

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, JULY 13, 2016, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

- 7:00 A. WELCOME AND ROLL CALL**
B. PLEDGE OF ALLEGIANCE
C. PRAYER OR THOUGHT – Commissioner Cheylynn Hayman
D. MINUTES REVIEW AND ACCEPTANCE – June 22, 2016
E. COMMISSION BUSINESS
- 7:10 1. PUBLIC HEARING | LEGACY TRAILS HOTEL | 1255 WEST 300 NORTH**
[Applicant requested to postpone to July 27TH meeting]
Consider amending the Planned Development Overlay Conceptual Site Plan for the Legacy Trails Development, for the purpose of allowing a 63 room hotel on Lot 3 of the Legacy Trails Subdivision. Chad Salmon, Applicant
- 7:15 2. YOUNGBLOOD STORAGE | CORNER OF 650 NORTH & 1250 WEST**
Consider the proposed Final Site Plan for Youngblood Storage on property located on the corner of 650 North and 1250 West, for the purpose of allowing outdoor storage
Don Youngblood, Property Owner & Applicant
- 7:35 3. PUBLIC HEARING | CODE TEXT AMENDMENTS FOR SOUTH MAIN STREET**
CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48
[Postponed from June 22, 2016 meeting]
Consider the Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council directives and changes to the South Main Street Corridor (SMSC) Public Space Plan. Centerville City, Applicant
- 8:10 4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 • PC Meeting on July 27, 2016
 GP & Zone Map Amendment I-VH Zone future in the West
 Centerville Neighborhood Plan, Legacy Hotel, Legacy
 Crossing Storage
- 8:15 F. ADJOURNMENT**



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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

 Planning Commssion Meeting June 22, 2016

E. COMMISSION BUSINESS

7:10 1. Public Hearing - Legacy Trails Hotel, 1255 West 300 North
 [Applicant requested to postpone to the July 27th Meeting]
 Consider amending the Planned Development Overlay Conceptual Site Plan for the Legacy Trails Development, for the purpose of allowing a 63 room hotel on Lot 3 of the Legacy Trails Subdivision

7:15 2. Youngblood Storage, Corner of 650 North & 1250 West
 Consider the proposed Final Site Plan for Youngblood Storage on property located on the corner of 650 North and 1250 West, for the purpose of allowing outdoor storage

7:35 3. Public Hearing - Code Text Amendments for South Main Street Corridor (SMSC) Overlay Ordinance, Chapter 12-48
 [Postponed from June 22, 2016 meeting]

Consider the Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council directives and changes to the South Main Street Corridor (SMSC) Public Space Plan

8:10

4. Community Development Director's Report 071316

The next regularly scheduled meeting is July 27, 2016. Items to be considered are as follows:

- General Plan & Zone Map Amendment for I-VH Zone future in the West Centerville Neighborhood Plan
- Legacy Hotel
- Legacy Crossing Storage

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
7/13/2016**

Item No.

Short Title: Planning Commssion Meeting June 22, 2016

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ 06-22-2016 PC Preliminary Draft Minutes

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, June 22, 2016

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

Kevin Daly

Gina Hirst (arrived at 7:09 p.m.)

Logan Johnson, Vice Chair

Scott Kjar

Becki Wright

MEMBERS ABSENT

Cheylynn Hayman

David Hirschi, Chair

STAFF PRESENT

Cory Snyder, Community Development Director

Brandon Toponce, Assistant City Planner

Lisa Romney, City Attorney

Katie Rust, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT Cory Snyder

MINUTES REVIEW AND APPROVAL

The minutes of the June 8, 2016 Planning Commission meeting were reviewed. Commissioner Kjar made a **motion** to approve the minutes, which was seconded by Commissioner Wright. The motion passed by unanimous vote (4-0).

THE COVE AT DEUEL CREEK SUBDIVISION, 362 SOUTH 400 EAST

On April 27, 2016, the Planning Commission reviewed the application for Small Subdivision Waiver/Flag Lot, located at 362 South 400 East. At that time, the flag lot was approved; however, the subdivision portion of the request was tabled. Although the request met all of the layout requirements for a flag lot, staff believed other items needed to be addressed that reflected the subdivision process and engineering. Brandon Toponce, Assistant City Planner, reported that Conditions of Approval have been met, and staff recommends approval of the Final Small Subdivision Waiver/Flag Lot.

Jake Williams, applicant, thanked staff for their help in the process, and confirmed that sufficient water rights are available to service the property. Commissioner Hirst arrived at 7:09 p.m.

Cory Snyder, Community Development Director, confirmed that drainage has been addressed to the City Engineer's satisfaction. Commissioner Wright made a **motion** to approve the request of The Cove at Deuel Creek Subdivision located at 362 South 400 East, with the

1 following conditions and reasons for action. Vice Chair Johnson seconded the motion, which
2 passed by unanimous vote (5-0).
3

4 Conditions:
5

- 6 1. Prior to the final plat being recorded, the applicant shall record the lot line adjustment
7 at the Davis County Recorder's Office.
8 2. After the final plat is deemed complete by the City Engineer and City Attorney, the
9 applicant shall submit to the City Recorder for recordation with the Davis County
10 Recorder's Office.
11 3. The final construction drawings shall be reviewed and approved by the City Engineer
12 prior to any building permit being issued.
13 4. The applicant shall post a bond prior to recording the final plat in relation to all public
14 improvements; including the new fire hydrant located adjacent to 400 East.
15 5. A final approval from Deuel Creek Irrigation shall be submitted prior to recording the
16 final plat.
17

18 Reasons for Action (Findings):
19

- 20 a. The Planning Commission approved the concept of a Small Subdivision Waiver/Flag
21 Lot at the April 27, 2016 meeting.
22 b. All previous conditions of approval from the April 27, 2016 Planning Commission
23 meeting have been adequately addressed by the applicant.
24 c. Proper fire protection has been approved by the South Davis Metro Fire Marshal and
25 all other applicable easements and utilities have been reviewed and found to be
26 sufficient.
27 d. Secondary water rights are required for approval before final plat recordation.
28

29 **PUBLIC HEARING – GENERAL PLAN AMENDMENT, BICYCLE AND NON-**
30 **MOTORIZED VEHICLE PATHWAYS AND TRAILS MASTER PLAN MAP**
31

32 The Centerville City Trails Committee has requested an amendment to Section 12-450-
33 3, of the General Plan, concerning bike lanes throughout the city. In addition, they would like to
34 amend the Centerville Trails Master Plan Map in order to reflect any updates since it was last
35 revised in 2012. Staff explained that the amendment would allow for Class III bike lanes, which
36 are currently discouraged by the General Plan. The Commissioners discussed recent striping
37 on Main Street by UDOT. Commissioner Wright said she plans to contact multiple bike clubs
38 about the possibility of contributing funds toward signs and bike pavement markings. Mr.
39 Snyder explained the different classes of bike lanes. Commissioner Daly said he has
40 reservations with cars and bikes sharing the same lane, but he is fine with the striping situation
41 on 400 West.
42

- | | | |
|----|-----------|---|
| 43 | Class I | Provides bicycle travel on a paved right-of-way completely separated |
| 44 | | from any street or highway |
| 45 | Class II | Provides a striped and stenciled lane for one-way bike travel on a street |
| 46 | | or highway adjacent to auto travel |
| 47 | Class III | Provides for shared use with pedestrian or motor vehicle traffic identified |
| 48 | | only by signing |
| 49 | | |

50 At 7:36 p.m., Vice Chair Johnson opened a public hearing and closed the public hearing
51 seeing that no one wished to comment. Commissioner Daly made a **motion** for the Planning
52 Commission to accept the General Plan amendments and recommend approval to the City

Council regarding Section 12-450-3, and the updated Centerville Trails Master Plan Map as found in Section 12-460-2, with the following reasons for the action. Commissioner Kjar seconded the motion, which passed by unanimous vote (5-0).

Reasons for Action (findings):

1. The proposed amendments meet the requirements found in Section 12-21-080(4)(e).
2. The proposed General Plan Amendments meet the goals and objectives of the General Plan concerning trails within Centerville [Section 12-460-2].
3. The proposed amendments will not have a negative impact on the surrounding community.
4. With the Planning Commission reviewing the amendment and making a recommendation to the City Council, the proposal has met the approval standards for a General Plan amendment [12-21-070(e)].

PUBLIC HEARING – CODE TEXT AMENDMENT, SENSITIVE/CONSTRAINED LANDS

The City Council and Planning Commission recently directed the planning staff to prepare specific edits regarding how “sensitive and constrained lands” are to be applied to gross densities of residential development, as allotted within the Zoning Code. Recently these lands (wetlands, flood channels, steep slopes, etc.) are being viewed negatively when such lands are included in the gross density calculations. Thus, staff has been asked to prepare text edits for the Zoning Code to prohibit the use of the acreage associated with these lands to be used in the gross density calculations in residential development projects. Mr. Snyder explained proposed Zoning Ordinance text edits, including elimination of the word “sensitive” in this context.

Land, Constrained – Land that comprises or consists of federally regulated wetlands, floodplain channels, river or stream channels, ponds, canyons or ravines or cliffs or other tracts with steep slopes greater than 30%.

Density, Gross – The number of dwelling units per acre within a subdivision or other development based on the total tract area that is deemed developable.

Land, Developable – Land that is not deemed constrained, which is capable of being improved, subject to the requirements of this Title.

Referring to recent development of the Hafoka property, Mr. Snyder advised that the Commissioners not let any one project drive their decisions. He stated that, from his perspective as a planner, constrained open space can be quality open space. Ms. Romney agreed with narrowly defining the term constrained land. The goal is to provide a legally sustainable definition of constrained land for purposes of calculating density. Mr. Snyder cautioned that being subjective about what is “sensitive” could lead to legally dangerous arbitrary decisions. He added that the proposed language would not necessarily have prevented the Hafoka situation.

Vice Chair Johnson opened a public hearing at 8:01 p.m. and closed the public hearing seeing that no one wished to comment. Responding to a question from the Planning Commission, Mr. Snyder explained that existing and possibly new development regulations could also be used to meet the desired outcome. Allowing the gross density to include these subject lands, but restricting the placement of development on usable lands, encourages clustering of the density, thereby making it cost effective to preserve these areas for accessory

1 and supportive uses while providing opportunity for developing private lands and balancing the
2 market housing cost needs of the future. He expressed the opinion that the proposed Code
3 Text Amendment is not necessarily the best way to handle the gross density concern.

4
5 Vice Chair Johnson stated, he is not inclined to be against density, and is not inclined to
6 support the proposed changes. He commented that density usually increases per acre property
7 value, creating a stronger, more sustainable development. He also said he is in favor of giving
8 more flexibility to a developer in order to cluster development and save more open space, and
9 said he feels keeping things as they are is more respectful of property rights. Vice Chair
10 Johnson said the driving issue for him is property rights.

11
12 Commissioner Kjar made a **motion** to approve the Code Text Amendment as presented
13 by staff with findings (a) through (g). Commissioner Daly seconded the motion.

14
15 Reasons for Action (findings):

- 16
17 a. The Planning Commission finds that the City Council desires to receive feedback
18 with regards to how gross densities for residential development are calculated with
19 regards to sensitive and constrained lands.
20 b. The Planning Commission finds that the Commission as a whole, desired to consider
21 changes to how gross densities are calculated with regards to sensitive and
22 constrained lands.
23 c. The Planning Commission finds that according to Section 12-420-2.3, Residential
24 Development Policies, hillside and naturally wooded canyons should be provided
25 protection from indiscriminate development.
26 d. The Planning Commission finds that according to Section 12-440-1, General –
27 Natural Hazards Element, a number of natural hazards exist, which should be
28 considered in how residential areas are developed.
29 e. The Planning Commission finds that according to Section 12-440-2, Natural Hazards
30 Policies, residential development should not occur in areas subject to the flooding of
31 natural streams.
32 f. The Planning Commission finds that according to Policy #3, Foothills Management
33 Plan, the management plan has a desire to protect and maintain the natural drainage
34 in canyons and ravines.
35 g. Therefore, the Planning Commission finds that the proposed amendments to the
36 Zoning Ordinance facilitate the desires of the goals and policies mentioned above.

37
38 The Commissioners discussed possible development scenarios that could occur with the
39 current ordinance. Vice Chair Johnson said, he feels that existing legislative oversight with a
40 PUD would be an effective check against irresponsible development. Mr. Snyder commented
41 that the proposed Code Text Amendment is the fastest way to address the concerns – the other
42 options would take time and effort. He said he feels the Hafoka situation has driven too much
43 response; there is very little risk that a similar situation would occur again. Mr. Snyder said he
44 would suggest scrapping the proposed changes and move toward improving the hillside
45 ordinance. Commissioner Wright said she would be inclined to support the proposed changes if
46 they bring peace to citizens and do not hurt development or property rights. Mr. Snyder pointed
47 out that the Commissioners are citizen planners responsible for protecting land use rights.

48
49 Commissioner Kjar said he shares Vice Chair Johnson's aversion for excess
50 regulation. The hillside is already zoned R-L with four lots per acre and grade restrictions.
51 Mr. Snyder repeated that the emotional reaction to one project should not be used to justify a
52 whole list of land use regulation. Commissioner Wright said she feels it is important to include

1 street and sidewalk in the definition of developable land for those trying to figure out what gross
2 density includes – language deleted with the proposed changes. Commissioner Wright made a
3 **motion** to amend the definition of density, gross to include the words “including but not limited
4 to streets and sidewalks” at the end of the sentence. Vice Chair Johnson seconded the motion.
5 Mr. Snyder said he understands her point, but cautioned that specifying streets brings up
6 questions regarding specifics. The ordinance includes a provision for the Zoning Administrator
7 to make certain decisions, subject to an appeal. Commissioner Wright asked how Mr. Snyder
8 would suggest clarifying net density and gross density. Mr. Snyder said he thinks the process is
9 functioning fairly well as it has been crafted. The appeals process is an important part of
10 development. No ordinance can cover every scenario. Ms. Romney agreed with Mr. Snyder
11 that there would always be gray areas. The interpretation has historically been to include half of
12 the street in the calculation. The motion to amend the language failed (2-3), with
13 Commissioners Wright and Daly voting in favor and Vice Chair Johnson and Commissioners
14 Hirst and Kjar voting against.

15
16 Commissioner Daly spoke in favor of addressing the perceived need now, with the
17 intention of revisiting the hillside plan to take other preventative measures. Commissioner Hirst
18 said she feels as planners they should not be driven by emotions of the moment, and she thinks
19 the Commission should look at utilizing a better tool. Commissioner Daly pointed out that the
20 proposed changes might not have prevented the Hafoka situation, but might prevent something
21 else undesirable down the road. Commissioner Hirst agreed with Vice Chair Johnson that
22 property owners should have the right to develop their property and she would not want to
23 impede that process further. Commissioner Kjar pointed out that staff feels enough tools are
24 already in place to deal with the issue, and asked why the Commission would want to throw in
25 another hoop for developers to jump through. He said he is comfortable leaving it as it is on
26 staff's recommendation. Commissioner Wright agreed that the Commission should not act
27 solely on an emotional response, but said she does not feel the proposed changes would
28 necessarily impede property rights. They would be an extra check to make sure the City does
29 not get development that is less than desirable.

30
31 The motion to approve the proposed Code Text Amendment failed (2-3), with
32 Commissioners Wright and Daly in favor and Vice Chair Johnson and Commissioners Kjar and
33 Hirst against.

34
35 **PUBLIC HEARING – CODE TEXT AMENDMENTS FOR SOUTH MAIN STREET**
36 **CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48**
37

38 This issue was postponed from the June 8, 2016 Planning Commission meeting.
39 Commissioner Wright made a **motion** to table this issue to the next Planning Commission
40 meeting considering the absence of two Commissioners. Commissioner Hirst seconded the
41 motion, which passed by unanimous vote (5-0).

42
43 The Planning Commission is scheduled to meet in a work session with the City Council
44 to present their recommendation regarding the SMSC Overlay Ordinance on July 19. The next
45 regular Planning Commission meeting is scheduled for July 13, 2016.
46
47

ADJOURNMENT

At 8:55 p.m., Vice Chair Johnson made a **motion** to adjourn the meeting. Commissioner Hirst seconded the motion, which passed by unanimous vote (5-0).

Logan Johnson, Vice Chair

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/13/2016**

Item No. 1.

Short Title: Public Hearing - Legacy Trails Hotel, 1255 West 300 North

Initiated By: Chad Salmon, Applicant

Scheduled Time: 7:10

SUBJECT

[Applicant requested to postpone to the July 27th Meeting]

Consider amending the Planned Development Overlay Conceptual Site Plan for the Legacy Trails Development, for the purpose of allowing a 63 room hotel on Lot 3 of the Legacy Trails Subdivision

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/13/2016**

Item No. 2

Short Title: Youngblood Storage, Corner of 650 North & 1250 West

Initiated By: Don Youngblood, Property Owner & Applicant

Scheduled Time: 7:15

SUBJECT

Consider the proposed Final Site Plan for Youngblood Storage on property located on the corner of 650 North and 1250 West, for the purpose of allowing outdoor storage

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ 07-13-2016 PC Staff Report Youngblood Storage
- ▢ Youngblood Use Interpretation Approval 082015
- ▢ Youngblood Storage Site Plan, Landscaping Plan

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

**STAFF REPORT
AGENDA: ITEM 2**

**PROPERTY OWNER/
APPLICANT:** DONALD YOUNGBLOOD
905 NORTH OAKRIDGE DRIVE
FARMINGTON, UT 84025

PROPERTY: 1250 WEST 650 NORTH
LOT 8, H&H COMMERCIAL PARK

ACREAGE: .9 ACRES

ZONING: INDUSTRIAL-HIGH (I-H)

APPLICATION: FINAL SITE PLAN FOR YOUNGBLOOD OUTDOOR
STORAGE

USE: VEHICLE AND EQUIPMENT REPAIR GENERAL –
STORAGE RELATED TO RACING VEHICLES,
EQUIPMENT, TRAILERS, STORGAE CONTAINERS

RECOMMENDATION: APPROVE THE FINAL SITE PLAN

BACKGROUND

On July 22, 2015, Mr. Youngblood received a conceptual acceptance for his outdoor storage facility located at 650 North 1250 West. This outdoor storage area is for the use of vehicle and equipment repair related to his racing hobby. The facility is not approved for the collection of junk vehicles, abandoned equipment, or other non-related racing items. The applicant is planning to enclose his storage facility with a chain link fence with slats and landscaping. He has expressed a desire to match the enclosed area to that of the LDS Church property to the south. The property is located on Lot 8 of the H&H Commercial Park, within the Industrial-High (I-H) Zone. According to Table 12-35-1 of the Zoning Ordinance, the use of outdoor storage is a permitted use within the Industrial-High and Industrial-Very High Zones. However, the specific type of storage was not called out within the Ordinance and required Mr. Youngblood to receive a "use" interpretation by the Zoning Administrator. This application was submitted by Mr. Youngblood and later reviewed by the Zoning Administrator on August 20, 2015. The interpretation will allow the lot to have a primary use of Vehicle and Equipment Repair – General, with the secondary use being that of storage related to racing vehicles, equipment, trailers and storage containers only. Currently, the property has tall weeds, and vehicles being stored that are not associated with racing. In order for the property to be in compliance with this

approval, Mr. Youngblood will need to remove all items not associated within racing and keep the weeds under 12 inches, as stated within the Municipal Code.

PREVIOUS CONDITIONS OF APPROVAL

1. The outdoor storage shall be utilized by Mr. Youngblood for the use of storage containers and working vehicles. The lot shall not be used as a junk and salvage yard, wrecking yard or a public storage facility.
 - **Staff Response:** This condition will remain in affect with the added condition that the items only be related to racing equipment.
2. A permitted use review or a Zoning Code Amendment shall be pursued by the applicant to establish a primary use on site, prior to receiving final site plan approval. Specific items to be stored on site shall be submitted as part of the “use” interpretation.
 - **Staff Response:** This was completed on August 20, 2015 and was described in the background section of this report on page 1.
3. The applicant shall submit a Final Site Plan Application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
 - **Staff Response:** Mr. Youngblood submitted plans drawn up by a professional engineer and was found to meet the final site plan requirements. The plans have included accurate property lines, measurements, utility locations, public utility easements, and all proposed drainage lines.
4. A revised landscaping plan shall be submitted showing 10% of the property in landscaping and meeting all required tree counts.
 - **Staff Response:** A revised landscaping plan was submitted indicating 10% on site landscaping, which is mainly found on the north side of the property between the property line and the fence line. His plans also have identified 17 trees planted on site and the use of decorative gravel and shrubs. Again, Mr. Youngblood desires to mimic the LDS property to the south in relation to street front landscaping. With the accuracy of the site plan it is requested Mr. Youngblood verify with staff that the landscaping plan still meets the required landscaping percentage of 10%. This will need to be completed prior to posting a bond for on and offsite improvements.
5. A bond shall be posted for all landscaping improvements located along 650 North and 1250 West.
 - **Staff Response:** After the landscaping has been verified, the City Engineer will assess a bond amount that will need to be posted by the applicant with the City Recorder at City Hall.
6. The storage area shall be completely screened from view with an opaque fence or wall.
 - **Staff Response:** The screening will consist of a chain link fence with vinyl slats to match with the LDS Church property screening found adjacent to 1250 West.

7. The driveway leading into the storage area shall be constructed with concrete and meeting all City Standards. The City Engineer has stated that this shall be assessed prior to any development taking place.
 - **Staff Response:** The plans have identified 2 drive approaches; 1 on 650 North and the other on 1250 West. The City Standards for a drive approach have also been identified and found to be acceptable by the City Engineer. However, after a final review, the City Engineer has requested the drive approach from 1250 West be removed. He believes that by creating a drive approach at the specified location may hinder the type of future development that may occur on site. In addition, he also would like to see the future drive approach line up with the City Public Works drive approach across the street to the west. This will need to be removed from the plans and submitted to the City Engineer for final review prior to any development taking place on the lot.
8. Mr. Youngblood shall address the surfacing improvements within the storage area with a material that is acceptable to the Public Works Director and the City Engineer.
 - **Staff Response:** The drive approach will be constructed with concrete meeting all the City Standards. The interior will be covered with gravel, which has been found to be acceptable by the Public Works Director and City Engineer. The applicant will need to discuss with the City Engineer the desired depth of the gravel prior to any grading of the lot taking place.
9. If the applicant fails to improve the land and abide by the conditions set forth, enforcement procedures concerning the unapproved storage will commence.
 - **Staff Response:** This condition shall remain in effect until the property has been developed and completed to the specifications found within the this staff report and the revised site plan.
10. All storm drainage shall be properly addressed to meet all City Standards and shall be approved by the City Engineer.
 - **Staff Response:** The City Engineer has reviewed the proposed stormwater drainage plan and found it to be acceptable to specific City Standards. The applicant will need to post a bond for these improvements and receive all related inspections during the construction process.

FINAL SITE PLAN REVIEW, SECTION 12-12-110(e)

The final site plan is in harmony with the conceptual site plan that was accepted on July 22, 2015. The lot is located within the I-H Zone, which allows the use outdoor storage, with the added use interpretation as defined by the Zoning Administrator on August 20, 2015. The proposed project was found to meet applicable Ordinance requirements concerning Development Standards found within Chapter 12-35 of the Zoning Ordinance. In addition, the City Engineer has reviewed the plans and found them to be acceptable with a few alterations as stated within the above report and within the conditions of approval.

As stated in Section 12-21-110(k), the final site plan will expire and have no further effect if the activity, construction or occupancy authorized by the approval is not commenced within **one year** or not **substantially completed within two years**. This approval does not allow Mr.

Youngblood to utilize his property with junk vehicles or other personal storage and to allow the weeds on his property to be left unkept. He must comply with the approval by the Planning Commission or again may be subject to enforcement action.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the Final Site Plan for the Youngblood Outdoor Storage, to be located at 650 North 1250 West, with the following conditions:

1. The outdoor storage shall be utilized by Mr. Youngblood for the primary use of Vehicle and Equipment Repair, General, with this use specifically approved for the storage related to racing vehicles, equipment, trailers and storage containers as defined by the use interpretation of August 20, 2015.
2. In order for the property to be in compliance of this approval, Mr. Youngblood shall remove all items not associated with racing and the above allowances. All weeds shall be maintained at no higher than 12 inches as set forth in Section 7-04-070 of the Municipal Code.
3. Verification of the landscaping plans shall be completed with staff to ensure 10% of the site is still found in landscaping. This shall be completed prior to posting a bond for on and offsite improvements.
4. The landscaping plans dated May 9, 2016 shall be followed by the applicant in relation to trees, shrubs, groundcover and screening detail of a chain-link fence with vinyl slats.
5. A bond shall be posted for all landscaping improvements located along 650 North and 1250 West and any other on and offsite improvements.
6. The drive approach located along 1250 West, as shown on the final site plan, shall be removed and replaced with additional landscaping and screened fencing.
7. The drive approach located on 650 North shall be constructed to meet City Standards and inspected by the City Engineer for compliance.
8. The applicant shall meet the required gravel depth for the interior of the storage area as per the City Engineer specifications.
9. Discuss with the City Engineer the desired depth of the gravel prior to any grading of the lot taking place.
10. This final site plan shall expire and have no further effect if the activity, construction or occupancy authorized by the approval of the Planning Commission is not commenced within one year or not substantially completed within two years.
11. If the applicant fails to improve the land and abide by the conditions set forth, enforcement procedures concerning the unapproved storage will commence.

SUGGESTED REASONS FOR THE ACTION:

1. A complete final site plan application has been submitted [Section 12-21-110(e)(2)].
2. This use for this specific site is allowed by a use interpretation approved by the Zoning Administrator [August 20, 2015 approval].
3. This project will meet the landscaping and screening requirements as found within Chapter 12-51 of the Zoning Ordinance as per verification of the 10% landscaping.
4. This site meets the Development Standards found in Chapter 12-35 of the Zoning Ordinance pertaining to development within the Industrial-High (I-H) Zone.
5. A final site plan is subject to an expiration period as stated in Section 12-21-110(k) of the Zoning Ordinance.

TEMPORARY USE PERMIT
Don Youngblood
650 North 1250 West

To: Corvin Snyder

Decision Approve Use Interpretation

From: Brandon Toponce

Date 08/20/2015

Date: August 19, 2015

Signature Corvin M. Snyder

Applicant: Don Youngblood
905 North Oakridge Drive
Farmington, UT 84025

BACKGROUND

Mr. Youngblood recently received a conceptual acceptance by the Planning Commission concerning development of his property at 650 North 1250 West. His desire is to utilize the property for storage of vehicles and vehicle equipment that relate to his racing hobbies. Yet, according to the Table of Uses Allowed within the Zoning Ordinance, the specific use he is requesting is not called out. In order to establish a primary use on the property, Mr. Youngblood has requested a use interpretation by the Zoning Administrator.

ADMINISTRATIVE INTERPRETATION 12-21-190

According to the Centerville City Zoning Ordinance [12-21-190(e)], the Zoning Administrator is authorized to make an administrative interpretation concerning the allowance of a use that is not defined within 12-36, Table of Uses Allowed.

Applicants Proposed Primary Use

"Outdoor equipment storage such as automotive car/truck vehicles, containers, trailers, snowplow vehicle and related equipment."

Staffs Alternative Proposal

The applicant has given more of a definition to what he would like to do on the property and not a specific primary use. In speaking with the applicant he utilizes the property for the storage of his race cars, race car equipment and trailers. In addition, it appears he has other vehicles on the lot for repair or rebuilding either for himself or others. Staff believes the following use more closely relates to what he is trying to accomplish:

Vehicle, equipment repair, general (Section 12-36, Centerville City Zoning Ordinance)

As part of Mr. Youngblood's hobbies, vehicle repair and painting etc. are a huge part of the operation. The storage of equipment for the vehicles and the trailers that are transported for races are all secondary to the main use. Therefore, staff believes this would be an acceptable use.

Approval Standards 12-21-190(e)

(3)(A-B) Consistency with the provisions of the Zoning Ordinance and to previous similar approvals

Establishing this specific use on the property located at 650 North 1250 West will not be altering what is already allowed onsite. It is also consistent with other uses found within the Industrial-High Zone. Often businesses that are conducting vehicle repair have an area where vehicles are stored while being repaired.

According to records of the last several years, no previous zoning administrator decisions have been made on a use type. Therefore, no similar approvals may be compared to this situation.

(4)(A) Specific definition as found in Section 12-12 of the Zoning Ordinance

Vehicle and Equipment Repair General:

“An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical use includes major automobile repair garages, farm equipment repair and paint and body shops.”

- **Staff Response:** This definition was chosen mainly because it did not limit the applicant to conducting and storing within the inside of a building. In addition, it did not define if the repairs were for others or for the hobby of the property owner. All other definitions such as warehousing and self-storage would have allowed Mr. Youngblood to rent storage space within a building for profit, which did not fit the desired use on the property. Therefore, vehicle and equipment repair appears to be the closest related use.

(4)(B, D) Allowable use within specific zone as found in Section 12-36 of the Zoning Ordinance

According to Table 12-36 within the Zoning Ordinance, Vehicle and Equipment Repair, General is an allowed use within the Industrial-High (I-H) Zone. Accessory uses, specifically that of outdoor storage, is also allowed within the I-H zone, according to Table 12-35-1 of the Zoning Ordinance and no conditional use permit is required.

(4)(C) Similarity of use within the zone

The use of outdoor storage is a very common practice throughout the Industrial zones of Centerville's West Side. Each business that has storage utilizes this portion of their property for equipment, material, vehicles and other items relating to their business, hobbies or personal uses. The majority of outdoor storage areas have been approved as part of an approved Site Plan, such as the Merrill Sheriff building at 650 North 1000 West, or the Craig Salmon building at 803 North 1250 West. Another example is that of the LMCC Inc. which builds pallets on the west side of 1250, yet utilizes the east side on the corner of 850 North and 1250 West for storage of material and pallets. Perhaps, this is the only approved standalone outdoor storage yard on the west side that is found entirely on a spare parcel from the main manufacturing area.

Mr. Youngblood's proposed use is similar to that which has already been approved within the past. The use of vehicle equipment repair often has a storage facility that allows the owner to house cars to be repaired or mechanical equipment. Merrill Sheriffs site is a good example of this type of storage use. However, a stand alone storage facility has also been approved with LMCC Inc. with the main manufacturing, or primary use, occurring across the street. Mr. Youngblood will be storing his race vehicles and related equipment on a lot with his main primary use of repair, painting etc. on the lot to the east. Therefore, allowing the proposed use would not go against other similar approvals found within the I-H Zone.

(4)(C) Consistency with the statement of purpose for the Industrial-High (I-H) Zone, 12-30-020(e)(2)

"The purpose of the I-H Zone is to provide areas for uses involving processing and assembly of manufactured goods, warehousing and material storage. Uses which generate excessive noise, vibration, odor, dust and fumes are excluded from this zone"

- **Staff Response:** The proposed storage relating to vehicle, equipment repair is consistent with the purpose of the I-H Zone. In addition, Mr. Youngblood's use will not generate noise, vibration, odor, dust or any fumes.

CONCLUSION

The applicant has submitted all the information necessary for a review and approval of a Zoning Administrator Interpretation for an the establishment of a designated use on the property located at 650 North 1250 West. It is the recommendation of staff the Zoning Administrator approve the use of "*vehicle and equipment repair general*" for the property located at 650 North 1250 West owned by Don Youngblood, with the following conditions:

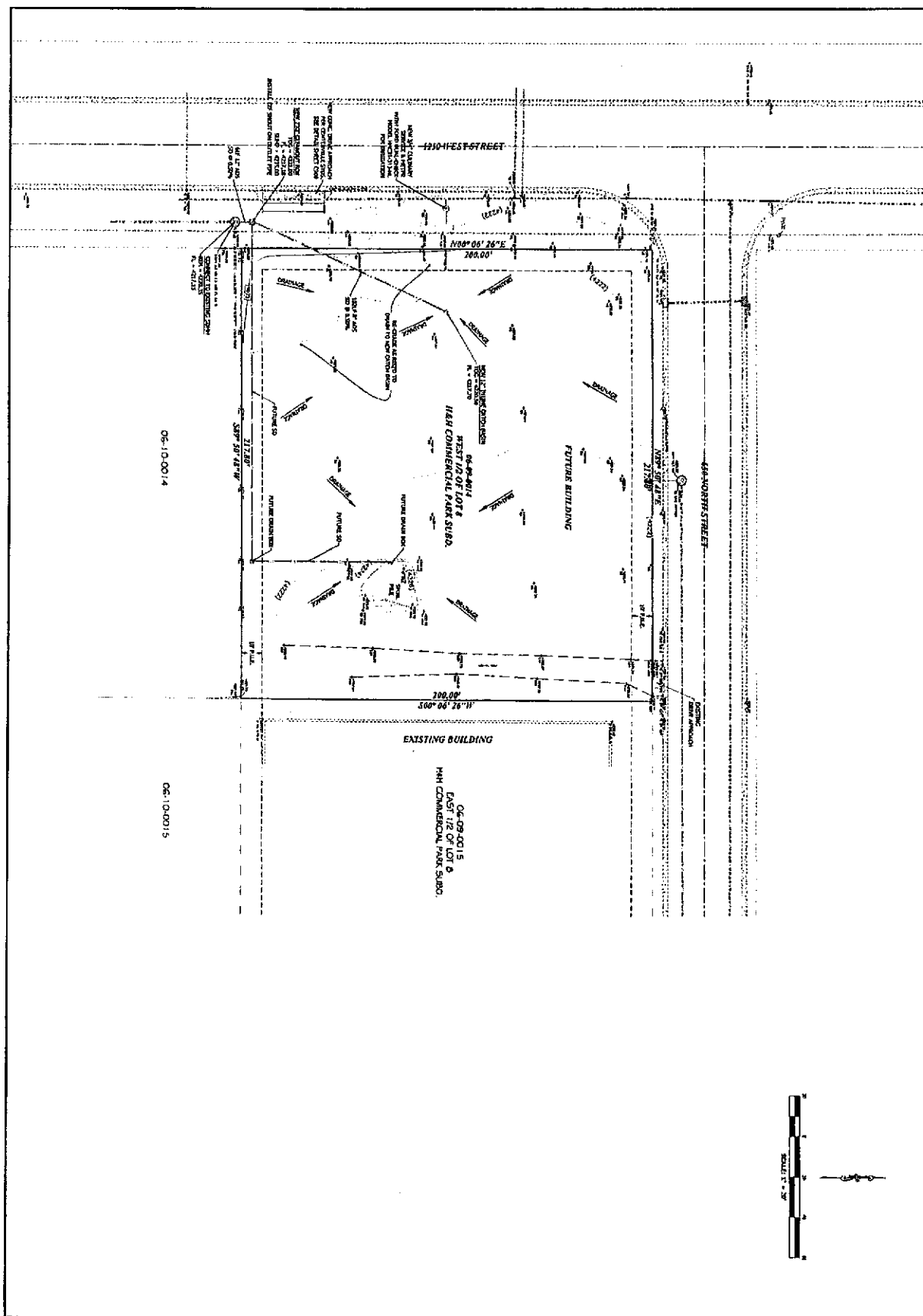
CONDITIONS

1. The use of vehicle and equipment repair, general, shall be for the property owned by Mr. Don Youngblood located at 650 North 1250 West only.
2. This use does not constitute an approval to utilize the land without all proper approvals by the Planning Commission for an approved final site plan.
3. This use shall consist of the allowance of items relating to racing vehicles, equipment, trailers, storage containers and all other storage related to the primary use of vehicle and equipment repair
4. All major repairs, and painting shall take place within a proper designated and approved location within the main structure to the east.
5. Proper screening of the area shall take place following Section 12-51-110(b) of the Zoning Ordinance.
6. Mr. Youngblood shall submit a final site plan application and receive approval by the Planning Commission prior to exercising any activity on his property

Suggested Reasons for the Action (Findings):

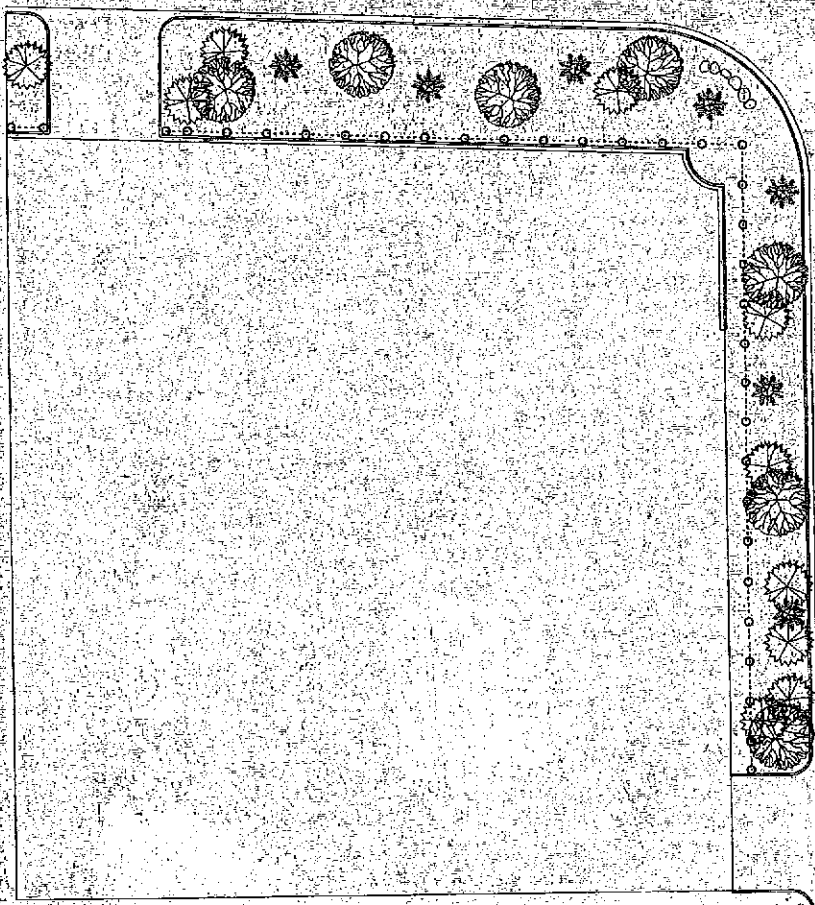
- a) A proposed use was submitted by the applicant explaining his full intentions (August 11, 2015)

-
- b) The standards for making administrative interpretation have been satisfied [12-21-190(e)]
 - c) The use of "vehicle and repair, general," appear to match the use proposed by the applicant [Definitions 12-12]
 - d) The use is consistent with other uses located within the I-H Zone [12-21-190(e)(3)(C)]
 - e) The proposed use is consistent with statement of purpose for the I-H Zone [12-30-020(e)(2)]
 - f) The approved use by the Zoning Administrator is only for this specific property and may not be transferred to other such properties under this approval [12-21-190(g)(1)]
 - g) Establishing this use on the property does not constitute an allowance to perform such use without the proper approvals by the Planning Commission [12-21-190(g)(2)]



1250 WEST

650 NORTH



Landscape

Quantity / Symbol

Description

Ground Cover:

7 Prince of Wales Juniper, Juniperus Horizontalis 2gal

Trees

7 Shademaster Honey Locust, Gleditsia Thacanthos 2.37 cal

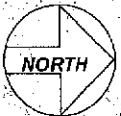
10 One or more various trees in accordance with Centerville City tree schedule (Title 11, pages 6 and 7)

Handscape

Decorative boulders

Rock Mulch 3/4" minus over 5oz Landscape Fabric

PROPOSED 3/4" MINUS GRAVEL IN ALL OPEN AREAS



SHEET DESCRIPTION

LANDSCAPE PLAN

PROJECT
YOUNGBLOOD PROPERTY
H&H COMMERCIAL PARK LOT #5
CENTERVILLE, UT 84014

REVISIONS:
5/25/2015

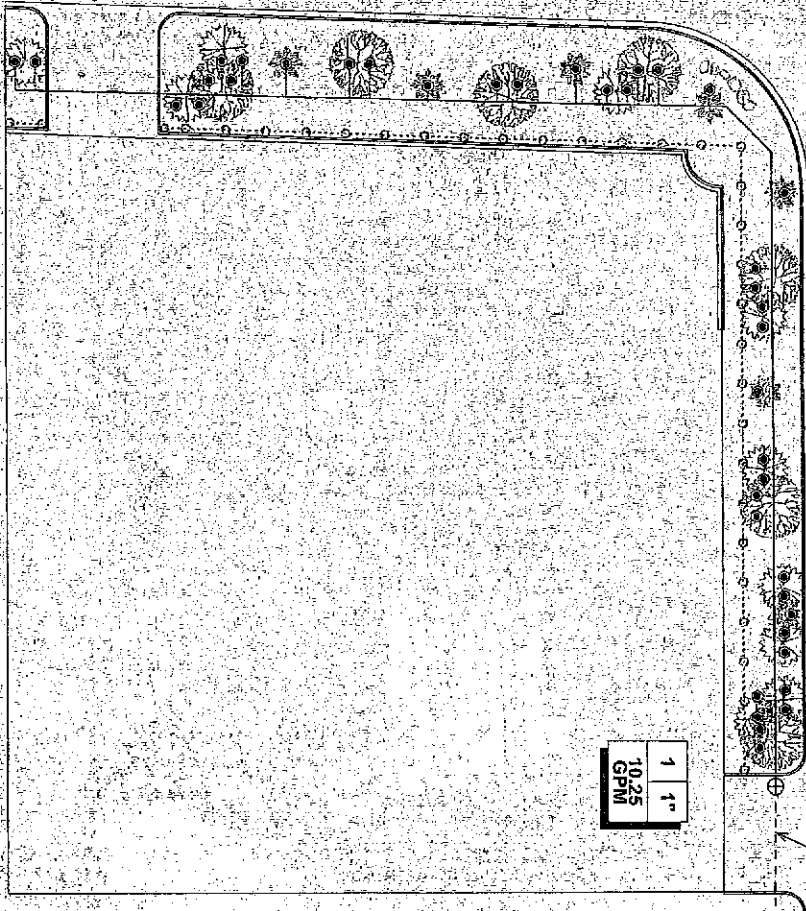
DATE
11/17/2015
JOB NUMBER
5/4/16
DRAWN BY
MCS
CHECKED BY
MCS

SCALE:
1" = 30'

SHEET:
2 of 3

1250 WEST

650 NORTH



MAINLINE TO BE INCORPORATED INTO EXISTING IRRIGATION SYSTEM MAINLINE. EXISTING SYSTEM TO BE PROTECTED BY A BACKFLOW PREVENTOR (BFP SYSTEM) HAVE CURRENT APPROVED CENTERVILLE CITY SYSTEM IN PLACE - NO CHANGE

Irrigation

Quantity	Symbol	Description	Pressure	Flow
Bubblers	●	Rain Bird 1401 Flood Bubbler	30 psi	10.25 gpm
Control Valves	⊕	Rain Bird XCZ-100-PRF		
Lateral Line Pipe	—	Schedule 40 1"		
Mainline Pipe	—	Schedule 40 1"		
Flex Tubing	---	Schedule 40 1"		
	---	Rain Bird SPX-FLEX		



DATE

1/1/2015

DESIGNER

5/9/15

CHECKED BY

MCS

PROJECT

YOUNGBLOOD PROPERTY

H&H COMMERCIAL PARK LOT B

CENTERVILLE, UT

SHEET DESCRIPTION

IRRIGATION PLAN

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/13/2016**

Item No. 3.

Short Title: Public Hearing - Code Text Amendments for South Main Street Corridor (SMSC) Overlay Ordinance, Chapter 12-48

Initiated By: Centerville City, Applicant

Scheduled Time: 7:35

SUBJECT

[Postponed from June 22, 2016 meeting]

Consider the Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance, which includes the City Council directives and changes to the South Main Street Corridor (SMSC) Public Space Plan

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 06-08-2016 PC Staff Report SMSC Public Space Plan
- ▢ 06-22-2016 Commissioner Public Space Plan Motion
- ▢ 06-22-2016 Commissioner Public Space Plan Motion

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

**STAFF REPORT
AGENDA: ITEM 3**

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

APPLICATION: **ZONING CODE TEXT AMENDMENTS**

APPLICANT REQUEST: **AMEND THE SOUTH MAIN STREET CORRIDOR
OVERLAY ZONE/PUBLIC SPACE PLAN, AS FOLLOWS:**

- *REMOVING BENCHES, PLANTERS, AND DROUGHT TOLERANT GRASSES*
- *CHANGE IN POSITION OF THE LIGHTING (i.e. decorative pedestrian street lamps)*

RECOMMENDATION: **PLANNING COMMISSION ASKED STAFF TO PREPARE A
MOTION AND FINDINGS TO RETAIN THESE SPECIFIC
ELEMENTS AS CURRENTLY ADOPTED IN THE SMSC
PUBLIC SPACE PLAN**

BACKGROUND

At the May 25, 2016, Planning Commission Meeting, the Commission decided to table action regarding this matter and allow each Commissioner to review and refine the drafted motion and findings for the SMSC Public Space Plan edits. As of the writing of this report, the planning staff did not receive individual suggestions from any of the Commissioners. Thus, this report contains the originally drafted motion as presented to the Commission on May 25th.

PLANNING COMMISSION RECOMMENDATION (STAFF ASSISTED DRAFTING)

"I hereby make a motion for the Planning Commission to recommend to the City Council that they retain the subject elements of SMSC Public Space Plan (a denial of the Council's directive of January 19, 2016). Furthermore, the Planning Commission recommends that the SMSC Public Space Plan be amended to include the following:

- 1. Provide illustration and language for Main Street Traffic Striping changes, as discussed with UDOT on May 11, 2016, which consists of:*
 - i. Re-striping of Main Street, from Parrish Lane to Pages Lane*
 - ii. Reduction of travel lane widths to 11 feet*

- iii. *Reduction of center turn lane width to 11 feet*
- iv. *Addition of a shoulder stripe to allow for a formal bike lane for both north and south directions*

Suggested Reasons for Action (*Findings*):

- a. The Planning Commission reviewed the changes using the Zone Text Amendment provisions of Section 12-21-080 and finds that preserving the subject elements accomplishes the following:
 - i. Preserves and enhances mobility throughout the Main Street Corridor, and “accommodations” for all types of users – see **SMSC Plan, Goal 2.**
 - ii. Enhances and promoted the [SMSC] as the setting for attractive, convenient, active, safe, and enjoyable destination and place of residence – see **SMSC Plan, Goal 3.**
 - iii. Develops and implements a coordinated standard for streetscape improvements along the entire [SMSC]. Improvements should include street lighting, landscaping, street furnishings, and signage and other amenities... - see **SMSC Plan, Objective 3.A.**
 - iv. Other relevant or related goals and objectives that were considered:
 - ✓ **Objective 2.D & 7.H** – width of sidewalks
 - ✓ **Objective 7.I** – use of street trees
 - ✓ **Objective 5.G** – use of landscaping and hardscaping
 - ✓ **Objective 2.B** – motorist/pedestrian conflicts and safety, lower speed limits
 - ✓ **Objective 8.A** – continuity of streetscape into the residential district
- b. The Planning Commission believes that the planter boxes, benches, and light poles are fundamental to the SMSC Public Space Plan and to the walkability of the corridor because they provide human scale and complexity, which is a critical component for considering the inclusion of various users of the Main Street.
- c. The Planning Commission finds that both UDOT and WFRC strongly suggested all public space elements remain in the public right-of-way, with the possible exception of trees.
- d. The Planning Commissions finds that UDOT seems to be surprisingly adaptable to the SMSC Public Space Plan and the proposed elements with the currently adopted Public Space Plan.
- e. The Planning Commission believes that it is important to prepare and adopt local master plans and maps to improve the coordination between local and regional Complete Streets Policies.

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

**STAFF REPORT
AGENDA: ITEM 3**

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

APPLICATION: **ZONING CODE TEXT AMENDMENTS**

APPLICANT REQUEST: **AMEND THE SOUTH MAIN STREET CORRIDOR
OVERLAY ZONE/PUBLIC SPACE PLAN, AS FOLLOWS:**

- *REMOVING BENCHES, PLANTERS, AND DROUGHT TOLERANT GRASSES*
- *CHANGE IN POSITION OF THE LIGHTING (i.e. decorative pedestrian street lamps)*

RECOMMENDATION: **PLANNING COMMISSION ASKED STAFF TO PREPARE A
MOTION AND FINDINGS TO RETAIN THESE SPECIFIC
ELEMENTS AS CURRENTLY ADOPTED IN THE SMSC
PUBLIC SPACE PLAN**

BACKGROUND

At the May 25, 2016, Planning Commission Meeting, the Commission decided to table action regarding this matter and allow each Commissioner to review and refine the drafted motion and findings for the SMSC Public Space Plan edits. As of the writing of this report, the planning staff did not receive individual suggestions from any of the Commissioners. Thus, this report contains the originally drafted motion as presented to the Commission on May 25th.

PLANNING COMMISSION RECOMMENDATION (STAFF ASSISTED DRAFTING)

"I hereby make a motion for the Planning Commission to recommend to the City Council that they retain the subject elements of SMSC Public Space Plan as currently adopted in Section 12-48-180 of the Centerville Zoning Code, including benches, planters, drought tolerant grasses and lighting elements. Furthermore, the Planning Commission recommends that the SMSC Public Space Plan be amended to include the following:

- 1. Provide illustration and language for Main Street Traffic Striping changes, as discussed with UDOT on May 11, 2016, which consists of:*
 - i. Re-striping of Main Street, from Parrish Lane to Pages Lane*

- ii. *Reduction of travel lane widths to 11 feet*
- iii. *Reduction of center turn lane width to 11 feet*
- iv. *Addition of a shoulder stripe to allow for a formal bike lane for both north and south directions*

Suggested Reasons for Action (Findings):

- a. The Planning Commission reviewed the changes using the Zone Text Amendment provisions of Section 12-21-080 and finds that preserving the subject elements accomplishes the following:
 - i. Preserves and enhances mobility throughout the Main Street Corridor, and “accommodations” for all types of users – see **SMSC Plan, Goal 2**.
 - ii. Enhances and promotes the SMSC as the setting for attractive, convenient, active, safe, and enjoyable destination and place of residence – see **SMSC Plan, Goal 3**.
 - iii. Develops and implements a coordinated standard for streetscape improvements along the entire SMSC. Improvements should include street lighting, landscaping, street furnishings, and signage and other amenities - see **SMSC Plan, Objective 3.A**.
 - iv. Other relevant or related goals and objectives that were considered:
 - ✓ **Objective 2.D & 7.H** – width of sidewalks
 - ✓ **Objective 7.I** – use of street trees
 - ✓ **Objective 5.G** – use of landscaping and hardscaping
 - ✓ **Objective 2.B** – motorist/pedestrian conflicts and safety, lower speed limits
 - ✓ **Objective 8.A** – continuity of streetscape into the residential district
- b. The Planning Commission believes that the planter boxes, benches, and light poles are fundamental to the SMSC Public Space Plan and to the walkability of the Main Street corridor because they provide human scale, imageability, and complexity, which are critical components for considering the inclusion of various users of Main Street.
- c. The Planning Commission has reviewed the numerous public comments that interested Centerville citizens submitted in response to the SMSC Public Space Plan and finds that those comments overwhelmingly support the Plan and improving the Main Street corridor to make it more walkable.
- d. The Planning Commission believes that promoting walkability on Main Street and the proposed Main Street Traffic Striping changes will support our State’s active transportation goal to consider the needs of all users—including bike users, pedestrians, and those who use other forms of alternative transportation—in addition to vehicular use.
- e. The Planning Commissions finds that UDOT seems to be surprisingly adaptable to the SMSC Public Space Plan and the proposed elements with the currently adopted Public Space Plan. During the Planning Commission’s meeting with UDOT Representative Darin Fistrup, Mr. Fistrup stated multiple times that “we [UDOT] will work with you” on the goals for Centerville City’s plan. Additionally, both Mr. Fistrup and WFRC’s Representative, Scott Hess, strongly suggested that all public space elements remain in the public right-of-way, with the possible exception of trees.
- f. The Planning Commission believes that it is important to prepare and adopt local master plans and maps to improve the coordination between local and regional Complete Streets Policies.
- g. The Planning Commission finds that the Main Street Traffic Striping changes:

- a. Will support the designation of Centerville Main Street as a "Priority Bike Route" on the Centerville City's Trails Master Plan as well as the Davis County Plan, the UDOT Plan, and the WFRC Plan; and
 - b. Are consistent with the Centerville Trails Committee's Centerville Parks and Trails & Proposed Bike Lanes Map.
- h. The Planning Commission has carefully considered the City Council's stated concerns regarding potential visibility hazards and believes that plantings and planter box varieties can be flexible elements that maintain safety and visibility in accordance with Centerville Municipal Code 11-01-150(c) and Centerville Zoning Code 12-55-230, which requires that intersections maintain a 50-foot sight triangle. UDOT Representative Mr. Fistrup indicated to the Planning Commission that while UDOT prefers planter boxes that are no taller than 18 inches, UDOT is flexible on planting choices and public elements such as plantings can have some height variation as long as the plantings do not hinder a driver's view of the pedestrian corridor or obscure applicable sight triangles.
- i. The Planning Commission has carefully considered the City Council's stated concerns regarding maintenance of SMSC Public Space Plan elements and does not find that maintenance of such elements is likely to cause an undue burden or cost to the City. The Planning Commission directed staff to contact other cities with similar public improvements and none of those cities reported extensive maintenance costs for similar elements. The Planning Commission believes that plantings, pavers, and other Plan elements can alleviate maintenance costs by mitigating storm water runoff and recharging groundwater. The Planning Commission also believes that using native or water-wise plantings will reduce maintenance needs while providing beauty and setting a water responsibility example for city residents.
- j. The Planning Commission has carefully considered the City Council's stated concerns regarding potential liability issues caused by certain Plan elements.
 - a. With regard to legal liability, the Planning Commission refers the City Council to the City Attorney's privileged memorandum, dated March 18, 2016.
 - b. With regard to potential safety concerns that elements may pose for drivers or pedestrians, the Planning Commission finds that the SMSC Public Space Plan elements are actually likely to *increase* safety to drivers and pedestrians, not pose any significant risk of harm to drivers or pedestrians. UDOT Representative Mr. Fistrup indicated to the Planning Commission that furniture in the park strip is not a large concern as long as it is breakaway. Mr. Fistrup also indicated that in the unlikely event a pedestrian was in the pathway of an element and a vehicle, if an element was present, the majority of the energy from the collision would be disbursed through the through the element breaking free rather than through direct contact with the pedestrian.
 - c. The Planning Commission believes the benefits to be gained from the SMSC Public Space Plan elements and improvements along Main Street, including street furnishings, planters, lighting, etc., outweigh any potential liability risk and maintenance obligations associated with such elements and improvements.

PLANNING COMMISSION RECOMMENDATION FOR THE SMSC PUBLIC SPACE PLAN

After addressing the City Council's concerns over the SMSC Public Space Plan's potential 1) liability to Centerville City, 2) general driver and pedestrian liability, 3) maintenance of Plan elements, and 4) potential visibility hazards, I hereby make a motion for the Planning Commission to recommend to the City Council that they retain the elements of benches, planters, pedestrian lighting, and other park strip furniture or elements currently found in the SMSC Public Space Plan.

Suggested Reasons for Action (Findings):

1. The Planning Commission believes liability concerns are only one factor among many to be considered when making policy decisions regarding public space improvements. The Planning Commission asked the City Attorney to research the issue of liability for public space plan improvements to better understand and address the City Council's concerns. The City Attorney's privileged and confidential memorandum regarding the legal issues, contributory negligence and governmental immunity will be provided to the City Council. The Planning Commission believes the benefits to be gained from the SMSC public space plan improvements, including street furnishings, planters, lights, etc., along Main Street outweigh any potential liability risks and maintenance obligations. The Planning Commission believes that public improvements do create risk, but not necessarily liability.
2. The Planning Commission believes public elements in the park strip mitigate general driver and pedestrian liability. After meeting with representatives from WFRC and UDOT, Darin Fistrup from UDOT stated that UDOT is concerned with the safety of both the pedestrian and the driver, and that furniture in the park strip is "not a big deal" as long as it is crash-worthy. He said that it is an "over-worry" that breakaway objects cause a liability to the pedestrian. Mr. Fistrup continued, saying that the likelihood of a pedestrian in the pathway of an element that has broken free is minimal and that the majority of the energy from the collision is lost as the element breaks free. Because of this information, and other general knowledge, the Planning Commission believes that SMSC Plan elements placed in the park strip between the driver and the pedestrian create increased safety for both the general driver and the pedestrian.
3. The Planning Commission believes maintenance protocol of Plan elements does not cause an undue burden or cost to Centerville City. After contacting cities with similar public improvements, Centerville City Planner was unable to find a city with extensive maintenance costs. Plantings, pavers, and other Plan elements can alleviate maintenance needs by mitigating storm water runoff and recharging groundwater. Moreover, native or water-wise plantings can provide beauty while reducing maintenance needs and setting an example of water responsibility for city residents. The Planning Commission finds that both UDOT and WFRC strongly suggested all public space elements remain in the public right-of-way, with the possible exception of trees.
4. The Planning Commission believes plantings and planter box varieties can be flexible elements that maintain safety and visibility. City Code 11-01-150(4) (regulations for "Clear View of Intersection Street") requires maintaining a 50-foot sight triangle at all intersections. Police Chief Paul Child encouraged the City to follow and be cognizant of such regulations when designing public improvements. Furthermore, UDOT's Darin Fistrup stated that UDOT prefers planter boxes no taller than 18-inches, yet UDOT is flexible on planting choices. He said that public elements can have some height variation as long as it does not hinder a driver's view of the pedestrian corridor and as long as sight triangles are maintained. The Planning Commission fully supports City Code and believes alternative plantings are possible in planter boxes, as plantings are flexible elements that should be chosen based on visibility standards set by City Code and UDOT.

Suggested Reasons for Action (Findings continued):

5. The Planning Commission believes that the planter boxes, benches, and light poles are fundamental to the SMSC Public Space Plan and to the walkability of the corridor because they provide Human Scale, Imageability, and Complexity—which are critical components for Walkability along Main

Street as well as for supporting the State's goal of Active Transportation: to consider the needs of various users, including ADA, bike, and pedestrian use—in addition to vehicular use.

6. The Planning Commission finds that UDOT is surprisingly amenable to the currently adopted SMSC Public Space Plan and proposed elements. Darin Fistrup from UDOT stated multiple times that “we will work you” on the goals for Centerville City’s plan.
7. The Planning Commission believes that it is important to prepare and adopt local master plans and maps to improve the coordination between local and regional Complete Streets Policies.
8. The Planning Commission reviewed the changes using the Zone Text Amendment provisions of Section 12-21-080 and finds that preserving the subject elements accomplishes the following:
 - a. Preserves and enhances mobility throughout the Main Street Corridor, and “accommodations” for all types of users – see SMSC Plan, Goal 2.
 - b. Enhances and promoted the [SMSC] as the setting for attractive, convenient, active, safe, and enjoyable destination and place of residence – see SMSC Plan, Goal 3.
 - c. Develops and implements a coordinated standard for streetscape improvements along the entire [SMSC]. Improvements should include street lighting, landscaping, street furnishings, and signage and other amenities... - see SMSC Plan, Objective 3.A.
 - d. Other relevant or related goals and objectives that were considered:
 - Objective 2.D & 7.H – width of sidewalks
 - Objective 7.I – use of street trees
 - Objective 5.G – use of landscaping and hardscaping
 - Objective 2.B – motorist/pedestrian conflicts and safety, lower speed limits
 - Objective 8.A – continuity of streetscape into the residential district

Furthermore, the Planning Commission recommends that the SMSC Public Space Plan be amended to include the following:

- A. Provide illustration and language for Main Street Traffic Striping changes, as discussed with UDOT on May 11, 2016, which consists of:
 - i. Re-striping of Main Street, from Parrish Lane to Pages Lane
 - ii. Reduction of travel lane widths to 11 feet
 - iii. Reduction of center turn lane width to 11 feet
 - iv. Addition of a shoulder stripe to allow for a formal bike lane for both north and south directions

Suggested Reasons for Action (Findings):

1. The Planning Commission met with the Trails Committee and discussed their desire to complete proposed bike lanes as found on their “Centerville Parks and Trails & Proposed Bike Lanes” map dated April 17th, 2015.
2. The Planning Commission would like to accommodate both drivers and cyclists after hearing from WFR’s Scott Hess that Centerville Main Street is a Priority Bike Route on the Davis County plan, UDOT’s plan, the WFR plan, and on Centerville City’s Trails Master Plan.

Walkability: Human Scale. Imageability. Complexity. Transparency. Enclosure. Also mentioned: Accessibility. Connectivity

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/13/2016**

Item No. 4.

Short Title: Community Development Director's Report 071316

Initiated By: Corvin M. Snyder, Community Development Director

Scheduled Time: 8:10

SUBJECT

The next regularly scheduled meeting is July 27, 2016. Items to be considered are as follows:

- General Plan & Zone Map Amendment for I-VH Zone future in the West Centerville Neighborhood Plan
- Legacy Hotel
- Legacy Crossing Storage

RECOMMENDATION

BACKGROUND