

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, JUNE 24, 2015, 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 Blaine Lutz, Centerville Finance Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's Website: www.centervilleut.net and on NovusAgenda at the following link: <http://centerville.novusagenda.com/agendapublic>

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

- 7:00** **A. WELCOME AND ROLL CALL**
 B. PLEDGE OF ALLEGIANCE
 C. PRAYER OR THOUGHT – Commissioner Gina Hirst
 D. MINUTES REVIEW AND ACCEPTANCE – June 10, 2015
 E. COMMISSION BUSINESS
- 7:10** **1. PUBLIC HEARING | PORTER LANE TOWNHOMES | 564 WEST PORTER LN**
 Consider the proposed applications:
 1. Conceptual Site Plan for the Porter Lane Townhomes, on property located at 564 West Porter Lane (400 South). The project includes a 48-unit townhome community, and 1 existing single-family dwelling
 2. Conditional Use Permit to allow the density of 8 units per acre in the R-M Zone
 Taylor Spendlove, Brighton Development Utah, LLC, Applicant
- 7:35** **2. PUBLIC HEARING | RON SCHULTZ LOT SPLIT | 590 EAST 200 SOUTH**
 Consider proposed Small Subdivision Waiver/Lot Split on property located at 590 East 200 South, for the purpose of creating a residential building lot. R. Ronald Schultz, Applicant
- 7:55** **3. PUBLIC HEARING | TRUMP RESIDENTIAL LOT | 540 SOUTH 400 WEST**
 Consider proposed Conceptual Site Plan for an unplatted residential building lot on property located at 540 South 400 West, for the purpose of constructing a new dwelling. Scott & Susan Trump, Applicants
- 8:15** **4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 a. Upcoming Meetings
 • PC Meeting July 8, 2015: 5:30 PM PC/CC Work Session
 SMSC Plan and Public Comments Review, no other items
 scheduled for this meeting

8:20 F. ADJOURNMENT

Posted June 19, 2015 by Community Development



PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, June 10, 2015

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
David Hirschi, Chair
Gina Hirst
William Ince
Logan Johnson
Scott Kjar
Kevin Merrill

COUNCIL MEMBERS PRESENT

Ken Averett
Tamilyn Fillmore
Stephanie Ivie

STAFF PRESENT

Corvin Snyder, Community Development Director
Lisa Romney, City Attorney
Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Merrill

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held May 27, 2015 were reviewed and amended. Commissioner Ince made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Hirst and passed by unanimous vote (6-0). Commissioner Merrill abstained from voting as he was not present at this meeting.

PUBLIC HEARING | ZONING CODE TEXT AMENDMENT, CHAPTER 12-36, TABLE OF USES ALLOWED - Consider proposed Zoning Code Text Amendment for Chapter 12-36-Table of Uses Allowed, to allow flag lots in the R-M (Residential-Medium) Zone. Todd Huffaker, Liahona One, LLC, Applicant

PRELIMINARY DRAFT

Planning Commission Meeting
June 10, 2015

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1 Brandon Toponce, Assistant Planner, reported the Planning Commission previously
2 accepted a conceptual site plan for a duplex on a remaining parcel of the Huffaker Dental Office
3 property. After further review it appears the best option for development of this property would
4 be a flag lot scenario, as it would be more harmonious with surrounding uses. Currently, flag lots
5 are not allowed in the R-M Zone. The proposed application requests approval of flag lots within
6 the R-M Zone. The applicant is not requesting any changes to the flag lot ordinance itself, all
7 flag lot requirements would be applicable as currently stated. Flag lots are used as a last resort
8 for development on a parcel that is not otherwise buildable or where other conventional zoning
9 would not work on the lot. All proposed flag lots within existing R-M Zones, or future R-M
10 Zones, would be reviewed by the Planning Commission for compliance to all applicable City
11 codes. Mr. Toponce explained the proposed application is consistent with the General Plan as it
12 provides additional housing options and provides development opportunity for underutilized
13 property. If approved the applicant will apply for a rezone of the remaining parcel from
14 commercial to R-M and will also be required to apply for a small subdivision waiver.

15
16 Chair Hirschi questioned why flag lots were not allowed in the R-M Zone when the flag
17 lot ordinance was originally passed. Commissioner Hayman asked how other cities treat flag
18 lots. She also questioned if flag lots could be dealt with on a case by case basis. Commissioner
19 Johnson questioned how it is determined that the flag lot scenario is a last resort option.

20
21 Cory Snyder, Community Development Director, explained the flag lot ordinance is
22 fairly new and the City felt a cautious approach was best. Therefore, it was approved in the
23 Residential-Low Zone only with the thinking that it could be expanded as future needs dictated.
24 He said most cities allow some type of flag lot ordinances but explained flag lot ordinances are
25 generally customized to fit a particular city's own unique circumstances. He said if the flag lot
26 ordinance is expanded to the R-M Zone then all properties within that zone will be allowed to
27 use the ordinance. It would be discriminatory to only allow on a case by case basis. Mr. Snyder
28 explained a property is studied during the application process to determine if the flag lot is the
29 best and last resort for development. A flag lot application is reviewed by both staff and the
30 Planning Commission. He also explained there are currently very few properties within the R-M
31 Zone that would fit the possibility of a flag lot.

32
33 Chair Hirschi opened the public hearing. Seeing no one wishing to comment; he closed
34 the public hearing.

35
36 Commissioner Merrill made a **motion** for the Planning Commission to recommend to the
37 City Council, the amendments to Chapter 12-36, Table of Uses Allowed, as follows:
38
39

PRELIMINARY DRAFT

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Residential Uses	A-L	A-M	R-L	R-M	R-H	All PF Zones	C-M	C-H	C-VH	I-M	I-H
Flag Lot Subdivision Development	N	N	P	P	N	N	N	N	N	N	N

Reasons for the Action (Findings):

1. The change is consistent to the General Plan, Section 12-420-3(2), identifying optimum locations for residential development and Section 12-490(6-D), which supports flag lots on un-utilized properties.
2. Under review by the Planning Commission, a property owner would be allowed to maximize the use of their property.
3. All flag lots within an R-M Zone would be required to adhere to all applicable guidelines found in Chapter 12-36, and 12-32 of the Zoning Ordinance and Sections 15-5-102(9) and 15-2-107 of the Subdivision Ordinance.
4. Through previous approvals, the Flag Lot Ordinance has been proven efficient in developing un-utilized land and addressing negative impacts on surrounding properties.
5. It does not appear that amending the Ordinance will have a significant negative impact on the community.

The motion as seconded by Chair Hirschi and passed by unanimous roll-call vote (7-0).

PUBLIC HEARING | ZONING CODE TEXT AMENDMENTS, SOUTH MAIN STREET CORRIDOR OVERLAY ORDINANCE AND SECTION 12-41-040-MINIMUM AREA OF ZONE - Consider proposed Zoning Code Text Amendments as follows: 1. Amending various Zoning Code Text Amendments in the South Main Street Corridor Overlay Ordinance, including placing density cap for the City Center and Traditional Main Street Districts; and 2. Amending Section 12-41-040-Minimum Area of Zone, reducing or eliminating minimum area requirements. Centerville City Council, Applicant

Cory Snyder, Community Development Director, reported the City Council recently adopted a "Temporary Zoning Regulation Ordinance" (TZRO) restricting any further development within the South Main Street Corridor (SMSC) Zone in order to allow time for the City to review and make changes to the SMSC Plan. The Council is requesting amendments to the Zoning Code including a residential density cap and a reduction/elimination of the five (5) acre minimum parcel requirement for a Planned Development Overlay (PDO).

Density Cap

Mr. Snyder explained the density cap proposed is eight (8) dwellings per acre in the Residential-Medium (R-M) Zone for the City Center and Traditional Main Street Districts of the SMSC. These two districts are primarily commercial and not considered "residential." However, the SMSC Plan does allow and encourage residential uses within these districts through mixed-use development and/or through use of medium and high densities. The Moderate Income Housing plan encourages housing variety for all income needs. The General Plan also encourages a variety of infill development and neither promotes nor discourages a density cap. Mr. Snyder explained the SMSC Plan uses form base codes to allow 2-story mixed-use buildings with main floor commercial and 2nd story residential. It is possible a density cap could stifle the usability of the 2nd floor thus hindering marketability and redevelopment. It could prove to be too expensive to purchase, demolish, and redevelop a site with the proposed density cap. However, it may be possible to tuck residential uses behind commercial uses along the SMSC which could provide variety. In addition, a density cap could bring clarity to SMSC Plan for the developers, City staff, elected officials, property owners, and residents within the area.

Mr. Snyder responded to questions from the Commission. He discussed the densities of several existing subdivisions which range from 8-10 units per acre. He further explained the City Center and the Traditional Main Street districts are zoned commercial with a residential-medium option as part of the SMSC Overlay Zone. The proposed density cap would only be applied to these two districts as part of the SMSC Overlay Zone. Residential uses are only allowed secondary to the underlying commercial zone/uses.

Chair Hirschi opened the public hearing.

Tim Hawkes said the SMSC Plan uses form base code to incentivize redevelopment and high density. He said the developers that are showing interest are proposing 12-21 units per acre developments. He said this is too high for Centerville's Main Street. He said he is in favor of the density cap at 8-units per acre. He said if the cap proves to hinder redevelopment then it can be changed in the future, but for now low density is appropriate and desired by Centerville's citizens.

Robyn Mecham said there is a lot of potential property for redevelopment along the SMSC. If the City allows high density it will devastate the already congested traffic on Main Street. She said the Wasatch Community Council claims on average a car makes 13 trips per day. She said under the current SMSC Plan there is potential for 600+ units. This would generate too much traffic for Main Street causing it to become too dangerous to safely travel or cross. She agrees with capping the density as suggested. She said there are plenty of existing homes,

1 apartment, and townhomes in Centerville, there is no need for additional housing types. She said
2 single-family homes are desired and should be permitted. She believes the SMSC should be
3 Residential-Low (R-L) or commercial only. She said R-L is the only designation that will restore
4 and maintain the "historic" Main Street that is desired. She also believes zoning should be by
5 acreage and not form based standards.

6
7 Jennifer Turnbloom said she would like the zoning for Main Street to go back to R-L.
8 She said her family has owned property in this area for 60 years and they never asked for
9 commercial zoning, it was changed without their knowledge or consent. She said the current
10 commercial uses on Main Street are constantly turning over or stagnant, perhaps that is because
11 Main Street is just not a viable commercial location. She said Main Street is suited for single-
12 family homes which should be allowed and encouraged.

13
14 Alice Roberts said Main Street should be preserved. She said the SMSC Overlay and
15 form based zone is too intense for Main Street. She said one of the proposed redevelopments on
16 Main Street puts a fence on Main Streets frontage. She said this is like turning your back to Main
17 Street. She would like to preserve Main Street by allowing single-family residential lots. She is
18 also okay with R-L behind commercial that fronts Main Street. However, she suggested a
19 feasibility study be conducted to determine if commercial is even viable on Main Street. Perhaps,
20 residential only would be the best fit with garages and driveways at the back. She expressed
21 concern with the traffic on Main Street and said the current speed limit is too high. She said if
22 Main Street were more pedestrian friendly perhaps the State would consider lowering the speed
23 limit.

24
25 Alan Arbuckle said Main Street in Bountiful is a strip of "hobby shops" and not real
26 commercial development. He said the SMSC Overlay Zone will create the same "hobby shop"
27 concept along Main Street and Pages Lane. He said this is not ideal redevelopment for Main
28 Street in Centerville. He believes the SMSC Plan is too intense for Main Street and agrees that a
29 density cap is appropriate.

30
31 Kenny Mecham said commercial uses on Main Street are rarely utilized and that Main
32 Street is better suited for single-family homes.

33
34 Jamison Pexton asked if there is a maximum building height for Main Street.

35
36 Ralph Sorenson questioned if there are enough services to provide for this type of
37 intensive development. He asked if there is any land available for additional schools or cemetery
38 plots. He said too much growth, too fast, cannot be supported. He said it is a tragedy to throw up
39 buildings and not be able to lay our dead to rest.

1 Seeing no one else wishing to comment, Chair Hirschi closed the public hearing.

2
3 Councilwoman Fillmore and Councilwoman Ivie expressed concern with the application
4 of the proposed density cap. They agreed the City Council's intent was to extend the density cap
5 through the entire SMSC including all districts.

6
7 Mr. Snyder said it was his understanding the density cap application was for the City
8 Center and Traditional Districts only. If the Council intended to extend the density cap
9 throughout the entire SMSC, then a new application can be submitted. He explained the SMSC
10 Overlay Zone does extend along Pages Lane from Main Street to East, but the density cap is not
11 being applied to that area with this application. Mr. Snyder responded to questions raised by the
12 public. He said the maximum building height for Main Street is 25 feet on the east side and 35
13 feet on the west side. He said the Davis County School District has stated there is sufficient
14 capacity to handle additional students. He agreed the cemetery issues are a problem which the
15 City Council is currently discussing.

16
17 The Commission agreed the City Center and Traditional Districts are the most pressing at
18 this time with regard to density and agreed to move forward with the application as presented. If
19 the Council would like to extend the density cap a new application may be submitted in the
20 future.

21
22 Chair Hirschi said he agrees with much of the public comment and agrees with the
23 density cap, but does not agree with a total of 8-units per acre. He suggested a residential cap of
24 4-units per acre with a conditional use allowance of up to 8-units an acre total. This will provide
25 an opportunity for the City to review development applications requesting the 8-units.

26
27 Commissioner Kjar said he is accepting of the density cap as suggested by Chair Hirschi.
28 Commissioner Hirst also agreed as she is concerned with traffic impacts. Commissioner Johnson
29 believes the density cap will help reinforce the General Plan by promoting the underlying
30 commercial zone. Commissioner Merrill said the Police Chief has stated the police department is
31 able to handle added traffic. He said he is not opposed to a density cap but is also mindful of the
32 need for growth.

33
34 Chair Hirschi made a **motion** for the Planning Commission to recommend to the City
35 Council approval of a residential-medium cap, as follows:

36
37 *Amend the text of the SMSC Overlay Zone for the City Center and Traditional Main*
38 *Street Districts to cap the allowable residential density at a maximum of four (4) units*
39 *per acre as a permitted use and up to eight (8) units per acre as a conditional use.*

Reasons for Action (Findings):

- a. The Planning Commission finds that the SMSC Plan does allow for residential uses to be considered in this particular commercial area.
- b. The Planning Commission finds that both the Moderate Income Housing and SMSC Plans desire that such residential uses be encouraged through mixed-use development and/or through use of medium and high densities.
- c. The Planning Commission finds that the use of medium residential densities as part of a mixed-use would facilitate the desires of the SMSC Plan and provide a definable maximum cap that is not currently in the related Ordinances of these districts.
- d. The Planning Commission finds that a maximum density cap helps to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.

The motion was seconded by Commissioner Kjar and passed by unanimous vote (7-0).

Reduce/Eliminate five (5) Acre Planned Development Overlay Minimum

Cory Snyder, Community Development Director, reported the Planned Development Overlay (PDO) is a flexible use tool that can be applied to any residential, commercial, or industrial zoned property. The PDO allows up to a 20% density bonus given the development provides additional enhancements. A PDO is reviewed by the Planning Commission and ultimately approved by the City Council. Current ordinances allow a PDO with no minimum acreage requirement within the Residential-Low Zone but requires a five (5) acre minimum in Residential-Medium, Residential-High, and all commercial and industrial zones. The City Council's application requests a reduction or possible elimination of the 5-acre minimum in all zones.

Mr. Snyder said there are no specific General Plan policies related to minimums or maximums for a PDO. The concept of setting a minimum acreage is related to providing enough land area for the expected enhancements of a master planned project. In addition, too little property can render a PDO financially unachievable which leads to frustration and contention. He said the 5-acre minimum is a typical requirement for most cities. Staff is accepting of lowering the minimum to three (3) acres because Centerville has limited parcels left for development but does not recommend eliminating the acreage requirement.

Mr. Snyder responded to questions from the Commission. He said the City could consider eliminating the minimum requirement once Centerville comes closer to build out but staff does not recommend elimination at this time. He explained a PDO could also be expanded but would require an additional application and approval. He explained the 5-acre minimum is a

1 bigger issue for the SMSC because the form based zone already requires a higher development
2 standard. If there is not enough acreage then it makes redevelopment less likely.

3
4 Chair Hirschi asked the City Council members present if they would like to address this
5 application. Stephanie Ivie, City Councilwoman, said the City Council had a split vote on this
6 issue. She said she is not in favor of lowering the 5-acre minimum. She said the PDO allows for
7 increased density and for this reason she is opposed. Tamilyn Fillmore, City Councilwoman, said
8 she is not comfortable representing the City Council on this issue because of the split vote.

9
10 Chair Hirschi opened the public hearing.

11
12 Tim Hawkes urged the Commission to reject this application because there is not a clear
13 reason as to why the Council is requesting the change. He is also opposed because a PDO
14 incentivizes higher density and allowing this possibility on a smaller parcel will only increase
15 that intensity. He said Centerville's residents have been consistent and clear in their desire for
16 lower density.

17
18 Robyn Mecham said residents are against high density. She is not in favor of lowering the
19 5 acre minimum. She said lowering the acreage will give developers a message that Centerville
20 wants higher density, which is not correct.

21
22 Alan Arbuckle said the 5-acre minimum is adequate. He agrees lowering the minimum
23 acreage will only increase density which he is opposed to.

24
25 Nancy Smith agreed that a PDO incentivizes high density and sees no reason to allow any
26 PDO east of I-15. She said the underlying residential zones already provide sufficient controls to
27 create compatible developments. In addition, the conditional use permit allowance provides for
28 increased density, there is no reason for the PDO tool. She said the SMSC is already appropriate
29 and the PDO only adds confusion and unrest for surrounding residents.

30
31 Seeing no one else wishing to comment; Chair Hirschi closed the public hearing.

32
33 Lisa Romney, City Attorney, said the benefit of the PDO is that it is a legislative decision
34 which is reviewed under the reasonably debatable standard and provides the City Council
35 increased discretion and ultimate approval authority regarding any proposed PDO. Whereas a
36 conditional use permit or site plan approval is an administrative decision which is reviewed
37 under the substantial evidence standard. Such administrative matters must generally be approved
38 if the application meets the requirements of the ordinances.

39

1 Chair Hirschi agreed Centerville has limited land available for future development which
2 makes it difficult to secure 5-acres. He said it may be beneficial to reduce the minimum acreage
3 requirement in order to keep the PDO as an affective tool.

4
5 Commissioner Hayman clarified the PDO gives the City an extra layer of flexibility with
6 developments. It not only provides the option for increased density but it also provides greater
7 standards for development including landscaping, buffers, parking, etc. She also clarified that the
8 City Council has a reasonably debatable standard with a PDO, meaning they can consider public
9 comment and response accordingly.

10
11 Commissioner Johnson said his least favorite tool is the traditional subdivision standard.
12 He prefers the City and developers have options to produce a desirable product. He is in favor of
13 reducing the minimum acreage requirement.

14
15 Commissioner Kjar said he agrees with both sides. He is not in favor of increased density
16 but he understands the need for a flexible tool.

17
18 Commissioner Ince said he is not in favor of allowing a higher density on a smaller
19 parcel.

20
21 Commissioner Ince made a **motion** for the Planning Commission to recommend **denial**
22 to the City Council of a reduction in the minimum acreage for a PDO as there is no particular
23 reason to lower the acreage. Motion died for lack of a second.

24
25 Chair Hirschi made a **motion** for the Planning Commission to recommend approval to
26 the City Council of a reduction in the minimum parcel size in a PDO, as follows:

27
28 *Amend the text of the Planned Development Overlay Zone to reduce the minimum*
29 *parcel size to three (3) acres.*

30
31 ***Reasons for Action (Findings):***

- 32 a. The Planning Commission finds there are no specific General Plan policies related to
33 expectation to minimums or maximums for Planned Overlay Developments.
34 b. The Planning Commission finds that the concept of setting a minimum is related to
35 providing enough land area for allowing flexible development patterns to establish
36 open areas and amenities to improve the design and layout of parcels.
37 c. The Planning Commission finds that when parcels become too small, it is much more
38 difficult to create needed buffers to surrounding properties or to internally create the

desired common spaces and related amenities to improve a development beyond the traditional zoning regulations.

The motion was seconded by Commissioner Merrill and passed by roll-call vote (6-1). Commissioner Ince opposed.

**PUBLIC COMMENT | SOUTH MAIN STREET CORRIDOR (SMSC) PLAN
OVERLAY ZONE - Receive public comments about the South Main Street Corridor
(SMSC) Plan and related Zoning Ordinance (Overlay Zone)**

Chair Hirschi opened the floor for public comment regarding the South Main Street Corridor (SMSC) Plan.

Patty Kennington requested the City consider expanding the density cap to the southern and east ends of the SMSC. She said the old Dicks Market site (Pages Lane between Main Street and 400 East) is surrounded by residential uses and a residential density cap of 8 units per acre would be consistent and compatible with the area. In addition, Pages Lane is not a high traffic road and could not accommodate high density.

Dale McIntyre said the J.A. Taylor Elementary and old Dicks Market areas are not suited for high density. This is a residential neighborhood area. He said all the residents that have been coming to these meetings are against high density. He will be deeply disappointed if the City does not cap the density as it is clearly the community's desire.

Ryan Archibald said he is against high density in Centerville. He only supports low density. He said high density will bring too much traffic which will negatively impact schools and endanger students crossing the street.

Lisa Malmstrom said she is a crossing guard on Main Street and said current traffic is too intense and dangerous for students. She said adding additional high density to the area will only compound the situation.

Jennifer Turnbloom said she too is against high density and agreed that more density will negatively impact the area. She said most of the housing for sale in Centerville are townhomes and apartments with a wide range of prices. She said there are already plenty of housing options in Centerville, additional high density options are not necessary.

Tim Hawkes urged the Commission to listen to the public and advocate for their desires for low density. He said it is clear citizens do not want high density.

1 Kenny Mecham said he is against high density. He said high density brings higher crime.

2
3 Carol Bake said it sounded as though the lowering of the Planned Development Overlay
4 (PDO) minimum acreage would allow the Commission and City Council more control and
5 discretion of those types of developments. She said this is an advantage for the City. She also
6 agreed low density is the best option for the old Dick's Market area. She said high density will
7 bring too much traffic and negatively impact schools.

8
9 Bruce Roberts said he is concerned with density. He agreed traffic is already an issue in
10 the city and more density will not help this problem. He said it takes him longer to navigate
11 Centerville's roads than it does to drive to another city and back. He said the old Dick's Market
12 site is large and could bring a large development. He said low density is a better option. He said
13 high density will bring additional traffic problems and safety concerns for children.

14
15 Stephanie Ivie, City Councilwoman, said she avoids driving Main Street because traffic is
16 already too intense. She said the best long-range benefit for Centerville would be to keep the
17 SMSC at Residential-Low. She is also not convinced that high density will stimulate
18 redevelopment.

19
20 Nancy Smith said the best solution may be to throw out the SMSC Plan and revert Main
21 Street back to commercial only. She said if the City is going to keep SMSC Plan then a few
22 amendments to the plan may be needed such as clarifying the half block designation, and
23 clarifying the form base regulations or reverting back to zone based regulations. She believes the
24 zone base format is simpler and doesn't create expectations. She said most of the cities that she
25 has researched allow the mixed-use option but under the zone base format, not form based. She
26 said R-L should be the only allowance at the half block distance and beyond. She agreed traffic
27 is an issue and said the off-set intersections on Main Street only compound the problem. She said
28 high density will only intensify these problems. She said the traffic issues may even hinder the
29 amount of patrons that could access commercial uses on Main thus sending patrons to other
30 cities. She said perhaps the SMSC Plan is not the best concept for Main Street as originally
31 thought.

32
33 Melissa Thomas said there is a not a high density shortage in Centerville. There is already
34 a great deal of apartments and townhomes, there is no need for more. She said there are very few
35 single-family homes for sale and there are many people that want to live in Centerville in a
36 single-family home. She said R-L is a great option for Centerville, particularly within the SMSC.
37 She explained she recently purchased a home in Centerville but faced many challenges securing
38 a loan because there are too many rentals and not enough single-family owned homes. She said

1 single-family will stabilize the community and increase property values. She said high density
2 will only continue the decline of the area.

3
4 Alan Arbuckle said he has heard a lot of pleading for lower density. He said he is curious
5 how passionate property owners and developers really are for high density. He questioned who is
6 really pushing for high density, is it the City or property owners because it is clear it is not the
7 residents.

8
9 Seeing no one else wishing to comment; Chair Hirschi closed the public comment and
10 thanked the public for their time and comments.

11
12 Cory Snyder, Community Development Director, said the City Council will hold another
13 public hearing for public comment re the SMSC Plan on June 16, 2015 and will hold a joint City
14 Council and Planning Commission meeting for the property owners and businesses to give them
15 the opportunity to comment on the SMSC Plan on June 17, 2015. The public is welcome and
16 encouraged to attend both meetings.

17
18 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 19
20 1. The next Planning Commission meeting will be Wednesday, June 24, 2015.
21 2. Upcoming Agenda Items
22 • Conceptual Site Plan & Conditional Use Permit, Porter Lane Townhomes
23

24
25 The meeting was adjourned at 9:50 p.m.
26

27
28
29 _____
David Hirschi, Chair

Date Approved

30
31
32 _____
33 Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: ATIEL HAFOKA
564 WEST PORTER LANE
CENTERVILLE CITY, UT 84014

APPLICANT: TAYLOR SPENDLOVE
BRIGHTON DEVELOPMENT LLC
215 NORTH REDWOOD ROAD #8
NORTH SALT LAKE CITY, UT 84054
(taylor@brightonhomesutah.com)

PROPERTY: 03-001-0125 & 03-001-0145
(SAME AS OWNER'S ADDRESS)

ACREAGE: 6.1 ACRES

ZONING: RESIDENTIAL-MEDIUM (R-M)

APPLICATIONS:

1. CONCEPTUAL SITE PLAN ACCEPTANCE
2. CONDITIONAL USE PERMIT FOR 5-8 DWELLINGS
PER ACRE

PROPOSED USE: MULTI-FAMILY/(1) SINGLE-FAMILY DWELLING – 49
UNITS

RECOMMENDATIONS:

- a. CONSIDER ACCEPTANCE OF THE CONCEPTUAL
SITE PLAN WITH DIRECTIVES
- b. TABLE CUP REQUEST UNTIL FINAL SITE PLAN
SUBMITTAL AND REVIEW

BACKGROUND

The applicant proposes a 48 multi-family with one (1) single-family townhome style community. The letter from the applicant contends that the development is consistent with the City's General Plan, Zoning Ordinances, and will be an added benefit to the community (*see letter provided by applicant in the staff report backup materials*).

The project currently consists of a singular development site. The site is to be developed with 48 townhomes, consisting of 10 buildings, and one (1) large existing single-family home, for a total of 49 dwellings on a gross acreage of 6.16 acres (5.61 ac. net). The multi-family dwellings are two-story high buildings with pitched roofs built in sets of five (5) units. Each dwelling will have a two-car attached garage and a driveway. The one (1) single-family unit consists of preserving the existing large rock home on the property rather than demolish it. All dwellings will be served by private internal roadway with two access points located along Porter Lane. The ingress/egress points of the project align with the two streets to the south serving the Shaela Park Development. According to the applicant, if approved by the City, the property would then be subdivided into a "planned unit development" to allow each dwelling to be individually purchased by a future resident.

CONCEPTUAL SITE PLAN REVIEW, SECTION 12-12-110(d)

Table of Uses Allowed - Chapter 12-36

Within the Zoning Ordinance, the "Table of Uses" does allow both of the proposed primary uses within the Residential-Medium Zone (R-M) Zone. More specifically, the proposed multi-family uses are permitted up to four (4) units per gross acre and conditional for up to eight (8) units per gross acre (*see Table 12-32-1*). Furthermore, single-family dwellings are also conditional uses in the R-M Zone.

From staff's review of the conceptual plan, the total number of dwelling units is 49 with a density calculation of 49 divided by 6.16 acres (gross, not net). This equates to 7.95 units per gross acre (*code rounds to nearest tenth for density*). Thus, the project's overall use density would fall within the R-M conditional use allowance of a gross density of up to eight (8) dwelling units per acre.

General Plan - Section 12-480-3

The project site is located in the Southwest Neighborhood Plan Area. The neighborhood plan indicates that the area from 500 West to the commercial area on the Frontage Road may be appropriately developed with low to medium density residential. In addition, the plan encourages the use of "planned development" type use to act as a buffer between the commercial uses to the west and the single-family use areas in the neighborhood (*see Section 12-480-1.a*). The proposed uses will be developed in a "planned style" as a singular project and then later subdivided. It is planning staff's opinion that the project functions as a buffer between the commercial area of the Frontage Road and the interior neighborhood to the east, as desired in the City's General Plan.

<http://www.centervilleut.net/downloads/communitydevelopment/12-480-1-5.gp.current.8-8-2012.pdf>

Development Standards

Conceptually, the development, with some alterations, appears to be able to satisfy the applicable standards of Table 12-32-1 of the Zoning Ordinance, as summarized below:

R-M Development Standards Table 12-35-1			
http://www.centervilleut.net/downloads/communitydevelopment/chapter12-32_table_12-32-1_setback_standards_-_street_side_yard_-5-6-2014_revised_6-5-2014_.pdf			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	26.5 feet (Two Stories)	Yes
Distance Between Buildings	6 feet	20/21 Feet	Yes
Lot and Parcel Standards			
Minimum Area	10,000 sq. ft.	6.1 Acres	Yes
Setbacks			
Front	25 Feet	~39 Feet	Yes
Rear	20 Feet	~87 Feet	Yes
Side	10/8 Feet	East: ~90 Feet	Yes
		West: ~25 Feet	
Site Standards			
Landscaping, Non-single Family Projects	40% of Site	2.22 of 6.1 Acres ~40%	Yes
Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit	79 trees Shrubs Unknown	Undetermined, but likely

Residential-Medium Development Standards

Off-Street Parking - Chapter 12-52

http://www.centervilleut.net/downloads/communitydevelopment/chapter_12-52_-_off-street_parking_and_loading.pdf

Table 12-52-1 Off-Street Parking Requirements			
Use	Standard	Provided	Compliance
Single-family	2 spaces per dwelling	Existing Garage	Yes
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed+	Double Car Garage Per Unit	Yes
Total		98 Parking Stalls	Yes

Nonetheless, keep in mind that the development has a “private road” servicing all of the dwelling units. This private roadway meets the Ordinance’s 24-foot minimum width required for internal circulation lanes for two-way traffic. Due to a fire code regulation requiring a minimum 20-foot clear lane, the 24-foot private road cannot allow for “on-street parking.” Thus, staff raises the concern about how this fire code requirement will be perpetually maintained, particularly with the visitor parking during family events, holidays, and other social activities. This will be addressed further in staff’s conditional use review section.

Landscaping & Screening - Chapter 12-51

<http://www.centervilleut.net/downloads/communitydevelopment/chapter12-51.1-5-2011.pdf>

The submitted plans indicate the general location of landscaping and a generalized plant detail has been provided. Since the property is greater than one acre, the Ordinance requires a landscape architect prepare a final detailed landscaping design and submit with the final site plan application. These plans must indicate location of all landscaping, types of plantings, total number of plantings and accurate calculations of landscaping percentages and totals.

Required Landscaping Summary Chapter 12-51			
Guidelines	Standard	Required Site Specific	Actual/Compliance
Total Area Landscaping	40%	2.22 of 6.1 Acres 40% (not including back yard areas)	Likely, more than required
Total Required Trees	1 Tree & 2 Shrubs per Dwelling Unit	79 Trees & Shrubs Unknown	Undetermined, but likely
Trees for Street Frontage	1 per 25 linear feet	14 Required/ 9 Provided	No
Total Interior Parking Lot Landscaping	10%	Garage Parking Provided	Not Applicable <i>(except for visitor parking needs raised by staff)</i>
Total Interior Parking Lot Trees and Shrubs	For every six <i>required</i> stalls: 1 tree		
Total Interior Parking Lot Trees and Shrubs	For every six <i>required</i> stalls: 2 shrubs		
Public Street Landscaping <i>(curb to interior lot)</i>	10 Feet for Local Streets	> than 10 feet is being provided	Yes

Screening – Section 12-51-110

The plans do not show any detail concerning the trash enclosures. The final plans will need to provide details indicating the number of dumpsters. Also, all dumpsters must be completely

screened from view with an opaque six-foot wall or fence. The wall or fence must be compatible in material and color of the main buildings on the site.

Signage

All signage requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site plan needs to indicate the location of any wall or monument signage, which must meet the requirements found in Chapter 12-54 of the Zoning Ordinance. The submitted plans depict an entry monument sign located at the east access drive.

http://www.centervilleut.net/downloads/communitydevelopment/chapter_12-54_signs_city_council_freeway_oriented_signs_7-3-2013.pdf

Staff's Conclusion for Conceptual Site Plan

Generally, staff believes that the Conceptual Site Plan submitted depicts how the site could be appropriately developed in accordance with the applicable provisions of the Residential-Medium (R-M) Zone (*see Section 12-21-110.d.5*). Nonetheless, the allowance for the requested density for eight (8) units per acre is subject to the additional provisions regarding conditional use permit (Section 12-21-100). Thus, there may be other issues related to these CUP criteria that may affect the design and layout of the proposed development.

Conditional Use – Staff's Anticipated Issues or Concerns

Since the proposed density use requires the approval of a conditional use permit (CUP), staff desires to provide an anticipated list of issues to be addressed with the final site plan to determine if there is sufficient evidence to support approval of the CUP. Such issues or concerns are identified as follows (*see provided link below to Section 12-21-100 for CUP Approval Criteria*):

- Traffic Capacity and Needs (*see Section 12-21-100.e.5.g*) – Recent previous specific property related applications have raised questions about the traffic capacity of the area. According to Section 12-21-100.d.F, the Planning Commission may require a traffic analysis and part of any CUP request. As the Planning Commission may be aware, both the Police Chief and City Engineer tend to believe that the surrounding roads have capacity to support the development of the site. However, without a specific analysis, there is not enough understanding of how much is available and when additional improvements may be warranted (*see attached copies of emails*).
- Fire Access, Circulation, and Protection (*see Section 12-21-100.e.5.g & h*) - The final plans need to be reviewed by the South Davis Metro Fire Agency and the Public Works Director to ensure that there is sufficient access, circulation and hydrants; including fire hydrant flow capacity to service the proposed development.
- Utility and Drainage Capability & Capacity (*see Section 12-21-100.e.5.g & h*) – Such facilities are located in the area of the development. However, the location of the sewer line (*south side of Porter Lane*) may create problems with engineering the needed utilities. Additionally, the site appears to slope northward and the drainage facilities available to tie into are in a different storm drainage zone. This will need to be addressed

with the City Engineer to determine how to provide for proper site drainage and storm water management.

- Additional Parking and Circulation Needs (see Section 12-21-100.e.5.h) – By creating a place of medium density with internal circulation lanes, staff is concerned about perpetually maintaining the 20 feet of clear space (*i.e. fire code provision*) with 24-foot internal private roads. This will become difficult to do when “street side” parking occurs. In addition, staff does not support the simple solution of posting “no parking” signs along this internal roadway. It becomes an enforcement problem or concern and will compromise emergency vehicle access when residents and visitors do not comply with the orders found on the sign. Staff suggests that additional visitor or overflow parking be provided in the form of pocket-parking lots dispersed throughout the development or at least provide a couple of parking areas in addition to the garage and driveway parking facilities. This would at least reduce the tendency to park along the private roadway.

http://www.centervilleut.net/downloads/communitydevelopment/chapter_12-21_as_approved_3-4-2014.pdf

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION #1: I hereby make a motion for the Planning Commission to **ACCEPT** the Conceptual Site Plan for the Porter Lane Townhomes Project, to be located on property at 564 West Porter Lane, with the following directives:

1. The applicant must submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. The final site plan submittal must also address the following:
 - a. The fire code regulation requiring a minimum 20-foot clear lane
 - b. How this fire requirement will be perpetually maintained, particularly with the visitor parking during family events, holidays, and other social activities
 - c. Details indicating the number of dumpsters to be provided
 - d. All dumpsters must be completely screened from view with an opaque six-foot wall or fence
 - e. The wall or fence must be compatible in material and color of the main buildings on the site
 - f. Provide a Landscaping Plan, prepared by a landscape architect, which must be submitted to address the standards of Chapter 12-51-Landscaping & Screening
3. A site signage package must be submitted for review by the Planning Commission and the Zoning Administrator in accordance with Chapter 12-54-Signs.

SUGGESTED REASONS FOR THE ACTION:

- a) The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d) (2)].
- b) The development appears to satisfy the goals and objectives found within the Centerville City General Plan [Section 12-480-3].
- c) The proposed conceptual site plan, with the directives given, appears to be capable of meeting applicable Development Standards for the R-M Zone, Off-Street Parking, and the Landscaping and Screening Standards of the Zoning Ordinance.

PROPOSED ACTION #2: I hereby make a motion for the Planning Commission to **TABLE** the Conditional Use Permit (CUP) Application for the Porter Lane Townhomes Project, to be located on property at 564 West Porter Lane, with the following directives:

1. The conditional use application submittal shall also address the anticipated CUP issues and concerns, as outlined in the June 24, 2015 Planning Staff Report.

SUGGESTED REASONS FOR THE ACTION:

- a) A conditional use permit application to consider allowing multi-family density of up to 8 units per acre must address the standards found in Section 12-21-100(e) of the Zoning Ordinance.
- b) The anticipated list of issues to be addressed with the final site plan assists with the determining if there is sufficient evidence to support approval of the CUP.

Conceptual Site Plan

The Porter Walton Town Homes is a proposed 48 unit townhome community and existing single family home. The units will be for sale with an HOA to maintain landscaping, private roads, parks, ext. CC&R along with architectural guidelines will be developed and recorded to ensure that the community stays well maintained.

The intent of the development is to create a higher end architectural feel; this is done with higher roof lines, a mix of stone, shake, board and batten, dormers, stucco, balconies, and other architectural details. Each unit will be provided with its own private outdoor space in conjunction with the overall common open space that the site provides.

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Conditional Use

The Porter Walton Town Homes is a proposed 48 unit townhome community and existing single family home. Brighton Development is seeking a conditional use to allow for the subject property to have a density of 8 units per acre under the R-M zone. In accordance with the zoning application requirements, this statement will outline the reasoning for the applicants request and the merits of the project in general.

According to 12-21-100 (e) of the zoning code

- The property falls within a zone that allows for the requested conditional use.
- The proposed use has no detrimental impacts to the surrounding areas.
- The proposed use complies with the general plan
- With the properties boarded by commercial space to the north with additional commercial uses to the west and the residential community to the east, Porter Walton Town Homes are consistent with traditional planning practices.
- The quality of project will enhance the area and the value of adjacent properties.
- Conceptual Elevation, floor plans, and landscape plans have been attached to demonstrate the aesthetic nature and impact of the property.

This proposed project will be an added benefit to the community. For additional questions feel free to contact Taylor Spendlove at Brighton Homes.

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Development time frame,

It is our hope to have approvals from Centerville City by the end of July, development would begin soon thereafter. It is desired that development and construction of the first few buildings can begin simultaneously. Because of the scope of work we anticipate the project to take two years to build out. Construction will begin at either the west or east entrance and proceed in order until the loop is completed.

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Cory Snyder

From: kevin campbell <kevin.campbell@esieng.com>
Sent: Friday, May 01, 2015 4:22 PM
To: Cory Snyder; Randy Randall; Neal Worsley
Cc: Steve Thacker; Lisa Romney; Brandon Toponce
Subject: RE: Traffic Estimates or Capacity - Porter Lane (Hafoka Property)

Cory,

Do we have any traffic volume studies in this area that we could add the proposed new traffic counts to? I do not know of any.

Without a traffic study it is difficult to give an analytical response to the Commission. The street systems should have plenty of capacity (Porter Lane, 400 West, Frontage Rd), however the intersection of 400 West and Porter Lane should probably be studied. It would be nice to know what the current "level of service" is at this intersection during peak hours and what the "level of service" is anticipated to be after the 70 units are occupied.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752

From: Cory Snyder [<mailto:csnyder@centervilleut.com>]
Sent: Friday, April 24, 2015 11:43 AM
To: kevin campbell; Randy Randall; Neal Worsley
Cc: Steve Thacker; Lisa Romney; Brandon Toponce
Subject: Traffic Estimates or Capacity - Porter Lane (Hafoka Property)

To all:

The Planning Commission is evaluating whether to rezone the Hafoka property (about 600 west Porters Lane) from R-M to R-H. The potential total dwelling units would change from 47 units possible now with R-M to 70 dwelling with the R-H change. The Commission would is seeking you feedback as to whether the area's roads and intersections can manage the change from 47 to 70. So please weight in on this matter as you see fit. I am putting this information together for a staff report by Friday, May 8th. Please provide any comments you have by that date.

Thanks.

Corvin M. Snyder, AICP
Community Development Director
Centerville City, Utah 84014
(801)292-8232

Cory Snyder

From: Neal Worsley
Sent: Wednesday, May 06, 2015 10:48 AM
To: Cory Snyder
Subject: Traffic estimates or capacity Porter Lane (Hafoka property)

Cory,

With the limited amount of data concerning traffic volumes or counts on 400 South, it is very hard to give a complete and accurate report. It is my opinion that 400 South between the Frontage Road and 400 West is currently being underutilized, 400 South would be able to accept the traffic flow for both a 47 or 70 unit development.

There are some draw backs to the additional traffic, one being the need to study 400 South and 400 West for a possible traffic signal. The other concern would be the unfinished roadway on the south side of 400 South and this may be the time to place Parrish Creek in a pipe to widen the road and have curb and gutter on both sides.

Another issue that may arise due to the addition of multi-unit housing units will be the make-up of family size and children. As a safety concern, the police department would need to work with the schools and determine if another school crossing zone would be warranted.

Sorry for the lack of information I am able to give at this point without further traffic studies.

If you would like to speak further about this, get with me at your convenience.

Thanks

Chief Neal Worsley
Centerville Police Department
250 North Main Street
Centerville, UT 84014
801-292-8441



RA **Reeve & Associates, Inc.**
 800 CHAMBER STREET, SUITE 14, CHINA, ILL. 60418
 TEL: (815) 487-2188 FAX: (815) 487-2800 reeve@ra-inc.com
 LAM PLASTER • WALL, CEILING • LAM BRICKS
 AGGREGATES • CONCRETE, GROUT • MASONRY REPAIRS

2. *Smearless strips* to *slightly/strongly contamination of steam areas*:
 - a. *Equipment* / *bulldozers* / *concrete* with *cracks*.
 - b. To be performed in *clayey/loam* soil only and surrounded with *all fence barriers*.
 - c. If any contamination can be found or suspected, smectite universal/superior and concrete block.
 - d. If any contamination can be found or suspected, contact environmental engineer or contacts listed.
 - e. *Filling cracks*: In designated areas only and surrounded with all fences.
 - f. *Vehicle maintenance* strict.
 - g. *Use of pesticides* in designated areas only and surrounded with all fences.
 - h. To be performed in *designated* areas only and surrounded with all fences.
 - i. To be performed in *designated* areas only and surrounded with all fences.
 - j. *Use of pesticides* in designated areas only and surrounded with all fences.
 - k. *Use of pesticides* in designated areas only and surrounded with all fences.
 - l. To be performed in *designated* areas only and surrounded with all fences.
 - m. To be performed in *designated* areas only and surrounded with all fences.
 - n. To be performed in *designated* areas only and surrounded with all fences.
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 - s. To be performed in *designated* areas only and surrounded with all fences.
 - t. To be performed in *designated* areas only and surrounded with all fences.
 - u. To be performed in *designated* areas only and surrounded with all fences.
 - v. To be performed in *designated* areas only and surrounded with all fences.
 - w. To be performed in *designated* areas only and surrounded with all fences.
 - x. To be performed in *designated* areas only and surrounded with all fences.
 - y. To be performed in *designated* areas only and surrounded with all fences.
 - z. To be performed in *designated* areas only and surrounded with all fences.

Diagram illustrating the placement of rafters and sheathing on a roof truss. The rafters are shown as a series of parallel lines forming a triangular shape. The sheathing is shown as a series of parallel lines covering the rafters. Labels include: "RAFTERS ATTACHED TO POST" (pointing to the top of the truss), "WOOD JOIST OR BOARD" (pointing to the horizontal support), "SHEATHING" (pointing to the diagonal lines), and "USE THE NEW AND VERTICAL FORMING END OF THE RAFTERS FRAMES AND BACKS WITH FORMING SOIL." (pointing to the vertical lines).

Inlet Box Protection

STORM DRAIN INLET

CONCRETE DRAIN

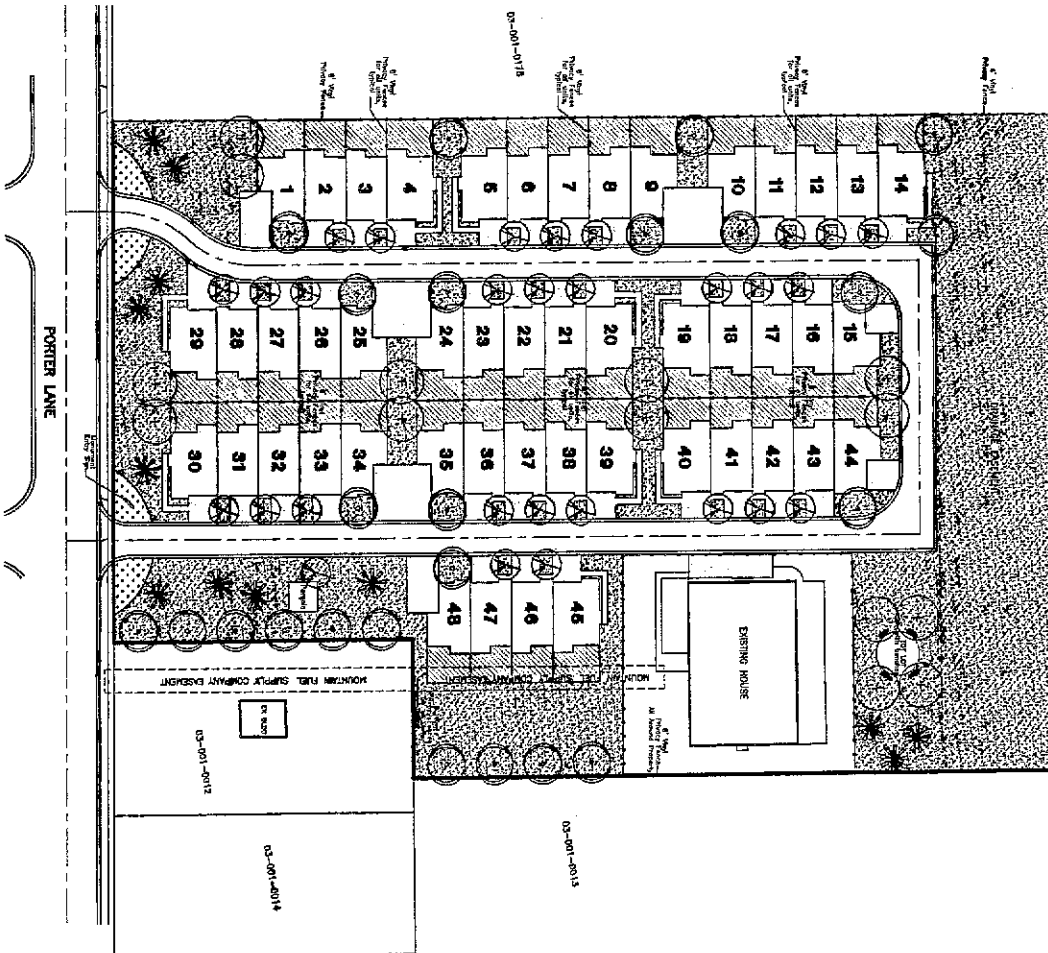
STORM DRAIN INLET

Diagram of a cross-section of a leaf showing the internal structure, including the epidermis, palisade mesophyll, and spongy mesophyll. The diagram is labeled with "WAXY COAT" and "WAXY COAT".

FIELD ASSEMBLY.—A temporary reference line 15.2 cm $\pm$ 1.23 cm (6.4 in.) length at the desired location, (a) a 6-m vision point, or steel post with reflective prisms, adjacent to the downstream end of the trench, upstream post marking should be 2.4–3.0 m (8–10 ft). Post spacing, installation and another trench placement.

W/ 8' COLLECTED 2'-4" & GRAVEL BASE

CURTISVILLE WINTERLACE SUBDIVISION PHASE 2



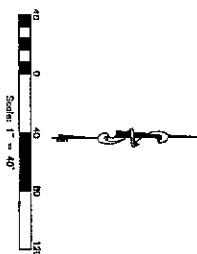
Plant Key

Tree Symbols

	Large Deciduous Shrub Tree
	Medium Deciduous Shrub Tree
	Deciduous Flowering Tree
	Evergreen Tree

	Grass
	Shrub/Perennial Area
	Unimproved Open Space
	Boundary of Trill Lot

Developer:
 Brighton Homes
 Taylor Spaulding
 215 N. Redwood Rd., Ste. 8
 North Salt Lake City, UT 84054
 (801) 397-9735



Porter Lane Property

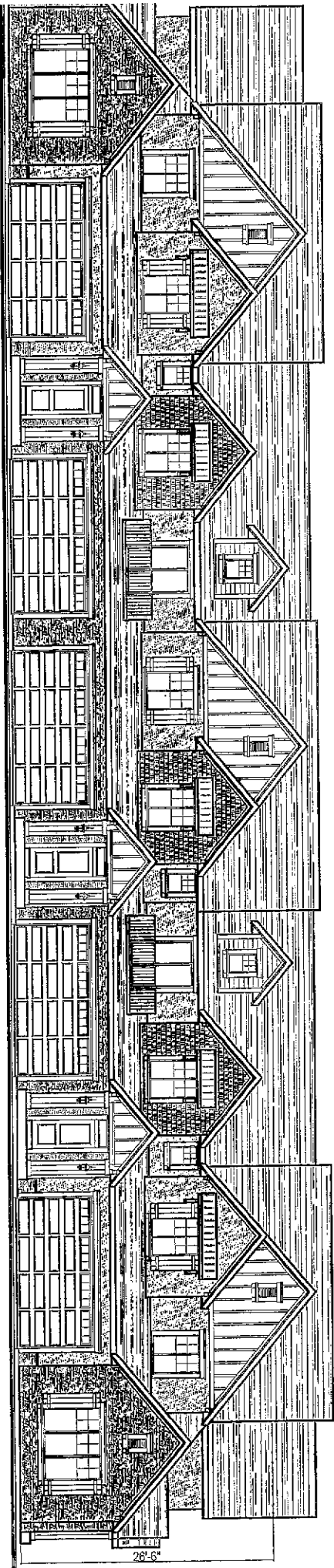
CITY OF CURTISVILLE, DAVIS COUNTY, UTAH

Preliminary Landscape Plan

DATE	REVISIONS
	DESCRIPTION

Reeve & Associates, Inc.
 10100 S. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84114
 (801) 466-1111
 FAX (801) 466-1112
 WWW.REVEE-ASSOCIATES.COM

Sheet	4
of	4
Revised	
Drawn	
Checked	
Approved	
Project	
Location	
Scale	
Date	
Author	
Client	
Project	
Location	
Scale	
Date	
Author	
Client	

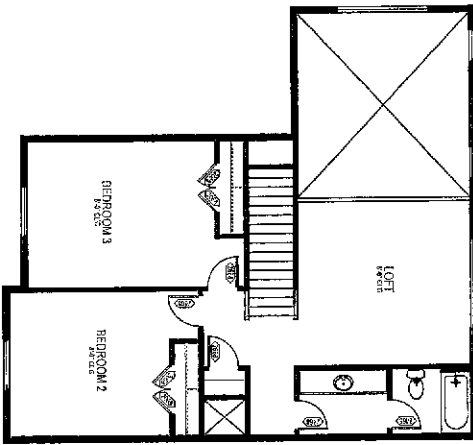
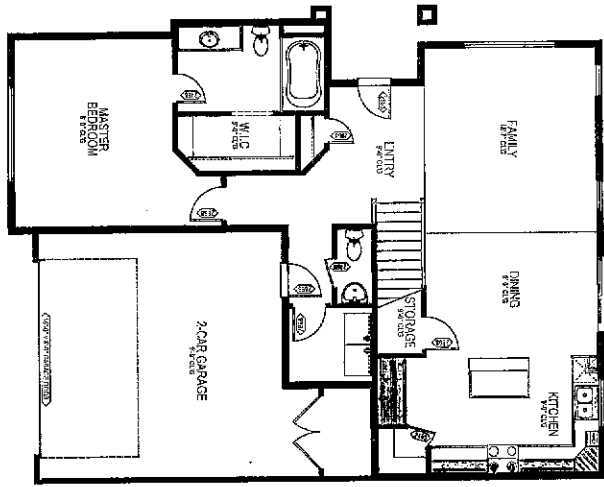


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Conceptual Plan, End Units
 Main Level 1215 sqft
 Second Level 819 sqft

Total 2034 sqft

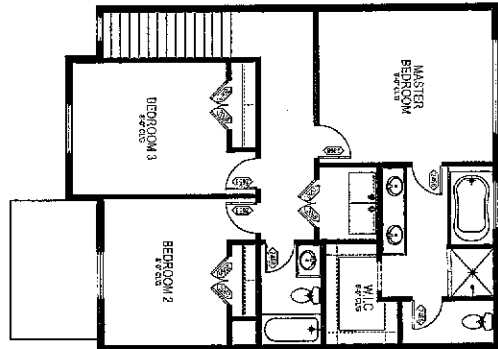
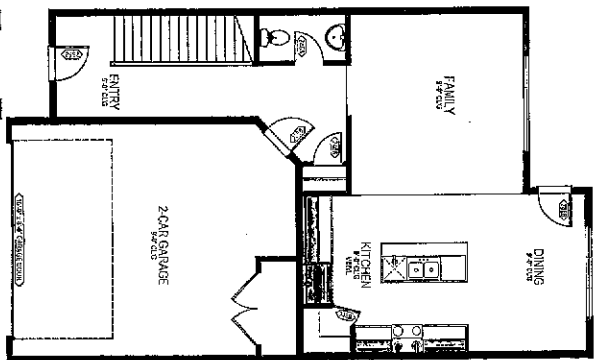
- Master on Main
- 3 bedroom
- 2.5 bathroom
- Loft as optional 4th bedroom
- Two story family room



Conceptual Plan, Middle Units
 Main Level 785 sqft
 Second Level 900 sqft

Total 1685 sqft

- 3 bedroom
- 2.5 bathroom



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

**STAFF REPORT
AGENDA: ITEM 2**

**PROPERTY OWNER/
APPLICANT:** R. RONALD SCHULTZ
590 EAST 200 SOUTH
CENTERVILLE, UT 84014

EMAIL: bestandshe@msn.com

PROPERTY: 590 EAST 200 SOUTH
PARCEL #02-104-0094

ACREAGE: .41 ACRES

ZONING: RESIDENTIAL-LOW (R-L)

APPLICATION: SMALL SUBDIVISION WAIVER/LOT SPLIT

BACKGROUND

Mr. Shultz desires to divide his property in order to create two buildable lots. The lot split is located on the corner of 200 South and 600 East, and consists of an existing home on the corner and a proposed open lot to the south. The existing home will remain, while a new home will be constructed on the second lot. The net acreage of the two lots is .41 with the gross density being over .5 of an acre. With the lot being found sufficiently adequate for a small subdivision, the applicant desires to move forward with the Planning commission review of his project.

SMALL SUBDIVISION PROCESS

General Plan

The General Plan indicates the proposed subdivision is located within Neighborhood 1, Southeast Centerville known as the Southeast Residential Area [Section 12-480-2(e)]. The goal for this area states: "The southeast residential area shall be developed and maintained in low density single-family development." The applicant is requesting two residential lots for single-family development which is in harmony with the goals and objectives of the General Plan.

Small Subdivision Waiver Section Section 15-2-106

A small subdivision is defined as a subdivision of not more than two (2) lots [Section 15-1-104(45)]. Since the property is being subdivided into two developable lots, it can qualify for the small subdivision waiver, as long as it meets the criteria found in Section 15-2-107 of the Subdivision Ordinance.

The small subdivision does not require dedication of land for a street or other public purpose:

- **Staff Response:** The two lots are found on the dedicated streets of 200 South and 600 East. Each road is considered a local/minor road and has been previously improved. A 4-foot sidewalk is found along 600 East, yet no sidewalk along 200 South. This will need to be completed as part of the subdivision improvements.

The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan:

- **Staff Response:** According to the Master Street Plan, Section 12-450-1, it does not appear 200 South or 600 East will require any street widening within the near future. Additionally, the Master Street Plan does not indicate any new roads being proposed to run through any portion of the future lots.

The lots are not part of a small subdivision approved less than three years earlier:

- **Staff Response:** The lot has not been part of a small subdivision less than three years ago.

Zoning Ordinance Requirements Section 15-2-107(2)

Each lot must meet the zoning requirements for the Residential-Low (R-L) Zone in relation to layout and setback.

Existing Lot 590 East 200 South Development Standards Residential-Low Zone 12-32-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	N/A	N/A
Maximum Height	35 Feet	N/A	N/A
Lot and Parcel Standards			
Minimum Frontage	40 Feet	105	Yes
Minimum Width	60 Feet	105	
Minimum Width Corner Lot	70 Feet	97.87	
Setback Standards			
Front	25 Feet	29	Yes
Rear	20 Feet	40	Yes
Side	8 feet	West: 25 Feet	Yes
Front Side Yard	20 Feet	East: 20 Feet	
Site Standards			
Buildable Area	2,000 Square Feet	Existing Home	
Gross Density	4 Units Per Acre	1 Home	Yes

New Lot 246 South 600 East Development Standards Residential-Low Zone 12-32-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	N/A	N/A
Maximum Height	35 Feet	N/A	N/A
Lot and Parcel Standards			
Minimum Frontage	40 Feet	70 Feet	Yes
Minimum Width	60 Feet	70 Feet	
Setback Standards			
Front	25 Feet	25	Yes
Rear	20 Feet	20	Yes
Side	8 feet Minimum total width of both side yards: 18 feet	North: 8 Feet	Yes
		South: 10 Feet	
Site Standards			
Buildable Area	2,000 Square Feet	3,100	Yes
Gross Density	4 Units Per Acre	1 Home	Yes

Improvements and Utility Easements Section 15-2-107(3)

The applicant has provided all necessary utility provider sheets with each utility company stating they can adequately service the new lot. The site plan also indicates the location of services that will be brought from the street. The site plan also indicates a 10-foot utility easement along 200 South for Lot 1 and along 600 East for Lots 1 and 2. In addition, the west property line of both Lots 1 and 2 has a 7-foot easement, along with Lot 2 having a 7-foot easement on the south. The applicant will still be responsible for paying any related fees and bonds related to any public improvements.

General Requirements for all Subdivisions Chapter 15-5

It appears that both lots meet all the applicable requirements for a subdivision layout. Each lot faces a public street and both meet all the basic requirements found within the Zoning Ordinance. The applicant will still be required to post any associated bonds for all public improvements prior to the recording of the final plat. Once the final plat has been recorded at the Davis County Recorder's Office, the applicant may move forward with submitting and receiving a building permit.

PLANNING STAFF RECOMMENDATION

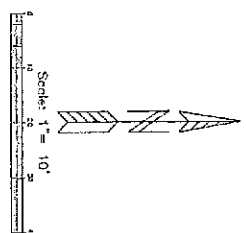
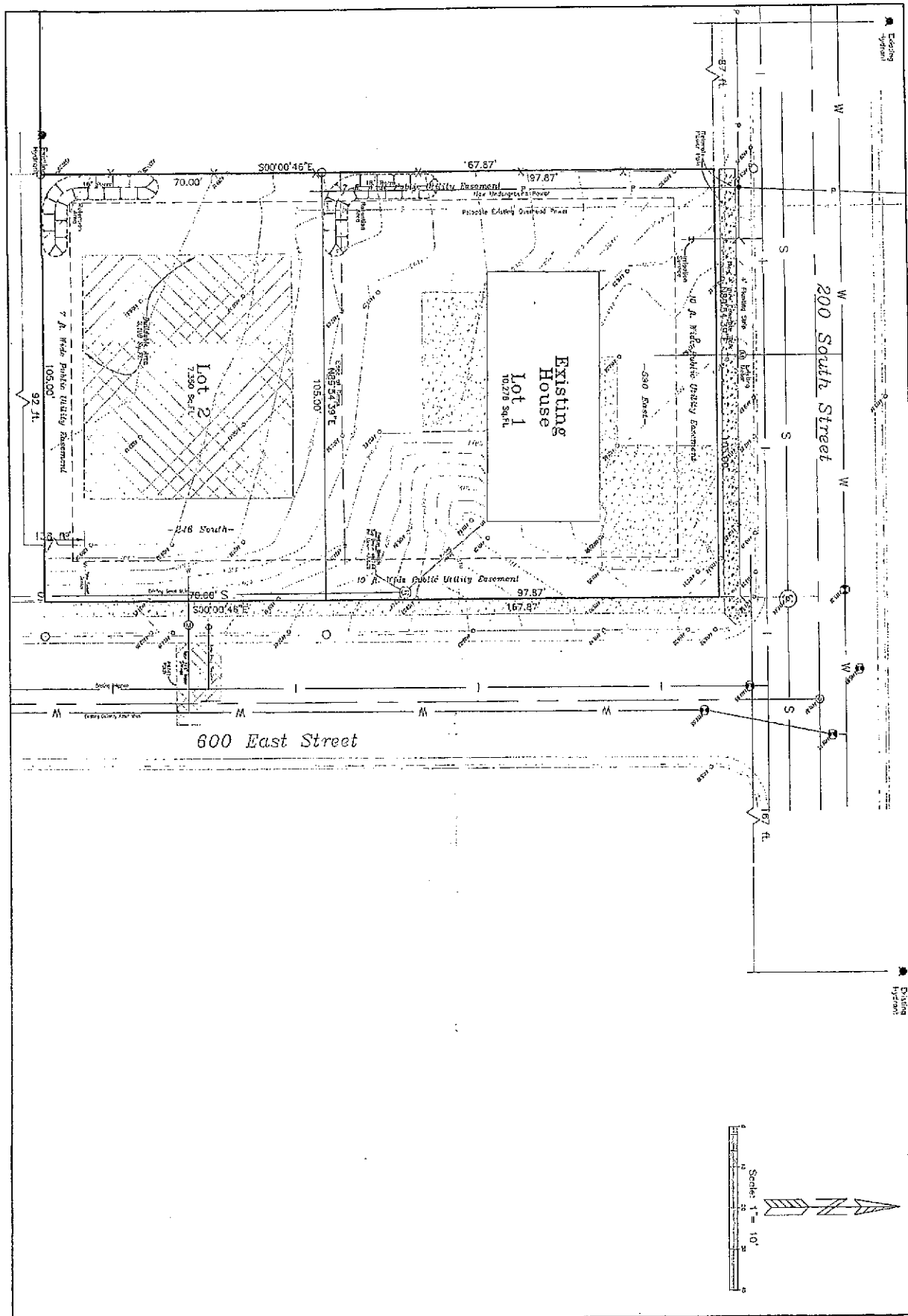
Suggested Motion for the small subdivision waiver/lot split for property at 590 East 200 South: "I hereby make a motion for the Planning Commission to approve the small subdivision waiver/lot split for the Schultz Subdivision located at 590 East 200 South, with the following conditions:

1. The small subdivision waiver/lot split shall be for the property located at 590 East 200 South.

2. A bond shall be posted by the applicant for all public improvements prior to the plat being recorded.
3. The applicant shall record the lot split at the Davis County Recorder's Office prior to obtaining a building permit.
4. A 4-foot sidewalk shall be constructed along 200 South meeting the required Centerville City Engineering Standards.
5. All public utility easements shall be accepted by the Centerville City Council.
6. A building permit shall be issued prior to any construction on the property.

Suggested Reasons for the Action (Findings):

- a. The applicant has submitted a complete application for a small subdivision waiver/lot split [Section 15-2-107].
- b. The subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in Section 15-2-107 of the Subdivision Ordinance.
- c. Two residential lots for single-family development is consistent with the goals of the Centerville City General Plan concerning development within Neighborhood 1, Southeast Centerville [12-480-2].
- d. The proposed subdivision meets the required development standards for the R-L Zone. [Chapter 12-32].
- e. With the above conditions being met, the general requirements for all subdivisions have been addressed and fulfilled [Chapter 15-5].



Surveyor: D. G. Boring		Date Surveyed: 9-12-13		Drafting: J. S. Boring		Checked By: J. S. Boring		Submitted Date: 09-01-15		File Number:																						
<table border="1"><thead><tr><th colspan="3">Revisions</th></tr><tr><th>Date</th><th>Description</th><th>By</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>												Revisions			Date	Description	By															
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Date	Description	By																														
Ron Schultz Subdivision 590 East 200 South, Centerville						B E E Balling Engineering Civil Engineering * Surveying * Planning 323 East Pages Lane P.O. Box 803 Centerville, Utah 84014 Phone: (801) 295-7237 Fax: (801) 299-0419 Email: sballing@ballingeng.com																										
For Ron Schultz						Phone: (801) 294-0150																										

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

**STAFF REPORT
AGENDA: ITEM 3**

**PROPERTY OWNER/
APPLICANT:** SCOTT TRUMP
462 SOUTH 75 WEST
CENTERVILLE, UT 84014

EMAIL: SSTRUMPS@GMAIL.COM

PROPERTY: 540 SOUTH 400 WEST

ACREAGE: 1.44

ZONING: AGRICULTURAL-LOW (A-L)

APPLICATION: CONCEPTUAL SITE PLAN ACCEPTANCE

RECOMMENDATION: ACCEPT THE CONCEPTUAL SITE PLAN

BACKGROUND

Scott Trump desires to construct a new home on property located at 540 South 400 West. This property at one time had a home located along 400 West, however, a few years ago the structure was demolished. Since the lot has stood vacant for some time, the lot is now considered abandoned and must go through the full approval process to place a home on the lot. According to Section 12-21-110(c)(2)(E), of the Zoning Ordinance, the site plan approval process must be completed for any residential development outside a platted subdivision. Therefore, in order for Mr. Trump to receive a building permit and construct a new home on the lot, he must first receive approval from the City for development. The sole purpose of this review and approval is to ensure that the lot is buildable, meeting all the applicable standards of the Zoning Ordinance, and to place the proper public utility easements on the property.

CONCEPTUAL SITE PLAN SECTION 12-12-110(d)

A conceptual site plan is not intended to permit actual development of property, yet it is intended to represent how the property may be developed so that the applicant can receive feedback from the Planning Commission.

Table of Uses Allowed Chapter 12-36

The property located at 540 south 400 West is found within the Agricultural-Low (A-L) Zone. According to Chapter 12-36-Table of Uses Allowed, a single-family dwelling is acceptable. A single-family dwelling is defined as a building having only one dwelling unit (Chapter 12-12).

Mr. Trump would like to construct a single-family home on the lot, which meets the allowable use found in the Table of Uses.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 2, Southwest Centerville [Section 12-480-3]. According to Section 12-480-3(1), this neighborhood is full of a wide range of housing styles with rural residential being found mainly along 400 West. It does not state the goal or objective for the area of 400 West in relation to residential policy. It does however refer to Porter Lane and other locations within Neighborhood 2, as remaining low to medium density. By Mr. Trump keeping the property as low density, it appears he has satisfied the intent of Neighborhood 2, Southwest Centerville.

Development Standards

The site location includes 1.44 acres, with the plans indicating the proposed new dwelling being 4,430 square feet. The following is a review of the Development Standards for the proposed lot and future home.

and future home.

Development Standards Residential-Low Zone 12-32-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	N/A	N/A
Maximum Height	35 Feet	N/A	N/A
Lot and Parcel Standards			
Minimum Frontage	80 Feet	60	Existing nonconforming
Minimum Width	80 Feet	60	
Setback Standards			
Front	30 Feet	220 Feet approximate	Yes
Rear	30 Feet	300 Feet approximate	Yes
Side	10 Feet	North: 15 Feet	Yes
		South: 25 Feet	
Site Standards			
Buildable Area	3,000 Square Feet	Not Defined	Most likely
Buildable Area Range	2:1 and 1:2	60' x 66'	Yes
Gross Density	2 Units Per Acre	1 home on a single lot	Yes

The lot is considered nonconforming in regard to double frontage (400 West and 600 West), and proper frontage along 400 West. However, since the property was established prior to the current Zoning Ordinance, the lot would be considered legally established and adequate for development. The final site plan must be drawn to scale and show all applicable setbacks and measurements.

UTILITIES AND EASEMENTS

The applicant has provided utility provider sheets for Rocky Mountain Power and Questar Gas, yet will still be required to provide information regarding all other applicable utilities. The final site plan must show all utilities being properly stubbed into the property, along with the closest fire hydrant being indicated on the plans. The site plan must also indicate the proper utility easements to be located on site with the front at 10 feet and two other sides measured at 7 feet. As a reminder, these easements will need to be accepted by the City Council after the final site plan has been approved and then recorded with the Davis County Recorder's Office. The property owner will also be required to pay any development fees that may be applicable for the development of this lot.

CONCLUSION

After reviewing the conceptual site plan, staff believes the applicant has clearly shown how the property may be developed. The final site plans will need to depict surrounding properties, street locations, a grading and drainage plan, and an accurate legend with measurements.

PLANNING STAFF RECOMMENDATIONS

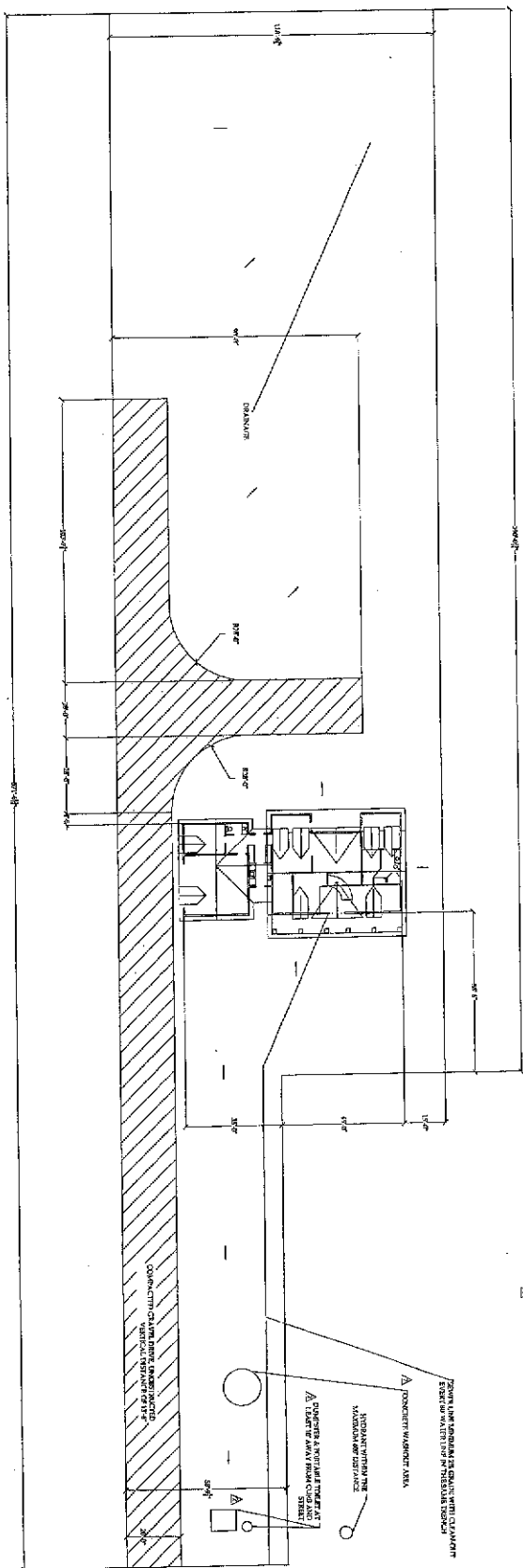
PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the Scott and Susan Trump Residential Lot, located at 540 South 400 West, with the following conditions:

1. All fees shall be paid; including all related development fees.
2. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
3. All utilities shall be indicated on the final site plan.
4. All utility provider sheets shall be submitted to City staff at the time of the final site plan application.
5. Surrounding properties and property owners shall be depicted on the final site plan.
6. The final site plan shall depict an accurate scale and legend along with accurate setbacks and measurements.
7. A grading and utility plan shall be depicted on the final site plan and reviewed by the City Engineer.
8. The final site plan shall depict the public right-of-way, including streets, curb and gutter and the sidewalk.
9. All necessary easements shall be provided; including one 10-foot easement along 400 West and two other sides of the proposed lot at 7 feet. The applicant shall provide the legal description of these easements to the City Engineer for review and approval.
10. A current title report shall be submitted to the City Attorney for review.
11. All related impact fees shall be paid, as per City's Fee Schedule.

SUGGESTED REASONS FOR THE ACTION:

1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
2. The applicant has submitted a full application [Section 12-21-110(d)(1)].
3. Proposed utility easements are required on all developed lots [Section 12-21-110(e)(2)(iii)(d), 15-5-106(8)].
4. A final site plan application shall be required for submittal [Section 12-21-110(e)].

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SOME HOT WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DUCT THE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COULDER BUT NOT INTO NEIGHBORING PROPERTIES. THE GRAB SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT OF THE HOUSE.

PLOT PLAN
TRUMP RESIDENCE
540 SOUTH 400 WEST CENTERVILLE, UTAH 84014

[illegible]