

1
2 **PLANNING COMMISSION MINUTES OF MEETING**

3 **Wednesday, June 8, 2016**

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 Becki Wright

11 Gina Hirst

12 Logan Johnson, Vice Chair

13 Cheylynn Hayman

14 Scott Kjar, arrived at approximately 7:47pm
15

16 **MEMBERS ABSENT**

17 David Hirschi, Chair

18 Kevin Daly
19

20 **STAFF PRESENT**

21 Lisa Romney, City Attorney

22 Jacob Smith, Assistant to the City Manager

23 Kathy Streadbeck, Recording Secretary
24

25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENT/LEGISLATIVE PRAYER** Vice Chair Johnson
28

29 **MINUTES REVIEW AND APPROVAL**
30

31 The minutes of the Planning Commission work session held May 11, 2016 were reviewed
32 and amended. Commissioner Hirst made a **motion** to approve the minutes as amended. The
33 motion was seconded by Commissioner Hayman and passed by unanimous roll-call vote (4-0).
34

35 The minutes of the Planning Commission meeting held May 25, 2016 were reviewed and
36 amended. Commissioner Hayman made a **motion** to approve the minutes as amended. The
37 motion was seconded by Commissioner Wright and passed by unanimous vote (4-0).
38

39 **PUBLIC HEARING | MAVERIK CONVENIENCE STORE | 1265 W PARRISH -**
40 **Consider the proposed Conditional Use Permit for a "Gasoline Service Station" for**
41 **Maverik, Inc., for property located at the corner of Parrish Lane & 1250 West, in the**
42 **Legacy Trail Apartments Development (original approval expired). Todd Meyers,**
43 **Maverik, Inc., Applicant**
44

1 Lisa Romney, City Attorney, reported the Planning Commission previously approved a
2 Final Site Plan, a Landscaping Waiver and a Conditional Use Permit for the Maverik
3 Convenience Store. Due to some unforeseen delays the Conditional Use Permit has expired. The
4 applicant is now requesting a new conditional use permit approval. The building permit for
5 Maverik is ready to issue and construction will soon be underway. The conditional use permit
6 application is for the gasoline service and the terms have not changed since the last approval.
7 Staff recommends approval.

8
9 Todd Meyer, applicant, explained the time delays that have occurred but stated Maverik
10 is now ready to begin construction. He reviewed the trail and trailhead that will be a part of this
11 site and how the cost and maintenance of this improvement will be shared between Maverik and
12 the City. He also explained the property acquisition from UDOT for the trail space. He said
13 Maverik hopes to be open this October.

14
15 Vice Chair Johnson opened the public hearing. Seeing no one wishing to comment, he
16 closed the public hearing.

17
18 Commissioner Hirst made a **motion** for the Planning Commission to approve a
19 Conditional Use Permit for the Maverik Convenience Store located at 1265 West Parrish Lane,
20 with the following conditions of approval:

21
22 ***Conditions:***

- 23 1. This CUP is for Gasoline Service Station associated with the Maverik Convenience
24 Store Site Plan.
25 2. The installation of the Parrish Lane access and traffic mitigation measures as deemed
26 required with the associated subdivision development for the Legacy Trails
27 development.

28
29 ***Reasons for the Action:***

- 30 a. The Planning Commission finds that the proposed use is consistent with the goals and
31 objectives of the General Plan.
32 b. The Planning Commission finds that the implementation of the Legacy Trail System
33 access spur along Parrish Lane is a strong visual addition that would be greatly
34 enhanced by the possible trailhead/bike rest stop area being considered by the City
35 and Maverik.
36 c. The Planning Commission finds that proposed use is part of an overall master
37 planned development that included the proposed use.
38 d. The Planning Commission finds that access drives and common integrated lanes in
39 and through the development create a cohesive and functional development area.
40 e. The Planning Commission finds that traffic capacity and mitigation measures were
41 previously identified and plans to mitigate such concerns have already been

1 implemented with approval and development of the original subdivision for the
2 Legacy Trail development.

3
4 The motion was seconded by Commissioner Wright and passed by unanimous roll-call
5 vote (4-0).

6
7 **PUBLIC HEARING | CODE TEXT AMENDMENTS FOR TITLE 12-ZONING -**
8 **Consider the proposed Zoning Code Amendment and re-adoption of entire Title 12-Zoning**
9 **for online conversion; which includes minor edits and corrections for consistency**
10 **Centerville City, Applicant**

11
12 Lisa Romney, City Attorney, reviewed the amendments to the new online version of the
13 Zoning Code. The majority of the amendments are minor and include formatting, capitalization,
14 reference, citation, numbering, grammatical, and language changes to provide consistency
15 throughout the document. She said the State and Federal references have been checked and
16 updated as needed. She reviewed some of the more substantive changes including definitions,
17 general rules, duties and powers of committees and commissions, and meeting schedules to
18 reflect current practices. Other changes included clarification on conditional use permits,
19 providing vested rights for a completed and approved conceptual site plan, clarification on table
20 of uses and sub-districts, and the insertion of the Hillside Overlay Zone. Household pet
21 allowances were updated to reflect current Davis County Animal Control standards, the
22 definition of second kitchen was clarified to prohibit second dwellings, and the standards for
23 residential facilities for elderly persons were deleted to reflect current State practices. Other
24 small changes included the elimination of the term "sole discretion" to make the code more
25 objective and the deletion of reference to the Main Street study because this information is now
26 part of the General Plan. Ms. Romney said the Commission is asked to hold a public hearing on
27 these amendments and verify they are consistent with the General Plan and in the best interest of
28 the public's health, safety, and welfare. Staff recommends approval and believes this new online
29 version will be user friendly and will make it much easier for staff, developers, and the public to
30 find information needed.

31
32 Vice Chair Johnson opened the public hearing. Seeing no one wishing to comment, he
33 closed the public hearing.

34
35 Commissioner Hayman suggested the term "annotated" be removed from citations as this
36 term is no longer used in State Code references. She suggested the definition for disability be
37 updated and referenced to reflect the Utah Fair Housing Act and the Federal Fair Housing Act.
38 She also suggested a section symbol be used when referencing any State or Federal references.
39 Ms. Romney agreed with these suggested changes.

Vice Chair Johnson made a **motion** for the Planning Commission to recommend approval of the proposed Zoning Code amendments and adoption of the new Zoning Code to the City Council as discussed this evening and based on the following findings:

Reasons for Action:

1. The Zoning Code amendments are consistent with the goals, objectives and policies of the General Plan;
2. The Zoning Code amendments are in the best interest of the public health, safety and welfare as the amendments implement consistent formatting and usage rules, update definitions for commonly used terms, correct references to updated Utah Code provisions, provide a more user-friendly format and searchable platform; and
3. The Zoning Code amendments and recodification of the Zoning Code provide the legal basis and authority for enactment and enforcement of the Zoning Code.

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

PUBLIC HEARING | CODE TEXT AMENDMENTS FOR SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48 - [Postponed from May 25, 2016 meeting] - Consider the Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council directives and changes to the South Main Street Corridor (SMSC) Public Space Plan. Centerville City, Applicant

Vice Chair Johnson said the Planning Commission has discussed, researched, and reviewed this topic over several meetings and it is now time for the Commission to discuss a possible motion regarding the City Council's direction to remove and/or change some elements of the South Main Street Corridor Public Space Plan. The Commission discussed a desire to present the motion to the City Council in a work session. Lisa Romney, City Attorney, explained it is best to formally pass a motion as a Commission and then during a work session with the City Council discuss the reasoning for that motion. Ms. Romney said the City Council has suggested the work session be held on July 19, 2016. This would give the Commission a bit more time to discuss options for a motion.

Vice Chair Johnson opened the public hearing. Seeing no one wishing to comment, he closed the public hearing.

Commissioner Wright distributed a copy of her proposed motion including a copy of the City Council minutes from January 19, 2016 which includes the Council's concerns and direction to the Planning Commission. Commissioner Wright read her entire proposal to the Commission and submitted a copy for the public record. She did not make this a formal motion

1 but rather an option for review. She highlighted four (4) concerns that were mentioned in the
2 City Council minutes and explained she tried to address each concern in turn as she drafted this
3 proposed motion. She explained she also incorporated much of staff's proposed motion.
4

5 Commissioner members thanked Commissioner Wright for her work and asked
6 questions. Commissioner Hayman said she likes much of Commissioner Wright's option but
7 would like time to review it more carefully. Commissioner Hirst agreed. She said she thinks the
8 motion could be more concise. Commission members agreed to review staff's proposed motion
9 and Commissioner Wright's motion more carefully and each submit their proposed motion to
10 staff prior to the next Planning Commission meeting. Each motion submitted could be made part
11 of the staff backup materials for the next meeting and distributed to all Commission members
12 and the public for review prior to the next Planning Commission meeting.
13

14 Commissioner Hayman made a **motion** to table this item until the next Planning
15 Commission meeting. The motion was seconded by Commissioner Hirst and passed by
16 unanimous roll-call vote (5-0).
17

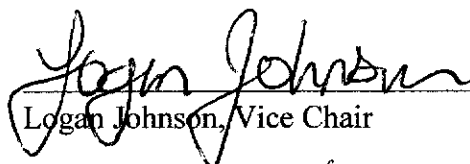
18 **DISCUSSION ON WORK SESSION WITH CITY COUNCIL FOR THE SMSC**
19 **PUBLIC SPACE PLAN RECOMMENDATION**
20

21 The City Council has suggested July 19, 2016 at 5:30 pm be set for a work session with
22 the Planning Commission and City Council to discuss the South Main Street Corridor Public
23 Space Plan. The Planning Commission agreed.
24

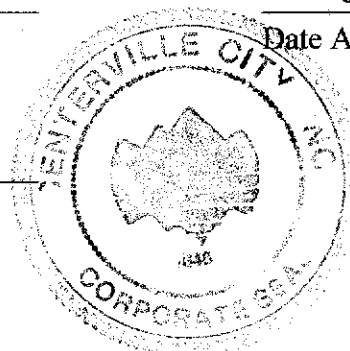
25 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 26 1. The next regularly scheduled Planning Commission meeting will be held on
27 Wednesday, June 22, 2016.
28 2. Upcoming Agenda Items:
29 • The Cove at Deuel Creek Estates
30 • Sensitive Lands Restriction
31 • Trails Map, Bike Paths
32

33 The meeting was adjourned at 8:45 p.m.
34

35 
36 Logan Johnson, Vice Chair

37 
38 Kathleen Streadbeck, Recording Secretary
39
40
41



CENTERVILLE PLANNING COMMISSION MEETING

Wednesday, June 8, 2016
6:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Todd Meyers

212 W 925 N

** 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.