

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, March 13, 2019**

3 **7:30 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 7:32 p.m.

7  
8 **MEMBERS PRESENT**

9 Cheylynn Hayman, Chair

10 Thomas Hunt

11 Logan Johnson

12 Becki Wright (participated electronically)

13  
14 **MEMBERS ABSENT**

15 Kai Hintze

16 Kevin Daly

17 Gina Hirst

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 Chair Hayman explained that Commissioner Wright would participate telephonically, that those  
29 gathered would be able to hear any comment she made and that she would in turn hear those commenting  
30 in the meeting.

31  
32 **PLEDGE OF ALLEGIANCE**

33  
34 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Logan Johnson

35  
36 **PUBLIC HEARING – CONDITIONAL USE PERMIT – SYDNEE’S PET GROOMING**

37  
38 Cory Snyder explained that the applicant had requested a conditional use permit for a pet  
39 grooming business which was defined as a kennel in the City ordinances. The concept of the conditional  
40 use was to look at potential impacts and see what might be needed to mitigate those impacts. This  
41 particular business intended to operate strictly as a groomer and would not be offering boarding services  
42 or other uses that were contained within the *kennel* designation. He felt that grooming was a compatible  
43 use in the area and would fit well. The applicant had been proactive by erecting a type of sound wall in  
44 order to mitigate potential noise. Staff recommended approval of the application for the space to be used  
45 for grooming. If the applicant wished to take part in other types of related businesses contained within  
46 the kennel designation, she would need to return to the City and request an amendment to the conditional  
47 use permit.  
48

1 Chair Hayman invited the applicant to address the Planning Commission. Kimberly Srisack  
2 stepped to the lectern and explained that her business was essentially a hair salon for pets. There would  
3 be no day care, bordering or kenneling of animals.  
4

5 Chair Hayman asked if there was an outdoor area for the animals to relieve themselves. Ms.  
6 Srisack responded that there was a large grass area on the side of the building to use in that case. She  
7 intended that the area would be kept clean and without unpleasant odors.  
8

9 Chair Hayman opened the public hearing at 7:40 p.m. There was no one who wished to speak  
10 and Chair Hayman closed the public hearing.  
11

12 Commissioner Johnson **moved** to approve the conditional use permit for an accessory kennel use  
13 for Sydnee's Pet Grooming located at 663 West Market Place Drive with conditions 1-4 as outlined in the  
14 staff report and suggested reasons for action a-d.  
15

16 **Conditions**

17 1. The CUP approval consists of allowing a kennel use, in a limited manner for the purpose of a  
18 "pet grooming salon"  
19

20 2. The Kennel (i.e. pet grooming) use shall be limited to the temporary care and services  
21 associated with the grooming of pets. The daycare, overnight and outside kenneling of dogs or other  
22 animals is expressly prohibited, unless otherwise approved by the City.  
23

24 3. All grooming operations and accessory type activities shall be conducted entirely inside the  
25 store.  
26

27 4. The applicant shall install sound proofing along the wall space of the adjacent tenant, as  
28 indicated in the application for this Conditional Use.  
29

30 **Suggested Reasons for the Action**

31  
32 (a) The grooming or salon care of three (3) or more dogs constitute a "kennel," which is a  
33 "conditional use" in the C-VH Zone.  
34

35 (b) The application meets the required established evidence for an approval of a conditional use  
36 permit [12-21-100(e)(3) (A-D)].  
37

38 (c) The request for a conditional use permit meets the factors to be reviewed and considered for  
39 an approval [12-21-100(e) (5) (A-K)].  
40

41 (d) The proposed limited kennel use does not appear to be detrimental to the surrounding  
42 community and there are adequate facilities and services for the proposed use [12-21- 100(e) (5) (D-E, G,  
43 I-K)]."  
44

45 Commissioner Hunt seconded the motion which passed unanimously (4-0).  
46

47 **PUBLIC HEARING – DEUEL CREEK FINAL PLAT SUBDIVISION – 641 EAST 200**  
48 **SOUTH**  
49

50 Cassie Younger pointed out that she had made some changes to the original version of the staff  
51 report but indicated they were not significant. The updated version said *Corrected PC Staff Report* on the  
52 cover sheet.  
53

1 She explained that the property was owned by Davis County and that there was a nearby  
2 detention pond that the City owned as well as some property to the east which was also city-owned. The  
3 City intended to maintain its property as open space but the County property was to be subdivided into  
4 single family lots. The groundwater on the property was still being monitored and would continue to be  
5 so into the spring. There would need to be some very minor revisions made to the plat prior to  
6 recordation.

7  
8 Chair Hayman invited the applicant to step forward and address the Planning Commission.

9  
10 Tony Thompson of Davis County Property Management, introduced himself and indicated that he  
11 appreciated the time and assistance provided by the City Attorney throughout the application process. He  
12 wished to clarify the situation with the ground water. It was his understanding that while staff  
13 recommended continued monitoring, it was not necessarily a requirement of the Planning Commission.

14  
15 Mr. Snyder responded that the matter was a concern of staff. The City Engineer had been  
16 working with the applicant to get a pipe into the ground but wished to ensure that the applicant  
17 understood that the monitoring was part of the Engineer's review in the approval process. Mr. Thompson  
18 stated that he had been told by the Public Works Director that a pipe was in place and he assumed that  
19 was correct.

20  
21 The applicant said there was a great deal of interest in the property, asking when it would receive  
22 final plat approval. Mr. Snyder indicating that would be a good question for the engineer as the property  
23 moved forward to the City Council. The applicant asked how much time was involved in a "wet cycle."  
24 Commissioner Hunt did not wish to speak for the engineer but stated that it typically lasted through the  
25 end of spring, when the ground water had reached its peak.

26  
27 Chair Hayman opened the public hearing at 7:49 p.m. There was no one who wished to speak  
28 and Chair Hayman closed the public hearing.

29  
30 Commissioner Hunt **moved** to recommend approval to the City Council of the Final Subdivision  
31 Plat for the Deuel Creek Place Subdivision, with conditions 1-8 and suggested reasons for action a-c.

32  
33 **Conditions**

34 1. The Final Recordable Subdivision shall reflect the lot layout and engineering dated March  
35 2019, as submitted Feb 29, 2019.

36  
37 2. An updated current Title report shall be submitted with the submission of mylar a. Legal  
38 description of property to be confirmed with updated Title Report

39  
40 3. The subdivision construction plans shall be deemed acceptable to the City Engineer prior to  
41 recordation of the subdivision plat with Davis County

42 a. The applicant shall remove contours and existing features on the plat

43 b. Width of 200 South and sidewalks to the end of the property shall be shown on the Plat

44  
45 4. The required improvement bond and associated fees shall be prepared, reviewed, and paid prior  
46 to the recordation of the subdivision plat with Davis County

47  
48 5. The subdivision construction plans shall be deemed acceptable to the City Engineer prior to  
49 recordation of the subdivision plat with Davis County

50  
51 6. The subdivision construction plans shall be deemed acceptable to the City Engineer prior to  
52 recordation of the subdivision plat with Davis County Centerville City Planning Commission March 13,  
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1  
2 7. The Final Plat shall be recorded at the County no later than six months after final approval  
3 from the City Council  
4

5 8. Any remaining "utility provider" sheets shall be submitted  
6

7 **Suggested Reasons for the Action**

8 a) The Planning Commission finds that Final Subdivision Plans are substantially consistent with  
9 the previous Conceptual and Preliminary Plat Acceptance.  
10

11 b) The Planning Commission finds that the Final Subdivision Submittal, with the conditions  
12 imposed, complies with the applicable regulations of the Subdivision Ordinance.  
13

14 c) The Planning Commission finds that the Final Subdivision Submittal, with the conditions  
15 imposed, complies with the applicable regulations of the City's Zoning Ordinance, regarding lot  
16 development within the R-L Zone.  
17

18 Commissioner Johnson seconded the motion. Commissioner Wright expressed her appreciation  
19 for the extra work and was in favor of the motion.  
20

21 The motion passed unanimously (4-0).  
22

23 Chair Hayman moved to table the remaining items until the next meeting except for the  
24 ordinance review which will be postponed until the first meeting in April. Becki Wright seconded the  
25 motion which passed unanimously (4-0).  
26

27 **ADJOURNMENT**

28  
29 Chair Hayman moved to adjourn. Commissioner Johnson seconded the motion which passed  
30 unanimously (4-0). The meeting adjourned at 7:52 p.m.  
31

32  
33 Cheylynn Hayman  
34 Cheylynn Hayman, Chair

4/12/19  
Date Approved

35  
36  
37  
38 Jamie Brooks  
39 Jamie Brooks, Recording Secretary  
40

