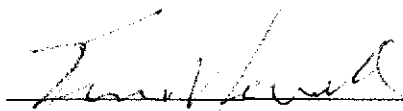
The applicant has requested to table this item until February 27, 2013.

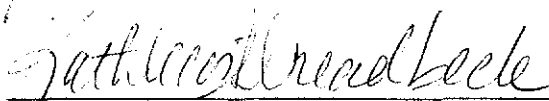
Commissioner Kjar made a **MOTION** to table this item and continue the public hearing until the next Planning Commission meeting to be held on February 27, 2013. The motion was seconded by Commissioner Randall and passed by unanimous vote (6-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be held on February 27, 2013.
2. Upcoming Agenda Items
 - Woods Park Subdivision
 - MTC 2nd Building & Parking Structure

The meeting was adjourned at 8:31 p.m.


Kevin Merrill, Chair


Kathleen Streadbeck, Recording Secretary

2-27-13
Date Approved

