

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 28, 2017 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 City Assistant to the City Manager, 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. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, **or may read this memo on the City's website: <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

Kevin Daly, Commissioner

D. MINUTES REVIEW and ACCEPTANCE

June 14th, 2017

E. COMMISSION BUSINESS

- 7:15 1. Public Hearing - Zone Map Amendment - ~885 N 610 East
 LEGISLATIVE DECISION
 Consider the proposed Zoning map Amendment of the property at approximately 885 North 610 East, Parcel number 02-050-0064, from Agricultural-Low into Residential-Low.
- 7:30 2. Public Hearing - Zone Map Amendment - ~640 W Porter Lane
 LEGISLATIVE DECISION
 Consider the proposed zone map amendment at approximately 640 West Porter Lane, Parcel Number 03-001-0178 from Agricultural-Low to Residential-Medium.
- 7:50 3. Public Hearing - Conceptual Site Plan - Quick Quack Car Wash, 518 N 400 West
 ADMINISTRATIVE DECISION

- Consider the proposed Conceptual Site Plan for Quick Quack Car Wash at 518 N 400 West.
- 8:10 4. Public Hearing - Zone Text Amendment - Incentives for Historic Landmark Register
LEGISLATIVE DECISION
Consider the proposed zoning text amendments in 12.61.100 and 12.49.100 regarding incentives for Historic Landmarks Register preservation.
- 8:10 5. Community Development Director's Report
Construction Sales and Services Definition
SE Community Plan
- 8:30 6. City Council Action Report
None to Report

F. ADJOURNMENT

Minutes of the Planning Commission Work Session meeting held Wednesday, June 14, 2017 at 5:30 p.m. at Centerville City Hall, 250 North Main, Centerville, Utah.

MEMBERS PRESENT

David Hirschi, Chair
Kevin Daly
Kathy Helgesen
Logan Johnson
Becki Wright

MEMBERS ABSENT

Cheylynn Hayman
Gina Hirst

STAFF PRESENT

Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Cassie Younger, Assistant City Planner
Luanne Hudson, Recording Secretary

WORK SESSION – PAGES LANE COMMERCIAL DISTRICT AND PUBLIC FORUM

Chair Hirschi called the work session to order. He said he went through the Table of Uses and saw no clear zoning category to give the citizens what they want based on the survey results. He suggested using a special overlay zone that will allow flexibility. He asked Staff for a brief update on analysis of the public comments regarding future development of the Pages Lane area. Staff said they have no new analysis but summarized the public input:

- The park and green space was the overwhelming answer
- A cemetery is on peoples' minds
- High-density residential is not popular
- They asked for a grocery store to replace Dick's Market
- A lot of people want change rather than an empty lot
- Some are willing to wait for development

Community Development Director Snyder said he has talked with developers who have tried to market the area to commercial interests and they have not been successful.

Chair Hirschi said, since Deseret Industries is a major presence in the area, he met with Glen McKay, head of Church Real Estate. He said Mr. McKay said Deseret Industries has no plans to move and the Centerville store is one of their better locations. Asked by Chair Hirschi what would benefit their operation, Mr. McKay said they have a traffic problem, especially on Saturdays, with cars stacking up to drop-off donations. Mr. McKay said they would be willing to contribute financially on the project in order to ease the traffic flow, provide a green-space buffer on the east side of their building, and beautify the area. Chair Hirschi said the Church has purchased the building vacated by JoAnne's and is planning to give it a facelift and use it for something like family services.

1 Chair Hirschi expressed his preference for mixed use in the area including residential,
2 professional office, neighborhood commercial and green space.

3
4 Commissioner Johnson said he feels like the highest and best use for this location includes
5 housing. He added he has apprehensions about leaning too heavily on the survey because it was
6 not a scientific survey.

7
8 Commissioner Daly said, based on his discussions with people at the open house, there was
9 an appetite for one of three things: 1) commercial 2) a park or green space or 3) residential. He
10 added that, in Centerville, anything above 4 units per acre is considered high density. He wondered
11 if an overlay district was the right direction.

12
13 Commissioner Wright suggested continued due diligence and gathering of clear data based
14 on the sentiments from the public input. She said with clear data, the Commissioners can let the
15 public know they heard their request for a park, and it is going to cost this amount and take this
16 many years to fund and develop. She asked Staff for data on Island View Park saying the cemetery
17 question is part of the strategic thinking necessary in this process. Mr. Snyder said if the City hires
18 a firm to do a market analysis it could take up to a year to get a final report. Commissioner Wright
19 asked for a high-level view of data related to future development of the Pages Lane area.

20
21 Chair Hirschi agreed the data would help to provide a basis of logic as to what the Planning
22 Commission is recommending to the City Council. He said the Commission has a role in analyzing
23 information to determine financial feasibility.

24
25 Mr. Snyder presented a possible layout that he said was only to encourage discussion, and
26 not to be considered as an option. The layout illustrated a Brighton Homes residential development
27 extending to 400 East, with a midblock splash pad, green space, river and grassy area, tower clock
28 and stage area, ending at Deseret Industries. He said the layout covered two acres of property
29 from the east side of Deseret Industries all the way to 400 East. He said using available numbers
30 that he cautioned were inaccurate, the park impact fees would be \$70,000 short for acquisition of
31 the property. He said he used 8 units per acre for the density, resulting in 48 units.

32
33 Commissioner Helgesen said if the area goes residential perhaps it should also include a
34 park with aesthetically pleasing features and amenities the public wants. She said it was interesting
35 that the LDS Church said they would be willing to participate in the project. She suggested
36 attracting other partners by naming the park after them.

37
38 Chair Hirschi asked Staff to include this topic on the Planning Commission's agenda within
39 the next two weeks to 30 days and said he would like to invite other stakeholders to that meeting.
40 He also asked for a picture or map of the area showing dimensions and existing facilities to use in
41 a visioning exercise. Mr. Snyder said he would provide a map, broad numbers and a scenario.
42 Chair Hirschi asked that the scenario explore preserving commercial on 400 East. Several
43 Commissioners also asked Staff to provide, for comparison, numbers on using the entire space as
44 a park.

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David P. Hirschi, Chair

Date

Luanne Hudson, Recording Secretary

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, June 14, 2017

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

David Hirschi, Chair

Kevin Daly

Kathy Helgesen

Logan Johnson (Excused at 8:10 p.m.)

Becki Wright

MEMBERS ABSENT

Cheylynn Hayman

Gina Hirst

STAFF PRESENT

Lisa Romney, City Attorney

Cory Snyder, Community Development Director

Cassie Younger, Assistant City Planner

Luanne Hudson, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER – Commissioner Wright

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held May 24, 2017 were reviewed and amended. Commissioner Helgesen made a **MOTION** to approve the minutes as amended. The motion was seconded by Commissioner Daly and passed unanimously (5-0).

PUBLIC HEARING – ZONE MAP AMENDMENT, LEGISLATIVE DECISION, Consider the proposed Zoning Map Amendment for the property at 2026 North Main, Parcel number 07-073-0067, from Agricultural-Low (A-L) to Residential-Low (R-L). Chad Morris, Applicant

Assistant City Planner Younger reported on the request for the Zoning Map Amendment from A-L to R-L. She said the zone change will facilitate development of the one-acre parcel into four (4) lots. She said the property is located in the Hillside Overlay District and will need to be carefully graded. She said the lot is surrounded by R-L Zoning to the east, and switching to R-L is not out of character with the surrounding community. She said Staff recommended approval of this request, but mentioned that the site currently contains a significant sites home.

1 She said the developer has indicated he will keep the historic home and build three other houses
2 on the lot, however, she said that is not guaranteed.

3
4 Commissioner Wright asked if the City has any recourse if the developer decides to
5 demolish the significant sites home. City Attorney Lisa Romney said if the developer decides to
6 demolish the house, the City cannot prevent the demolition, but there is an ordinance that allows
7 a delay of the permit for up to 60 days to provide the Landmarks Commission time to document
8 the historic asset.

9
10 Commissioner Daly asked Staff if backing onto Main Street is a concern, about access to
11 the lots, and about how the houses would be oriented. Mr. Snyder said the single-family
12 development ordinance provides for driveways to be used for backing out onto public streets and
13 he anticipates access for this development coming from 2050 North. He says Main Street is a
14 UDOT controlled road and UDOT honors existing access points but only approves new ones
15 under rare circumstances.

16
17 Chair Hirschi invited the applicant to speak and asked him to address the road access
18 question. Michael Derosa said he works with Chad Morris and is here to speak for the project.
19 He said they have yet to determine how the homes will be oriented, but they have thought about
20 requesting an easement to gain access to 2050 North. He said if they could use the curb cut on
21 Main Street, it would be beneficial to the project. He said they have no plans to demolish the
22 historic home.

23
24 Chair Hirschi opened the public hearing at 7:16 p.m. No members of the public came
25 forward, however, Community Developer Director Snyder reported on a phone call he received
26 from the public. The caller did not leave a name but expressed discomfort with putting 4 homes
27 on the one-acre lot and had a preference for only 2 or 3 homes, in order to maintain the larger lot
28 sizes and agricultural nature of the area.

29
30 Seeing no one else wishing to comment, Chair Hirschi closed the public hearing at 7:18
31 p.m.

32
33 Chair Hirschi asked the applicant to respond to the caller's question about lot size. The
34 applicant answered they will abide by the Residential-Low (R-L) code regarding lot size. He said
35 the City's master plan for that neighborhood is R-L and concluded that their development will
36 bring the area into compliance with what the City envisions for that area. The applicant said
37 Chad Morris has talked with neighbors and their feedback was positive.

38
39 Commissioner Johnson said he thinks this request for a zoning change to R-L is
40 consistent with the City's plan for the area. He made a **MOTION** for the Planning Commission
41 to approve the Zone Map Amendment at 2026 North Main Street from Agricultural-Low (A-L)
42 to Residential-Low (R-L) with the Reasons for the Action (a-b) as suggested in the Staff Report.
43 The motion was seconded by Becki Wright and it passed unanimously (5-0).

44
45 **REASONS FOR THE ACTION:**

- 46 a) A zone map amendment of this parcel is consistent with the General Plan for
47 Neighborhood 3, Northeast Neighborhood. [12-48-4].

- b) The Planning Commission finds that the preferred base density for all of Centerville is a low density of 4 units/acre, which is consistent with the R-L request (*see 12-480-5, Residential Densities/Development*).

PUBLIC HEARING – PRELIMINARY SUBDIVISION AND FINAL SITE PLAN, Administrative Decision, Consider the proposed Final Site Plan and Preliminary Subdivision for the Parrish Creek Planned Development at 1030 North 950 West. Roy Swalberg, Tom Stewart Construction, Applicant

Assistant City Planner Younger said the Parris Creek Business Development PDO was approved by the City Council in March. She said a few things have changed since the Conceptual Plan was last before the Commission. Previously the plan included wooden pedestrian walkways connecting to the Legacy Trail. The Final Site Plan is missing that detail and Staff recommends it be added as a condition of approval.

Assistant City Planner Younger also recommended adding a condition to stipulate that the developer/property owner be responsible for maintaining the landscaped median. She explained that Public Works also had a concern about the placement of trees along the curb and gutter and she recommended a condition to specify tree placement at 6 ½ feet from curb and gutter in order to avoid root/concrete problems.

Mr. Snyder said one issue on the wooden sidewalk is that the County needs to provide direction on access, easement and flood control regarding a ditch and that has not yet been decided.

Chair Hirschi invited the applicant to speak. Roy Swalberg of Stewart Construction said he was not sure about the wooden sidewalk issue because it was an idea they had kept from the previous developer's plan. He said they intend to meet the County's requirements. He said they have ordered a current soils report and have exceeded the 10% requirement for landscaping.

Chair Hirschi opened the public hearing at 7:49 p.m. Seeing no one wishing to speak, he closed the public hearing at 7:49 p.m.

Commissioner Wright wondered if the Commission is putting undue hardship on the developer with an absolute requirement like 6 ½ feet for the placement of trees because tree placement should be relative to the size of the space available. She said the landscape architect is qualified to make the call about tree species. Mr. Snyder suggested revising the condition to say tree species and placement as recommended by the landscape architect or that meets the intent of the ordinance.

Commissioner Daly said the last time this application was before the Commission there was discussion about the warehouse with garage doors facing Legacy Parkway and how it looked unattractive. Staff said that has now been changed so the garage doors are facing inside the cul-de-sac. The applicant said the building facing Legacy Parkway now matches the other two-story office buildings.

Commissioner Wright asked Staff how active the wetlands are now. Mr. Snyder said much of the area is an untouched natural wetland. He said the Army Corps of Engineers studies the plants and delineate the edges of the wetland system, and the applicant follows the requirements of the Army Corps.

Commissioner Wright made a **MOTION** for the Planning Commission to approve the Final Site Plan for Parrish Creek Business Park at 1030 North 950 West, subject to conditions 1 – 2, condition 3 as amended, conditions 4-9, and the Reasons for the Action (a-c), as stated in the Staff Report. The motion was seconded by Commissioner Helgesen and passed unanimously (5-0).

CONDITIONS:

1. The Final Site Plan is conditioned upon providing an updated soils report and geological survey, to be deemed acceptable by the City Engineer.
2. The Developer is to provide verification of the correct landscaping calculations per site and 5% internal parking lot landscaping shall be checked by staff prior to issuance of any Building Permit.
3. The Developer is to reconsider/adjust the species and placement of trees as recommended by the landscape architect or as meets the intent of the City's ordinance. The Developer will submit an amended landscaping plan to satisfy the standards of Public Works, City Engineer, and Davis County regarding the flood control areas and tree placement along the curb lines of the public street.
4. The Developer/owner or future owners shall be responsible for maintaining the landscaped median. Such condition shall be addressed with any subdivision approval or prior to issuance of any Building Permit.
5. The expected pedestrian pathways and connections shall be provided as stated in the developer's narrative, or as amended and approved by the Planning Commission. Any related easements shall be noted on the site plan/subdivision plat. Any changes or related elements shall be deemed acceptable by City Staff.
6. Any detailed drainage issues shall be addressed to meet the standards of the City Engineer or Davis County and part of the development's construction drawings.
7. The developer shall obtain needed Davis County Flood Control Permit and provide any related access and maintenance easements.
8. Any signage for the property shall be in accordance with CZC 12-54 and will be reviewed by Staff during Building Permit review.
9. All Utility Provider sheets shall be signed and submitted to the City prior to the issuance of any Building Permit.

REASONS FOR THE ACTION:

- a) The Final site plan submittal has adequately shown how the property may be developed (CZC 12.21.110(e)).
- b) The development appears to be consistent with the goals and objectives found within the Centerville City General Plan (12-480-3).
- c) The Final Site Plan that has been submitted depicts how the site could be appropriately developed and complies with the applicable provisions of the Industrial-High (I-H) Zone and the Planned Development Overlay approval as approved on March 21, 2017 by the City Council.

City Attorney Romney suggested amending the conditions of approval for the Preliminary Subdivision to specify that the developer/property owners will be required to maintain the landscaped median and wooden sidewalks as part of the final subdivision approval.

Commissioner Daly made a **MOTION** for the Planning Commission to approve the Preliminary Subdivision Plat for the Parrish Creek Business Park, located at 1030 North 950 West, subject to the conditions 1-2, condition 3 as amended, conditions 4-6 and Reasons for the Action (a-c) from the Staff Report. The motion was seconded by Commissioner Johnson and it passed unanimously (5-0).

CONDITIONS:

1. An updated soils report and geological survey must be resubmitted to the City before the review of the Final Subdivision Plat.
2. Subdivision approval is subject to the payment of bonds and fees as required by the City.
3. Protective Covenants and/or plat notes shall be prepared and submitted by the applicant to protect the architectural integrity of the property and site and to address the obligation of the developer/property owners of the business park to maintain the landscaped median and the wooden sidewalks as part of the Final Subdivision approval.
4. Final Subdivision Plans must be submitted in accordance with Municipal Code Title 15.
5. Final Subdivision Plans will need approval of the City Council.
6. Final Subdivision Plat should note the conditions of the Planned Development Overlay as approved by the City Council on March 21, 2017.

REASONS FOR THE ACTION (FINDINGS):

- a) The Preliminary subdivision appears to be consistent with the General Plan.
- b) Adequately meets Subdivision Ordinance Standards in the Municipal Code, Title 15-03. The applicable review standards of the Subdivision Ordinance pertaining to a Preliminary Subdivision application have been reviewed and directives established to allow the proposal to proceed to preliminary subdivision plan submittal.
- c) Preliminary Subdivision Plat follows the conditions stated in the Planned Development Overlay as approved by the City Council on March 21, 2017.

PUBLIC HEARING – ZONE TEXT AMENDMENT, LEGISLATIVE DECISION,
Consider the proposed zone text amendment to allow "Construction Sales and Service" as
a Permitted Use in Commercial-Medium (C-M) Zones. City Council, Applicant

Commissioner Johnson was excused from the meeting.

Community Development Director Snyder said Staff is giving a nonaligned recommendation on this application, but leans toward denial. The application, that was initiated by the City Council at their last meeting, is to amend the Commercial-Medium (C-M) Zone to allow "Construction Sales and Service" to its table of uses.

Mr. Snyder said he looked to the General Plan for guidance. He said the City's only C-M Zone is on Main Street. He said it is a narrow zone used to balance out uses with nearby

1 residential neighborhoods. He said it contains a restriction on outdoor storage. He said the C-M
2 Zone no longer allows construction-related use or car dealerships.

3
4 Chair Hirschi invited the applicant to speak. Kyle Shupe said he is part owner of Shupe
5 Electric. He said Mayor Cutler asked if his company was interested in buying the building now
6 housing South Davis Metro Fire on Main Street. He said the idea had potential because the
7 building's fire truck bays could be used as a loading area for their electrical service vans. He
8 said their business has been a staple in Centerville for 30 years and they want to remain in
9 Centerville. He said they plan to give the building a facelift.

10
11 Chair Hirschi opened the public hearing at 8:24 p.m. Seeing no one come forward to
12 speak, he closed the public hearing at 8:24 p.m.

13
14 Kathy Helgesen asked Staff to clarify how the outdoor storage issues affects the category
15 of Construction Sales and Service. Mr. Snyder said Construction Sales and Service has a broad
16 definition that assumes the need for outdoor storage.

17
18 Commissioner Daly asked if the Commission could approve the Construction Sales and
19 Service use as long as they did not allow outdoor storage. Mr. Snyder said technically yes, but
20 he recommended against it, citing the tensions that accompany conditional use. Commissioner
21 Daly said in thinking about what is right for Main Street, he thinks this is a unique building and
22 there are probably not a lot of companies that could use it. Commissioner Daly asked the
23 applicant if they could confine their storage to inside the building. The applicant said yes.

24
25 Chair Hirschi said he has used Shupe Electric in the past and usually it just involves a
26 few phone calls. He wondered if the use could fall under general office. Commissioner Daly
27 wondered if the applicant has a retail element that would qualify under a different use. The
28 applicant said they plan to have a retail showroom for electrical products like lighting controls
29 used in smart homes. Commissioner Wright says a showroom is consistent with what the
30 Planning Commission is trying to encourage along Main Street.

31
32 City Attorney Romney suggested the Commissioners table the matter and direct staff to
33 consider drafting a narrowly defined category like Construction Sales and Service, Limited that
34 prohibits outdoor storage and other limitations. Several Commissioners agreed with this
35 suggestion.

36
37 Commissioner Wright made a **MOTION** to table the application for an amendment to the
38 Centerville City Zoning Ordinance in regards to Chapter 12.36 – Tables of Uses to allow
39 “Construction Sales and Service” uses in the C-M Zone and direct staff to come back with ideas
40 and recommendations on a new definition or other recommended changes. Commissioner Daly
41 seconded the motion and it passed unanimously (4-0).

42
43 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 44 • Rezone request on Porter Lane
45 • Subdivision
46 • Text amendment for national registered homes
47 • Conceptual plan for a car wash on Parrish Lane

CITY COUNCIL ACTIONS REPORT

- A-L setbacks rejected
- Chitose Johnson approved

ADJOURNMENT

Commissioner Helgesen made a **MOTION** to adjourn. Commissioner Wright seconded the motion, which passed unanimously (4-0). The meeting adjourned at 8:58 p.m.

David Hirschi, Chairman

Date Approved

Luanne Hudson, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/28/2017**

Item No. 1

Short Title: Public Hearing - Zone Map Amendment - ~885 N 610 East

Initiated By: William Davies, Applicant

Scheduled Time: 7:15

SUBJECT

LEGISLATIVE DECISION

Consider the proposed Zoning map Amendment of the property at approximately 885 North 610 East, Parcel number 02-050-0064, from Agricultural-Low into Residential-Low.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ PC Staff Report Bill Davies Rezone Petition

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER

/APPLICANT: **WILLIAM J. DAVIES**
603 ASPEN WAY
CENTERVILLE UT 84014
[\(Davies603@gamil.com\)](mailto:Davies603@gamil.com)

PROPERTY LOCATION: ADJACENT LOT NORTH OF 603 ASPEN WAY

PARCEL SIZE: 0.42 ACRES

PARCEL NUMBER: 02-055-0064

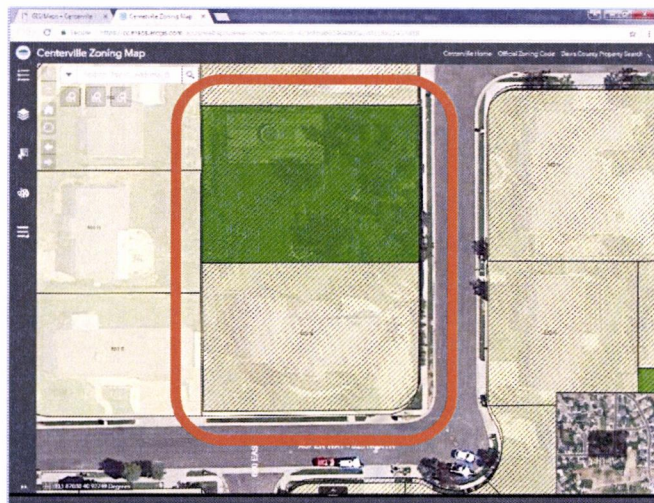
**APPLICATION: ZONING MAP AMENDMENT – REQUEST TO REZONE A
TRACT OF LAND FROM A-L TO R-L**

**STAFF RECOMMENDATION: RECOMMEND APPROVAL OF THE REZONE TO
THE CITY COUNCIL**

BACKGROUND

The petitioner owns a lot (with home) located at 603 Aspen Way and an adjacent tract of land. Some years ago, the petitioner acquired an additional parcel (0.42.acres), located the north of his home, and used the tract for additional yard space for the home. Overtime, the surrounding land was developed into subdivisions and this tract of land became a remnant parcel. Because this tract was not properly subdivided, it remains ineligible for use as a separate home lot.

The current zoning map depicts that this tract of land is Zoned Agricultural-Low (A-L). Additionally, the tract does not comply with the minimum $\frac{1}{2}$ lot size of the A-L Zone, and remains non-compliant with the zoning designation.



The petitioner now has a interested buyer and desires to render the tract eligible for a home. Therefore, in order to secure this, the tract size needs to comply with the lot size of the applicable zone (i.e. the rezone request to R-L) and also have this tract properly recognized as a legal lot, eligible for home development. If the rezone is approved, the City Staff preliminarily believes that the petitioner will need to submit and obtain a plat amendment that includes both the home lot and the tract and have it approved by the City to grant a development right to this remnant tract of land.

REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, CZC 12-21-080(e)

1. Whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives and policies of the General Plan;

This tract of land is located with Neighborhood 3, Northeast Centerville, General Plan Section 12-480-4.

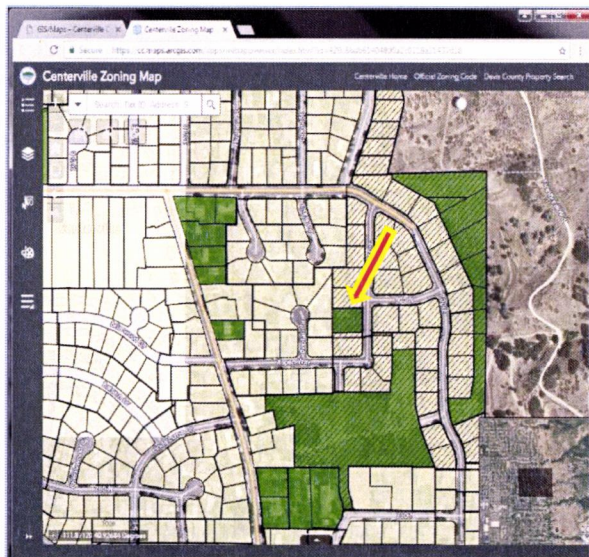
The neighborhood plan with regards to Residential Development Policies are:

- a. To maintain compatibility with the style of development presently existing in this area, all future residential development in northeast Centerville should be low density single family.
- b. Northeast Centerville is located almost entirely on the foothills of the Wasatch Mountains. Low density residential development will have the least impact on these sensitive

Staff Comment: The “base density” of Centerville is at 4 units per acre and the request for R-L is consistent with base density for the city [GP 12-480-5].

2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

Staff Comment: While there are still many A-L parcels scattered around the localized area, Neighborhood 3 primarily appears to consist of R-L Zoning. Additionally, the is similar to the adjacent surrounding subdivisions in which it is located.



3. **The extent to which the proposed Zoning Map amendment may adversely affect adjacent property;**

Staff Comment: *(See Criterion 2 Comments & Map)*

4. **For proposed Zoning Map amendments, the adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.**

Staff Comment: Since the tract is located amongst already developed subdivisions, all utility services are readily available. Nonetheless, this property is located in the Hillside Overlay District and a soils study will likely be required to address placement of the structure and establishing adequate grading and drainage. As to geologic hazards, staff is not overly concerned, due to surrounding subdivisions have likely addressed such hazards during their respective approvals, which can be re-verified when a home is constructed on the lot.

PLANNING STAFF RECOMMENDATION

(Suggested Motion) “I hereby make a motion for the Planning Commission to RECOMMEND APPROVAL of the Zone Map Amendment for land parcel **02-055-0064** from Agricultural-Low to Residential-Low.”

SUGGESTED REASONS FOR THE ACTION:

1. The Planning Commission finds that the proposed zone map amendment and associated allotted density is consistent with the General Plan for Neighborhood 3, Northeast Neighborhood. [12-48-4].
2. The Planning Commission finds that the existing lot size is not consistent with the A-L Zone lot minimums and is consistent with the R-L Zone allowances
3. The Planning Commission finds that the R-L Zoning and the parcel lot size is similar to the adjacent surrounding subdivisions in which it is located.
4. The Planning Commission finds that the rezone approval criteria has been adequately evaluated and the request is deemed consistent with the criteria.
5. Therefore, the Planning Commission finds that the R-L Zoning designation ought to be approved.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/28/2017**

Item No. 2.

Short Title: Public Hearing - Zone Map Amendment - ~640 W Porter Lane

Initiated By: James Graham, Applicant

Scheduled Time: 7:30

SUBJECT

LEGISLATIVE DECISION

Consider the proposed zone map amendment at approximately 640 West Porter Lane, Parcel Number 03-001-0178 from Agricultural-Low to Residential-Medium.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ PC Staff Report Bell Property Rezone Petition
- ☐ Bell Property Rezone Submittal

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: **DAVID BELL**
335 SOUTH FRONTAGE ROAD
CENTERVILLE, UT 84014
(davescompleteauto@gmail.com)

PETITIONER: **JAMES GRAHAM**
JAG & ASSOCIATES
5479 WEST RUSTIC HILL DR.
HARRIMAN, UT 84096
(buildersmarketing@gmail.com)

PROPERTY LOCATION: 640 WEST PORTER LANE

PARCEL SIZES: **2.055 ACRES - COMBINED**

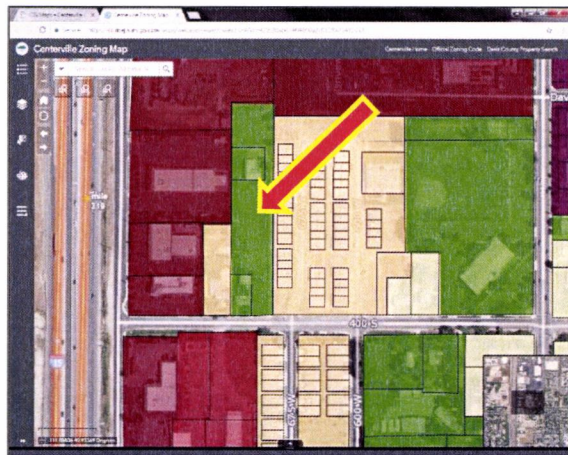
PARCEL NUMBERS: **03-001-0178 & 03-001-0179**

APPLICATION: **ZONING MAP AMENDMENT – REQUEST TO REZONE A
TRACT OF LAND FROM A-L TO R-M**

STAFF RECOMMENDATION: **RECOMMEND APPROVAL OF THE REZONE TO
THE CITY COUNCIL**

BACKGROUND

The petitioner desires to acquire these two (2) properties (vacant lot and a lot with home) located at 640 West Porter Lane. It appears that some years ago, the land was divided from the home (or vice a versa) without any record of approval from the City (records not available). The current zoning map depicts that these two (2) tracts of land are Zoned Agricultural-Low (A-L). It's the intent of the buyer to further develop the land into townhomes, which could be an allowed project provided it meets the



development allowances of the R-M Zone.

REVIEW AND ANALYSIS OF THE REQUEST

Zone Map Amendment - Factors to be considered, CZC 12-21-080(e)

1. Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?

The properties are 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*).

Staff Response: Since the neighborhood plan anticipates low to medium residential uses for this area, the petition for rezone to R-M can be deemed consistent with the City's General Plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

Staff Response: Located just across the street to the south, there is a Residential-Medium Zone (*i.e. Shaela Park*) within the identified geographical policy area. The Shaela Park PUD, an R-M Planned Development project, was approved by the City in 1998. Furthermore, the Porter-Walton Townhomes, also an R-M development located directly to the east was approved by the City in January 2016. Therefore, the request is consistent with surrounding development in the vicinity.

3. What is the extent to which the proposed amendment may adversely affect adjacent property?

Staff's Response: Currently, the land is largely a narrow open field with an isolated single-family home in the north area. The surrounding area to the southeast consists of a few older homes fronting Porter Lane; again to the east, is the Porter-Walton Townhomes; directly south, the Shaela Park Subdivision; to the west, there are several the commercial uses along the Frontage Road; lastly, the area to the north is the intensive Commercial-Very High (Home Depot & Kohls) separated by a regional detention basin. From staff's review, the R-M request functions as a buffer use area that is compatible with the characteristic multi-zone land use pattern for the immediate area.

4. What is the adequacy of facilities and services intended to serve the subject property?

Staff Response: The properties have access to all facilities and services that are already available to the area. However, staff is aware that site drainage generally flows to the north and unless the properties are raised with additional fill or an alternative outlet is provided by securing necessary permissions and easements, storm drainage will be a considerable design element for any residential development of the site.

PLANNING STAFF RECOMMENDATION

(Suggested Motion) “I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the Zone Map Amendment for land parcels **03-001-0178 & 03-001-0179** from Agricultural-Low to Residential-Medium, provided however, the unapproved division of the parcels shall be combined into a singular parcel, on the County’s records, prior to any approval of any future development plan.”

Suggested Reasons for the Action (Findings):

1. The Planning Commission has sufficiently reviewed and considered the criteria found in Section CZC 12.21.080.e of the Zoning Ordinance.
2. The Planning Commission finds that the rezone is consistent with the goals of the General Plan, as described in Section 12-480-1.a.
3. The Planning Commission finds that the rezone does not create any additional constraints or adverse effects concerning surrounding properties and development in the immediate vicinity.
4. The Planning Commission finds that the R-M request functions as an acceptable medium density residential buffer to commercial that is compatible with the characteristic multi-zone land use pattern for the immediate area.
5. Therefore, the Planning Commission finds that the R-M Zoning designation ought to be approved.



Bell Estates

05/01/2017

Development Professionals
Herriman, Utah
801-898-7653

Salt Lake Realtor Magazine stated in March 2017 issue that Under Contract listings were greater than active listings in Northern Utah. Demand is greater than supply.

Bell Estates is located at approximately 644 w. Porter Ln in Centerville, Utah. Bell Estates is a unique single family 2.04 acre Townhome development consisting of 16 lots on a private drive. The project will offer pleasant architecture and homes with 1 and 2 car garages ranging in size from 1,750 to 2,250 sq. ft. The project will offer a floor plan and price which will appeal to millennials ages 24-39. (See attached Legal Description)

Price Point We will be offering these homes starting at \$280,000-\$360,000. This price range is selling extremely well - virtually every listing sells.

Affordable single family living. Our target market is being affected by increasing living costs. At these prices it costs very little to own a Townhome so centrally located in Davis county.

Property Aerial Map



- ## Plat Map

Reasons to Rezone

- After my preliminary application meeting and positive response I left there very encouraged this project and its zoning will make sense for this parcel.
- Property is currently vacant and is possibly a hazard to the city in its current condition.
- The Zoning being requested R-M is very reasonable and makes sense being surrounded by the same type of zoning and makes a great buffer to all surrounding properties.
- Project will be accessed on a private drive which will make a very limited impact to traffic and the current city infrastructure.
- Unified fire has requested and wants to use the home for training prior to the development.
- The ATF has also requested to use the home for training purposes prior to the development.
- Market demand with the present and high demand in the housing marketing and short supply this project is necessary for the city and its people.
- Utilities- Gas, Water, Power, SW etc... All Utilities seem to be accessible, and sufficient, to support this development.
- The Neighboring property to the east has just been finishing its development of townhomes and appears to be close to being sold out and our project would be similar in size however offer a more modern and higher end concept for current buyer demands.
- Neighboring properties seem to support the project.
- Deviating from this thoughtful recommendation to rezone will send a troubling message to anyone considering investing in Centerville City. They will see a risk of their hard work falling prey to politics, a certain deterrent to the future growth.
- Approving the rezone will benefit the entire city. It will result in things like more business for local business owners, more fees collected by the city which will benefit all its citizens.
- Creation of jobs for local contractors and employees in Centerville.
- We care deeply about this city and its economic growth, housing, and job creation. This proposal gives us a tremendous boost in these areas.

At Development Professionals we have a simple philosophy:

Building Lasting Communities

With an unsurpassed commitment to excellence in everything we do, Development Professionals is creating an extraordinary legacy of value, a legacy that is evident not only in the success of the neighborhoods we create, but in lasting value for both our partners and the people who call our properties home.

The management of the company is committed to the continued development of top-quality projects that enhance the community in which they are located. Subdivisions and buildings developed by Development Professionals will continue to provide clients state-of-the-art architectural, mechanical, and electrical design.

Management Profile

History rooted in dirt

Partners, James Graham and Drew Larson had been working in new construction and real estate development since 2005. The two were known for their talents in assembling impressive deals for builders. They have worked with Ivory Homes, Kennecott Land, Hadco, LDS Church, DAI, Desert Point Homes, E-Builders, and Pantheon to name a few.

Getting into building and specs

Having earned trust of two local builders with land acquisition, Graham and Larson became empowered to assume more responsibility. They were asked to select certain lots and choose a home plan to fit with the lot and market conditions. After market analysis proved there would be profitability, then they would market and sell it. Not only had local builders chosen James and Drew to keep them profitable by uncovering the best land deals in the valley, but they also helped contractors to build themselves out of those lots in a predictable manor with the least amount of risk by selecting the right product for the area.

Going it on their own

In 2011 James and Drew decided to make a better process. They had identified some issues which they felt were almost universal with builders in Utah. They formed a construction entity and began building on lots they already owned and would buy. By 2015 they had built tens of millions of dollars in homes which ranged from the modest to the multimillion.

Forging ahead

By 2016 there became a supply issue with available building lots – the supply had run out. James and Drew, and many others in construction had run out of places to build. 2017 requires a renewed focus on development where there is never-before-seen demand.

A note about the principals:

James has a degree in architecture and has drawn hundreds of home plans and worked on commercial projects such as The Gateway in SLC. James has worked in the construction industry since boyhood. He has twenty three years of architecture experience, fourteen years of development experience, and seven years of construction experience - three of those years in construction management.

Drew received a bachelors from BYU. He has worked in construction on and off since he was in high school. Drew has a huge knowledge base in business, econ, and analytics. He is constantly making sure projects and construction jobs pencil. He has nine years of development experience and three years of construction management.

Housing Trends and Statistics



Salt Lake City, UT Real Estate Market Trends

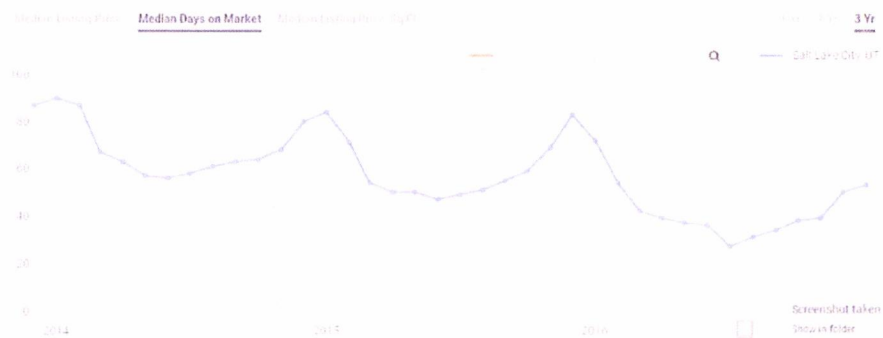


Salt Lake City, UT

See Ho

[Housing Market](#) [Market Trends](#) [Schools](#) [Homes & Rentals](#) [Real Estate Agents](#) [Around](#)

Salt Lake City, UT Real Estate Market Trends



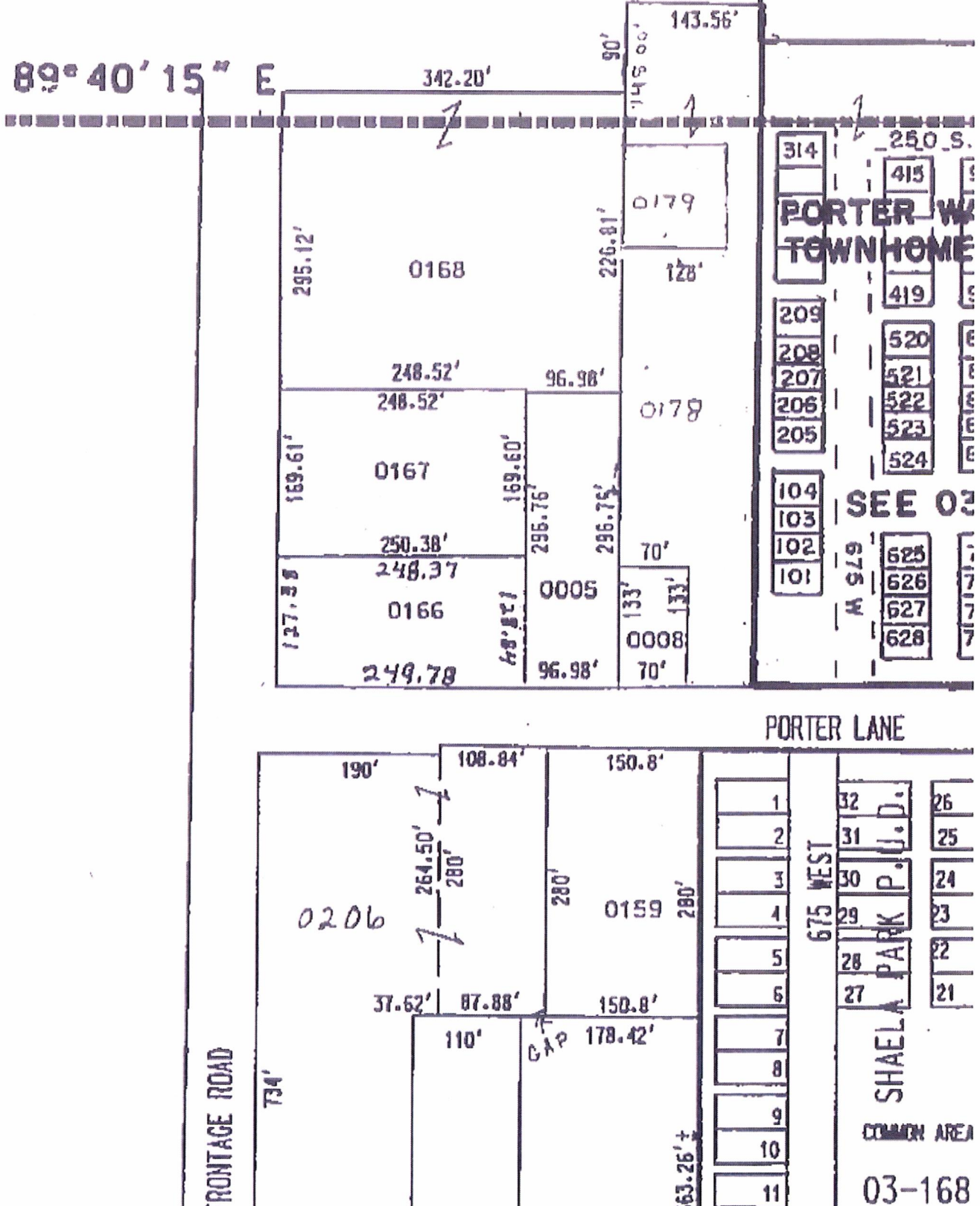


EXHIBIT "A"

PARCEL 1:

BEGINNING ON THE NORTH LINE OF A STREET, 564.68 FEET, MORE OR LESS, SOUTH AND 757.285 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST ALONG THE NORTH LINE OF A STREET 58 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY CONVEYED IN BOOK 746, AT PAGE 632, THENCE NORTH 441.98 FEET; THENCE WEST 128 FEET; THENCE SOUTH 308.68 FEET; THENCE EAST 70 FEET; THENCE SOUTH 133 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING ON THE NORTH LINE OF PORTERS LANE AT A POINT NORTH 89°40' EAST ALONG THE SECTION LINE 831.05 FEET AND SOUTH 0°03'10" WEST 564.74 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE BOUNDARY LINE AGREEMENT IN BOOK 1833, AT PAGE 298, NORTH 0°03'10" EAST 690.14 FEET TO THE NORTH LINE OF GRANTORS LAND; THENCE WEST 143.56 FEET; THENCE SOUTH 250 FEET; THENCE EAST 128 FEET; THENCE SOUTH 441.98 FEET TO THE NORTH LINE OF PORTERS LANE; THENCE EAST 15.03 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM BOTH PARCELS ABOVE THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT WHICH IS NORTH 89°40'15" EAST 831.05 FEET ALONG THE SECTION LINE AND SOUTH 0°03'10" WEST 38.36 FEET ALONG A BOUNDARY LINE AGREEMENT LINE AND SOUTH 89°40'15" WEST 29.02 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 0°03'10" WEST 102.00 FEET; THENCE SOUTH 89°40'15" WEST 113.81 FEET TO THE GRANTOR'S WEST PROPERTY LINE; THENCE NORTH 0°19'45" WEST 102.00 FEET ALONG SAID LINE; THENCE NORTH 89°40'15" EAST 114.49 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON EXCLUSIVE ACCESS EASEMENT. BEGINNING AT A POINT WHICH IS NORTH 89°40'15" EAST 831.05 FEET ALONG THE SECTION LINE AND SOUTH 0°03'10" WEST 38.36 FEET ALONG A BOUNDARY LINE AGREEMENT LINE AND SOUTH 89°40'15" WEST 29.02 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 89°40'15" EAST 29.02 FEET; THENCE ALONG SAID BOUNDARY LINE AGREEMENT SOUTH 0°03'10" WEST 526.38 FEET TO THE NORTH LINE OF A STREET; THENCE NORTH 89°50'41" WEST 15.00 FEET ALONG SAID LINE; THENCE NORTH 0°03'10" EAST 450.00 FEET; THENCE SOUTH 89°40'15" WEST 14.02 FEET; THENCE NORTH 0°30'10" EAST 76.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 89°40'15" EAST 831.05 FEET ALONG THE SECTION LINE AND SOUTH 0°03'10" WEST 38.36 FEET ALONG A BOUNDARY LINE

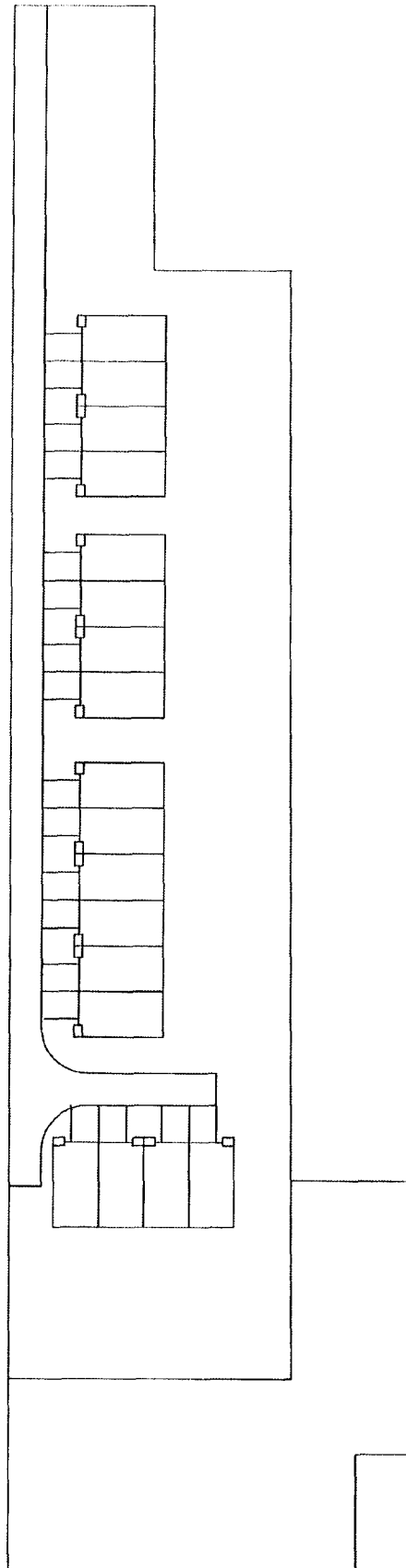
AGREEMENT LINE AND SOUTH 89°40'15" WEST 29.02 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 0°03'10" WEST 102.00 FEET; THENCE SOUTH 89°40'15" WEST 113.81 FEET TO THE GRANTOR'S WEST PROPERTY LINE; THENCE NORTH 0°19'45" WEST 102.00 FEET ALONG SAID LINE; THENCE NORTH 89°40'15" EAST 114.49 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON EXCLUSIVE ACCESS EASEMENT. BEGINNING AT A POINT WHICH IS NORTH 89°40'15" EAST 831.05 FEET ALONG THE SECTION LINE AND SOUTH 0°03'10" WEST 38.36 FEET ALONG A BOUNDARY LINE AGREEMENT LINE AND SOUTH 89°40'15" WEST 29.02 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 89°40'15" EAST 29.02 FEET; THENCE ALONG SAID BOUNDARY LINE AGREEMENT SOUTH 0°03'10" WEST 526.38 FEET TO THE NORTH LINE OF A STREET; THENCE NORTH 89°50'41" WEST 15.00 FEET ALONG SAID LINE; THENCE NORTH 0°03'10" EAST 450.00 FEET; THENCE SOUTH 89°40'15" WEST 14.02 FEET; THENCE NORTH 0°30'10" EAST 76.25 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NO.: 03-001-0178 (PARCEL 1)

TAX SERIAL NO.: 03-001-0179 (PARCEL 2)

Tax Serial No. DISCLOSED



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/28/2017**

Item No. 3.

Short Title: Public Hearing - Conceptual Site Plan - Quick Quack Car Wash, 518 N 400 West

Initiated By: Dallas Hakes, Applicant

Scheduled Time: 7:50

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for Quick Quack Car Wash at 518 N 400 West.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ PC Staff Report Conceptual Site Plan QQ
- ▢ Quick Quack Conceptual Site Plan
- ▢ QQ Photo 1
- ▢ QQ Photo 2
- ▢ QQ Photo 3

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

**STAFF REPORT
AGENDA: ITEM 3**

PROJECT NAME & LOCATION:

**QUICK QUACK CENTERVILLE
518 N 400 WEST**

PROPERTY OWNER:

**SHANE SMOOT
NOVA SOURCE SUNWEST LLC
32. W FIRECLAY AVE
MURRAY UT 84107**

APPLICANT:

**DALLAS HAKES
QQ UTAH COUNTY
PO BOX 887
SPRINGVILLE UT 84663**

PARCEL SIZE:

1.03

ZONING DISTRICT:

C-VH

APPLICATION:

CONCEPTUAL SITE PLAN

STAFF RECOMMENDATION:

ACCEPT WITH DIRECTIVES

Background

Quick Quack is a drive-through car wash with self-paying machine and vacuums on site.

This site is located with Dairy Queen to the south and Colonial Building Supply to the north, in the old KinderCare site.

On the north end of the site is a private road, where there is an easement that the KinderCare site and Colonial Lumber have agreed to many years ago. The legality of this easement and cross access is still to be determined. Dairy Queen is to the south and may also combine access with this site to eliminate the number of curb cuts on 400 West, which the City also desires is related to a near future UDOT project.



Table of Uses 12.36.040

According to the Table of Uses in 12.36.040, Car wash is a “Permitted” Use in a C-VH zone.

C-VH Development Standards

	Required	Actual	Compliance
Dist. Between buildings	6 feet	40’+	Yes
Maximum height, main building	45 feet	23’	Yes
Front setbacks	20 feet	40’	Yes
Rear setback	None	60’+	Yes
Interior side yard	8 feet/ 18 feet total	40’	Yes

Parking 12-52

The code states that for a car wash, one space per employee on shift is necessary. They have provided two stall and an additional handicapped stall. Concerns may arise if there ever needed to be more than one employee on site, or even during a shift change. Staff may suggest that at least one is designated employee parking and should be marked as such. It has also been suggested by the City Engineer that private parking along the private drive from 400 West to the first driveway should be prohibited.

A space for loading and unloading may be necessary for the site, if so, this should be marked accordingly.

Landscaping and Screening 12-51

Required Landscaping Summary, Chapter 12-51			
Guidelines	Required	Actual	Comply
Total Area Landscaping	15%	20%	yes
Total Required Trees	1 Tree per 500 square feet of landscaping (9)	TBD	TBD
Trees for Street Frontage	1 per 25 linear feet (6)		
Building Frontage/Foundation	50%		yes
Total Interior Parking Lot Landscaping	7%	TBD	TBD
Total Interior Parking Lot Trees and Shrubs	For every six required stalls	N/A	N/A
	For every six required stalls: 2 shrubs	N/A	N/A
Public Street Landscaping, Arterial or Collector	15 feet	15 feet	Yes

Screening 12.51.110

The dumpster must be concealed from view by a wall or fence that is at least six feet in height and is compatible in material and color with the main building. Screening must also be provided for ground mounted and roof mounted utility boxes.

Signs 12-54

No signs have been submitted with the plan, but will need to follow the zoning ordinances outlined in 12-54.

Parrish Lane Gateway Design Guidelines 12-63

As defined in 12.63.020, the Parrish Lane Gateway Area Boundaries are any property that has frontage on Parrish Lane, is a part of a larger project on Parrish, or has "a significant visual presence on Parrish Lane".

This property does not have frontage on Parrish Lane directly, and it could be up to debate if this site is a "significant" visual presence from this street. The architecture and coloration of the building may draw attention and conflict with the color scheme of Parrish's Design Guidelines, but the application of the design guidelines should be up to the discretion of the Planning Commission.

Access and Easement Issues

The applicant is in discussion with Dairy Queen for the possibility of a combined access for the two sites. This would reduce the number of curb cuts on 400 West and be beneficial for the City for this street. This would also require an amended site plan for Dairy Queen, who may need to redesign their turn radius of the driveway and drive through.

Staff also has some concern with the site layout in regards to circulation and use. It has been noted that many people like to vacuum their cars before they go through a car wash, but this site layout makes it very difficult to do so. It might be suggested to flip the layout and have the vacuums on the southern end of the lot and then have the cars snake through the car wash afterward.

Currently, the escape lane after the pay station goes directly into a vacuum station and could cause problems for anyone trying to exit before the car wash. This escape lane should be rearranged so that it does not cause conflicts with vacuums or other cars in this area.

The Staff and City Engineer are requiring a traffic study to assure all the turn movements, circulation and capacity are adequate for the site.

Suggested Motion:

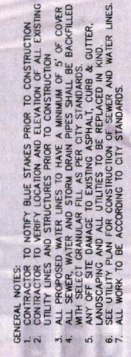
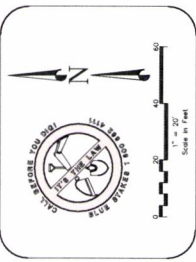
PROPOSED ACTION: I hereby make a motion for the Planning Commission to ACCEPT the Conceptual Site Plan of Quick Quack Car Wash at 510 N 400 West, with the following directives:

1. A cross-access or shared access agreement for the private drive to the north of the property with Colonial Lumber is provided and verified.
2. A cross-access agreement with Dairy Queen is also provided and recorded with the County.
3. The escape lane from the car wash is adjusted as to not conflict with the vacuums or parking.
4. A traffic study shall be completed before the Final Site Plan submission to determine the suitability of the shared accesses, turn radius, and circulation of the site.
5. Final Site Plan shall be submitted in accordance with 12.21.110(e)

Reasons for Action:

1. A complete conceptual site plan application has been submitted [Section 12.21.110(d)(1)].
2. A conceptual site plan is not intended to permit actual development of property, merely to represent how the property may be developed and does not create any vested rights to develop [Section 12.21.110(d)(5)].
3. The use of "car wash" is a permitted use in C-VH Zones. [12.36.040]

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NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING
18 WEST 100 NORTH
KERRICK CITY, UT 84040
PHONE: 435-934-6000
www.legendeng.com



QUICK QUACK CENTERVILLE STORMWATER POLLUTION PREVENTION

518 N 400 W, CENTERVILLE, UTAH



SHEET
C-6
DATE: Jun 22, 2017

LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING FENCE
- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- SILT FENCE
- CLEAN OUT BOX
- BEST MANAGEMENT PRACTICE
- SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-7.1 & 7.2 FOR DETAILS



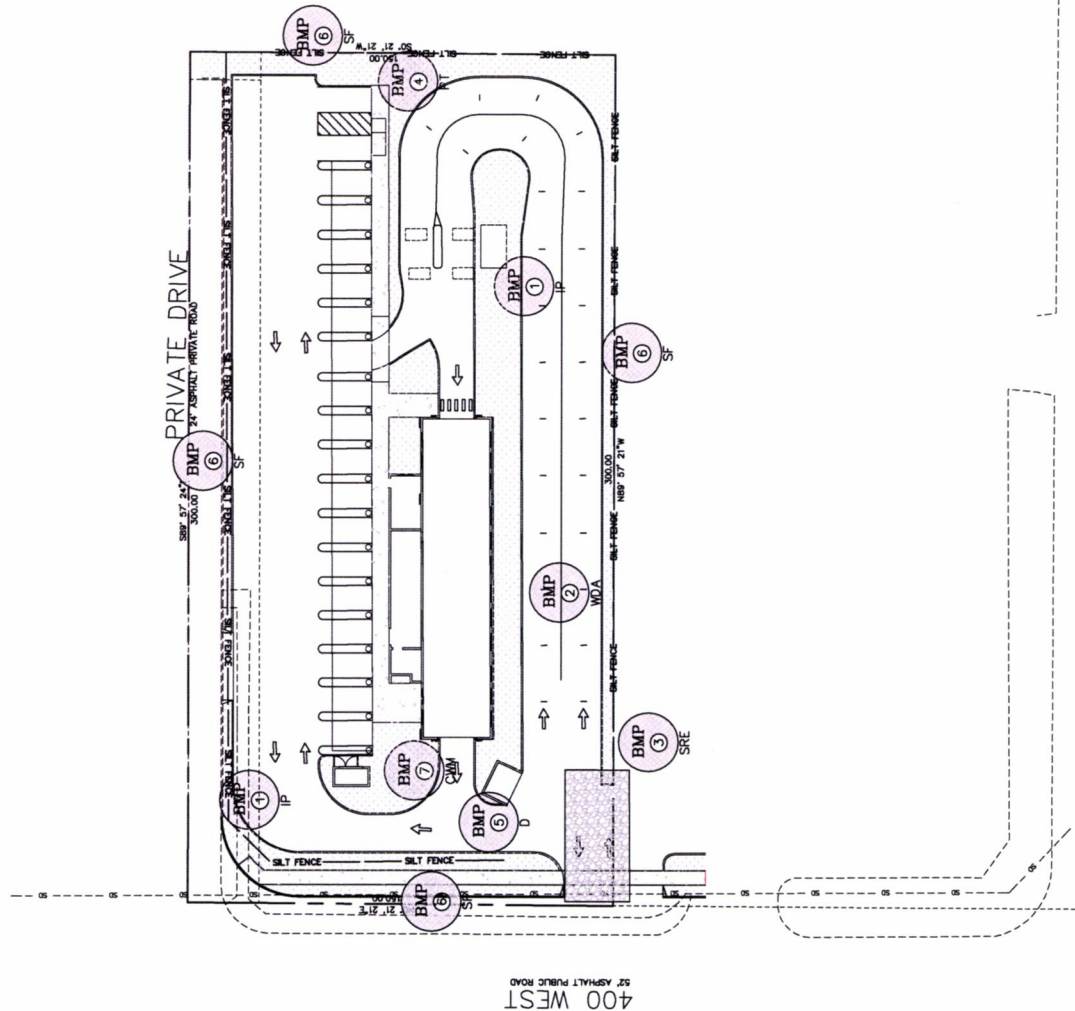
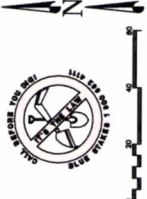
NOTES

- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT THE SITE.
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM TO CONTROL RUNOFF FROM THE SITE.
- LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.
- STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION.
- MAINTENANCE OF STREETS: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
- CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
- A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.

SEE SHEET C-7

BEST MANAGEMENT PRACTICE INDEX

- INLET PROTECTION
 - EQUIPMENT AND VEHICLE WASH DOWN AREA
 - PORTABLE TOILET
 - PORTABLE TOILET LOCATION
 - SILT FENCE
 - SILT FENCE
 - CONCRETE WASTE MANAGEMENT
- ADDITIONAL BMP'S TO BE ON-SITE:
- VEHICLE & EQUIPMENT FUELING
- SEE SHEET C-7 FOR BMP DETAILS



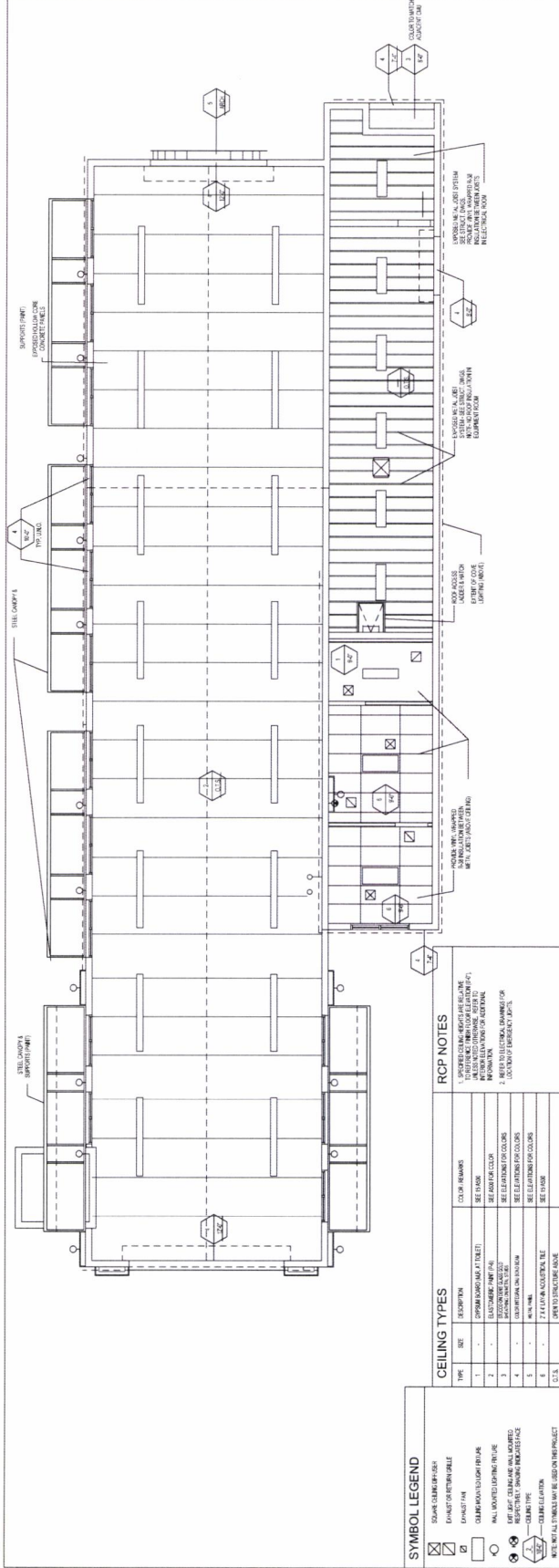
1. **DESCRIPTION:** A permanent stabilizer pad for gravel for general washing of equipment and construction vehicles.
2. **APPLICATION:** At any site where regular washing of vehicles and equipment is required, this pad can be used as the primary or main mobile washing station (used by overflow or as backup to a permanent pad).
3. **INSTALLATION/OPERATION CRITERIA:** Refer to AWWA Standard 17.05.
4. **Cost:** All gravel and pads to provide maximum depth of 16 inches away from pad.
5. **Special Considerations:**
 - a. Pad must be made of 100% recycled rubber.
 - b. Pad must be made of 100% recycled rubber.
 - c. Pads that remain more than 1 month.
 - d. Pads that remain more than 1 month.
 - e. Pads that remain more than 1 month.
6. **MAINTENANCE:**
 - a. Pads that remain more than 1 month.
 - b. Pads that remain more than 1 month.
 - c. Pads that remain more than 1 month.
 - d. Pads that remain more than 1 month.
 - e. Pads that remain more than 1 month.

ALL EXTERIOR WALL TO BE FILLED
WITH PERLITE INSULATION

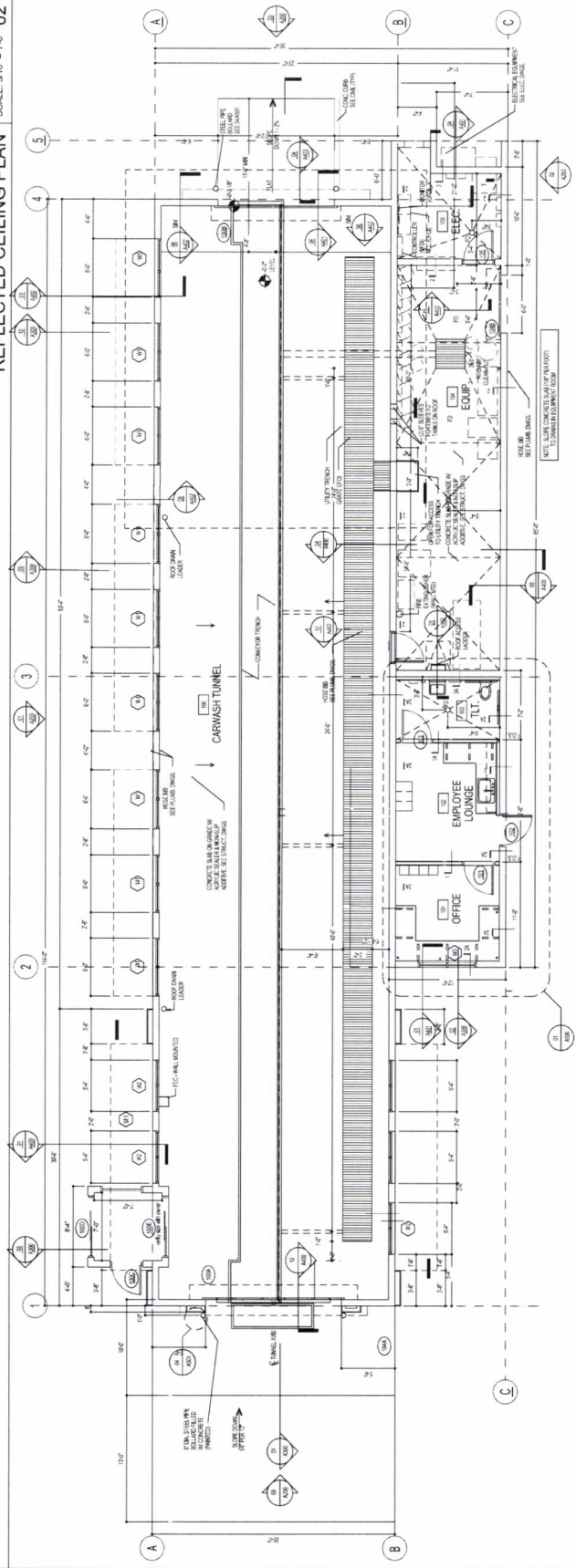


May 16, 2016

A100

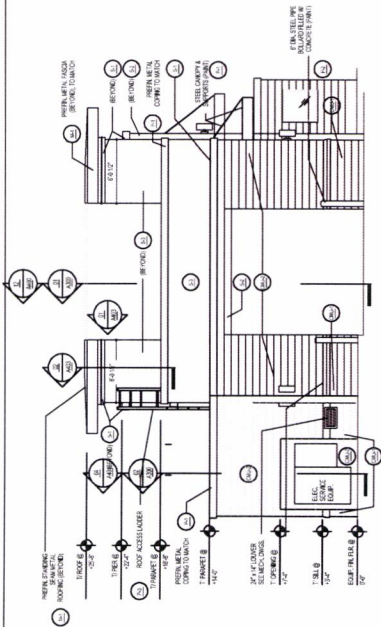


REFLECTED CEILING PLAN SCALE: 3/16" = 1'-0" 02

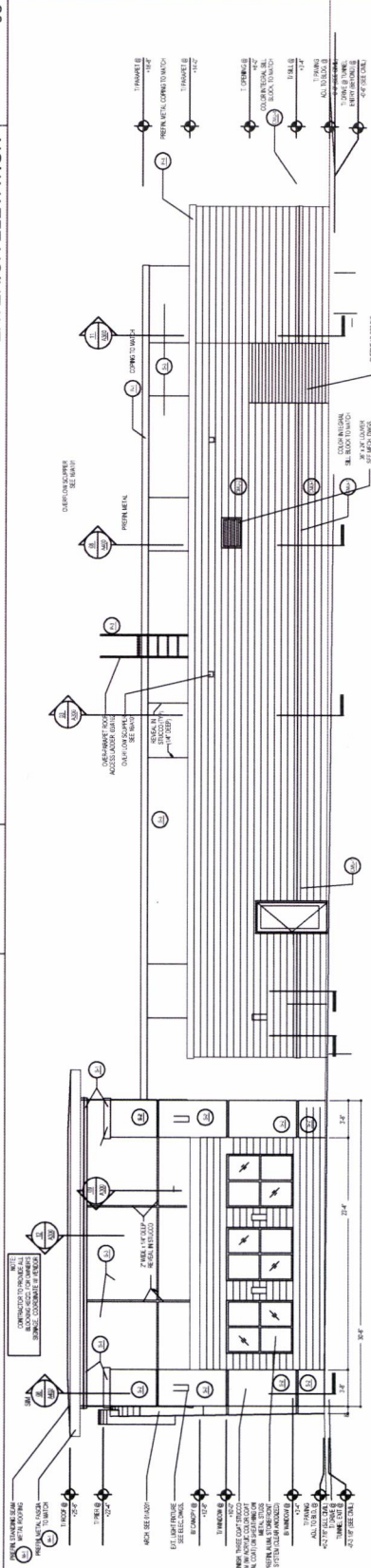


FLOOR PLAN

NOTE:
CONTRACTOR TO PROVIDE ALL
BLOCKING REQ'D. FOR OWNERS
STORAGE. COORDINATE WITH ARCH.



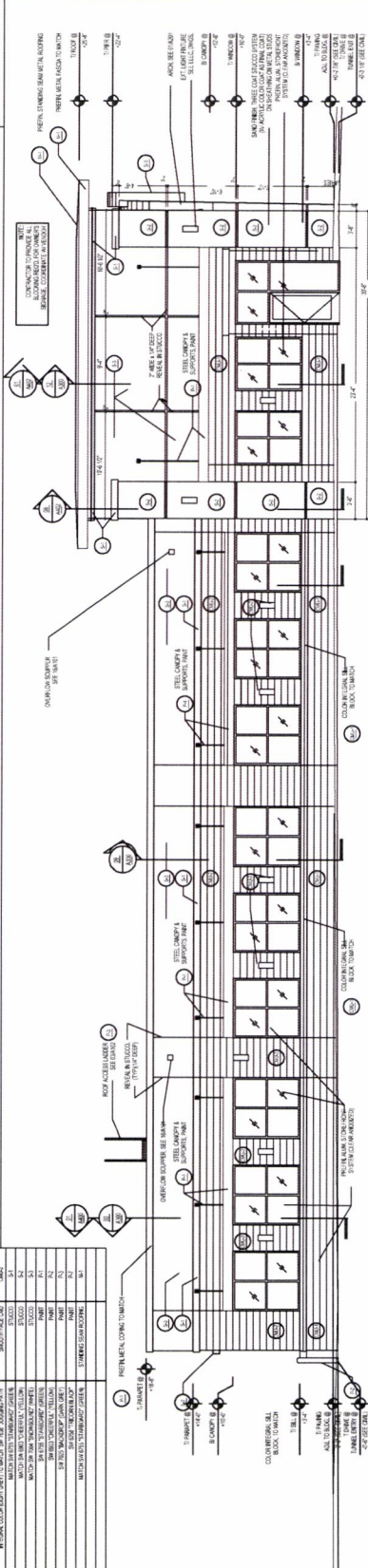
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

02

[illegible]

EXTERIOR ELEVATION

DAIN & ASSOCIATES
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DATE May 16, 2016

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**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
6/28/2017**

Item No. 4

Short Title: Public Hearing - Zone Text Amendment - Incentives for Historic Landmark Register

Initiated By: Landmarks Commission

Scheduled Time: 8:10

SUBJECT

LEGISLATIVE DECISION

Consider the proposed zoning text amendments in 12.61.100 and 12.49.100 regarding incentives for Historic Landmarks Register preservation.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report Text Amendment Historic Register Incentives

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

**STAFF REPORT
AGENDA: ITEM x**

APPLICANT: LANDMARKS COMMISSION

**APPLICATION: ZONING TEXT AMENDMENT FOR 12.61.100 AND
12.49.100**

**APPLICATION REQUEST: INCLUDE STRUCTURES ON THE HISTORIC
LANDMARK REGISTER FOR INCENTIVES AS IN
DEUEL CREEK HISTORIC DISTRICT**

STAFF RECOMMENDATION: RECOMMEND APPROVAL

Background

In 2016, the Centerville Deuel Creek Historic District was created. Known for its high concentration of historic homes and walkability, the neighborhood is a celebration of Centerville's beginnings. To encourage the preservation of these historic homes, and therefore preserve the character of the neighborhood, the City offers incentives for renovations or new construction that maintain the historic architecture and character of the neighborhood, based on a list of design standards provided by the Landmarks Commission and the National Park Service.

The problem with these incentives is that while there is the highest concentration of historic homes in Deuel Creek Historic District, there are many other historic homes that are not within the district. A total of ten Historic Landmarks Register homes are currently listed but not in Deuel Creek, and therefore are not eligible for incentives. If these homeowners were to ever consider repairs, renovations, or construction on their house, it would be beneficial for us to offer some economic incentive to maintain its Historic Status and character.

It should also be noted that almost all of the homes listed on the Historic Landmarks Register are also listed on the National Register of Historic Places, and therefore have more stringent guidelines to remain on this list. Any alteration or modification of homes on this list are already subject to approval of the Landmarks Commission and deemed if they are appropriate. If the City

1. *100% reduction for Historic Landmark Register Property so long as the Historic Landmark Register Property retains such classification and designation after the new construction or alteration;*
2. *50% reduction for construction involving Contributing Property so long as the Contributing Property retains such classification after the new construction or alterations;*
3. *25% reduction for new construction (not involving the demolition of a Contributing Property or an Historic Landmark Register Property) or construction involving a Noncontributing Property; and*
4. *0% reduction for new construction involving the demolition of a Contributing Property or an Historic Landmark Register Property.*

These homes could get up to 100% off their Building Permit if they retain the classification and designation after alteration – but right now the homes on the list that are *outside* of Deuel Creek are not eligible.

Staff proposed the following changes to zoning text [Proposed changes are underlined]:

12.61.100(c)(1) Appropriate. If the Landmarks Commission deems the proposed work appropriate, it shall notify both the owner of record and the Zoning Administrator in writing of its determination of the appropriateness of the work and any conditions for compliance related to the alteration or modification.

- A. If the Landmarks Commission deems the alterations and modifications to the structure Appropriate, those properties on the Historic Landmarks Register not located in the Deuel Creek Historic District shall be subject to the same incentives as stated in 12.49.100.

12.48.100(3) This tiered reduction on building permit review fees shall only be allowed within the Centerville Deuel Creek Historic District and the Historic Landmark Register properties for the purpose of encouraging and promoting the preservation of existing contributing properties and encouraging harmony between new and historic architectural and property designs.

Conclusion

The Landmarks Commission and staff believes that in order to support and encourage historic preservation, incentives should reach beyond the scope of just the Deuel Creek Historic District.

Proposed Motion:

The Planning Commission recommends APPROVAL of the proposed zoning text changes to code **12.61.100(c)(1)** and **12.48.100(3)** as follows:

12.61.100(c)(1) Appropriate. If the Landmarks Commission deems the proposed work appropriate, it shall notify both the owner of record and the Zoning Administrator in writing of its determination of the appropriateness of the work and any conditions for compliance related to the alteration or modification.

- A. If the Landmarks Commission deems the alterations and modifications to the structure Appropriate, those properties on the Historic Landmarks Register not located in the Deuel Creek Historic District shall be subject to the same incentives as stated in 12.49.100.

12.48.100(3) This tiered reduction on building permit review fees shall only be allowed within the Centerville Deuel Creek Historic District and the Historic Landmark Register properties for the purpose of encouraging and promoting the preservation of existing contributing properties and encouraging harmony between new and historic architectural and property designs.

Recommended Reasons for Action:

- a) Centerville has stated that it is the intent of the city to identify, preserve, protect and enhance significant historic sites, places, structures or buildings within the City. **[12.61.010]**
- b) The Alteration/Modification of structures of the Historic Landmarks Register are subject to review by the Landmarks Commission, but offers to economic incentives for this process. **[12.61.100]**
- c) The Centerville Deuel Creek Historic District offers incentives to all homeowners, and already has a voluntary incentive program in place. It should be extended to include all homes on the Historic Register, not just those within this district. **[12.49.090].**