

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON JUNE 12, 2019 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Centerville Management Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

Tentative - The times shown below are tentative and are subject to change during the meeting.
Time:

7:00 PM **A. WELCOME AND ROLL CALL**

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Logan Johnson, Commissioner

D. COMMISSION BUSINESS

1. Public Hearing - Conceptual Site Plan Amendment, South Davis Metro Fire Station 83

Consider the proposed Conceptual Site Plan Amendment for the South Davis Metro Fire Station 83 to make changes to landscaping/site improvements on property located at 343 South Main Street

2. Public Hearing - Conceptual Site Plan Amendment, Island View Park Renovation
Consider the proposed Conceptual Site Plan Amendment for the Island View Park Renovation, Phase 1 and 2, on property located at approximately 750 East 500 South

3. Public Hearing - Zoning Text Amendment, CZC 12.32, Residential Zones
Consider the proposed amendments to CZC 12.32-Residential Zones, to address changes to the accessory building setbacks in all residential zones

4. Discussion - Subdivision Ordinance Updates - Chapter 8 (Small Subdivisions)
Continue discussion of proposed revisions to City Subdivision Ordinance - CMC 15 (Subdivision)

5. Community Development Directors Report

Next PC Meeting June 26th:

- Tentative Work Session with Landmarks Commission - 6:00 p.m.
- Continuation of South Main Street Corridor - General Plan Discussion
- Dave's Auto - Conceptual Site Plan Amendments
- Continuation of the draft review of the Subdivision Ordinance

6. City Council Report

Sheffield Downs PDO Amendment, Architectural Design - City Council approved a modified version of the Planning Commission's recommendation

E. MINUTES REVIEW and ACCEPTANCE

05-22-2019 Planning Commission Preliminary Draft Minutes

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/12/2019**

Item No. 1

Short Title: Public Hearing - Conceptual Site Plan Amendment, South Davis Metro Fire Station 83

Initiated By: Jeff Bassett, Fire Chief, Applicant

Scheduled Time:

SUBJECT

Consider the proposed Conceptual Site Plan Amendment for the South Davis Metro Fire Station 83 to make changes to landscaping/site improvements on property located at 343 South Main Street

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 06-12-2019 PC Staff Report SDMFD Conceptual Site Plan Amended
- ▢ SDMFD Conceptual Site Plan Amended Submittal - Color
- ▢ SDMFD Amendment Narrative Summary
- ▢ SDMFD Landscaping Submittal

**CENTERVILLE CITY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: SOUTH DAVIS METRO FIRE DISTRICT
c/o CHIEF JEFF BASSETT
P.O. BOX 1547
BOUNTIFUL, UTAH 84010
jbassett@sdmetrofire.org

PROPERTY: 343 SOUTH MAIN STREET- STATION #83

ACREAGE: 1.14 ACRES

ZONING: COMMERCIAL-MEDIUM, SOUTH MAIN STREET
CORRIDOR (SMSC) OVERLAY DISTRICT ZONE

APPLICATION: CONCEPTUAL SITE PLAN APPROVAL FOR
AMENDMENT TO THE PLAZA DESIGN SCHEME
AND OTHER RELATED ELEMENTS

RECOMMENDATION: CONSIDER ACCEPTING THE CONCEPTUAL SITE
PLAN

BACKGROUND

The applicant desires to amend the approved Site Plan (*September 2018*) for Station #83 located on Main Street. The changes involve the “plaza or courtyard” area, the gathering area, a portion of the related sidewalk system, and some associated landscaping. Because such changes alter the final site plan approval that involved several specifics during the Planning Commission’s original review, the amendment is being re-submitted to the Planning Commission for review and decision regarding the amendments.

SITE PLAN AMENDMENT/PARKING MODIFICATION REVIEW

According to the applicant, the following elements are being modified with the proposed amendments (*see attachments for details*):

- Adjustments to the Main Street sidewalk layout
- Alternative design for the Apparatus Bay Driveway (*i.e. plaza area for increased building setback allowance*)

- Adjustment to the Building's entrance sidewalk (*i.e. Public Access or Front Door*)
- Landscape Alterations (*substitute shrubs for street trees and proposed alternative for the gathering space area*)

STAFF COMMENT AND REVIEW OF THE AMENDMENT REQUEST

Below is Staff's review of the proposed amendments:

- Main Street Sidewalk/ Building Entrance Alterations – This alternative design eliminates the previous need to obtain a pedestrian easement for the originally meandering sidewalk located outside of the right-of-way. [Positive Support]
- Apparatus Bay, Alternative Design – The original design consisted of various scoring (*i.e. joint lines*) with a particular layout style and incorporated the meandering sidewalk. Now that the bay drive has been dropped to a roadway style approach with ADA drop down ramps, a new design layout was needed. Couple this new with concrete stained drive lane separators and bollard lighting framing the drive approach area, the design is equal to/or exceeds what was originally approved. [Positive Support]
- Landscaping and Gathering Area Re-design – With the Council adopting additional alternatives for the required “gathering space, the new change complies (*see CZC 12.48.100.a.16*).

However, the elimination of required “*street trees*” is an ordinance concern. The Zoning Ordinance requires one (1) tree for every 25 feet of street frontage (*see CZC 12-51- Landscaping, subsection 070. f.2*). This roughly equates to 17 trees for both the 300 South and Main Street frontages of the site.

As part of the subsequent Final Site Plan submittal, the applicant will need to decide the following:

- ✓ Comply with the ordinance requirements
- ✓ Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree. Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed. Not more than 25% of required trees may be substituted.
 - *The revised landscaping plan depicts 12 trees along the street frontages, one additional tree will be needed to meet the requirement for substitution*
 - *From review of the landscaping, it appears to have a sufficient amount of shrubs to meet the substitution allowance*
- ✓ Apply for a “waiver of strict compliance,” as outline in CZC 12.51.050. The Planning Commission is authorized to allow such waivers, pending the findings listed therein. [*Supportive pending fulfillment of any one of the options listed above*]

PLANNING STAFF RECOMMENDATION

The planning staff believes that the Commission should ACCEPT the conceptual plan to amend the original SDMFD Station #83 Final Site Plan of September 2018, subject to the

following directives:

1. *The applicant shall prepare and submit a Final Site Plan Application, as described by the Zoning Ordinance.*
As part of the subsequent Final Site Plan submittal, the applicant will need to decide the following regarding landscaping and street tree compliance:
 - a. *Comply with the ordinance requirements*
 - b. *Trees may be substituted by shrubs at a ratio of 10 shrubs to one tree.*
 - i. *Shrub size shall be a #5 container with a spread of 18 to 24 inches when installed.*
 - ii. *Not more than 25% of required trees may be substituted.*
 - c. *Apply for a "waiver of strict compliance," as outline in CZC 12.51.050. The Planning Commission is authorized to allow such waivers, pending the findings listed therein.*

Suggested Findings (reasons for action):

- (a) *The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.*
- (b) *The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application*

NO.	DESCRIPTION
1	ARCHITECTURAL SITE PLAN
2	2018.05.13 REVISED MAIN STREET PLAZA



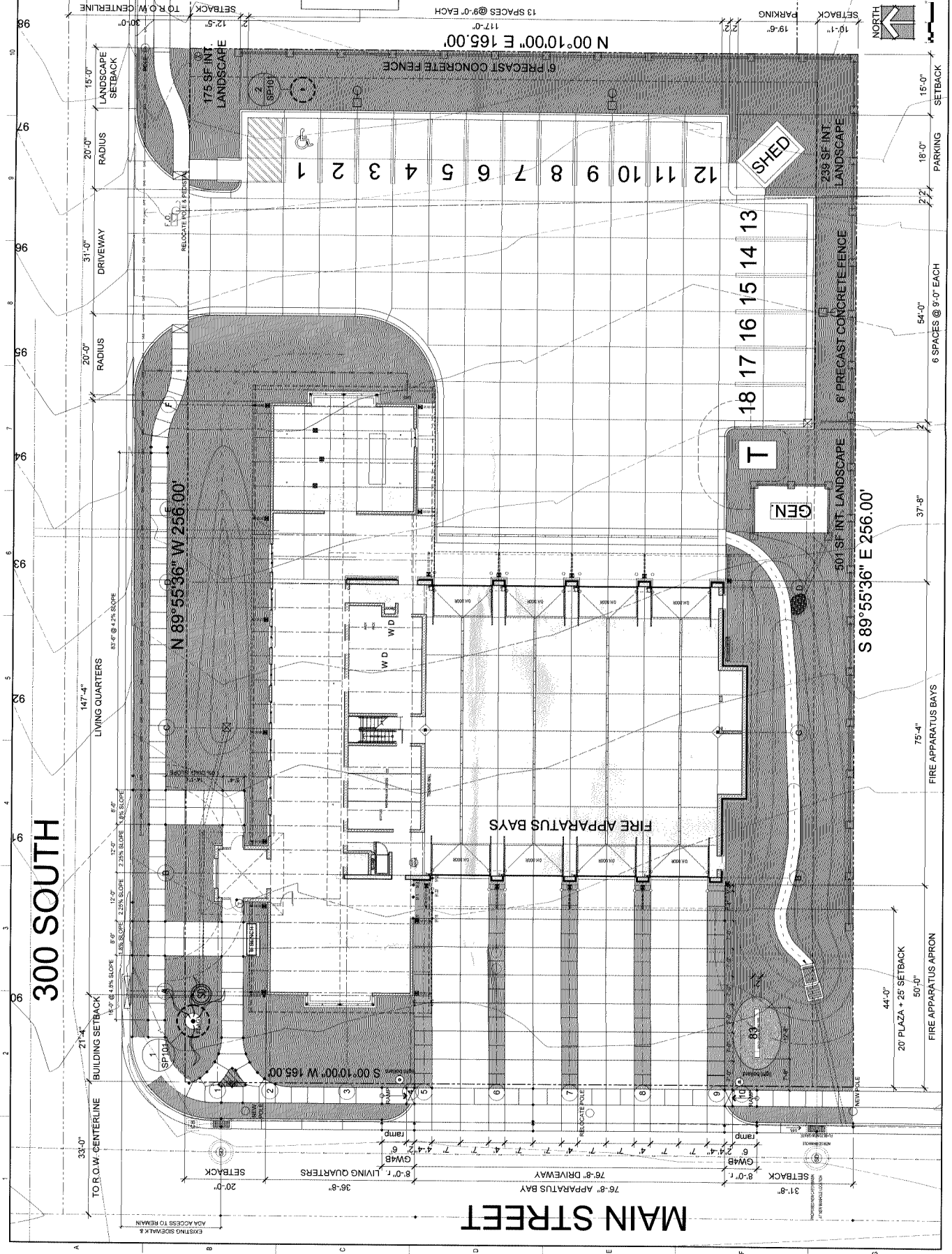
PROJECT NUMBER: 18021

NEW CENTERVILLE
STATION #83
SOUTH DAVIS METRO FIRE
340 S. MAIN STREET, CENTERVILLE, UT

ARCHITECTURAL
SITE PLAN
ENLARGED

BID PACKAGE #2
OCTOBER 1, 2018

SP100A



MAIN STREET

300 SOUTH



May 13, 2019

Cory Snyder

Centerville City Planner

Re: NEW CENTERVILLE FIRE STATION #83 PROPOSED WALK AND LANDSCAPE REVISIONS ALONG MAIN STREET

Cory,

After our meetings with city staff and UDOT, we propose to make the following revisions to our site plan:

MAIN STREET SIDEWALK

- MOVE THE 4' WALK BACK INTO THE STREET RIGHT-OF-WAY.
- ADA TRUNCATED DOMES EACH SIDE OF THE WALK INTERSECTION WITH THE APPARATUS DRIVEWAY
- LIGHT BOLLARD EACH SIDE OF THE DRIVEWAY

APPARATUS BAY DRIVEWAY

- RECTANGULAR SAW-CUTS INSTEAD OF CUVED
- 4' WIDE STAINED CONCRETE BETWEEN BAY DOORS
- BROOMED FINISHED NATURAL CONCRETE IN FRONT OF EACH BAY DOOR

PUBLIC ENTRANCE

- STRAIGHTEN SIDEWALK FROM ENTRANCE TO MAIN STREET - This take the place of a curved walk connecting to the apparatus bay driveway. (The flare at the connection to the Main Street walk is to straddle Utopia's in-ground box.)
- SQUARE UP THE WALKS CONNECTING TO 300 SOUTH
- ADD A PUBLIC BENCH/ARTWORK NEAR THE PUBLIC ENTRANCE

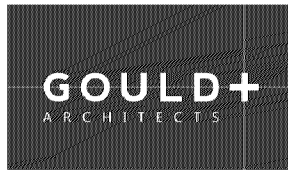
LANDSCAPE

- LOW SHRUBS, FLOWERS AND GRASS ALONG MAIN STREET SO VIEWS AREN'T BLOCKED - NO TREES ALONG MAIN STREET.
- MONUMENT SIGN SQUARED UP WITH BUILDING
- FLOWER BED AROUND THE MONUMENT SIGN.

Thank you,

A handwritten signature in black ink, appearing to read "Bill Gould".

Bill Gould



ARCHITECT'S SUPPLEMENTAL INFO. NO. **16** Centerville Station #83

Date: May 31, 2019
Project: SDMF New Centerville Station #83 – 343 South Main Street Centerville, UT
Owner: South Davis Metro Fire
To: Dennis Forbush
Hogan Construction
960 North 400 East, Suite 208
Centerville, UT 84054
From: Bill Gould

This information is not intended to change the contract time nor amount, only to clarify the intent of the contract documents.

Re: LANDSCAPE RE-DESIGN

The landscape plans are re-issued in their entirety to accommodate the revisions along Main Street, revisions to the building foundation planting and deletion of some planting near the back transformer / generator area.

See the attached drawings dated May 17, 2019:

- L-1 PLANTING
- L-2 PLANTING DETAILS
- L-3 PLANTING NOTES
- L-4 IRRIGATION
- L-5 IRRIGATION DETAILS
- L-6 IRRIGATION NOTES



NO. DESCRIPTION



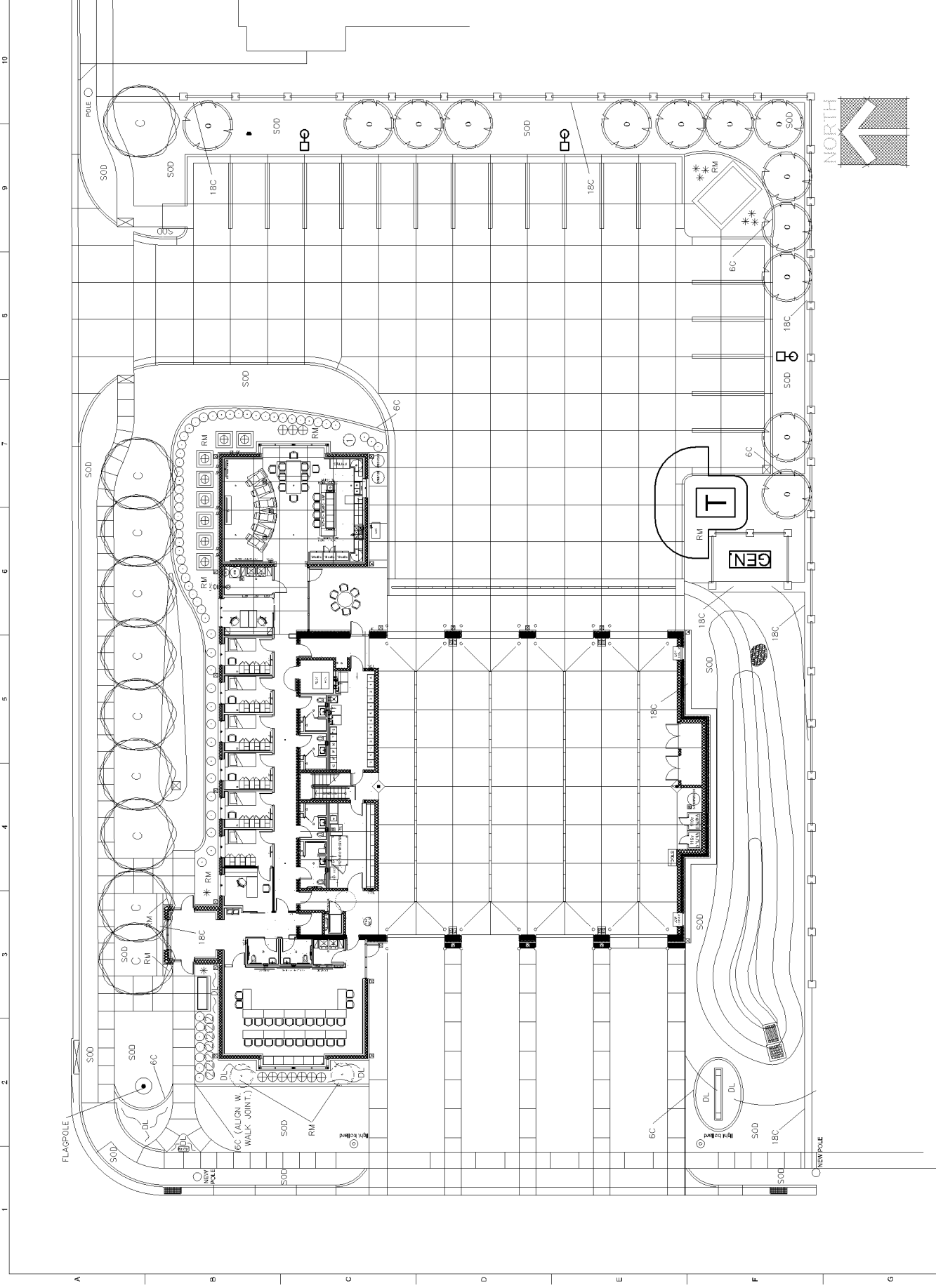
PROJECT NUMBER 18021

**NEW CENTERVILLE
STATION #83**
SOUTH DAVIS METRO FIRE
340 S. MAIN STREET, CENTERVILLE, UT

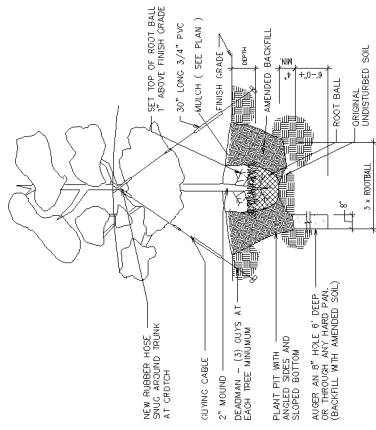
PLANTING

LANDSCAPE REVISION
MAY 17, 2019

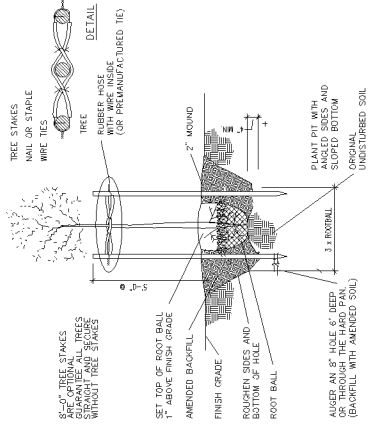
L-1



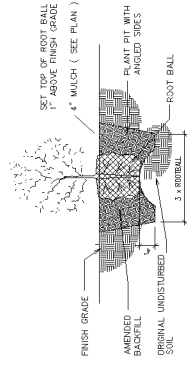
LANDSCAPE CONSTRUCTION DETAILS



EVERGREEN AND LARGE TREE GUYING

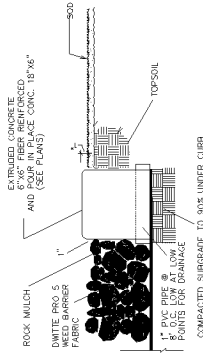


SCALE: NONE



SHRUB PLANTING DETAIL

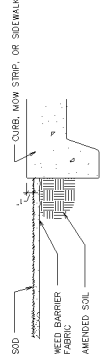
SCALE: NONE



NOTE:
EXPANSION JOINT
REQ'D. @ 8' O.C.

CONCRETE MOW STRIP

SCALE: NONE



SOD INSTALLATION

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR (L.C.) SHALL INSTALL 6" OF TOPSOIL IN ALL PLANTER AREAS.
2. L.C. SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING. ANY DAMAGE SHALL BE REPAIRED BY L.C. AT HIS OWN EXPENSE WITH NO COST TO THE OWNER.
3. L.C. SHALL MAKE CERTAIN THAT ALL PLANTS ARE PROPERLY WATERED WITH AUTOMATIC IRRIGATION.
4. L.C. SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND WITH ALL OTHER CONTRACTORS WORKING ON THE SITE.
5. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN, CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR ANY OTHER GRADING IRREGULARITIES. THE FINISHED LANDSCAPE (i.e., ROCK MULCH, etc.) SHALL BE CONSTANTLY ½" BELOW ANY SURROUNDING CURB, WALKS, ETC.
6. L.C. SHALL KEEP THE STORAGE AREA, PAVEMENT AND PREMISES CLEAN AND NEAT AT ALL TIMES.
7. THE LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT ALL PLANT MATERIALS ON SITE BEFORE INSTALLATION TO INSURE COMPLIANCE WITH SIZES AND TYPES. L.C. SHALL CALL FOR INSPECTION ONE WEEK PRIOR TO PLANTING. WATERING, PROTECTION AND CARING FOR PLANTS DURING THAT PERIOD SHALL BE THE RESPONSIBILITY OF THE L.C..
8. L.C. SHALL MAINTAIN ALL PLANTS, ETC., FOR 30 DAYS FOLLOWING SUBSTANTIAL COMPLETION INCLUDING WEEDING, PRUNING, TRASH CLEAN-UP, ETC.
9. L.C. SHALL FURNISH ONE YEAR WRITTEN GUARANTEE FOR ALL PLANTS AND THE IRRIGATION SYSTEM.
10. ANY PLANT WITHIN 1 YR PERIOD DEEMED UNHEALTHY OR UNSUITABLE BY THE LAND ARCH SHALL BE REPLACED WITHIN 10 WORKING DAYS AS PART OF WARRANTY.
11. ALL PLANTER AREAS SHALL RECEIVE DEWITT WEED BARRIER FABRIC
12. ALL SHRUBS/GRASSES SHALL BE PLANTED 12" MIN FROM TREE ROOT BALLS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES:				
A	ACER PALMATUM DISSECTUM	JAPAN: LACELEAF MAPLE	4-5' HT	SPECIMEN
C	ACER AMPETRE	HEDGE MAPLE	2" CAL	B&B
O	PYRUS C. CAPITOL	CAPITOL COLUMNAR PEAR	2.5" CAL	B&B
P	PICEA A. CUPRESSINA	COLUMNAR SRUCE	8-10'	B&B
SHRUBS AND GROUNDCOVERS:				
+	PINUS MUGO PUMILO	PUMILO DWARF MUGO PINE	5 Gallon	Cont.
Q	SPIREA GOLDMOUND	GOLDMOUND SPIREA	5 Gallon	Cont.
Q	PRUNUS CISTENA	CISTENA PLUM	5 Gallon	Cont.
Q	HELIOTRICON SEMPERVIRENS	BLUE OAT GRASS	5 Gallon	Cont.
*	HEMEROCALLIS	STELLA D'OR DAYLILY	5 Gallon	Cont.
O	PRUNUS OTTO LUYKEN	OTTO LUYKEN LAUREL	5 Gallon	Cont.
⊕	WEIGELA FLORIDA DARK HORSE	DARK HORSE WEIGELA	5 Gallon	Cont.
Q	HEMEROCALLIS	STELLA D'OR DAYLILY	5 Gallon	Cont.
SOD				
18C	POA PRATENSIS MIX	KENTUCKY BLUEGRASS MIX		
6C	CONCRETE MOW STRIP	18" X 6" WITH 2 #4 BARS		
RM	CONCRETE MOW STRIP	6" X 6" EXTRUDED		
	NEPHI TAN ROCK MULCH (FROM STAKER)	3/4-2.5" AT 4-5" DEPTH OVER DEWITT PRO 5		
DL	EVERBLOOMING DAYLILIES MAXIMUM HEIGHT 2.5' (NONE 3' HT OR TALLER) MIX, TILL IN 3" SOIL PEP AND SLOW RELEASE FERTILIZER PER MANUFACTURER 1 GALLON AT 12" O.C. , COLORS, YELLOW, PINK RED, PURPLE			

1. CENTERVILLE ORDINANCE 12.51.070
LANDSCAPING REQUIREMENTS

GENERAL

- 1.1.1.1 perimeter and internal landscaping required 75%, provided 92%
1.1.1.2 buffer landscaping required 50%, provided 100%

1.3.

deciduous trees preferred, 91% deciduous provided

1.6.

trees place 7' from walks as required

2.2.1

trees provided at property line as visual, noise buffer
trees required at 20' o.c. minimum, provided at 12' o.c.

1.2.3

one tree required for every 500 sf of buffer landscaping
provided 1 tree for every 400 sf of buffer area

1.3

50% of building frontage with 3' foundation landscape
provided 100%

1.6.2

One tree required for every 25' of frontage

Main Street trees cannot be provided as the fire trucks

sit high and cannot see through the foliage to exit quickly into the street

300 West trees 250' frontage requires 10 trees, 10 provided

12.51.110 Screening

3.

service areas are screened
utility boxes are screened

GOULD + ARCHITECTS

427 IVA1602 S. SUITE 201
DANVILLE, KY 40018
817.257.2966

© GOULD + ARCHITECTS, LLC



NO. DESCRIPTION



PROJECT NUMBER 18221

NEW CENTERVILLE
STATION #83

SOUTH DAVIS METRO FIRE

340 S. MAIN STREET CENTERVILLE, UT

PLANTING
NOTES

LANDSCAPE REVISION
MAY 17, 2019

L-3



NO. DESCRIPTION



PROJECT NUMBER 18021

**NEW CENTERVILLE
STATION #83**

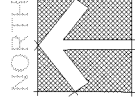
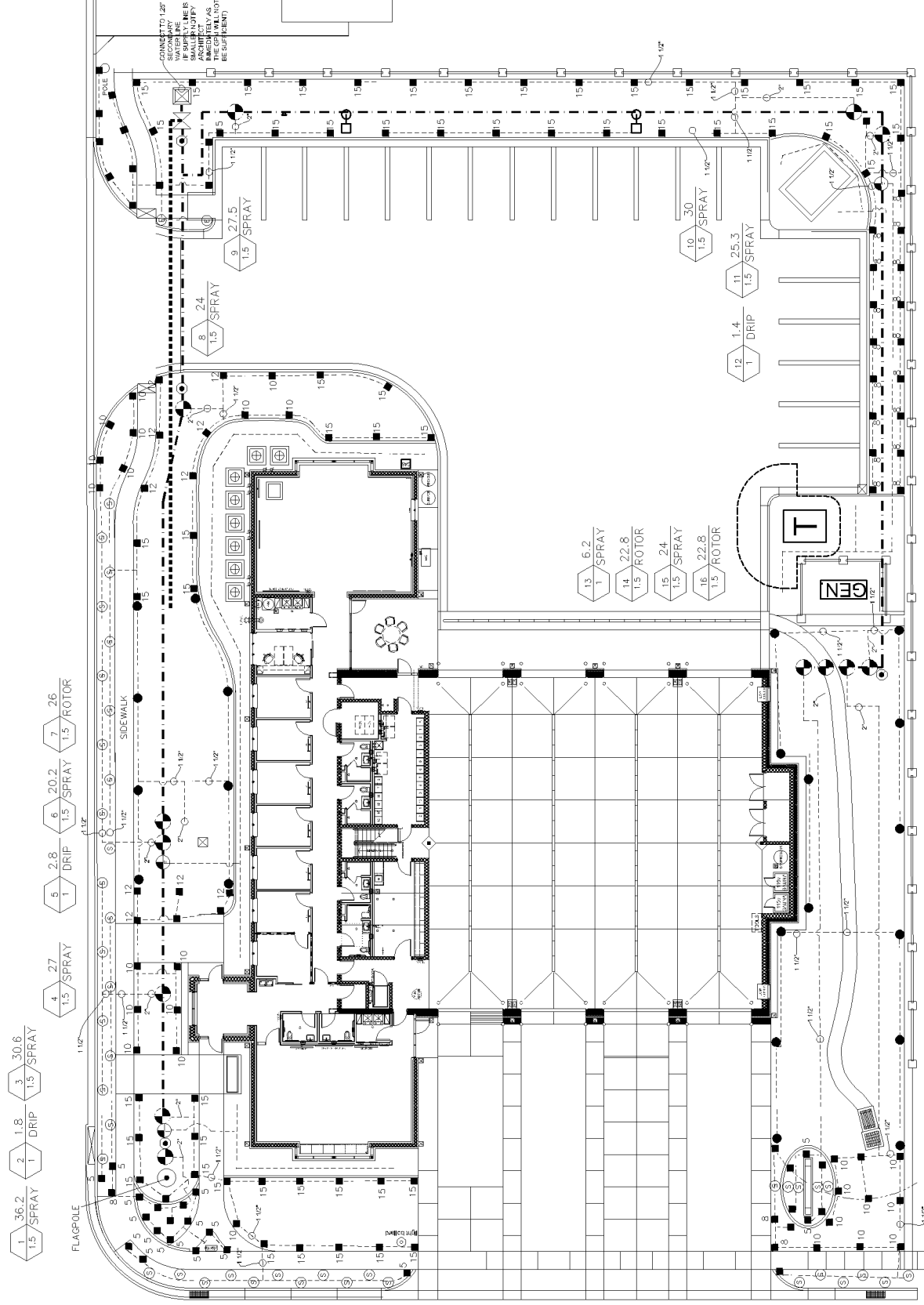
SOUTH DAVIS METRO FIRE

340 S. MAIN STREET, CENTERVILLE, VT

IRRIGATION

LANDSCAPE REVISION
MAY 17, 2019

L-4



SCALE: NONE

SPRINKLER SYSTEM NOTES

- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT. SLEEVES SHALL BE 2 PIPE SIZES LARGER THAN THE PIPE INSIDE. ALL WIRE UNDER PAVEMENT SHALL BE IN SLEEVES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERALS SHALL BE 12" DEEP MIN.
- PROVIDE A REPRODUCIBLE IRRIGATION PLAN TO ARCHITECT AND OWNER SHOWING ALL PIPE, HEADS, VALVES, DRAINS CLOCKS, ETC. AFTER CONSTRUCTION. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION.
- THIS PLAN IS DIAGRAMATIC, PLACE PIPES, VALVE BOXES, AND ALL OTHER SPRINKLER CONSTRUCTION IN THE LANDSCAPE AREAS WHENEVER POSSIBLE.
- L.C. SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE COST OF THE L.C. WITH NO EXTRA COST TO THE OWNER.
- ALL WIRE SHALL BE BUNDLED AT 10' ON CENTER.
- ARCHITECT SHALL INSPECT ALL WIRE GRAVEL SUMPS, AND PIPE BEFORE BURIAL.
- NOTIFY ARCHITECT AT LEAST 48 BUSINESS HOURS BEFORE BURIAL.
- ALL WIRE BETWEEN CONTROLLER AND SLEEVE SHALL BE ENCLOSED IN RIGID PIPE.
- INSTALL ALL BOXES 6" MIN. AWAY AND SQUARED WITH THE WALK OR BUILDING.
- POWER TO THE CONTROLLER SHALL BE BY OTHERS FROM THE CONTROLLER TO ALL VALVES SHALL BE INSTALLED BY THE L.C.
- SPRINKLER LINES FOR THE BUILDING PERIMETER ARE TO BE LOCATED 12" FROM THE FOUNDATION WALL UNLESS INDICATED.
- L.C. SHALL GRADE PIPING TO FACILITATE COMPLETE DRAINAGE OF PIPES AND ITEMS AT CONNECTION POINT THROUGH THE USE OF AUTOMATIC DRAINS.
- IF WATER PRESSURE IS BELOW 50 P.S.I. THE L.C. SHALL NOTIFY THE LANDSCAPE ARCHITECT BEFORE ANY INSTALLATION BEGINS.
- SPRAY HEADS ARE DESIGNED IN EXCESS OF 60% DU AND SHALL BE INSTALLED WITH WHATEVER ADJUSTMENTS OR ADDITIONS ARE NECESSARY TO MAINTAIN DU IN EXCESS OF 60%.
- L.C. SHALL PROVIDE AND INSTALL A RAINBIRD MODEL RSD RAIN SENSOR AND SET THE CALIBRATION TO 0.5".
- ALL CONTROL WIRES SHALL BE 14 GA. UL-UF RATED WITH COMMON- WHITE, VALVE CONTROL- RED, AND EXTRA WIRES -BLUE ALL RUNNING WITH MAIN LINE WHEREVER POSSIBLE. KEEP WIRES 12" AWAY FROM MAIN LINE IN TRENCH AND COVER WITH CAUTION TAPE 6" ABOVE WIRES. PROVIDE AN EXTRA VALVE WIRE (BLUE) AT EACH VALVE MANIFOLD OR CLUSTER. EXTRA WIRES SHALL BE 'HOME RUN'. WIRE SHALL HAVE 36" EXTRA COILED AT CHANGES IN DIRECTION AND AT EACH VALVE LOCATION. WIRE CONNECTIONS SHALL BE WATER TIGHT IN VALVE BOXES AS PER DETAIL SHEET.
- ALL PVC PIPE SHALL BE SHG 40 (UNLESS SHOWN OTHERWISE IN DETAILS) ASTM D1784 OR 1785. ALL POLYETHYLENE PIPE SHALL BE ASTM D2239.
- ALL TRENCHES SHALL HAVE 6" CLEAN MATERIAL PLACED IMMEDIATELY ABOVE PIPES, SLEEVES, CONDUITS, WIRES, ETC. TRENCH BACKFILL SHALL BE SUFFICIENTLY SETTLED, AND /OR COMPACTED TO PREVENT FUTURE SETTLING OF BACKFILL.
- AFTER ONE WEEK OF WATERING CHECK SOIL ON MONDAY OR FRIDAY. CHECK SOIL FOR EITHER TOO WET OR TOO DRY AND ADJUST CONTROLLER OR EMITTERS AS NEEDED TO ASSURE IDEAL WATERING AND PLANT SURVIVAL. WRITE WATERING TIME /SCHEDULE IN THE DOOR OF THE COMPUTER.
- PLACE TWO 2GPH EMITTERS ON EACH SHRUB AND TWELVE ON EACH TREE. TREE EMITTERS SHALL HAVE 4 IMMEDIATELY ON THE ROOT BALL, 4 AT THE EDGE OF THE ROOT BALL, AND 4 PLACED 12" BEYOND THE ROOT BALL FOR FUTURE GROWTH. EVENLY SPACE EMITTERS. ALL EMITTERS SHALL BE PRESSURE COMPENSATING.

LEGEND / SCHEDULE

■	RAINBIRD 1804 WITH "U" SERIES NOZZLE WHEN 5-15 FT RADIUS & MPR NOZZLE UNDER 8 FT. REPLACE NOZZLES AS NECESSARY TO ASSURE PROPER COVERAGE
●	RAINBIRD 3500 SERIES ROTORS NOZZLE AS NECESSARY TO ASSURE PROPER COVERAGE. QUARTER NOZZLE 2.0, HALF NOZZLE 3.0, AND FULL NOZZLE 4.0
⊗	RAINBIRD 1804-SST NOZZLE REPLACE NOZZLES AS NECESSARY TO ASSURE PROPER COVERAGE
⊙	RAINBIRD 1804-EST NOZZLE REPLACE NOZZLES AS NECESSARY TO ASSURE PROPER COVERAGE
⊛	RAINBIRD PESB-PRS VALVE SEE PLAN FOR SIZE AND ESTIMATED GPM
⊕	RAINBIRD XC2-075-PRF DRIP VALVE ASSEMBLY W/ BALL VALVE AND FILTER
⊗	RAINBIRD QUICK COUPLER VALVE 44-LRC. (PROVIDE OWNER- KEY HAVING SWIVEL HOSE CONNECT.
—	2" MAINLINE SCHEDULE 40, ALL FITTING SHALL BE SCH. 80
—	LATERAL PVC. SCH. 40, SIZE 1" UNLESS NOTED OTHERWISE (SIZE CONTINUES TOWARD VALVE)
—	RAINBIRD ESP4ME3 CONTROLLER W/ RAIN BIRD LINK WIFI MODULE. EXPANDED TO 22 STATIONS PROGRAM USER'S CELL PHONES TO OPERATE THE CONTROLLER REMOTELY FROM THEIR WIFI SYSTEM. LOCATE PER OWNER'S DIRECTIONS
⊠	INSTALL 1.5" MUELLER ORISEAL S&W VALVE W. CURB BOX THEN DOWNSTREAM AN AUTO DRAIN THEN A 1.5" WILKENS PRESSURE REDUCER IN VALVE BOX WITH UNIONS BOTH SIDES AND THE BOX LARGE ENOUGH THE THE UNIONS ARE 8" MINIMUM FROM THE BOX EDGES.
⊠	2" IRRIGATION FILTER- AMIAD TAF SERIES AUTOMATIC FILTER 150 MESH IN ALUMINUM STRONG BOX ENCLOSURE 60 (60 X39 X 24 INCHES) - PLACED AS PER OWNER'S DIRECTION, PROVIDE PIPING AND CONNECTIONS AS NECESSARY. WITH A NETAFIM LHM2 TGI-MEL HYDROMETER INSTALLED PER DETAIL, SPECIFICATIONS, AND MANUFACTURES RECCOMENDATIONS.



IRRIGATION SCHEDULE

VALVE	PLANT TYPE	IRRIG. TYPE	GPM	PRECIP. RATE	MIN./DAY	WATER DAYS	CYCLE TIME
1	SHRUBS	DRIP	9	2GPH	60	EVEN	ONCE. 0
2	SHRUBS	DRIP	5.28	2GPH	60	EVEN	ONCE. 0
3	SHRUBS	DRIP	7.75	2GPH	60	EVEN	ONCE. 0
4	TURF	SPRAY	8.7	1.5 GPM	4	EVEN	ONCE. 0
5	SHRUBS	DRIP	5.54	2GPH	60	EVEN	ONCE. 0
6	TURF	SPRAY	8.41	1.5 GPM	4	EVEN	ONCE. 0
7	SHRUBS	DRIP	5.38	2GPH	60	EVEN	ONCE. 0
8	TURF	SPRAY	8.29	1.5 GPM	4	EVEN	ONCE. 0
9	TURF	SPRAY	4.8	1.5 GPM	4	EVEN	ONCE. 0

ARCHITECTS

GOULD+

427 IVY STREET, SUITE 201
DARTMOUTH, MA 01923
508.253.2000

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NO.	DESCRIPTION
1	DRIP/2018



PROJECT NUMBER: 18021

NEW CENTERVILLE
STATION #83
SOUTH DAVIS METRO FIRE
34 S. MAIN STREET CENTERVILLE, VT

IRRIGATION
NOTES

LANDSCAPE REVISION
MAY 17, 2019

L-6

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/12/2019**

Item No. 2.

Short Title: Public Hearing - Conceptual Site Plan Amendment, Island View Park Renovation

Initiated By: Bruce Cox, Parks Supervisor, Applicant

Scheduled Time:

SUBJECT

Consider the proposed Conceptual Site Plan Amendment for the Island View Park Renovation, Phase 1 and 2, on property located at approximately 750 East 500 South

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 06-12-2019 PC Staff Report Island View Park Renovation Conceptual Site Plan
- ▢ Island View Park Conceptual Site Plan Submittal

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT/OWNER: **CENTERVILLE CITY
c/o BRUCE COX
250 NORTH MAIN STREET
CENTERVILLE, UT 84014
bcox@centervillut.com**

PROPERTY: **ISLAND VIEW PARK
(750 EAST 550 SOUTH)**

ZONING: **PUBLIC FACILITY–LOW (PF-L)**

LAND USE: **MUNICIPAL COMMUNITY PARK**

APPLICATION: **CONCEPTUAL SITE PLAN APPROVAL**

RECOMMENDATION: **ACCEPT THE CONCEPTUAL SITE PLAN**

BACKGROUND

The applicant, Centerville City, desires to renovate the existing Island View Park. This park is located in the Southeast Neighborhood of the City. The City desires to construct the park in two phases. The first phase consists of installing the majority of the park improvements, including expanding the existing parking lot, new tennis courts, pavilion, and play ground. The second phase consists of developing farther eastward, including another restroom, picnic area, and an upper play area. In accordance with State Statutes and the City's Zoning Ordinance, the Planning Commission is required to review the site plan for the proposed park and to determine compliance with the General Plan and Zoning Ordinance of the City.

CONCEPTUAL SITE PLAN REVIEW

(Applicable General Plan Provisions)

Community Facilities, Section 12-460-1, Parks and Open Space - As per this general plan element, Island View Park is considered a "*community park*." A community park is described as:

"A community park tends to be larger in acreage than neighborhood parks and provides community-wide services. In addition to facilities found in neighborhood parks,

community parks may include multiple pavilions and multiple sports fields for organized team sports such as baseball, football and soccer.”

(Applicable Development Standards for the Public Facility Low (PF-L) Zone)

CZC 12.33.300 - Building, Lot/Parcel, Setbacks, and Buffers – From staff’s review, it appears the park layout and design meet or likely meets the applicable development standards. As a reminder, any new accessory building (e.g. pavilion, restrooms, etc.) shall not exceed an average building height of 20-feet, as measured to the mid-point of the roof. Any new accessory building shall not have a floor area larger than 1,000 square feet.

CMC 16 – Storm Water (Drainage & Infrastructure) – The City Engineer will need to review the plans in regards to storm water management and verify compliance with city specifications.

CZC 12.55.110 Fences and Walls – It appears most of the existing fence for the park (*around the perimeter*) will remain in place. Any new fencing shall meet the applicable height limitations of 4 feet in any front yard area and 6 feet all other yard areas, unless otherwise submitted to the Planning Commission for approval (*up to a maximum height of 10 feet*).

CZC 12.55.140 Outdoor Lighting – The submitted plan depicts several lighting elements. The ordinance requires that the fixture design must include the use of external/internal shield to direct the light downward and/or away from residential homes.

CZC 12.52.300 Off-street Parking Schedule – The site plan depicts the removal of the parking located along 700 East (*will become part of the park expansion*) and expanding the existing parking lot interior to the park. Parking count will total at 19 stalls. According to the parking schedule, a “Parking Study” is required (*see CZC 12.52.110.e for study requirements*). This study will need to be performed and submitted as part of the Final Site Plan review and approval.

CZC 12.54.080.2 Public Facility Zone Signs – The plan notes that the existing sign will be relocated. The new sign must meet the sign area requirements, which is limited to a maximum area of 75 square feet.

RECOMMENDATION FOR THE CONCEPTUAL SITE PLAN

[Suggested Motion] *I hereby make a motion for the Planning Commission to ACCEPT the conceptual site plan for the Island View Park renovation and provide the following directives:*

- 1. The park renovation may seek a phasing approach, as part of the Final Site Plan submittal.*
- 2. Any new accessory building (e.g. pavilion, restrooms, etc.) must not exceed an average building height of 20-feet, as measured to the mid-point of the roof.*
- 3. Any new accessory building must not have a floor area larger than 1,000 square feet.*
- 4. The City Engineer will need to review the plans in regards to storm water management and verify compliance with city specifications.*
- 5. Any new fencing must meet the applicable height limitations of 4 feet in any front yard area and 6 feet all other yard areas, unless otherwise submitted to the Planning*

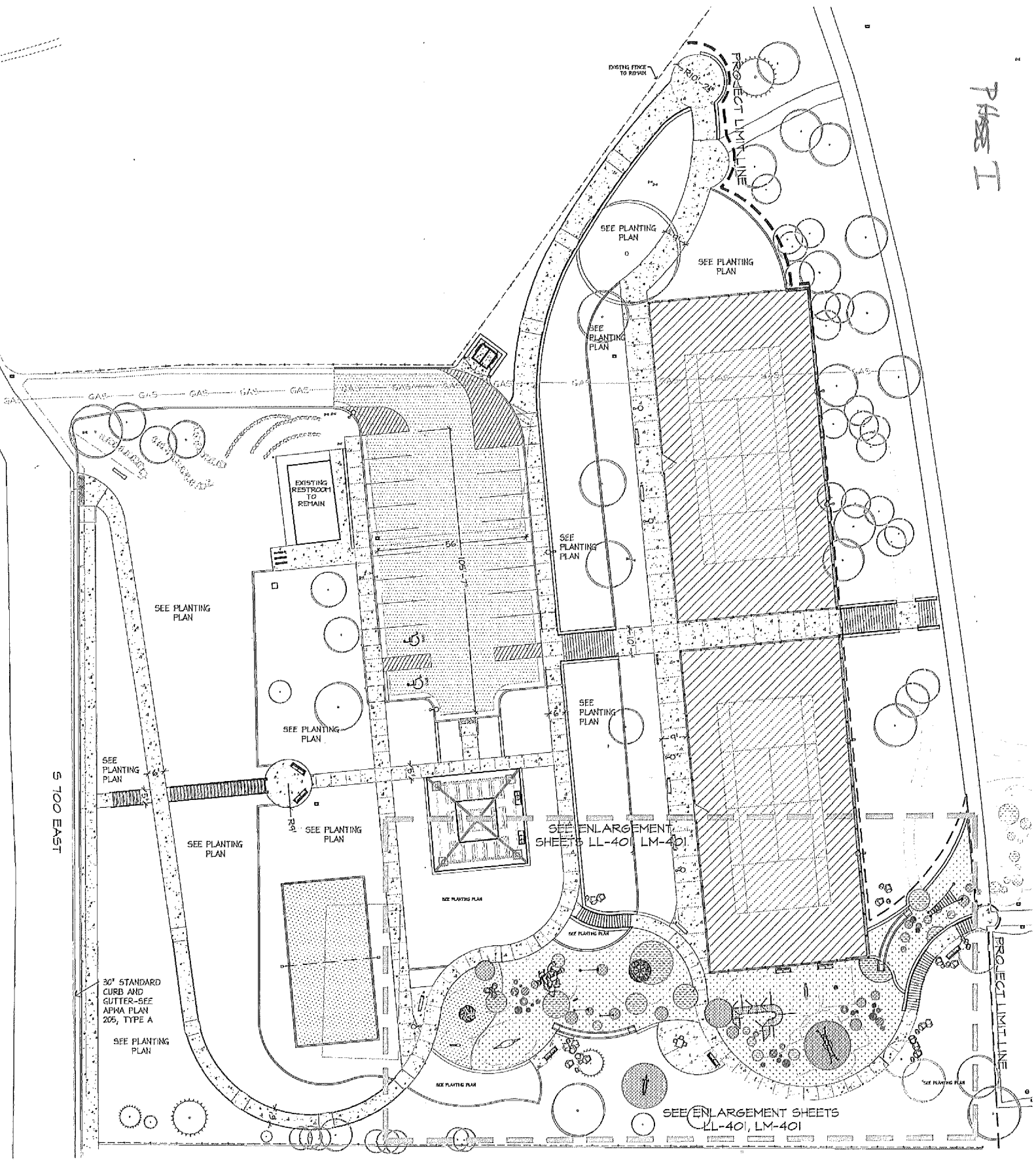
Commission for approval (up to a maximum height of 10 feet).

- 6. All lighting fixture designs must include the use of external/internal shield to direct the light downward and/or away from residential homes.*
- 7. A "Parking Study" is required (see CZC 12.52.110.e for study requirements). This study must be performed and submitted as part of the Final Site Plan review and approval.*
- 8. The new sign must meet the sign area requirements, which is limited to a maximum area of 75 square feet.*

REASONS FOR ACTION

- (a) The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.*
- (b) The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application.*

PHASE I



S 700 EAST

SEE PLANTING PLAN

SEE PLANTING PLAN

SEE PLANTING PLAN

SEE PLANTING PLAN

SEE ENLARGEMENT SHEETS LL-401, LM-401

SEE PLANTING PLAN

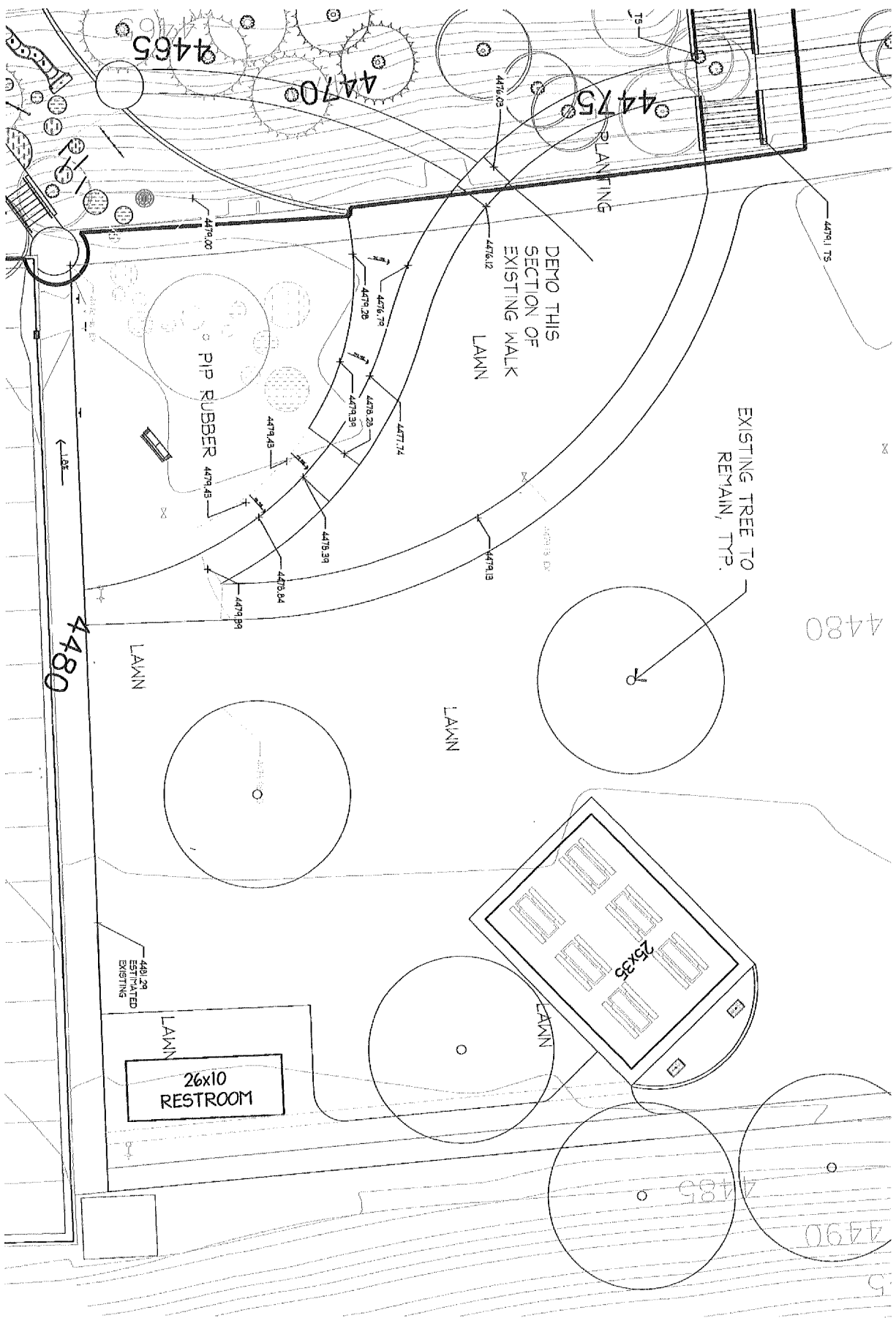
SEE PLANTING PLAN

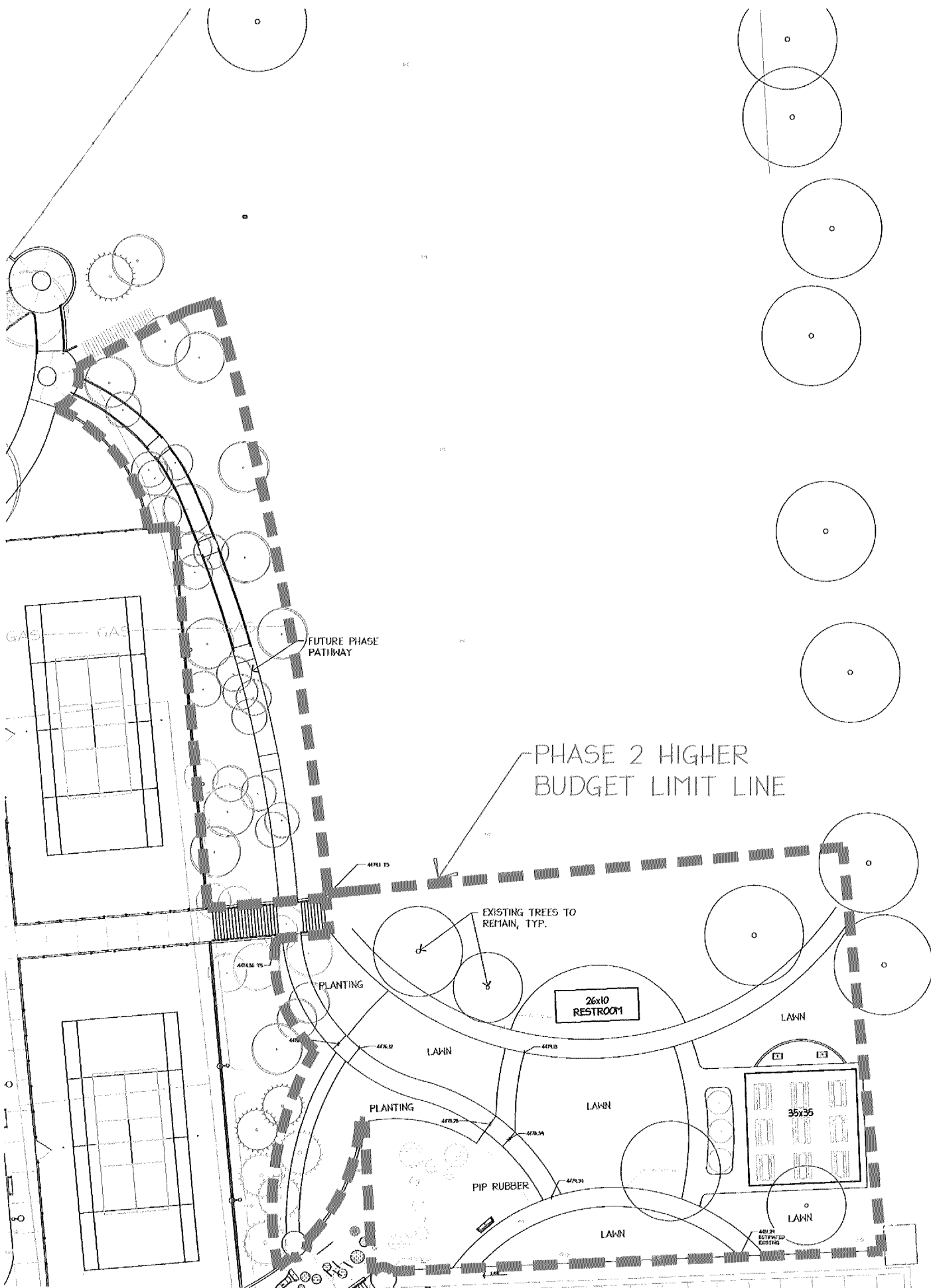
SEE PLANTING PLAN

SEE ENLARGEMENT SHEETS LL-401, LM-401

PROJECT LIMIT LINE

Island View Park Renovation Phase 2 Conceptual Plan





RECEIVED MAY 28 2019

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/12/2019**

Item No. 3.

Short Title: Public Hearing - Zoning Text Amendment, CZC 12.32, Residential Zones

Initiated By:

Scheduled Time:

SUBJECT

Consider the proposed amendments to CZC 12.32-Residential Zones, to address changes to the accessory building setbacks in all residential zones

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 06-12-2019 PC Staff Report Setbacks Accessory Building, Residential

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: **CENTERVILLE CITY COUNCIL
C/O MAYOR WILKINSON
250 NORTH MAIN STREET
CENTERVILLE CITY, UT 84014**

APPLICATION: **ZONING ORDINANCE TEXT AMENDMENT**

APPLICANT REQUEST: **AMEND THE ZONING CODE REGARDING SETBACKS
FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES**

RECOMMENDATION: **CONSIDER RECOMENDING THE PROPOSED CHANGES
TO THE CITY COUNCIL**

BACKGROUND

Recently as a result of open session comments at a City Council Meeting, the Council directed the Planning Commission and staff to review and re-consider relaxing the accessory building setbacks for Residential Zones.

PROPOSED ZONING ORDINANCE TEXT EDITS – *as proposed by City Council*

- ✓ *Amend [red text] Chapter 12.32.1-Development Standards in Residential Zones as follows:*

Setback Standards – Rear Yard	R-L	R-M	R-H
Accessory building (one-story) - Less than 2500 square feet ⁴	3 feet	3 feet	3 feet
Accessory building (one-story) - 2500 square feet or greater ⁴	5 feet	5 feet	5 feet
Accessory building (two-story or greater than 140 feet in height) - All sizes ⁴	8 feet	8 feet	8 feet

⁴ Setback is measured from any interior and/or rear lot line

ZONE TEXT AMENDMENT POLICY

Factors to be Considered

The Planning Commission is to consider four (4) factors when making a recommendation and a final decision for a Zoning Ordinance Text and Map amendments. These required factors are located in Section 12.21.080(e) of Centerville City's Zoning Ordinance. The proposed changes, if approved, would apply to any property located in the listed Residential Zones above. Nonetheless, Factors Two (2) through Four (4) are related specifically to map amendments rather than text or code changes. Thus, staff's review and conclusions are limited to Factor One (1) the General Plan guidance, as provided below:

1. **Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?**
 - ✓ ***Section 12.420, Residential Development*** – The main or prominent theme of this Section of the General Plan is the suburban residential lifestyle of Centerville City. Low-Density, single-family, development is the preferred lifestyle for much the planned residential areas.

Staff's Conclusion – From review of the General Plan, it is staff's position that the proposed amendment limited to the "accessory uses" typically associated with single-family development. The General Plan expectation is focused on preserving the quality of single-family development. Thus, it is staff's position that allowing for accessory uses and buildings is consistent with this desire. However, the allowance of these are always subject to the preferred or acceptable bulk and area standards (e.g. *setbacks, heights, etc.*) that are adopted by legislative body. Staff ultimately prefers that buildings, less than 200 sq. ft. be setback three-feet (3') and buildings 200 sq. ft. or greater be setback five-feet (5'). However, staff has not prevailed in the past with these paramters.

SUGGESTED MOTION AND FINDINGS

[Option #1 - Staff Modifications] "I hereby make a motion to recommend **APPROVAL** of the proposed Zoning Ordinance Text Amendments regarding "accessory buildings" as follows:

- ✓ *Amend [red, underlined text] Chapter 12.32.1-Development Standards in Residential Zones as shown in the table below:*

Setback Standards – Rear Yard	R-L	R-M	R-H
Accessory building (two-story or greater than 140 feet in height) - All sizes ⁴	8 feet	8 feet	8 feet

⁴ Setback is measured from any interior and/or rear lot line

[Option #2 - Proposed by City Council] "I hereby make a motion to recommend **APPROVAL** of the proposed Zoning Ordinance Text Amendments regarding "accessory buildings" as follows:

- ✓ Amend [red, underlined text] Chapter 12.32.1-Development Standards in Residential Zones as shown in the table below:

Setback Standards – Rear Yard	R-L	R-M	R-H
Accessory building (one-story) - Less than 2 500 square feet ⁴	3 feet	3 feet	3 feet
Accessory building (one-story) - 2 500 square feet or greater ⁴	5 feet	5 feet	5 feet
Accessory building (two-story or greater than 14 0 feet in height) - All sizes ⁴	8 feet	8 feet	8 feet

Suggested Reasons for Action (findings):

- a. **Section 12.420, Residential Development** – The Planning Commission finds that the main or prominent theme of this Section of the General Plan is the suburban residential lifestyle of Centerville City. Low-Density, single-family, development is the preferred lifestyle for much the planned residential areas.
- b. The Planning Commission finds that the General Plan is focused on preserving the quality of single-family development.
- c. The Planning Commission finds that allowing for accessory uses and buildings is consistent with this desire.
- d. The Planning Commission finds that the allowance of accessory buildings is subject to the preferred or acceptable bulk and area standards (*e.g. setbacks, heights, etc.*) that are adopted by legislative body.
- e. Therefore, the Planning Commission finds that the proposed amendments can be deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of Centerville City's Zoning Ordinance.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/12/2019**

Item No. 4.

Short Title: Discussion - Subdivision Ordinance Updates - Chapter 8 (Small Subdivisions)

Initiated By: City Attorney

Scheduled Time:

SUBJECT

Continue discussion of proposed revisions to City Subdivision Ordinance - CMC 15 (Subdivision)

RECOMMENDATION

BACKGROUND

As part of the process to update and revise the City Subdivision Ordinance, a copy of the latest Chapter 8 (Small Subdivisions) is attached for Planning Commission review. Chapter 8 addresses the application and procedural requirements for small subdivisions (defined as subdivisions consisting of four lots or less).

ATTACHMENTS:

Description

- ▢ Subdivision Ordinance - Chapter 8 (Small Subdivisions)

TITLE 15 SUBDIVISIONS

CHAPTER 15.08. SMALL SUBDIVISIONS

- 15.08.010. Purpose.**
- 15.08.020. Authority.**
- 15.08.030. Initiation.**
- 15.08.040. Procedure.**

15.08.010. Purpose.

The purpose of this Chapter is to establish a process for approving small subdivisions consisting of four lots or less.

15.08.020. Authority.

The Zoning Administrator is authorized to review and approve a concept plan for small subdivisions in accordance with CMC 15.05 (Concept Plans), and the Planning Commission is authorized to review and approve a final plat for small subdivisions in accordance with CMC 15.07 (Final Plats), as more particularly set forth in this Chapter.

15.08.030. Initiation.

An application for approval of a small subdivision may be submitted by the owner of property proposed to be subdivided, or the owner's agent, as provided in this Chapter. An agent of a property owner shall provide an affidavit of authorization in accordance with CMC 15.03.160.

15.08.040. Procedure.

Except as otherwise specifically provided in this Title, the subdivision process for a small subdivision, consisting of four lots or less, is a two-step process requiring concept plan and final plat approval by the City. The preliminary plat process is not required for small subdivisions. Additional steps may be required for the vacation of streets or public utility easements as more particularly set forth in this Title.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/12/2019**

Item No. 5.

Short Title: Community Development Directors Report

Initiated By:

Scheduled Time:

SUBJECT

Next PC Meeting June 26th:

- Tentative Work Session with Landmarks Commission - 6:00 p.m.
- Continuation of South Main Street Corridor - General Plan Discussion
- Dave's Auto - Conceptual Site Plan Amendments
- Continuation of the draft review of the Subdivision Ordinance

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/12/2019**

Item No. 6.

Short Title: City Council Report

Initiated By:

Scheduled Time:

SUBJECT

Sheffield Downs PDO Amendment, Architectural Design - City Council approved a modified version of the Planning Commission's recommendation

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/12/2019**

Item No.

Short Title: 05-22-2019 Planning Commission Preliminary Draft Minutes

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 5-22-19 Planning Commission Preliminary Minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, May 22, 2019

7:00 p.m.

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

MEMBERS PRESENT

Cheylynn Hayman, Chair

Kai Hintze

Thomas Hunt

Logan Johnson

Becki Wright

MEMBERS ABSENT

Kevin Daly

STAFF PRESENT

Cory Snyder, Community Development Director

Lisa Romney, City Attorney

Mackenzie Wood, Assistant Planner

VISITORS

Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Hintze

PUBLIC HEARING – SMALL SUBDIVISION WAIVER, FISHER LOT SPLIT, 498 NORTH MAIN STREET

Cory Snyder, Community Development Director explained that the Planning Commission was tasked with considering the proposed Small Subdivision Waiver/Lot Split to create a new building lot for the Fisher property located at 498 North Main Street. Staff felt that the application met the requirements. Such a waiver would eliminate the preliminary and final subdivision processes of the subdivision ordinances. Staff recommended approval of the application.

Chair Hayman invited the applicant to address the Planning Commission. Natalie Fisher spoke on behalf of George and RuthAnn Fisher. She shared their proposal that the new lot bear the address of 474 North Main Street.

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

In response to Ms. Fisher's request to assign the address of 474 North Main Street to the new parcel, Mr. Snyder explained that the applicant would need to present the request to Public Works Director Randy Randall.

Commissioner Hunt **moved** to approve the small subdivision waiver for the Fisher subdivision, with the following conditions and suggested reasons for action-

Conditions

1. The small subdivision waiver shall be for the Fisher Subdivision involving Parcel #02-096-0264

2. The following items shall be effective or addressed as part of this small subdivision waiver approval:

- a. The applicant shall prepare a final paper plat for the property, as per the City subdivision standards, to the Centerville City Recorder. After the paper plat is deemed acceptable by the City, the Final Linen Plat shall be prepared, signed, and submitted to the City Recorder.
- b. The applicant shall prepare any required subdivision construction drawings for the minimum needed improvements (e.g. sewer, drainage and public improvements) to be installed for the subdivision and be deemed acceptable by the City Engineer.
- c. The Plat shall show all required street frontage and interior lot line public utility easements. Any additional easements, such as cross-access shall be prepared. All easements shall be deemed acceptable by the City Engineer and City Attorney.
- d. The subdivision construction drawings or plat shall show and comply with the required 2,000 square foot buildable area for the new lot.
- e. Prior to recording the small subdivision waiver plat, applicant shall submit an updated title report for the entire property area for review and approval of encumbrances and ownership by the City Attorney and City Engineer.
- f. At minimum, the following plat notes shall be set forth on the final plat, or as deemed acceptable to the City Attorney, for the small subdivision waiver:
 - Approval of the small subdivision waiver plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of ground water tables.
 - Approval of the small subdivision waiver plat is subject to the grant of easement dated 05/07/2019 from the State of Utah.

3. The applicant shall provide, with the plat and plans, all the required “utility provider” sheets to the City. Additionally, the applicant shall provide verification that the applicable secondary water service was available for the new lot and shall install all necessary improvements.

4. The applicant shall pay all applicable impact fees and post the related bonds for public improvements prior to recordation of the Final Linen Subdivision Plat.

Suggested Reasons for Action

a. The Planning Commission finds that the subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in CMC 15.2.107 of the Subdivision Ordinance.

b. The Planning Commission finds that two lots are consistent with the Zoning Standards for the Residential Low Zone.

c. The Planning Commission finds that with the conditions imposed, the general requirements for all subdivisions have been addressed and fulfilled [CMC 15.5].

Commissioner Wright seconded the motion which passed unanimously (5-0).

**PUBLIC HEARING – CONCEPTUAL SITE PLAN, TRUMP NEW DWELLING, 124
EAST 400 SOUTH**

Mr. Snyder pointed out that what was unique about this proposal was that there had been an existing home on the site which had been demolished. The applicant intended to use part of the existing foundation and build a new home subject to review of the new site plan. This was the Planning Commission's opportunity to review the conceptual site plan and provide feedback for future approval by the Zoning Administrator, if deemed appropriate. Because a home had previously been in place, the majority of the necessary infrastructure was already present. During the building permit review, there would be an analysis of the water meter line to ensure that it was still adequate. The Development Review Committee had evaluated the plan and found it to be acceptable with certain conditions in place. The largest issue involved the dedication of some easements which would ultimately go before the City Council. Staff recommended approval by the Planning Commission.

Chair Hayman invited the applicant to step forward and address the Commission. Mathew Trump introduced himself and made himself available for any questions. Commissioner Hunt expressed concern about the proximity of a power pole to the proposed driveway. Mr. Trump indicated that he intended to make a topographical change of some sort in order to protect the pole against potential damage from a moving vehicle.

Chair Hayman opened the public hearing at 7:15 p.m. There were no comments so the public hearing was closed at 7:15 p.m.

Commissioner Wright **moved** to accept the conceptual site plan for the single-family residential parcel located at 124 East 400 South with the following directives and suggested reasons for the action:

Directives:

1. The applicant shall submit a final site plan application, as per the City's Zoning Ordinance, and address any missing or undetermined required elements.

2. As per the Planning Commission's delegated authority for routine and uncontested matters, the City's Zoning Administrator shall review and approval the Final Site Plan for 124 East 400 South, in accordance with City Ordinances. Any disputed decision by the Zoning Administrator shall be forwarded to the Planning Commission for resolution and decision.

3. The applicant shall prepare and provide the required public utility easements for the parcel and be submitted to the City Recorder for city acceptance by the Council.

4. As part of the easement submittal to the City Council, the applicable legal descriptions for the public utility easements shall be reviewed and deemed acceptable by the City Engineer.

Suggested Reasons for Action:

(a) The Planning Commission finds that the Conceptual Site Plan has adequately shown how the property could be developed – see CZC 12.21.110.d.2.

(b) The Planning Commission finds that with the directives provided, the proposed development of a single-family home would comply with the applicable Zoning and Subdivision Ordinances of the City.

Commissioner Hintze seconded the motion which passed unanimously (5-0).

DISCUSSION – SUBDIVISION ORDINANCE UPDATES – CHAPTER 7 (FINAL PLATS)

This item had been tabled from the May 8, 2019 Planning Commission meeting.

Lisa Romney, City Attorney, explained that there were more items required at review of the Final Plat than with either Conceptual or Preliminary Site Plan review. Many of them were required by law and were therefore taken directly from State code.

Although 15.07.020 listed the City Council as authority for the review and approval of final plats, the Planning Commission could, if it so chose, direct staff to look into the possibility of that authority being transferred to the Commission, particularly in light of the fact that it was an administrative decision.

Ms. Romney pointed out that upon further review of the submittal requirements for final plats, she wished to add some references to the fact that City code must comply with all State requirements, including the Land Use, Development and Management Act. At some point in the future, she wished to create a chart that would visually depict the requirements for conceptual, preliminary and final plat review. A finalized chart of that kind could be useful in creating a checklist form.

Page 3 of the ordinance contained much of the same language contained in previous descriptions of the review process as far as the Zoning Administrator accepting the application, distributing it to the department heads and the Development Review Committee, etc. before the Zoning Administrator made a recommendation to the City Council. Although it was not required in State law, a public hearing would take place before the City Council.

Chair Hayman indicated that she wished to seriously consider keeping all administrative decisions with the Planning Commission and allow the City Council to focus on legislative decisions. Mr. Snyder pointed out that the mandatory public hearing took place at review of the conceptual site plan. The public hearing that typically took place before the City Council was a “courtesy” that the City Council had wished to hold. The discussion to be had, then, was whether or not there was value in holding a second public hearing after the plan had already gone through a conceptual and preliminary review. Mr. Snyder asked if the Commission would be in favor of not just eliminating the “courtesy” hearing to avoid what appeared to be a disconnect with the public’s understanding of what the City Council could do at that point in the development process, but also to leave the final approval of the plat with the Commission. Chair Hayman and Commissioner Johnson both spoke in favor of making that change. Commissioner Wright expressed a desire to make it clear to the City Council that there would still be a public hearing held. It would simply be held earlier in the process, when substantive changes could still be made.

Ms. Romney clarified that although current City code dictated that a public hearing was to take place at conceptual site approval, the Planning Commission had recently recommended that approval of the conceptual plan be transferred to Staff. Therefore, it was being proposed that the public hearing should take place at preliminary plat approval. The Planning Commission and staff discussed the idea that maintaining administrative decisions at the Planning Commission level was merely implementing policies that the City Council had previously put in place. Making this change would eliminate some redundancies in the current process.

There were new sections of the ordinance spelled out on pages 4 and 5 of the staff report that Ms. Romney recommended as a way to reflect the reality of how final plats were processed in the City. After the City Council approved the final plat, there were always small, technical issues that needed to be addressed by the City Attorney or the City Engineer. This new portion of the code contained information regarding the current practice of having the developer submit what was essentially a paper plat. Staff

1 reviewed and red-lined the paper plat and if the recommended changes were not significant, provided
2 direction for the developer to print the mylar plat at their own risk, assuming they made the necessary
3 corrections. It was anticipated that referencing this practice in the ordinance would make the plat process
4 very clear to developers.

5
6 Regarding 15.07.200 pertaining to plat amendments, Ms. Romney had wished to make it clear
7 that if the final plat had not yet been recorded, the developer need attend just one meeting for final plat
8 approval. She recommended possibly looking into having a two-step plat amendment process in the
9 future. Mr. Snyder pointed out that there would need to be a serious discussion when it came time to
10 review that chapter of the code.

11
12 In response to an inquiry from Chair Hayman, Ms. Romney stated that although current City code
13 allowed developers six months in which to record their final plat, she recommended changing that to
14 twelve months.

15
16 **DISCUSSION AND REPORT BY PLANNING COMMISSIONERS AND STAFF THAT**
17 **ATTENDED THE AFFORDABLE HOUSING SEMINAR PROVIDED BY THE UTAH LAND**
18 **USE INSTITUTE ON MAY 14, 2019**
19

20 Ms. Romney explained that she, some members of the Planning Commission and City Manager
21 Brant Hanson had recently attended the above-mentioned seminar which included a discussion about SB
22 34. Later the same week, she and Mackenzie Wood attended an additional seminar which provided
23 information about where to obtain data about moderate income housing, population, etc. She explained
24 that the Wasatch Front Regional Council was actually collecting much of the data for the various member
25 cities. A good first step would be for the City to assign a staff member the task of obtaining the most
26 recent data from the WFRC which was specific to Centerville.

27
28 Mr. Snyder pointed out that although the City's General Plan mentioned moderate-income
29 housing, it lacked a definitive strategy for meeting the requirements and he felt that it was important that
30 the City identify such as strategy. He agreed with Ms. Romney's recommendation that the City begin by
31 gathering the most recent data available before fleshing out a strategy. After that, he felt that
32 Centerville's Transportation Plan should be addressed.

33
34 Commissioner Wright expressed appreciation for the idea that the City must first measure its
35 needs and *then* address them, potentially along with other communities that had similar needs.

36
37 Chair Hayman pointed out various rather surprising consequences of a lack of affordable housing
38 (i.e. less than 30% of one's gross monthly income such as reduced air quality, reduced time spent with
39 family, increased homelessness.

40
41 Commissioner Wright wished to point out that accommodating growth did not necessarily mean
42 reducing quality of life.

43
44 **LAND USE TRAINING #3 – TOP 10 THINGS EVERY PLANNING COMMISSIONER IN**
45 **UTAH NEEDS TO KNOW**
46

47 Ms. Romney provided a brief introduction to the third in a series of Land Use Training videos.
48 Additional training videos would be reviewed and discussed in the next fiscal year.

49
50 One point she wished to clarify from the video was the suggestion that if a Planning
51 Commissioner did not know something, he/she should not vote on the matter. She pointed out that
52 Commissioners were duty-bound to vote on the issues brought before them. Therefore, she felt a better
53 statement would be to say that if you do not know something, table the matter in order to gather the

necessary information to make an informed decision. Ms. Romney had recently reviewed LUDMA and intended to make the Commission's written rules and procedures available at future Planning Commission meetings if that was a legal requirement.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Upcoming Agenda Items:

- Zone Text Amendment / R-L Zone Accessory Building Setbacks, City Council Request
- South Davis Metro Fire District / Amended Site Plan for Plaza Design
- Quality Machine Addition / Amended Site Plan in I-H Zone
- Continuation of South Main Street General Plan Amendment

City Council Report:

- Home Occupation Amendments / Council Approved
- Accessory Building Setbacks / Council Directed Amendments for the R-L Zone

MINUTES REVIEW AND ACCEPTANCE

The minutes of May 8, 2019 were reviewed and amendments suggested. Commissioner Wright **moved** to accept the minutes as amended. The motion was seconded by Commissioner Hunt and passed unanimously (5-0).

ADJOURNMENT

Chair Hayman **moved** to adjourn. Commissioner Johnson seconded the motion which passed unanimously (5-0). The meeting adjourned at 8:36 p.m.

Cheyllynn Hayman, Chair

Date Approved

Jamie Brooks, Recording Secretary