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2 **PLANNING COMMISSION MINUTES OF MEETING**

3 **Wednesday, April 22, 2015**

4 **7:00 p.m.**
5

6 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
7 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.
8

9 **MEMBERS PRESENT**

10 David Hirschi, Chair

11 Gina Hirst, arrived at 7:24 p.m.

12 William Ince

13 Logan Johnson

14 Scott Kjar

15 Kevin Merrill

16 Debra Randall
17

18 **STAFF PRESENT**

19 Corvin Snyder, Community Development Director

20 Brandon Toponce, Assistant Planner

21 Lisa Romney, City Attorney

22 Kathy Streadbeck, Recording Secretary
23

24 **VISITORS**

25 Interested Citizens (see sign-in sheet)
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 March 25, 2015 were reviewed
34 and amended. Chair Hirschi made a **motion** to approve the minutes as amended. The motion was
35 seconded by Commissioner Merrill and passed by unanimous vote (6-0).
36

37 **PUBLIC HEARING | CENTERVILLE GATEWAY SUBDIVISION | 782 W 400 N**

38 **Consider a proposed small subdivision waiver/lot split for the Centerville Gateway**
39 **Subdivision, located on property at 782 West Parrish Lane (Island Parcel). Russell**
40 **Mackey, Mackey Investments Centerville LLC, Applicant.**
41

Brandon Toponce, Assistant Planner, reported the applicant desires to subdivide the proposed property (Island Parcel) into two (2) Lots. The proposed subdivision would create Lot 1, the existing Iggy's Sports Grill, and Lot 2, an additional commercial lot ready for sale. In 2013, the applicant received approval by the Planning Commission for a small subdivision, yet never finished the recording process; therefore, the applicant is coming to the Commission once again. The proposed subdivision is consistent with the General Plan as it promotes additional commercial development within the gateway area. The proposed subdivision will not require any additional public right-of-way dedications as it is already surrounded by adequate, existing public streets and accesses. The proposed subdivision appears to meet Zoning Ordinance requirements with regard to lot size, frontage, and setbacks. In addition, all the necessary utility easements and improvements already exist on the site.

Chair Hirschi asked about cross access and parking agreements. Mr. Toponce explained the two lots will share parking and will also share the two (2) existing accesses on the east and on the west. The Island Parcel also has a parking agreement with the MTC property across the street to the east. In addition, any new commercial development on Lot 2 will require additional shared parking stalls as part of that development.

Russell Mackey, applicant, said Lot 2 will accommodate approximately twenty-five (25) additional parking stalls. He said they plan to develop a professional office on Lot 2.

Chair Hirschi opened the public hearing. Seeing no one wishing to comment, Chair Hirschi closed the public hearing.

Commissioner Randall made a **motion** for the Planning Commission to approve the small subdivision waiver/lot split for the Centerville Gateway Subdivision, 782 West Parrish Lane, Parcel 02-024-0064, with the following conditions:

Conditions:

1. The small subdivision waiver/lot split shall be for the property located at 782 West Parrish Lane, Parcel Number 02-024-0064.
2. This approval does not represent a site plan approval for development on Lot 2.
3. The required cross-access agreements for parking and circulation shall be submitted and deemed acceptable by the City Attorney prior to the recordation of the subdivision.
4. The applicant shall pay all applicable impact fees and post the related bonds for public improvements prior to recordation of the subdivision.
5. The applicant shall provide the correct address for the new lot, as approved by the Zoning Administrator in accordance with City Ordinances.

- 1 6. The following items, as recommended by the City Attorney, shall be effective or
2 addressed as part of this small subdivision waiver approval:
 - 3 a. This review and approval does not represent any site plan approval for future
4 development on either lot. Any future site plans submitted shall meet all
5 applicable City Ordinances and applicable governing documents for the property.
 - 6 b. Applicant shall show all easements of record on the plat or submit a vacation of
7 easement prior to recording the plat and subject to review by the City Engineer.
8 Any additional easements, such as cross-access or parking easements shall be
9 provided to City Engineer and City Attorney for review and acceptance prior to
10 recording the small subdivision waiver plat.
 - 11 c. Any delinquent taxes shall be paid prior to recording the small subdivision waiver
12 plat. Evidence of payment shall be provided by the applicant to the City.
 - 13 d. Prior to recording the small subdivision waiver plat, applicant shall submit an
14 updated title report for the entire island parcel for review and approval of
15 encumbrances and ownership by the City Attorney and City Engineer.
 - 16 e. Prior to recording the small subdivision waiver plat, all easements on the plat
17 shall be submitted to and accepted by the City Council.
 - 18 f. Prior to any new use or user of Lot 2, a Fourth Amendment to the ADL
19 Agreement shall be executed by the parties and recorded against the property.
 - 20 g. Prior to transfer of any lot within the subdivision, the new owner and user must
21 sign an Assignment and Assumption Agreement agreeing to be bound by the
22 Parrish Lane Gateway Neighborhood Development Plan, as amended, and the
23 Agreement for Disposition of Land, as amended; including the RDA's reservation
24 of right to approve successor users and/or tenants. Applicant shall condition the
25 sale of any lot in the subdivision upon new owner entering into the Assignment
26 and Assumption Agreement as part of closing documents and escrow instructions.
 - 27 h. The following plat notes shall be set forth on the final plat for the small
28 subdivision waiver:
 - 29 1. Approval of the small subdivision waiver plat by Centerville City does not
30 constitute any representation as to the adequacy of subsurface soil conditions
31 nor the location or depth of ground water tables.
 - 32 2. All owners shall be required to provide utility easements for all as-built
33 utilities after the utilities are installed if they do not lie within the boundaries
34 of an existing PUE.
 - 35 3. All owners, users, lots and development within the subdivision shall be
36 subject to all agreements, easements, and restrictions governing the property,
37 including, but not limited to, the Parrish Lane Gateway Neighborhood
38 Development Plan, as amended, and the Agreement for Disposition of Land,
39 as amended.

Reasons for the Action (Findings):

- a. The applicant has submitted a complete application for a Small Subdivision Waiver/Lot Split [Section 15-2-107].
- b. The subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in Section 15-2-107 of the Subdivision Ordinance.
- c. Two commercial lots are consistent with the goals of the Centerville City General Plan concerning development within Neighborhood 2, Southwest Centerville [12-480-3].
- d. The proposed subdivision meets the required development standards for the C-VH Zone. [Chapter 12-34].
- e. With the above conditions being met, the general requirements for all subdivisions have been addressed and fulfilled [Chapter 15-5].

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

PUBLIC HEARING | HAFOKA PROPERTY | 564 WEST PORTER LANE (400 S)
Consider the following proposed items for the purpose of developing a multi-family project: 1. General Plan Amendment to allow for residential-high density in Neighborhood 2, Southwest Centerville (Porter Lane), Section 12-480-3(1)(a)(1); and 2. Zone Map Amendment for property located at 564 West Porter Lane from Residential-Medium (R-M) to Residential-High (R-H). Taylor Spendlove, Brighton Centerville LLC, Applicant.

Brandon Toponce, Assistant Planner, reported in August 2014, the applicant received approval for a Zone Map Amendment (rezone) from Residential-Low (R-L) to Residential-Medium (R-M). The plan was to rezone the 6.47 acres and develop an assisted living center. Those plans have since dissolved and the applicant now desires to rezone the property from R-M to Residential-High (R-H), in order to provide an opportunity for a viable development. The proposed R-H Zone would allow for a higher density of 8-units per acre permitted or 12-units with a conditional use permit. Currently, the General Plan discourages R-H for this property; therefore, the applicant is also requesting a General Plan text amendment. The applicant believes that both requests are appropriate since there is already Commercial-Very High (C-VH), Commercial-High (C-H), and Residential-Medium (R-M) to the north and south.

Mr. Toponce explained the proposed site is surrounded by a variety of different zones and uses. It appears the applicant's request to amend the General Plan would be consistent with the objectives and overall goals. An R-H Zone would help buffer existing high intensive commercial to less intensive uses of Agricultural-Low (A-L), R-L and R-M. Shaela Park, a multi-family development is found to the south in the R-M Zone, making the Hafoka property a

1 more logical transition. Staff believes the proposed higher density would allow the developer to
2 maximize the use of land and help create a harmonious flow from commercial to residential. In
3 the past, staff was concerned about isolating a small portion of property located between the
4 Hafoka property and the commercial zones to the west. Staff now believes this property will
5 further assist in the transition from commercial to residential. The property owner will have the
6 ability to choose between commercial or residential use if he ever chooses to redevelop. Another
7 concern may be traffic. However, most traffic generated by a residential development is
8 staggered throughout the day and is not as intense as a commercial use. Overall, it does not
9 appear that any serious adverse effects would occur with the proposed rezone, and that it would
10 be a fitting transition from commercial to residential.

11
12 Cory Snyder, Community Development Director, explained the General Plan language
13 regarding zones operates from east to west. Starting with lower density residential (east) and
14 moving to higher density commercial (west). This will continue to hold true with the proposed
15 R-H Zone on the Hafoka property. He explained the highest density possible in the R-H Zone is
16 12-units per acre with a conditional use permit. A conditional use permit requires additional
17 regulations for the development, including traffic, landscaping, buffers, etc. The Planning
18 Commission would have the ability to request more with a conditional use permit, thus having
19 the ability to mitigate many concerns.

20
21 Taylor Spendlove, applicant, presented two (2) scenarios for the Hafoka property. The
22 first was a development with 8-units per acre and the second a development with 12-units an
23 acre. He explained how the higher density option creates a greater open space for residents and
24 better circulation and functionality. He said their proposed plans would require a conditional use
25 permit which will provide the Planning Commission more discretion. He said the proposed plan
26 is to build a newer townhome design with rear-loaded garages and front doors opening to the
27 common space. He explained Brighton Homes has not decided whether to keep or demolish the
28 current Hafoka home.

29
30 Chair Hirschi opened the public hearing.

31
32 Heather Strausser, Shaela Park Resident, asked if Brighton Homes is required to bond for
33 the completion of the project. She would hate to see an unfinished project. She asked what the
34 height limitation and setbacks are for homes on this site. She asked what the plans are for the two
35 (2) additional homes owned by the Hafoka's that front on Porter Lane. She said she supports a
36 traffic study and encouraged the City to require such. She asked if a feasibility study is required.
37 She said Brighton Homes is looking to develop another high density project just east of this site
38 on Main Street. She wonders if this many units is really feasible and necessary. She said she is

1 not in favor at this time and would like to maintain this quiet small neighborhood. She is
2 concerned the traffic and noise associated with high density will be too intense for Porter Lane.

3
4 Robin Mecham said she is frustrated that staff continues to promote high density. She
5 said it has been made clear by residents across Centerville that high density is not wanted. She
6 claims the City Council and Mayor have even requested lower density developments. She said
7 the Hafoka property has already been granted R-M and that is enough. R-H is not needed. She
8 said Brighton Homes can build a viable project within the current R-M standards. She said this is
9 an older quiet neighborhood and high density will ruin the area. She too expressed concern with
10 the amount of traffic that will be generated from such a development.

11
12 Dale McIntyre said if Brighton Homes builds a high density development just east of this
13 property on Main Street then Centerville does not need another high density development on the
14 Hafoka property. He said R-H is too intense and traffic will be too great. He said high density
15 will negatively affect this neighborhood.

16
17 Stephanie Mecham said the current R-M Zone is plenty. She said the proposed 8-unit
18 development plan looks great and there is no need to go to 12-units an acre. She too is concerned
19 with traffic and with pedestrian safety. She said several Junior High kids walk Porter Lane and
20 400 West daily. She believes the traffic will be too dangerous. She believes Centerville already
21 has enough residents to support the city and its businesses.

22
23 Chair Hirschi closed the public hearing.

24
25 Mr. Snyder answered the public's questions. He said all projects are required to bond for
26 development according to the phasing plan and ordinance requirements. However, there is no
27 guarantee a development will be a successful project and/or fully occupied. He reviewed the
28 maximum building height (35 feet) and required setbacks (25 feet).

29
30 Mr. Snyder said the Planning Commission has an obligation to the future. Centerville has
31 General Plan policies set to help prepare for future growth. He said R-M is acceptable and a
32 project will likely still move forward, but an R-H Zone would allow for more options and a
33 greater quality of project. He explained the projected growth and housing needs for the Wasatch
34 Front and Davis County. There will be an influx of needs and additional housing will be required
35 at some point in the future to handle this growth. Centerville must consider cost effective multi-
36 family options. The Hafoka property may or may not be the appropriate location for higher
37 density, but the Planning Commission needs to be mindful of future needs for housing.

1 Mr. Spendlove said Brighton Homes has spoken with Dave Bell, the property owner of
2 the A-L parcel between the Hafoka property and the commercial uses on the Frontage Road, and
3 he will likely rezone his property as well. Mr. Spendlove said Brighton Homes has offered to
4 purchase Mr. Bell's property, but he is not interested in selling. Mr. Spendlove said Mr. Hafoka
5 will be keeping his two (2) additional properties/homes which front onto Porter Lane. He
6 believes Mr. Hafoka is looking to renovate and/or rebuild these homes. Mr. Spendlove said
7 Brighton Homes does conduct a feasibility study with each development and townhomes are
8 needed. He said there are many townhome options that are more cost effective than renting
9 which is why they are in such high demand.

10
11 Commissioner Kjar said it appears Shaela Park is about 8-units per acre. He believes 8-
12 units an acre is appropriate for the Hafoka property as well. He said 8-units may be allowed with
13 a conditional use permit under the current R-M Zone and the conditional use will allow the
14 Commission greater discretion as discussed. He is not comfortable allowing a higher density for
15 this property at this time. He is concerned with the existing home on this site as it could
16 significantly change the development if demolished.

17
18 Commissioner Randall said it may be the Commission's job to plan for growth, but it is
19 also the Commissions job to manage growth. She believes the current R-M Zone is sufficient.
20 She too agrees that 8-units an acre is appropriate for this area.

21
22 Chair Hirschi suggested dealing with each application individually, i.e., General Plan
23 Amendment and Zone Map Amendment. Chair Hirschi made a **motion** for the Planning
24 Commission to recommend to the City Council the following amendment to the Centerville City
25 General Plan:

26
27 ***General Plan Amendment 12-480-3(1)(a)(1)***

28 The area from approximately 500 West to the commercial area on the Frontage Road and
29 north of Porter Lane, may be appropriately developed in low, medium or high density residential.
30 The area from approximately 500 West to the commercial area on the Frontage Road and south
31 of Porter Lane to the southern City boundary Line may be appropriately developed in low, or
32 medium density residential. If the development north of Porter Lane is medium or high
33 residential or south of Porter Lane is medium residential, the use of a Planned Unit Development
34 is desirable...

35
36 The motion was seconded by Commissioner Johnson.

37
38 Commissioner Merrill said he is concerned with traffic. He said 400 West and Porter
39 Lane are both busy and additional high density could negatively affect the area.

1 Commissioner Johnson said he is comfortable amending the General Plan to allow for
2 higher density in the future but he is not comfortable rezoning the Hafoka property to R-H at this
3 time. He believes allowing for higher density within the General Plan will provide for more
4 option and creativity in the future.

5
6 Chair Hirschi agreed this neighborhood has a quiet nature. He also agreed the
7 Commission needs to look for future growth solutions. He said amending the General Plan will
8 help plan for the future and then the City can deal with applications as they come.

9
10 Chair Hirschi called for a vote on the General Plan Amendment motion. The motion
11 **passed** with a roll-call vote (4-3). Commissioner Ince, Commissioner Randall, and
12 Commissioner Kjar opposed.

13
14 Commissioner Hirst also expressed concern with the possible traffic impacts. She
15 believes 8-units an acre is acceptable. She is not willing to allow R-H without more input from a
16 traffic engineer. Commissioner Johnson said he is concerned with buffers and with the
17 possibility of isolating Mr. Bell's A-L property.

18
19 Chair Hirschi agreed that the possible impacts may need more attention before an R-H
20 Zone is allowed. He said he likes the design of the higher-density development option but also
21 recognizes that there are some impacts that need to be addressed. He suggested tabling the
22 Zoning Map Amendment until more information regarding possible impacts can be addressed.

23
24 Chair Hirschi made a **motion** to table the Zoning Map Amendment (rezone 6.47 acres,
25 parcels 03-001-0125 & 03-001-0145 owned by Atieli & Monalisa Hafoka from R-M to R-H)
26 until traffic issues can be studied further. The motion was seconded by Commissioner Hirst and
27 passed by roll-call vote (4-3). Commissioner Kjar, Commissioner Randall, and Commissioner
28 Johnson opposed.

29
30 Commissioner Randall was excused.

31
32 **LEGACY TRAIL APARTMENTS DEVELOPMENT | PARRISH & 1250 WEST**
33 **Consider a proposed phasing plan and final site plan for Lot 4 of the Legacy Trail**
34 **Apartments Development, on property located at the corner of Parrish Lane and 1250**
35 **West. Fred Hale & Chad Salmon, H & S LLC, Applicants.**

36
37 Cory Snyder, Community Development Director, reported the applicant's desire to
38 receive final site plan approval for the Legacy Trail Apartments Development project. The
39 project consists of four (4) lots. The applicant is seeking an allowance to develop each lot

1 separately in phases. This will require each lot to receive its own final site plan approval;
2 meaning the Planning Commission will be able to review each phase individually to ensure each
3 lot can function independently.
4

5 Mr. Snyder said staff has reviewed the conditions of the associated Planned Development
6 Overlay (PDO) Conceptual Site Plan approval. Several items still need attention; staff is willing
7 to work with the applicant to tweak the plan as needed prior to final construction approvals if the
8 Planning Commission feels it appropriate. If there is any item that staff and the applicant cannot
9 agree on then the applicant will be required to come before the Commission for a final decision
10 on that issue. At this time, the applicant is seeking final site plan approval for Lot 4, the
11 residential component of the project. Mr. Snyder reviewed Lot 4 including the sub-phasing plan,
12 architecture, color scheme, landscaping, and parking. Staff will ensure each sub-phase has
13 adequate utilities, fire protection, and access. The plans depict a "village style" architecture and
14 muted color scheme, which are consistent with the PDO and the Parrish Lane Design Guidelines.
15 The applicant still needs to address fencing design and materials as well as screening of
16 mechanical equipment. The plans show adequate parking including garages, tandem parking, and
17 extra visitor parking for 329 total parking spaces. He explained Lot 4 requires 162 trees and the
18 plans show only 90 trees. The applicant can apply for a 30% reduction, which would drop the
19 required trees to 113; either way the applicant will be required to increase the number of trees on
20 Lot 4. The applicant may seek approval from the State Department of Transportation to connect
21 to their secondary water system. The applicant has not yet submitted a lighting plan.
22

23 The Commission asked for clarification on the access points for the project. The
24 Commission also expressed concern with the number of issues still remaining. Commissioner
25 Ince asked how this project and Legacy Crossing, the project to the east, differ.
26

27 Mr. Snyder reviewed the access points. He said the Fire Marshal has approved the plans.
28 If during phasing more access is needed to sustain that phase, those points will be required. Staff
29 believes the proposed application is substantially complete and is comfortable moving forward
30 with the final approval for Lot 4. Mr. Snyder said this project has a lower density than the
31 Legacy Crossing project to the east. In addition, this project has individual garages and exterior
32 accesses. Legacy Crossing includes 4-story buildings with exterior parking and all interior
33 accesses.
34

35 Commissioner Kjar made a **motion** for the Planning Commission to approve the final site
36 plan for Legacy Trail Apartments project to be located at the southwest corner of 1250 West and
37 Parrish Lane, with the following conditions:
38
39

Conditions:

1. The development of the property shall be subject to the layout and design as submitted and reviewed by the Commission on April 22, 2015, subject to any future allowed amendments as defined in City Ordinances.
2. The project may consist of four (4) development phases; three (3) commercial and one (1) multi-family residential.
3. Phases 1-3 shall be subject to a separate final site plan approval for each respective phase.
4. A final site plan for Phase 4 is hereby approved and may be developed in two sub-phases with the clubhouse and south half being developed first and the north half being developed second, subject to the following:
 - i. Installation of the 1250 West common entry as part of the first sub-phase of Lot 4
 - ii. Fire Marshal approval for fire protection and access of any sub-phase.
 - iii. Establishing all-weather access lanes for the entire sub-phased area during construction activities.
 - iv. Completion of all improvements for utility service, access lanes and parking, and other improvements prior to any occupancy permits being issued for any dwelling and/or building within a sub-phase.
 - v. Full installation of Parrish Lane common entry with the second sub-phase of Phase.
5. The final site plan for Phase 4 submittal shall be revised to re-address the following:
 - i. Resubmitted plans shall address the visual design and treatment of the accessory buildings, such as the detached garages, carports, clubhouse, and dumpster facilities. The design and treatment shall be compatible with the design and treatment of the main buildings.
 - ii. Resubmitted plans shall address the design and materials of the expected fencing plan. Additionally, the fencing shall address the Design Guidelines requiring the use of periodic interval pillars for visual relief.
 - iii. Resubmitted plans shall address the screening of utility equipment and meters, as well as the use of satellite dishes. Any wall-based or ground equipment shall be screened from view of the public street, either through man-made elements or by plant materials as part of the landscape design.
 - iv. The resubmitted plans address the use of lighting for security and safety. Lighting fixtures are to compliment the architectural theme of the "village style" design and shall comply with the outdoor lighting standards of the Zoning Ordinance or other applicable City regulation.
 - v. The final site plan submittal shall address the compliance with applicable ADA Regulations for parking and access to the buildings within the development.

6. The Landscaping Plan shall be revised, as follows:
 - i. Revised to provide the required 162 landscaping trees. Nonetheless, the applicants may make application and seek a “waiver of strict compliance” to be reviewed and considered by the Planning Commission.
 - ii. Revised to provide 10 streetscape trees along Parrish Lane.
 - iii. Revised to provided one tree and two (2) shrubs for every 25 sq. ft. of required internal parking landscaping (5% is required).
7. The Planning Commission hereby approves a tandem parking allowance for all integrated garage based parking within the main buildings. However, the final site plan shall be revised to ensure that the use of all garages meet the applicable 10’ x 20’ parking dimensions of the Zoning Ordinance.
8. With the exception of the “waiver of strict compliance” for landscaping trees, the revised final site plan may be reviewed and deemed acceptable by City staff. However, any disagreement that may arise, it shall return to the Planning Commission for resolution.
9. The final site plan approval shall be subject to the payment of applicable bonding, fees, and other related development costs, as defined in the City’s Ordinance and Fee Schedule.

Reasons for the Action (Findings):

- a. The Planning Commission finds that, with the conditions imposed, the final site plan substantially complies with the associated PDO Rezone/Conceptual Plan approval.
- b. The Planning Commission finds the final site plan submittal, with the conditions imposed, satisfies the applicable general Development Standards [Chapters 12-43, 12-51, 12-52] and the Parrish Lane Design Guidelines [Chapter 12-63] and as addressed in the Planning Staff Report.

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

PUBLIC HEARING | MAVERIK CONVENIENCE STORE | PARRISH & 1250 W
Consider a proposed conceptual site plan for a Maverik Convenience Store, on property
located at the corner of Parrish Lane and 1250 West, Lot 1 of the Legacy Trail Apartments
Development. Don Lilyquist, Maverik Inc., Applicant.

Cory Snyder, Community Development Director, reported the applicant’s desire to construct a convenience store with gas service (Maverik) on Lot 1 of the Legacy Trail Apartment project. Overall, the proposed project complies with the conditions of the associated Planned Development Overlay (PDO) Conceptual Site Plan approval and the Parrish Lane Design

Guidelines. Mr. Snyder reviewed the proposed plan for Lot 1 including setbacks, landscaping, fencing, and architecture. The Parrish Lane Design Guidelines require a 30-foot setback along Parrish Lane and a 15-foot setback along 1250 West. The proposed plans show a 25-foot setback for both Parrish Lane and 1250 West. The applicant may seek an option to purchase additional right-of-way from the State to increase the setback as needed. Otherwise, the plans will need to be adjusted to accommodate the required setback. In addition, the applicant will be required to include a site feature, within the setback, at the corner of Parrish Lane and 1250 West. Mr. Snyder explained the proposed landscape materials will need to match surrounding lots and include 10% on-site landscaping. He said the applicant will be required to address fencing materials and will be required to submit a lighting plan. Mr. Snyder said the biggest issue is architecture. The proposed Maverik uses a heavy timber frame, flat roof, and canopy which are not consistent with the PDO required "village style." The applicant may choose to seek an amendment or change the style.

Don Lilyquist, applicant, said most of the remaining issues can be easily addressed with some simple re-designing. He said the fence will be CMU not chain link. He plans to seek an amendment to the PDO to allow flat roofs for commercial buildings. Also, he will likely seek to purchase any excess right-of-way from the State in order to meet the required setback. As another option, he asked if there is a variance or waiver possibility to the setback requirement. He also asked if landscaping can be clustered as Lot 1 lacks the required trees.

Mr. Snyder said there is a waiver process that can be explored with regard to the required setback. He also said staff is willing to work with the applicant on tree spacing.

Commissioner Ince asked about the standards for the underground fuel tank with regard to water table and earthquake safety. Mr. Lilyquist said Maverik uses a double walled fiberglass tank that is set with concrete anchors to ensure the tank does not float. The tanks are also monitored electronically at all times and have safety mechanisms in place to alert staff in the case of cracks or leaks. He said he does not have any earthquake safety information at this time but is happy to research and report back.

Chair Hirschi opened the public hearing. Seeing no one wishing to comment. Chair Hirschi closed the public hearing.

Commissioner Hirst made a **motion** for the Planning Commission to accept the conceptual site plan for the Maverik Convenience Store to be located at the southwest corner of 1250 West and Parrish Lane, with the following conditions:

Conditions:

1. The uses of the site consisting of a convenience store and fuel sales require a conditional use permit approval in conjunction with any site plan review and approval.
2. The architectural theme must be changed to meet the PDO Rezone/Conceptual Plan's "village style" expectations or secure an amendment to change the theme to allow for a "heavy timber" theme element for commercial development within the project.
3. A final site plan submittal must be submitted to address the Ordinances and Overlay Zone Requirements and also address the following:
 - i. The final main buildings architectural design elements need to be reflected in the fuel canopy design.
 - ii. The "housekeeping" area screened with materials that are compatible with the main building materials.
 - iii. The dumpster area and mechanical equipment needs to be screened from public view with materials compatible with the main building.
 - iv. Lighting fixtures are to compliment the architectural theme of the "village style" design, or as amended.
 - v. Address the required lighting along the public pathways.
 - vi. All pedestrian crossing of vehicular lanes need to meet the approved stamped design of the Parrish Lane Gateway Area.
 - vii. Address the compliance with applicable ADA Regulations concerning parking and building access.
 - viii. Prepare and submit a lighting plan. All lighting is to be directed downward and not to allow glare to exceed a 90-degree horizontal plane (see Parrish Lane Design Guidelines).
 - ix. Address the PDO Rezone/Conceptual Plan approval fencing plan expectations.
4. The Landscaping Plan must be revised, as follows:
 - i. Plan to be prepared by a licensed landscape architect.
 - ii. Meet the required 10% on-site landscaping.
 - iii. Meet the PDO Rezone/Conceptual Plan approval requiring the use of a Legacy Trail Development site feature at the corner of 1250 west and Parrish Lane.
 - iv. Use of materials may need to be adjusted to match the trailside design further west.
 - v. Provide the 30-foot landscaping depth along Parrish Lane.
 - vi. Provide the required 50% foundation plantings along the front of the main building.
 - vii. Provide the required 17-18 street trees.
 - viii. Provide one tree and two (2) shrubs for every 25 sq. ft. of required internal parking landscaping (5% is required).

ix. Address the quality, spacing, and minimum planting sizes.

Reasons for the Action (Findings):

- a. The Planning Commission finds that the conceptual site plan, with the directives listed; depict how the property could be developed in accordance with City Ordinances.
- b. The Planning Commission finds that, with the directives listed, the conceptual site plan could substantially comply with the associated PDO Rezone/Conceptual Plan approval.

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

PAUL HOLMES RESIDENTIAL BUILDING LOT | 150 EAST 200 SOUTH
Consider a proposed final site plan for an unplatted residential building lot on property located at 150 East 200 South, for the purpose of constructing a new dwelling. Paul Holmes, Applicant.

Brandon Toponce, Assistant Planner, reported the applicant previously received (March 25, 2015) a conceptual acceptance from the Planning Commission to create a buildable lot for a single-family home. This proposed property is not part of a platted subdivision. The applicant would like to sell the property as a developable lot. In order to do this, he must first receive approval from the City for development. Mr. Snyder reviewed the conditions of the conceptual approval. A majority of the conditions have been met. The building height will be determined as part of the building permit application process. The applicant will still be required to record all necessary easements and pay any additional fees as required. The proposed final site plan is in harmony with the conceptual site plan and meets all applicable zoning ordinances.

Commissioner Kjar made a **motion** for the Planning Commission to approve the final site plan for the Paul Holmes Residential Lot, located at 150 East 200 South, with the following conditions:

Conditions:

1. All fees shall be paid; including all related development fees and impact fees according to the City's Fee Schedule.
2. Required public utility easements shall be recorded before issuance of building permit.
3. A building permit shall be submitted prior to any construction on the lot taking place.

Reasons for the Action (Findings):

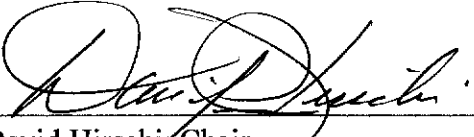
1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
2. The applicant has submitted a full application [Section 12-21-110(e)(1)].
3. Proposed utility easements are required on all developed lots [Section 12-21-110(e)(2)(iii)(d), 15-5-106(8)].

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

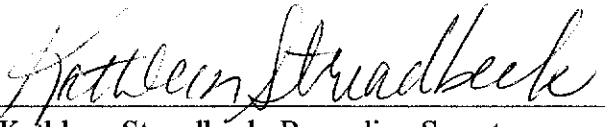
COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, May 13, 2015.
2. Upcoming Agenda Items
 - Walton Village Development Conceptual Site Plan, 395 South Main Street
 - Hafoka Zone Text Amendment, R-M to R-H

The meeting was adjourned at 10:00 p.m.


David Hirschi, Chair

5/13/2015
Date Approved


Kathleen Streadbeck, Recording Secretary



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, April 22, 2015
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Jason è molto veloce

1030 W/1 Mar Fl.

HELEN AUSTIN

416 S 600 W

Patricia Braithwaite

5:65 - 675 W

BARBARA FINN

458 S 675 W

Heather Strasser

434 S 600 W

Daniel Smith

215 N Pollock NSL UT

Taylor, Spence & Co.

i, j

Paul L. Page

CBS

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Dr. W. C. C. C.

Centerville

Paul & Jacob Holmes

1312 W. 100th St. Wd.

** 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.