

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, June 24, 2020

7:00 p.m.

A quorum being present electronically via Zoom and live streamed on the Centerville City YouTube channel due to Infectious Disease COVID-19, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Kevin Daly, Vice Chair

Cheylynn Hayman, Chair

Spencer Summerhays

Christina Wilcox

Becki Wright

MEMBER ABSENT

Mason Kjar

STAFF PRESENT

Cory Snyder, Community Development Director

Lisa Romney, City Attorney

Mackenzie Wood, Assistant Planner

VISITORS

Jansen Davis, CPT Executive Director

Orlando Taylor

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Wright

ZONING MAP AMENDMENT – SUMMERHILL LANE DEVELOPMENT

Mackenzie Wood, Assistant Planner, explained that the Zoning Map Amendment for Summerhill Lane Development was postponed until July 8, 2020.

**PUBLIC HEARING – CONDITIONAL USE PERMIT – CENTERPOINT THEATRE
CONCERT IN THE PARK-ING LOT**

CenterPoint Theatre requested a Conditional Use Permit to conduct concerts in the facility parking lot while public gathering restrictions are in place. The plans were reviewed by South Davis Metro Fire, Centerville Police Department, and Davis County Health Department. Performances would be planned for Friday and Saturday evenings, and would not go beyond 10:00 p.m. Ms. Wood stated Staff recommends approval with conditions included in the staff report.

Jansen Davis, CPT Executive Director, answered questions from the Planning Commission. Chair Hayman opened a public hearing at 7:20 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment.

1 Commissioner Wright **moved** to approve the Conditional Use Permit request for
2 CenterPoint Legacy Theatre at 525 North 400 West subject to the following conditions and
3 reasons for action. Commissioner Summerhays seconded the motion, which passed by
4 unanimous vote (5-0).

5
6 Conditions:

- 7
8 1. This Conditional Use Permit shall apply only to the user space located at 525 North
9 400 West.
10 2. This Conditional Use Permit approval is for the Recreation and entertainment,
11 outdoor use.
12 3. All vehicles shall be parked within parking stalls and not in access lanes.
13 4. This Conditional Use Permit approval is for performances on Friday and Saturday
14 nights, with possible Monday night performances.
15 5. All performances, noise, and lighting, shall be terminated by 10:00 p.m. each night.
16 6. This permit shall expire on August 11, 2020.

17
18 Reasons for the Action:

- 19
20 a) The Planning Commission finds that the land use of recreation and entertainment,
21 outdoors is a conditional use within the Public Facilities-High Zone [CZC 12.36
22 (Table of Uses)].
23 b) The use is consistent with the expectation of the City's General Plan [Section 12-
24 480-5].
25 c) The Planning Commission finds that with the implemented conditions of approval,
26 the criteria for issuance of the Conditional Use Permit have been satisfied, as
27 described in the applicable staff report.

28
29 **PUBLIC HEARING – BANK OF AMERICA CONCEPTUAL SITE PLAN**

30
31 Cory Snyder, Community Development Director, explained the Conceptual Site Plan
32 submitted for Bank of America (former Iggy's location). The owner desires to amend the
33 approved site plan for the property with demolition of the existing building and construction of a
34 new main building. Mr. Snyder mentioned Staff concerns, and said he was comfortable with
35 Conceptual Site Plan approval with recommended directives.

36
37 Commissioner Wright asked if planned UDOT revisions to the Parrish Lane interchange
38 and the Parrish Lane/Market Place Drive intersection were taken into account. Mr. Snyder said
39 it was anticipated there would be some acquisition of land on Parrish Lane for the UDOT
40 project, but exact amounts and locations were not known. He said the RDA would address
41 those issues.

42
43 Orlando Taylor, representing the applicant, stated a storyboard would be provided, and
44 spoke to other concerns raised by Mr. Snyder. Chair Hayman opened a public hearing at 7:41
45 p.m., and closed the public hearing seeing that no one electronically indicated a desire to
46 comment. Commissioner Summerhays disclosed that the firm for which he works professionally
47 does business in the same market as Mr. Taylor's firm (Gensler), but stated he was not aware
48 of any current business between the two companies that would pose a conflict of interest.

49
50 Commissioner Daly **moved** to accept the Conceptual Site Plan Application, submitted by
51 Deerwood Investments Utah LLC, for the proposed Bank of America development, located at
52 782 West Parrish Lane, subject to the following directives and reasons for action. Commissioner
53 Summerhays seconded the motion, which passed by unanimous vote (5-0).

1 Directives:

- 2
- 3 1. The applicant's next step is to prepare and submit a Final Site Plan Application that
4 complies with submittal provisions of CZC 12.21.110(e).
- 5 2. The Final Site Plan design and layout is to substantially conform with this Conceptual
6 Site Plan Acceptance, or as amended by this acceptance or by the City at Final Site
7 Plan Approval.
- 8 3. The Final Site Plan is to conform with the Conceptual Site Plan submittals presented
9 to the Planning Commission and shall be corrected or amended as follows:
- 10 a. Any mechanical equipment facilities or areas on the ground or on the roof
11 must be screened from public view [see CZC 12.51.110(d) & (e)].
- 12 b. Bank uses are required to have a minimum of three (3) stacked parking
13 spaces for each drive-through lane [see CZC 12.52.(d)].
- 14 c. The two-way drive isles need to be corrected from 24 feet to the Zoning Code
15 required 25 feet in width [see CZC 12.52.310].
- 16 d. The Final Site Plan shall address the required "storyboard" regarding the use
17 of colors, materials, expected articulation parameters and design features
18 [see CZC 12.63.040].
- 19 e. The Final Site Plan submittal should address the expected "public amenities"
20 [see CZC 12.63.040(b)].
- 21 f. The Final Site Plan submittal is to address the style of the replacement
22 lighting fixtures which are to be compatible with the existing fixture design
23 and style.
- 24 4. The applicant shall consult with the City Engineer regarding the proposed re-grading
25 plan and determine how storm water runoff should be managed either by existing
26 facilities or whether an on-site basin is needed to meet current applicable
27 regulations.
- 28 5. A sign permit is required prior to the erection, installation, or use of the proposed
29 signs, which is a separate and distinct approval from any site plan approval.
- 30 6. The site is located within a redevelopment area enacted by the City and is subject to
31 other provisions and restrictions defined by the Redevelopment Agency. Therefore,
32 the proposed changes and alterations to this specific site must obtain approval from
33 the Redevelopment Agency.
- 34 7. Lastly, these Conceptual Acceptance Directives are to help facilitate compliance with
35 applicable City provisions regarding the proposed "Bank of America" development.
36 However, there may be other applicable City regulations that have not been
37 identified at this level of review. Consequently, there may be other standards or
38 adjustments identified during a Final Site Plan review.

39

40 Reasons for the Action:

- 41
- 42 a) The Planning Commission finds that the Conceptual Site Plan has been reviewed in
43 accordance with CZC 12.21.110(d).
- 44 b) The Planning Commission finds that the Conceptual Site Plan has been reviewed
45 considering the applicable provisions of the Centerville Zoning Ordinance, as
46 outlined in the applicable Planning Staff Report.
- 47 c) The Planning Commission finds that "Acceptance" of a Conceptual Site Plan is not
48 intended to permit actual development of property pursuant to such plan but is to be
49 prepared and reviewed merely to represent how the property could be developed
50 [see CZC 12.21.110(d)(5)].
- 51 d) Lastly, the Planning Commission finds that any conditions of acceptance are to be
52 limited to conditions needed to conform the conceptual site plan to approval
53 standards and ordinance requirements [see CZC 12.21.110(d)(4)].

1 **ZONING CODE AMENDMENTS – CHAPTER 12.69 (MEDICAL CANNABIS**
2 **FACILITIES)**

3
4 Lisa Romney, City Attorney, stated the proposed Zoning Code Amendments were
5 postponed to the July 8, 2020 meeting.

6
7 **COMMUNITY DEVELOPMENT DIRECTOR REPORT AND COUNCIL REPORT**

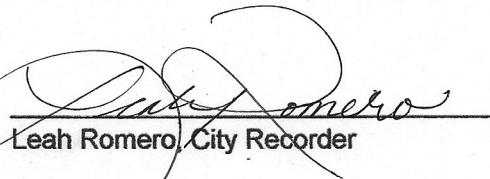
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9 The Planning Commission is scheduled to meet next on July 8, 2020. Commissioner
10 Wright suggested a presentation from the Centerville Tree Board at a future Planning
11 Commission meeting.

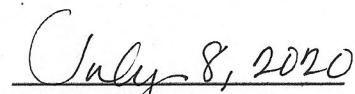
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13 **MINUTES REVIEW AND ACCEPTANCE**

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15 The minutes of the June 10, 2020 Planning Commission meeting were reviewed. Chair
16 Hayman requested an amendment. Commissioner Wright moved to accept the minutes as
17 amended. Commissioner Daly seconded the motion, which passed by unanimous vote (5-0).

18
19 **ADJOURNMENT**

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21 At 7:56 p.m., Chair Haman moved to adjourn the meeting. Commissioner Wright
22 seconded the motion, which passed by unanimous vote (5-0).

24
25 
26 Leah Romero, City Recorder

27
28 
29 July 8, 2020
30 Date Approved

31 
32 Katie Rust, Recording Secretary