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2
3 **PLANNING COMMISSION MINUTES OF MEETING**

4 **Wednesday, April 9, 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 Scott Kjar

14 Kevin Merrill

15 Debra Randall
16

17 **MEMBERS ABSENT**

18 Brian Holman

19 Logan Johnson
20

21 **STAFF PRESENT**

22 Brandon Toponce, Assistant Planner

23 Lisa Romney, City Attorney

24 Kathy Streadbeck, Recording Secretary
25

26 **PLEDGE OF ALLEGIANCE**

27
28 **OPENING COMMENT/LEGISLATIVE PRAYER** Chair Hirschi
29

30 **MINUTES REVIEW AND APPROVAL**
31

32 The minutes of the Planning Commission meeting held March 26, 2014 were reviewed
33 and amended. Commissioner Randall made a **motion** to approve the minutes as amended. The
34 motion was seconded by Commissioner Kjar and passed by unanimous vote (4-0).
35 Commissioner Hirst abstained from voting as she was not present at this meeting.
36

37 **FINAL SITE PLAN – BAMBERGER OFFICE BUILDING - Consideration of a**
38 **final site plan for the Bamberger Office Building to be located at 190 South Main Street,**
39 **South Main Street Corridor Overlay District Zone. Applicant James S. Dean.**
40

41 Brandon Toponce, Assistant Planner, reported the Planning Commission previously
42 accepted the conceptual site plan for the proposed office building. During that process,
43 discrepancies were discovered within the Ordinance that needed to be amended in order for the

1 applicant to utilize his property to the fullest. The appropriate amendments are scheduled for
2 review and approval by the City Council on April 15, 2014. The applicant has submitted the
3 necessary plans and drawings for final site plan approval including landscaping, parking,
4 dumpster, screening, lighting, etc. The proposed building has been shifted from the property line
5 to a total setback of ten (10) feet. This will allow current utilities to remain in place, will bring
6 the building out of the water table, and will allow for ten covered parking stalls. Staff has
7 reviewed all submitted materials and recommends approval.

8
9 Chair Hirschi said there was some concern during conceptual approval regarding the
10 addition of gables to the building architecture. He asked if this has been done. Mr. Toponce
11 reviewed the elevation drawings showing where the gables have been added.

12
13 Commissioner Merrill made a **motion** for the Planning Commission to approve the final
14 site plan for the Bamberger office building, located at 190 South Main Street, with the following
15 conditions:

16
17 ***Conditions:***

- 18 1. The Bamberger office building shall be developed following the approved site plans,
19 as reviewed by the Planning Commission on April 9, 2014.
- 20 2. A building permit shall be issued prior to any construction taking place.
- 21 3. All required utility provider sheets be completed and deemed acceptable by the City
22 staff by the time any construction permits are issued by the City.
- 23 4. The applicant shall post all necessary bonds and pay all necessary professional
24 service fees prior to receiving a building permit.
- 25 5. The South Main Street Corridor amendments shall be approved by the City Council
26 prior to issuance of a building permit.

27
28 ***Reasons for the Action (findings):***

- 29 a. A complete final site plan has been submitted, meeting the requirements found in
30 Section 12-21-110(e)(1) of the Zoning Ordinance.
- 31 b. The proposed structure meets all the review criteria found in Section 12-21-110(f) of
32 the Zoning Ordinance.
- 33 c. Development has been found to meet all standards found within Section 12-48,
34 concerning the South Main Street Corridor.

35
36 The motion was seconded by Commissioner Randall and passed by unanimous roll-call
37 vote (5-0).
38

AMENDED FINAL SITE PLAN – THE PASTURE BUSINESS/INDUSTRIAL PARK - Consideration of an amended final 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. Shorelands Commerce Park District. Applicant, Troy Salmon.

Brandon Toponce, Assistant Planner, reported the Planning Commission previously approved an amended conceptual site plan for The Pastures project and accepted the alterations that were proposed, i.e., changes to landscaping plan, rock wall, bridge, and signage. The applicant has submitted the necessary plans, has complied with the conditions of the amended conceptual site plan and is now ready for final site plan approval. The proposed amendments do not alter the use on the site and do not change the general layout of the site. All proposed alterations meet the intent of the Shorelands Commerce Park District. The applicant has met all applicable Army Corps of Engineer requirements for the wetland areas. The applicant will need to continue addressing engineering and drainage issues with the City Engineer and Public Works Director. Staff has reviewed the application and recommends approval.

Lisa Romney, City Attorney, explained there are several utility easements required for this property. She suggested an additional condition be added requiring the recordation of all easements prior to the issuance of a building permit.

Chair Hirschi made a **motion** for the Planning Commission to approve the amended final site plan for the proposed amendments concerning The Pasture Business/Industrial Park development located at 1275 North 1300 West, with the following conditions:

Conditions:

1. The applicant shall construct the rock wall, timber features, bridge features and signage feature as depicted by the approved final site plan as per review by the Planning Commission on April 9, 2014.
2. The applicant shall follow the approved landscaping plan as per the original final site plan approval dated April 25, 2012.
3. The timbers and landscaping shall be placed as to appear random and natural, rather than formalized.
4. The applicant shall reconstruct the front corner of the wall to create a stepping design up toward the project signage. This rock wall detail shall allow for more variety of appropriate Shorelands Commerce Park vegetation to be planted.
5. All signage shall require a separate permit.
6. Applicable bonding shall be posted and all professional service fees shall be paid.

- 1 7. The applicant shall continue to work with the City Engineer concerning culverts,
2 drainage issues and other related engineering issues.
3 8. The applicant shall provide and record the required utility easements prior to issuance
4 of a building permit.
5

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

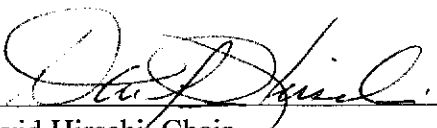
- 7 a. An amended final site plan requires the applicant to go through the same procedural
8 requirements as the original approval [Section 12-21-110(i)(2)]
9 b. The applicant has clearly shown how the property may be developed [Section 12-21-
10 110(d)(2)].
11 c. A complete final site plan has been submitted, meeting the requirements found in
12 Section 12-21-110(e)(1) of the Zoning Ordinance.
13 d. The proposed amendments meet the final site plan review criteria found in Section
14 12-21-110(f) of the Zoning Ordinance.
15 e. With the above conditions addressed, the proposal will likely meet the requirements
16 found in the Zoning Ordinance, concerning development and design standards of the
17 Shorelands Commerce Park (SCP) Zone [Chapters 12-47 & 12-68].
18

19 The motion was seconded by Commission Merrill and passed by unanimous roll-call vote
20 (7-0).
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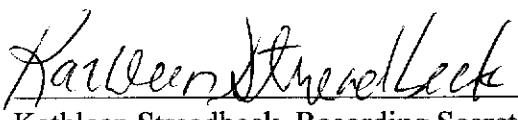
22 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
23

- 24 1. The next Planning Commission meeting will be Wednesday, April 23, 2014.
25 2. Upcoming Agenda Items
26 • Accessory Dwelling Units
27

28
29 The meeting was adjourned at 7:40 p.m.
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31 
32 _____
33 David Hirschi, Chair

34 5-6-14
35 Date Approved

36 
37 _____
Kathleen Streadbeck, Recording Secretary

