

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 12, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. 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

Commissioner Cheylynn Hayman

D. MINUTES REVIEW and ACCEPTANCE

June 28th, 2017

E. COMMISSION BUSINESS

- | | |
|------|---|
| 7:15 | 1. Public Hearing - Zoning Text Amendment - "Construction Sales and Service" Definitions and Uses
LEGISLATIVE DECISION
Consider the proposed Zoning Text Amendments for CZC 12.12, "Definitions", CZC 12.34, "Commercial Zones", and 12.36, "Table of Uses", all regarding the definition, use, and parameters of "Construction Sales and Service" in Commercial Zones and the associated allowance of outdoor storage yards. |
| 7:40 | 2. Discussion - Southeast Neighborhood Plan -- Pages Lane Commercial District
Discuss the Staff analysis and scenarios for the Pages Lane Commercial District. Discussion of possible General Plan amendments for the Southeast Neighborhood Plan. |
| 8:00 | 3. Community Development Director's Report |

- The Bridge
 - Kim Samuelson Barn
 - Goodfellow/Tullius Barn
4. City Council's Report
- William Davies ReZone
- Moss Acres ReZone

F. ADJOURNMENT

CENTERVILLE

Staff Backup Report 7/12/2017

Item No.

Short Title: June 28th, 2017

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▯ June 28, 2017 PC minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, June 28, 2017

7:00 p.m.

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

MEMBERS PRESENT

David Hirschi, Chair (by phone)

Kevin Daly

Kathy Helgesen

Gina Hirst

Logan Johnson, Acting Chair Pro Tem

Becki Wright

MEMBERS ABSENT

Cheylynn Hayman

STAFF PRESENT

Lisa Romney, City Attorney

Cory Snyder, Community Development Director

Cassie Younger, Assistant City Planner

Luanne Hudson, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER – Commissioner Daly

MINUTES REVIEW AND APPROVAL

The minutes for the Planning Commission work session and meeting held June 14, 2017 were reviewed and amended. Commissioner Helgesen made a **MOTION** to approve the minutes as amended. Commissioner Wright seconded the motion and it passed unanimously (6-0).

Commissioner Johnson made a **MOTION** to appoint himself as Chair Pro Tem for this meeting due to the fact that Chair Hirschi was joining the meeting by phone. Commissioner Daly seconded the motion and it passed unanimously (6-0).

PUBLIC HEARING - ZONE MAP AMENDMENT - LEGISLATIVE DECISION, Consider the proposed Zoning Map Amendment of the property at approximately 885 North 610 East, Parcel number 02-050-0064, from Agricultural-Low to Residential-Low. William Davies, Applicant

Community Development Director Snyder reported on the application for a Zone Map Amendment. The applicant owns a lot and home located at 603 Aspen Way. Some years ago, the homeowner acquired an additional parcel (0.42.acres), located north of the home, and used the tract for additional yard space for the home. Over time, the surrounding land was developed into subdivisions and this tract of land became a remnant parcel. Because this remnant parcel was not

properly subdivided, it remains ineligible for use as a separate home lot. The remnant parcel is currently zoned Agricultural-Low (A-L) but it does not meet the minimum ½ acre for home development. The applicant has an interested buyer and is requesting a rezone to Residential-Low (R-L) to be in compliance with lot size to facilitate the building of a home. If the rezone is approved, the applicant will submit a plat amendment that includes both the home lot and the remnant parcel in order to obtain a development right.

Chair Pro Tem Johnson invited the applicant to speak. Applicant William Davies says Staff explained the issue very well and he had no questions. Commissioner Wright asked the applicant if there would be a lot line adjustment or if the lot would be sold as-is. Mr. Davies said the amended plat has a new legal description that contains a slight adjustment.

Seeing no further discussion, Chair Pro Tem Johnson opened the public hearing at 7:33 p.m. Seeing no public comments, he closed the public hearing at 7:33 p.m.

Commissioner Wright made a **MOTION** for the Planning Commission to approve the Zone Map Amendment for land parcel **02-055-0064** from Agricultural-Low to Residential-Low, as stated in the Reasons for the Action from the Staff Report. The motion was seconded by Commissioner Hirst. City Attorney Lisa Romney requested a correction to the land parcel number. Commissioner Wright amended her motion to land parcel **02-050-0064**. Commissioner Johnson seconded the amended motion. The amended motion passed unanimously (6-0). The overall motion passed unanimously (6-0).

REASONS FOR THE ACTION (FINDINGS):

1. The Planning Commission finds that the proposed zone map amendment and associated allotted density is consistent with the General Plan for Neighborhood 3, Northeast Neighborhood. [12-480-4].
2. The Planning Commission finds that the existing lot size is not consistent with the A-L Zone lot minimums and is consistent with the R-L Zone allowances.
3. The Planning Commission finds that the R-L Zoning and the parcel lot size is similar to the adjacent surrounding subdivisions in which it is located.
4. The Planning Commission finds that the rezone approval criteria has been adequately evaluated and the request is deemed consistent with the criteria.
5. Therefore, the Planning Commission finds that the R-L Zoning designation ought to be approved.

PUBLIC HEARING - ZONE MAP AMENDMENT - LEGISLATIVE DECISION, Consider the proposed zone map amendment at approximately 640 West Porter Lane, Parcel Number 03-001-0178 and 03-001-0179 from Agricultural-Low to Residential-Medium. James Graham, Applicant

Director Snyder described the application to change zoning on two parcels located at 640 West Porter Lane from Agricultural-Low (A-L) to Residential-Medium (R-M). The applicant plans to acquire the two parcels (one vacant parcel and one parcel with a home) and develop the land into townhomes. Mr. Snyder said the two tracts of land are currently zoned Agricultural-Low (A-L). The request is to rezone both properties and recombine the land into a legal configuration recognized by the City.

1 Mr. Snyder described the location as near Home Depot and the Marketplace development
2 areas that are zoned as Commercial-Very High (C-VH). Other nearby lots have recently been
3 rezoned Residential-Medium (R-M) to facilitate the Porter Walton Townhomes being constructed
4 by Brighton Homes.

5
6 Mr. Snyder said he has informed the applicant about possible design, infrastructure, and
7 storm drainage challenges related to the slant of the land and the underground high pressure gas
8 line. He said as the applicant nears the Site Plan process there will need to be discussion about
9 drainage resources like the Regional Detention Basin, the Porter Lane storm drain system, and
10 drain lines by Les Schwab.

11
12 Commissioner Johnson asked Staff to summarize the City's response to the tenant who is
13 renting the home on the parcel and asked about the City's noticing policies. Mr. Snyder said this
14 Zone Map Amendment was noticed according to the City's ordinances which require publication
15 in the newspaper, on the City's website, on the State's public notice website and also the placement
16 of a sign on the property. Assistant City Planner Younger confirmed that the sign was placed on
17 the property near the mailbox on Porter Lane.

18
19 In response to a question from Commissioner Wright about lot width and flag lots, Mr.
20 Snyder talked about the difference between flag lots and flag shape and said the lot has the
21 necessary street frontage width. Commissioner Daly followed up with a question about frontage
22 and ingress. Mr. Snyder said the approved access width to Porter Lane is limited to 35 feet by
23 ordinance. He said the applicant provided a preliminary layout design that will need to be clarified
24 later.

25
26 Commissioner Johnson invited the applicant to speak. James Graham is with JAG &
27 Associates. He said they are seeking the zoning change in order to facilitate possible future
28 development of 16 townhomes in a modern Mediterranean style. He said the project will make a
29 great buffer into the commercial zone. He said there is a demand for this type of housing. He said
30 the development will include green options for conserving energy and reducing the carbon
31 footprint.

32
33 In response to a question from Commissioner Hirst, Mr. Snyder said the plan is to tear
34 down the existing home to make room for the new development.

35
36 Chair Pro Tem Johnson opened the public hearing at 7:53 p.m.

37
38 Stephanie Carter, a real estate sales agent, lives in the area of the proposed development.
39 She spoke to the need for building homes for older people and homes that appeal to a diversity of
40 age groups. She said older homeowners (baby boomers) do not want to buy townhomes with
41 stairs. She said if the City approves the rezone, she requests some of the new development have
42 units with the master on the main floor or patio homes.

43
44 Seeing no one else wanting to speak, Chair Pro Tem Johnson closed the public hearing at
45 7:58 p.m.

46
47 Mr. Snyder said it is nice to have a member of the community address the need for diversity
48 in housing considering certain demographics. Chair Hirschi agreed it was a great presentation.

Assistant City Planner Younger suggested keeping these comments in mind in the development of the Pages Lane area. Commissioner Wright asked Staff for direction on how the Commissioners should take into account those comments when considering a Zone Map Amendment, or what powers do the Commissioners have to mandate something like that. City Attorney Romney said under current ordinances, the Commission does not have the authority to mandate single floor living or other specific home or development design as part of a rezone decision.

Mr. Snyder said years ago Staff published a brief on infill housing, affordable housing, flag lots, and inclusionary zoning. He said inclusionary zoning is the appropriate term to talk about the types of housing needs in the community. Mr. Snyder suggested that reintroducing the topic of inclusionary zoning to the City Council would be proactive.

Chair Pro Tem Johnson invited the applicant to respond to the public comments. James Graham said he would be happy to discuss the needs of baby boomers and home designs that do not include stairs. He said a no-stairs design would work on some of the units, or on end units, but not for all units because of lot size and other building constraints. He agreed that there is a demand for this type of construction. Commissioner Wright encouraged the applicant to look at including building designs that have the needs of baby boomers in mind because there is a market for it.

Seeing another person wanting to speak, Chair Pro Tem Johnson made a **MOTION** to reopen the public hearing at 8:03 p.m. The motion was seconded by Commissioner Daly. Stephanie Carter asked Staff for clarification on how developers build units with stairs and still stay in compliance with the Americans with Disabilities Act (ADA). Mr. Snyder said the City's building code for multi-family unit's addresses compliance with ADA. He cited, for example, the Legacy Trails Apartments project that has 162 units, and that a certain number of those units were required to be ADA compliant.

Seeing no one else wishing to comment, Chair Pro Tem Johnson closed the reopened public hearing at 8:05 p.m.

Chair Hirschi made a **MOTION** for the Planning Commission to recommend approval of the Zone Map Amendment for land parcels **03-001-0178 and 03-001-0179** from Agricultural-Low to Residential-Medium, provided the unapproved division of the parcels shall be combined into a singular parcel, on the County's records, prior to any approval of any future development plan, and subject to the Reasons for the Action (1-5) from the Staff Report. The motion was seconded by Commissioner Helgesen.

REASONS FOR THE ACTION (FINDINGS):

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

- 1 5. Therefore, the Planning Commission finds that the R-M Zoning designation ought to be
2 approved.
3

4 Chair Pro Tem Johnson asked if there was any further debate. Commissioner Daly said he
5 is struggling with approving this Zone Map Amendment because he feels it creates a zoning island.
6 He said rather than hodge-podge, he wishes the Commission were making the zoning more
7 uniform. Chair Hirschi said, while not perfect, he views the proposed redevelopment as the highest
8 and best use of the area. He said it provides needed housing and the demand in Centerville is high
9 right now.
10

11 Commissioner Wright says she likes the idea of inclusionary zoning. She asked City
12 Attorney Romney if there was any recommendation the Commission could make to encourage the
13 developer to consider the public comments and address the variety of housing needs in Centerville.
14 City Attorney Romney said the applicant has acknowledged they are willing to look at this issue.
15 Beyond that, as previously mentioned, the Planning Commission does not have the authority to
16 mandate single floor living or other specific home or development design requirements as part of
17 a rezone decision. Mr. Snyder agreed with City Attorney Romney's comment and said you can
18 also have a discussion about housing needs during a Conditional Use Permit process or public
19 hearing.
20

21 Commissioner Wright expressed a concern about zoning islands, but said she thinks this is
22 an appropriate transitional zone that provides a buffer to nearby commercial zones.
23

24 Chair Pro Tem Johnson called for a vote and the motion passed (5-1) with Commissioner
25 Daly voting against.
26

27 **PUBLIC HEARING – CONCEPTUAL SITE PLAN – ADMINISTRATIVE DECISION,**
28 **Consider the proposed Conceptual Site Plan for Quick Quack Car Wash, 518 North 400**
29 **West, Dallas Hakes, applicant**
30

31 Assistant City Planner Younger reported on the application for a Conceptual Site Plan from
32 Quick Quack Car Wash. She said the site is the old KinderCare site with Dairy Queen to the south
33 and Colonial Building Supply to the north. On the north end of the site is a private road with an
34 easement agreed to by Colonial and KinderCare many years ago. She said the legality of this
35 easement and cross access is still to be determined. She talked about the congestion on 400 West
36 as cars attempt to enter Dairy Queen and queue onto 400 West. She suggested moving the curb
37 cut further to the north and combining it with an entrance to Quick Quack. She said UDOT will
38 soon be constructing a double left turn from Parrish Lane to 400 West going northbound. For
39 these reasons, Staff is recommending a traffic study be completed before approval of the Final Site
40 Plan.
41

42 Ms. Younger recommended that the Commissioners consider whether to apply Parrish
43 Lane design guidelines to this site because it is visible from Parrish Lane. Commissioner Hirst said
44 the pedestrian elements of the Parrish Lane Design Guidelines are important as people cross the
45 street to walk from the Performing Arts Center to utilize the parking spaces at Colonial Lumber.
46 Several Commissioners agreed there is a significant amount of pedestrian foot traffic in that area.
47 Several Commissioners talked about other important aspects of the Parrish Lane Design

Guidelines like significant visual presence, pedestrian walkways, non-primary colors, and height of the facility.

Chair Pro Tem Johnson invited the applicant to speak. Larvin Pollock said he represents the applicant Dallas Hakes. He said they have worked with design guidelines in the past and they are willing to work with the City to meet the guidelines.

Chair Pro Tem Johnson opened the public hearing at 8:41 p.m. Julie Thompson said she has owned and operated Dairy Queen for 20 years. She is excited to see Quick Quack occupy the old KinderCare site. She is concerned about cars stacking up onto 400 West. She said customers from Beans and Brew, Grease Monkey and Subway also use that area as an entrance and exit. She is concerned about UDOT's widening of 400 West because Dairy Queen is already pinched for space and they cannot afford to lose any parking spaces. She is also concerned about landscaping and losing the grass strip because she says they barely meet the Parrish Lane Guidelines for landscaping now.

Director Snyder said the traffic study may answer some of these questions. He said the City Engineer is coordinating with UDOT on construction of the double left turn on 400 West. He said it may be possible to change the angle of parking at Dairy Queen so they will not lose any parking spaces.

Several Commissioners suggested adding the Parrish Lane design guidelines to the approval. City Attorney Romney advised the Commission if they were going to add this condition they would also need to add findings to the motion to support the conclusion that the project has a significant visual presence on Parrish Lane.

Commissioner Wright made **MOTION** for the Planning Commission to accept the Conceptual Site Plan of Quick Quack Car Wash at 510 N 400 West, with Conditions (1-5) as stated in the Staff Report, new Condition (6), Reasons for the Action (a-c) as stated in the Staff Report and new Reason (d). Chair Pro Tem Johnson seconded the motion and it passed unanimously (6-0).

CONDITIONS:

1. A cross-access or shared access agreement for the private drive to the north of the property with Colonial Lumber is provided and verified.
2. If necessary, a cross-access agreement with Dairy Queen shall also be provided and recorded with the County.
3. The escape lane from the car wash is adjusted as to not conflict with the vacuums or parking.
4. A traffic study shall be completed before the Final Site Plan submission to determine the suitability of the shared accesses, turn radius, and circulation of the site.
5. Final Site Plan shall be submitted in accordance with CZC 12.21.110(e).
6. The applicant shall abide by and be subject to the Parrish Lane Design Guidelines due to the finding of significant visual presence on Parrish Lane by the Planning Commission as defined in CZC 12.63.020.

REASONS FOR THE ACTION (FINDINGS):

- a) A complete conceptual site plan application has been submitted [CZC 12.21.110(d)(1)].

- b) A conceptual site plan is not intended to permit actual development of property, merely to represent how the property may be developed [CZC 12.21.110(d)(5)].
- c) The use of "car wash" is a permitted use in C-VH Zones. [CZC 12.36.040].
- d) The property and its development will have a significant visual presence on Parrish Lane due to its proximity to Parrish Lane, Dairy Queen and the Performing Arts Center, and due to the proposed height of the building and the size of the Parrish Lane intersection.

PUBLIC HEARING - ZONING TEXT AMENDMENT - LEGISLATIVE DECISION,
Consider the proposed zoning text amendments in CZC 12.61.100 and 12.49.100 regarding
incentives for Historic Landmarks Register preservation.

Assistant City Planner Younger reported on the Zoning Text Amendment regarding incentives for historic landmarks. Since 2016, the City has offered incentives for renovations or new construction on homes in the Deuel Creek historic neighborhood. Ms. Younger recommends expanding the list of eligible homes to include those outside of the Deuel Creek District. This expansion will add ten homes to the existing list.

Chair Hirschi asked Staff to explain the criteria for being on the list. Ms. Younger said the list is determined by Centerville's Landmark Commission but basically it is same list as the National Registry of Historic Places. Criteria include coloration, materials, architecture, and historic character. To be eligible for the incentive, homeowners fill out a form provided by the Landmarks Commission. The incentives are available for renovations that maintain the historic architecture and character of the neighborhood, based on a list of design standards provided by the Landmarks Commission and the National Registry of Historic Places. The incentives provide for a reduction in building permit fees.

Chair Hirschi asked if Staff had looked at the overall financial effect for the City if the Zoning Text Amendment created a significant reduction in building permit fees. Ms. Younger said since 2016 they have only awarded one incentive for a 25% reduction in building fee. Mr. Snyder said when the incentives were approved it was estimated the amount would be about \$900 per year. He said the incentive only applies to the building permit fee and the plan review fee.

Chair Pro Tem Johnson opened the public hearing at 9:14 p.m. Seeing no one wishing to speak, he closed the public hearing at 9:14 p.m.

Commissioner Daly made a **MOTION** to recommend approval of the proposed zoning text changes to code CZC 12.61.100(c)(1) and 12.49.100(3) for Reasons for the Action (a-c) as stated in the Staff Report. The motion was seconded by Commissioner Helgesen and passed unanimously (6-0).

REASONS FOR THE ACTION (FINDINGS):

- a) Centerville has stated that it is the intent of the City to identify, preserve, protect and enhance significant historic sites, places, structures or buildings within the city. [CZC 12.61.010]
- b) The alteration/modification of structures of the Historic Landmarks Register are subject to review by the Landmarks Commission, but offers no economic incentives for this process. [CZC 12.61.100]

- 1 c) The Centerville Deuel Creek Historic District offers incentives to all homeowners, and
2 already has a voluntary incentive program in place. It should be extended to include all
3 homes on the Historic Register, not just those within this district. [CZC 12.49.090].
4

5 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 6 • Definition and parameters for "Construction Sales and Service"
7 • SE Community Plan
8

9 Commissioner Wright made a **MOTION** for Staff to review the goals of the Planning
10 Commission, look at including inclusionary zoning as a priority, and request a work session with
11 the City Council to discuss. Commissioner Hirst seconded the motion and it passed unanimously
12 (6-0).
13

14 **CITY COUNCIL ACTIONS REPORT**

15 No report.
16

17 **ADJOURNMENT**

18 Commissioner Johnson made a **MOTION** to adjourn. Commissioner Hirst seconded the
19 motion, which passed unanimously (6-0). The meeting adjourned at 9:22 p.m.
20
21
22

23 _____
24 David Hirschi, Chairman
25
26
27

_____ Date Approved

28 _____
29 Luanne Hudson, Recording Secretary
30

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/12/2017**

Item No. 1

Short Title: Public Hearing - Zoning Text Amendment - "Construction Sales and Service" Definitions and Uses

Initiated By: City Council

Scheduled Time: 7:15

SUBJECT

LEGISLATIVE DECISION

Consider the proposed Zoning Text Amendments for CZC 12.12, "Definitions", CZC 12.34, "Commercial Zones", and 12.36, "Table of Uses", all regarding the definition, use, and parameters of "Construction Sales and Service" in Commercial Zones and the associated allowance of outdoor storage yards.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report Construction Sales and Service in CM Zones

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

**STAFF REPORT
AGENDA: ITEM 1**

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

APPLICATION: **ZONING ORDINANCE TEXT AMENDMENT**

APPLICANT REQUEST: **AMEND THE ZONING CODE TO ALLOW
“CONSTRUCTION SALES AND SERVICE” IN THE
COMMERCIAL MEDIUM (C-M) ZONE, AS A
PERMITTED OR CONDITIONAL USE**

RECOMMENDATION: **A “NONALIGNED” STAFF RECOMMENDATION**

BACKGROUND

The City Council recently directed staff and the Planning Commission to consider and evaluate whether “Construction Sales and Services” ought to be allowed in the Commercial-Medium (C-M) Zones. It is staff’s understanding that the current Fire Station, located on South Main Street (*located in a C-M District*) may be moved to another location and that a potential construction contractor business desires to acquire the existing station and reuse the facility for their business. Nonetheless, the Planning Commission ought to primarily focus on whether this type of use is consistent with the City’s General Plan, the neighborhood plans where the C-M Zone exists, and also whether it is consistent with the purpose of the C-M Zone. Furthermore, at the Planning Commission Meeting of June 14th, the Commission tabled any action and directed the staff to prepare modifications to address the following:

- Create a new definition for Construction Sales & Service, Limited
- Revise the “Outdoor Storage” allowance within the C-M Zone
- Add the new use definition to the C-M Zone , Table of Uses

**DRAFT EDITS REQUESTED BY PLANNING COMMISSION AND STAFF
COMMENT**

✓ **12.12.040 Definitions**

As used in this Title, the words and phrases defined in this Section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not

included herein but defined in the Construction Codes or the Utah Land Use Development and Management Act shall be construed as defined therein.

[ADD] Construction Sales and Service, Limited: An establishment engaged in the retail or wholesale of various small materials, supplies, and services used in the construction of buildings or other structures, but not including outdoor storage of large construction equipment or materials yards on lot or parcel other than a construction site. Typical uses include, electrical, plumbing, air conditioning and heating supply stores, swimming pool contract sales and supplies, construction and trade contractors' offices including small equipment and supplies.

✓ **12.34.080 Special Regulations**

1. Increased Height. Notwithstanding the height limitations shown in Section 12.34.300, a greater building height may be allowed in commercial zones pursuant to a conditional use permit.
2. Larger Accessory Buildings. Notwithstanding the maximum building size limitation shown in Section 12.34.300, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. New Development. New development in a commercial zone which is larger than 10,000 square feet shall occur only within a planned center as provided in CZC 12.21.110(h).
4. Use Within an Enclosed Building. Each use in a commercial zone specified on the Table of Uses shall be conducted within a fully-enclosed building except:
 1. Parking of motor vehicles; and
 2. Outside activities authorized by a provision of this Title, or a permit or plan approved pursuant to this Title. When such outdoor storage is authorized, such storage shall be located at least 50 feet from any residential zone boundary
 3. ***[ADD] C-M Zone Restrictions for South Main Street Corridor: Except for uses allowed with a "Temporary Use Permit" outdoor storage is prohibited.***

✓ **12.36.020 Table Of Uses For Residential Uses**

Legend: "P" - permitted use, "C" - conditional use, "N" - not permitted

Commercial Uses	Zones														
	A-L	A-M	R-L	R-M	R-H	PF-L	PF-M	PF-H	PF-VH	C-M	C-H	C-VH	I-M	I-H	I-VH
<i>[Add] Construction sales and service, limited</i>	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P

DRAFT MOTION AND RECOMMENDATION FOR COMMISSION

Suggested Motion for an amendment to the Centerville City Zoning Ordinance in regards to Chapter 12-36 – Tables of Uses Allowed – I hereby make a motion for the Planning Commission to recommend to the City Council, the following amendments (*in red*) to the Centerville City Zoning Ordinance:

✓ **12.12.040 Definitions**

[ADD] Construction Sales and Service, Limited: An establishment engaged in the retail or wholesale of various small materials, supplies, and services used in the construction of buildings or other structures with activities which are conducted within an enclosed building, but not including outdoor storage of large construction equipment or materials yards on lot or parcel other than a construction site. Typical uses include, electrical, plumbing, air conditioning and heating supply stores, swimming pool contract sales and supplies, construction and trade contractors' offices including small equipment and supplies.

✓ **12.34.080 Special Regulations**

3. Use Within an Enclosed Building. Each use in a commercial zone specified on the Table of Uses shall be conducted within a fully-enclosed building except:
[ADD] C-M Zone Restrictions for South Main Street Corridor: Except for uses allowed with a "Temporary Use Permit" outdoor storage is prohibited.

✓ **12.36.020 Table Of Uses For Residential Uses**

Legend: "P" - permitted use, "C" - conditional use, "N" - not permitted

Commercial Uses	Zones														
	A-L	A-M	R-L	R-M	R-H	PF-L	PF-M	PF-H	PF-VH	C-M	C-H	C-VH	I-M	I-H	I-VH
<i>[Add] Construction sales and service, limited</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>

Suggested Reasons for the Action (Findings):

- The Planning Commission finds that the "decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.B.
- The Planning Commission finds that the current use of C-M Zoning is limited to the South Main Street Corridor, from Parrish Lane to Porter Lane
- The Planning Commission finds that Main Street been regarded as the traditional commercial center of Centerville.

- d. The Planning Commission finds that historically, vocational trades businesses have been or are currently located along Main Street. Examples such as a black smith shop (*see photo at City Hall*), Tingey Construction, Larsen Electric, and Cook Builders.
- e. The Planning Commission finds that the Main Street commercial area is old now and somewhat deteriorating, though a few new buildings have been constructed here in recent years.
- f. The Planning Commission finds that the General Plan objective to redevelop or revitalize the Main Street Commercial area may continue to be difficult and slow, despite the South Main Street Overlay incentives.
- g. Therefore, the Planning Commission finds that opportunities to encourage restoration or revitalization ought to be permissible.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/12/2017**

Item No. 2

Short Title: Discussion - Southeast Neighborhood Plan – Pages Lane Commercial District

Initiated By: Planning Commission

Scheduled Time: 7:40

SUBJECT

Discuss the Staff analysis and scenarios for the Pages Lane Commercial District. Discussion of possible General Plan amendments for the Southeast Neighborhood Plan.

RECOMMENDATION

Refer to Staff Reports

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ Staff Report Pages Lane & SE Neighborhood Plan Analysis and Scenarios

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

PLANNING STAFF MEMORANDUM

DATE: JULY 12, 2017

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: CORY SNYDER, COMMUNITY DEVELOPMENT DIRECTOR

MEMO: PAGES LANE COMMERCIAL AREA – SOUTHEAST NEIGHBORHOOD PLAN
UPDATE

BACKGROUND

As requested by the Planning Commission, staff has researched and put together information about property valuations, parks & open space, and park development scenarios. Additionally, staff is providing our sentiments about future land use planning for the area, specifically the eastern ½ of the commercial block area. This information can be reviewed in the attached “background” documents that are provided with the Novus Agenda postings.

As to the direction to pursue, the staff seeks direction from the Commission as to preferred alternative(s) or hybrid option the body would like to pursue. Thus, the staff can begin preliminarily drafting goals and policies for further consideration.

Additionally, the Commission expressed a desire to further invite property owners and businesses to participate. Staff believes that these stake holders would be better served to have early proposals on the table before them in order to facilitate discussion and feedback to narrow down a definitive direction to prepare the final draft language for a proposed amendment to the Neighborhood Plan. Afterwards, the Commission could notice a “public hearing” to receive the drafted language, conduct the hearing, and prepare a final recommendation to the City Council.

Suggested Event Timeline:

- July 12th Commission Meeting – The Commission to discuss the information and ideas and identify the options or alternatives to pursue.
- At another Commission Meeting – The Commission invites property owners and businesses to comment on the alternatives that will be thematically outlined
- At another Commission Meeting – The Commission identifies the final direction to pursue and staff begins drafting the plan’s language
- Final Commission Meeting – The Commission re-notices the public hearing, conducts the hearing, makes any needed modifications and then forwards a final recommendation to the city Council.

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT**

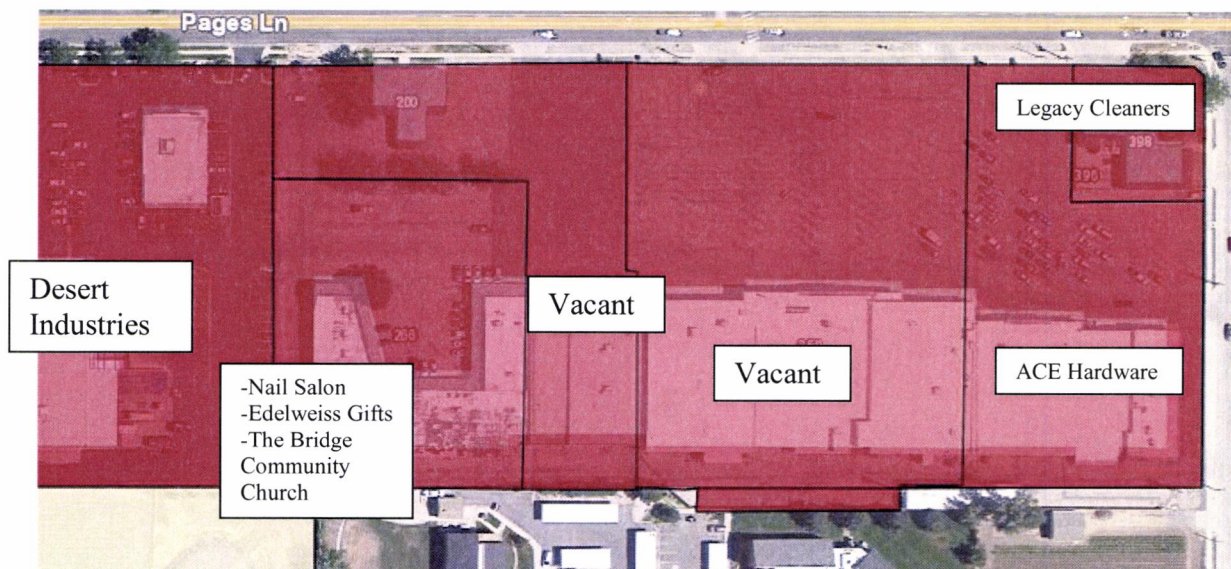
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**STAFF REPORT
AGENDA: ITEM 2**

STAFF REPORT ON SOUTHEAST COMMUNITY PLAN: PAGES LANE

After a public forum and many meetings and discussions about the future of Pages Lane, Staff has come up with four land use scenarios for the future of this corridor.



Land Use Alternative #1: Maintain Commercial

Time Frame: Medium – Long Range

The parcel where Dick's Market once was has been vacant for five years, with no new commercial interest currently in play. Many citizens expressed the desire to hold out longer for a new business, but this large building remains difficult find a new fit, with specialty grocers being too small for the building and large chain grocer's having moved elsewhere. The possibility of this corridor retaining commercial interest and attracting new users is not immediately likely.

Due to the large amount of big box stores on Parrish Lane and the desire for smaller commercial and retail on Main Street, Pages Lane is often over looked for commercial viability. Some

smaller stores remain successful there now (Ace, nails salons, dry cleaners), but it is difficult to find a user that would fill the large, vacant space that Dick's Market once did.

If the patience for commercial remains, residents may have to recognize that commercial businesses differing from a grocery store are more probable; call centers, inside storage, or educational centers could be viable for the site of this size. The time frame would be longer and have a greater amount of uncertainty. Many are anxious to have the eyesore of this site filled and start economically contributing to the community again.

Land Use Alternative #2: Transition to Residential

Time Frame: Near Future

Due to the high demand in housing throughout the Wasatch Front, the pressure for residential is high in Centerville. The problems associated with this are partially due to the availability of the parcels opening on very different timelines, making it difficult to create a cohesive community feel of any residential development that would go in first. Sensitivities about densities are also apparent, relative to the developer's desires. Thus, the timing and amount of area to transition could be problematic. Likely, the vacant areas will transition first and may create isolated development between commercial use areas for the time being until other uses are no longer viable and are ripe to transition. Therefore, staff believes that the transition needs to start on the eastern end and be of substantial in area to avoid a wedging pattern of differing land uses.

Land Use Alternative #3: Mixed Use

Time Frame : Medium to Long Range

Due to the mix of remaining commercial lots still in business and vacant parcels needing attention, there is some desirability for this area to transition into a mixed use development, with some parcels remaining commercial while others may switch to residential. The potential danger in this is the piecemeal feel that this street would become without a cohesive vision or plan in place. This piece meal residential development could create an awkward and insular development that does not connect the surrounding properties.



Figure 1- Here is a more traditional horizontal mixed use development, with commercial on the first floor and residential or live/work spaces above.

If this area were to go completely “mixed use”, it would be desired to go in a more traditional sense, with commercial on the first floor and residential on the remaining floors. With Main Street Overlay and the Parrish Lane Commercial District, this area is threatened to compete with these two other commercial corridors in the city.

Land Use Alternative #4: Staff Recommendation

Time Frame: Medium Range

[See **Parks Analysis and Scenarios** in backup material.]

In our community surveys, citizens expressed a strong desire for a community park or green space on this corridor. With eight acres between the properties on the West side of Pages, there is certainly enough space to incorporate some kind of green space into any development that occurs here.

As staff sees it, the possibility of a successful commercial redevelopment on the East side of this corridor is low. While there are a few stores left (Legacy Cleaners, Ace Hardware) that remain successful, the vacancy of the larger remaining parcels leads to a dim outlook for this area in the far future.

Staff believes that residential is the nearly inevitable option for this space, and could give way to excellent design possibilities that adds to the neighborhood as a whole. The incorporation of a shared public green space was universally desired by this community and should be a priority in this area’s redevelopment. Even a small pocket park would contribute to the atmosphere and community feel of this space. Our zoning code requires that for any multi-family development, 40% “open space” is required on site. If the entire 5 parcels converted to residential, this would add up to over *three acres* of open space for a development. This is an excellent opportunity to look for creative uses beyond the typical “tot lot” squeezed into other multi- family developments in the past. Public art, water features, dog runs, and creative uses of landscaping should be considered in the future.

As depicted in the Park Analysis and Scenarios, medium (or high) residential density would make it more financially feasible to create this public green space. Considering the fact that there are high and medium residential zones directly across the street on Pages Lane, the prospect of medium density zoning on this corridor is a good fit for this arterial. Medium or higher density should be considered with great attention to design considerations for the neighborhood and streetscape.

Design Considerations: Ideally, staff would like to see this corridor transition in a way that integrates the surrounding neighborhood and completes this corridor. We envision a transitional buffer between the D.I. on the west side and a new development on the east side – this could occur in simple landscaping, a park, or a public square. The possibility of a central focus point in this transition could tie the separate uses on this street – a school, a retail store, and residential

lots – into an integrated and shared space for this community that beautifies and unifies this corridor wholly.

Residential development would be integrated on both sides of the street – north and south , and facing Pages Lane Corridor. Staff would caution against the use of any “gated community” style housing that does not integrate itself with the surrounding street and properties. Pages Lane has the opportunity to turn itself into a truly complete corridor and neighborhood community and this design process should not be taken lightly.

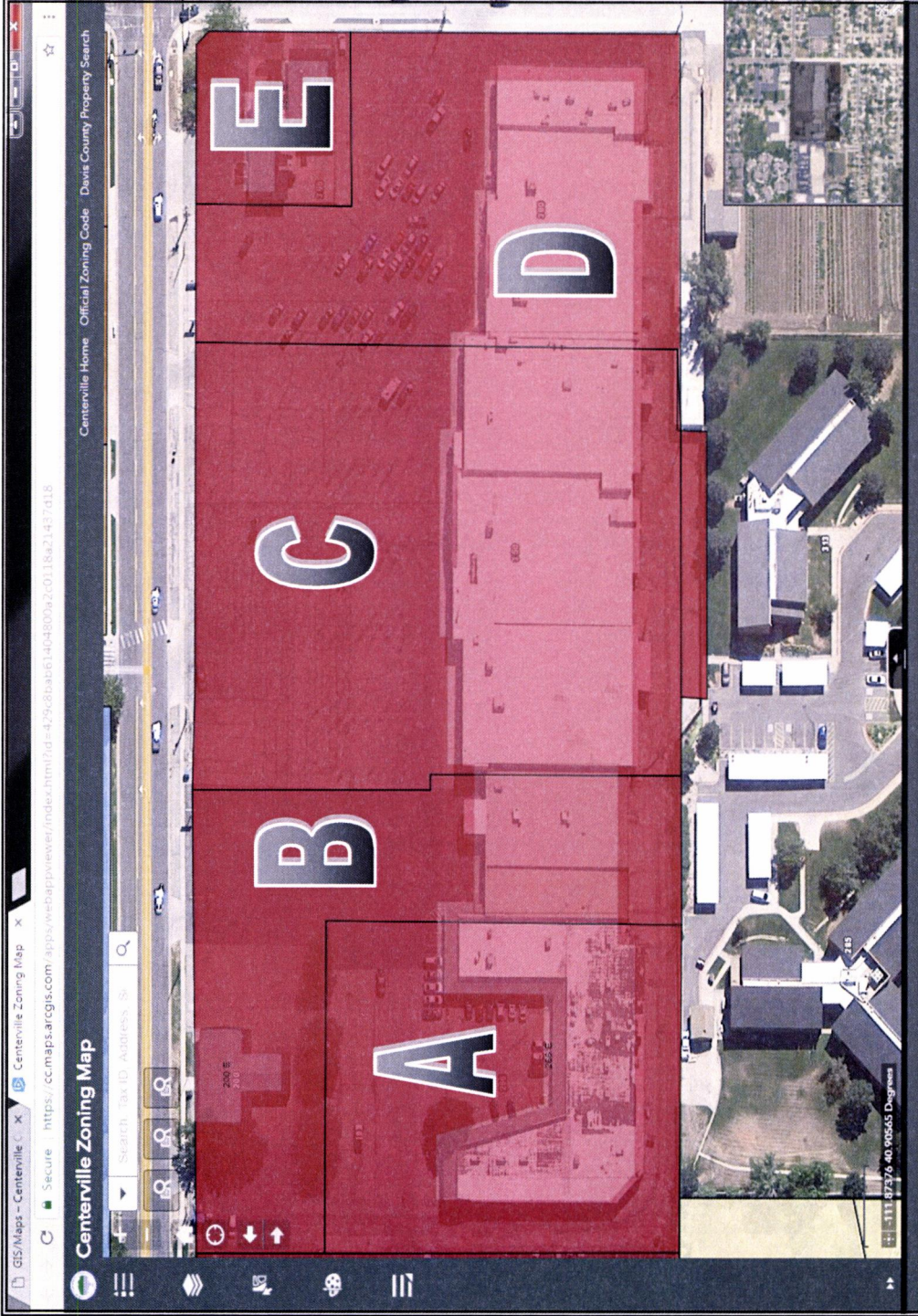
Examples of creative placemaking in public spaces:



This scenario also has its draw backs – it would require a large financial contribution from the City from Impact Fees or other city funding and require patience and dedication from developers to create a shared space for the public. The same drawbacks as other options include the large amount of land required for this vision does not always align with a developers and property owner’s timeline to sell the properties. This would have to be envisioned despite the fact that only a few parcels may be developed at a time.

Conclusion

The Planning Commission and City Staff wanted to take the public comments seriously into consideration: the desire for a park in this area was heard loud and clear. However, the expectation for a City purchased and fully funded parking is likely not feasible. This is evident in the provided Staff’s Scenarios in the Park Analysis [*See backup material*] show the difficult given the financial burden or cost using the County’s market estimates for these properties. While City acquisition of these properties independently is likely cost prohibitive, it is much more realistic with considering a private/ public partnership, as part of a redevelopment scenario. Other scenarios and variation are encouraged and should be examined within the Commission and stakeholders of the property.

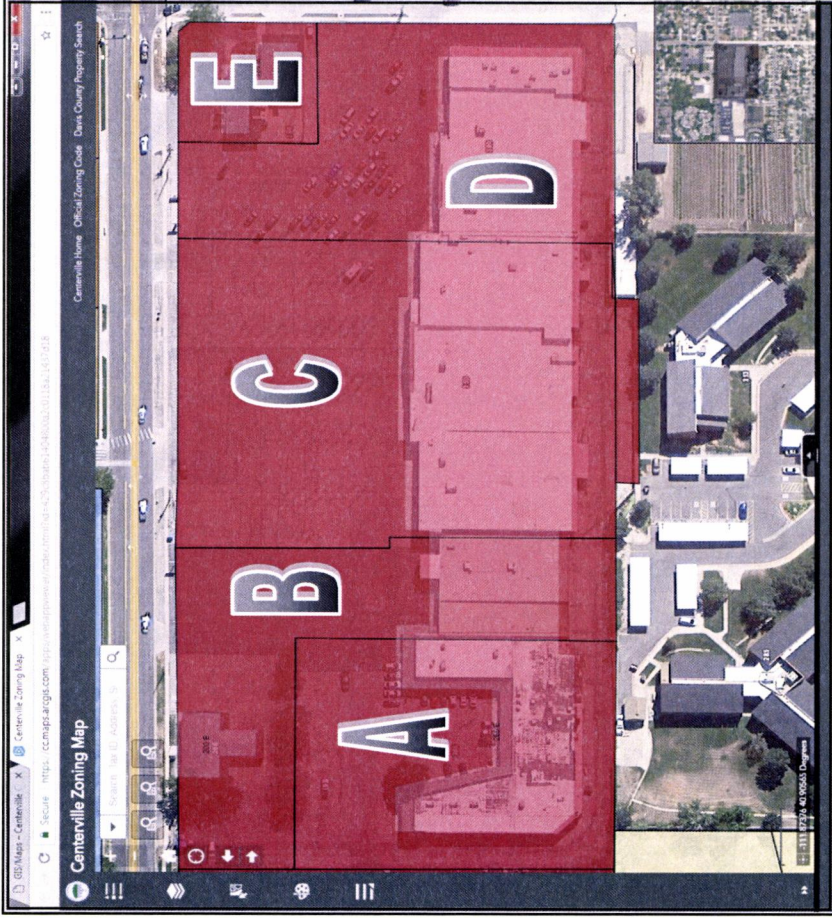


<u>Parcel "A"</u>
Size = 1.64 acres
County Value = \$1.2 Million
<u>Parcel "B"</u>
Size = 1.43 acres
County Value = \$440,000
<u>Parcel "C"</u>
Size = 3.04 acres
County Value = \$1.18 Million
<u>Parcel "D"</u>
Size = 1.7 acres
County Value = \$1.55 Million
<u>Parcel "E"</u>
Size = 0.36 acres
County Value = \$344,801

<u>Total Area Size</u>	<u>Total Valuation</u>
8.17 Acres	\$ 4.7 million
	(\$575,275 per acre)

Page Lane Commercial Area ***Eastern Half - Davis County Valuations****

** (Davis County Property Search — Tax Information)*



Page Lane Commercial Area ***Eastern Half - Park Use Analysis***

**** (General Plan—Section 12-460-1, Parks & Open Space)***

Scenario Analysis for Potential Park

(City Currently Exceeds National Standard for Park Space)*
(City has 15.26 acres per 1,000 population)
(National Standard is 10 acres per 1,000 population)

Scenario #1 - City Acquisition

City Average Neighborhood Park Size* = ~ 3 acres

Market Acquisition Cost (County Valuation) = \$1.72 Million

Scenario #2 - City Acquisition

City Pocket Park Size (e.g. Centerville Commons*) = 0.68 acres

Market Acquisition Cost (County Valuation) = \$ 391,000

Scenario #3 - Private/Public Partnership

A Joint use of private Residential Development Open Space (40% Non-single family Development) with Public Access/Use Easement

40% Development Open Space Requirement = 3.2 acres of 8.17 acres with a Market Valuation (County) of \$1.8 million for the Open Space

Generated Park Impact Fee Funding for Access/Use Funding

Impact Fees Generated @ 4 units/acre = \$65,824¹

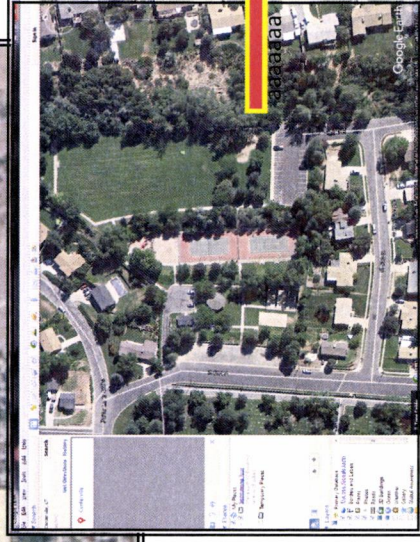
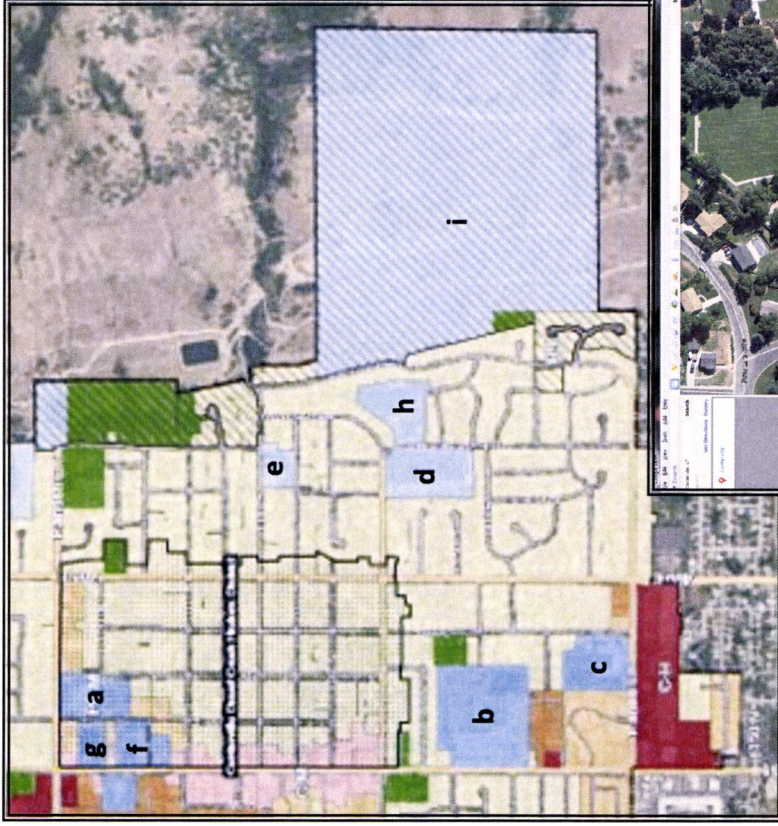
Impact Fees Generated @ 8 units/acre = \$133,000¹

Impact Fees Generated @ 12 units/acre = \$ 201,586¹

¹ Assumes that City uses entire impact fee of \$2,057 per dwelling unit Density— Uses the R-L, R-M, R-H Allowances & 2017 Park Impact Fee)

Scenario #4 - Island View Park Exchange

Convert existing park to different use (e.g. cemetery) and relocate new park to Page Lane Area (see City Park & Open Space Analysis Sheet about the Land Water Conservation Fund Grant for this park



Southeast Neighborhood

Park/Open Space Analysis

* (General Plan—Section 12-460-1, Parks & Open Space)

City Parks & Public Open Space

Existing Types within the Southeast Neighborhood *

- Centerville Elementary - 3.36 ac. School Facility
- Centerville Jr. High - 12.52 ac. School Facility
- JA Taylor Elementary - 6.20 School Facility
- Centerville City Cemetery - 8.18 ac. Open Space
- County Detention Area - 2.02 ac. Open Space
- City Hall/Whitaker Museum - 4.27 ac. Government Service
- Founders (Smith) Park - 2.69 ac. Neighborhood Park
- Island View Park - 6.0 ac. Community Park
- Mountainside - 160 ac. Open Space

TOTAL AREA = 205 acres

Less Mountainside = 45 acres

Status of Island View Park

The park was developed with a Land Water Conservation Fund Grant that basically requires that if it is ever to be used for anything other than a park it has to be replaced with the same amount of equally valued acreage (4.6 acres). **Note:** *Park Impact fees cannot be used for acquisition*

You can find the regulations for the LWCF grant at; [https://](https://stateparks.utah.gov/resources/grants/land-and-water-conservation-fund-lwcf-grant/)

[stateparks.utah.gov/resources/grants/land-and-water-conservation-fund-](https://stateparks.utah.gov/resources/grants/land-and-water-conservation-fund-lwcf-grant/)

[lwcf-grant/](https://stateparks.utah.gov/resources/grants/land-and-water-conservation-fund-lwcf-grant/)