

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, September 10, 2025

7:00 p.m.

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

MEMBERS PRESENT

Mason Kjar, Chair

LaRae Patterson

Shawn Hoth

Gary Woodward

Tyler Moss

Layne Jenkins (arrived at 7:12 pm)

MEMBERS ABSENT

Amanda Jorgensen

STAFF PRESENT

Mike Eggett, Community Development Director

Lisa Romney, City Attorney

Sydney DeWees, Planner

VISITORS

Spencer Hymas, Galloway Engineering

Daniel Chambers, Quik Trip

LEGISLATIVE THOUGHT/PRAYER Commissioner Patterson

PLEDGE OF ALLEGIANCE

PUBLIC HEARING – CONDITIONAL USE PERMIT – QUIK TRIP – 1262 WEST
PARRISH LANE – GASOLINE SERVICE STATION – GALLOWAY ENGINEERING –
ADMINISTRATIVE DECISION

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

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

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

Conditions:

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

13. Reasons for Action (Findings):

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

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

27. Mr. Eggett presented Quik Trip's landscaping waiver request, which proposed 22.5%
28. landscaping—above the 15% required—but sought two waivers: removing the Parrish Lane buffer
29. due to storm drains, with trees planted north of the site, and reducing tree requirements along
30. 1250 West by three. The applicant agreed to plant replacement trees elsewhere and address a
31. berm deficiency along Parrish Lane as a condition of approval.

33. Chair Kjar **moved** to approve the Landscaping Waiver of Strict Compliance request from
34. Galloway Engineering for the Quik Trip Site Landscaping Plan as located on parts of parcels 06-
35. 006-0082 and 06-006-0118, known as 1262 West Parrish Lane. The approved waiver elements
36. shall be as follows. Commissioner Jorgensen seconded the motion which passed by unanimous
37. vote (6-0).

39. Approved Waiver Elements:

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

1 Reasons for Action (Findings):

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3 a. The Planning Commission finds that the application complies with the approval standards
4 for a Conditional Use Permit as listed under CZC 12.51.050.

5 b. The Planning Commission finds that the applicant group is planning to install at a minimum
6 22.5% of landscaping improvements to the site plan area for Quik Trip.

7 c. The Planning Commission finds that the applicant group has explored and plans to install
8 alternative designs for landscaping improvements to address the requested and required
9 variations from landscaping requirements.

10 d. The Planning Commission finds that the applicant group understands the intent of the
11 landscaping requirements and is seeking to satisfy the intent of these requirements
12 through the two requested waiver allowances.

13 e. The Planning Commission finds that the requested Waiver of Strict Compliance proposed
14 plan does preserve the intent of this Chapter and associated provisions for authorization,
15 it will not result in an adverse impact on surrounding properties, and that strict application
16 of the provisions cannot be fully achieved so alternate plans of action by the applicant
17 have been deemed acceptable.

18 f. Therefore, the Planning Commission finds that the requested Waiver of Strict Compliance
19 does meet criteria for waiver allowance and approval.

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

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

29 Commissioner Jenkins **MOVED** to approve the Final Site Plan for the property located at
30 approximately 1262 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-
31 0082, subject to the following conditions of approval. Commissioner Woodward seconded the
32 motion which passed (5-1) with Commissioner Patterson dissenting.

33 Conditions:

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35 1. The applicant will need to receive final approval by UDOT for access management plan
36 for project.

37 2. The applicant will need to receive will serve/approval by the Davis County Health
38 Department for this project plan.

39 3. The applicant will need to receive approval by the Planning Commission for the Wavier of
40 Strict Compliance for the landscaping deviations noted on checklists and outlined in Item
41 2 of the packet. The applicant will also need to resolve landscaping allocation discrepancy.

42 4. The site landscaping plans shall be stamped by a licensed landscape architect.

43 5. The applicant will need to receive Planning Commission approval of the conditional use
44 permit request for the gasoline service station component of the overall site plan.

45 6. The applicant will need to resolve wall signage coverage information noted concerns.

46 7. The applicant shall follow approved final site plan documents to establish a site plan
47 aesthetic that matches the Legacy Gateway CDA building/site design and landscaping
48 expectations for this area of the City.

49 8. The applicant will be required to resolve outstanding city engineer and staff comments as
50 indicated on the attached checklist documents and reporting. The required final site plan
51 corrections shall be performed with the submittal of the site and building construction
52 plans, which are to be reviewed by city staff for compliance with this approval.

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

Findings for action:

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

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

MINUTES REVIEW AND APPROVAL

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

ADJOURNMENT

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

Jennifer Robison
Jennifer Robison, City Recorder

09/24/2025
Date Approved

