

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 JULY 11, 2018 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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. The full packet can also be viewed 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

Kai Hintze, Commissioner

D. COMMISSION BUSINESS

7:10 1. Public Meeting - Renatus Office Building Addition - 1312 W 75 N - Final Site Plan & Parking Modification

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for Renatus Office building addition and a Parking Modification for this user.

7:30 2. Public Hearing - Sheffield Downs at ~274 E Pages Lane -- Zoning Map Amendment, Conceptual Site Plan, Conceptual Subdivision

LEGISLATIVE & ADMINISTRATIVE DECISIONS

Consider the proposed Zoning Map Amendment, Conceptual Site Plan and Conceptual Subdivision applications for the properties at 274 East Pages Lane, Parcel numbers **03-004-0150, 03-004-0099, 03-004-0139**, from a Commercial High Zone to a Residential-Medium Planned Development Overlay.

8:00 3. Discussion - Main Street Table of Uses Upcoming Notices

The Planning Commission will discuss the noticing for the potential Main Street Table of Use Amendments in the coming weeks.

4. Community Development Director's Report

Upcoming PC Agenda - 7/25:

- SMSC Amendments - South Davis Metro Fire District
- Conceptual Site Plan - Fire Station by SDMFD
- Conceptual Site Plan & CUP - Oakridge Assisted Living
- Amended Site Plan - Grocery Pickup Parking, WalMart
- CUP - Increase Building Height, Fred Hale Garage
- Home Business CUP - Epic Party Events

5. City Council Report

- Nothing to Report

E. MINUTES REVIEW and ACCEPTANCE

June 27th, 2018

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/11/2018**

Item No. 1.

Short Title: Public Meeting - Renatus Office Building Addition - 1312 W 75 N - Final Site Plan & Parking Modification

Initiated By: Dan Holbrook, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Final Site Plan for Renatus Office building addition and a Parking Modification for this user.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ 7-11-18 Staff Report Renatus Final Site Plan & Parking Modification
- ▢ 7-11-18 Renatus Final Site Plan & Parking
- ▢ 7-11-18 Renatus Addition Arch Elevations

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

**STAFF REPORT
AGENDA: ITEM 1**

OWNER: SULADIO HOLDINGS, LLC.
c/o ROBERT GLENN SNYDER (*MANAGING MEMBER*)
1312 WEST 75 NORTH
CENTERVILLE, UTAH 84014
(ceo@myrenatus.com)

APPLICANT: MERRILL SHERIFF CONSTRUCTION, INC.
c/o DAN HOLBROOK
707 NORTH 1000 WEST, SUITE 1
CENTERVILLE, UTAH 84014
(dab@mscibuild.com)

PROPERTY: LOT 2 – EVERGREEN BUSINESS PARK
(1312/1318 WEST 75 NORTH)

ACREAGE: 0.70 ACRES

ZONING: INDUSTRIAL HIGH (I-H) DISTRICT

APPLICATION: FINAL SITE PLAN & PARKING MODIFICATION
APPROVAL

BACKGROUND

The applicant desires to construct an addition to the existing building, alter the landscaping plan, relocate the dumpster area, and eliminate eight (8) parking stalls. The elimination of the parking stalls would be replaced with a Parking Modification that needs approval by the Planning Commission. The Conceptual Site Plan was approved by the Commission June 13th, 2018.

PREVIOUS CONDITIONS FROM CONCEPTUAL ACCEPTANCE:

1. The applicant shall submit a Final Site plan meeting the standards of CZC 12.21.110(e). COMPLETE

2. The applicant shall submit architectural elevation and constructions plan that comply with the existing building and CZC 12.35.080, Exterior and Architectural Standards in Industrial Zones. COMPLETE

Staff Response: Architecture elevations match the existing building in style and materiality, made with the majority natural split face block and stone along the pillar corners. [Refer to attached elevations]

3. A parking modification from the required parking in CZC shall be approved by the Planning Commission at Final Site Plan approval. See comments below
4. Screening of outdoor dumpster and trash receptacles meet the standards outlined in CZC 12.51.110 Complete

Staff Response: The dumpster complies with 12.51.110 that states that the trash receptacle must be at least six feet in height, provides complete visual screening of the receptacle, and is compatible in material and color with the main building.

Note: The dumpster has moved since the Conceptual Site Plan. This change eliminates additional stalls, bringing the total count down to 26, according to Staff calculations on the Dumpster Enclosure site plan at submitted on June 14, 2018.

PARKING MODIFICATION REQUEST

As outlined in the Conceptual Site Plan report, Mr. Holbrook conducted his own parking study for the site, using calculations and methodology from the Institute of Transportation Engineers references. The report references the ITE standard of .98 stalls per employee for an office building (without clients, customers or retail). Renatus currently only has 15 employees and is projected to have as many as 23 in the next five years. Even with future projections, these calculations show to have enough parking for the employees of this office building, with 26/27 defined parking stalls on site.

Renatus has stated that they hold filming events twice a quarter (8 days a year) in which they host many more people on site. In these instances, the arrangement with The Bridge Community Church, 20 shared parking stalls, serves as an overflow option for these few days a year. The arrangement is also reciprocal, so that the Bridge can also use these for their large events throughout the year. The Zoning Administrator would need to be notified 30 days prior if this arrangement was to be terminated.

RECOMMENDED MOTION FOR PARKING MODIFICATION

I hereby make a motion for the Planning Commission to APPROVE of the **Parking Modification of Renatus Office Building at 1312 W 75 north** under the following conditions:

1. This Parking modification is only for the use of Renatus Office and Warehouse space at 1312 W 75 North, and is not transferrable to another owner, user, or

address.

2. The striped parking stalls shall be no less than 26 on site.
3. The employee count shall not exceed 23. If the employee count exceeds 23, as determined by their annual Business License, the Planning Staff has a right to revisit this Parking Modification.
4. The Zoning Administrator shall be notified 30 days prior of any termination of shared parking agreement between Renatus Office Building and the Bridge Community Church at 1284 West 75 North.

Reasons for Action:

- a) CZC 12.52.110(e) states that a Parking Space Study is required when an applicant requests a modification in the number of parking spaces required, in which the study recommend an adequate number of parking spaces and sets forth the basis of recommendation.
- b) Previous ITE reports have recommended .98 parking spaces per employee, and Renatus' projections have only 23 employees through 2020.
- c) The shared agreement for an additional 20 spots through The Bridge Community Church will compensate for the overflow days, approximately eight days a year, that are outlier extreme parking days, with an average of 31 spots needed on these days.

PLANNING STAFF RECOMMENDATION

The planning staff believes that the Commission should APPROVE the Final Site Plan to amend the original Renatus Final Site Plan dated September 12, 2014 , subject to the following conditions:

1. The Planning Commission approved the Parking Modification and Parking study that allows a minimum of 26 parking stalls to be on site.
2. Final Site Plan and architectural elevations are approved as submitted on June 14th, 2018.

Reasons for Actions

- a) A complete final site plan application has been submitted [Section 12.21.110(d)(1)].
- b) Based on the submittal by the applicant with a Parking Modification, the Site Amendments meet the necessary zoning requirements.

Architectural site plan of a building complex. The plan shows various rooms, walkways, and parking areas. Key features include:

- Rooms and Areas:**
 - EXISTING (indicated by solid lines)
 - PROPOSED (indicated by dashed lines)
 - REMOVED (indicated by hatched areas)
 - STAIRS
 - LOBBY
 - OFFICE
 - RECEPTION
 - RESTROOMS
 - STORAGE
 - MEETING ROOMS
 - CONFERENCE ROOMS
 - TRAINING ROOMS
 - WORKSHOPS
 - LABORATORY
 - CLASSROOMS
 - LECTURE HALL
 - THEATRE
 - GYMNASIUM
 - POOL
 - CAFETERIA
 - RESTAURANT
 - BAR
 - CLUB
 - LOUNGE
 - RECEPTION AREA
 - ENTRANCE
 - EXIT
 - PAVING
 - LANDSCAPING
 - WALKWAY
 - BIKEWAY
 - TRAIL
 - PATH
 - DRIVEWAY
 - PARKING
 - LOADING DOCK
 - TRUCK
 - CAR
 - BICYCLE
 - PEDESTRIAN
 - VEHICLE
 - PERSON
 - OBJECT
 - FEATURE
 - DETAIL
 - SECTION
 - ELEVATION
 - PLAN
 - VIEW
 - SECTION
 - ELEVATION
 - PLAN
 - VIEW
- Dimensions and Bearings:**
 - 100.00' (horizontal)
 - 100.00' (vertical)
 - 100.00' (diagonal)
 - 100.00' (curved)
 - 100.00' (straight)
 - 100.00' (dashed)
 - 100.00' (hatched)
 - 100.00' (solid)
 - 100.00' (dotted)
 - 100.00' (dash-dot)
 - 100.00' (long-dash)
 - 100.00' (short-dash)
 - 100.00' (medium-dash)
 - 100.00' (fine-dash)
 - 100.00' (thick-dash)
 - 100.00' (thin-dash)
 - 100.00' (medium-thick-dash)
 - 100.00' (thick-thin-dash)
 - 100.00' (thin-thick-dash)
 - 100.00' (medium-thin-dash)
 - 100.00' (thick-medium-dash)
 - 100.00' (thin-medium-dash)
 - 100.00' (medium-fine-dash)
 - 100.00' (thick-fine-dash)
 - 100.00' (thin-fine-dash)
 - 100.00' (medium-short-dash)
 - 100.00' (thick-short-dash)
 - 100.00' (thin-short-dash)
 - 100.00' (medium-long-dash)
 - 100.00' (thick-long-dash)
 - 100.00' (thin-long-dash)
 - 100.00' (medium-dot-dash)
 - 100.00' (thick-dot-dash)
 - 100.00' (thin-dot-dash)
 - 100.00' (medium-dot-dot-dash)
 - 100.00' (thick-dot-dot-dash)
 - 100.00' (thin-dot-dot-dash)
 - 100.00' (medium-long-dash-dot)
 - 100.00' (thick-long-dash-dot)
 - 100.00' (thin-long-dash-dot)
 - 100.00' (medium-short-dash-dot)
 - 100.00' (thick-short-dash-dot)
 - 100.00' (thin-short-dash-dot)
 - 100.00' (medium-long-dash-dot-dot)
 - 100.00' (thick-long-dash-dot-dot)
 - 100.00' (thin-long-dash-dot-dot)
 - 100.00' (medium-short-dash-dot-dot)
 - 100.00' (thick-short-dash-dot-dot)
 - 100.00' (thin-short-dash-dot-dot)

75 NORTH STREET

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2.30) $28 \times 5 = 140$ $140 + 140 = 280$ $280 + 280 = 560$
 3.1) $2000 \times 2 = 4000$ $4000 + 4000 = 8000$
 4.1) $21 = 20 \times 5 + 1$ $1 \times 21 = 21$

MAIRILL SHERIFF CONSTRUCTION

35

0057

Dumpster Enclosure

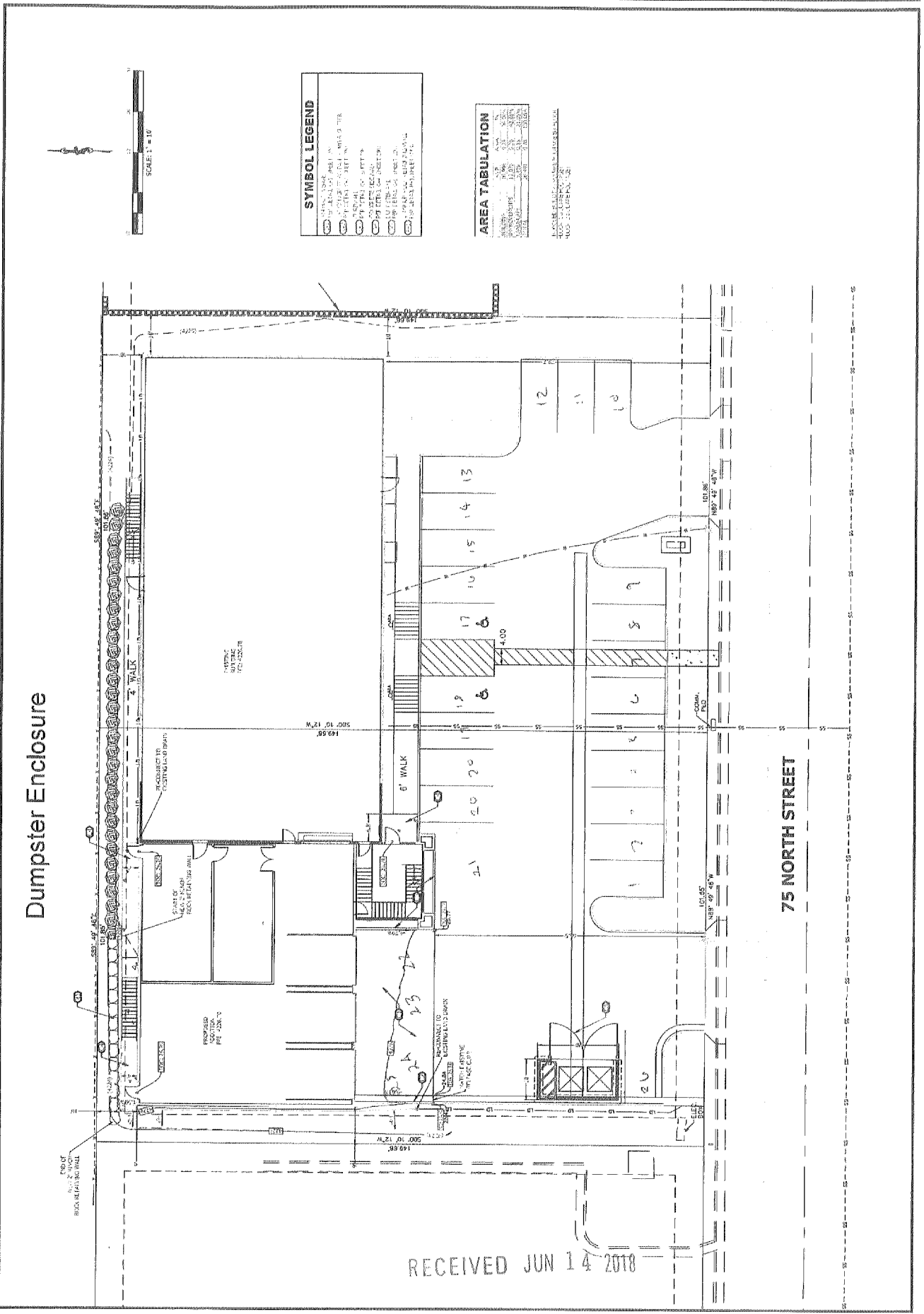


181 North 700 West Suite 11
Bountiful, UT 84002
Phone: 801.299.2266
www.bountiful.com

MERRILL SHERIFF'S CONSTRUCTION

1077 NORTH 100 WEST, SUITE 101, BOUNTIFUL, UT 84002
CENTRALVILLE CITY, BOUNTIFUL, UT 84002

DATE	11/17/17
BY	11/17/17
REVISION	11/17/17
PROJECT	11/17/17
C400	11/17/17



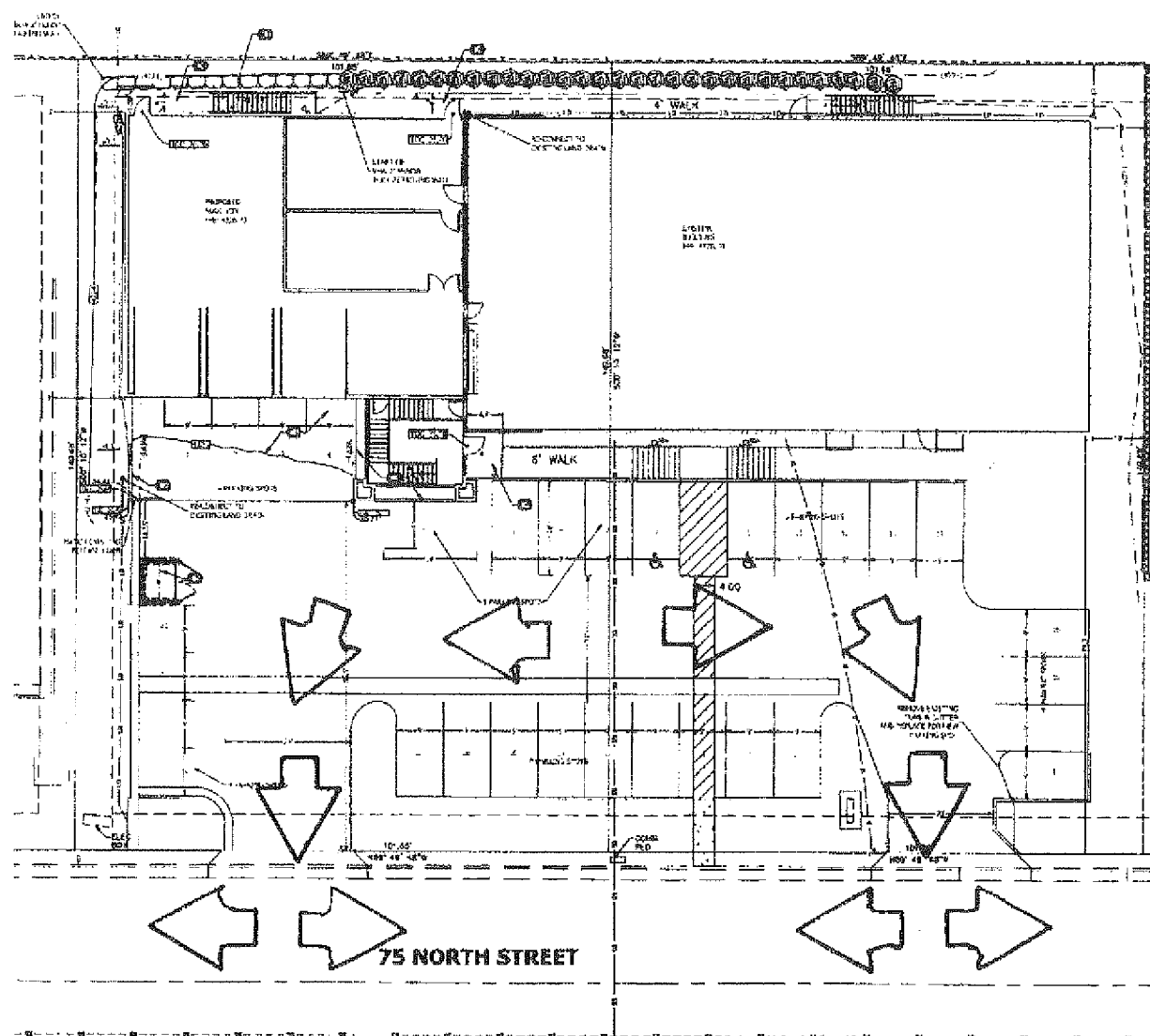
SYMBOL LEGEND

1	1' WIDE WALK
2	2' WIDE WALK
3	3' WIDE WALK
4	4' WIDE WALK
5	5' WIDE WALK
6	6' WIDE WALK
7	7' WIDE WALK
8	8' WIDE WALK
9	9' WIDE WALK
10	10' WIDE WALK
11	11' WIDE WALK
12	12' WIDE WALK
13	13' WIDE WALK
14	14' WIDE WALK
15	15' WIDE WALK
16	16' WIDE WALK
17	17' WIDE WALK
18	18' WIDE WALK
19	19' WIDE WALK
20	20' WIDE WALK

AREA TABULATION

AREA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
AREA	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
TOTAL	20.00																			

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SYMBOL LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING PARKING SPACE
- PROPOSED PARKING SPACE
- EXISTING CURB
- PROPOSED CURB
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING TREE
- PROPOSED TREE
- EXISTING BUSH
- PROPOSED BUSH
- EXISTING GRASS
- PROPOSED GRASS
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING SAND
- PROPOSED SAND
- EXISTING DIRT
- PROPOSED DIRT
- EXISTING ROCK
- PROPOSED ROCK
- EXISTING BRICK
- PROPOSED BRICK
- EXISTING TILE
- PROPOSED TILE
- EXISTING STONE
- PROPOSED STONE
- EXISTING METAL
- PROPOSED METAL
- EXISTING WOOD
- PROPOSED WOOD
- EXISTING PLASTER
- PROPOSED PLASTER
- EXISTING GYPSUM
- PROPOSED GYPSUM
- EXISTING CEMENT
- PROPOSED CEMENT
- EXISTING MORTAR
- PROPOSED MORTAR
- EXISTING PAINT
- PROPOSED PAINT
- EXISTING GLASS
- PROPOSED GLASS
- EXISTING CERAMIC
- PROPOSED CERAMIC
- EXISTING MARBLE
- PROPOSED MARBLE
- EXISTING GRANITE
- PROPOSED GRANITE
- EXISTING SLATE
- PROPOSED SLATE
- EXISTING SCHIST
- PROPOSED SCHIST
- EXISTING GNEISS
- PROPOSED GNEISS
- EXISTING QUARTZITE
- PROPOSED QUARTZITE
- EXISTING METAMORPHIC
- PROPOSED METAMORPHIC
- EXISTING IGGNEOUS
- PROPOSED IGGNEOUS
- EXISTING SEDIMENTARY
- PROPOSED SEDIMENTARY
- EXISTING PLUTONIC
- PROPOSED PLUTONIC
- EXISTING METEORIC
- PROPOSED METEORIC
- EXISTING COSMIC
- PROPOSED COSMIC
- EXISTING TERRESTRIAL
- PROPOSED TERRESTRIAL
- EXISTING MARINE
- PROPOSED MARINE
- EXISTING AERIAL
- PROPOSED AERIAL
- EXISTING SUBAQUEOUS
- PROPOSED SUBAQUEOUS
- EXISTING INTERSTELLAR
- PROPOSED INTERSTELLAR
- EXISTING GALACTIC
- PROPOSED GALACTIC
- EXISTING COSMIC
- PROPOSED COSMIC
- EXISTING UNIVERSE
- PROPOSED UNIVERSE

AREA TABULATION

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	EXISTING BUILDING	10,000	10.00
2	PROPOSED BUILDING	10,000	10.00
3	EXISTING DRIVEWAY	1,000	1.00
4	PROPOSED DRIVEWAY	1,000	1.00
5	EXISTING SIDEWALK	1,000	1.00
6	PROPOSED SIDEWALK	1,000	1.00
7	EXISTING PARKING SPACE	1,000	1.00
8	PROPOSED PARKING SPACE	1,000	1.00
9	EXISTING CURB	1,000	1.00
10	PROPOSED CURB	1,000	1.00
11	EXISTING STREET LIGHT	1,000	1.00
12	PROPOSED STREET LIGHT	1,000	1.00
13	EXISTING UTILITY	1,000	1.00
14	PROPOSED UTILITY	1,000	1.00
15	EXISTING FENCE	1,000	1.00
16	PROPOSED FENCE	1,000	1.00
17	EXISTING SIGN	1,000	1.00
18	PROPOSED SIGN	1,000	1.00
19	EXISTING LANDSCAPE	1,000	1.00
20	PROPOSED LANDSCAPE	1,000	1.00
21	EXISTING TREE	1,000	1.00
22	PROPOSED TREE	1,000	1.00
23	EXISTING BUSH	1,000	1.00
24	PROPOSED BUSH	1,000	1.00
25	EXISTING GRASS	1,000	1.00
26	PROPOSED GRASS	1,000	1.00
27	EXISTING PAVEMENT	1,000	1.00
28	PROPOSED PAVEMENT	1,000	1.00
29	EXISTING CONCRETE	1,000	1.00
30	PROPOSED CONCRETE	1,000	1.00
31	EXISTING ASPHALT	1,000	1.00
32	PROPOSED ASPHALT	1,000	1.00
33	EXISTING GRAVEL	1,000	1.00
34	PROPOSED GRAVEL	1,000	1.00
35	EXISTING SAND	1,000	1.00
36	PROPOSED SAND	1,000	1.00
37	EXISTING DIRT	1,000	1.00
38	PROPOSED DIRT	1,000	1.00
39	EXISTING ROCK	1,000	1.00
40	PROPOSED ROCK	1,000	1.00
41	EXISTING BRICK	1,000	1.00
42	PROPOSED BRICK	1,000	1.00
43	EXISTING TILE	1,000	1.00
44	PROPOSED TILE	1,000	1.00
45	EXISTING STONE	1,000	1.00
46	PROPOSED STONE	1,000	1.00
47	EXISTING METAL	1,000	1.00
48	PROPOSED METAL	1,000	1.00
49	EXISTING WOOD	1,000	1.00
50	PROPOSED WOOD	1,000	1.00
51	EXISTING PLASTER	1,000	1.00
52	PROPOSED PLASTER	1,000	1.00
53	EXISTING GYPSUM	1,000	1.00
54	PROPOSED GYPSUM	1,000	1.00
55	EXISTING CEMENT	1,000	1.00
56	PROPOSED CEMENT	1,000	1.00
57	EXISTING MORTAR	1,000	1.00
58	PROPOSED MORTAR	1,000	1.00
59	EXISTING PAINT	1,000	1.00
60	PROPOSED PAINT	1,000	1.00
61	EXISTING GLASS	1,000	1.00
62	PROPOSED GLASS	1,000	1.00
63	EXISTING CERAMIC	1,000	1.00
64	PROPOSED CERAMIC	1,000	1.00
65	EXISTING MARBLE	1,000	1.00
66	PROPOSED MARBLE	1,000	1.00
67	EXISTING GRANITE	1,000	1.00
68	PROPOSED GRANITE	1,000	1.00
69	EXISTING SLATE	1,000	1.00
70	PROPOSED SLATE	1,000	1.00
71	EXISTING SCHIST	1,000	1.00
72	PROPOSED SCHIST	1,000	1.00
73	EXISTING GNEISS	1,000	1.00
74	PROPOSED GNEISS	1,000	1.00
75	EXISTING QUARTZITE	1,000	1.00
76	PROPOSED QUARTZITE	1,000	1.00
77	EXISTING METAMORPHIC	1,000	1.00
78	PROPOSED METAMORPHIC	1,000	1.00
79	EXISTING IGGNEOUS	1,000	1.00
80	PROPOSED IGGNEOUS	1,000	1.00
81	EXISTING SEDIMENTARY	1,000	1.00
82	PROPOSED SEDIMENTARY	1,000	1.00
83	EXISTING PLUTONIC	1,000	1.00
84	PROPOSED PLUTONIC	1,000	1.00
85	EXISTING METEORIC	1,000	1.00
86	PROPOSED METEORIC	1,000	1.00
87	EXISTING COSMIC	1,000	1.00
88	PROPOSED COSMIC	1,000	1.00
89	EXISTING TERRESTRIAL	1,000	1.00
90	PROPOSED TERRESTRIAL	1,000	1.00
91	EXISTING MARINE	1,000	1.00
92	PROPOSED MARINE	1,000	1.00
93	EXISTING AERIAL	1,000	1.00
94	PROPOSED AERIAL	1,000	1.00
95	EXISTING SUBAQUEOUS	1,000	1.00
96	PROPOSED SUBAQUEOUS	1,000	1.00
97	EXISTING INTERSTELLAR	1,000	1.00
98	PROPOSED INTERSTELLAR	1,000	1.00
99	EXISTING GALACTIC	1,000	1.00
100	PROPOSED GALACTIC	1,000	1.00
101	EXISTING COSMIC	1,000	1.00
102	PROPOSED COSMIC	1,000	1.00
103	EXISTING UNIVERSE	1,000	1.00
104	PROPOSED UNIVERSE	1,000	1.00

Vehicles can enter and exit the building parking through the two (2) existing entrances directly onto 75 North. There is no side walks on the North side of 75 North. The building Owner has an agreement with Bridge Community Church for 20 additional parking spaces. Calculations for the existing parking is as shown on this sheet.

75 North Street is 37' wide in front of the proposed addition .

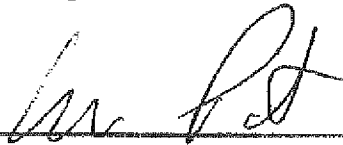
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Centerville City
Planning Commission
250 N. Main Street
Centerville, UT

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with the Bridge Community (1284 W. 75 N.) conditionally available to Renatus. The conditions are that no overnight or long-term parking will be available. The Zoning Administrator will be notified 30 days prior to the termination of this agreement.

Best Regards,

 6/5/18

Signature

Date

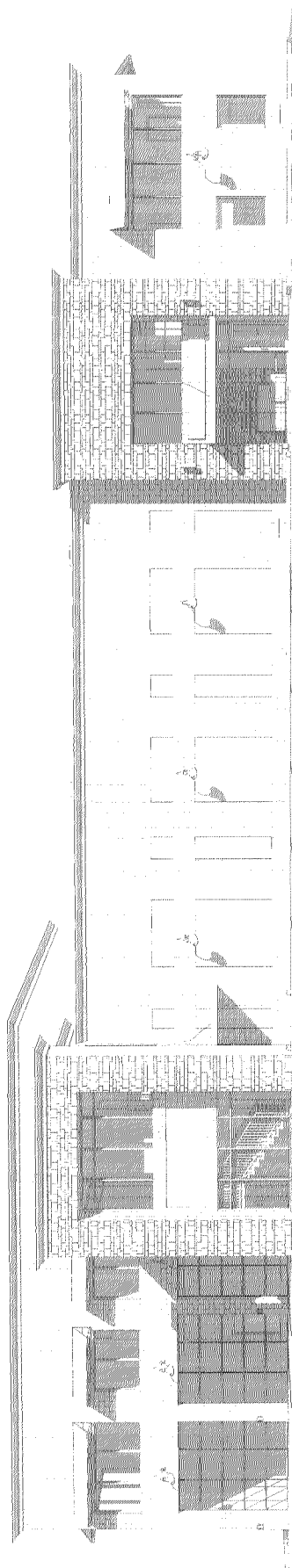
Loren Pankratz 20

Printed

Number of Spaces

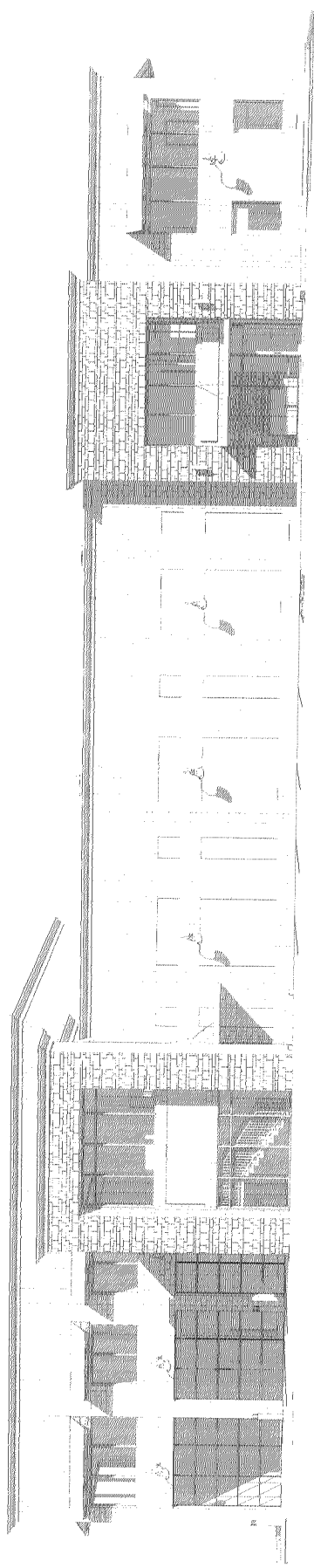
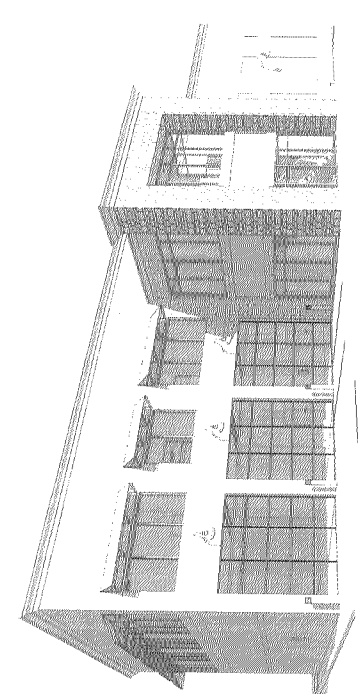
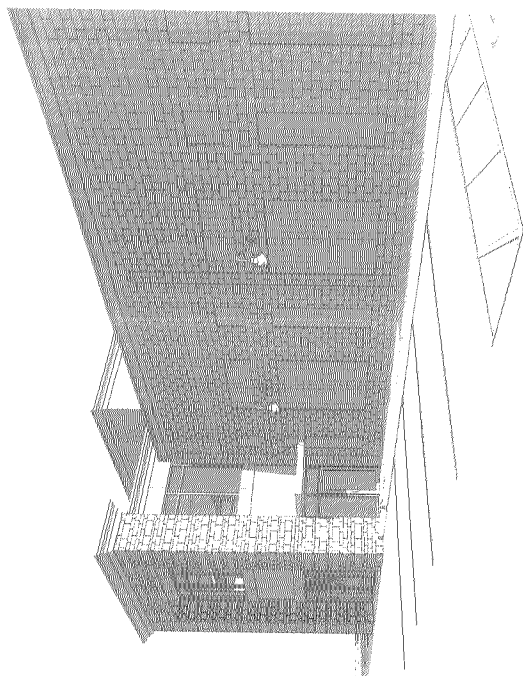
ADDITION

1312 W 75 N, CENTERVILLE, UT 84014



	JFF ENGINEERING 775 CROOKING SUITE 300 SOUTH JORDAN, UT 84095 E: jff@jff-engineering.com T: 801-224-9999		MECH PLUMBING	PROJECT MANAGEMENT		ARCHITECT GABRIEL J. DINIUS REGISTERED ARCHITECT 3411 LAKE CITY, UT 84143 E: gabriel@aa-security.com T: 801-486-1100	ELECTRICAL ENGINEER	STRUCTURAL ENGINEER	ARCHITECT KIM W. V. MORGAN REGISTERED ARCHITECT 3411 LAKE CITY, UT 84143 E: kimg@aa-security.com T: 801-486-1100	OWNER
	RENATUS BUILDING 1312 W 75 N, CENTERVILLE, UT 84014 E: contact@renatus-building.com	MSOE	MECH PLUMBING	PROJECT MANAGEMENT	AA SECURITY Preserving What's Important	ARCHITECT GABRIEL J. DINIUS REGISTERED ARCHITECT 3411 LAKE CITY, UT 84143 E: gabriel@aa-security.com T: 801-486-1100	ELECTRICAL ENGINEER	STRUCTURAL ENGINEER	ARCHITECT KIM W. V. MORGAN REGISTERED ARCHITECT 3411 LAKE CITY, UT 84143 E: kimg@aa-security.com T: 801-486-1100	OWNER

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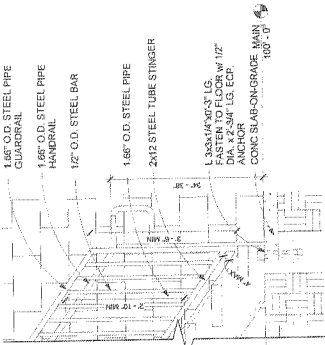
Iridium AE 100% COMPLETE - APPROVED FOR CONSTRUCTION	
PROJECT NO. 2034	DESIGN TEAM Iridium AE
DATE 20 APR 2018	4/20/2018 10:00 AM

REFERENCE DRAWINGS	REVISIONS

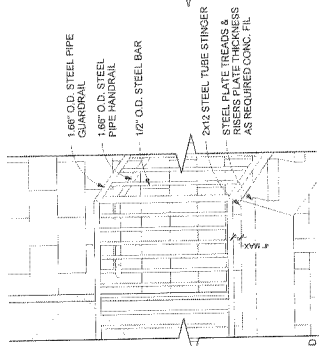
	14-098
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MSCI - RENATUS BUILDING ADDITION 1312 W 75 N, Centerville, UT 84014	
3D ELEVATIONS	Drawn By: A-900
REV	B

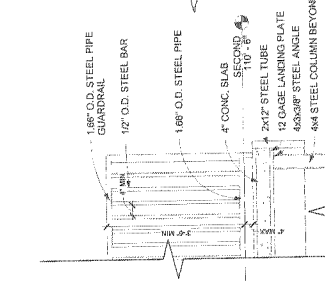
- FLOOR PLAN KEYED NOTES**
- 1. 8" SPOT FACE BRICK (NATURAL)
 - 2. 8" SPOT FACE BRICK RECESSED INTO BUILDING 1" (COLOR BY OWNER)
 - 3. RANDOM STONE
 - 4. ALUMINUM STORE FRONT (PATTERN ANNOUEDED BRICK)
 - 5. POWDER COATED ANODIZED FRAME W/ METAL STANDING SEAM ROOF
 - 6. 2" DIA. GALVANIZED ROOF DECK
 - 7. WALL MOUNT DOWNLIGHT
 - 8. DOWN SLOPING (SEE A-300 FOR PROFILE)
 - 9. 6" LIGHTS
 - 10. SOLAR
 - 11. CEMENTED ROOF OVER MAIN ENTRY
 - 12. ACENT BRICK STOP FOR ONE (COLOR BY OWNER)
 - 13. 5" 1/2" 1" 5" 1/2" RAIN GUTTER W/ PAVE DOWN SPOUT



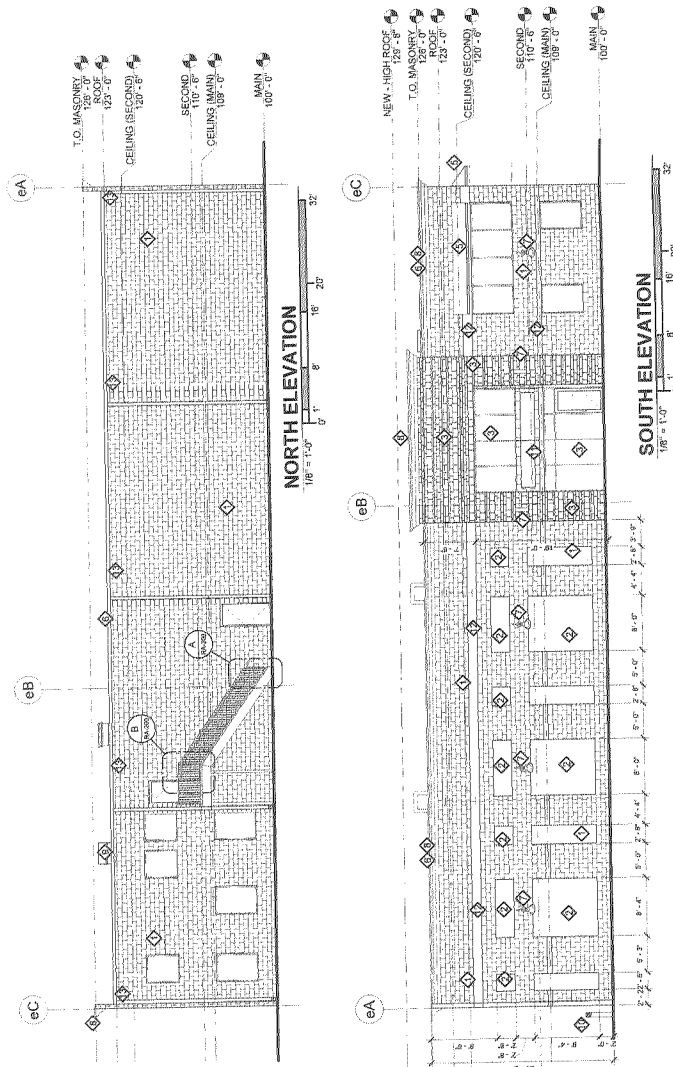
A EXTERIOR STAIR DETAIL A
3/4" = 1'-0"



B EXTERIOR STAIR DETAIL B
3/4" = 1'-0"



C EXTERIOR STAIR DETAIL C
3/4" = 1'-0"



MSCI - RENATUS BUILDING
ADDITION
1312 W 75 N, Centerville, UT 84014

ELEVATIONS
Drawing No. RA-200
REV

Iridium AE
DESIGN TEAM
ARCHITECT: IRI
ENGINEER: HANSTON
20 APR 2018

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	20 APR 2018
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
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10	REVISION	

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**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/11/2018**

Item No. 2.

Short Title: Public Hearing - Sheffield Downs at ~274 E Pages Lane -- Zoning Map Amendment, Conceptual Site Plan, Conceptual Subdivision

Initiated By: Taylor Spendlove, Brighton Homes, applicant

Scheduled Time: 7:30

SUBJECT

LEGISLATIVE & ADMINISTRATIVE DECISIONS

Consider the proposed Zoning Map Amendment, Conceptual Site Plan and Conceptual Subdivision applications for the properties at 274 East Pages Lane, Parcel numbers **03-004-0150, 03-004-0099, 03-004-0139**, from a Commercial High Zone to a Residential-Medium Planned Development Overlay.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ PC Staff Report Sheffield Downs PDO
- ▣ Sheffield Downs PDO Submittal

STAFF REPORT
AGENDA: ITEM 2

The proposed redevelopment project is to rezone a significant eastern portion of the Pages Lane Commercial Area (*aka: Old Dick's Market*) and reuse the property for a single-family dwelling subdivision of 33 homes. The project would be developed as a "planned develop" having a private roadway system and a park area as common open space for use by the residents of the new community.

development is being sought. However, the applicant is **NOT seeking a “Density Bonus”** but will maintain the density at the six (6) dwellings per acre, which is the permitted use or base density of the R-M Zone. Additionally, the applicant desires to couple the PDO rezone request with a conceptual subdivision acceptance to begin the process for a future division of the redevelopment project to allow the homes to be purchased in the private sales market.

SOUTHEAST NEIGHBORHOOD PLAN POLICY REVIEW 12-41

Page Lane/Eastern Block Segment (approximately from 200 East to 400 East)

This eastern block is the primary target area that is in decline. This half of block area is located deep off of Main Street and any redevelopment will have a greater effect on the residential character of this neighborhood than the western half. Future land use allowances must balance the redevelopment needs of the block with protecting and buffering the residential neighborhood areas to the east and north. Despite substantial use and building vacancies over the past few years, it remains the intent of the City to encourage existing uses to continue or redevelop in the same manner. Nonetheless, the City believes that, due to changes in retail shopping preferences, the decline of commercial viability may continue and the ability of encouraging a transition to other redevelopment opportunities needs to be considered for the future of this area. The following goals and objectives outline these opportunities:

- ✓ Goal #1 - Consider various options to promote the block area's redevelopment that balances the need to reverse the decline, while respecting the remaining viable commercial uses.
 - Objective A — Existing commercial uses are encouraged to be continued for the future until such time the commercial market demands prove to be unsustainable. If and when commercial viability is deemed unsuccessful, future zoning map or text amendments are to be predominately oriented towards encouraging residential redevelopment.

Staff Comment: [NEEDS TO BE DETERMINED] The applicant has not addressed the matter of the current market demands and the commercial viability of the area. Is the commercial still viable? Is the vacancy status a sufficient argument?

- Objective B As residential uses are established, the use intensity of such development is to utilize a transitional design pattern from west to east, with higher intensities located nearer to the commercial uses and lower intensities moving eastward that are more compatible with the single-family area east of 400 East.

Staff Comment: [CONFORMS] The project is proposing single family homes at the permitted R-M density of 6 units per acre. Consequently, if this project is developed, then the policy expectation will limit the future transition of the remaining commercial to single-family also.

- Objective C — Consider allowing residential redevelopment, provided that the area to be redeveloped is of sufficient size and area to begin transitioning the existing commercial to becoming a new residential neighborhood with a minimum of five (5) acres in development size.

Staff Comment: [PARTIALLY CONFORMS] The project is over the five (5) acre minimum. However, it is staff's opinion that the plans are not specific enough to meet the PDO approval expectations.

- Objective D — Consider allowing up to a medium density consisting of small lot single-family uses, twin home lots, or townhomes fronting local roadways either public or private. Roadways are to be of sufficient width to allow for vehicular flow, parking, sidewalks, or other alternative walking paths. Development layout should allow for future project connectivity as the area redevelops. Dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character.

Staff Comment: [PARTIALLY CONFORMS] The proposed homes are located on a private roadway system, which likely meets the expected R-M Zone Development Standards. However, the submittal depicts the typical use and style of single-family homes on the market today, which in staff's opinion lacks the expected **"robust"** architecture of the policy. Additionally, the submitted plans are not site specific enough and only contains examples from other places. The petitioner needs to develop a project specific architectural and landscaping plan for the development. Staff would recommend the following:

- Greater use of the heavier architectural elements. Brick and stone improve the durability of the home exterior.
- Address the use of these architectural elements on all sides of the buildings.
- Submit an architectural style, material, and color story-board, with elevation percentages tabulations for the project. The Story-board must depict what is being built but allows for choice and flexibility for the future buyer.
- Use a more durable roof shingle design
- Upgrade the window design and improve the enhancing elements
- Improve the use of building and landscape lighting
- Create interesting home addressing elements, house entry walkways, street signs, and entry features for the project.
- Engage a landscape architect to enhance the "landscape theme," with interesting plant materials, lighting, rock walls and other elements

- Re-design the open space predominantly turf (high-water use) and to set aside an area to create a garden court with passive activities with connecting walkways.
 - Better address the use and style of fencing, width and depth of driveways, and the parking of RV's.
- Objective E - Ensure that residential development establishes a buffer between the western commercial uses and residential housing through use of open space, landscaping, and if deemed appropriate, screening type features.

Staff Comment: [CONFORMS] The development layout places open space and buffer landscaping along the adjacent commercial edges.

- Objective F - If residential is developed, the layout and positioning of accesses, roadways and dwellings are to be designed in a manner to allow an integration of additional future conversion of commercial to residential uses.

Staff Comment: [CONFORMS w/ CAUTION] The internal roadway system allows for the opportunity for connecting future residential development. However, if a perpetual agreement to do so is not prepared and recorded, then it is unlikely such connections would be made available.

- Objective G — Any redevelopment that includes future residential uses is to be considered a "Residential Planned Development." subject to the Planned Development Overlay Zone approval process.

Staff Comment: [DOES NOT COMPLY] Generally, staff believes that the submittal is insufficient in its current form to recommend a PDO approval (see other comments in this report). Specifically, staff believes the project does not yet meet both General Plan and PDO expectations with regards to the desire to achieve a tool that creates a higher quality subdivision in regard to design standards.

PLANNED DEVELOPMENT OVERLAY REVIEW 12-41

The purpose of the Planned Development Overlay (PDO) is to allow a residential project to be developed in a manner that allows flexibility in design and layout that would not be accomplished through conventional zoning. In order for a project to receive flexibility from the standard requirements of the Zoning Ordinance and Subdivision Ordinance, the proposed project must meet certain goals standards of the PDO Zone found in Chapter 12-41 of the Zoning Ordinance. The PDO design must not be used as a tool for the developer to be exempt from zoning standards; it is a tool that creates a higher quality subdivision in regard to design standards. ***Furthermore, as mentioned earlier, the PDO approval is a requirement of the Southeast Community Plan when a residential re-development is being sought.***

Planned Development Overlay Zone Approval

Approval Procedure. Land can be placed in a PDO Zone pursuant to a Zoning Map amendment as set forth in CZC 12.21.080 of the Zoning Ordinance. The following shall be submitted in conjunction with an application for a Zoning Map amendment:

- An Existing Conditions Inventory as required by CZC 12.50; and
- A conceptual site plan as provided in CZC 12.21.110.

Staff Comment: [INCOMPLETE SUBMITTAL] The submittal does not address the following:

- Utility Lines, Dams and Canals. The ECI shall show any existing utility line, aqueduct, dam, ditch, or canal located within the area subject to the ECI.
- Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property
- A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.

Approval Criteria. Submittal of an application for a PDO Zone does not guarantee that the zone or a conceptual site plan will be approved. A Zoning Map amendment and conceptual site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds that the proposed PDO Zone and associated conceptual site plan:

- Does not conflict with any applicable policy of the General Plan;
- Meets the purpose and intent of this Chapter as set forth in CZC 12.41.010;
- Allows integrated planning and design of the property and, on the whole, better development than would be possible under conventional zoning regulations;
- Meets the use and development limitations and other requirements of the zone with which the PDO Zone is combined, except as otherwise allowed by this Chapter;
- Meets the density limitations of the General Plan; and
- If a residential density bonus is authorized, provides superior site design and increased amenities, as provided in CZC 12.41.080(c), which ameliorate the potential impact of increased density; and

Staff Comment: [SEE STAFF COMMENTS WITHIN THIS REPORT] *NOTE* – The petitioner is NOT seeking a density bonus.

The petitioner has sufficient control over the property to be developed to ensure development will occur as approved;

- The financial capability to carry out the planned development project; and
- The capability to start construction within one year of final plan approval.

Staff Comment: [INCOMPLETE SUBMITTAL] The petitioner has not addressed the “financial capability or the capacity to start within one year of final approval.

12.41.100 (PDO) Development Standards

The development standards set forth in this Section are to apply to any planned development and are prevail over any contrary base zone standards established in the Zoning Ordinance.

Access. Access to a planned development should be from interior streets rather than directly from adjoining perimeter streets.

Staff Comment: [COMPLIES] The property fronts only Pages Lane. There are two access points from Pages Lane. However, all of the homes will be accessed from the private internal street system of the development.

Building Height. Building height shall be governed by the requirements of the underlying zone.

Staff Comment: [PARTIALLY CONFORMS] Typically, the single-family style design heights shown for the project are within the 35-foot height limitation. However, the submitted building designs are not project specific and are only examples from other places. The petitioner needs to submit an architectural style, material, and color story-board, with elevation percentages tabulations for the project. The story-board must depict what is being built but allows for choice and flexibility for the future buyer.

Common Areas. Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within the planned development so as to convey a sense of openness.

Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.

Common areas may include:

- Natural areas of undisturbed vegetation of areas replanted with vegetation after development.
- Use and maintenance shall be limited to removal of litter and accumulated plant material.
- Natural waterways shall be maintained as free flowing and devoid of debris.
- Stream channels shall conform to City storm water management requirements and be maintained so as not to alter flood plain levels.
- Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five acres.
- Garden plots for use by residents.
- Greenways, including pedestrian ways, bike paths and equestrian trails linking residential areas with other open space uses.

- Recreation areas designed for specific recreational activities such as children's play areas, playing fields, tennis courts, and similar facilities.
- Storm water control and management areas used in conjunction with other allowed uses as described in this Section.

Staff Comment: [PARTIALLY CONFORMS] This is a re-development site from commercial to residential. There are no natural areas such a stream, wetlands, etc. This is a “planned development” that is providing a “open space feature” with visitor parking, playground, pavilion, and green expanse. Additionally, a landscape buffer is depicted along the eastern side to separate the development from the commercial parking lot adjacent to the development.

However, staff suggests a re-design of the open space of predominantly turf (high-water use) and to set aside an area to create a garden court with passive activities with connecting walkways.

Distance Between Buildings. No requirement, except as provided in the Construction Codes.

Staff Comment: [LIKELY CONFORMS]

Lot Area and Width. A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved subdivision plan.

Staff Comment: [CONFORMS] These dimensions are provided on the design plans, which are as follows:

- Front Yard = 19 feet
- Side Yards = 5 feet/total 10 feet
- Rear Yard = 15 feet

Required Improvements. All streets shall be dedicated public streets constructed as required by City Standards and Specifications.

- ✓ Sidewalks shall be installed along both sides of all streets except where alternate pedestrian ways are provided as part of an approved conceptual site plan.
- ✓ Storm water shall be controlled and managed according to a plan approved by the City.
- ✓ Water and sewer systems shall be provided in accordance with standards of CMC 15 (Subdivisions).
- ✓ Irrigation water, street signs, street lighting, fencing, and any other required improvements shall be provided in accordance with City Standards and Specifications.
- ✓ Other utilities and improvements shall be provided and installed in accordance with City Standards and Specifications and other applicable specifications.

Staff Comment: [LIKELY CONFORMS] Although the site has been previously developed, the re-development will undertake a major demolition/ renovation of infrastructure. The submittal is limited to a preliminary schematic of utility services.

However, the plans are insufficient to determine compliance with City Specifications and Standards or whether other service providers have or conditions needed to provide their respective services.

Required Yards. The yard and setback requirements of the underlying zone shall not apply but shall be as shown on an approved site plan.

Staff Comment: [CONFORMS] These dimensions are provided on the design plans, which are as follows:

- Front Yard = 19 feet
- Side Yards = 5 feet/total 10 feet
- Rear Yard = 15 feet

Residential Use Types. Residential use types within a planned development shall be shown on an approved site plan and may include one or more of the following:

“Single-family detached dwelling located on a privately-owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling.”

Staff Comment: [CONFORMS] The submitted plans depict single-family lots.

Tract Perimeter Setback and Buffer Requirements. Structures within any PDO shall be situated so as to maintain a minimum setback from any perimeter property line equivalent to the rear yard or side yard setback(s) of the underlying zone of the PDO depending upon the orientation of such structures (e.g. rear yard adjacent to rear yard, or side yard adjacent to side yard).

Staff Comment: [DOES NOT COMPLY] If the R-M rezone is approved, the underlying setback along the southern lots (lots 22-33) needs to be increased from 15 feet to 20 feet and Lot 22 needs to be increased from 5 feet to 8 feet in order to meet the track perimeter requirements.

Walls and Fences. Walls and fences may be required around the perimeter of a planned development where the development abuts an adjacent zone.

Staff Comment: [CONFORMS] The submitted plans depict the use of fencing along the exterior lines of the project.

Required Improvements and other Development Standards 12-41-100

The developer is required to dedicate and improve all City streets within the subdivision and provide a sidewalk on at least one side of the street. The Ordinance states that a sidewalk is required on both sides, except when alternative pedestrian ways have been provided as part of an approved plan [12-41-100(f)(2)].

Staff Comment: [LIKLEY CONFORMS] However, the submitted plans depict single-family lots along private street with sidewalks on both sides, except where the

landscape buffer is located on the east side. The private street must be built in compliance with the City specifications regarding roadway construction design. Additionally, the project will be establishing a homeowner's association that will maintain all private roadways, sidewalks, and common landscaping. Documentation on the homeowner's association along with proper CC&R's, must be prepared submitted as part of the subdivision process.

R-M ZONE STANDARDS & PDO ALTERATIONS PROPOSED

The following is a graphical description of the development standards of the R-M Zone and/or PDO alterations:

R-M Zoning Ordinance Standards & Proposed Alterations		
Standard	Required	Proposed/ Alteration
Road Way Width	27 Feet Pavement	27 Feet
Lot Width	60 feet/Corner lot 70 feet	Predominately 50 feet (45 to 80)
Density	6 Units an Acre (33 units)	6 Units an Acre (33 units)
Front Setback	25 Feet	19 Feet
Rear Setback	20 Feet/ 20 Feet Perimeter	15 Feet/ 15 Perimeter *
Side Yard Setback	5 Feet, Total Both Sides 18 Feet	5 Feet, Total Both Sides 10 Feet
Building Pad	2,000 Square Feet	3,548 – 8,247 sq. ft.
Hard Surfacing - Lot	60%	Undetermined

*Note: the Perimeter is required to be 20 feet

DESIGN DEVELOPMENT STANDARDS FOR R-M AND R-H ZONES

All residential development within the R-M and R-H Zones are to comply with the following development standards.

Architectural Design Standards. All primary buildings within the R-M and R-H Zones shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect's stamp for the State of Utah.

Staff Comment: [DOES NOT COMPLY] As indicated earlier, the submittal depicts the typical use and style of single-family homes and are examples from other places. Staff believes the submittals are not site specific enough to obtain a project specific approval with this proposal. Below is a summary of the design expectations of the R-M Zone:

Exterior Design Standards. All sides of primary buildings within the R-M and R-H Zones shall receive design consideration with particular attention given to areas exposed to public view. All primary buildings within a development project shall possess an overall building architectural theme, including, but not limited to, exterior building materials, textures, colors and signage.

The apparent mass of primary buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, the use of any multiple articulation approaches shall be coordinated to affect a complementary building design.

Natural or natural-appearing materials, such as stone, cultured stone, brick, and wood, shall be the design gestures used in the architectural design of all primary buildings. Wood siding, cement fiber board siding, and other similar appearing materials shall be the other main materials used in the design of all residential buildings. Substantial or prominent use of synthetic stucco, and unnatural appearing materials, such as metal, vinyl, and plastics are to be used sparingly. Use of such secondary and/or accent materials shall not exceed 20% of the building or structure's exterior.

Staff Comment: [DOES NOT COMPLY] As indicated earlier, it is staff's opinion the project lacks the expected **"robust"** architecture of the General Plan policy and the design expectations of the R-M Zone. The petitioner needs to review both the General Plan and R-M expectations and develop a project specific architectural and landscaping plan for the development. Staff would again recommend the following:

- Greater use of the heavier architectural elements. Brick and stone improve the durability of the home exterior.
- Address the use of these architectural elements on all sides of the buildings.
- Submit an architectural style, material, and color story-board, with elevation percentage tabulations for the project. The story-board must depict what is being built but allows for choice and flexibility for the future buyer.
- Use a more durable roof shingle design
- Upgrade the window design and improve the enhancing elements
- Improve the use of building and landscape lighting
- Create interesting home addressing elements, house entry walkways, street signs, and entry and park features for the project.
- Engage a landscape architect to enhance the "landscape theme," with interesting plant materials, lighting, rock walls and other elements
- Re-design the open space predominantly turf (high-water use) and to set aside an area to create a garden court with passive activities with connecting walkways.
- Better address the use and style of fencing, width and depth of driveways, and the parking of RV's.

Landscaping and Open Space. All residential developments within the R-M and R-H Zones, except for single-family developments, shall comply with the landscaping regulations of CZC 12.51 (Landscaping and Screening), and more specifically, the regulations of CZC 12.51.070(g) regarding multi-family developments.

Additionally, landscaping and open spaces shall be designed in a manner to meet the residential needs for active and passive spaces for residents and visitors, such as private spaces, entry features, small centralized gathering areas, and buffering adjacent land uses.

Furthermore, such areas shall be designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.

Staff Comment: **[DOES NOT COMPLY]** As similarly mentioned earlier, landscaping and open spaces shall be designed in a manner to meet the residential needs for active and passive spaces for residents and visitors. Such areas are to be designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.

Use of Public and Private Roadways. All dwellings within residential developments in R-M and R-H Zones shall be accessed from a public roadway, unless otherwise approved as part of a planned development or condominium (See, CZC 12.55.150). Approved access from a private right-of-way shall meet the following standards:

- Access to and from a public street may be in the form of private right-of-way or a driveway, as defined or required by this Title.
- Two points of ingress/egress from a public right-of-way shall be established for any development greater than 20 dwellings, irrespective of the allowed gross density.
- When a private right-of-way is utilized, the private right-of-way pavement (i.e. travel lanes) shall be at least 27-feet and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications.
- Access using a private right-of-way shall be constructed with a sufficient width to provide on-street parking for visitors at a ratio of at least 0.5 stalls per dwelling. An exception may be provided to this ratio if visitor parking is provided by separate parking area or parking lot as part of a site plan approved by the City.
- A sidewalk system shall be provided on both sides of any private right-of-way. An exception may be provided to this requirement if an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.
- A private right-of-way shall be perpetually maintained by the developer or an owner's association. Such perpetual care and maintenance obligations shall be addressed with covenant, conditions, and restrictions, for the development approved by the City and recorded against the property.
- A private right-of-way design shall also comply with all applicable Fire Code regulations.

Staff Comment: [LIKLEY COMPLIES] The submitted plans appear to comply with the private roadway dimensions, and visitor parking (24 stalls/ .72 stalls per dwelling). As part of any subdivision or development approval, the construction drawings will need to be prepared and approved by the City to ensure compliance with applicable standards and specifications.

Residential Development Style Limitations for R-M Zone. The residential development style for residential development within the R-M Zone shall be limited to single-family dwellings, twin homes, duplexes, or townhomes in tri-plex, four-plex, and six-plex formats that mimic a typical neighborhood style street on public or private roadways. Higher density design formats such as stacked flats or apartment style buildings or buildings constructed with associated vehicular parking lot style facilities are prohibited in the R-M Zone.

Staff Comment: [CONFORMS] The submitted plans depict single-family lots located along private roadways. Visitor parking is provided as part of the design of the Open Space element rather than solely relying parking on the private street.

OTHER DEVELOPMENT MATTERS

The proposal to re-develop a portion of the existing commercial area poses potential problems with creating non-conformities, additional non-conformities, or applicable building and fire code issues. Staff suggests that the development plan address, at minimum the following:

- Current/existing landscaping percentages and any reduction or losses will occur.
- Remaining commercial use parking counts and circulation lanes compared to the Zoning Ordinance requirements of CZC 12.52.
- Demolition and rehabilitation of building walls in meeting application Building Code Regulations, specifically the west wall area of the Ace Hardware building.

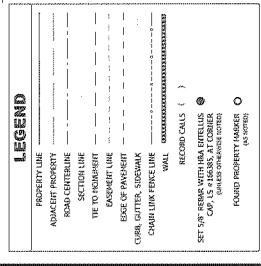
PLANNING STAFF RECOMMENDATION

Suggested Motion for the Planned Development Overlay Request for the SHEFFIELD DOWNS DEVELOPMENT located at 224 East Pages Lane: I hereby make a motion for the Planning Commission **TABLE** the matter and direct the applicant to further address the following:

1. The petitioner shall address the Southeast Neighborhood Plan policy matter regarding the current market demands and the commercial viability of the area. Why is it time to consider allowing residential re-development?
2. The petitioner shall prepare a project specific Architectural Plan that includes a “materials and colors story-board re-addressing the Southeast Neighborhood and PDO expectations that “*dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character.*” The Architectural Plan shall consider the following:
 - a. Greater use of the heavier architectural elements. Brick and stone improve the durability of the home exterior.
 - b. Address the use of these architectural elements on all sides of the buildings.

- c. Provide design elevations that include material percentage tabulations for the project.
 - d. The Architectural Plan must depict what is being built but allow for choice and flexibility for the future buyer.
 - e. Use a more durable roof shingle design.
 - f. Upgrade the window design and improve the enhancing elements.
 - g. Improve the use of building and landscape lighting.
 - h. Create interesting home addressing elements, house entry walkways, street signs, and project and park entry features for the project.
- 3. The petitioner shall amend the Conceptual Site Plan Submittal to address the following:
 - a. Engage a landscape architect to enhance the “landscape theme,” with interesting plant materials, lighting, rock walls and other elements.
 - b. Re-design the open space predominantly turf (high-water use) and to set aside an area designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.
 - c. Adjust the setbacks along the southern lots (lots 22-33) from 15 feet to 20 feet and Lot 22 to be increased from 5 feet to 8 feet in order to meet the track perimeter requirements.
 - d. Better address the use and style of fencing, width and depth of driveways, and the parking of RV’s.
 - e. Address the manner in which to provide perpetual agreement to allow an integration of additional future conversion of commercial, as part of the development.
 - f. Show any existing utility line, aqueduct, dam, ditch, or canal located within the area.
 - g. Show the location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property.
- 4. The petitioner shall further address the following matters:
 - a. The financial capability to carry out the planned development project.
 - b. The capability to start construction within one year of final plan approval.
 - c. Provide development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.
- 5. The petitioner shall modify, as needed, the Conceptual Subdivision Layout to reflect the changes being proposed or suggested.
- 6. The petitioner shall address the remaining commercial area needs to prevent any further non-conformities or applicable building/fire code issues with regards to the following:
 - a. Current/existing landscaping percentages and any reduction or losses will occur.

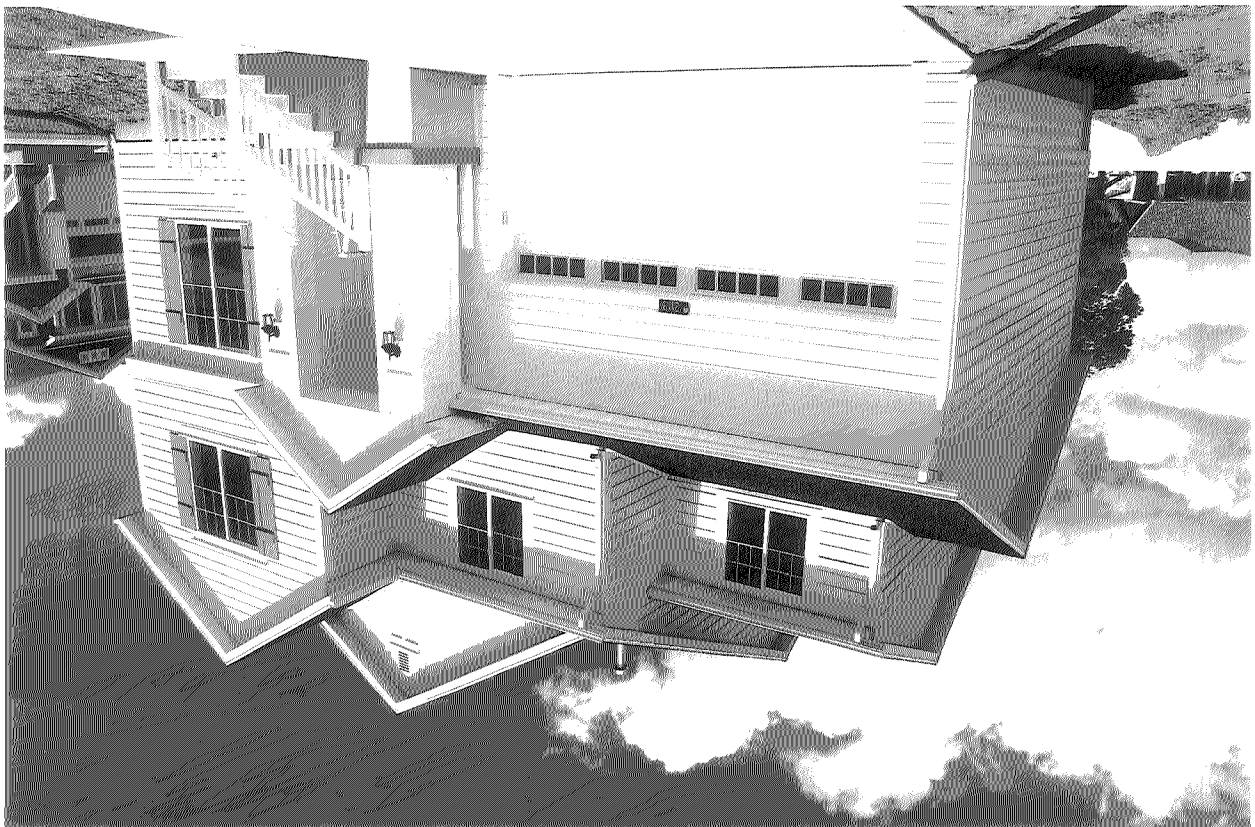
- b. Remaining commercial use parking counts and circulation lanes compared to the Zoning Ordinance requirements of CZC 12.52.
- c. Demolition and rehabilitation of building walls in meeting application Building Code Regulations, specifically the west wall area of the Ace Hardware building.



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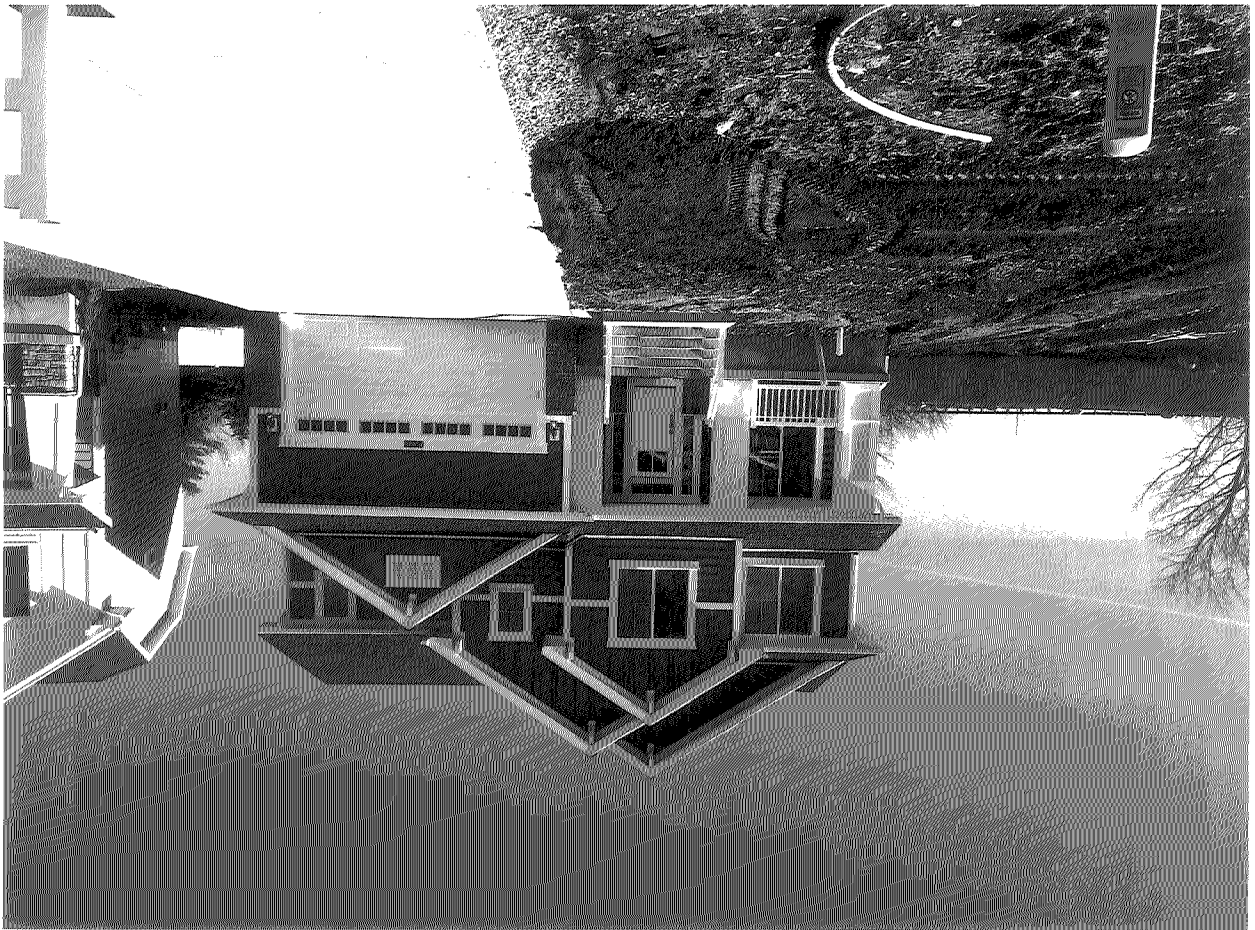
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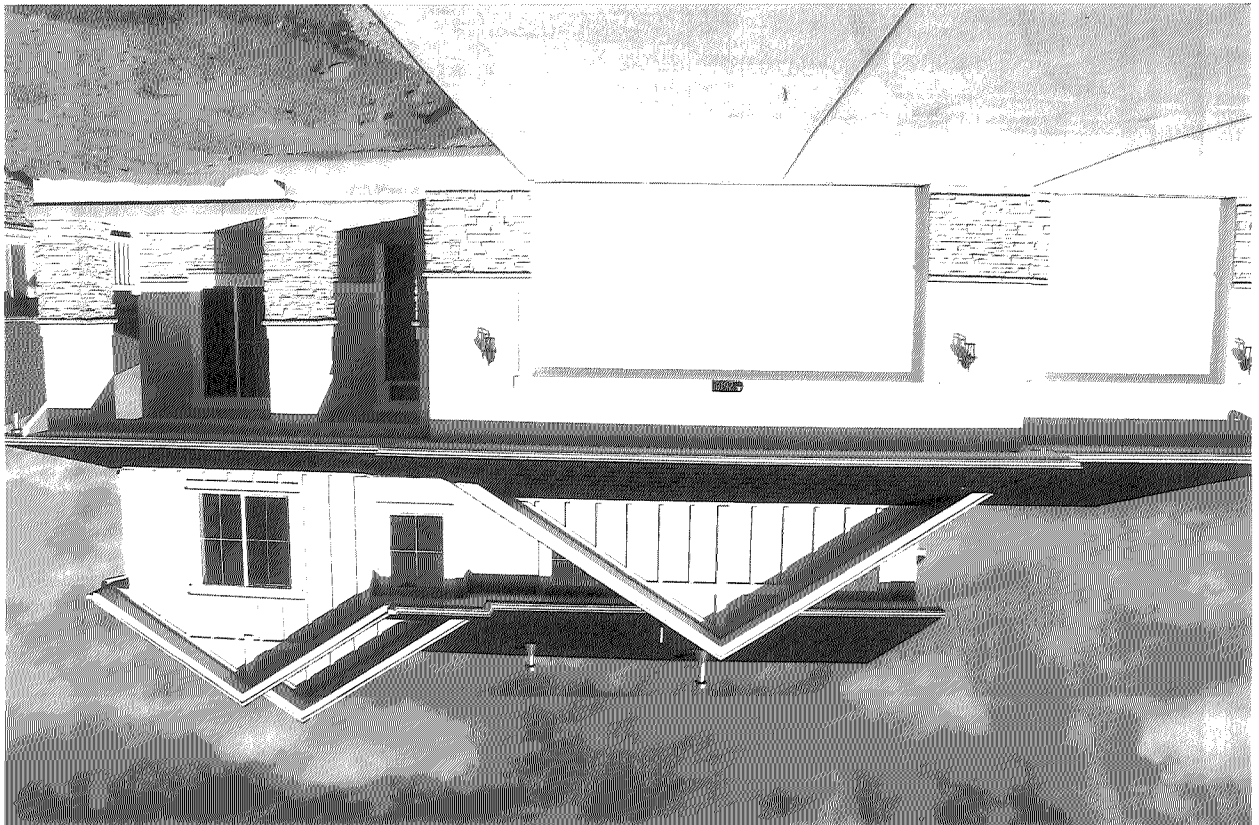
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CENTERVILLE

Staff Backup Report

7/11/2018

Item No. 3.

Short Title: Discussion - Main Street Table of Uses Upcoming Notices

Initiated By: Planning Commission

Scheduled Time: 8:00

SUBJECT

The Planning Commission will discuss the noticing for the potential Main Street Table of Use Amendments in the coming weeks.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- Draft webpage noticing for main street

Memo:

Draft for Main Street Webpage

The Planning Commission and City Council are considering amending the Table of Uses to allow and greater variety of businesses on Main Street.

The Commission and Council want to revitalize the Main Street corridor and place a symbolic “Open For Business” sign at our door. The past few years this street has seen vacancies and decline. Our studies show that the majority of businesses on this street are locally owned, and Centerville would like to continue and encourage this concentration of local Utah businesses in our community. The Council and Commission hope that by expanding the variety of stores and businesses allowed on these streets by amending the Table of Uses, more business will come to Main Street and create a vibrant corridor in the center of town.

The following uses are currently NOT allowed on Main Street. The city would like to consider amending our code to allow these businesses onto Main Street, either as a Permitted use OR with a Conditional Use Permit.

Conditional Use Permit The permission granted by City authorities to use or access properties under special circumstances and with specific requirements and conditions attached.

See **DEFINITIONS** of the following uses HERE:

https://centerville.municipalcodeonline.com/book?type=zoning#name=12.12.040_Definitions

Agricultural sales and service
Assisted Living Facility
Auditorium or stadium
Bed & Breakfast
Business equipment rental, services and entertainment
Car wash
Catering, limited
Cemetery
College or university
Construction Sales and service
Hotel
Indoor Recreation and entertainment
Mortuary
Multi-family dwelling
Outdoor recreation and entertainment
Park
Post Office
Printing, general
Protective Service

Reception Center
Research Service
Restaurant, fast food
Restaurant, general
School, elementary, middle or high
Secondhand store
Shopping Center
Single Family Dwelling
Twin home
Two-family dwelling

The following are currently on the Conditional Use List that may be moved to the “Permitted” list.

Bank or financial institution
Cultural Service
Church of place of worship

There may be changes to this list and further possible amendments to our Main Street code. Please participate in our public hearings and let us know what changes YOU would like to see on Main Street!

CENTERVILLE

**Staff Backup Report
7/11/2018**

Item No.

Short Title: June 27th, 2018

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

▣ 6-27-18 PC Minutes

PLANNING COMMISSION MINUTES OF MEETING**Wednesday, June 27, 2018****7:00 p.m.**

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

MEMBERS PRESENT

Cheylynn Hayman, Chair
Kathy Helgesen
Gina Hirst
Logan Johnson
Becki Wright

MEMBERS ABSENT

Kai Hintze
Kevin Daly, Vice Chair

STAFF PRESENT

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

STAFF ABSENT**VISITORS**

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE**OPENING COMMENT/LEGISLATIVE PRAYER** Chair Hayman**PUBLIC HEARING – CONCEPTUAL SITE PLAN – DAVE ROBERTS
OFFICE/STORAGE BUILDING AT 603 SOUTH 800 WEST**

Cory Snyder, Community Development Director explained that the applicant received a conceptual site plan approval in 2010 for the subject property, but the development was not pursued and the conceptual site plan acceptance expired a year later. The applicant is seeking to gain acceptance again to develop some flex-use space. The Development Review Committee has reviewed the plans and deemed the application sufficiently complete in order for the Commission to consider the conceptual acceptance. Mr. Snyder did mention that in order for the proposed development to fit with the Community Plan for the area and be synergized with the retail appearance of the area, there may be some design elements required. Also, parking would need to be studied further to ensure that it is adequate for the most aggressive use that may be selected for this flex use building.

The applicant, Dave Roberts, declined to speak.

1 Chair Hayman opened the matter for a public hearing at 7:12 p.m. and closed the
2 hearing, seeing that no one wished to comment.

3
4 Commissioner Wright asked how the area in which the property is located is zoned, and
5 how this would affect the application. Mr. Snyder referenced that the area is zoned C-VH, and
6 thus there would be some commercial retail development aesthetics required in order for the
7 subject property to fit more with the surrounding community.

8
9 Commissioner Johnson asked about the part in the General Plan that states that future
10 commercial development in the area should be for retail type uses, and asked how this would
11 impact the review of the conceptual site plan. Mr. Snyder clarified that all developments have to
12 look to the General Plan for design guidelines. In this case there are not strict design guidelines
13 in the area and the Planning Commissioners will need to decide if the use that has been applied
14 for would suffice.

15
16 Commissioner Hirst made a **motion** for the Planning Commission to accept the
17 conceptual site plan for the Roberts Frontage Road Building, located at 603 South 800 West,
18 with conditions (1)-(14) below, and for reasons (a) and (b). Commissioner Wright seconded the
19 motion.

20
21 Commissioner Johnson commented that he is inclined to vote for approval of the
22 conceptual plan, but because of the ambiguity in the General Plan he would be inclined to be
23 more lenient with regard to the required design elements. Chair Hayman asked Commissioner
24 Johnson if he would like to see any changes in the General Plan to clear up ambiguity. He
25 expressed he is not inclined to change it.

26
27 Commissioner Wright commented that she feels that the General Plan should always be
28 looked to and used as the basis for making long-term planning decisions about developments,
29 and for this reason she feels that the development should be approved.

30
31 The motion passed unanimously (5-0).

32
33 Conditions:

- 34
35 1. All fees shall be paid.
36 2. The applicant shall submit a final site plan application meeting the standards found in
37 Section 12-21-110(e) of the Ordinance.
38 3. The final site plan shall indicate the exact proposal for the building to be constructed
39 with regards to:
40 a. Final building height
41 b. Final building uses, including percentage of individual uses such as
42 office/retail and repair/service
43 c. Provide Building Elevations for final exterior design; including color and
44 material. The applicant shall address the goals of the General Plan in regard
45 to desired retail use when designing the building and use of architectural
46 materials.
47 4. The site grading plan shall depict the final fill level and how it will be compacted in
48 preparation for building and parking lot construction.
49 5. New curb, gutter, and sidewalk along the Frontage Road shall be shown on the final
50 site plan to be constructed meeting all City standards.
51 6. The applicant shall coordinate the construction plans with the City Engineer, Public
52 Works Director, and secondary water provider with regards to bringing adequate

- culinary and secondary water lines to the property, including any fire hydrants required by the South Davis Fire Marshal.
7. The final site plan shall depict all necessary public utility easements with 10 feet along the Frontage Road, and seven feet on the other two sides.
8. A landscaping plan shall be prepared and submitted to City Staff as part of the final site plan submittal. This landscaping plan shall address the applicable requirements found in Chapter 12-51. The landscaping plans shall include the following:
 - a. Percentage of parking lot landscaping
 - b. Detail the plant types to be installed
 - c. A listing of the total number of trees and shrubs to be found on site
 - d. Maintain a clear view around driveways, meeting the criteria in CZC 12.55.230(a)
 - e. 50% of the building/foundation facing the Frontage Road shall be landscaped
9. Additional dumpster screening detail shall be shown on the final site plan indicating height, material and color of the dumpster enclosure.
10. All roof mounted and wall mounted equipment shall be properly screened from view from a public street and is to be shown on the final site plan.
11. A lighting plan shall be provided with the final site plan.
12. Proposed signage type shall be depicted on the final site plan, meeting the criteria found in Chapter 12-54 of the Zoning Ordinance.
13. The final site plan shall depict detail regarding the onsite billboard including, height, size, distance from the property lines and building
14. All required Utility Provider sheets and a current title report shall be submitted as part of the final site plan application submittal.

Reasons for the Action:

- (a) The Planning Commission finds that the applicant has clearly shown how the property may be developed [see CZC 12.21.110.d.2].
- (b) The Planning Commission finds that with the acceptance directives, the applicant may proceed to prepare and submit a final site plan application [see CZC 12.21.110].

PUBLIC HEARING – PARKING MODIFICATION – FAKTORY OFFICE BUILDING – 704 W PORTER LANE

Cassie Younger, Assistant Planner, explained that Faktory, an advertising agency, previously shared the office building with All Seasons Pool & Spa but that All Seasons has relocated and Faktory would like to occupy the entire building. The entire building would then be an office building and for the square footage of the building, 46 parking stalls would normally be required. The building currently only has 33 stalls, and Faktory does not wish to expand the amount of parking on the property. Faktory had a professional parking study conducted and it showed that within 2-3 years they would still only be in a deficit of 3 parking spaces, if they remained at the 33 stalls that are currently available. The applicant has said that they would incentivize carpooling, alternate modes of transportation and create flex scheduling to ensure that not all of the parking spaces would need to be utilized at once. In the event that the 3 extra stalls are needed, the owner of the property next door has agreed to enter into a shared parking agreement for those 3 stalls. As such, Staff recommends approval of the parking modification for Faktory Office Building.

Chair Hayman asked whether the requested parking modification is user-specific, so that if the nature of the building or its ownership were to change, parking could be re-addressed. Ms. Younger replied that this parking modification would be user-specific.

1 Commissioner Johnson asked where condition 4 (below) came from, and Ms. Younger
2 said this was something that the applicant had included in their parking study, although it is not
3 really enforceable.

4
5 Chair Hayman asked why we require 5 parking spaces per 1,000 s.f. for office uses and
6 continuously require applicants to request parking modifications, when many cities in the area
7 only require 4 parking spaces per 1,000 s.f. Mr. Snyder replied that he agrees that in certain
8 circumstances 5 parking spaces per 1,000 s.f. is more than is really required, but that the 5
9 spaces per 1,000 s.f. requirement was historically an attempt to address parking issues on Main
10 Street. He explained that it would be hard to change the parking requirements for office uses, as
11 there are different types of office uses that may require upwards of 5 parking spaces per 1,000
12 s.f., such as medical offices, and others that would likely require less than 4 parking spaces per
13 1,000 s.f. Mr. Snyder suggested ways to reevaluate the parking requirements by type of office
14 use, and Chair Hayman replied that she would like to work on clarifying these parking
15 requirements.

16
17 Brian Markham, one of the 2 owners of Faktory, addressed the Planning Commission.
18 He said that very few clients ever visit the office, and that the parking would only be used for
19 employees. He also said that there are not currently 37 employees and it would take several
20 years to get to that point and be in need of the 3 additional parking spaces.

21
22 Chair Hayman asked the applicant how they plan to incentivize employees to utilize
23 alternative forms of transportation to get to work. Applicant responded that there are many
24 employees who live close to Faktory, so they are looking at adding bike racks. He also said
25 they have asked their controller to find ways that they can provide bus transportation, or
26 FrontRunner vouchers for employees to utilize public transit. Chair Hayman expressed that she
27 feels this is very commendable.

28
29 Chair Hayman opened the matter for public hearing at 7:31 p.m., and closed the hearing
30 seeing that no one wished to comment.

31
32 Commissioner Wright made a **motion** for the Planning Commission to approve the
33 Parking Modification for Faktory Office Building at 704 W Porter Lane with conditions (1)-(4) and
34 reasons for action (1)-(3) below, Commissioner Helgesen seconded the motion, which passed
35 unanimously (5-0).

36
37 Conditions:

- 38
39 1. This modification is only for Faktory, Inc, and is not transferable to another location
40 or another user at this location.
41 2. This site shall maintain all 33 current parking stalls and not go below this number of
42 parking stalls on site.
43 3. The employee count shall not exceed 37; if so, as based upon the Business License
44 renewed annually, this Parking Modification must revert back to the Planning
45 Commission.
46 4. Faktory leadership shall incentivize alternative forms of transportation such as bike,
47 bus, walking, carpooling, and working from home in any way possible.

48
49 Reasons for action:

- 50
51 1. A parking modification is permitted with approval from the Planning Commission
52 based on a parking study [12.52.110(e)(2)]

2. Parking study has been used to calculate parking demand based on the recommendations from the ITE [12.55.110]
3. Faktory has stated they will provide incentives for public transportation, biking, and working from home, in order to satisfy transportation alternative options, as allowed for Office uses, as stated in 12.52.110(c)(5)-(6)

Commissioner Wright expressed that she would like to address parking requirements for office spaces in a future meeting. Chair Hayman agreed and requested that staff add that item to a future agenda.

PUBLIC HEARING – ZONING TEXT AMENDMENT – CZC 12.55.110 – FENCE AND WALL HEIGHTS

Mr. Snyder explained that the City Council remanded this matter back to the Planning Commission to reconsider the recommendation, with direction to staff to add language to incorporate buffering between agricultural, residential, and commercial zones through physical barriers. Mr. Snyder presented summaries of previous conflicts between land use zoning districts. He said that although typically the more intense zone is required to provide a buffer next to a lower intensity zone district, there are cases where the buffer is missing. Therefore Planning Staff believes that an adjacent owner in a lower intensity zone should have the option to construct a substitute buffer to a higher intensity zone, if the standard regulatory buffer is missing. Staff recommends only approving 8-foot fences, as a buffering element, as a zone district boundary between two differing zones, when and where the higher intensity zone is missing the buffering element or between any A-L and R-L Zone boundary. Mr. Snyder also explained that in the proposed text amendment, where utility easements are present, the “permitted use” request would comply with CZC 12.55.100 Easements.

Commissioner Helgesen asked for clarification on which situations the 8-foot fence would be allowed. Mr. Snyder responded it would only be for a buffer on a property line between zones, when one zone is high intensity and the other is low intensity, or between any A-L and R-L Zone boundary. Commissioner Helgesen asked for clarification about whether a buffer is currently required between A-L and R-L zones during new construction. Mr. Snyder said there is no buffer required currently between low-intensity zones.

Chair Hayman reviewed the examples of previous conflicts between land use districts and pointed out that these previous conflicts involved noise, odors, parking and secondary access for fire services, which do not appear to be conflicts that would have been addressed by adding an additional 2 feet of fence between the properties. Chair Hayman asked Mr. Snyder if he could think of any issues over the last 15 years that arose between land use districts, that could have been addressed by an additional 2 feet of fence height. Mr. Snyder responded that he cannot recall any other issues in which the added 2 feet of fence height would have been considered a mitigating factor in a dispute between properties in different land use districts. He did mention that the 2 feet of fence may address the issue brought up in an open session of the City Council in which an owner of a property zoned R-L was dealing with a neighbor’s horse from an A-L property putting its head over her fence.

Chair Hayman opened a public hearing at 8:00 p.m.

Andrea Richmond- Ms. Richmond, resident of 237 Windsor Lane, said she has lived in her home for 26 years and although the neighboring property is zoned agricultural, there have never been animals living there in the time that she has resided in her home. She now has a neighbor that has a horse that is encroaching into her backyard because her 6-foot fence is too low. She believes an additional 2 feet of fence would help her to be able to use her backyard,

1 and not have to see what the animals do in the neighbor's backyard, or have the horse
2 encroaching into her backyard. She also feels it would be helpful for her family who have
3 asthma brought on by horses to not have the horses head coming over her fence. She
4 expressed that at this time she is not even able to use her backyard any longer.
5

6 Chair Hayman closed the public hearing at 8:02 p.m. seeing that no one else wished to
7 comment.
8

9 Chair Hayman said that she understands the concern that Ms. Richmond has raised with
10 regard to her particular property, but expressed her own concerns with making this amendment
11 to an entire citywide zoning ordinance, just to address one isolated case. She expressed that
12 the City has gone decades without needing to add additional height to fences to address issues
13 of this nature, and questioned whether an additional 2 feet of fence height would really address
14 the concerns that Ms. Richmond raised, with regards to horse dander, odor, and noises. Chair
15 Hayman also expressed serious concerns that this amendment would allow for patchwork
16 fencing throughout the City, and said that she worries if this amendment is adopted now and a
17 future City Council decided they do not like the look of the patchwork fencing, there would be no
18 way to go back and change what has already been done to the community. She said she
19 appreciates that the City Council is trying to address resident's concerns, but encouraged those
20 residents to look at alternative avenues to address those concerns, such as planting trees or
21 shrubbery, or talking to neighbors to see if they would be willing to plant trees on their side of
22 the fence.
23

24 Commissioner Wright agreed with Chair Hayman that it is difficult to make a blanket
25 change to address an isolated incident. She inquired if there is a way for an individual citizen to
26 make a request due to a demonstrated nuisance on a case-by-case basis, similar to a CUP,
27 instead of completely changing the full ordinance. Mr. Snyder said there is not something that
28 he is aware of. The closest thing he is aware of is allowing a higher height of an accessory
29 building in an agricultural zone using a CUP, but this is something that is available for every
30 person in an agricultural zone to apply for, and not something that would be decided on an
31 individual basis. He said that nuisances are addressed in a municipal code – for instance,
32 although an animal is not considered a nuisance on an agricultural property, if an owner is not
33 cleaning up after an animal, which is creating a breeding ground for pests, the mess would be
34 considered a nuisance, and the City could require some remedy. The remedy for the nuisance
35 would not require a buffer or Ordinance change, however. In the above example it would
36 require cleaning up after the animal.
37

38 Chair Hayman said that if a property is located next to an A-L zone, the owner should
39 expect that the A-L zoned property might be used for the purposes that it is zoned for, including
40 housing animals and other livestock. She expressed concerns again about making a change to
41 the entire City Code as a mechanism for resolving an individual property owner's issue.
42

43 Ms. Younger asked if a nuisance animal could be an appropriate use for a variance. Mr.
44 Snyder said that variances are really used to address situations where a property owner wishes
45 to exercise land use right, but is being compromised or denied from using the right of their zone
46 to its full extent, and in a way that everyone else can enjoy. This situation would not apply as
47 the resident still has the full use of her property, but is upset with what her neighbor is doing.
48

49 Commissioner Wright asked about whether the use of the property having recently
50 changed, would require the person who has changed the use to create a buffer. For instance,
51 although the property is zoned A-L, it has never been used to house animals. Now the neighbor
52 has moved animals onto the property, effectively changing the practical use of the property.
53 Mr. Snyder said that in this case the agricultural use has been a right all this time because the

1 property has been zoned A-L, and even though the previous owner did not use it for that
2 purpose, the use cannot be considered to have changed.

3
4 Commissioner Johnson encouraged the Planning Commission to adopt the changes that
5 staff has recommended and expressed that he would not even limit this amendment to
6 boundaries between two differing zones where the higher intensity zone is missing the buffering
7 element or between any A-L and R-L Zone boundary. He expressed that he would like to give
8 all property owners the right to build a taller fence if they wish to. He said he understands the
9 concern about patchwork fencing, but feels that possibility exists as the Ordinance currently
10 stands, since residents are not required to have 6-foot fences and so there could be differing
11 fence heights between neighbors already. Chair Hayman asked if Commissioner Johnson had
12 concerns that given the trend is toward smaller lots, allowing taller fence heights might change
13 the character of the community and make it more difficult for citizens to use their lots when it
14 comes to shade. Commissioner Johnson said that he could see that being a concern, but feels
15 the force of law could be an appropriate tool to mitigate those issues. Chair Hayman said that
16 historically Centerville has had 6-foot fences without any problems, and asked where
17 Commissioner Johnson would draw the line on fence heights. She also asked what the
18 compelling need is in Commissioner Johnson's mind to grant more rights to property owners
19 with regard to fencing. Commissioner Johnson said that he could see certain fence heights
20 significantly impacting a neighbor's ability to fully enjoy the use of their property, but he does
21 feel that there could be a legitimacy to move from a 6-foot fence to an 8-foot fence because of
22 the height of the average person increasing (he used, as an example, his height of 6'3" and said
23 that he can see over 6-foot fences). He cannot see moving much beyond 8 feet at this time.
24 Chair Hayman asked Commissioner Johnson if he is aware of any other residential community
25 that allows 8-foot fences. Commissioner Johnson responded that he is not aware of any other
26 residential communities that allow 8-foot fences.

27
28 Commissioner Helgesen asked for clarification on when a permit would be required for a
29 fence. Mr. Snyder responded that the Building Code does not require a permit for a fence under
30 7 feet in height.

31
32 Chair Hayman expressed she will vote against the zoning text amendment, and
33 encouraged the City Council to examine whether there have been historical problems that could
34 have been addressed by adding the 2-foot fence height, and if so, to what degree. She stated
35 that this has not been a historical problem that has come up over and over again, and appears
36 to involve potentially 2 isolated incidences. She asked the Commission to consider if it is
37 appropriate to address an isolated concern by changing the Zoning Text for the entire
38 community. She expressed again her concerns about creating a patchwork community and
39 encouraged property owners to find other solutions to resolve their concerns.

40
41 Commissioner Wright said that she is comfortable with the zoning text amendment as
42 long as it does not include allowing a buffer between A-L and R-L Zones. She feels it would be
43 nice for buffers to be created between a higher intensity and lower intensity zone where they
44 would now be required anyway in new construction. She likes that this allows property owners
45 that find themselves in situations where there is no buffer between their property and a
46 neighboring higher intensity zone to "fix" this issue and add the buffer if they wish. She is not
47 inclined to allow fencing between same intensity zones however, and expressed that there may
48 be ways to address problems between same intensity zones that do not require changing the
49 zoning text, like adding trees or talking with neighbors to reach a resolution, or perhaps using
50 legal means to solve nuisance issues.

51
52 Commissioner Helgesen said she is in complete agreement with Chair Hayman and
53 expressed that while she is sympathetic to Ms. Richmond's issue, she is not sure how adding 2

1 feet of fence height would resolve Ms. Richmond's issues in any way that could not be resolved
2 by adding shrubbery for instance.

3
4 Commissioner Hirst expressed that like Commissioner Wright, she is comfortable with
5 the zoning text amendment without the buffer being allowed between A-L and R-L Zones, as
6 this provides an opportunity for those who are in a situation where a buffer would be in place
7 under current law, to remedy this omission and add the buffer if they choose.

8
9 Chair Hayman made a **motion** to recommend NOT changing the current state of the
10 Zoning Text for reasons previously articulated. Commissioner Helgesen seconded the motion.
11 Motion failed (2-3) with Commissioners Wright, Hirst and Johnson dissenting.

12
13 Commissioner Wright made a **motion** to recommend approval of the suggested zoning
14 text amendment as shown underlined, without allowing for 8-foot fences between A-L and R-L
15 Zones (struck through as shown), for reasons (a)-(d). Commissioner Hirst seconded the
16 motion.

17
18 12.55.110 Fences and Walls

19
20 (a) Height of Fences and Walls. No fence, wall or other similar structure exceeding six
21 feet in height shall be erected in any rear or side yard except for accessory buildings
22 and structures permitted by this Title, except as provided below.

23 1. When a difference in grade exists on either side of a fence or wall, the height
24 of the fence or wall shall be measured from:

25 (A) The average elevation of the finished grade of adjoining properties at
26 the fence line; or

27 (B) If excavated or filled, the native elevation.

28 2. No fence need be less than 48 inches in height.

29 3. The Planning Commission may approve a fence, wall or similar structure not
30 to exceed 10 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H,
31 C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan
32 review, or amended site plan, with the findings by the Planning Commission
33 that is to be a benefit to the surrounding properties and/or help to buffer the
34 use, and is in the City's best interest.

35 4. The Zoning Administrator may approve a fence, wall or similar structure not
36 to exceed a height of 8-feet, as a buffering element, where a differing zone
37 district boundary is present. Such fence shall be subject to the following:

38 (A) A "permitted use" application shall be submitted to the City for any
39 fence higher than 6 feet.

40 (B) The increased height placement shall be limited to placement or
41 location along a zone district boundary between two differing zones,
42 when and where the higher intensity zone is missing the buffering
43 element of CZC 12.51.070 or between any A-L and R-L Zone
44 Boundary.

45 (C) In no case shall the increased height be placed, located, or extended
46 into any front yard or street side yard setback requirement of any
47 zone.

48 (D) Where utility easements are present, the "permitted use" request shall
49 comply with CZC 12.55.100 Easements.

50 (E) All fencing above 6-feet in height shall comply with any or all
51 applicable building code regulations and/or shall meet the adopted
52 applicable wind loading regulations.

- 1 5. South side of Porter Lane, from 400 West to Main Street. For all legally
2 approved rear yard fronting lots along the creek channel, the fence height
3 shall not exceed eight feet in height along the rear yard lot line.
4 (b) Fences in Front Yard and Street Side Yard. No fence or wall or other similar
5 structure exceeding 48 inches in height shall be erected within a front yard or a street
6 side yard.
7

8 Findings to Recommend Approval:
9

- 10 (a) The Planning Commission finds that the proposed amendment does not conflict with
11 the policies of the City's General Plan.
12 (b) The Planning Commission finds that the fence height buffering increases privacy for
13 lower intensity zones, where the standard required buffer of the higher intensity is
14 missing.
15 (c) The Planning Commission finds that fence buffer between the A-L and R-L Zoning
16 Districts improves buffering from adjacent potential intrusive A-L uses (e.g. large
17 farm animals, noise, visual aesthetics, etc.)
18 (d) The Planning Commission finds that a higher fence is an optional screening element
19 to the use of vegetation and plantings, which can be more intrusive (e.g. tree limbs
20 hanging over property lines) in small side yard/rear yard setback areas of residential
21 style development.
22

23 Commissioner Wright asked if the Commissioners felt that addressing the problem of not
24 having buffers between higher and lower intensity zones, which are currently in place in new
25 construction, was not worth addressing. Chair Hayman said there is no evidence that this has
26 been a problem at all and does not wish to change the zoning text to address a problem that
27 does not exist. Commissioner Helgesen asked how removing the wording about allowing added
28 fence height between A-L and R-L Zones would remedy Ms. Richmond's issue with the horse,
29 which is why this Zoning Text Amendment was proposed. Lisa Romney, City Attorney, asked for
30 clarification on whether Commissioner Wright intended to *allow* or *prohibit* added fence height
31 between A-L and R-L zones. Commissioner Wright said her intent was to prohibit added fence
32 height between A-L and R-L zones, because currently there is a buffer being required between
33 higher and lower intensity zones in new construction and therefore property owners should be
34 allowed to add buffers that are missing between these zones. Chair Hayman expressed again
35 that there are no citizens currently complaining about missing buffers between higher and lower
36 intensity zones, and questions why City Ordinances should change to resolve a problem that
37 has yet to be raised. Commissioner Wright explained that she feels passing the zoning
38 amendment without the verbiage about allowing taller fencing between A-L and R-L Zones,
39 would create consistency in the City, as it would allow citizens missing buffers between
40 properties of higher and lower intensities to have the same rights to a buffer that others with
41 newer properties currently enjoy.
42

43 Chair Hayman asked if the City currently allows, as a buffer, a property owner to erect
44 an 8-foot fence between their property and a new higher intensity property that is being
45 constructed. Mr. Snyder pointed the Commissioners to 12.55.110.3 which allows the Planning
46 Commission to approve a "fence, wall or similar structure not to exceed 10 feet in a rear or side
47 yard area in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones
48 as part of a site plan review, or amended site plan, with the findings by the Planning
49 Commission that is to be a benefit to the surrounding properties and/or help to buffer the use,
50 and is in the City's best interest." Mr. Snyder explained that a CUP would be required to go to a
51 10-foot fence or wall, and this new amendment would allow residents to go to an 8-foot fence as
52 a permitted use, without obtaining a CUP, and would also allow A-L and R-L Zones to construct
53 a buffer between them, which are not currently included in 12.55.110.3. Chair Hayman raised

concerns about changing 8-foot fences to Permitted Uses, rather than Conditional Uses. Mr. Snyder clarified that currently, as 12.55.110.3 is written, the property owner in the lower intensity property cannot come and asked for a CUP, it has to be the owner of the higher intensity property that applies for the CUP. This is why staff added the proposed text to allow property owners in lower intensity zones to erect 8-foot fences as a buffer between a higher intensity zone. Commissioner Wright asked about whether language could be added to make a CUP permit required to install the 8-foot fence between higher and lower intensity zones, rather than allowing it as a permitted use. Mr. Snyder said that the CUP process is a mitigating approval, so this would not apply from lower intensity zones to higher intensity zones, and if the higher intensity zone is going to apply for the CUP approval anyway, then they can do that under 12.55.110.3 as the Zoning Text is currently written.

Ms. Romney suggested a change to the wording of the proposed 12.55.110.4.(B) as follows: "The increased height placement shall be limited to placement or location along a zone district boundary between two differing zones, when and where there is a difference in zone intensity and the higher intensity zone is missing the buffering element of CZC 12.51.070 . . . "

Commissioner Hirst expressed that she is in favor of allowing people in lower intensity zones to create a buffer between their property and a neighboring higher intensity property if that buffer is missing. But she also expressed that she, like Chair Hayman, wonders why a change to the Zoning Text is required if there has been no one who has come forward and expressed that they have this issue.

Commissioner Wright made a **motion** to amend her previous motion to change the wording of 12.55.110.4.(B) as suggested by Lisa Romney (shown underlined below), and for reasons (a), (b) and (d) only (reason (c) is struck through below). Commissioner Johnson seconded the amendment, which passed (3-2) with Chair Hayman and Commissioner Helgesen dissenting.

12.55.110 Fences and Walls

(c) Height of Fences and Walls. No fence, wall or other similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this Title, except as provided below.

1. When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured from:
 - (A) The average elevation of the finished grade of adjoining properties at the fence line; or
 - (B) If excavated or filled, the native elevation.
2. No fence need be less than 48 inches in height.
3. The Planning Commission may approve a fence, wall or similar structure not to exceed 10 feet in a rear area or side yard in the A-M, R-M, R-H, C-M, C-H, C-VH, I-H, I-VH, PF-L, PF-M, PF-H, or PF-VH zones as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use, and is in the City's best interest.
4. The Zoning Administrator may approve a fence, wall or similar structure not to exceed a height of 8-feet, as a buffering element, where a differing zone district boundary is present. Such fence shall be subject to the following:
 - (A) A "permitted use" application shall be submitted to the City for any fence higher than 6 feet.
 - (B) The increased height placement shall be limited to placement or location along a zone district boundary between two differing zones,

when and where there is a difference in zone intensity and the higher intensity zone is missing the buffering element of CZC 12.51.070 ~~or between any A-L and R-L Zone Boundary.~~

(C) In no case shall the increased height be placed, located, or extended into any front yard or street side yard setback requirement of any zone.

(D) Where utility easements are present, the "permitted use" request shall comply with CZC 12.55.100 Easements.

(E) All fencing above 6-feet in height shall comply with any or all applicable building code regulations and/or shall meet the adopted applicable wind loading regulations.

(F) South side of Porter Lane, from 400 West to Main Street. For all legally approved rear yard fronting lots along the creek channel, the fence height shall not exceed eight feet in height along the rear yard lot line.

(G) Fences in Front Yard and Street Side Yard. No fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard or a street side yard.

Findings to Recommend Approval:

(a) The Planning Commission finds that the proposed amendment does not conflict with the policies of the City's General Plan.

(b) The Planning Commission finds that the fence height buffering increases privacy for lower intensity zones, where the standard required buffer of the higher intensity is missing.

~~(c) The Planning Commission finds that fence buffer between the A-L and R-L Zoning Districts improves buffering from adjacent potential intrusive A-L uses (e.g. large farm animals, noise, visual aesthetics, etc.)~~

(d) The Planning Commission finds that a higher fence is an optional screening element to the use of vegetation and plantings, which can be more intrusive (e.g. tree limbs hanging over property lines) in small side yard/rear yard setback areas of residential style development.

The amended motion was then voted upon and the motion failed, (2-3) with Chair Hayman and Commissioners Wright and Helgesen dissenting. Commissioner Wright explained that she ultimately voted against the motion because she did not want 8-foot fences to be permitted, where there is currently a CUP process in place.

Chair Hayman again made a **motion** to recommend NOT changing the current state of the Zoning Text for reasons previously articulated. Commissioner Johnson seconded the motion. Motion passed (3-2) with Commissioner's Wright and Johnson dissenting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The next Planning Commission meeting is scheduled for July 11, 2018.

Mr. Snyder reviewed upcoming items that will be addressed at the next Planning Commission.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the June 13th meeting were reviewed and amendments suggested. Commissioner Helgesen made a **motion** to accept the minutes as amended. Commissioner Wright seconded the motion which passed by unanimous vote (5-0).

ADJOURNMENT

At 9:01 p.m. Chair Hayman made a **motion** to adjourn. Commissioner Johnson seconded the motion which passed unanimously (5-0).

Cheylynn Hayman, Chair

Date Approved

Avalon Comly, Recording Secretary