

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, October 10, 2018**

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

4
5 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:02 p.m.

7
8 **MEMBERS PRESENT**

9 Kevin Daly, Vice Chair
10 Cheylynn Hayman, Chair
11 Kathy Helgesen
12 Kai Hintze
13 Gina Hirst
14 Logan Johnson
15 Becki Wright

16
17 **MEMBERS ABSENT**

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director
21 Lisa Romney, City Attorney
22 Cassie Younger, Assistant Planner
23 Jamie Brooks, Recording Secretary

24
25 **VISITORS**

26 Interested citizens

27
28 **PLEDGE OF ALLEGIANCE**

29
30 **OPENING COMMENT/LEGISLATIVE PRAYER** - Chair Hayman

31
32 **PUBLIC HEARING – FINAL SITE PLAN AND CONDITIONAL USE PERMIT- OAK**
33 **RIDGE ASSISTED LIVING- 451 RAWLINS CIRCLE**

34
35 Chair Hayman turned the time over to Cassie Younger, Assistant Planner, who explained
36 that Oak Ridge Assisted Living at 451 Rawlins Circle was previously owned by Lorant Bodo and
37 known as Superior Assisted Living of Centerville, which consisted of two separate lots. Currently
38 on the property there is an existing building and a poured foundation for the second building on
39 the second lot, which is at least 15 years old. For reasons fully unknown to staff, although
40 assumed to be tied up in parking and landscaping calculations, the second building was never
41 built and remained an empty foundation to this day. In September of 2015, Oak Ridge bought and
42 took over the property, combined the lots, and added a third, adjacent parcel into the project
43 which had previously only been used to store trailers and cars. They are now all combined into
44 one lot. The Conceptual Site Plan is approved in July of 2018. The Conditional Use Permit is now
45 amending the formerly approved CUP from the original Superior Assisted Living Facility that
46 was approved in 2007.
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1 Commissioner Johnson wished to confirm that the location of the pavilion had been changed
2 at the request of the Planning Commission. Ms. Younger stated that was correct.
3

4 Chair Hayman invited the applicant to address the Planning Commission regarding the issue at
5 hand. Tyler Young introduced himself and indicated that he was excited about the project. The
6 Commission had no questions for the applicant.
7

8 Chair Hayman opened the public hearing at 7:08 p.m. There was no one who wished to speak.
9 Chair Hayman then closed the public hearing.
10

11 Commissioner Wright spoke in favor of the project and the way in which the Commission's
12 previous concerns were addressed.
13

14 Commissioner Daly stated that although he did not often approve of waivers, this particular
15 waiver did a good job of preserving the intent of the chapter.
16

17 Chair Hayman clarified that there were three separate motions to be addressed—the
18 landscaping waiver, the site plan and the conditional use permit.
19

20 Commissioner Daly made a **motion** to recommend approval of the Landscaping Waiver of
21 Strict Compliance in that Oak Ridge's landscaping coverage may not fall below 33% with
22 findings 1-6 in the staff report as amended. Commissioner Wright seconded the motion.
23

24 The motion passed unanimously (7-0).
25

26 ***Findings:***

- 27 1. The Planning Commission finds that 33.97% landscaping is acceptable for this site,
28 and preserves the intent of Chapter CZC 12.51 Landscaping and Screening.
- 29 2. The site has considerable constraints due to already existing buildings, foundations,
30 and parking lots/ driveways, that make it difficult to add additional landscaping to
31 reach 40%.
- 32 3. The reduced 6-7% in landscaping will not adversely impact neighboring properties.
- 33 4. The applicant had submitted a landscaping plan that exceeds the number of trees and
34 shrubs necessary for the project, and still provides adequate beautification and
35 screening of the site, despite not reaching 40% coverage.
- 36 5. The applicant has added trees and shrubs and reduces the widths of some asphalt in
37 order to improve the curb appeal.
- 38 6. The applicant has added an outdoor pavilion and painted crosswalk through the
39 parking lot in order to address the comfort and safety of the residents.
40

41 Commissioner Hirst made a **motion** to approve the final site plan as recommended by staff
42 with Findings 1-4 and Suggested Reasons for Action a-c. Commissioner Helgesen seconded the
43 motion.
44

45 The motion passed unanimously (7-0).
46

47 **Conditions:**

- 48 1. The Final Site Plan is subject to the plans submitted to the Staff and presented to the Planning
49 Commission.
- 50 2. Any new construction of fences on the property must meet CZC. 12.55.110, including the front
51 and side yard fence height limited to 4 feet. Construction details of proposed fencing shall be
52 submitted and reviewed during the Building Permit process.
53

- 1 3. The new easements on the property shall be reviewed by the City Engineer and City Attorney.
2 If deemed acceptable, they shall be approved by the City Council, and then recorded at Davis
3 County.
4 4. The Final Site Plan is subject to comply with the Conditional Use Permit and landscaping
5 waiver of compliance, as approved by the Planning Commission.
6

7 **Reasons for Action:**

- 8 a) The final site plan submittal has adequately shown how the property may be
9 developed [Section 12-21-110(e)].
10 b) The development appears to be consistent with the goals and objectives found
11 within the Centerville City General Plan [Section 12-480-3].
12 c) The Final Site Plan that has been submitted depicts how the site could be
13 appropriately developed is designed to comply with the applicable provisions of the
14 Residential-Medium (R-M) Zone (see Section 12.21.110.e) and other relevant
15 regulations, as discussed in the Planning Staff Report.
16
17

18 Commissioner Helgesen made a **motion** to approve the Conditional Use Permit for the property
19 located at 451 and 463 West Rawlins Circle with items 1-6 and Reasons for Action a and b.
20 Commissioner Hirst seconded the motion. Chair Hayman clarified that the stricken language in
21 item 5 would not be included.
22

23 The motion passed unanimously (7-0).
24

25 **Conditions:**

- 26 1. The allowed use shall be for an assisted living center with no more than 16 beds and 4
27 employees and shall follow the Final Site Plan as submitted to the Planning Commission.
28 2. A six-foot vinyl fence shall be constructed along the rear and side property lines with one tree
29 being planted for every 20 feet of fencing, and shall follow the CZC Fence code as listed in
30 12.55.110
31 3. Enhanced landscaping along the street frontage shall be planted as to lessen the view of the
32 parking lot. This landscaping may include trees, shrubs, ornamental grasses, flowers, or other
33 similar live material. This landscaping plan is also subject to the Landscaping Waiver of
34 compliance as approved by the Planning Commission.
35 4. A loading zone shall be created in the front with room for an ambulance or a van.
36 5. To make room for the loading zone, one or two stalls shall be moved to the southern portion of
37 the parking lot. The parking lot shall be striped in order to accommodate a loading zone for
38 ambulances or vans.
39 6. Documentation shall be given to the City verifying the applicant, or those operating the facility,
40 are licensed within the State of Utah to operate an assisted living center. This information shall
41 be presented to Staff before a business license shall be issued.
42

43 **Reasons for Action:**

- 44 a) An Assisted Living Facility is allowed in a Residential Medium zone with a
45 Conditional Use Permit [12.36.020]
46 b) The applicant has fulfilled the factors to be considered in a CUP, as outlined in CZC
47 12.21.100.
48

49 Commissioner Daly recognized the Scouts in attendance who were in the process of learning
50 about municipal government operations.
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