

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 25, 2018 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. The full packet can also be viewed on the City's website: <http://centerville.novusagenda.com/agendapublic>.

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

7:00 PM **A. WELCOME AND ROLL CALL**

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Kevin Daly, Vice Chair

D. COMMISSION BUSINESS

- | | |
|------------------------|--|
| 7:10 | 1. Public Hearing - Conditional Use Permit for Accessory Building at 1771 N 125 East

ADMINISTRATIVE DECISION
Consider the proposed Conditional Use Permit for increased height for an accessory building to a residential home in an Agricultural Zone at 1771 N 125 East. |
| 7:30 | 2. Public Hearing - Home Occupation Conditional Use Permit - Epic Party Events LLC - 1092 Doris Street

ADMINISTRATIVE DECISION
Consider the proposed Home Occupation Conditional Use Permit for Epic Party Events LLC, a gaming trailer that will be located at 1092 North Doris Street. |
| Tyler Young, Applicant | 3. Public Hearing - Conceptual Site Plan - Oak Ridge Assisted Living Facility - 451 Rawlins Circle

ADMINISTRATIVE DECISION
Consider the proposed Conceptual Site Plan for Oak Ridge Assisted Living Facility, located at 451 West Rawlins Circle. |
| 8:10 | 4. Public Hearing - Zoning Text Amendment - CZC 12.48 South Main Street Overlay |

Zone

LEGISLATIVE DECISION

Consider the proposed zoning text amendments for Centerville Zoning Code Chapter 12.48, the South Main Street Overlay Zone, regarding but not limited to definitions and developments standards of civic/ cultural lots in this zone.

8:30

5. Public Hearing - Conceptual Site Plan - South Davis Metro Fire Station - 300 South Main Street

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for the South Davis Metro Fire Station, at approximately 300 South Main Street.

6. City Council Report
7. Community Development Director's Report

E. MINUTES REVIEW and ACCEPTANCE

July 11, 2018

F. ADJOURNMENT

CENTERVILLE

Staff Backup Report

7/25/2018

Item No. 1

Short Title: Public Hearing - Conditional Use Permit for Accessory Building at 1771 N 125 East

Initiated By: Fred Hale, applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conditional Use Permit for increased height for an accessory building to a residential home in an Agricultural Zone at 1771 N 125 East.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 7-25-18 PC Staff Report Hale Accessory Bldg CUP
- ▣ 7-25-18 Fred Hale Garage Elevations & Site Plan

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: FRED HALE
63 WEST 1750 NORTH
fredh@colonialbuilding.com

APPLICANT: SAME AS OWNER

PROPERTY LOCATION: 1771 EAST 125 EAST
PARCEL NUMBER: 02-244- 0004
PARCEL SIZE: 1.03 ACRES

ZONING DISTRICT: AGRICULTURAL - LOW

APPLICATION: CONDITIONAL USE PERMIT – ACCESSORY BUILDING

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

Background

Within the recently approved Rigby Court subdivision, Fred Hale is in the process of building his new residence and garage on Lot 4. The height of his designed detached garage is an average of approximately 23', while our building code states a maximum of 20' in height for accessory building. The building height is measured by Building Code standards, which determines height by the average between the roof peak and eave for each elevation. According to CZC 12.55.120, an accessory to a single family dwelling may be built with a Conditional Use Permit.

Zoning on Accessory Buildings in Agricultural Zones

12.31.300 Table of Development Standards in Agricultural Zones		
	Required	Actual
Maximum Height, Accessory Building	20'	23'
Rear setback -	5 feet	22'
		45'
		39'

12.31.080 Special Regulations

1. Increased Height. Notwithstanding the height limitations set forth in CZC 12.31.300, a greater building height may be allowed in all agricultural zones pursuant to a conditional use permit; provided, however, that each additional one foot in height of the building shall require an additional one foot setback from all property lines and structures.
 - At 23', the garage needs to be an additional 3' away from the standard setback at 5'. As listed in the previous table, the garage is placed well beyond 8' from surrounding property lines.

CZC 12.21.100(5) Conditional Use Permit

- A. The suitability of the specific property for the proposed use;
- B. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
- C. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;

The detached garage is a suitable use for the property. The adjacent development is also agricultural/residential property, and will not be detrimentally affected by the increase in height. The lots to the south within the subdivision have not been built yet so they will know before buying the property of the size of the garage and residence next door to them.

- D. The economic impact of the proposed facility or use on the surrounding area;
- E. The aesthetic impact of the proposed facility or use on the surrounding area;
- F. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
- G. The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;

The garage will not economically impact the character of the neighborhood. Vehicles entering the garage will enter from the west side alley on the side of the property, not through the 125 East Road, reducing the traffic on the public road for the subdivision. Adequate utilities are available on site and will be connected to the garage. Behind the garage is a large detention pond and a catch basin for overflow storm water, helping to mitigate the impervious surface of the garage, deck, and driveway calculation. Aesthetically, the garage doors will face west to the driveway, and other elevations the garage are designed as a dwelling, causing minimal visual impact to surrounding neighbors.

- H. The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;
- I. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- J. The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

No noxious omissions should occur from the garage. The distance from surrounding properties is greater than some setbacks for a house, so it would have roughly the same impact or less than another dwelling unit nearby. The increase of 3 feet in height is mainly roof elevations due to the change in grade on the site. The majority of the garage functions as a one story unit, with one second story window on the "Front" Elevation, facing north, approximately 40' distance from the north side property.

Other issues

Impervious area in Hillside Overlay

CZC 12.42.040 Maximum Impervious Material Coverage. Except as otherwise provided herein, the maximum allowable coverage of a lot in the Hillside Overlay Zone by impervious material shall be 40% of the total lot area, or 5,000 square feet, whichever is less.

- ❖ As calculated by the architect on the site plan, the combined impervious surface including the main dwelling, detached garage, covered patios, pool deck, and driveways comes to 17,883 square feet. $17,886 / 44,866 = 39.8\%$

Accessory dwelling unit

Accessory dwelling units and guest houses are NOT permitted in Centerville City.

Dwelling Unit: One or more rooms in a dwelling designed for or occupied as separate living quarters which provide sleeping and sanitary facilities and which includes one but not more than one kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units, all for exclusive use by a single family maintaining a household.

While Mr. Hale's accessory building does have living space, it does not have a set of cooking facilities (stove, range), so it is not defined as a dwelling. Even so, Mr. Hale will not be allowed to rent out this space as a dwelling or use the building as a guest house.

STAFF RECOMMENDED MOTION

I hereby APPROVE the Conditional Use Permit for the accessory building detached garage at 1771 North 125 East:

Conditions:

1. This Conditional Use Permit is for the accessory building detached garage at 1771 N 125 East, for an increase in height up to 23' average height.
2. The garage is approved as the architectural elevations and site plan submitted in July 2018.
3. The detached garage shall not be used as an accessory dwelling unit or guest house.
4. The development of the property must comply with the Hillside Impervious surface standards, as outlined in 12.42.
5. The applicant will need to receive a Building Permit for this structure from Centerville City.

Findings :

1. An accessory building is permitted to go above 20' in height with a Conditional Use Permit [CZC. 12.55.120]
2. The accessory building height meets the standards for a Conditional Use Permit as outlined in 12.21.100(e)(5)
3. The accessory building meets the extra necessary setbacks, and is at least 8' away from all property lines [CZC 12.31.080]
4. The development on this property meets the Impervious Surface requirements as outlined in the Hillside Overlay 12.42.040
5. Detached garage is an acceptable use for an accessory building in an Agricultural Low Zone. 12.31.040.

SITE PLAN GENERAL NOTES

1. DRAINAGE AND EROSION MUST BE CONTROLLED BY WATERWAYS DESIGN NECESSARY, AND THE WATERWAYS SHOULD BE DESIGNED TO PREVENT EROSION, AND TO PREVENT THE RISK OF FLOODING AND DRAINAGE OF THE SITE.
2. THE WATERWAYS SHOULD BE DESIGNED TO PREVENT EROSION, AND TO PREVENT THE RISK OF FLOODING AND DRAINAGE OF THE SITE.
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9. THE WATERWAYS SHOULD BE DESIGNED TO PREVENT EROSION, AND TO PREVENT THE RISK OF FLOODING AND DRAINAGE OF THE SITE.
10. THE WATERWAYS SHOULD BE DESIGNED TO PREVENT EROSION, AND TO PREVENT THE RISK OF FLOODING AND DRAINAGE OF THE SITE.

MAIN FLOOR:	3851 SQ.FT.
GARAGE:	1954 SQ.FT.
FRONT COVERED ENTRY:	317 SQ.FT.
COVERED DECK:	491 SQ.FT.
LOWER COVERED PATIO:	2600 SQ.FT.
DRIVEWAY:	2304 SQ.FT.
TOTAL:	8967 SQ.FT.

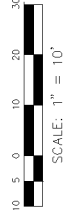
DETACHED GARAGE	
GARAGE:	4611 SQ
COVERED PATIO:	1084 SQ
DRIVEWAY:	2718 SQ
TOTAL:	8413 SQ

TOTAL:

TOTAL DIVIDED BY LOT
17883 60ET/ 41769 60ET - 402

-1771 North-

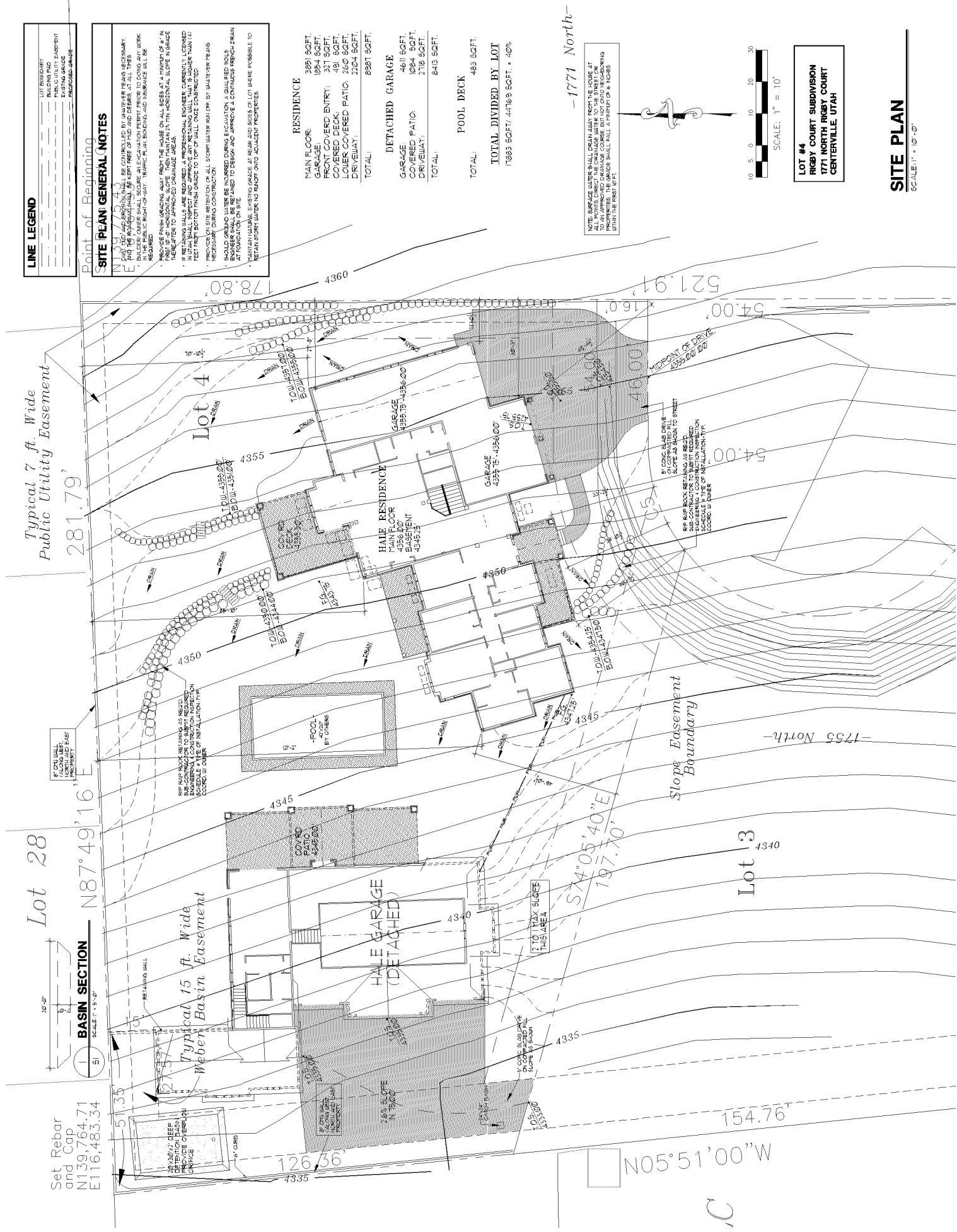
NOTE: SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS, DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT.



LOT #4
RIGBY COURT SUBDIVISION
1771 NORTH RIGBY COURT
CENTERVILLE, UTAH

SITE PLAN

SCALE: 1" = 10'-0"



THESE PLANS, DRAWINGS AND DETAILS ARE THE PROPERTY OF LANDFORMS DESIGN AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THESE PLANS, DRAWINGS AND DETAILS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LANDFORMS DESIGN. ANY VIOLATION OF THIS AGREEMENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO LANDFORMS DESIGN.

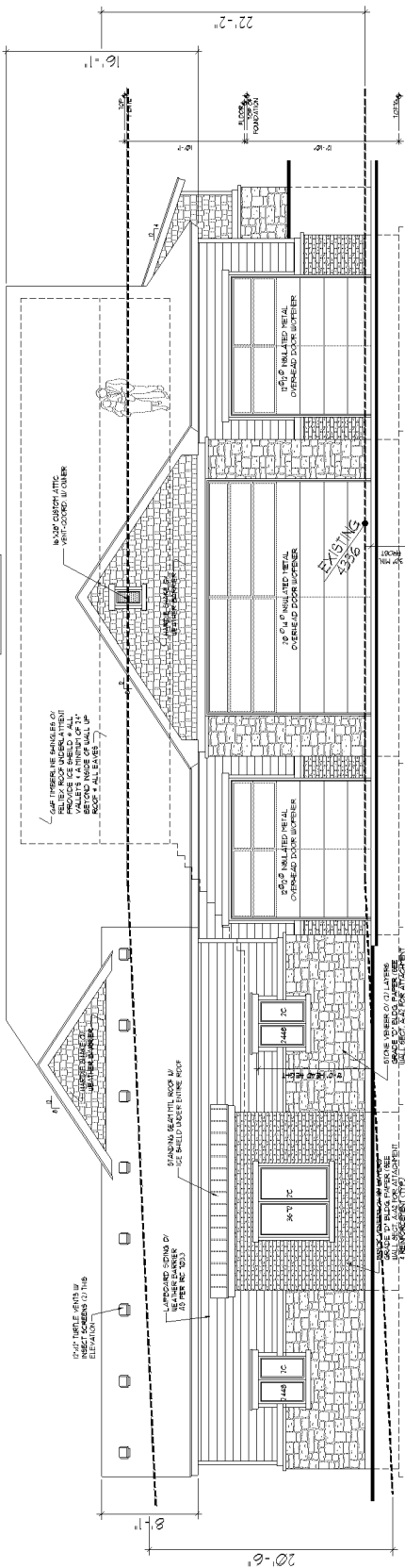
LANDFORMS DESIGN
LOT 4, 3000 W. 10TH AVE. SUITE 100
CENTREVILLE, OHIO 43015
PHONE: 614.891.1234
WWW.LANDFORMSDESIGN.COM

HALE GARAGE
EXTERIOR ELEVATIONS
DETACHED
COPYRIGHT 2018 BY LANDFORMS DESIGN (REV) 108-22-00

REVISION	DATE	BY	APP
1	10/18/18	CTT	
2	10/18/18	CTT	
3	10/18/18	CTT	

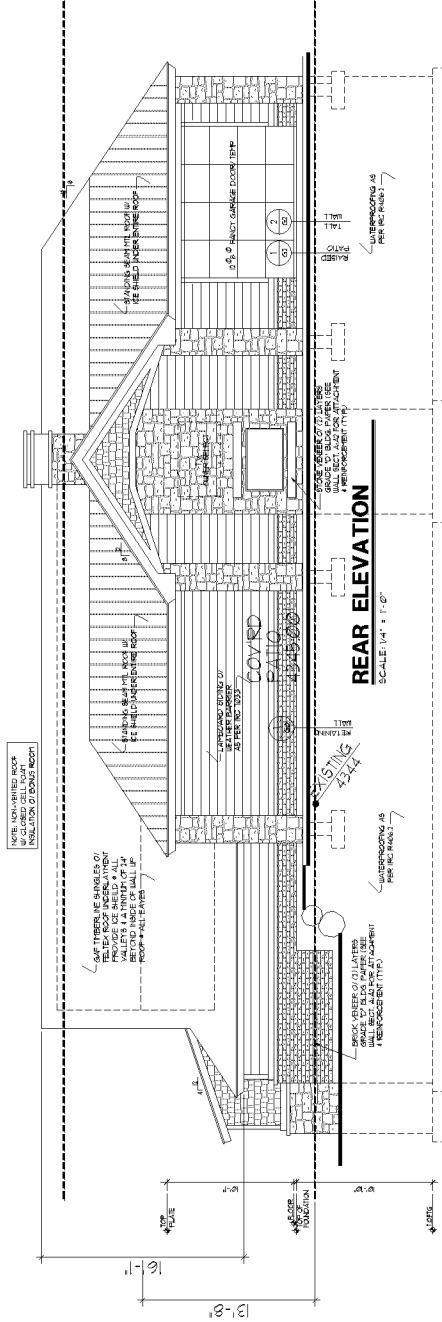
PROJECT	NO.	CD	NO.	DATE
HALE GARAGE	108	CD	108	10/18/18

G4



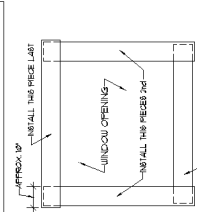
FRONT ELEVATION
SCALE 1/4" = 1'-0"

ROOF VENTILATION CALCULATION	WINDOW SPECIFICATIONS
ROOF AREA: 471.00 SQ. FT. REQUIRED VENTILATION: 12.28 SQ. FT. 17.00 SQ. FT. VENTS: 12.28 SQ. FT. (17.00 SQ. FT. MIN.) 14.00 SQ. FT. VENTS: 14.00 SQ. FT. (14.00 SQ. FT. MIN.) 14.00 SQ. FT. VENTS: 14.00 SQ. FT. (14.00 SQ. FT. MIN.)	WINDOW: 14'-0" x 31'-0" SILL: 14'-0" x 31'-0" CASE: 14'-0" x 31'-0" NOTE: PROVIDE ONE GLAZING



REAR ELEVATION
SCALE 1/4" = 1'-0"

FLASHING GENERAL NOTES
FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING A BUILDING. FLASHING SHALL BE INSTALLED AT THE INTERSECTIONS OF ROOFS, FLOORS, WALLS, AND OTHER VERTICAL SURFACES. FLASHING SHALL BE INSTALLED AT THE INTERSECTIONS OF ROOFS, FLOORS, WALLS, AND OTHER VERTICAL SURFACES. FLASHING SHALL BE INSTALLED AT THE INTERSECTIONS OF ROOFS, FLOORS, WALLS, AND OTHER VERTICAL SURFACES.



WINDOW FLASHING
SCALE 1/4" = 1'-0"



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/25/2018**

Item No. 2.

Short Title: Public Hearing - Home Occupation Conditional Use Permit - Epic Party Events LLC - 1092 Doris Street

Initiated By: Kerby Barker, Applicant

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Home Occupation Conditional Use Permit for Epic Party Events LLC, a gaming trailer that will be located at 1092 North Doris Street.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ 7-25-18 Staff Report Epic Party Trailer Events LLC Home Occ CUP
- ▢ 7-25-18 Epic Party Events Photo 1
- ▢ 7-25-18 Epic Trailer Photo 2
- ▢ 7-25-18 Epic Party Events Photo 3
- ▢ 7-25-18 Epic Trailer Photo 4
- ▢ 7-25-18 Epic Trailer 1092 Doris Site Plan
- ▢ 7-25-18 Epic Party Events Trailer Wrap Image
- ▢ 7-25-18 Applicant Statement Epic Party Events

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: LYNN D KITCHEN
1761 COUNTRY SPRINGS CIRCLE
BOUNTIFUL UT 84010

APPLICANT: KERBY LYNN BARKER
1092 NORTH DORIS STREET
CENTERVILLE UT 84014

PROPERTY LOCATION: 1092 NORTH DORIS STREET
CENTERVILLE UT 84014

PARCEL NUMBER: 02-010-0041
PARCEL SIZE: .3 ACRES
ZONING DISTRICT: RESIDENTIAL – LOW

APPLICATION: HOME OCCUPATION – CONDITIONAL USE PERMIT

STAFF RECOMMENDATION: RECOMMEND WITH CONDITIONS

Background information

The applicant, Kerby Barker, desires to start a home business consisting of a gaming/party trailer that he would store on his property. The vehicle is about 35' long, including the tongue, and approximately 11 feet high. The trailer itself would not operate in or at the home, but drive to parties, fairs, and events around the region. The office of the operation would take place within the home, mostly through the internet. The trailer will not be hooked up to the home, and will be stored elsewhere during the winter months.



Figure 1 An example of a gaming trailer similar to the one the applicant is proposing

Since this type of business is not listed in the Permitted Uses for Home Occupation as listed in CZC 12.62.040, it must receive a Conditional Use Permit.

CZC 12.62.040 Development Standards for Home Occupation Permitted Uses

- 1) Business License. The issuance of a home occupation permit shall not relieve a person from obtaining a City business license in accordance with applicable provisions of Title 6 of the Centerville Municipal Code including, but not limited to CMC 6.01.070. Obtaining and maintaining a valid City business license shall be a condition of zoning approval for any home occupation.
 - ❖ If the applicant receives approval from the Planning Commission, the applicant will need to receive a Business License from the City.
- 2) Employees. A home occupation shall be operated only by persons who reside in a dwelling unit where the home occupation is conducted.
 - ❖ The applicant is the sole operator of the business.
- 3) Fire Inspection. Every facility used in a home occupation may be inspected by the South Davis Metro Fire District prior to initial use and shall meet Fire Department standards at all times.
 - ❖ The applicant will need approval from the Fire Marshall, as apart of the Business License application.
- 4) Hours of Operation. Family child daycare, family child residential certificate care facility, personal care, and personal instruction home occupations shall not be operated before 7 a.m. or after 9 p.m.
 - ❖ The gaming trailer itself will not be operational on the residential property. The office use for the business takes place mostly on the internet, so hours of operation and disturbances are not an issue.
- 5) Inventory. Products produced pursuant to the home occupation may be kept on the premises. No other stock in trade, inventory, commodities, or other merchandise shall be kept on the premises for storage, wholesale, or retail sales, except for incidental or sporadic use.
 - ❖ The business is not selling merchandise or contain any inventory
- 6) Modification of Structures. **There shall be no visible evidence from the exterior of a dwelling or structure that they are being used for any other purpose than that of a dwelling or accessory building.**
 - ❖ While the trailer will be parked alongside the house, the promotional visual images of the trailer may be visible to neighbors and the public right of way. **See standards number 8.**
- 7) Nuisance. The home occupation shall not create a nuisance by reason of noise, dust, odor, vibration, fumes, smoke, electrical interference, or other causes.

- ❖ As long as the trailer is not running or operating on site, it should not cause any more disturbance to the neighborhood than any other recreational vehicle. The applicant has stated that he will not hook the trailer up to the house utilities, and since will not be running on the property, should not create any disturbing noises, fumes, vibrations, etc.

8) Product Display. There shall be no external display of products or merchandise.

- ❖ The trailer itself will have a red vinyl wrap along the side of the trailer with promotional information, stating the company and contact information. Because it is parked beside or behind the house, the visual impact will be minimized, although not completely eliminated. While this is not “product display”, it is certainly adding a commercial presence to a residential area. Depending on where and how the trailer is parked, the sides could be visible to some neighbors and public right of way. Most likely, only the back end of the trailer would be the most visible from the public street. Screening possibilities for the trailer would be a cover for the entire trailer when parked, or a fence surrounding the driveway parking area. The appropriate necessary screening shall be determined by the Planning Commission.



Figure 2 The applicant's future trailer wrap for his company

- 9) Secondary Use. A home occupation shall be conducted entirely indoors and shall be incidental and secondary to the primary use of a dwelling for residential purposes.
- a) A home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located.
 - b) Not more than 20% of a dwelling unit shall be used for a home occupation.
 - c) A home occupation shall not involve the use of any accessory building, yard space, or activity outside the main building not normally associated with residential use.
 - ❖ This is adjusted based on the Conditional Use Permit. The home office is mostly online, so will be under 20% of the residential space.
 - ❖ The storage of the trailer shall be in the side and back yards ONLY and will not operate on the property. No other products or storage for the business shall be allowed in the yard space or outside the dwelling beside the vehicle.

10) Signs. See CZC 12.54 (Signs).

- ❖ No additional signage will be on the property.

11) Traffic, Parking, and Access. No home occupation shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone where the home occupation is located. Drop off or customer parking shall be located on paved portions of the lot or parcel in accordance with No additional customer parking spaces shall be created.

- ❖ There are no customers coming on site for this business, the trailer will go to the customers instead.
- ❖ CZC 12.52.070(f) states that recreational vehicles and trailers cannot be parked in the front yard of residential homes for longer than seven days. Because this is a corner lot, the front yard and the street side yard are both defined as front yards where the trailer cannot be stored. The trailer must be parked beyond the 25 foot front yard setback and the 20 foot street yard setback completely.
- ❖ This business adds no more traffic than other recreational vehicles in other residential neighborhoods, which is permitted in our code.

12) Yards. Yards surrounding a dwelling and any accessory building shall not be used for any activities or storage of any materials or equipment associated with the home occupation.

- ❖ The trailer shall be parked in the driveways of the home beyond the street and front yard setback.

CZC 12.62.040 Conditional Use Development Standards

1. Employees. A home occupation shall have no employees other than persons who reside on the premises where the home occupation is conducted.

- ❖ Kerby Baker is the sole operator of this business.

2. Neighborhood Disturbance. A home occupation shall not alter the residential character of the premises or unreasonably disturb the peace and quiet of the neighborhood, including radio and television reception, by reason of color, construction, design, lighting, materials, noises, sounds, or vibrations, or excessive traffic.

- ❖ The trailer will not be operating when parked in the residential neighborhood, simply stored there during non-winter months. It will be parked behind the setback of the home, in the back of the lot, so that its visual presence will be minimized as much as possible.
- ❖ The visual impact will be of a commercial trailer in a driveway, similar to that of many other Recreational Vehicles that are parked in driveways throughout the city. Further screening possibilities exist in order to screen the “commercial” presence of the trailer if necessary.

3. Promotional Meetings. Promotional meetings for the purpose of selling merchandise, taking orders, or training shall not be held more than one time per month.

- ❖ No such meetings are necessary for this business

4. Utility Demand. A home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.

- ❖ The trailer will not be hooking up to the home and will not cause extra utility load.

Other issues

Driveway Issues

There are two driveways on this lot: one entering from Powell Ave, and a recently added driveway entering from Doris Street. The driveway access from Doris Street is not a City approved access and was paved without a permit from the Public Works Department. According to the Public Works Director, Randy Randall, the driveway was not built to city standard and code requirements. The driveway has a slope over 20%, where our code only allows 12%. The city also would have required that the owner put in a sidewalk as per our city standard at this time at the building of the driveway. The Public Works director is concerned about the slope of the driveway for the size and weight of the trailer, and has requested that the applicant not use this driveway to store the trailer, due to the damage it would cause our City Road entering and exiting the driveway.

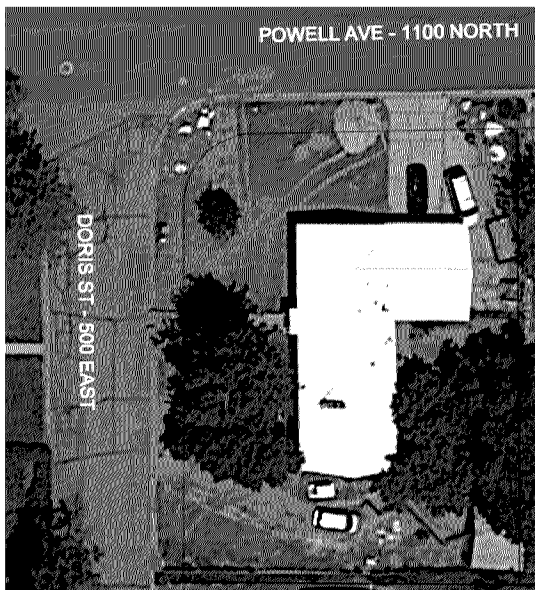


Figure 3 Installed driveway with over 20% slope

The applicant can either eliminate the curb cut on Doris Street, and remove the driveway from the Public Right of Way, or fix the driveway with City Approval according to our City Standards and Specifications.

If the applicant chooses to eliminate the curb cut on Doris Street, the trailer would not be allowed to use this driveway or parking area for the trailer. The trailer would be required to use the

driveway access from Powell Ave and use the parking area behind the house entering from the north.

If the applicant brings the driveway up to code with our permit process and receives approval from the City, the trailer may use this driveway and be stored on this side of the house on Doris Street. For both areas, the trailer must be stored behind the setback of the house and not in the front or street-side yards.

Impervious Surface Calculation

According to CZC 12.32.300, the maximum amount of impervious surface that can be built on a residential lot is 60%. The maximum amount of hard surface of the front, rear, and side yards 50%.

Based on the site plan and calculations submitted by the applicant, the hard surface takes up 7,011 square feet of his property, which is .3 acres, making the impervious surface **53%** of his lot.

STAFF RECOMMENDED MOTION

I hereby make a motion to **APPROVE** the Home Occupation Conditional Use Permit for Epic Party Events LLC at 1092 Doris Street with the following conditions:

- 1) This Home Occupation Conditional Use permit is for the Epic Party Events LLC trailer to be stored outside the home of 1092 Doris Street, with home office uses inside the residential home on the property.
- 2) No business events shall occur on the property; The trailer may not operate on-site, and may only be parked in the driveways for storage use.
- 3) The applicant shall eliminate the curb cut on Doris Street OR receive City Approval from the Public Works director for the driveway meeting all the City Standards and Specific for curb cuts and driveways.
 - a) Any changes to the driveway may not exceed the 60% impervious surface calculation of the property
- 4) When parked on the property, the trailer must meet the screening requirements as established by the Planning Commission.
- 5) The home office for the business shall be conducted entirely indoors, shall not disrupt the normal residential character of the neighborhood, and shall not exceed 20% of the dwelling unit.
- 6) The trailer must be parked beyond the 25' front yard setback and the 20' street side yard setback, as according to CZC 12.52.070(f).
- 7) The applicant shall apply for and receive approval for a Centerville City Business License prior to conducting business.

- 8) If the applicant desires any future signage, they shall follow the guidelines found in Section 12-54-080(b) of Zoning Ordinance in regards to signs allowed "By Right."
- 9) The applicant may store any product or materials for the business outside of the dwelling except for the trailer itself.

SUGGESTED REASONS FOR THE ACTION:

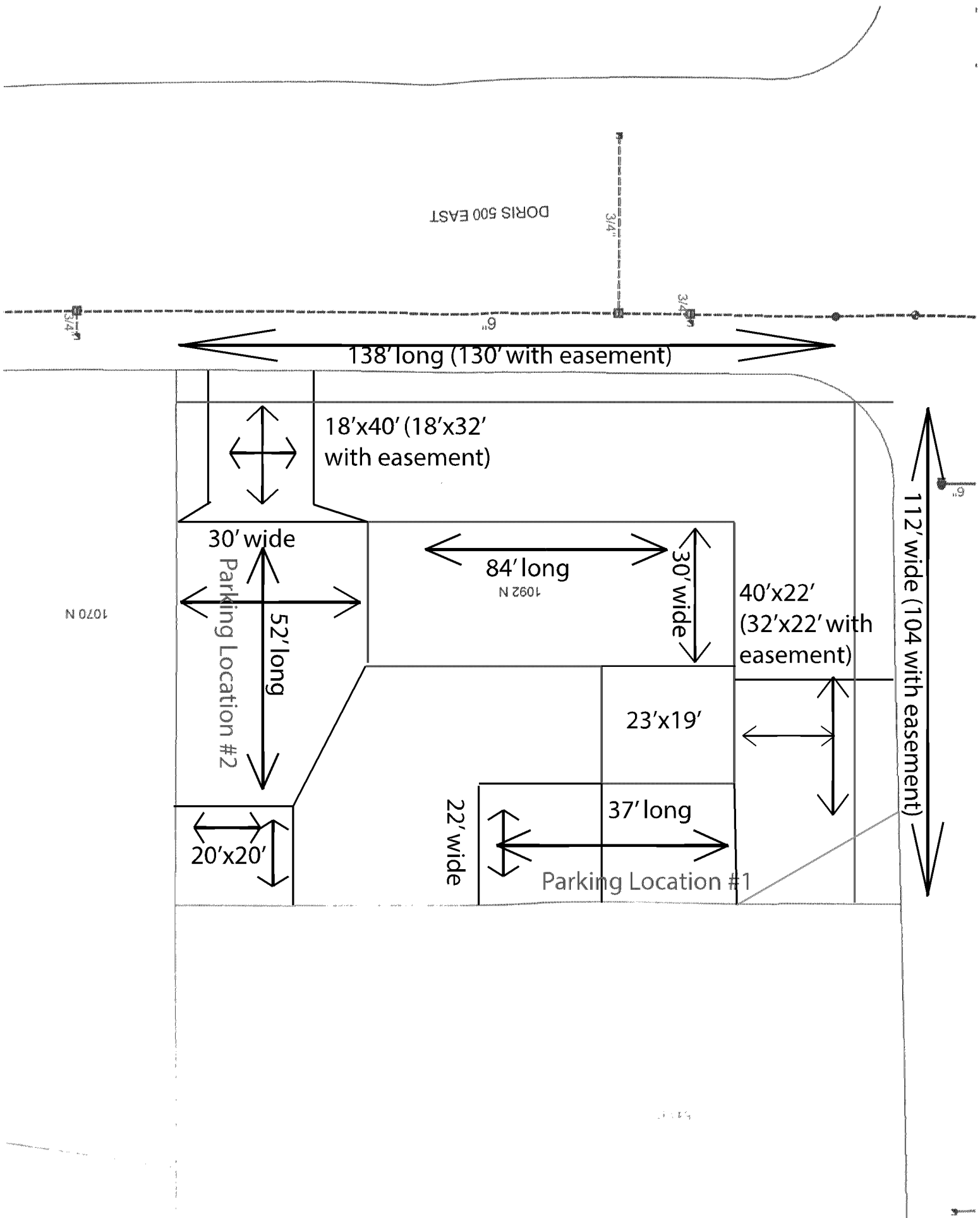
1. A complete application for a conditional use permit has been submitted [Section 12.21.100(d)(1)].
2. The application meets the required established evidence for an approval of a conditional use permit [Section 12.21.100(e)(3)(A-D)].
3. The request for a conditional use permit meets the factors to be reviewed and considered for an approval [Section 12.21.100(e)(5)(A-K)].
4. The use of a home rental center for inflatable recreation equipment does not appear to be detrimental to the surrounding community [Section 12.21.100(e)(5)(D-E, G, I-K)].
5. All development standards for a home occupation have been reviewed and satisfied [Section 12.62.050(a-i)].
6. A use not listed on the home occupation approved listing of Section 12.62.040 is subject to receiving a conditional use permit [Section 12.62.060].
7. All development standards for a home occupation with a conditional use permit have been reviewed and satisfied [Section 12.62.070(a-d)].
8. The approval of a home occupation does not relieve a person from obtaining a Centerville City Business License and other related agency approvals [Section 12.62.050(a)].
9. If the applicant does not adhere to the conditional use permit, they may be subject to having the permit revoked [Section 12.21.100(i)(1)(B)].











801-915-5481
epicpartyevents.com

Fundraisers
Corporate Events
School Events

MOBILE
GAME
DEN

EPIC
Party Events

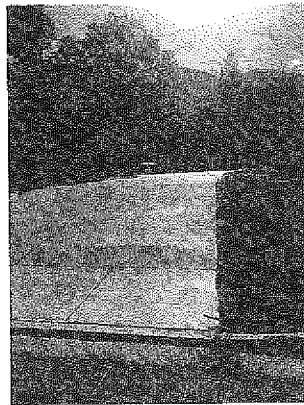
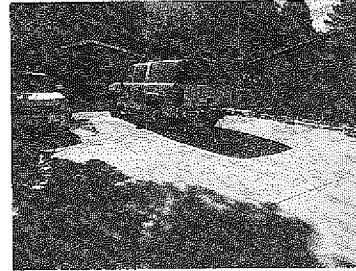
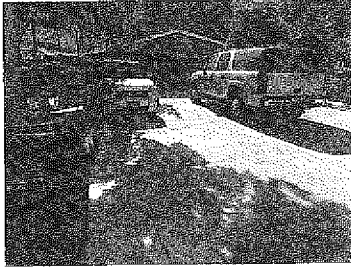
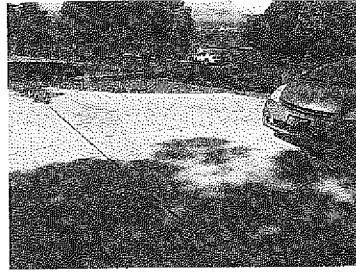
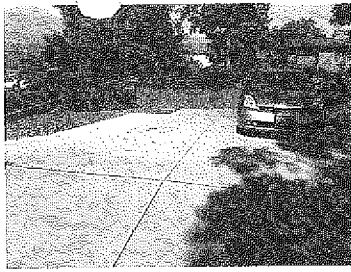
Mobile Game Theater Description.

The mobile game theater is a covered trailer that has been outfitted with video games and tvs as well as AC/Heat on the inside. The trailer is then hitched to a tow vehicle and taken to events such as the state fair, birthdays, and school events where kids enjoy playing video games inside.

The trailer is about 34' in length including tongue and about 11' high. It will be locked at all times including a hitch lock.

I am applying for the conditional use permit in order to store this trailer on my RV pad (pictures included) during the months when there is no snow. When it snows I will be storing it in an RV storage area.

RECEIVED JUL 05 2018



RECEIVED JUL 05 2018

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/25/2018**

Item No. 3.

Short Title: Public Hearing - Conceptual Site Plan - Oak Ridge Assisted Living Facility - 451 Rawlins Circle

Initiated By: 7:50

Scheduled Time: Tyler Young, Applicant

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for Oak Ridge Assisted Living Facility, located at 451 West Rawlins Circle.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 7-25-18 PC Staff Report Oak Ridge Conceptual Site Plan
- ▣ 7-25-18 Oak Ridge Submittal Packet

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

**STAFF REPORT
AGENDA: ITEM 3**

**PROPERTY OWNER: DALY WEST HOLDING COMPANY LLC
532 S TRAILSIDE DR
LAYTON UT 84041**

**APPLICANT: TYLER YOUNG
OAK RIDGE ASSISTED LIVING
463 RAWLINS CIRCLE
CENTERVILLE UT 84014
OAKRIDGEALF@GMAIL.COM**

**PROPERTY LOCATION: 463/ 451 RAWLINS CIRCLE
CENTERVILLE UT 84014**

PARCEL SIZE: .64

ZONING DISTRICT: RESIDENTIAL MEDIUM

APPLICATION: CONCEPTUAL SITE PLAN

STAFF RECOMMENDATION:

Background

Oak Ridge Assisted Living at 451 Rawlins Circle was previously owned by Lorant Bodo and known as Superior Assisted Living of Centerville, which consisted of two separate lots. Currently on the property there is an existing building and a poured foundation for the second building on the second lot, which is at least 15 years old. For reasons fully unknown to staff, although assumed to be tied up in parking and landscaping calculations, the second building was never built and remains an empty foundation to this day. In September of 2015, Oak Ridge bought and took over the property, combined the lots, and added a third, adjacent parcel into the project which had previously only been used to store trailers and cars.

Some issues from previous approvals and site plans still carry over now, but with the addition of this third piece of land, the developed hopes to solve previous landscaping and parking issues that were involved with the site.

Table of UsesAssisted Living Facility – Conditional Use Permit in Residential Medium Zones

Oak Ridge will need to amend the current Conditional Use Permit for the developed, which was approved under Superior Assisted Living on August 8th, 2007. Conditions may be added or negated with the approval of Final Site Plan.

Development Standards

	Required	Provided
Setbacks – Front Yard	25	65
Side Yard	8	14
Side Yard	10	20
Rear yard	20	20
Height- Main building	35 max	~16
Hard surfacing – maximum	60%	70% (estimated)

12.52 Landscaping and Screening

The required amount of landscaping in a non single family residential development is 40%. If a waiver allowing reduced landscaping is approved as provided in CZC 12.51.050, **the minimum amount of required landscaping shall not fall below 30%.**

12.51.050 - The Planning Commission is authorized to approve a landscaping waiver that allows the applicant to deviate from strict compliance of CZC 12.51.

(b) Application. A person desiring a waiver from requirements of this Chapter shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver. **NEEDED FROM APPLICANT**

The Planning Commission can approve this waiver, with findings, only if it finds the waiver:

1. Preserves the intent of this Chapter and the provision for which a waiver is authorized;
2. The granting of a waiver will not result in an adverse impact on surrounding properties; and
3.
 1. The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or
 2. The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

Staff Response: A full, detailed landscaping plan still has yet to be submitted by the applicant, regarding the exact number of trees and shrubs designed on the property. If the applicant wishes to go under the

required 40% landscaping calculation of the site, a written request will need to be provided. The site certainly has constraints for what the applicant desires the new building to be, along with sheds, patios, and parking lots. The applicant has more parking than is required – presumably for the guests and family members of the residents, and two wide driveways. The number of parking stalls could potentially be reduced to slightly increase the percentage of landscaping. From a zoning perspective, the second parking lot to be added on the new lot is not necessary according to zoning parking calculations. The only required number of parking stall for this site is 5, based on the number of beds and employees. The applicant could consider minimizing or reducing the number of stalls installed on the second parking lot for guests and create a more visually appealing landscaped area in order to increase their landscaping percentage.

With the new addition of this third piece of property, the applicant is creating a new entrance and parking area for the building. This gives an opportunity to create another visually appealing street frontage entrance, with further landscape decoration from the public street and should be taken advantage of.



Required Landscaping Summary, Chapter 12-51			
Guidelines	Required	Actual	Comply
Total Area Landscaping	40%	30.83%	No
Total Required Trees	1 tree & 2 shrubs per unit	12 trees, 0 shrubs	No
Trees for Street Frontage	1 per 25' frontage (~4)		
Building Frontage/Foundation	50% of building frontage	yes	yes
Total Interior Parking Lot Landscaping	10%	Likely >10%	TBD
2 shrubs and 1 deciduous tree per 6 parking stalls	4 shrubs; 2 trees	0 shrubs	TBD

12.52 Off Street Parking

	Required		Actual	Comply
<u>Assisted Living Facility</u>	1 space per 5 beds, plus 1 space per employee on highest shift	16 beds, 2 staff =5	15	Yes

Architectural Design

[See attached elevations]:

Conceptual elevations show the design of the building at about 16 feet high with a pitched roof, made primarily of Split face CMU with metal paneling.

Easements Issues

Currently, a 20' wide storm drain easement runs through the middle of the proposed second building. The applicant needs to remove and relocate the storm drain, vacating the current easement and creating a new 20' wide one to the north side of the property, as approved by the City Engineer.

STAFF RECOMMENDED MOTION

I hereby make a motion for the Planning Commission to ACCEPT the Conceptual Site Plan for Oak Ridge Assisted Living Facility at 451 Rawlins Circle, with the following conditions:

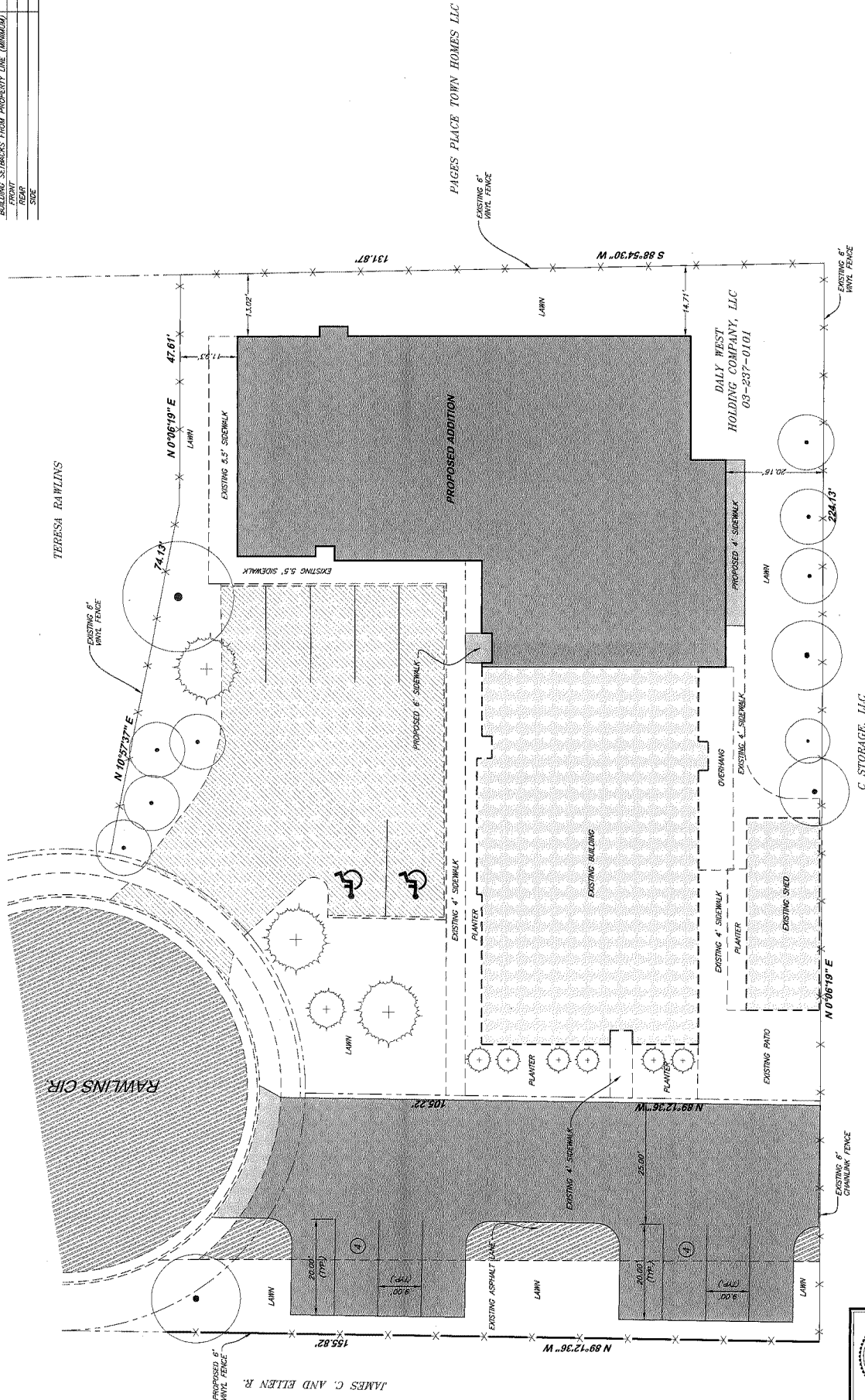
1. The applicant must submit a complete Final Site Plan Application as outlined in 12.21.110(e)
2. The applicant shall combine lots 03-237-0101 and 03-169-0005 with Davis County.
3. As approved by the City Engineer, the applicant shall vacate the current storm drain easement running through the middle of the lot, and remove and relocate the storm drain, and create a new 20' easement on the north side of the property (the south side of newly acquired Parcel A), adjacent and parallel to the 7' PUE on the north property line of the original lot) in order to line up with the Culinary Waterline.
4. The applicant shall receive approval of Site Plan from Davis County Fire Marshall
5. The applicant shall submit a final landscaping plan that complies with the landscaping standards for multi-family residential as outlined in 12.52 OR submit a proposed landscaping waiver of strict compliance for the Planning Commission to review at Final Site Plan.
6. The applicant shall Amend the Conditional Use Permit as approved on August 8, 2007 under Superior Assisted Living of Centerville

REASONS FOR ACTION

1. The applicant has submitted a Conceptual Site Plan as outlined in 12.21.110(f)
2. An assisted living facility is a permitted use in a Residential Medium Zone with a Conditional Use Permit [12.36.020]
3. An Assisted Living Facility is in harmony with the General Plan [12-420-4(2)]

PROJECT DATA

REQUIRED	PROPOSED
ZONING CLASSIFICATION	R-M
TOTAL GROSS AREA	1,044 AC. (28,024 SQ. FT.)
LAND COVER AREA	8,888 SQ. FT.
LANDSCAPING (ON-SITE)	308-408 SQ. FT. (8,888 SQ. FT.)
BUILDING SETBACKS FROM PROPERTY LINE (MINIMUM)	25'
FRONT	25'
REAR	20'
SIDE	10'
	5'



WASATCH CIVIL
Consulting Engineering
1150 DEPT. DRIVE, SUITE 425
CODY, UTAH 84401 (801) 775-9181



DESIGNED BY: J.B.W. DATE: JULY 3, 2018
DRAWN BY: C.C.S. SCALE: AS SHOWN
CHECKED BY: J.D.B.

DAILY WEST
HOLDING
COMPANY

OAKRIDGE ASSISTED LIVING
CONCEPTUAL SITE PLAN

SHEET
1
OF 2 SHEETS

RECEIVED JUL 16 2018

FLOOR PLAN KEYED NOTES

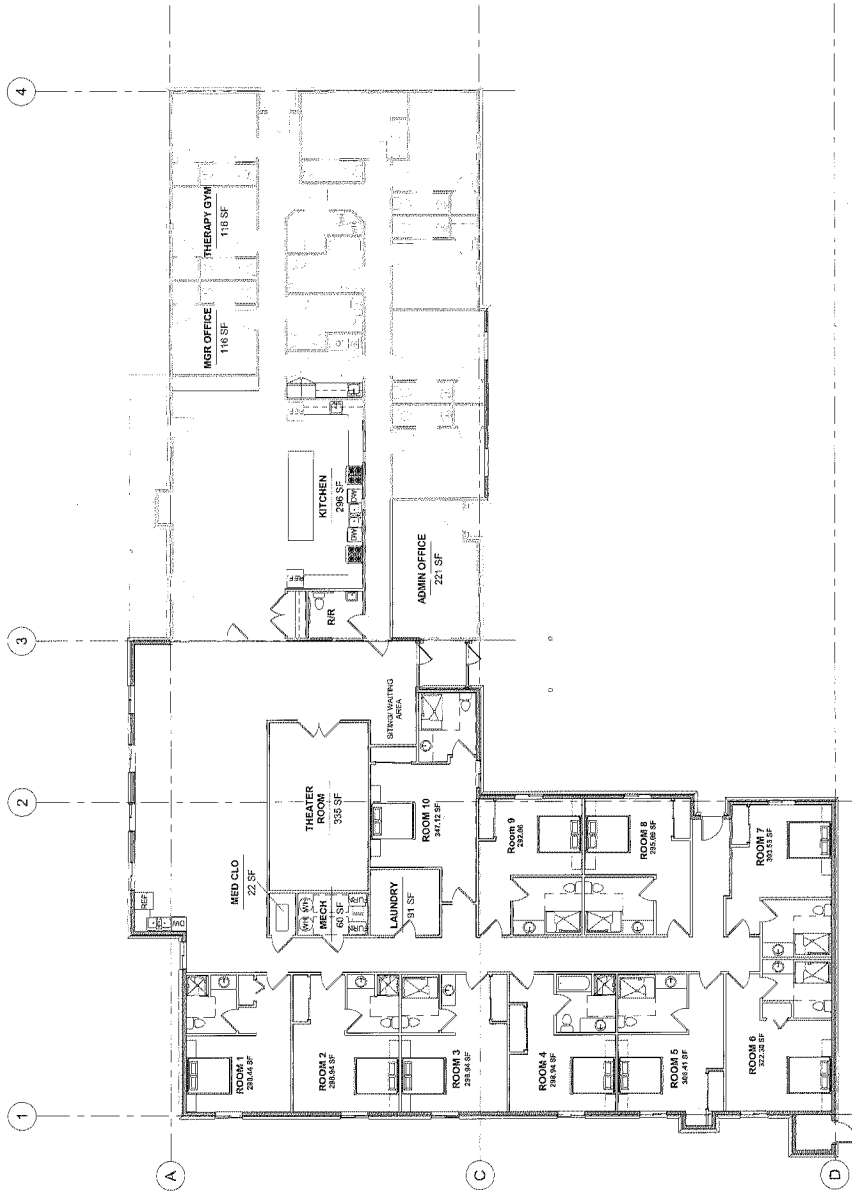
- SEE SHEET A-101 FOR STANDARD ACCESSIBILITY DIAGRAMS
- SEE SHEET A-101 FOR RESTROOM ACCESSIBILITY REQUIREMENTS

FLOOR PLAN NOTES

- PROPOSED LOCATIONS FOR FIRE EXTINGUISHER INDICATED ON PLANS. SEE FIRE EXTINGUISHER DETAIL SHEET A-101.
- DO NOT SCALE. DIMENSIONS, ROOM MATERIALS, FINISHES, EQUIPMENT AND DETAILING WITH OWNER PRIOR TO PERMITTING AND INSPECTION. SEE A-101 FOR FINISHES.
- CLOSET, HALLWAY, AND STORAGE ROOMS SHALL HAVE SHELVES, DIVIDERS AND HANGERS.

PLUMBING FIXTURES

WATER CLOSETS	21
SINKS	25
WASHERS	3
SHOWERS	11
TUBS	2
EXTERIOR FOUNTAIN	1
	63

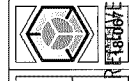


MAIN FLOOR PLAN

OAK RIDGE ASSISTED LIVING
PHASE II
463 WEST RAWLINS
CENTERVILLE, UT
FLOOR PLAN

DATE: 07/16/2016
 DRAWN BY: A-101
 REV: D

JUL 16 2016



Iridium AE

DESIGNER: Iridium AE
 PROJECT: 463 WEST RAWLINS
 DATE: 07/16/2016
 DRAWN BY: A-101
 CHECKED BY: J. L. LARSEN
 PROJECT MANAGER: J. L. LARSEN

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/16/2016
2	ISSUED FOR CONSTRUCTION	07/16/2016

PROJECT INFORMATION

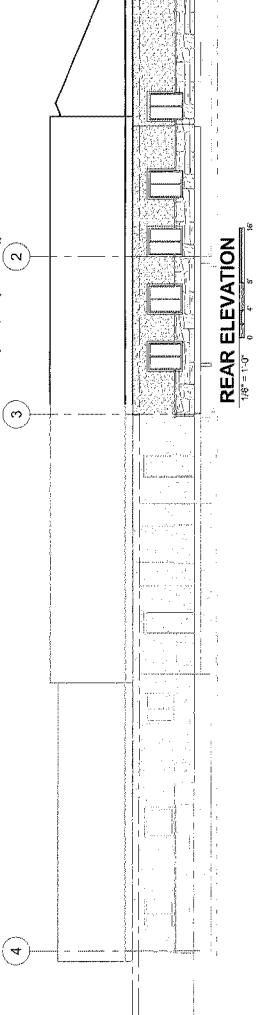
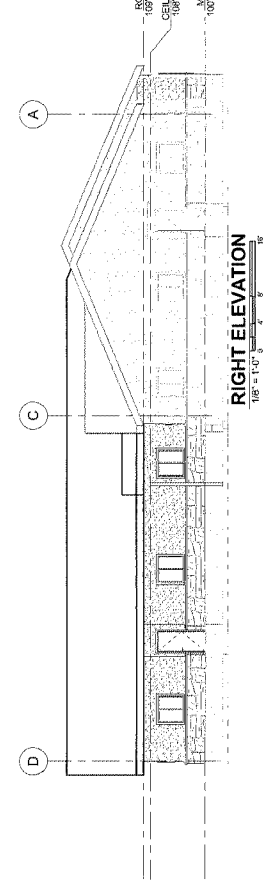
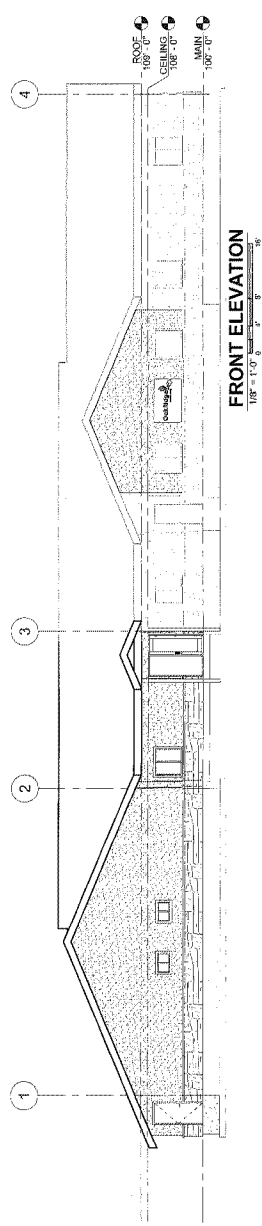
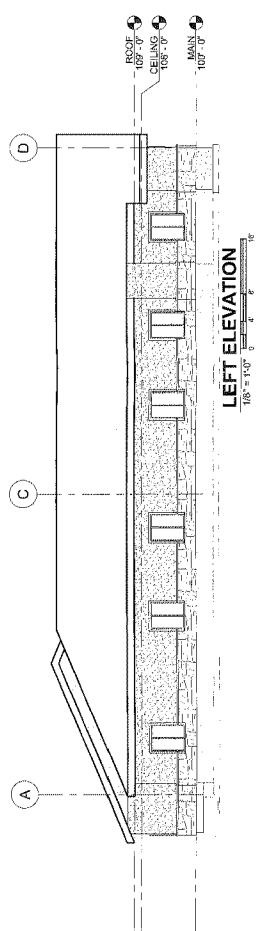
PROJECT NAME: 463 WEST RAWLINS
 PROJECT ADDRESS: 463 WEST RAWLINS, CENTERVILLE, UT 84003
 PROJECT PHONE: (801) 225-1234
 PROJECT FAX: (801) 225-1234
 PROJECT EMAIL: info@iridiumae.com

PERMIT INFORMATION

PERMIT NO.: 2016-00000
 PERMIT DATE: 07/16/2016
 PERMIT EXPIRATION: 07/16/2017
 PERMIT FEE: \$1,000.00

ELEVATION KEYED NOTES	
1	6" BRIT FACE CMU (BUSHNER KIDNAK BLACK)
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100	6" BRIT FACE CMU (BUSHNER KIDNAK BLACK)

ELEVATION NOTES	
1	COORDINATE IN OWNER TRACT FOR SIGNAGE REQUIREMENTS, SDO.
2	CONTRACTOR SHALL VERIFY ANY AND ALL SIZES IN FOOTINGS & FOUNDATION AS REQUIRED BY EXISTING FINISH GRADES.
3	ALTERNATE PRODUCTS AND MODIFICATIONS TO THE STRUCTURE MUST BE APPROVED BY THE AECOR OWNER IN WRITING.
4	CONTRACTOR SHALL VERIFY ANY AND ALL SIZES IN FOOTINGS & FOUNDATION AS REQUIRED BY EXISTING FINISH GRADES TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 3" INCHES WITHIN THE FIRST 10 FEET.
5	INITIAL EXTERIOR FINISHES TO BE USED ON ALL EXTERIOR ALUMINUM SURFACES.
6	INITIAL EXTERIOR FINISHES TO BE USED ON ALL EXTERIOR ALUMINUM SURFACES.
7	WITH THIS BACKGROUND, THE FINISHES SHALL BE A MINIMUM OF 1" HIGH AND A STROKE OF 1/2". ADDRESS NUMBERS SHALL BE ANBAC OR ALPHABETICAL LETTERS.



OAK RIDGE ASSISTED LIVING PHASE II 463 WEST RAWLINS CENTERVILLE, UT ELEVATIONS		Drawn by: AE Date: 7 JULY 2018 Project: 463 WEST RAWLINS Sheet: A-200 Rev: C
Iridium AE DESIGN TEAM ARCHITECT: KCAL ARCH, C.A. ENGINEER: KCAL ARCH, C.A. DATE: 7 JULY 2018		RECEIVED 7 JULY 2018 18:06
GENERAL WINDOW INFO GENERAL DOOR INFO GENERAL ARCHITECTURAL DETAILS GENERAL ELEVATION INFO GENERAL ELEVATION NOTES	A-200 A-201 A-202 A-203 A-204	A-200 A-201 A-202 A-203 A-204

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/25/2018**

Item No. 4.

Short Title: Public Hearing - Zoning Text Amendment - CZC 12.48 South Main Street Overlay Zone

Initiated By: South Davis Metro Fire

Scheduled Time: 8:10

SUBJECT

LEGISLATIVE DECISION

Consider the proposed zoning text amendments for Centerville Zoning Code Chapter 12.48, the South Main Street Overlay Zone, regarding but not limited to definitions and developments standards of civic/ cultural lots in this zone.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- 7-25-18 PC Staff Report Zone Text Amendment South Main Street Overlay
- 7-25-18 SDMFD Text Amendment Request

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

**STAFF REPORT
AGENDA: ITEM 4**

APPLICANT: **SOUTH DAVIS METRO FIRE DISTRICT
C/O CHIEF JEFF BASSETT
P.O. BOX 1547
BOUNTIFUL, UTAH 84010
(jbassett@sdmetrofire.org)**

APPLICATION: **ZONING CODE TEXT AMENDMENTS**

APPLICANT REQUEST: **AMEND CENTERVILLE CITY ZONING ORDINANCES
FOR VARIOUS PROVISIONS OF THE SOUTH MAIN
STREET CORRIDOR DISTRICT (SMSC)**

RECOMMENDATION: **STAFF RECOMMENDS CONSIDERING MODIFICATIONS
TO THE PETITIONER'S DESIRED AMENDMENTS**

BACKGROUND

The petitioner desires to construct a new fire station in Centerville City. The Fire Department has recently purchased land located at 300 South Main Street. The property is currently vacant (previous Pineae Gardens site). The petitioner has indicted that in order to accommodate the design and building function of the new fire station, some amendments to the regulations of the South Main Street Corridor Overlay District are needed (*see attachments for actual petition*).

The petitioner's proposed text amendments are summarized by staff, as follows:

- Amend the requirement of a “*public entrance every 50 feet*,” or recognize the existing fire apparatus bay doors as entrances even though they are NOT public entrances.
- Amend and increase the ratio limit for an allowed “*courtyard feature*” to extend a minimum “*build to*” setback line from a limit of 40% of the required building frontage to limit of 75% of the required building frontage.
- Amend the building's street floor elevation limit of 12 inches above sidewalk level to 4 feet above sidewalk level to accommodate the apparatus bay driveway slope that is affected by the oversite slope of 10 feet.
- Amend the new “*driveway access*” limitations to allow for an expansion of an existing driveway cut (*80 feet for the proposed apparatus driveway*).

- Amend and reduce the Civic/Cultural Lot Type Solid to Void requirement (i.e. building walls to windows) from 60% to 15% for the void minimums.

ZONE TEXT AMENDMENT REVIEW PROCESS

Factors to be Considered

The deciding entity must consider one (1) factor when making a recommendation and a final decision for a zone text amendment. The required factor is outline in CZC 12.21.080.e. Staff's review and conclusions for this factor is provided below:

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

- ✓ *Staff's suggested South Main Street Corridor Plan policies to be considered:*

Corridor-Wide Policies:

Plan Objective 3.C – Prohibit the location of parking lots or areas of asphalt in the front setback area between a building and Main Street. Strategic public parking lots should be coordinated to provide shared parking opportunities along the Corridor. Individual parking lots should be located to the side or preferably the rear of the building.

Plan Objective 4.C - Require primary buildings to orient to Main Street and provide entrances to each building from Main Street. Corner buildings will orient to both streets and have an entrance on both street-facing sides or at the corner.

Staff Comment – The policy design questions involve the location of parking lots and areas of asphalt located in the front setback area and the location of building entrances. Staff shares the following thoughts:

- ***Access/Driveway Expansion*** – The SMSC Overlay Regulations were set to recognize existing access points and encourage the sharing of access points to maintain or improve the pedestrian use and safety. By doing so, it improves the activity levels and use of the streetscape area and create a pedestrian-friendly environment. Allowing an existing drive access, particularly for general public vehicles without contextually keeping the pedestrian environment leads to the elimination of the desired outcome of the design policies.

Nonetheless, if the expansion is limited in nature, such as “the apparatus bay parking for a fire department use” then it is less problematic due a much lower hourly use rate of the access point. Other types of lower-use accesses could be “emergency access lanes to buildings, security or restricted property owner entrance points, one-way entrances or exits, or other limited use needs.

- ***Building Entrances*** – The SMSC Overlay Regulations were set to establish a regular pattern of providing entrance points. This is particularly important for retail and shopping uses traditionally located along main street of a town or city. Such entrance design is pedestrian-friendly and has shown success in encouraging users to explore further along the street thereby enhancing the success of “lifestyle centers” of shopping, eating, and entertainment (*e.g. Station Park in Farmington, Downtown Springdale near Zion Park*).

Today however, a civic or public use building is more likely to be vulnerable with regards to security concerns. Staff believes that this should be a factor in the design standards for civic uses or buildings that can be targeted for radical or nefarious purposes.

Traditional and City Center District Policies (*location of the Fire Station*):

Plan Objective 7.F - Consider providing at least one at-grade entry door from Main Street to each retail space that faces the street.

Plan Objective 7.H - Establish sidewalk requirements of a minimum of 8’ to provide a wider width within the District for an enhanced pedestrian experience.

Plan Objective 7.J - Require the use of building materials and elements that complement the historic context on Main Street.

Plan Objective 7.K - Require parking lots to be placed in the rear of all buildings within the District. On-street parking will take the place of parking lots in front of buildings.

Plan Objective 7.L - Consolidate curb cuts and driveways so that the block face can serve as an enhanced pedestrian area. Align driveways with intersections and driveways across the street.

Staff Comment – In addition to the access/drive and building entrance design elements (*see previous Corridor-Wide topics*). The policy design questions also involve the desire to alter the expected “*at-grade entrances*,” increase the ratio limit for an allowed “*courtyard feature*” to extend a minimum “*build to*” setback line from a limit of 40% of the required building frontage, and to reduce the “*Solid to Void*” requirement. Staff shares the following thoughts:

- ***At-grade Entrances*** – The purpose of the “*at-grade*” design standard (*max. 12 inches above sidewalk*) is again related to improving the design of the store-fronts to create a pedestrian-friendly environment that contributes to the success of “lifestyle centers” of shopping, eating, and entertainment. However, it is also feasible to alter the design expectation

when considering a greater setback is allowed when a courtyard element is being proposed. In this case, a small increase height to enter a courtyard (tier design) and then a second small increase in height (another tier) can accomplish the same expected design task.

Despite an argument for a greater flexible entrance design element, it is staff's opinion that the current City Hall Building Street Entrance is an example of an failed entrance design. The City Hall entrance is rarely used and often roped off from use during the winter season. Such dramatic grade differentiation only really works for very large-scale buildings and plazas. This large-scale design can be found in metropolis cities of the eastern areas of the United States or in Europe that construct huge plaza courts with gardens, seating, and fountains.

Civic/Cultural District Policies (*where civic uses are expected – but the “Civic/Cultural Lot Use Type” is also allowed in the Traditional District of the Overlay Zone*):

Plan Objective 6.A - Incorporate useable green open space around each civic building.

Plan Objective 6.B - Establish a setback range that will allow for green space in front of buildings – a 15' minimum and 25' maximum front setback – but not set buildings back too far from the street.

Plan Objective 6.D - Require distinctive elements and architectural styles for civic buildings to set them apart from commercial buildings along Main Street.

Plan Objective 6.E - Provide at-grade entryways to all civic buildings from Main Street.

Plan Objective 6.F - Require all parking lots to be located to the rear of buildings in the Civic/Cultural District.

Plan Objective 6.G - Utilize side setback areas for continuing open/green space rather than paved parking lots.

Plan Objective 6.I - Civic buildings should be more than one-story to allow for a smaller building footprint, which will allow for more public green space around the building.

Staff Comment – Although the actual fire station parcel is located in the Traditional/City Center District, the ordinance does allow a Civic/Cultural Lot Type to be used for the subject property. The point being made by Staff, for including it, is to highlight that the Civic District and its development layout did

anticipate a slightly differing “form-based” design allowing for increased setbacks “– *but not too far*,” greater proportional green space, a differing expectation for the look of buildings, while still locating parking lots to the rear yard areas of the lot or parcel.

Overall Planning Staff Conclusions – Staff believes that there is a distinction between the form and layout of commercial “retail” or lifestyle centers verses how civic buildings and uses are patterned. The adopted SMSC Overlay does recognize these differences to some degree but the actual design standards are so heavily focused on the commercial design land pattern, it falls short in the ability to accommodate other potential use and building types. Consequently, staff is recommending amendments, but modifying the petitioner’s requested amendments.

PLANNING STAFF RECOMMENDATION

Staff Suggested Action – I hereby make a motion for the Planning Commission to **recommend APPROVAL** of the following proposed text amendments for the SMSC Overlay District:

✓ **CZC 12.48.100.a:**

- (7) In the Traditional Main Street and City Center Subdistricts, entrances allowing public access from the sidewalk shall be provided, *as follows*:
 - Traditional Main Street Lot Type – *Entrances shall be provided at intervals of at least 50 feet to maximize street activity and pedestrian access opportunities and to minimize expanses of inactive building wall.*
 - All Other Lot Types – *Buildings shall have at least one at-grade entry door leading to Main Street and/or another fronting street (e.g. Corner Lots).*
- (10) A portion of the building frontage may be setback beyond the required build-to range (RBR) up to an additional 20 feet if the space is utilized as a site plan approved courtyard or entryway that is open and accessible to the public sidewalk, *limited to the following*:
 - All Lot Types – This portion may be up to 40% of the actual building frontage and shall not be used for parking area, exception:
 - i. Civic/Cultural Lot Types – *This portion may be up to 75% of the actual building frontage and shall not be used for public, or employee parking area, but for courtyards, greenspaces, and other approved design elements.*
- (17) The street level *and/or* ground floor elevation shall be no more than the following:
 - All Lot Types – 12 inches above the fronting public sidewalk elevation within the RBL *or no more than 12 inches if entrance is fronting an approved courtyard or other similar pedestrian design entry, exception*:
 - i. Civic/Cultural Lot Types – *12 inches above grade of a sidewalk style pathway leading from Main Street to an entrance.*

✓ **CZC 12.48.160.b:**

- (6) New driveway accesses shall not be established onto Main Street. Exceptions shall be recognized and allowed as follows:

- (A) For an existing legally created lot where the side and rear of the lot are not adjacent to a street and there are no other opportunities to provide needed access to the property.
- (B) An existing legally created access is being moved to another location to meet the parking placements of this Chapter.
- (C) An existing legally created access or accesses are being combined together to establish an access that meets the parking placements of this Chapter.
- (D) *An existing legally created access or accesses are being expanded, pursuant to obtaining a Utah Department of Transportation (UDOT) approval.*

✓ **CZC 12.48.350:**

- Amend the Civic/Cultural Lot Type Illustration, as follows:
 - *Reduce the Solid to Void requirement from 60% to 15%.*

Suggested reasons for the action:

- a. *The Planning Commission finds that the SMSC Overlay Regulations were set to recognize existing access points and encourage the sharing of access points to maintain or improve the pedestrian use and safety.*
- b. *The Planning Commission also finds that if the expansion is limited in nature, such as “the apparatus bay parking for a fire department use” then it is less problematic due a much lower hourly use rate of the access point. The Planning Commission likewise finds that other types of lower-use accesses could be “emergency access lanes to buildings, security or restricted property owner entrance points, one-way entrances or exits, or other limited use needs.*
- c. *The Planning Commission finds that the SMSC Overlay Regulations were set to establish a regular pattern of providing entrance points. This is particularly important for retail and shopping uses traditionally located along main street of a town or city. However, the Planning Commission also finds that civic or public use buildings are more likely to be vulnerable with regards to security concerns. Consequently, the Planning Commission finds that this should be a factor in the design standards for civic uses or buildings that can be targeted for radical or nefarious purposes.*
- d. *The Planning Commission finds that the purpose of the “at-grade” design standard (max. 12 inches above sidewalk) is related to improving the design of the store-fronts to create a pedestrian-friendly environment that contributes to the success of “lifestyle centers” of shopping, eating, and entertainment. Nevertheless, the Commission also finds that it is feasible to alter the design expectation when*

considering a greater setback being proposed such as a courtyard other entry type element.

- e. The Planning Commission finds that that there is a distinction between the form and layout of commercial “retail” or lifestyle centers verses how civic building and uses are patterned.*
- f. The Planning Commission additionally finds that the adopted SMSC Overlay does recognize these differences to some degree but the actual design standards are so heavily focused on the commercial design land pattern, it falls short in the ability to accommodate other potential use and building types.*
- g. Therefore, the Planning Commission is recommending text amendments, but modifying the petitioner’s requested amendments, as stated in the Commission’s motion.*

South Davis Metro Fire Service Area

Proudly Serving the Communities of

Bountiful - Centerville - Davis County - North Salt Lake, West Bountiful - Woods Cross

Jeff Bassett, Fire Chief

TO: Centerville City Planning Commission

Date: July 5, 2018

From: Jeff Bassett, Fire Chief

RE: Text Amendments, Centerville Fire Station

South Davis Metro Fire Service Area has a critical need for a new fire station in Centerville. The department has purchased land at 300 South Main St. With the requirements of the Main St overlay we are asking for some text amendments, they are as follows:

12-48-100 (a)

7. This item requires doors every 50 feet for public entrance. We will have 3 doors for public access in the public areas. As the building transitions into apparatus bays, we will have 4 bay doors across the front of the fire station.

10. We are asking for the plaza limit requirement of 40% changed to 75%. This is because significant portions of the building are the apparatus bays and we need the driveways to exit from the station.

17. We are asking for the floor elevation to be 4 feet above the frontage sidewalk elevation. This is to accommodate the slope of the apron (driveway) for the emergency apparatus and make drive through bays possible, given the 10 feet of slope we have at the site.

12.48.160 (b)

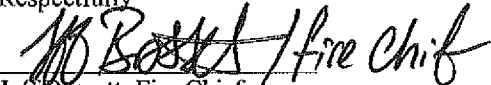
6. This item restricts access onto Main St. We currently have an approved / established curb cut onto Main St. from the property. We need to widen this access to 80 feet. We have evaluated the option of exiting out onto 300 south; this road is not wide enough to accommodate the fire engines. We have obtained UDOT permits to access Main St from the property. We are seeking approval for Fire / EMS Apparatus to access Main St.

12.48.350

Under the Civic / Cultural Lot, the Solid to Void Ratio requirement is 60%. We are asking for 15%. This is because majority of our frontage are apparatus bays.

Thank you for taking the time to consider these text amendments. These are needed to accommodate the design and building function of the fire station. We look forward to meeting with you.

Respectfully


Jeff Bassett, Fire Chief

Board of Trustees: Randy Lewis - Clark Wilkinson - Bret Millburn - Len Arave - Ken Romney - Rick Earnshaw

P.O. Box 1547 • Bountiful, Utah 84011 • 801-677-2400 • Fax 801-677-0166

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/25/2018**

Item No. 5.

Short Title: Public Hearing - Conceptual Site Plan - South Davis Metro Fire Station - 300 South Main Street

Initiated By: Jeff Bassett, South Davis Metro Fire

Scheduled Time: 8:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for the South Davis Metro Fire Station, at approximately 300 South Main Street.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 7-25-18 PC Staff Report Fire Station Conceptual Plan
- ▣ 7-25-18 Fire Station Concept Submittal
- ▣ 7-25-18 Fire Station Colored Exhibits

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

**STAFF REPORT
AGENDA: ITEM 5**

APPLICANT: **SOUTH DAVIS METRO FIRE DISTRICT
C/O CHIEF JEFF BASSETT
P.O. BOX 1547
BOUNTIFUL, UTAH 84010
(jbassett@sdmetrofire.org)**

PROPERTY: **300 SOUTH MAIN STREET
(EXISTING VACANT LOT)**

ACREAGE: **1.14 ACRES**

ZONING: **COMMERCIAL-MEDIUM, SOUTH MAIN STREET
CORRIDOR (SMSC) OVERLAY DISTRICT ZONE**

APPLICATION: **CONCEPTUAL SITE PLAN APPROVAL FOR NEW
CENTERVILLE FIRE STATION**

BACKGROUND

The petitioner desires to construct a new fire station in Centerville City. The Fire Department has recently purchased land located at 300 South Main Street. The property is currently vacant (previous Pineae Gardens site). The petitioner has indicated that in order to accommodate the design and building function of the new fire station, some amendments to the regulations of the South Main Street Corridor Overlay District are needed (*see attachments for actual petition*). The proposed amendments are being reviewed in conjunction with the Conceptual Site Plan submittal. This report will review the codes and regulation as currently adopted. However, the areas proposed for amendment will also be noted for the Commission's reference.

CONCEPTUAL SITE PLAN REVIEW & PLANNING STAFF ANALYSIS

The proposed project is located within the Commercial-Medium (C-M) Zone, with the addition that it is also located with within the South Main Street Corridor Overlay District (SMSC). The SMSC Overlay carries the primary regulatory weight for seeking a development approval. This report will address the Overlay standards and reference back to any C-M Zone Standard, where needed.

Table of Uses Allowed CZC 12.36

According to the Table of Uses, a “*Government Use*” is an allowed “*permitted use*” within the Commercial Medium (C-M) Zone. The proposed Fire Station is a qualified land use for the C-M Zone.

South Main Street Corridor Plan (SMSC) Summary

The Centerville City General Plan indicates this area is within Traditional Neighborhood District of the SMSC Plan. The Corridor Plan outlines, which have the following points:

Plan Objective 7.F - Consider providing at least one at-grade entry door from Main Street to each retail space that faces the street.

Plan Objective 7.H - Establish sidewalk requirements of a minimum of 8’ to provide a wider width within the District for an enhanced pedestrian experience.

Plan Objective 7.J - Require the use of building materials and elements that complement the historic context on Main Street.

Plan Objective 7.K - Require parking lots to be placed in the rear of all buildings within the District. On-street parking will take the place of parking lots in front of buildings.

Plan Objective 7.L - Consolidate curb cuts and driveways so that the block face can serve as an enhanced pedestrian area. Align driveways with intersections and driveways across the street.

Staff Comment:

- ***Building Entrances*** – *In reviewing the site plan, the building does NOT provide the expected “RETAIL” use building and is oriented to a Civic Use. Additionally, it provides “at least one entry door,” however the “at-grade” expectation is NOT provided.*
- ***Sidewalk Requirements*** – *The proposed design of “checker-board” pattern along the apparatus bay leading through the landscaping north of the bay does provide the expected enhancement of the “pedestrian experience.”*
- ***Building Materials*** – *A “fire station” building is a contextually “historical” building element of most communities. The use of a pitched roof, arched apparatus doors, building lighting, and a heavy “honed CMU” block create a visual permeance appearance to the building design.*
- ***Access/Driveway Expansion*** – *The SMSC Overlay Regulations were set to recognize existing access points and encourage the sharing of access points to*

maintain or improve the pedestrian use and safety. By doing so, it improves the activity levels and use of the streetscape area and create a pedestrian-friendly environment. In reviewing the concept site plan, the proposed layout expands the existing driveway approach apron potentially “negatively affects” the pedestrian experience.

[*Amendment Argument*] Nonetheless, if the expansion is limited in nature, such as “the apparatus bay parking for a fire department use” then it is less problematic due a much lower hourly use rate of the access point. Other types of lower-use accesses could be “emergency access lanes to buildings, security or restricted property owner entrance points, one-way entrances or exits, or other limited use needs.

South Main Street Corridor (SMSC) Overlay District Zone

The proposed lot development lies within the Traditional Main Street District of the SMSC Zone. This is part of the form-based section of the Zoning Ordinance Overlay that requires a Development Design Pattern Book and additional general development standards to be met. They are as follows (per Section 12-48-100):

1. Dimensional requirements for each lot type as set forth in Table 12-48-4 and other applicable requirements of this Title and the Centerville City Code.
 - ✓ The proposed concept submittal is missing a dimensional tabulation for the Civic Use Lot Type.
2. Buildings shall be constructed substantially with rock, brick, and /or decorative concrete block for the first-floor level as viewed from Main Street. Upper floors may be accented with other maintenance free materials compatible with the base floor design.
 - ✓ The proposed concept plan depicts a predominate use of honed/split faced CMU Block.
3. At least 25% of the primary building façade facing Main Street shall have upgraded architectural features, such as columns, pillars, archways, canopies, balconies, or other treatments.
 - ✓ The proposed concept submittal does not provide a percentage breakdown of expected features. However, it appears that the building likely complies.
4. At least 15% of a secondary façade facing another non-primary street frontage shall be of upgraded architectural features.
 - ✓ The proposed concept submittal does not provide a percentage breakdown of expected features. However, it appears that the building likely complies
5. At least 5% of all other façade shall be of upgraded architectural features.
 - ✓ The proposed concept submittal does not provide a percentage breakdown of expected features. However, it appears that the building likely complies

6. Each building on a lot with Main Street frontage shall have an entrance facing Main Street. Entrances shall be accessible to the public as a regular building entry from the public sidewalk.

✓ The proposed concept submittal complies by having a main entrance that connects to the sidewalk along Main Street.

7. In the Traditional Main Street and City Center Districts, entrances allowing public access from the sidewalk shall be provided at intervals of at least 50 feet to maximize street activity and pedestrian access opportunities and to minimize expanses of inactive building wall.

✓ The proposed concept submittal does NOT comply with the spacing interval requirement.

[Amendment Argument] Today however, a civic or public use building is more likely to be vulnerable with regards to security concerns. Staff believes that this should be a factor in the design standards for civic uses or buildings that can be targeted for radical or nefarious purposes.

8. The percentage of building frontage required along the lot width may be reduced to accommodate site plan approved pedestrian plazas located between buildings. Building frontage percentage shall not be reduced to further accommodate parking beyond what is allowed according to Section 12-48-160. Access to such pedestrian plazas shall be provided from the sidewalk.

✓ The proposed concept submittal depicts the expansion of the apparatus bay drive access up to 80 feet. The architectural design of the fire station is proposing to set the building walls for bay doors further than the required RBL (up to 20 feet, as allowed). However, the design exceeds the frontage width limitations. Additionally, the SDMPFD desires to primarily use the plaza feature for fire apparatus use but does include a pedestrian oriented checker-board feature fronting along the sidewalk that extends through the landscaping to the corner of Main Street and 300 South.

[Amendment Argument] Allowing courtyards and plaza features are important particularly when a Civic Use is proposed. Civic uses should be designed to include such features in greater proportions than a shopping district along a public street. The question is can/should an apparatus bay driveway apron double as a courtyard or plaza? Well, the answer can be a yes and no. Pedestrians need to move through the driveway access rather than linger in the area. But, the proposed design does create a “pedestrian experience” which adds to the streetscape environment.

9. Pedestrian breezeways between buildings shall be a minimum of five (5) feet in width.

✓ **NOT APPLICABLE** for the conceptual proposed layout and design.

10. A portion of the building frontage may be setback beyond the required build-to range (RBR) up to an additional 20 feet if the space is utilized as a site plan approved courtyard

or entryway that is open and accessible to the public sidewalk. This portion may be up to 40 percent of the actual building frontage and shall not be used for parking area.

✓ Applicable – see Item #8 for comment

11. The use of front yard areas for commercial-type development shall be oriented towards the pedestrian and is to include related amenities such as entrance walks, plazas, benches, bike racks, raised flower boxes, or other such features.

✓ The proposed concept submittal depicts these design expectations at the Building's Entrance area at the corner of Main Street and 300 South.

12. Required building frontage shall be the percentage of the total width of the lot that is required to be used as a building wall. A porte-cochere may be counted as a building wall even though it has no front or rear wall.

✓ The proposed conceptual submittal layout exceeds the RBL allowance, which is only 25% where, in this case, 40% is required if the courtyard plaza feature is deemed acceptable.

13. Each building shall have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows shall provide necessary light and airshafts within their own lot without relying on the side yard of an adjacent lot.

✓ **NOT APPLICABLE** for the conceptual proposed layout and design.

14. Front porches, balconies, or stoops may extend up to 10' into front yards provided that walls, screened areas, or railings that are within the front yard do not exceed 42 inches in height above the floor of the porch, balcony, or stoop.

✓ **NOT APPLICABLE** for the conceptual proposed layout and design.

15. Parking shall be located to the rear of the building or in a side yard as allowed by the lot width and building frontage percentage requirements of the applicable lot type.

✓ The proposed concept submittal **COMPLIES** – pending apparatus bay/courtyard feature decision.

16. Side areas that exceed 15 feet in width shall not be located to another side area that exceeds 15 feet in width unless the areas are used as a unified public gathering area or courtyard.

✓ The proposed concept submittal does NOT comply – next door lot to the south is currently undeveloped and the proposed setback on the site's south line is just over 32 feet. This side area is being used for detention and it may or may not be adequately designed to create the expected "*unified public gathering area*." Suggestions:

- **Expand the Building** width to reduce the setback to 15 feet (may necessitate the re-design of the detention), OR
- **Re-design the RBL** (south end) area layout, plantings, and add features meeting the "*unified gathering area*" requirement (*largely keep the detention basin*). In staff's opinion, this redesign could

partly compensate for the limitations of the design propose for apparatus bay access drive.

17. The street-level floor elevation shall be no more than 12 inches above the fronting sidewalk elevation.

✓ The proposed conceptual submittal does NOT comply.

[Amendment Argument] The purpose of the “*at-grade*” design standard (*max. 12 inches above sidewalk*) is again related to improving the design of the store-fronts to create a pedestrian-friendly environment that contributes to the success of “lifestyle centers” of shopping, eating, and entertainment. However, it is also feasible to alter the design expectation when considering a greater setback is allowed when a courtyard element is being proposed. In this case, a small increase height to enter a courtyard (*tier design*) and then a second small increase in height (another tier) can accomplish the same expected design task.

18. Rooflines may be flat or pitched. Roofing shall not be of vivid primary colors (red, blue, yellow).

✓ The proposed conceptual submittal **COMPLIES**.

19. Windows of tinted or reflective glass may not be located between 2 feet and 9 feet above sidewalk grade on street facing facades.

✓ The proposed concept submittal is missing the window design notation or expectation.

Section 12-48-150. Building Form and Site Envelope Standards

The various lot types and related development standards allowed for each of the sub-districts are defined in the Lot Type Illustrations, as found in Chapter 12-48 of the Zoning Ordinance. The development specifications for the “***Civic/Cultural Lot Type***” for this development proposal are as follows:

1. Height:

- The height of the principal building is measured in stories, with the maximum height indicated in feet.
- The maximum height is measured from the Main Street grade (i.e. top back of curb) to the top of the roof.
- The Fire Station proposal increases the grade of the building 4’ from the back of curb. The proposed height of the building is 38’, but with this difference in grading, would be 42’ from the back of curb
- Street wall or landscaping heights are relative to the adjacent sidewalk, or the ground elevation when not fronting a sidewalk.
 - The proposed concept submittal **MAY NEED SITE GRADE ALTERATION TO COMPLY** with the building height of 38 feet (*less than 40 feet*).

2. Siting:

- Buildings shall only occupy the specified area of the lot, as indicated on the site plans and in relation to the required building range and setbacks.
- The street frontage for corner lots shall apply to that portion of the building facing Main Street only.
- ✓ The proposed concept submittal **COMPLIES** – pending apparatus bay/courtyard feature decision

3. Elements:

- The primary or main wall portion of the buildings street facade that is required to be built to the Required Building Range (RBR) shall be composed as a simple plane, with interruptions only by windows, stoops or front porches, balconies, and storefronts. Recessed entry doorways are also acceptable and count toward the required built-to percentage.
- Off-street parking for vehicles shall not occupy any space in front of a building on the building lot. Parking areas located to the side of a structure where space allows shall be located at least 10 feet back from the back of the sidewalk.
- ✓ The proposed concept submittal **COMPLIES** – pending apparatus bay/courtyard feature decision

12-48-160. Off-Street Parking Space Standards

Parking lots and their placement shall meet the following applicable requirements:

1. Parking lots are permitted only in side and rear yards as follows:

- All parking areas shall be setback a minimum of 10 feet from the front lot (property) line of the building lot.
- When parking is located in a side yard and has frontage along a public right-of-way, no more than 25% of the total site frontage or 60 feet, whichever is less, shall be occupied by the parking lot.
- For a corner lot, the building shall be located at the corner of the lot adjacent to the intersection. The cumulative total of both frontages occupied by parking shall be no more than 25% or 60 feet, whichever is less.
- ✓ The proposed concept submittal **COMPLIES** with 10-foot setbacks and parking lot frontage calculated at 19% or 50 feet – pending apparatus bay/courtyard feature decision is a courtyard or plaza feature

2. Driveway access to off-street parking lots shall be located to provide safe separation from street intersections. Driveways shall be aligned with driveways on the opposite side of the street or offset to avoid turning movement conflicts. Two-way driveways shall be a minimum width of 24 feet. If feasible, driveways shall not be located within 40 feet of a corner.

✓ The proposed concept submittal **COMPLIES**

3. New Driveway access shall not be established on to Main Street. Exceptions shall be recognized and allowed as follows:

- For an existing legally created lot where the side yard rear of the lot is not adjacent to a street and there are no other opportunities to provide needed access to the property.
- An existing legally created access is being moved to another location to meet the parking placements of this Chapter.
- An existing legally created access or accesses are being combined together to establish an access that meets the parking placements of this Chapter.

✓ The proposed concept submittal does **NOT COMPLY**

[Amendment Argument] The SMSC Overlay Regulations were set to recognize existing access points and encourage the sharing of access points to maintain or improve the pedestrian use and safety. By doing so, it improves the activity levels and use of the streetscape area and create a pedestrian-friendly environment. Allowing an existing drive access, particularly for general public vehicles without contextually keeping the pedestrian environment leads to the elimination of the desired outcome of the design policies.

Nonetheless, if the expansion is limited in nature, such as “the apparatus bay parking for a fire department use” then it is less problematic due a much lower hourly use rate of the access point. Other types of lower-use accesses could be “emergency access lanes to buildings, security or restricted property owner entrance points, one-way entrances or exits, or other limited use needs.

4. Driveways and driveway lanes may be combined for adjacent developments and shall be subject to recordation of shared access easements for between the adjacent lots.

✓ **NOT APPLICABLE** for the conceptual proposed layout and design.

5. Parking may be allowed off-site according to joint use agreements or use of shared parking districts, subject to Section 12-52-110, Parking Modifications, as found in this Title.

✓ **NOT APPLICABLE** for the conceptual proposed layout and design.

- (b) Table 12-48-2, Off-Street Parking Modifications shall be used to modify the minimum amount of parking spaces required by Section 12-52-1, Off-Street Parking Schedule found in this Title.

Parking Calculations for the Bamberger office Building			
Government Use Requirement	Reduction Percentage	Actual Parking	Comply
57 Stalls Req'd 1 per 200 square ft. (Table 12-52-1)	34 Stalls Req'd 60% for civic/cultural uses (Table 12-48-2)	20 Stalls	NO

12-48-170 Landscaping and Buffer Standards

Within the SMSC Overlay District, the standard landscaping and screening requirements of Chapter 12-51 are also being modified to accommodate the building form and site envelope standards. The applicant is required to give a general description of where the landscape will be located, however more detail is required on the final site plan.

Required Landscaping Summary Chapter 12-51 With Depicted Modifications from Table 12-48-3			
Guidelines	Required	Actual	Compliance
Total Area Landscaping	20%	27.5 Depicted	YES
Total Required Trees	1 Tree per 500 square feet of landscaping = 17 trees	16 trees	NO
Trees for Street Frontage	1 Tree per 25 linear feet = 15 Trees	4 Depicted	Undetermined
Building Frontage/Foundation	50% Required	Undefined	Undetermined
Total Interior Parking Lot Landscaping	7%	Undefined	Undetermined
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree	Undefined	Undetermined
	For every six required stalls: 2 shrubs	Undefined	Undetermined
Buffer Requirement	C-M Zone = 15 feet next to residential (<i>east side of lot</i>)	10 feet	NO

PLANNING STAFF RECOMMENDATION

Conceptual Site Plan - Suggested Motion for the Conceptual Site Plan Acceptance:

PROPOSED ACTION: *"I hereby make a motion for the Planning Commission to accept the conceptual site plan for the SDMFD Fire Station, to be located at 300 South Main Street, with the following directives:*

1. *This SDMFD Conceptual Site Plan Acceptance is subject to the City Council adopting the requested zone text amendments proposed by the Fire District or as modified.*
2. *If the proposed text amendments are rejected, this conceptual acceptance becomes null and void and shall return the Commission for further review and decision.*
3. *If the proposed amendments are adopted and/or modified, the applicant may proceed to Final Site Plan submittal and make the necessary adjustments as part of Final Site Plan Review.*
4. *The applicant shall prepare and submit a Final Site Plan submittal meeting the requirements for application and site plan documents and exhibits.*
5. *As part of the Final Site Plan preparation, the applicant shall address the following:*
 - (a) Provide the missing a dimensional tabulation for the Civic Use Lot Type.*
 - (b) Comply with the entrance spacing requirement, or as amended*
 - (c) Comply with the RBL frontage width requirements, or as amended*
 - (d) Address the south side 15-foot side yard spacing or provide a “unified gather area.”*
 - (e) Comply with the street-level floor elevation shall be no more than 12 inches above the fronting sidewalk elevation, or as amended*
 - (f) Address the missing the window design notation or expectation for the clear glass requirement.*
 - (g) Comply with the “new driveway” limitations, or as amended*
 - (h) Provide the required 34 parking stalls or seek a “specific user” parking modification.*
 - (i) Comply with the Civic Lot Type height limitation of 40’ from grade of Main Street, as shown in 12.48.350*
6. *As part of the Final Site Plan preparation, the applicant shall prepare a professional landscaping plan for the site that also addresses the following:*
 - (a) Compliance with the total site tree requirement*
 - (b) Compliance the street frontage tree requirement*
 - (c) Compliance with the 50% building foundation landscaping requirement*
 - (d) Compliance the required interior parking lot landscaping*
 - (e) Compliance with the buffering requirement of 15 feet next to a residential zone”*

SUGGESTED REASONS FOR THE ACTION:

- a. *The Planning Commission finds that the Conceptual Site Plan Acceptance must subject to amendments proposed by the applicant or as adopted and/or modified by the City.*
- b. *The Planning Commission finds that the proposed Fire Station is a qualified “Government Use” allowed as a “permitted use” within the Commercial Medium (C-M) Zone [Chapter 12-36] and the SMSC Overlay Plan.*
- c. *The Planning Commission finds that with the above directives to be addressed in Final Site Plan review process, the proposed development could likely meet the applicable*

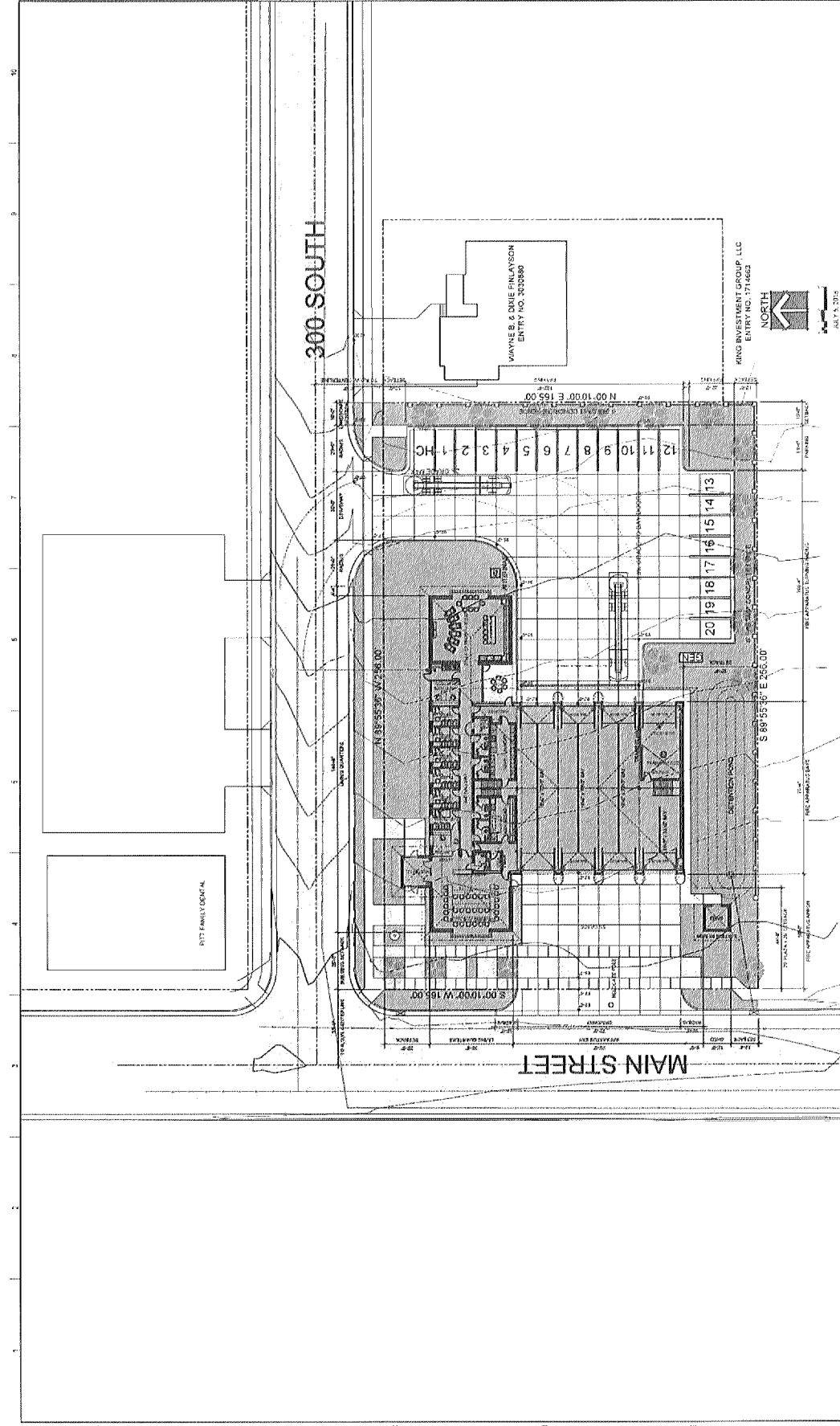
General Development Standards [Chapters 12-43, 12-51, 12-52] and the South Main Street Corridor Overlay Zone [Chapter 12-48].

407 N. 10th St., Suite 204
Omaha, NE 68102
402.333.9900
www.gouldarchitects.com

NO. DESCRIPTION

PROJECT NUMBER 15007
NEW CENTERVILLE
STATION #83
SOUTH DAVENPORT FIRE
200 S. MAIN STREET, CENTERVILLE, IA

CONCEPTUAL
DRAWINGS

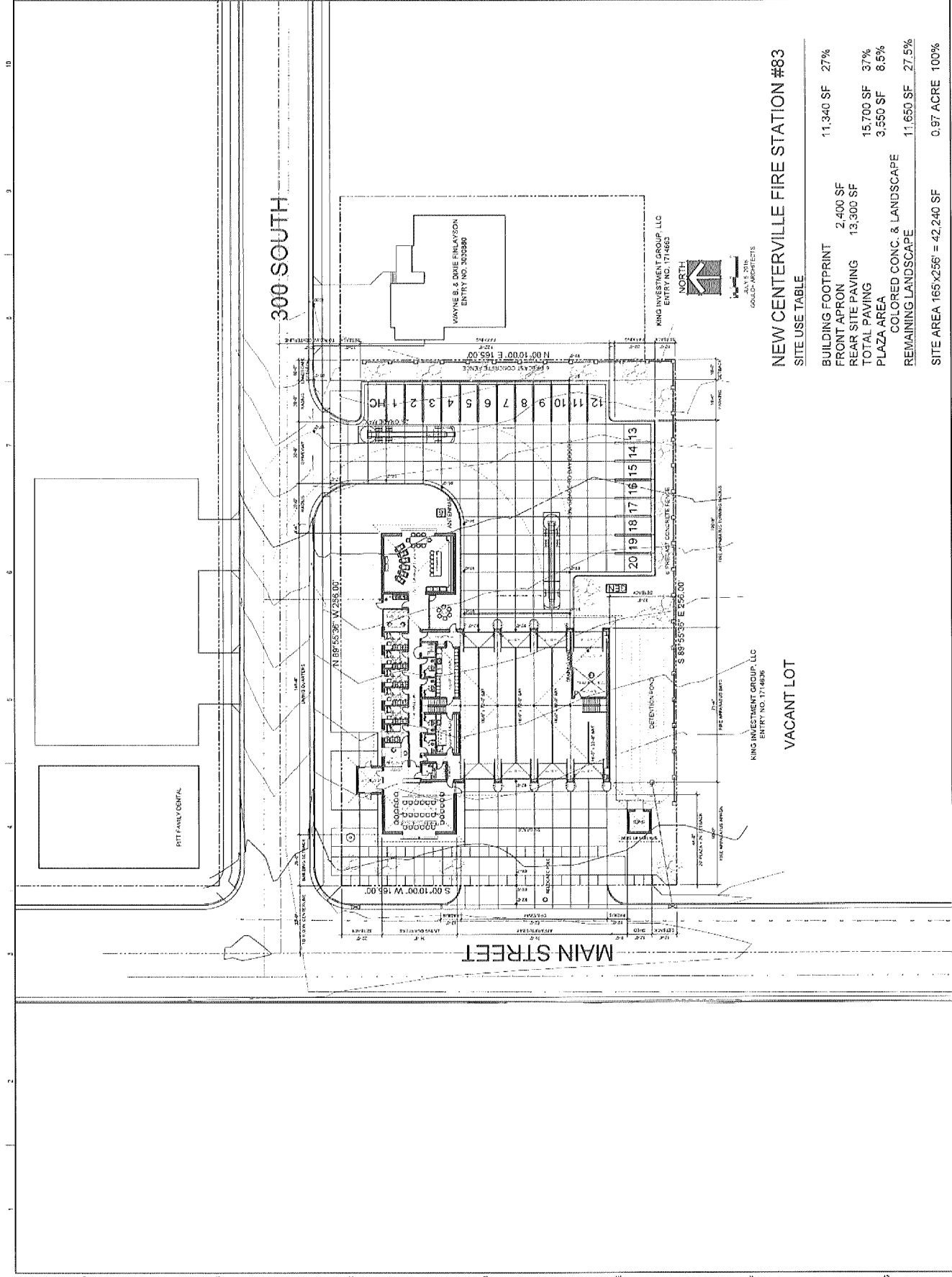


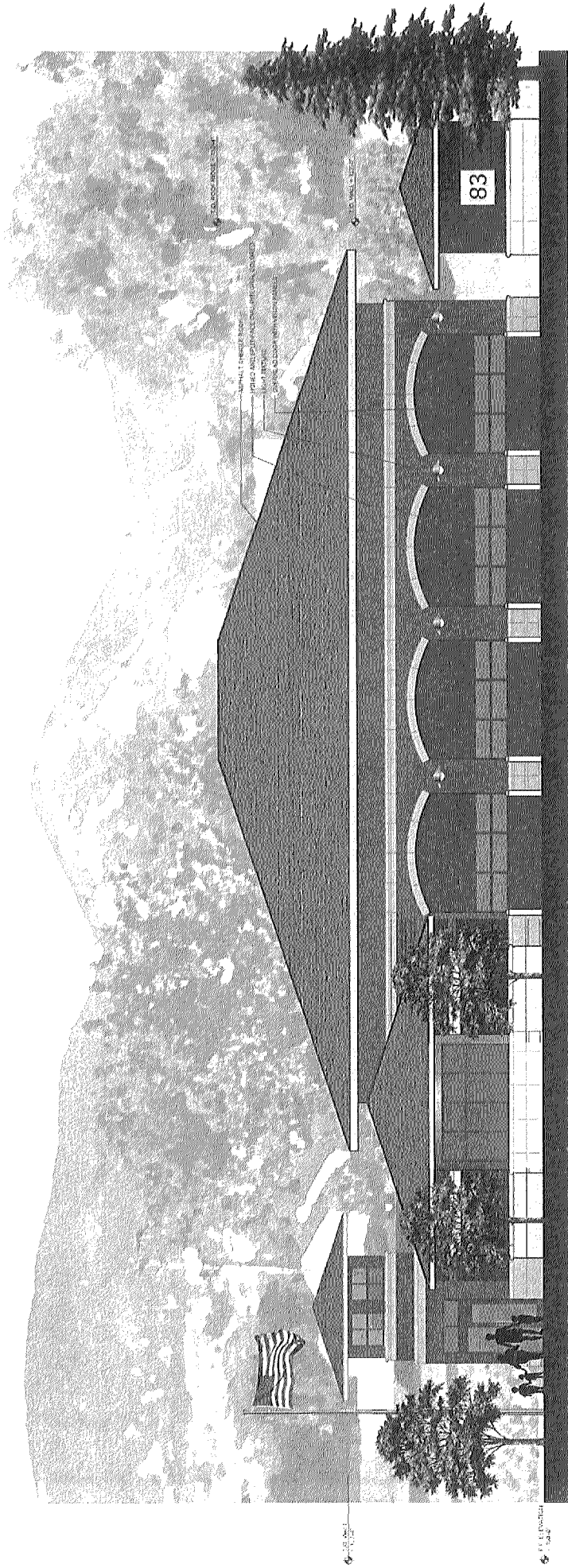
NEW CENTERVILLE FIRE STATION #83
SITE USE TABLE

BUILDING FOOTPRINT	11,340 SF	27%
FRONT APRON	2,400 SF	
REAR SITE PAVING	13,300 SF	
TOTAL PAVING	15,700 SF	37%
PLAZA AREA	3,550 SF	8.5%
COLOR CONC. & LANDSCAPE	11,650 SF	27.5%
REMAINING LANDSCAPE	0.97 ACRE	100%
SITE AREA 165x256 = 42,240 SF		

KING INVESTMENT GROUP, LLC
ENTRY NO. 1714626

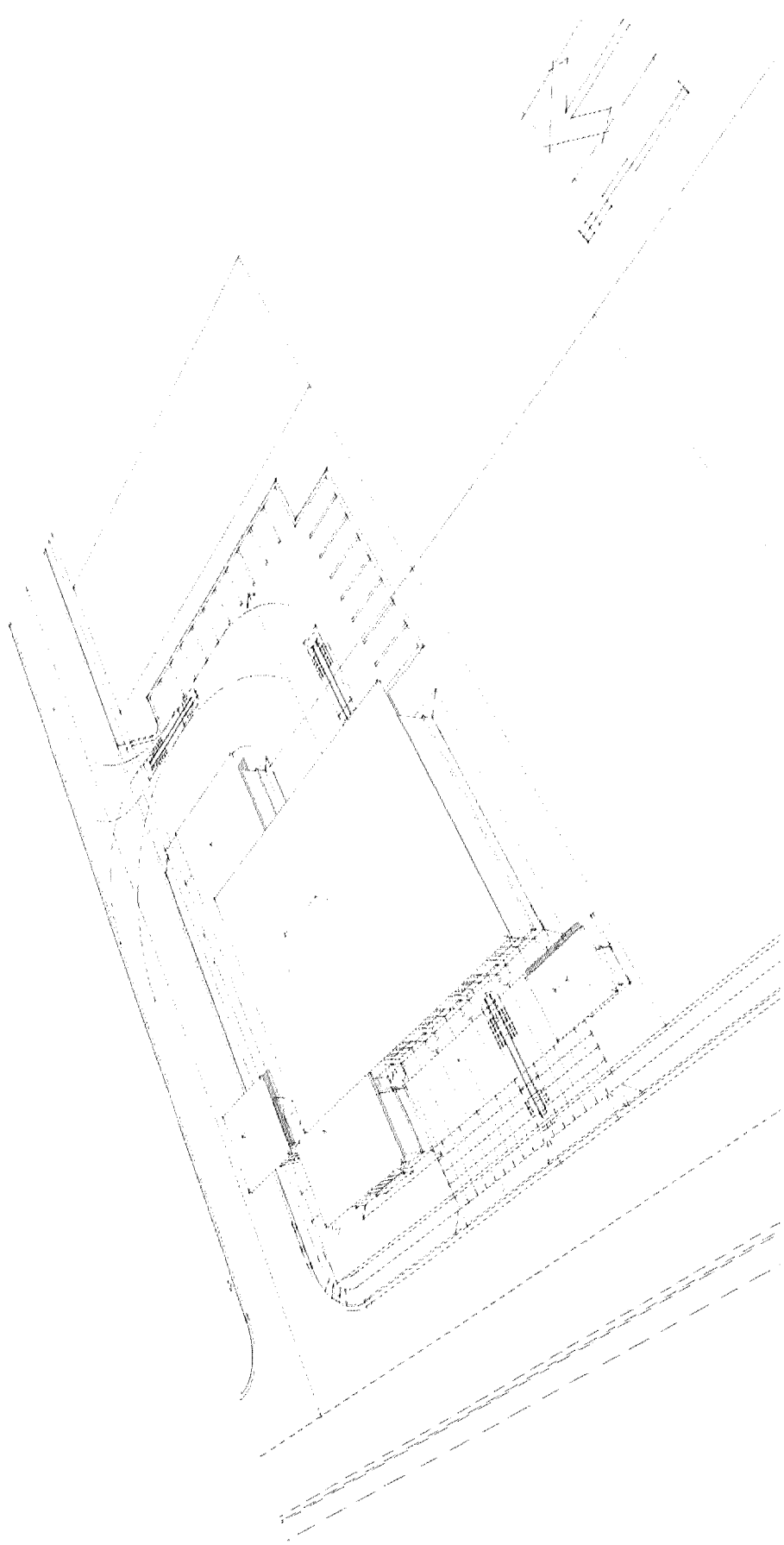
VACANT LOT

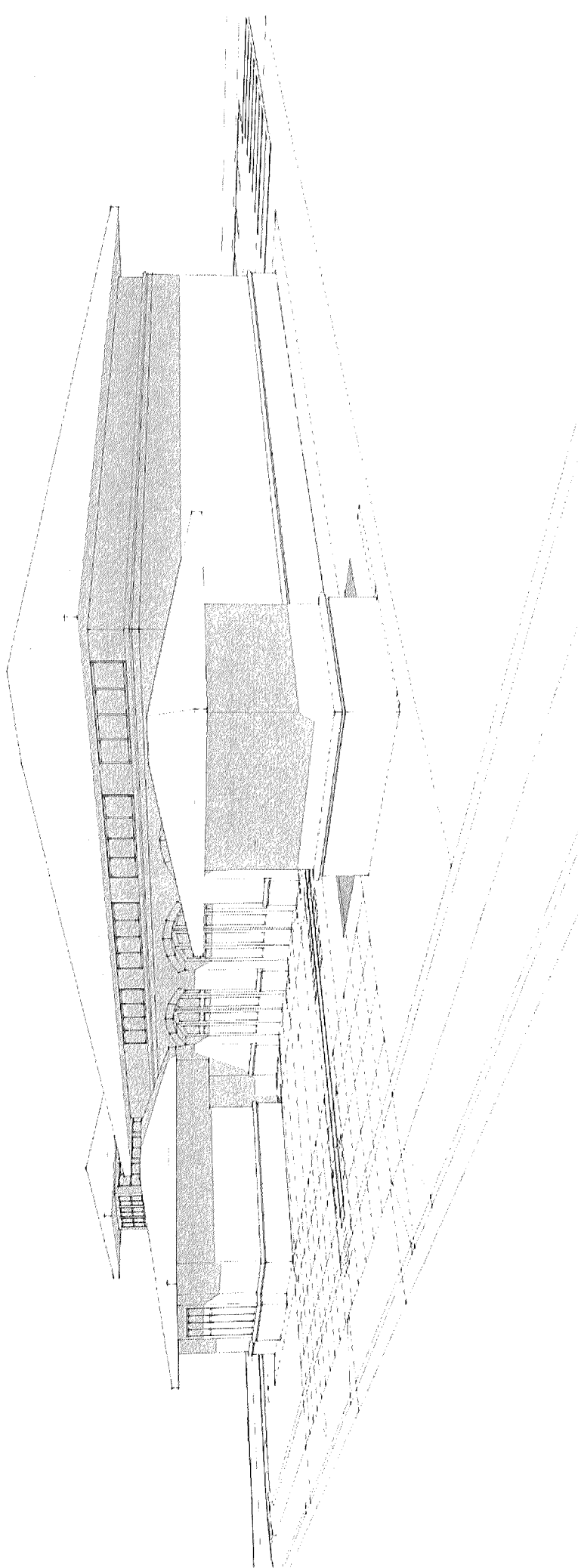


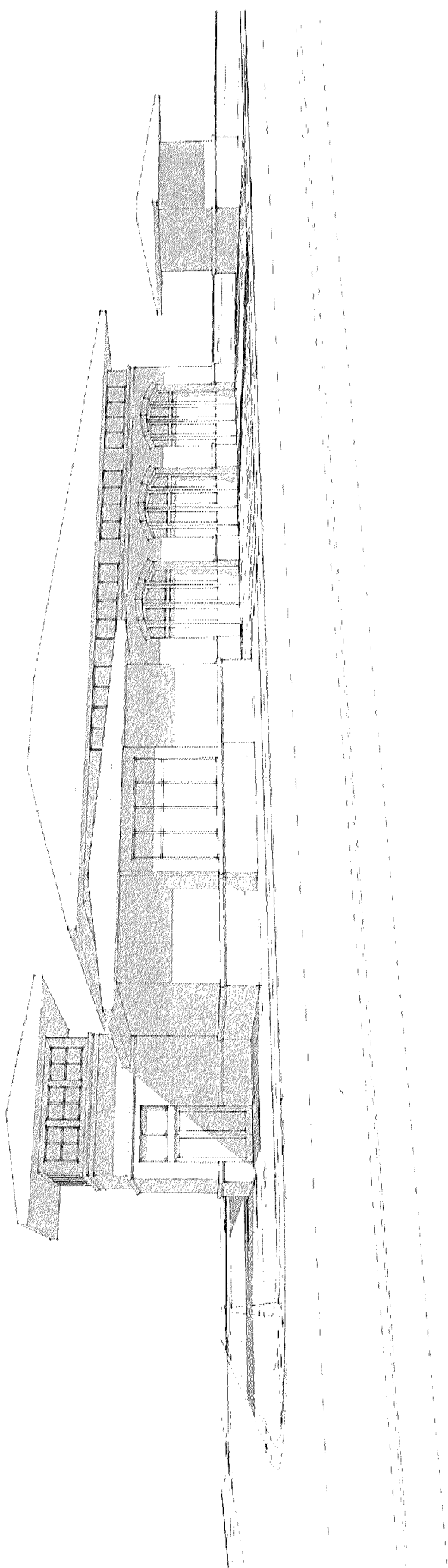


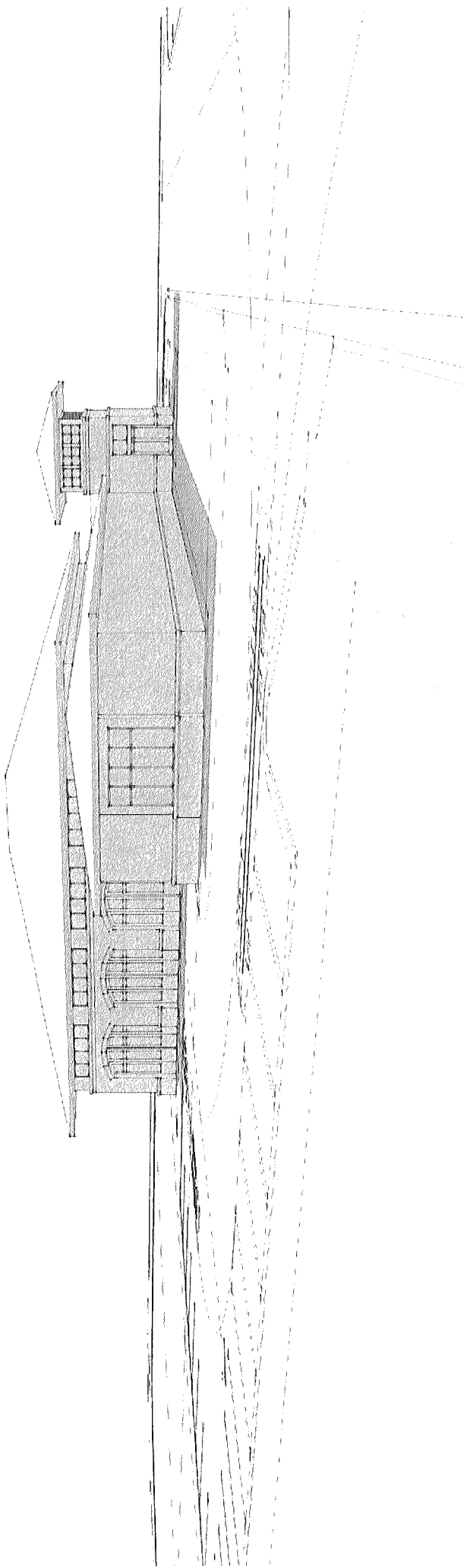
MAIN STREET VIEW - CENTERVILLE FIRE STATION #83

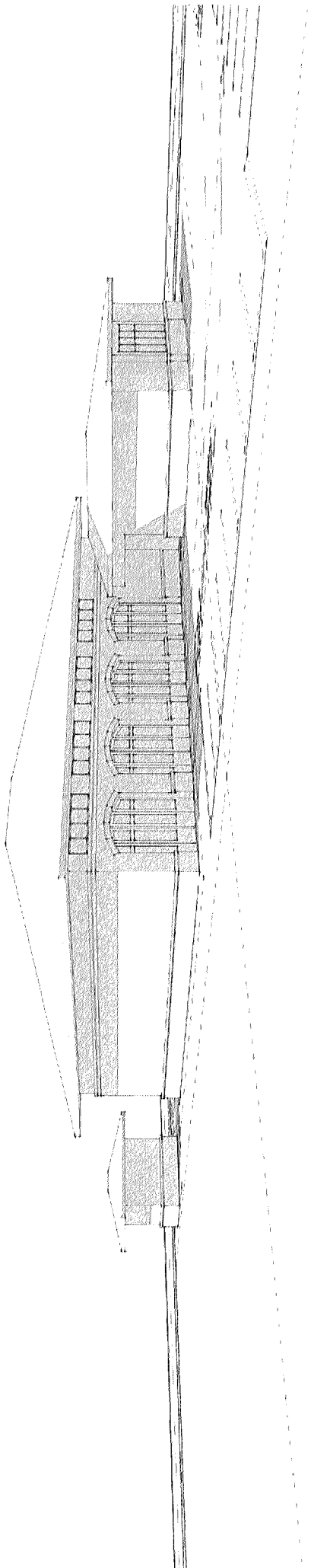


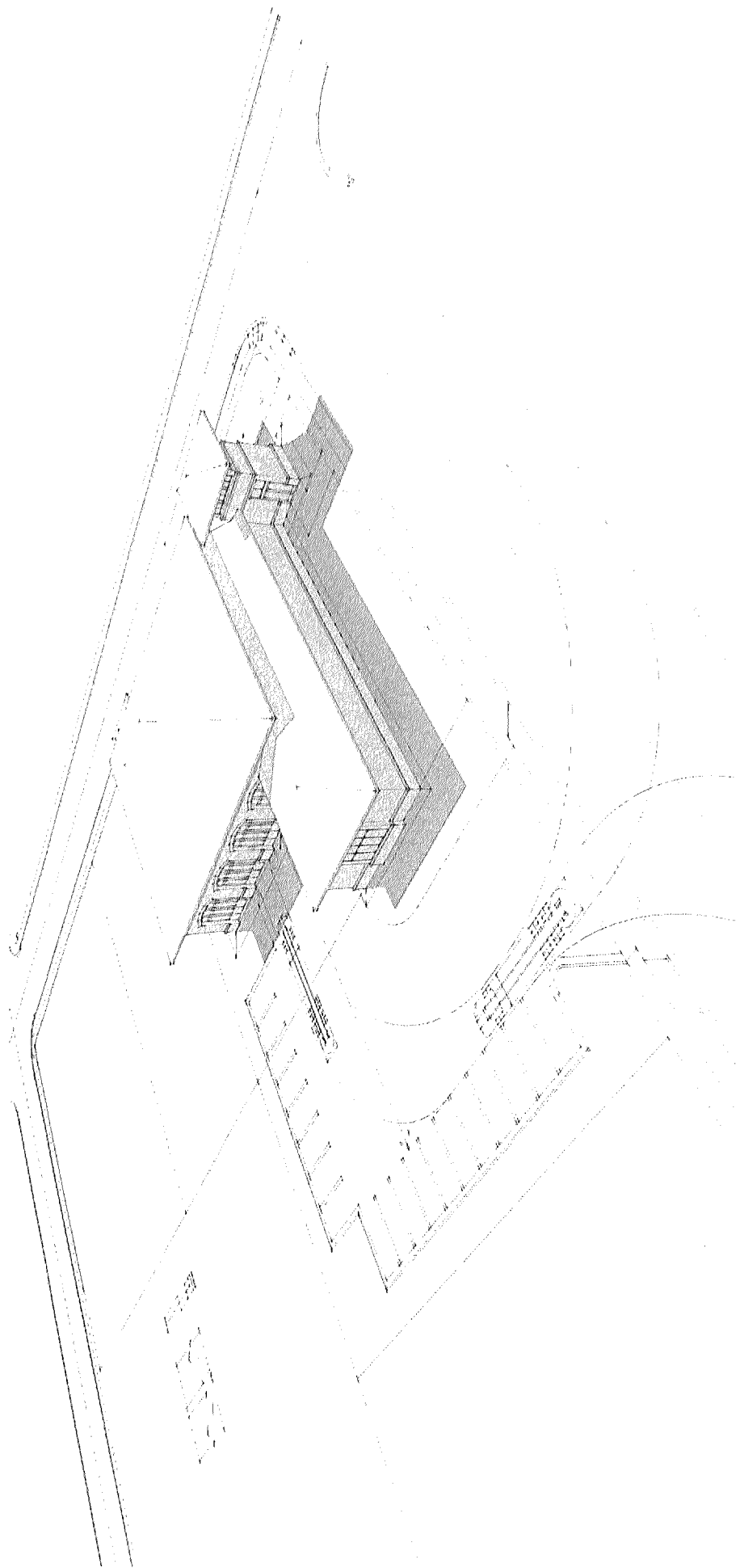












Parcel 1

- Point of Beginning
- Bearing: N 87°45'15" W
- Distance: 162.00'
- Area: 0.225 ac. ft. or 11.9 Acres
- Corner Point
- Edge of Roadway

Parcel 2

- Point of Beginning
- Bearing: S 07°10'00" E
- Distance: 115.00'
- Area: 15,875 sq. ft. or 0.36 acres
- Survey No. 200335
- 12,815 sq. ft. or 0.29 acres
- 42,400 sq. ft. or 0.96 acres
- Corner Post

Adjacent Properties:

- King Investment Group, LLC** (Survey No. 171420)
- King Investment Group, LLC** (Survey No. 171833)

Streets: MAIN STREET, 300 SOUTH STREET

Other Labels: City & Corner Point, Intersection of 200 South Street & Main Street, Front Centerline City Block Street Measured.

Panel 1 (Entry No. 303323):
entrance on the east side of
entrance on the east side of
14.32 chelms East and 170.56
Tennessee 2 North, Range 1 E
East and South 71° West
each Street in accordance with
as Entry No. 288050, and runs
South 57° 40' 30" East 165 feet
South Street thence along and

Paul J. Kelly, Jr., 2030444
 Superior at 1432 and the
 Quarter of Section 25, Township
 105 East, Range North, District

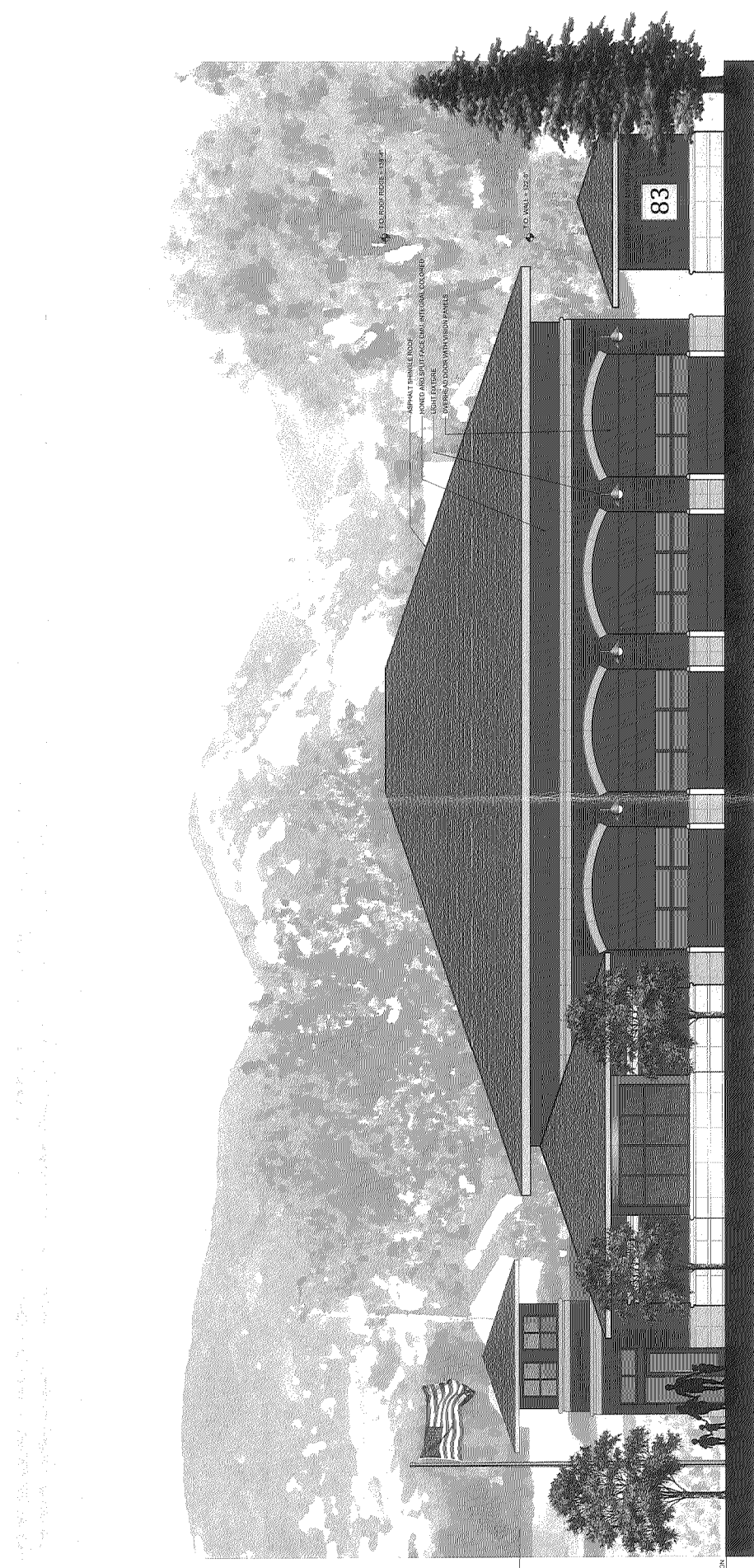
NEGATIVE.
The purpose of this survey is to determine the extent of the problem of drug use in the community. The survey is not intended to identify specific individuals or groups who are using drugs.

GRAPHIC SUP

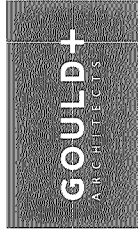
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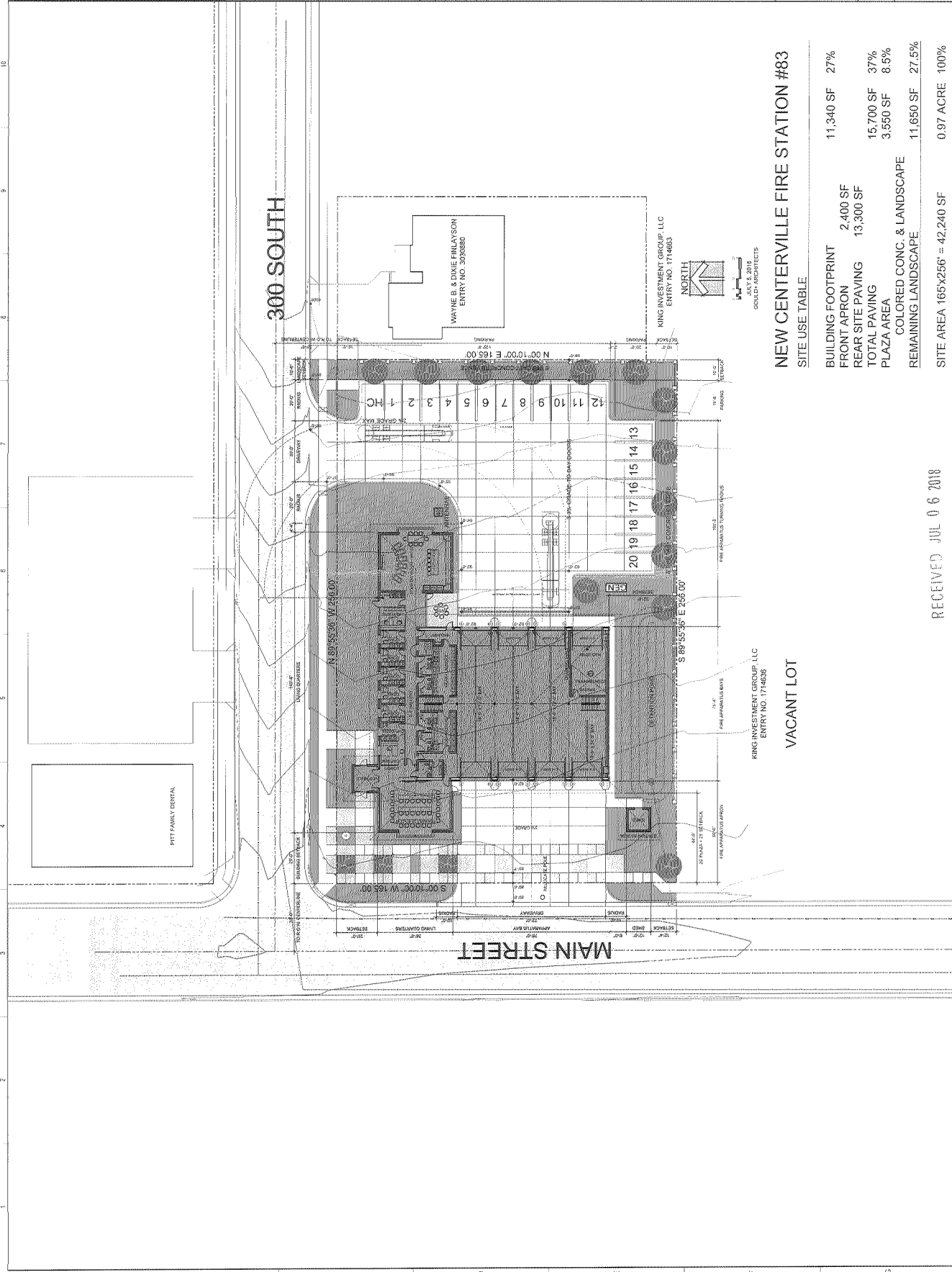
2



MAIN STREET VIEW - CENTERVILLE FIRE STATION #83



RECEIVED JUL 06 2018



NEW CENTERVILLE FIRE STATION #83

SITE USE TABLE

BUILDING FOOTPRINT	11,340 SF	27%
FRONT APRON	2,400 SF	
REAR SITE PAVING	13,300 SF	
TOTAL PAVING	15,700 SF	37%
PLAZA AREA	3,550 SF	8.5%
COLOR CONC. & LANDSCAPE		
REMAINING LANDSCAPE	11,650 SF	27.5%
SITE AREA 165'x256' =	42,240 SF	
	0.97 ACRE	100%

RECEIVED JUL 06 2018

PITT FAMILY DETAIL

MAIN STREET

300 SOUTH

WARNE S. & DAVIS FINLANSON
ENTRY NO. 3055850

KING INVESTMENT GROUP, LLC
ENTRY NO. 1714663



KING INVESTMENT GROUP, LLC
ENTRY NO. 1714663

VACANT LOT

CENTERVILLE

**Staff Backup Report
7/25/2018**

Item No.

Short Title: July 11, 2018

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

07-11-2018 Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, July 11, 2018**

3 **7:00 p.m.**

4
5 A quorum being present at Centerville City Hall, 250 North Main Street, Centerville,
6 Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Kevin Daly
10 Cheylynn Hayman, Chair
11 Kathy Helgesen
12 Kai Hintze
13 Gina Hirst
14 Logan Johnson
15 Becki Wright

16
17 **STAFF PRESENT**

18 Cory Snyder, Community Development Director
19 Lisa Romney, City Attorney
20 Cassie Younger, Assistant Planner
21 Katie Rust, Recording Secretary

22
23 **VISITORS**

24 Interested citizens (see attached sign-in sheet)

25
26 **PLEDGE OF ALLEGIANCE**

27
28 **OPENING COMMENT/LEGISLATIVE PRAYER** Commissioner Hintze

29
30 **PUBLIC HEARING – RENATUS OFFICE BUILDING – 1312 W 75 N – FINAL SITE**
31 **PLAN AND PARKING MODIFICATION**

32
33 Cassie Younger, Assistant Planner, explained the proposed Final Site Plan and Parking
34 Modification for Renatus Office Building at 1312 West 75 North. Dan Holbrook, applicant,
35 answered questions from the Commission. He stated he does not have a problem with the
36 employee limit condition for parking modification approval.

37
38 Chair Hayman opened a public hearing at 7:10 p.m., and closed the public hearing
39 seeing that no one wished to comment. Commissioner Helgesen made a **motion** to approve
40 parking modification of Renatus Office Building at 1312 West 75 North with the following
41 conditions and reasons for action. Commissioner Daly seconded the motion, which passed by
42 unanimous vote (7-0).

43
44 **Conditions:**

- 45
46 1. This Parking Modification is only for the use of Renatus Office and Warehouse space
47 at 1312 West 75 North, and is not transferrable to another owner, user, or address.
48 2. The striped parking stalls shall be no less than 26 on site.

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3. The employee count shall not exceed 23. If the employee count exceeds 23, as determined by their annual Business License, the Planning Staff has a right to revisit this Parking Modification.
4. The Zoning Administrator shall be notified 30 days prior of any termination of shared parking agreement between Renatus Office Building and the Bridge Community Church at 1284 West 75 North.

Reasons for Action:

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

Commissioner Wright made a **motion** to approve the Final Site Plan to amend the original Renatus Final Site Plan dated September 12, 2014, subject to the following conditions and reasons for action. Commissioner Helgesen seconded the motion, which passed by unanimous vote (7-0).

Conditions:

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

Reasons for Action:

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

PUBLIC HEARING – SHEFFIELD DOWNS AT APPROXIMATELY 274 E PAGES LANE – ZONING MAP AMENDMENT, CONCEPTUAL SITE PLAN, CONCEPTUAL SUBDIVISION

Cory Snyder, Community Development Director, explained that the proposed redevelopment project is to rezone a significant eastern portion of the Pages Lane Commercial Area (former Dick's Market location) and reuse the property for a single-family dwelling subdivision of 33 homes. The project would be redeveloped as a "planned development" having a private roadway system and a park area as common open space for use by the residents of the new community. Mr. Snyder stated the applicant has not requested a density bonus. He emphasized that not requesting a density bonus does not exempt the applicant from upgrade standards expected with a PDO. He stated staff does not believe the application meets expectations of the PDO process. Mr. Snyder recommended the Planning Commission table the application to allow the applicant to address issues listed in the staff report.

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Chair Hayman asked Mr. Snyder if he has concerns about the way the open space is clustered at the west end of the proposed development. Mr. Snyder responded that the expectation of the ordinance is to provide something beyond a grassy area with a tot lot. He suggested the applicant consider drought tolerant landscaping, more entry features, and elements that would buffer existing commercial. He confirmed that the playground and open space area would be maintained by the development.

Commissioner Wright asked if the applicant would be able to come up with a different plan that takes advantage of the density bonus if the current application is approved. Mr. Snyder responded they would not. A site plan must be associated with a rezone request for redevelopment.

Taylor Spendlove with Brighton Homes said he believes the comments attributed to the property owner regarding wanting to retain commercial were taken somewhat out of context. He said the property owner did not want the entire area to be zoned strictly residential with no commercial. He said the property owner believes the long-term vacancy justifies the proposed rezone to residential. Responding to a question from Chair Hayman, Mr. Spendlove stated the property owner does not have a study to support the request, but several different brokers have tried to commercially market the property and been unsuccessful. He stated commercial synergy is difficult because of the distance to freeway access.

Mr. Spendlove presented an updated site plan and proposed building materials. The base exteriors would be Hardie Board. Brighton Homes does not propose to use stucco or vinyl siding. Mr. Spendlove explained they would like to retain the ability to offer options to individual buyers. Brighton Homes would like to begin demolition on the property this fall and begin paving next spring. He said they propose to use standard 30-year roof shingles. The more durable and expensive shingles are not financially viable for affordable housing in a redevelopment situation involving demolition. Mr. Snyder commented that \$350,000 and \$425,000 is not a range he feels can be termed affordable housing. The PDO process expects something more than standard (e.g., energy efficiency beyond what is expected by the Building Code, and upgraded exterior elements around the sides and back of a home instead of just the front). Mr. Spendlove responded that with the five-foot setbacks requested the sides of the homes would generally not be visible.

Mr. Spendlove described landscaping and entry monument plans for the street entry off Pages Lane next to existing commercial property. Mr. Snyder commented that entry monuments are good place for upgraded lighting. He emphasized that 360-degree elements will be important with the backs of homes visible along Pages Lane. He agreed that not every home would need 360-degree elements, but said upgraded elements at strategic locations would greatly improve the appearance of the proposed development.

Mr. Spendlove stated Brighton Homes came into this process trying to take into account what they heard at public hearings and Council discussions. They heard a lot of discussion about putting a buffer/open space between the residential and existing commercial on the west side of the property. Mr. Spendlove said they would be able to spread out the open space more with a townhome development, but they heard a preference for single-family homes from the Council. He said home prices have skyrocketed because construction costs are so high. Brighton Homes tried to take what they heard from the City Council and fit it into a development that would be economically viable. Mr. Spendlove said they are willing to commit to add 360-degree upgraded elements to specific lots.

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Commissioner Wright said she is excited about what Brighton Homes has started, and she would love to see a more comprehensive story board. Mr. Spendlove responded that the process is expensive, and they are hesitant to put more into it without assurance that it will work out. He said they would love to get a positive recommendation with conditions to move on to the Council. Mr. Snyder said he suspects the Council would say there is not enough information to make a decision. If pushed, Mr. Snyder said he would recommend denial because he does not think the application meets the given parameters.

The Planning Commission and staff went through the staff report with Mr. Spendlove and answered his questions. Mr. Spendlove commented that some of the information would have been helpful at previous meetings with staff. He said Brighton Homes intends to market the development as a young family neighborhood. Grassy open space and a tot lot are the best things to provide for young children. Commissioner Wright expressed appreciation that Brighton Homes has listened and tried to respond to what the community wants. She asked if they have considered designing the community to include the needs of retired individuals with master-on-the-main floor plans. Mr. Spendlove responded that their previous plan included that idea with a duplex format, but they received feedback that single-family format is preferred. He stated that single-level master-on-the-main units would not be possible on most of the lots with the single-family detached format. It may be possible on proposed lots 30-33. Mr. Spendlove said he thinks they have a good project, and he is hoping to work with staff and come back to the Planning Commission as soon as possible.

Chair Hayman opened a public hearing at 8:36 p.m.

Alan Arbuckle – Mr. Arbuckle said he lives on Pages Lane. He said he is impressed with the proposed project, which he thinks is a lot better than a vacant building. He encouraged the Planning Commission to remember that adequate parking for residents and visitors is important.

The public hearing was closed at 8:38 p.m. Mr. Snyder stated the application exceeds code requirements for parking. Mr. Spendlove added that street parking would not be allowed. Commissioner Johnson said he does not think the Commission should ignore the affordable housing issue. He encouraged the Commission to utilize the flexibility allowed when applying the PDO requirements to avoid contributing to the affordable housing crisis with costlier elements. Chair Hayman responded that, as an administrative body, the Commission has a responsibility to administer the General Plan as drafted by the City Council. She agreed the Commission should be cognizant of the affordable housing issue within the confines of the General Plan. Commissioner Helgesen commented that, rather than doing everything suggested by staff, the applicant could choose the upgraded elements that would have the greatest effect.

Commissioner Wright stated she believes it is important to recognize the need for housing for empty nesters wanting to stay in Centerville who want smaller lots and less yard care. She said she likes that the proposed development provides smaller lots. Commissioner Wright said she believes master-on-the-main townhomes could be a benefit to the proposed development. She said she believes the Commission should make the recommendation they feel is right for the City, not just the recommendation they think the Council will approve. Commissioner Daly said he believes the responsibility of the Commission is to do what is right for the community given the desires of the citizens. He said he has heard from public comment that density would be an immediate loser, at least right now. Commissioner Daly pointed out that he can see the proposed development filling a need for young families who will also want to stay in Centerville and will eventually look for properties with larger homes and yards. Chair Hayman stated she can see the proposed development as the start of the whole area becoming

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- 1 residential. Commissioner Daly commented that discussion should take place regarding stub
- 2 roads and how the development would integrate with future redevelopment.
- 3

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Page 6

Chair Hayman stated she is not as concerned about density as she once was having now spent time on the Planning Commission and put time into research and study. However, she said she would not want to see high density at this location. She said she would be comfortable with some amount of multi-family housing that would open up more green space. Chair Hayman said in planning for the future she believes it will be important to have open dialog with the public about the housing market and needs. Commissioner Daly said that, in his opinion, single-family homes feel less like density than townhomes. Chair Hayman stated she is generally supportive of the proposed site plan. She said she hopes the applicant considers the concerns and questions discussed and can bring back a revision.

Commissioner Wright asked staff if it would be possible to put a checklist together to help developers and property owners better understand the application process and what the City wants. Mr. Snyder responded that codes are complex, and each city has different zoning regulations. Commissioner Johnson pointed out that staff does have a checklist that covers most of the requirements and issues.

Chair Hayman made a **motion** to table the matter and direct the applicant to further address the following. Commissioner Hirst seconded the motion, which passed by unanimous vote (7-0).

1. The petitioner shall address the Southeast Neighborhood Plan policy matter regarding the current market demands and the commercial viability of the area. Why is it time to consider allowing residential re-development?
2. The petitioner shall prepare a project specific Architectural Plan that includes a "materials and colors story-board re-addressing the Southeast Neighborhood and PDO expectations that "dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character." The Architectural Plan shall consider the following:
 - a. Greater use of the heavier architectural elements. Brick and stone improve the durability of the home exterior.
 - b. Address the use of these architectural elements on all sides of the buildings.
 - c. Provide design elevations that include material percentage tabulations for the project.
 - d. The Architectural Plan must depict what is being built but allow for choice and flexibility for the future buyer.
 - e. Use a more durable roof shingle design.
 - f. Upgrade the window design and improve the enhancing elements.
 - g. Improve the use of building and landscape lighting.
 - h. Create interesting home addressing elements, house entry walkways, street signs, and project and park entry features for the project.
3. The petitioner shall amend the Conceptual Site Plan Submittal to address the following:
 - a. Engage a landscape architect to enhance the "landscape theme," with interesting plant materials, lighting, rock walls and other elements.
 - b. Re-design the open space predominantly turf (high-water use) and to set aside an area designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.
 - c. Adjust the setbacks along the southern lots (lots 22-33) from 15 feet to 20 feet and Lot 22 to be increased from 5 feet to 8 feet in order to meet the track perimeter requirements.

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- d. Better address the use and style of fencing, width and depth of driveways, and the parking of RV's.
 - e. Address the manner in which to provide perpetual agreement to allow an integration of additional future conversion of commercial, as part of the development.
 - f. Show any existing utility line, aqueduct, dam, ditch, or canal located within the area.
 - g. Show the location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property.
4. The petitioner shall further address the following matters:
 - a. The financial capability to carry out the planned development project.
 - b. The capability to start construction within one year of final plan approval.
 - c. Provide development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.
 5. The petitioner shall modify, as needed, the Conceptual Subdivision Layout to reflect the changes being proposed or suggested.
 6. The petitioner shall address the remaining commercial area needs to prevent any further non-conformities or applicable building/fire code issues with regards to the following:
 - a. Current/existing landscaping percentages and any reduction or losses will occur.
 - b. Remaining commercial use parking counts and circulation lanes compared to the Zoning Ordinance requirements of CZC 12.52.
 - c. Demolition and rehabilitation of building walls in meeting application Building Code Regulations, specifically the west wall area of the Ace Hardware building.

MAIN STREET TABLE OF USES UPCOMING NOTICES

Mr. Snyder said he was contacted by a City Council member who was concerned that maybe some of the proposed uses included on the proposed Table of Uses for Main Street would raise concerns from the community that would take away from the constructive discussion process. Mr. Snyder said he responded to the Council member that both the Planning Commission and the City Council agreed on the list of uses to propose for feedback. He said he believes the community feedback process is valuable. Ms. Younger presented a proposed format to post the information on the City website and include in a mailer, and received feedback from the Commissioners.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- The next Planning Commission meeting is scheduled for July 25, 2018. Mr. Snyder updated the Commission regarding items on the next Planning Commission agenda.
- Lisa Romney, City Attorney, recommended staff present Subdivision Ordinance Amendments as they are individually completed rather than waiting until the entire project is completed. Chair Hayman agreed to defer to the recommendation of the City Attorney.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the June 27, 2018 Planning Commission meeting were reviewed and amendments requests. Commissioner Hirst made a **motion** to approve the minutes as

July 11, 2018

Page 8

1 amended. Commissioner Helgesen seconded the motion, which passed by unanimous vote (7-
2 0).
3

July 11, 2018

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ADJOURNMENT

At 9:33 p.m., Chair Hayman made a **motion** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).

Cheylynn Hayman, Chair

Date Approved

Katie Rust, Recording Secretary