

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, September 10, 2025**

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

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

7
8 **MEMBERS PRESENT**

9 Mason Kjar, Chair
10 LaRae Patterson
11 Shawn Hoth
12 Gary Woodward
13 Tyler Moss
14 Layne Jenkins (arrived at 7:12 pm)

15
16 **MEMBERS ABSENT**

17 Amanda Jorgensen

18
19 **STAFF PRESENT**

20 Mike Eggett, Community Development Director
21 Lisa Romney, City Attorney
22 Sydney DeWees, Planner

23
24 **VISITORS**

25 Spencer Hymas, Galloway Engineering
26 Daniel Chambers, Quik Trip

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28 **LEGISLATIVE THOUGHT/PRAYER** Commissioner Patterson

29
30 **PLEDGE OF ALLEGIANCE**

31
32 **PUBLIC HEARING – CONDITIONAL USE PERMIT – QUIK TRIP – 1262 WEST**
33 **PARRISH LANE – GASOLINE SERVICE STATION – GALLOWAY ENGINEERING –**
34 **ADMINISTRATIVE DECISION**

35
36 Community Development Director Mike Eggett presented a conditional use permit request
37 for a QuikTrip gasoline service station at 1262 West Parrish Lane, which includes 15 fuel
38 dispensers across two canopy locations. He reviewed safety and community impact
39 considerations, highlighting planned improvements such as a roundabout at 500 North/1250 West
40 and a 10-foot trail along 1250 West for pedestrian and cyclist safety. Commissioners discussed
41 concerns about children crossing from nearby apartments and semi-truck traffic but agreed the
42 proposed safety measures, UDOT approval, and site improvements addressed potential impacts.

43
44 Chair Kjar opened a public hearing for this item. No comments were made, so he closed
45 the public hearing.

46
47 Commissioner Hoth **moved** to approve the Conditional Use Permit request from Galloway
48 Engineering for a gasoline service station as located on parts of parcels 06-006-0082 and 06-
49 006-0118, known as 1262 West Parrish Lane, for the business Quik Trip. The Conditional Use
50 Permit shall be subject to the following conditions of approval. Commissioner Moss seconded the
51 motion which passed by a unanimous vote (6-0).

52
53 **Conditions:**

1. This Conditional Use Permit is for the Gasoline Service Station component of the Quik Trip Convenience Store Site Plan and is only approved as long as the Convenience Store business is in operation at this location.
2. The applicant is required to receive traffic access management approval from UDOT and thereafter install any required traffic mitigation measures as deemed necessary by UDOT as part of their access management approval decision.
3. The Conditional Use Permit approval is subject to the approval of the Quik Trip Final Site Plan and approval of the WDG Minor Subdivision Plat.
4. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.
5. Should any business operations and/or activities deviate from the conditions of approval for the Conditional Use Permit shall be revoked per CZC 12.21.100(i)

Reasons for Action (Findings):

- a. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).
- b. The Planning Commission finds that the proposed use is consistent with the goals and objectives of the General Plan.
- c. Therefore, the Planning Commission finds that through application of the provided conditions this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.

LANDSCAPING WAIVER OF STRICT COMPLIANCE – QUIK TRIP – 1262 WEST PARRISH LANE – GALLOWAY ENGINEERING – ADMINISTRATIVE DECISION

Mr. Eggett presented Quik Trip's landscaping waiver request, which proposed 22.5% landscaping—above the 15% required—but sought two waivers: removing the Parrish Lane buffer due to storm drains, with trees planted north of the site, and reducing tree requirements along 1250 West by three. The applicant agreed to plant replacement trees elsewhere and address a berm deficiency along Parrish Lane as a condition of approval.

Chair Kjar **moved** to approve the Landscaping Waiver of Strict Compliance request from Galloway Engineering for the Quik Trip Site Landscaping Plan as located on parts of parcels 06-006-0082 and 06-006-0118, known as 1262 West Parrish Lane. The approved waiver elements shall be as follows. Commissioner Jorgensen seconded the motion which passed by unanimous vote (6-0).

Approved Waiver Elements:

1. Allow the applicant group to plant proposed street trees along Parrish Lane as shown in the attached landscaping plan, specifically in as close proximity to Parrish Lane as possible, but in a way that the tree placement plan does not impact the two large 36" Reinforced Concrete Pipes that run parallel to Parrish Lane, in an effort to still meet the intent of the Parrish Lane Gateway corridor landscape buffering requirement.
2. Allow the applicant group to plant proposed trees along 1250 West as shown on the attached landscaping plan, specifically noting that there is a deficiency in required street trees (as shown on the attached landscaping plan) of three (3) trees that would otherwise be required to be installed along 1250 West. Further, the applicant group has stated that they plan to plant these other three (3) trees elsewhere internally on the site and this would be expected as part of this waiver allowance approval.
3. The applicant would need to make sure that staff has verified that the landscaping berm meets code.

Reasons for Action (Findings):

- a. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.51.050.
- b. The Planning Commission finds that the applicant group is planning to install at a minimum 22.5% of landscaping improvements to the site plan area for Quik Trip.
- c. The Planning Commission finds that the applicant group has explored and plans to install alternative designs for landscaping improvements to address the requested and required variations from landscaping requirements.
- d. The Planning Commission finds that the applicant group understands the intent of the landscaping requirements and is seeking to satisfy the intent of these requirements through the two requested waiver allowances.
- e. The Planning Commission finds that the requested Waiver of Strict Compliance proposed plan does preserve the intent of this Chapter and associated provisions for authorization, it will not result in an adverse impact on surrounding properties, and that strict application of the provisions cannot be fully achieved so alternate plans of action by the applicant have been deemed acceptable.
- f. Therefore, the Planning Commission finds that the requested Waiver of Strict Compliance does meet criteria for waiver allowance and approval.

**FINAL SITE PLAN - QUIK TRIP – 1262 WEST PARRISH LANE – GALLOWAY
ENGINEERING – ADMINISTRATIVE DECISION**

Mr. Eggett presented the final site plan for Quik Trip, noting improvements such as a new roundabout, trail system, and development of vacant property. Discussion focused on a proposed access point to future development west of the site, with Commissioners raising safety concerns but acknowledging fire code and UDOT requirements. Quik Trip representatives emphasized safety measures and agreed to coordinate with future developers.

Commissioner Jenkins **moved** to approve the Final Site Plan for the property located at approximately 1262 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, subject to the following conditions of approval. Commissioner Woodward seconded the motion which passed (5-1) with Commissioner Patterson dissenting.

Conditions:

1. The applicant will need to receive final approval by UDOT for access management plan for project.
2. The applicant will need to receive will serve/approval by the Davis County Health Department for this project plan.
3. The applicant will need to receive approval by the Planning Commission for the Wavier of Strict Compliance for the landscaping deviations noted on checklists and outlined in Item 2 of the packet. The applicant will also need to resolve landscaping allocation discrepancy.
4. The site landscaping plans shall be stamped by a licensed landscape architect.
5. The applicant will need to receive Planning Commission approval of the conditional use permit request for the gasoline service station component of the overall site plan.
6. The applicant will need to resolve wall signage coverage information noted concerns.
7. The applicant shall follow approved final site plan documents to establish a site plan aesthetic that matches the Legacy Gateway CDA building/site design and landscaping expectations for this area of the City.
8. The applicant will be required to resolve outstanding city engineer and staff comments as indicated on the attached checklist documents and reporting. The required final site plan corrections shall be performed with the submittal of the site and building construction plans, which are to be reviewed by city staff for compliance with this approval.

- 1 9. Prior to development and construction of the Quik Trip Final Site Plan, there will need to
2 be Final Minor Subdivision approval provided by the City for the proposed subdivision plat
3 as prepared and applied for by the property owner group. This includes that the Final
4 Minor Subdivision plat will need to be recorded in accordance with Title 15 of the City
5 Municipal Codes, and associated bonding that will be required by the City prior to
6 construction.
7 10. The applicant shall post and/or pay any outstanding development related costs consistent
8 with City Ordinances and fee schedules, this includes any bonding that may be required.
9

10 Findings for action:

- 11
12 a. The proposed Final Site Plan meets the goals and objectives of the General Plan.
13 b. The proposed Final Site Plan meets the use, standards, and applicability in CZC 12.34,
14 CZC 12.36, CZC 12.51, CZC 12.52, CZC 12.54, CZC 12.55, CZC 12.63, and CZC
15 12.21.110(e-f).
16 c. Therefore, the Planning Commission finds that through application of the provided
17 conditions this final site plan application should be approved.
18

19 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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21 Mr. Eggett reported that he and the City Manager would attend the Prepare 60 water
22 conference, where agencies statewide will discuss water challenges. He noted he is reevaluating
23 code section 12.51 on water conservation to help the city qualify for rebate programs and expects
24 to present a draft ordinance to the Planning Commission soon, aiming for City Council approval
25 by year's end.
26

27 MINUTES REVIEW AND APPROVAL

28
29 Minutes of the August 27, 2025 Planning Commission meeting were reviewed.
30 Commissioner Patterson **moved** to approve the minutes. Commissioner Jenkins seconded the
31 motion, which passed by unanimous vote (6-0).
32

33 ADJOURNMENT

34
35 At 8:32 p.m., Commissioner Hoth **moved** to adjourn the meeting. Commissioner Moss
36 seconded the motion which passed by unanimous vote (6-0).
37

38
39 Jennifer Robison
40 Jennifer Robison, City Recorder

09/24/2025
Date Approved

