

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, October 11, 2017**

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

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

8
9 **MEMBERS PRESENT**

10 Kevin Daly
11 Cheylynn Hayman
12 Kathy Helgesen
13 David Hirschi, Chair
14 Gina Hirst
15 Logan Johnson
16 Becki Wright

17
18 **STAFF PRESENT**

19 Lisa Romney, City Attorney
20 Cassie Younger, Assistant Planner
21 Katie Rust, Recording Secretary

22
23 **STAFF ABSENT**

24 Cory Snyder, Community Development Director

25
26 **VISITORS**

27 Interested citizens (see attached sign-in sheet)

28
29 **PLEDGE OF ALLEGIANCE**

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31 **OPENING COMMENT/LEGISLATIVE PRAYER** Becki Wright

32
33 **PUBLIC MEETING – FINAL SITE PLAN – SDC INVESTMENTS SYMPHONY**
34 **HOMES OFFICE – 111 S FRONTAGE ROAD**

35
36 SDC Investments and Symphony Homes have proposed an office and showroom
37 space at 111 South Frontage Road. This site was previously a Ruby River restaurant
38 and has been sitting vacant for some time. The proposed commercial development
39 provides predominately office uses for the building, with an upgrade in visual appeal in
40 regards to architecture and landscaping for the area as a whole. Cassie Younger,
41 Assistant Planner, explained the request for Final Site Plan approval.

42
43 Bruce Robinson, applicant, stated he believes the building will be beautiful and
44 will fit in nicely along the freeway. A signage package will be presented to the City

1 when completed. The intention at this time is for Symphony Homes to occupy the entire
2 building, although subletting the upper floor may be a possibility in the future.

3
4 Chair Hirschi opened a public hearing at 7:05 p.m., and closed the public hearing
5 seeing that no one wished to comment. Commissioner Hirst made a **motion** to approve
6 the Final Site Plan for SDC Investments' Symphony Homes Office Building at 111 South
7 Frontage Road, with the following conditions and reasons. Commissioner Helgesen
8 seconded the motion, which passed by unanimous vote (7-0).

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10 Conditions:

- 11
12 1. Applicant shall dedicate to the City the required public utility easements on
13 three sides of the parcel or lot in accordance with applicable City Ordinances.
14 Applicant shall be required to prepare the legal descriptions (and associated
15 drawings) for the public utility easements and submit the same to the City
16 Attorney and City Engineer for review. The City Engineer shall review the
17 easement descriptions for accuracy. Thereafter, the City Attorney shall
18 prepare the associated easements for review and acceptance by the City
19 Council. All public utility easements must be submitted to the City Council for
20 acceptance and recording prior to the issuance of a building permit.
21 2. All drive aisles and parking stall measurements shall meet City Ordinances,
22 as stated in the City Code. Drive aisles within the parking lot shall be at 25' to
23 allow for two way traffic as stated in the City Code.
24 3. Final Site Plan is approved as submitted on October 4, 2017, and the
25 Landscaping Plan as submitted September 20, 2017.

26
27 Reasons for Action:

- 28
29 a) The final site plan submittal has adequately shown how the property may be
30 developed [CZC 12.21.110(e)].
31 b) The development appears to be consistent with the goals and objectives
32 found within the Centerville City General Plan 12-480-2, 2(c).
33 c) "Office" and "Construction, Sales and Service" are permitted uses in the
34 Commercial-Very High Zone, as found in the Table of Uses, CZC 12.36.040.

35
36 **MINUTES REVIEW AND ACCEPTANCE**

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38 The minutes of the September 27, 2017 Planning Commission meeting were
39 reviewed and amendments requested. Commissioner Helgesen made a **motion** to
40 accept the minutes as amended. Commissioner Johnson seconded the motion, which
41 passed by unanimous vote (7-0).

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43 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

44
45 The next Planning Commission meeting is scheduled for October 25, 2017.
46

ADJOURNMENT

At 7:45 p.m., Commissioner Helgesen made a **motion** to adjourn the meeting.
Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).

David Hirschi, Chair

10-25-2017
Date Approved

Katie Rust, Recording Secretary