

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, August 9, 2023**

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

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5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the  
6 meeting of the Centerville City Planning Commission was called to order at 7:03 p.m.

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8 **MEMBERS PRESENT**

9 Mason Kjar

10 Tyler Moss

11 LaRae Patterson

12 Heidi Shegrud, Chair

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14 **MEMBERS ABSENT**

15 Shawn Hoth

16 Matt Larsen, Vice Chair

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18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director

20 Lisa Romney, City Attorney

21 Whittney Black, Assistant Planner

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23 **VISITOR**

24 Dave Bell

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26 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Moss

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28 **PLEDGE OF ALLEGIANCE**

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30 **FINAL SITE PLAN, 335 SOUTH FRONTAGE ROAD, MILES BELL LC**

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32 Community Development Director Cory Snyder explained the applicant desired to create  
33 an interconnection of the existing site to the adjacent property to the north (next agenda item).  
34 The proposed connections were summarized as follows:

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  - Create two interconnecting access drives – one in front (west) and another in the
  - 37 back (east).
  - 38 • Connect the two buildings with an 8-foot precast concrete style fence (west) and a
  - 39 secure chain-link style fence (east side of adjoining site) to create a common
  - 40 storage/parking area.
  - 41 • Make several minor landscaping changes, as necessary to accomplish the
  - 42 interconnections.

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44 Mr. Snyder said staff recommended approval for both locations with suggested  
45 directives. The Planning Commission discussed the Final Site Plan applications and suggested  
46 conditions of approval.

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48 Commissioner Patterson made a **motion** for the Planning Commission to approve the  
49 Final Site Plan, Amendments, for the proposed changes to the former Les Schwab Site, located  
50 at **285 South Frontage Road**, with the following directives and for the following reasons for  
51 action. Commissioner Moss seconded the motion, which passed by unanimous vote (4-0).  
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Directives:

1. This Final Site Plan Approval shall be limited to the following:
  - a. Create two interconnecting access drives – one in front (west) and another in the back (east).
  - b. Connect the two buildings with an 8-foot precast concrete style fence (west) and a secure open style fence (east side of adjoining site) to create a common storage/parking area.
  - c. Since related new drive isles between the properties eliminate more than four (4) stalls, it appears that a total of nine (9) stalls will be eliminated. Consequently, these additional five (5) stalls shall also be replaced, which shall be deemed acceptable by the Zoning Administrator. Any disputes regarding compliance shall be returned to the Planning Commission for their review and final approval.
  - d. Installation of the revised landscaping design, as submitted to the City with the Final Site Plan submittal.
  - e. Final construction plans for the related modified storm water management system plan shall be deemed acceptable by the City Engineer.
  - f. Recordation of the cross-access agreement for the proposed access drives and security fencing between this property and the site adjacent to the south (i.e., form Dave's Complete Auto), as deemed acceptable by the City Attorney.
  - g. Submit for and receive from the City any related Building Permits for the proposed development.
  - h. If any future changes and/or amendments shall be subject to the applicable regulations for Site Plan Approval.

Reasons for action:

- a) The Planning Commission finds that, with the conditions imposed, the proposed amendments comply with CZC 12.21.110(f), Standards for Approval, as also reviewed in the related Planning Staff reports.
- b) The Planning Commission finds that the existing site, as submitted, will not increase the degree of non-conformities with regards to site landscaping, screening, or other issues, as described in CZC 12.22.080 of the Zoning Ordinance.
- c) The Planning Commission finds that the proposed increase in fence height to 8-feet is for security purposes and its design is aesthetically compatible with the existing buildings that are being connected to create the desired security area.

Chair Shegrud made a **motion** for the Planning Commission to approve the Final Site Plan, Amendments, for the proposed changes to site of Dave's Complete Auto, located at **335 South Frontage Road**, with the following directives and for the following reasons for action. Commissioner Kjar seconded the motion, which passed by unanimous vote (4-0).

Directives:

1. This Final Site Plan Approval shall be limited to the following:
  - a. Create two interconnecting access drives – one in front (west) and another in the back (east).
  - b. Connect the two buildings with an 8-foot precast concrete style fence (west) and a secure open style fence (east side of adjoining site) to create a common storage/parking area.
  - c. The related drive isle between the new stall and the existing angle parking shall comply with CZC 12.52.310, or relocated in a manner that complies with



- the City's Parking Standards, which shall be deemed acceptable by the Zoning Administrator. Any disputes regarding compliance shall be returned to the Planning Commission for their review and final approval.
- d. Installation of the revised landscaping design, as submitted to the City with the Final Site Plan submittal.
  - e. Installation of required Public Improvements (e.g., public sidewalk), as outlined in the Delayed Improvements Agreement with the City.
  - f. Final construction plans for the public improvements and related modified storm water management system plan shall be deemed acceptable by the City Engineer.
  - g. Recordation of the cross-access agreement for the proposed access drives and security fencing between this property and the site adjacent to the north (i.e., former Les Schwab site), as deemed acceptable by the City Attorney.
  - h. Submit for and receive from the City any related Building Permits for the proposed development.
  - i. Any future changes and/or amendments shall be subject to the applicable regulations for Site Plan Approval.

Reasons for action:

- a) The Planning Commission finds that, with the conditions imposed, the proposed amendments comply with CZC 12.21.110(f), Standards for Approval, as also reviewed in the related Planning Staff reports.
- b) The Planning Commission finds that the existing site, as submitted, will not increase the degree of non-conformities with regards to site landscaping, screening, or other issues, as described in CZC 12.22.080 of the Zoning Ordinance.
- c) The Planning Commission finds that the proposed increase in fence height to 8-feet is for security purposes and its design is aesthetically compatible with the existing buildings that are being connected to create the desired security area.

**FINAL SITE PLAN, 285 SOUTH FRONTAGE ROAD, AIDEN BELL LC**

This Final Site Plan Application was approved with the previous agenda item.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

The Planning Commission was scheduled to meet next on August 23, 2023.

**MINUTES REVIEW AND APPROVAL**

Minutes of the July 26, 2023 Planning Commission Meeting were reviewed. Commissioner Patterson **moved** to approve the minutes. Commissioner Kjar seconded the motion, which passed by unanimous vote (4-0).

**ADJOURNMENT**

At 7:22 p.m., Commissioner Kjar **moved** to adjourn the meeting. Commissioner Patterson seconded the motion, which passed by unanimous vote (4-0).

  
Jennifer Robison City Recorder

8-23-2023  
Date Approved

