

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, July 25, 2018**

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

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

7
8 **MEMBERS PRESENT**

9 Kevin Daly, Vice Chair

10 Kathy Helgesen

11 Kai Hintze

12 Logan Johnson

13 Becki Wright

14
15 **MEMBERS ABSENT**

16 Cheylynn Hayman, Chair

17 Gina Hirst

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director

21 Cassie Younger, Assistant Planner

22 Katie Rust, Recording Secretary

23
24 **STAFF ABSENT**

25 Lisa Romney, City Attorney

26
27 **VISITORS**

28 Jeff Bassett, South Davis Metro Fire Chief

29 Interested citizens (see attached sign-in sheet)

30
31 **PLEDGE OF ALLEGIANCE**

32
33 **OPENING COMMENT/LEGISLATIVE PRAYER** Vice Chair Daly

34
35 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR ACCESSORY BUILDING AT**
36 **1771 N 125 EAST**

37
38 Cassie Younger, Assistant Planner, explained that within the recently approved Rigby
39 Court subdivision, Fred Hale is in the process of building his new residence and garage on Lot
40 4. The height of his designed detached garage is an average of approximately 23 feet, while the
41 Centerville building code allows a maximum of 20 feet in height for accessory buildings.
42 Building Code standards determine height by the average between the roof peak and eave for
43 each elevation. According to CZC 12.55.120, an accessory to a single family dwelling may be
44 built with a Conditional Use Permit.

45
46 The Commission discussed the need for suggested Condition 3 that states the detached
47 garage shall not be used as an accessory dwelling unit or guest house. Accessory dwelling
48 units are currently prohibited in Centerville.

1 Vice Chair Daly opened a public hearing at 7:12 p.m., and closed the public hearing
2 seeing that no one wished to comment. Commissioner Wright made a **motion** to approve the
3 Conditional Use Permit for the accessory building detached garage at 1771 North 1250 East
4 with suggested Conditions 1, 2, 4, and 5, and Findings 1-5. Commissioner Johnson seconded
5 the motion, which passed by unanimous vote (5-0).
6

7 Conditions:
8

- 9 1. This Conditional Use Permit is for the accessory building detached garage at 1771
10 North 125 East, for an increase in height up to 23' average height.
11 2. The garage is approved as the architectural elevations and site plan submitted in
12 July 2018.
13 3. The development of the property must comply with the Hillside Impervious surface
14 standards, as outlined in 12.42.
15 4. The applicant will need to receive a Building Permit for this structure from Centerville
16 City.
17

18 Findings:
19

- 20 1. An accessory building is permitted to go above 20' in height with a Conditional Use
21 Permit [CZC 12.55.120]
22 2. The accessory building height meets the standards for a Conditional Use Permit as
23 outlined in 12.21.100(e)(5)
24 3. The accessory building meets the extra necessary setbacks, and is at least 8' away
25 from all property lines [CZC 12.31.080]
26 4. The development on this property meets the Impervious Surface requirements as
27 outlined in the Hillside Overlay [12.42.040]
28 5. Detached garage is an acceptable use for an accessory building in an Agricultural
29 Low Zone [12.31.040]
30

31 **PUBLIC HEARING – HOME OCCUPATION CONDITIONAL USE PERMIT – EPIC**
32 **PARTY EVENTS LLC – 1092 DORIS STREET**
33

34 Ms. Younger explained the request for Home Occupation Conditional Use Permit. The
35 applicant desires to start a home business consisting of a gaming/party trailer that he would like
36 to store on his property. The vehicle is about 35 feet long, including the tongue, and
37 approximately 11 feet high. The trailer itself would not operate in or at the home, but drive to
38 parties, fairs, and events around the region. The trailer would not be hooked up to the home,
39 and would be stored elsewhere during the winter months.
40

41 The property has two driveways, one of which (off Doris Street) was not approved by the
42 Public Works Department and is not built to standard. The driveway has a slope over 20%,
43 where City code only allows 12%. The applicant can either eliminate the curb cut on Doris
44 Street, and remove the driveway from the Public Right of Way, or fix the driveway with City
45 approval according to City standards and specifications. Ms. Younger stated the only approved

1 storage space for the event trailer would be from the driveway off Powell Avenue, behind the
2 house.

3
4 An event trailer is not on the permitted use list for home occupations. The visual impact
5 would be of a commercial trailer in a driveway, similar in size to that of many other Recreational
6 vehicles that are parked in driveways throughout the city. Ms. Younger said citizens have
7 contacted staff with concerns about the visual presence of the trailer and the possibility that the
8 trailer may be parked on the street. With both driveways, the property currently has the
9 maximum allowed impervious surface.

10
11 Kerby Barker, applicant, stated it would be difficult to see the sides of the trailer with it
12 parked behind the house on the east side. He stated he does not have a cover for the trailer,
13 but could tie tarps down if necessary.

14
15 Vice Chair Daly opened a public hearing at 7:31 p.m.

16
17 Cheryl Hardy – Ms. Hardy stated she lives directly across the street from the subject
18 property. She said she wishes Mr. Barker the best, but she has concerns with seeing the trailer
19 sitting there. The trailer is tall and long, and would be difficult to cover up. She said that, added
20 to debris already on the property, the trailer would have a visual impact on the neighbors.

21
22 Staff provided two email comments submitted prior to the meeting (attached). The
23 public hearing was closed at 7:37 p.m. Mr. Barker stated they are working on clearing out the
24 debris and putting down gravel. He stated the backyard is fairly flat, with no significant slope.

25
26 Vice Chair Daly commented that if this were a recreational fifth-wheel of the same size
27 the Commission would not be having this conversation. Recreational trailers often have
28 prominent names or logos. He said he believes it would be difficult to require screening by
29 fence, since the maximum fence height is six feet. Commissioner Wright expressed the opinion
30 that the commercial wrap would be very different in appearance from a regular trailer. Vice
31 Chair Daly stated he does not see the wrap being an issue as long as the trailer is parked far
32 enough behind the home. He expressed the hope that the applicant would be respectful of the
33 neighbors. Commissioner Johnson stated that, with a retaining wall and fence already in place
34 on the neighboring property, he does not think requiring additional screening would be fair.
35 Commissioner Helgesen said she believes a screening gate would go a long way.
36 Commissioner Wright said she would be inclined to require a complete cover of the trailer as
37 well as a screening gate.

38
39 Commissioner Johnson made a **motion** to reopen the public hearing. Commissioner
40 Wright seconded the motion, which passed by unanimous vote (5-0).

41
42 Cheryl Hardy – Ms. Hardy asked if the commercial signage goes all the way to the top of
43 the trailer.

44
45 The public hearing was closed at 7:50 p.m.

1 Mr. Barker responded that the logo would be visible above a six-foot fence. He said he
2 does not know if a cover that size is available, but expressed confidence that he could attach
3 some kind of white tarp to cover the front. Mr. Snyder said he believes a screening gate would
4 be the limitation if screening is an issue. He said a gate provides a visual space between the
5 front and side yard, softens the appearance of what is behind, and helps things look tucked
6 away. He stated covers are available, but they deteriorate over time and become cumbersome.
7

8 Vice Chair Daly pointed out minor corrections to the proposed conditions and findings.
9 Vice Chair Daly made a **motion** to approve the Home Occupation Conditional Use Permit for
10 Epic Party Events LLC at 1092 Doris Street with the following Conditions and Reasons for the
11 Action. Commissioner Helgesen seconded the motion.
12

13 Conditions:
14

- 15 1) This Home Occupation Conditional Use Permit is for the Epic Party Events LLC
16 trailer to be stored outside the home of 1092 Doris Street, with home office uses
17 inside the residential home on the property.
- 18 2) No business events shall occur on the property; the trailer may not operate on-site,
19 and may only be parked in the driveway for storage use.
- 20 3) The applicant shall eliminate the curb cut on Doris Street OR receive City Approval
21 from the Public Works Director for the driveway meeting all the City standards and
22 specifics for curb cuts and driveways.
 - 23 a. Any changes to the driveway may not exceed the 60% impervious surface
24 calculation of the property.
- 25 4) When parked on the property, the trailer must be stored in the approved parking area
26 behind a six-foot screening fence and gate.
- 27 5) The home office for the business shall be conducted entirely indoors, shall not
28 disrupt the normal residential character of the neighborhood, and shall not exceed
29 20% of the dwelling units.
- 30 6) The trailer must be parked beyond the 25' front yard setback and the 20' street side
31 yard setback, as according to CZC 12.52.070(f).
- 32 7) The applicant shall apply for and receive approval for a Centerville City Business
33 License prior to conducting business.
- 34 8) If the applicant desires any future signage, they shall follow the guidelines found in
35 Section 12-524-080(b) of the Zoning Ordinance in regards to signs allowed "By
36 Right."
- 37 9) The applicant may not store any product or materials for the business outside of the
38 dwelling except for the trailer itself.
39

40 Reasons for the Action:
41

- 42 1. A complete application for a conditional use permit has been submitted [Section
43 12.21.100(d)(1)]
- 44 2. The application meets the required established evidence for an approval of a
45 conditional use permit [Section 12.21.100(e)(3)(A-D)].

3. The request for a conditional use permit meets the factors to be reviewed and considered for an approval [Section 12.21.100(e)(5)(A-K)].
4. The storage of a gaming trailer does not appear to be detrimental to the surrounding community with the conditions imposed [Section 12.21.100(e)(5)(D-E, G, I-K)].
5. All development standards for a home occupation have been reviewed and satisfied [Section 12.62.050(a-i)].
6. A use not listed on the home occupation approved listing of Section 12.62.040 is subject to receiving a conditional use permit [Section 12.62.060].
7. All development standards for a home occupation with a conditional use permit have been reviewed and satisfied [Section 12.62.070(a-d)].
8. The approval of a home occupation does not relieve a person from obtaining a Centerville City Business License and other related agency approvals [Section 12.62.050(a)].
9. If the applicant does not adhere to the conditional use permit, they may be subject to having the permit revoked [Section 12.21.100(i)(1)(B)].

Commissioner Johnson made a motion to amend the motion to strike Condition 4, explaining that he feels the requirement would put an unnecessary burden on the applicant. The motion to amend failed for lack of a second. Commissioner Wright said she believes a screening gate would not mitigate the problem, and she is not inclined to approve the motion. She said she feels a gaming trailer is very different from a large recreational vehicle, and would have a big impact on the neighborhood. She pointed out there are other options for storing commercially wrapped trailers. Vice Chair Daly said he believes a six-foot fence is a good compromise and sufficient mitigation. He said he does not see the gaming trailer as being different from a regular recreational vehicle. The motion to approve passed by majority vote (4-1), with Commissioner Wright dissenting.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – OAK RIDGE ASSISTED LIVING FACILITY – 451 RAWLINS CIRCLE

Ms. Younger explained that Oak Ridge Assisted Living at 451 Rawlins Circle was previously known as Superior Assisted Living of Centerville, which consisted of two separate lots. Currently on the property there is an existing building and a poured foundation for a second building on the second lot, which is at least 15 years old. In September of 2015, Oak Ridge bought and took over the property, combined the lots, and added a third adjacent parcel into the project. With the addition of this third piece of land, the developer hopes to solve previous landscaping and parking issues that were involved with the site. The required amount of landscaping in a non-single family residential development is 40%. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.1050, the minimum amount of required landscaping shall not fall below 30%.

Tyler Young, applicant, stated the proposed addition would add ten new beds to the assisted living facility, for a total of 16. He said the proposal includes more parking than required in order to give sufficient space for delivery trucks to maneuver. He pointed out a few parking stalls that could possibly be eliminated to provide more landscaping, and said they

1 could be flexible with the placement of handicap parking. He stated the objective is to update
2 an older building and improve the aesthetic appeal.

3
4 Vice Chair Daly opened a public hearing at 8:23 p.m., and closed the public hearing
5 seeing that no one wished to comment. Responding to a question from Commissioner Wright,
6 Mr. Snyder stated that this is the time to give direction regarding landscaping and curb appeal.
7 Commissioner Helgesen said she knows from personal experience that an outside courtyard
8 area is an important aspect of an assisted living facility. Commissioner Wright said she believes
9 it would be appropriate to add a condition that the applicant shall work with staff to develop a
10 landscaping plan that enhances curb appeal and addresses the needs of the residents. Vice
11 Chair Daly suggested the condition could be added to Condition 5. Mr. Young stated they have
12 a plan to provide amenities and take care of their residents. He said it was his understanding
13 the Planning Commission would be concerned with whether or not requirements are met. He
14 assured the Commission that they are motivated to make sure everything is competitive in the
15 industry and looks good.

16
17 Commissioner Helgesen made a **motion** to accept the Conceptual Site Plan for Oak
18 Ridge Assisted Living Facility at 451 Rawlins Circle, with Conditions 1-6 as amended and
19 Reasons for the Action 1-3. Commissioner Hintze seconded the motion, which passed by
20 unanimous vote (5-0).

21
22 Conditions:

- 23
24 1. The applicant must submit a complete Final Site Plan Application as outlined in
25 12.21.110(e).
26 2. The applicant shall combine lots 03-237-0101 and 03-169-0005 with Davis County.
27 3. As approved by the City Engineer, the applicant shall vacate the current storm drain
28 easement running through the middle of the lot, and remove and relocate the storm
29 drain, and create a new 20' easement on the north side of the property (the south
30 side of newly acquired Parcel A, adjacent and parallel to the 7' PUE on the north
31 property line of the original lot) in order to line up with the Culinary Waterline.
32 4. The applicant shall receive approval of Site Plan from Davis County Fire Marshall.
33 5. The applicant shall submit a final landscaping plan that complies with the
34 landscaping standards for multi-family residential as outlined in 12.52 OR submit a
35 proposed landscaping waiver of strict compliance for the Planning Commission to
36 review at Final Site Plan. The applicant shall work with staff to develop a landscaping
37 plan that enhances curb appeal and addresses the needs of the residents.
38 6. The applicant shall amend the Conditional Use Permit as approved on August 8,
39 2007 under Superior Assisted Living of Centerville.

40
41 Reasons for the Action:

- 42
43 1. The applicant has submitted a Conceptual Site Plan as outlined in 12.21.110(f)
44 2. An assisted living facility is a permitted use in a Residential Medium Zone with a
45 Conditional Use Permit [12.36.020]
46 3. An assisted living facility is in harmony with the General Plan [12-420-4(2)]

1 **PUBLIC HEARING – ZONING TEXT AMENDMENT – CZC 12.48 SOUTH MAIN**
2 **STREET OVERLAY ZONE**

3
4 The petitioner desires to construct a new fire station in Centerville City. The Fire
5 Department has recently purchased vacant land located at 300 South Main Street. The
6 petitioner has indicated that in order to accommodate the design and building function of the
7 new fire station, some amendments to the regulations of the South Main Street Corridor Overlay
8 District are needed. Mr. Snyder briefly described form-based code, and changes that have
9 been made to the Main Street Corridor regulations over time. He said staff believes there is
10 room for change in the current regulations.

11
12 Mr. Snyder presented the following text amendments proposed by the petitioner.

- 13
14 • Amend the requirement of a “*public entrance every 50 feet*,” or recognize the existing
15 fire apparatus bay doors as entrances even though they are NOT public entrances.
16 Mr. Snyder stated that for civic uses there are issues with security, and he does not
17 feel a public entrance every 50 feet is a pertinent issue.
- 18 • Amend and increase the ratio limit for an allowed “courtyard feature” to extend a
19 minimum “*build to*” setback line from a limit of 40% of the required building frontage
20 to limit of 75% of the required building frontage.
- 21 • Amend the building’s street floor elevation limit of 12 inches above sidewalk level to
22 4 feet above sidewalk level to accommodate the apparatus bay driveway slope that
23 is affected by the oversite slope of 10 feet. Mr. Snyder suggested a plaza system
24 would be an option. He said he believes the 12 inches are important if the structure
25 is closer to the street.
- 26 • Amend the new “driveway access” limitations to allow for an expansion of an existing
27 driveway cut (*80 feet for the proposed apparatus driveway*). Mr. Snyder stated staff
28 believe this change could be considered for this limited use.
- 29 • Amend and reduce the Civic/Cultural Lot Type Solid to Void requirement (i.e. building
30 walls to windows) from 60% to 15% for the void minimums. Mr. Snyder said this
31 issue is difficult to address with a civic building.

32
33 Mr. Snyder suggested the area currently depicting a proposed shed could be used for a
34 public gathering area. Jeff Bassett, South Davis Metro Fire Chief, introduced Bill Gould,
35 architect for the project. Chief Bassett stated the Centerville Fire Station is the second busiest
36 station in the Service Area. He said the new station will have a great environment for
37 welcoming community groups, but emphasized that he does not want the front of the station
38 designed in a way that would encourage people to stop and gather in front of the apparatus bay
39 doors.

40
41 Vice Chair Daly opened a public hearing at 9:04 p.m., and closed the public hearing
42 seeing that no one wished to comment. Commissioner Johnson commented that the suggested
43 changes are significant, and would affect the vision that was established for Main Street. He
44 stated he supports the proposed Zoning Text Amendment, but said he finds the power of some
45 applicants to affect changes within Centerville a little frustrating. Commissioner Johnson said it
46 feels a little like spot zoning to him. Vice Chair Daly said he believes the changes make sense

1 for civic use. Commissioner Johnson said he would be in favor of the changes without the civic
2 stipulation. Commissioner Wright said she would like to see a compromise that addresses the
3 needs of the civic use while maintaining walkability.

4
5 Commissioner Johnson made a **motion** for the Planning Commission to recommend
6 approval of the following proposed text amendments for the SMSC Overlay District.
7 Commissioner Wright seconded the motion, which passed by unanimous vote (5-0). The
8 Commissioners discussed the proposed reduction in the Solid to Void requirement. Chief
9 Bassett clarified that the bay doors would have two rows of windows.

10
11 CZC 12.48.100.a:

- 12
- 13 ▪ (7) In the Traditional Main Street and City Center Subdistricts, entrances allowing
14 public access from the sidewalk shall be provided, as follows:
 - 15 ○ Traditional Main Street Lot Type – Entrances shall be provided at intervals of
16 at least 50 feet to maximize expanses of inactive building wall.
 - 17 ○ All Other Lot Types – Buildings shall have at least one at-grade entry door
18 leading to Main Street and/or another fronting street (e.g. Corner Lots).
 - 19 ▪ (10) A portion of the building frontage may be setback beyond the required build-to
20 range (RBR) up to an additional 20 feet if the space is utilized as a site plan
21 approved courtyard or entryway that is open and accessible to the public sidewalk,
22 limited to the following:
 - 23 ○ All Lot Types – This portion may be up to 40% of the actual building frontage
24 and shall not be used for parking area, exception:
 - 25 ▪ Civic/Cultural Lot Types – This portion may be up to 75% of the actual
26 building frontage and shall not be used for public, or employee
27 parking area, but for courtyards, greenspaces, and other approved
28 design elements.
 - 29 ▪ (17) The street level and/or ground floor elevation shall be no more than the
30 following:
 - 31 ○ All Lot Types – 12 inches above the fronting public sidewalk elevation within
32 the RBL or no more than 12 inches if entrance is fronting an approved
33 courtyard or other similar pedestrian design entry, exception:
 - 34 ▪ Civic/Cultural Lot Types – 12 inches above grade of a sidewalk style
35 pathway leading from Main Street to an entrance.

36
37 CZC 12.48.160.b:

- 38
- 39 ▪ (6) New driveway accesses shall not be established onto Main Street. Exceptions
40 shall be recognized and allowed as follows:
 - 41 A. For an existing legally created lot where the side and rear of the lot are not
42 adjacent to a street and there are no other opportunities to provide needed
43 access to the property.
 - 44 B. An existing legally created access is being moved to another location to meet
45 the parking placements of this Chapter.

- 1 C. An existing legally created access or accesses are being combined together
2 to establish an access that meets the parking placements of this Chapter.
3 D. An existing legally created access or accesses are being expanded, pursuant
4 to obtaining a Utah Department of Transportation (UDOT) approval.
5

6 CZC 12.48.350:

- 7
8 ■ Amend the Civic/Cultural Lot Type Illustration, as follows:
9 ○ Reduce the Solid to Void requirement from 60% to 15%.

10
11 Reasons for the Action:

- 12
13 a. The Planning Commission finds that the SMSC Overlay Regulations were set to
14 recognize existing access points and encourage the sharing of access points to
15 maintain or improve the pedestrian use and safety.
16 b. The Planning Commission also finds that if the expansion is limited in nature, such
17 as “the apparatus bay parking for a fire department use” then it is less problematic
18 due to a much lower hourly use rate of the access point. The Planning Commission
19 likewise finds that other types of lower-use accesses could be “emergency access
20 lanes to buildings, security or restricted property owner entrance points, one-way
21 entrances or exits, or other limited use needs.
22 c. The Planning Commission finds that the SMSC Overlay Regulations were set to
23 establish a regular pattern of providing entrance points. This is particularly important
24 for retail and shopping uses traditionally located along main street of a town or city.
25 However, the Planning Commission also finds that civic or public use buildings are
26 more likely to be vulnerable with regards to security concerns. Consequently, the
27 Planning Commission finds that this should be a factor in the design standards for
28 civic uses or buildings that can be targeted for radical or nefarious purposes.
29 d. The Planning Commission finds that the purpose of the “at-grade” design standard
30 (max. 12 inches above sidewalk) is related to improving the design of the store-fronts
31 to create a pedestrian-friendly environment that contributes to the success of
32 “lifestyle centers” of shopping, eating, and entertainment. Nevertheless, the
33 Commission also finds that it is feasible to alter the design expectation when
34 considering a greater setback being proposed such as a courtyard or other entry
35 type element.
36 e. The Planning Commission finds that there is a distinction between the form and
37 layout of commercial “retail” or lifestyle centers verses how civic building and uses
38 are patterned.
39 f. The Planning Commission additionally finds that the adopted SMSC Overlay does
40 recognize these differences to some degree but the actual design standards are so
41 heavily focused on the commercial design land pattern, it falls short in the ability to
42 accommodate other potential use and building types.
43 g. Therefore, the Planning Commission is recommending text amendments, but
44 modifying the petitioner’s requested amendments, as stated in the Commission’s
45 motion.

1 **PUBLIC HEARING – CONCEPTUAL SITE PLAN – SOUTH DAVIS METRO FIRE**
2 **STATION – 300 SOUTH MAIN STREET**

3
4 The proposed project is located within the Commercial-Medium (C-M) Zone, and within
5 the South Main Street Corridor Overlay District (SMSC). The SMSC Overlay carries the primary
6 regulatory weight for seeking a development approval. The proposed Fire Station is a qualified
7 land use for the C-M Zone. Mr. Snyder explained the request for Conceptual Site Plan
8 approval, including concerns regarding parking and setback from Main Street.

9
10 Chief Bassett stated it would be difficult to fit the calculated 34 parking stalls on the site.
11 He said the proposed shed was included along the Main Street frontage in an effort to comply
12 with frontage requirements. Chief Bassett explained that the proposed building setback is for
13 safety – people would not have enough time to notice and react to emergency vehicles exiting
14 the bay if the building were closer to the street. Mr. Gould stated the proposed shed could be
15 moved to the back of the property. Mr. Snyder repeated that the proposed shed area could be
16 used to create some kind of public space. Ms. Younger suggested it may be a good location for
17 the planned Landmarks Commission Historic District sign. Mr. Gould stated he thinks the plans
18 can be adjusted to accommodate the maximum building height.

19
20 Vice Chair Daly opened a public hearing at 9:48 p.m.

21
22 Gary O'Brien – Mr. O'Brien stated he owns the property directly south of the Station
23 property. He asked about the building setback, and Mr. Snyder responded that the building will
24 be setback 20-25 feet, with the apparatus bay set back 40 feet.

25
26 The public hearing was closed at 9:50 p.m. Commissioner Johnson made a **motion** to
27 accept the Conceptual Site Plan for the SDMFD Fire Station, to be located at 300 South Main
28 Street, with the following directives. Commissioner Hintze seconded the motion. Vice Chair
29 Daly requested minor grammatical changes. The motion passed by unanimous vote (5-0).

- 30
31 1. This SDMFD Conceptual Site Plan Acceptance is subject to the City Council
32 adopting the requested Zone Text Amendments proposed by the Fire District or as
33 modified.
34 2. If the proposed Text Amendments are rejected, this Conceptual Acceptance
35 becomes null and void and shall return to the Commission for further review and
36 decision.
37 3. If the proposed amendments are adopted and/or modified, the applicant may
38 proceed to Final Site Plan submittal and make the necessary adjustments as part of
39 Final Site Plan Review.
40 4. The applicant shall prepare and submit a Final Site Plan submittal meeting the
41 requirements for application and site plan documents and exhibits.
42 5. As part of the Final Site Plan preparation, the applicant shall address the following:
43 a. Provide the missing a dimensional tabulation for the Civic Use Lot Type
44 b. Comply with the entrance spacing requirement, or as amended
45 c. Comply with the RBL frontage width requirements, or as amended

- 1 d. Address south side 15-foot side yard spacing or provide a “unified gather
- 2 area.”
- 3 e. Comply with the street-level floor elevation shall be no more than 12 inches
- 4 above the fronting sidewalk elevation, or as amended
- 5 f. Address missing the window design notation or expectation for the clear
- 6 glass requirement
- 7 g. Comply with the “new driveway” limitations, or as amended
- 8 h. Provide the required 34 parking stalls or seek a “specific user” parking
- 9 modification.
- 10 i. Comply with the Civic Lot Type height limitation of 40’ from grade of Main
- 11 Street, as shown in 12.48.350
- 12 6. As part of the Final Site Plan preparation, the applicant shall prepare a professional
- 13 landscaping plan for the site that also addresses the following:
- 14 a. Compliance with the total site tree requirement
- 15 b. Compliance with the street frontage tree requirement
- 16 c. Compliance with the 50% building foundation landscaping requirement
- 17 d. Compliance with the required interior parking lot landscaping
- 18 e. Compliance with the buffering requirement of 15 feet next to a residential
- 19 zone
- 20

21 Reasons for the Action:

- 22
- 23 a. The Planning Commission finds that the Conceptual Site Plan Acceptance must be
- 24 subject to amendments proposed by the applicant or as adopted and/or modified by
- 25 the City.
- 26 b. The Planning Commission finds that the proposed Fire Station is a qualified
- 27 “Government Use” allowed as a “permitted use” within the Commercial Medium (C-
- 28 M) Zone [Chapter 12-36] and the SMSC Overlay Plan.
- 29 c. The Planning Commission finds that with the above directives to be addressed in
- 30 Final Site Plan review process, the proposed development could likely meet the
- 31 applicable General Development Standards [Chapters 12-43, 12-51, 12-52] and the
- 32 South Main Street Corridor Overlay Zone [Chapter 12-48].
- 33

34 CITY COUNCIL REPORT

35

36 Mr. Snyder updated the Planning Commission regarding City Council actions.

37

38 MINUTES REVIEW AND ACCEPTANCE

39

40 The minutes of the July 11, 2018 meeting were reviewed. Commissioner Wright

41 requested amendments. Commissioner Hintze made a **motion** to accept the minutes as

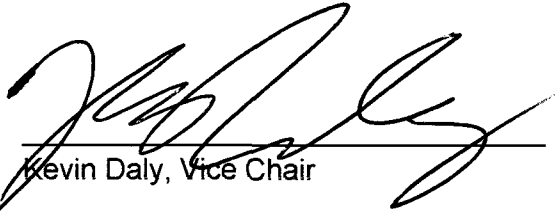
42 amended. Commissioner Johnson seconded the motion, which passed by unanimous vote

43 (5-0).

44

ADJOURNMENT

At 9:59 p.m., Commissioner Hintze made a **motion** to adjourn the meeting.
Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).



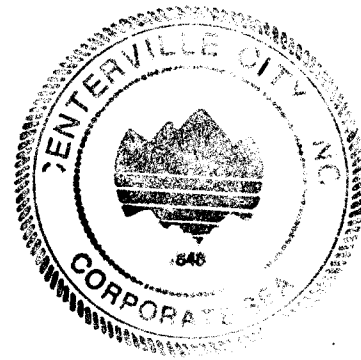
Kevin Daly, Vice Chair

8/8/18

Date Approved



Katie Rust, Recording Secretary



Conditional use permit concerns for 1092 North Doris Street

David Olsen <mrirpunk@gmail.com>

Wed 7/25/2018 4:21 PM

to Cassie Younger <cyounger@centervilleut.com>;

Regarding the application for the conditional use permit for 1092 North Doris street we as neighbors have some concerns.

1- On street parking. We currently have two locations leaving trailers on Doris street and Powell avenue that have already been there many, many days in a row including 1092 North Doris street. The on street trailer parking is already causing problems for driving on these streets, trash collection, mail delivery, blocking the fire hydrant and leaving parking blocks in the road that have been hit by other cars on several occasions. We would like to see a sign posted on each street. The address in question already has one trailer full of garbage that has been sitting on the north side for more than a year. Which raises the question of this RV parking. Is it on the north side or the south side? We feel this needs to be designated.

2- We are also asking that the use of "trailer" be clarified. What kind is it? Will it be open, covered with a tarp or fully enclosed? Depending on the type and which area is to be designated RV parking perhaps some fencing should be considered. Why? See #3.

3- The household in question for the business license has a history of starting things and then not following through with them. We wish them well and want them to succeed but, that has not been the case to date. We realize that the following items may not be applicable to the conditional use permit but, they do speak to the character of the site and it's already poor history. The lawn had been dead with no mowing for over four years. Last year Astro Turf with a retaining wall was put in as was a large concrete drive on the south. No weed barrier mat was put under the Astro Turf and weeds are coming back through it as well as through the wall which is falling apart. Several trees have died due to this work but, remain. There are tables, chairs, benches and other miscellaneous junk spread about the property. One year an empty box sat on the corner for over a year. When it started getting covered with snow the second time, I took it upon myself to throw it away while uncovering the fire hydrant. Gravel, kennel fencing and wood chips were brought in for a dog walking business. The piles are still there. The neighbors to the east put up a non view fence to hide the kennel fencing that is being used for their dog which has a history of getting loose. A low maintenance metal roof was installed several years ago. However the \$200 or so in ice breakers were not included nor any installed. Now roof snow slides make the driveway to the north unusable in the winter and all the cars are parked to the south. If the vehicles are parked there, where is this new trailer going to be parked?

Thank you for your time and attention in these matters.

Sincerely,

David Olsen AIA.

1092 Doris conditional use permit

Cheryl Hardy <chardy535@gmail.com>

Wed 7/25/2018 5:09 PM

To: Cassie Younger <cyounger@centervilleut.com>;

To whom it may concern:

This letter is in regard to the request for conditional use permit on 1092 Doris Street. I have concerns as to where the rv parking is for the trailer. Is the trailer a flat bed with plans to cover with a tarp or totally enclosed? It is on the north or south side of the home? Either way both driveways have debris in them that has accumulated over several years. I personally cannot see where there will be space for more equipment to be parked without it being an additional eye sore. They currently have a large trailer full of garbage that has been there all year, a pile of gravel, wood chips, 55 gallon barrels as well as other items blocking the north driveway from being able to park any additional equipment.

Our home is directly across the street. I would like to make a request that the trailers be parked back as far back as the front edge of the garage on the north side (if this is the rv parking area they are planning to use) and a solid fence across the driveway at that the garage door front to cover the trailer. This home has a tendency to accumulate item that are rather unsightly for the neighbors.

I wish him the be in his new endeavor.

Thank you, Cheryl Hardy
535 Powell Ave

