

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 26, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

Time:

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Commissioner Kathy Helgesen

D. MINUTES REVIEW and ACCEPTANCE

July 12th, 2017

E. COMMISSION BUSINESS

7:15 1. Public Hearing - Conceptual Site Plan- The Bridge Community Church - 1284 W 75 N

ADMINISTRATIVE DECISION

Consider the proposed Amended Conceptual Site Plan for The Bridge Community church at 1284 West 75 North.

7:30 2. Public Hearing - Conceptual Site Plan - Goodfellow/Tullius Garage - 215 West 1850 North

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for an accessory building on an unplatted parcel at 215 West 1850 North.

7:45pm 3. Public Hearing - Conceptual Site Plan -- Kim Samuelson -- 315 East 1825 North

ADMINISTRATIVE DECISION

- ✓ Grading, Cuts, Fills, Vegetation and Revegetation – The submitted plans address the requirements for cuts and fills that meet the regulation parameters.

Staff Comment: However, the plans do not address Storm Water Pollution Prevention (SWPPP) or revegetation stabilization, which must be deemed acceptable by the City Engineer and Drainage Utility Manager.

- ✓ Geology – The Plans depict a setback of 50 feet from an inferred fault from the USGS Map.

Staff Comment: This will need to be deemed acceptable by the City Engineer.

- ✓ Fire Protection – Due to the non-livable space of the proposed accessory building, it is minimally regulated by the adopted Fire Codes.

Staff Comment: The applicant will need to provide the required “utility acknowledgment” form from the South Davis Metro Fire District for verification.

- ✓ Architectural Design:

- The design of buildings proposed for construction in the Hillside Overlay Zone is encouraged to be visually compatible with the natural beauty of the foothills and canyon areas. The use of building materials in colors that will blend harmoniously with the natural settings is suggested.

Staff Comment: The plans depict metal roofing and siding for the building with a concrete wall on one side functioning both as a retaining and building wall. The plans do not address the use of colors.

- The Planning Commission may review the design and comment on the specified exterior materials and colors for all structures other than single-family dwellings. Prohibition of cedar shake roofing materials, the installation of chimney screens and sprinkling systems, as well as other fire protection measures may be required by the Planning Commission as may be recommended by the South Davis Metro Fire District.

Staff Comment: The use of metal for the roofing and walls assist with mitigating concerns of wildland fires within the foothill areas.

- All fences located on slopes of 30% or greater shall be dark brown or black vinyl coated chain link fence to blend in with the native landscaping. The following types of fences shall be prohibited from 30% slopes: uncoated chain link, masonry, block, wood, vinyl, or other sight obscuring materials. All fences on lots within the Hillside Overlay Zone shall conform to other fence regulations with respect to setback and height, as provided in this Title.

Staff Comment: The submitted plans do not indicate the installation of any fencing.

- ✓ Earthquake and Natural Hazard Acknowledgement – All owners of lots in the Hillside Overlay Zone must sign an acknowledgment of hazards and risk associated with land use in this area prior to the issuance of a building permit for any dwelling or accessory building.

Staff Comment: The acknowledge form will be provided to the applicant for signature with the issuance of a building permit issue.

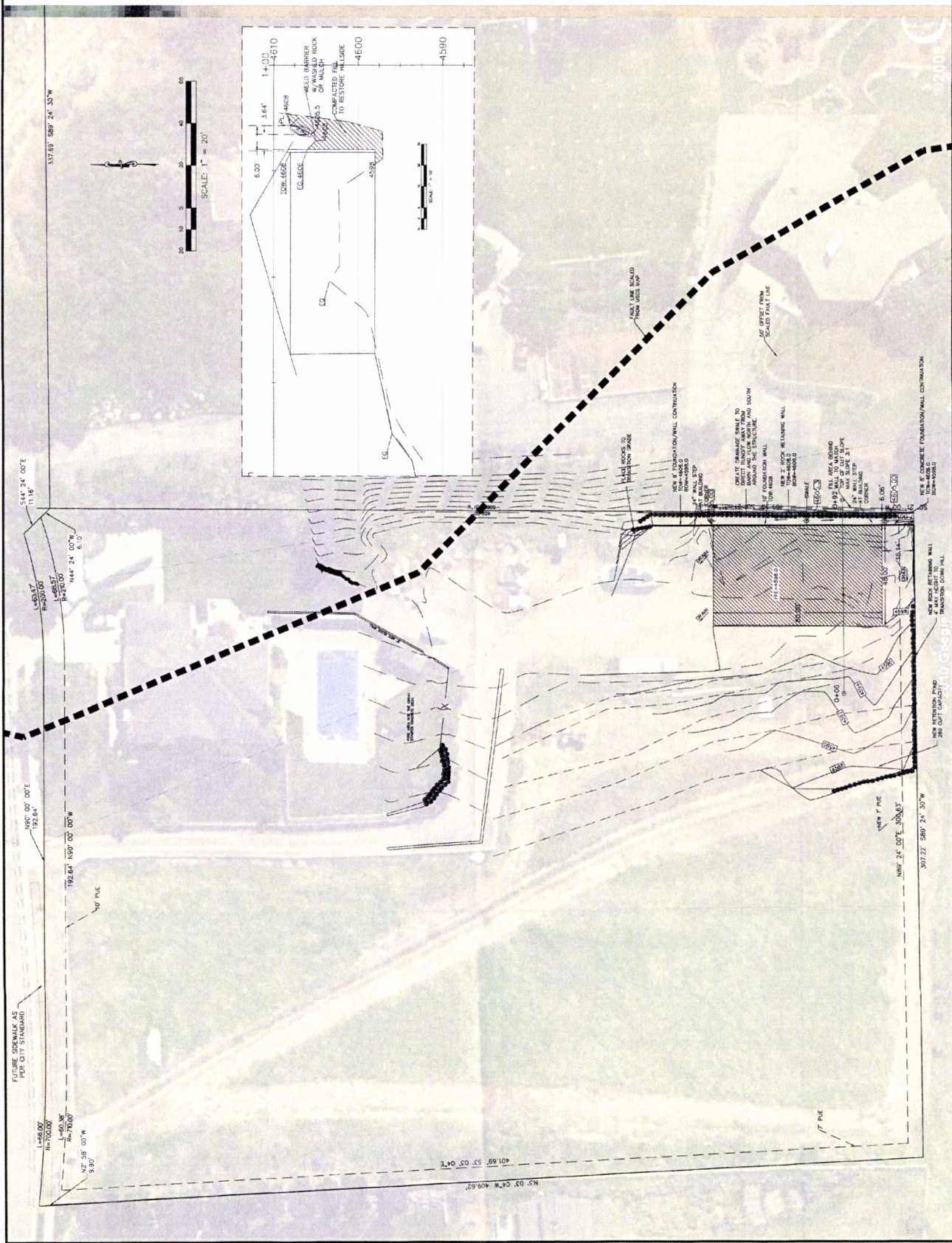
PLANNING STAFF RECOMMENDATION

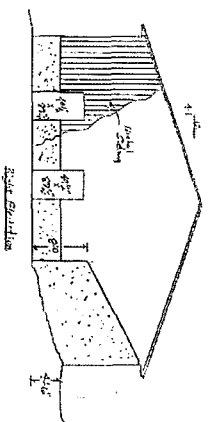
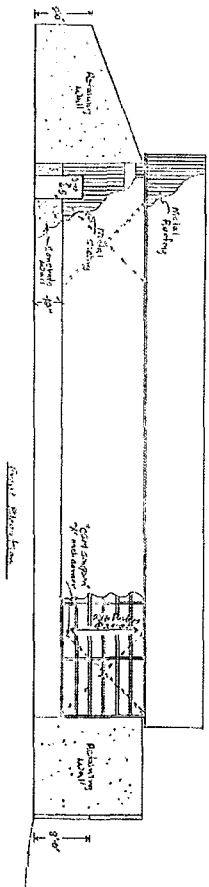
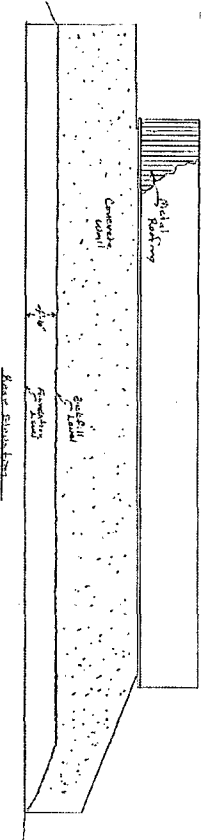
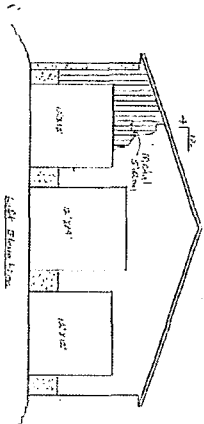
PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan the proposed accessory building development for an un-platted parcel, that is has been combined with home located at **318 East 1825 North**, with the following directives:

1. The applicant must submit a final site plan application meeting the submittal requirements of CZC 12.21.110.e of the Zoning Ordinance.
2. The required legal descriptions for one (7) foot side yard and one (7) foot rear yard easement(s) are to be reviewed and deemed acceptable by the City Engineer.
3. The site plan depicting a setback of 50 feet from an inferred fault from the USGS Map is to be deemed acceptable by the City Engineer.
4. The final site plan is list/show all utilities being provided to the accessory building and obtain the necessary “will serve” letters from any of the applicable utility providers, and more specifically from the South Davis Metro Fire District.
5. The applicant must obtain permission from the adjacent property owner to rectify the slope cut on the adjacent parcel, as deemed acceptable by the City Attorney.
6. As part of the Final Site Plan submittal, a SWPPP shall be added to the grading and drainage plan and such plan is to be deemed acceptable by the City Engineer and the Drainage Utility Manager.
7. The use of building colors are to blend harmoniously with the natural settings of the hillside and be compatible with the colors of the existing home.
8. The applicant/owner of parcel must sign an acknowledgment of hazards and risk associated with land use in this area prior to the issuance of a building permit for any dwelling or accessory building.
9. The applicant/owner will be required to pay any development fees that may be applicable for the accessory building development of this lot.

SUGGESTED REASONS FOR THE ACTION:

1. The applicant has shown how the property may be developed [CZC 12.21.110.d.2].
2. Applicable utility services and easements are required for residential development [Section 12.21.110.e.2.iii.d & Section 15-5-106(8)].
3. A final site plan application is required for completing the process to obtain approval to construct an accessory dwelling on un-platted parcels [Section 12.21.110.e].
4. The development standards and provisions set forth in the overlay zone are required in connection with all building and construction in the Hillside Overlay Zone [CZC 12.53].





3640 Sq. Ft. Agri. Barn

Owner: Kim Samelson
318 E 1325 N
Cannonville, UT
84014
Contractor: Cascade Const.
14378 N 3350 W
Cannonville, UT
84312

Tru-Bilt

Construction & Drafting

Project: Samelson Tru-Bilt

Title: Foundations

Date: 1-20-12

Scale: 1/8" = 1'

Sheet

1 of 5

RECEIVED NOV 30 2017

12 May 2017

Kim Samuelson perimeter easement description

Beginning at a point which is S89°24'30"W 337.69 feet along the section line and N44°24'30"W 6.10 feet from the NE corner of section 6 T2N R1E, SLB&M Davis County Utah and running thence; westerly along the arc of a 210.00 foot radius curve to the right for an arc distance of 68.58 feet central angle = 18°42'36" chord bearing and distance S80°36'55"W 68.27 feet, thence S90°00'00"W 192.64 feet to a point of curvature to a 710.00 foot radius curve to the right thence westerly along the arc of said curve for a distance of 60.38 feet central angle 4°52'21" chord bearing and distance N87°33'49"W 60.36 feet, thence S3°03'04"E 401.69 feet, thence N89°24'30"E 300.63 feet to the grantors East property line thence S0°21'31"W 7.00 feet along said line to the grantors south property line, thence S89°24'30"W 307.22 feet along said line to the grantors westerly property line, thence N3°03'04"W 409.62 along said line thence continuing along said line N2°58'30"W 9.90 feet to the Southerly line of 1825 North Street, thence easterly along said line the following courses and distances; curve to the left radius = 700.00 feet, arc = 67.98, chord bearing and distance = S87°13'04"E 67.97 feet, central angle = 5°33'52", N90°00'00"E 192.64 feet, curve to the left radius = 200.00 feet chord bearing and distance = N81°18'26"E 60.24 feet central angle = 17°19'28" arc = 60.47 to the grantors easterly property line thence S44°24'30"E 11.16 feet along said line to the point of beginning.



181 N. 200 West,
Suite 4
Bountiful, UT
84010

Tel: 801 298 2236
Fax: 801 298 5983
Web: www.entellus.com



NE 1/4 SECTION 6

TP

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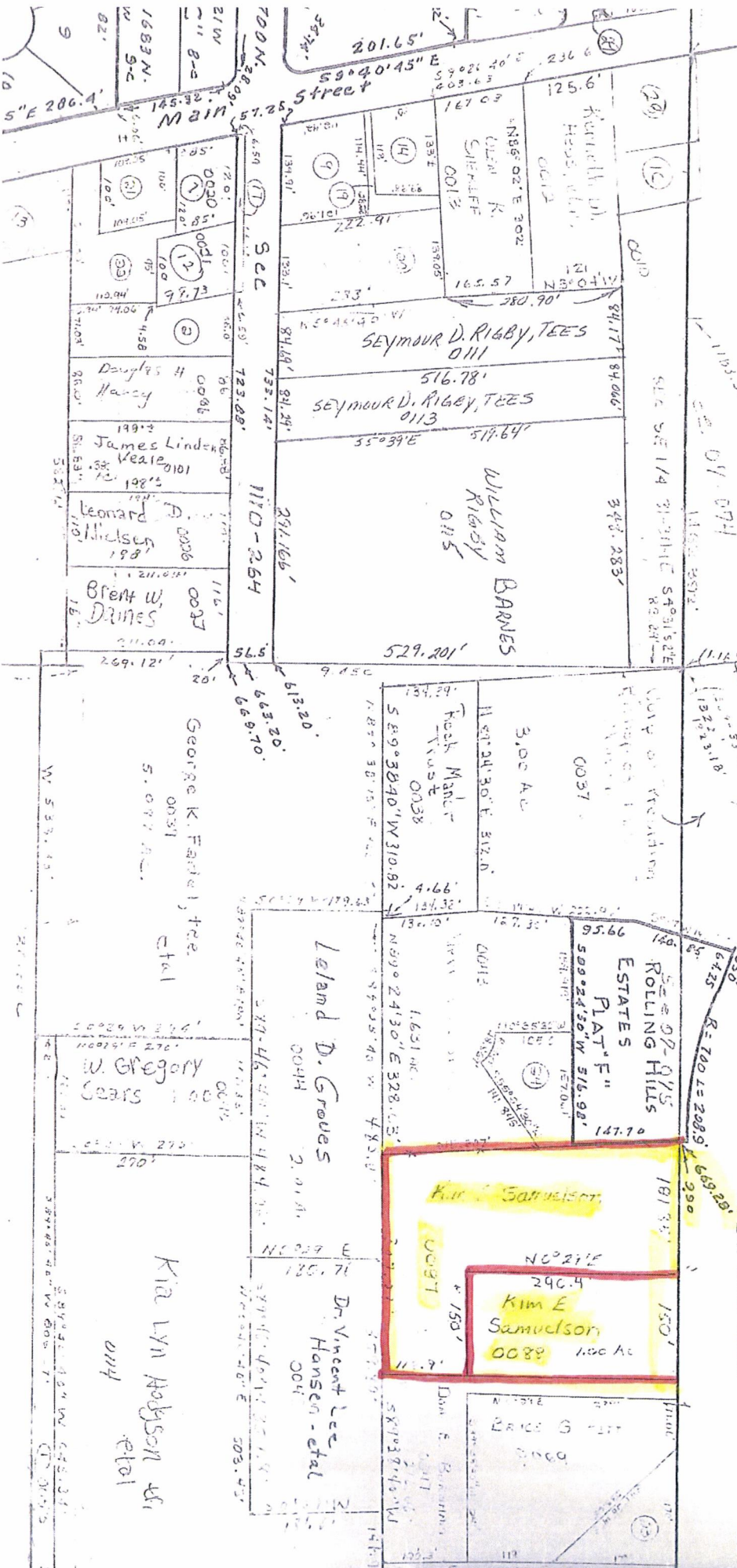
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E

Salt Lake Meridian

SCALE 200 FEET=ONE INCH

- 31- Val J. Peterson
- 32- Robert A. Clady, et al
- 33- George K. Finkel Trust
- 34- Sally D. Groves Trust
- 35- City of Provo
- 36- Bradley J. Miller
- 37- City of Provo
- 38- Alark Stansbury
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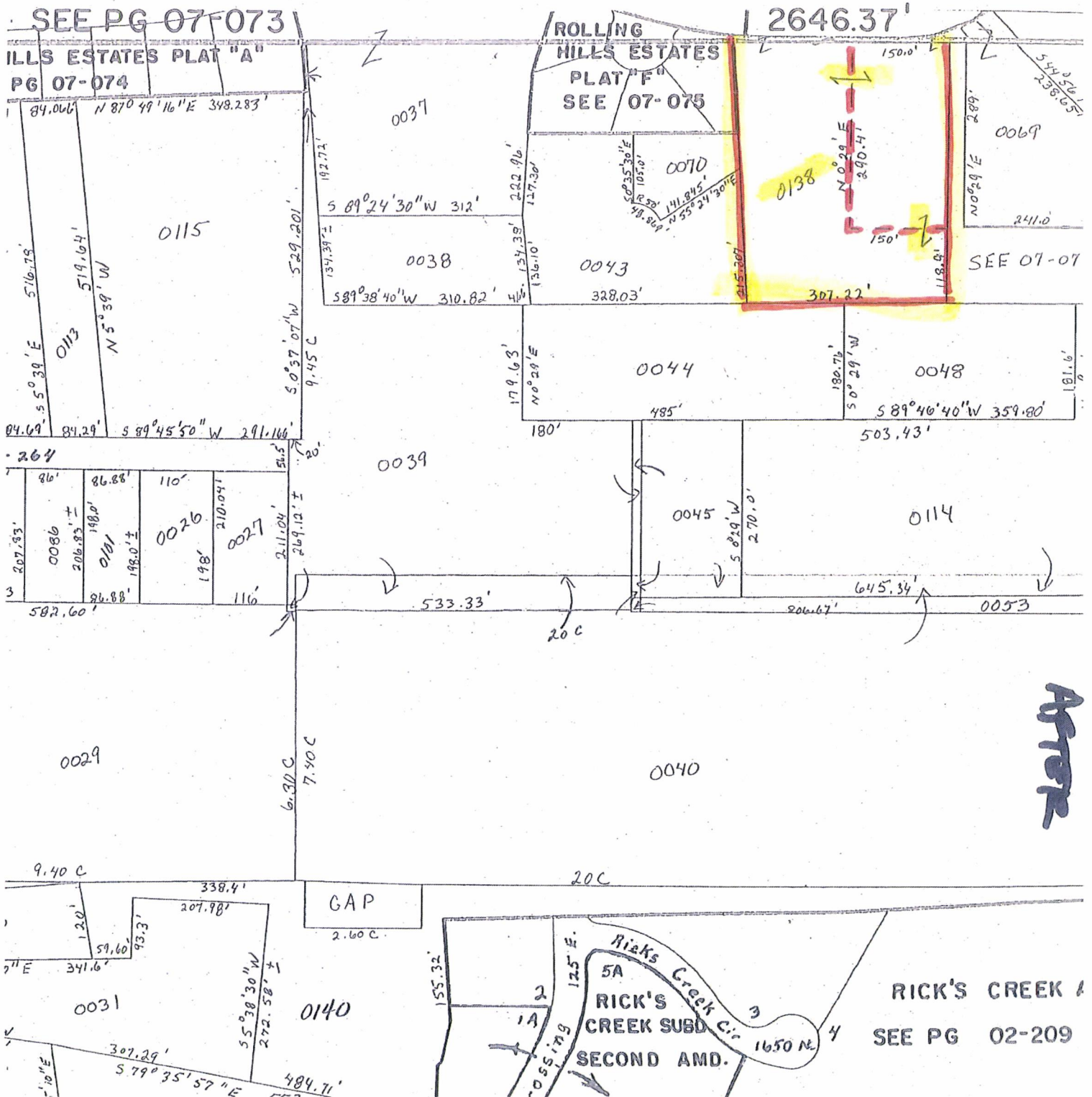
Before

Prefix

- 1. Kim Lyn Hobson et al
- 2. Curtis M. Peterson
- 3. Curtis M. Peterson
- 4. Joanne K. Mooney
- 5. William B. Rigby et al
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Wulh - Etal	1.50	0093	Sorensen, Jane M	0.27
Lyn Fadel-TRS	0.51	0099	Clay, Thomas A	0.713
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0126	Sheriff, Olen R
0132	Centerville City
0135	Ford, Michael J.
0136	Management Guidance
0138	Samuelson, Kim E
0139	Bowler, Ira Royal
0140	Rigby, William I



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/26/2017**

Item No. 4.

Short Title: Public Hearing - Reconsideration of Quick Quack Conceptual Plan – 518 N 400 West

Initiated By: Dallas Hakes, Applicant

Scheduled Time: 8:00

SUBJECT

ADMINISTRATIVE DECISION

A request to reconsider the proposed Conceptual Site Plan for Quick Quack Car Wash at 518 N 400 West, regarding the Parrish Lane Design Guidelines.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report QQ Reconsideration
- ☐ Request to Reconsider from QQ
- ☐ Bright Colors on Parrish
- ☐ QQ Colors
- ☐ QQ2
- ☐ QQ3

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

**STAFF REPORT
AGENDA: ITEM 4**

**PROPERTY OWNER/ APPLICANT: LONESTAR DEVELOPMENT
QUICK QUACK CAR WASH**

PROPERTY LOCATION: 518 NORTH 400 WEST

PARCEL SIZE: ~1.03

ZONING DISTRICT: C-M

**APPLICATION: RECONSIDERATION OF DIRECTIVES TO COMPLY
WITH PARRSIH LANE DESIGN GUIDELINES**

Background

On June 28th, the Planning Commission reviewed and recommended approval for a Conceptual Site Plan for Quick Quack Car Wash at 518 N 400 West, adding Condition number 6, that the project must comply with the Parrish Creek Design Guidelines, due to its significant presence on Parrish Lane. The motion passed unanimously.

On July 11th, Quick Quack asked for reconsideration to comply with the Parrish Creek Design Guidelines. The full request is provided in the backup material.

Request for Reconsideration – Rules and Procedure

Reconsideration is a procedural tool under Robert's Rules of Order which allows a body to reconsider the vote on a motion. It enables a majority of the members, within a limited time, to bring back a motion for further consideration after it has been acted upon. Robert's Rules of Order generally require reconsideration to be brought up at the same meeting, but it has been the City's practice to allow reconsideration of an item at the next regularly scheduled meeting. Reconsideration has special rules to prevent its abuse by a disgruntled minority, since it allows a question already decided to be brought up again. Reconsideration is a two-step process. The first step is for a member of the Commission to make a motion to reconsider the motion. This motion

must be made by a Commission member that voted on the prevailing side (i.e. Commissioner who voted to add this directive from June 28th meeting; in this case, the vote was unanimous and there is no minority vote). The motion to reconsider must be seconded and approved by majority vote. If the motion to reconsider is passed, the Conceptual Plan is essentially back on the table for discussion and action by the Commission. And thus, the second step is for the Commission to discuss the matter and to make another motion regarding the Conceptual Site Plan, with or without the directive to follow to the Parrish Lane Design Guidelines.

Parrish Lane Design Guidelines and Consideration

CZC 12.63.010 states that the Parrish Lane Gateway Area consists of “any property that has frontage on Parrish Lane, is part of a larger project that has frontage on Parrish Lane, or has significant visual presence on Parrish Lane”.

The purpose of these guidelines is to create a unified aesthetic for this corridor, to promote this area aesthetically and economically. Obviously to create this unified streetscape, some properties have to be incorporated that do not have direct frontage on Parrish Lane. Even Properties adjacent or nearby these main corridor can be subject to these guidelines, because each lot contributes to their entire aesthetic and overall use and feel of the street.

In 2009, In-N-Out Burger was subjected to the Parrish Lane Design Guidelines due to their visual presence on Parrish Lane, despite the lack of property frontage on this road. In staff’s opinion that Quick Quack would have more of a visual presence on Parrish than In –N-Out, which was subjected to the guidelines.



Figure 1 Visual presence of In- N-Out Burger from Parrish Lane



Figure 2 Approximate location of proposed Quick Quack as seen from Parrish Lane

The purpose of these guidelines is also to incorporate pedestrian and bicycle friendly design with human scaled architecture and planning. While a carwash is a not a pedestrian friendly use, the site itself will be trafficked by pedestrians passing through and around the area, and should therefore not be exempt from these standards.

As for colors and materials, the applicants main concerns, the code only states that the colors and materials uses “should harmonize with existing, surrounding development” [CZC 12.62.040(c)] but does not states specific shades or colors allowed or prohibited. Surrounding corporate companies (Chili’s, Dairy Queen) also had to mute or alter their corporate colors to comply with these guidelines in the past to create a more cohesive color palette and aesthetic for the street.

MOTION ONE:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to RECONSIDER the Conceptual Site Plan of Quick Quack Car Wash at 518 N 400 West.

MOTION 2-A (RECOMMENDED MOTION)

PROPOSED ACTION: I hereby make a motion for the Planning Commission to ACCEPT the Conceptual Site Plan of Quick Quack Car Wash at 518 N 400 West, with the following directives:

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

Reasons for Action:

- a) A complete conceptual site plan application has been submitted [Section 12.21.110(d)(1)].
- b) A conceptual site plan is not intended to permit actual development of property, merely to represent how the property may be developed and does not create any vested rights to develop [Section 12.21.110(d)(5)].
- c) The use of "car wash" is a permitted use in C-VH Zones. [12.36.040]
- d) **The property and its development will have a significant visual presence on Parrish Lane due to its proximity to Parrish Lane, Dairy Queen and the Performing Arts Center, and due to the proposed height of the building and the size of the Parrish Lane intersection.**

MOTION 2-B

PROPOSED ACTION: I hereby make a motion for the Planning Commission to ACCEPT the Conceptual Site Plan of Quick Quack Car Wash at 518 N 400 West, with the following directives:

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

Reasons for Action:

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

LoneStar Builders Inc.

Joseph Earnest
joseph@lonestarbuildersinc.com

July 11, 2017
Via Email

City of Centerville
C/O Cassie Younger
cyounger@centervilleut.com
250 N. Main Street
Centerville, UT 84014

RE: Request for Reconsideration of the Application of the Parrish Lane Gateway Standards to the Quick Quack Car Wash Site

Dear Centerville City Staff:

Lonestar Builders Inc. and Quick Quack Inc., politely and persistently request that the city reconsider its enforcement of the Parrish Lane Gateway zoning standards to the proposed Quick Quack car wash site.

The code states:

12.63.020(b): ... The Parrish Lane Gateway Area consists of any property that has frontage on Parrish Lane, is part of a larger project that has frontage on Parrish Lane, or has a significant visual presence on Parrish Lane ...

The proposed Quick Quack site is located at 518 North 400 West in Centerville. This site does not have frontage on Parrish Lane, nor is it part of a larger project that has frontage on Parrish Lane, nor does it have SIGNIFICANT visual presence on Parrish Lane. Most accurately the site will have insignificant visual presence on Parrish Lane, or at the very most, one might stretch an argument to state that it has visual presence on Parrish Lane. Under no circumstance would it be accurate to state the site has SIGNIFICANT visual presence on Parrish Lane. A Dairy Queen, Beans & Brew, Jiffy Lube, and Subway will be blocking the overwhelming majority of the view of the Quick Quack site from Parrish Lane.

The most important issue for LoneStar Builders and Quick Quack is the proposed restriction on the use of Quick Quack's standard construction materials and exterior colors. Quick Quack prides itself on consistently and uniformly creating aesthetically appealing fully automated express car washes. The Quick Quack brand requires this consistency. In addition, the preexisting Utah base of customers have come to recognize these standards and appreciate the consistent aesthetics of each car wash. This site could be economically harmed by inappropriately applying the Parrish Lane Gateway zoning standards to this site. The consistency of the Quick Quack construction materials and colors becomes even more important to the viability of the site because of its insignificant visibility from Parrish Lane.

The Parrish Lane Gateway code states:

492 W. 1200 N., Springville, UT 84663

LoneStar Builders Inc.

12.63.020(a) Design Standards and Guidelines. This Chapter establishes two kinds of design criteria: design standards and design guidelines.

1. Design standards are required in addition to other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between this Section and other applicable provisions of this Title, the more restrictive provision shall apply.
2. Design guidelines indicate additional actions that may be taken to enhance development design and achieve greater compatibility with adjacent land uses. Guidelines thus use the verb "should" (rather than "shall") signifying that the guidelines are desirable objectives to be achieved but are not mandatory requirements.

12.63.040(c)(1) All applications for site plan review of construction within the Parrish Lane Gateway Area shall include a "storyboard" with samples of the colors and materials to be used on-site. "Storyboard" materials should harmonize with existing, surrounding development.

I draw your attention to two excerpts from above. Per 12.63.020(a)(2), when the verb should is used rather than shall, it signifies a guideline that is not mandatory. Per 12.63.040(c)(1), "Storyboard" material should harmonize with existing and surrounding development.

The use of the word "should" indicates city discretion. In addition, accompanying this letter are several pictures of businesses on Parrish Lane that Quick Quack's standard construction material and colors are consistent with, and would absolutely harmonize with. In addition, included, are pictures of completed Quick Quacks that are built with standard materials and colors. The review of these images leaves no doubt of the consistency of the proposed Quick Quack with surrounding businesses.

Accordingly, if the city persists in the misclassification of the Quick Quack site as part of the Parrish Lane Gateway, Quick Quack asks, at the very least, the city exercises its discretion within the Parrish Lane Gateway code to allow Quick Quack to use the beautiful and aesthetically pleasing construction material and colors it has consistently used.

In conclusion, Quick Quack, first and foremost, desires to be a responsible commercial citizen of Centerville and has implemented plans for concessions with its neighbors on the north and south. This is done in an effort to be a good neighbor. Quick Quack requests that Centerville allows Quick Quack to maintain its identity for the reasons heretofore stated.

Please contact me with questions.

Regards,



Joseph Earnest
General Counsel
LoneStar Builders Inc.
801.400.1944
joseph@lonestarbuidersinc.com

492 W. 1200 N., Springville, UT 84663

















**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/26/2017**

Item No. 5.

Short Title: Public Meeting – Southeast Neighborhood Plan - Pages Lane Scenarios

Initiated By: Planning Commission

Scheduled Time: 8:15

SUBJECT

A discussion of limited scenarios for land use planning within the Pages Lane Commercial District. The Staff is currently working on the Scenario Ideas and will post later or provide them at the meeting

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/26/2017**

Item No. 6

Short Title: Community Development Director's Report

Initiated By:

Scheduled Time: 8:40

SUBJECT

Upcoming agenda items: Parrish Creek Final Subdivision
Legacy Commons Conceptual Site Plan

RECOMMENDATION

BACKGROUND

- Consider the proposed Conceptual Site Plan for an accessory building on an unplatted parcel at 315 East 1825 North.
- 8:00 4. Public Hearing - Reconsideration of Quick Quack Conceptual Plan -- 518 N 400 West
- ADMINISTRATIVE DECISION
- A request to reconsider the proposed Conceptual Site Plan for Quick Quack Car Wash at 518 N 400 West, regarding the Parrish Lane Design Guidelines.
- 8:15 5. Public Meeting -- Southeast Neighborhood Plan - Pages Lane Scenarios
- A discussion of limited scenarios for land use planning within the Pages Lane Commercial District. The Staff is currently working on the Scenario Ideas and will post later or provide them at the meeting
- 8:40 6. Community Development Director's Report
- Upcoming agenda items: Parrish Creek Final Subdivision
Legacy Commons Conceptual Site Plan
- 8:45 7. City Council's Actions Report
- Incentives for Historic Landmarks Register
Porter Lane property Rezone

F. ADJOURNMENT

CENTERVILLE

Staff Backup Report
7/26/2017

Item No.

Short Title: July 12th, 2017

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- July 12, 2017 PC meeting minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, July 12, 2017

7:00 p.m.

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

MEMBERS PRESENT

David Hirschi, Chair

Cheylynn Hayman, Vice Chair

Kevin Daly

Kathy Helgesen

Gina Hirst

Logan Johnson

Becki Wright

STAFF PRESENT

Lisa Romney, City Attorney

Cory Snyder, Community Development Director

Cassie Younger, Assistant City Planner

Luanne Hudson, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER – Commissioner Hayman

MINUTES REVIEW AND APPROVAL

The minutes for the Planning Commission meeting held June 28, 2017 were reviewed and amended. Commissioner Helgesen made a motion to approve the minutes as amended. Commissioner Hirst seconded the motion and it passed (6-1) with Commissioner Hayman abstaining.

PUBLIC HEARING – ZONE TEXT AMENDMENT – LEGISLATIVE DECISION,
Consider the proposed Zoning Text Amendments for CZC 12.12, “Definitions”, CZC 12.34,
“Commercial Zones”, and 12.36, “Table of Uses”, all regarding the definition, use, and
parameters of “Construction Sales and Service” in Commercial Zones and the associated
allowance of outdoor storage yards.

Community Development Director Snyder reported on the application and reminded the Commissioners that at the June 14 meeting, the Commission tabled any action and directed Staff to prepare modifications to:

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

Director Snyder explained that the City is the petitioner and this request is associated with the fire station on Main Street that may move to another location. The City would like to allow a

1 local construction contractor to acquire the existing fire station facility and reuse it for their
2 business. He said the City Council recently directed Staff and the Planning Commission to consider
3 and evaluate whether “Construction Sales and Services” ought to be allowed in the Commercial-
4 Medium (C-M) Zones. Director Snyder recommended the Planning Commission focus on whether
5 this type of use is consistent with the City’s General Plan, the neighborhood plans where the C-M
6 Zone exists, and whether it is consistent with the purpose of the C-M Zone.

7
8 Director Snyder said Staff proposes a new use named “Construction Sales and Services,
9 Limited” that is narrowed from the larger category of “Construction Sales and Service”. The
10 “Limited” definition disallows outdoor storage and requires that the activities of the business be
11 conducted within an enclosed building. He said with the Commercial-Medium Zone only used on
12 the south Main Street corridor, this particular use may come in conflict with the design guidelines
13 of the form-based code. He said the Commission might want to consider whether this should be
14 a Permitted Use, as drafted, or as a Conditional Use.

15
16 Chair Hirschi asked Staff if this is a change of use and Director Snyder said it is a change
17 of use under zoning but not a change of use of occupancy relating to the Building Codes, both the
18 fire station and the proposed contractor’s office are “B” Occupancy Groups.

19
20 Shane Shupe spoke as a representative of Shupe Electric, the company that may purchase
21 the fire station building. He said he feels comfortable with the zoning code as described. He said
22 they have no plans to remodel the facility now, but over time there may be some development on
23 the lot. Chair Hirschi asked Mr. Shupe if he felt their planned use of facility would meet the
24 guidelines outlined in the Staff Report. Mr. Shupe said yes, that most of their equipment is kept
25 at a storage site in another city. He asked for a clarification on what is considered large
26 equipment that is not allowed to be kept on-site. He asked if a 4x4 box or an equipment lift
27 would be considered large pieces of equipment.

28
29 Director Snyder explained that under the new definition of “Construction Sales and
30 Service, Limited” everything must be stored inside the facility and that would include even the
31 mentioned scissor lifts. Mr. Shupe asked if vehicles are permitted to be stored outside. Director
32 Snyder answered that anything over a one-ton truck is considered large equipment and could not
33 be stored outside of the building.

34
35 Chair Hirschi opened the public hearing at 7:36 p.m. and ask for public comments. Director
36 Snyder said he received emails from two citizens who had comments but were not able to attend
37 the meeting: Nancy Smith and Robyn Neville. Director Snyder said the specific concerns were
38 about enforcement of the City’s zoning code. Chair Hirschi said he received the emails and felt
39 the issues had been addressed in Staff’s report. Chair Hirschi made a **MOTION** to include the
40 two emails in the public record. Hearing no opposition to the motion, he said the emails would be
41 included in the public record.

42
43 Seeing no one else wanting to make a public comment, Chair Hirschi closed the public
44 hearing at 7:40 p.m.

45
46 Commissioner Johnson said enforcement of the City’s zoning code could be a problem
47 because the City may not have the resources to follow-up on citizen complaints about zoning code
48 violations. He said he understood the public comment about getting ahead of zoning code
49 violations by not allowing this kind of use and he asked for Staff’s input. Director Snyder said he

1 thought the emailed public comments were based upon the previous complaints about auto
2 dealership on Main Street. He said that use brought up the question of what constitutes allowable
3 accessory uses. He said one person's view of accessory use might be different from another
4 person's view. He said that is where enforcement comes in and is why the Commissioner's may
5 want to discuss permitted use or conditional use on this application.

6
7 Chair Hirschi said the Planning Commission has spent a lot of time looking at Main Street
8 and much of what they have sent to the City Council has not been approved. He said the
9 Commission is left with a commercial strip along Main Street and should do the best they can with
10 it. Chair Hirschi commended Staff's efforts to come up with a definition for "Construction Sales
11 and Service, Limited" that included areas of protection and he said he favors the proposal.

12
13 Commissioner Helgesen said enforcement is also her concern and she does not want to
14 create anything that has an industrial look on Main Street. She said she is more comfortable with
15 the new code that does not allow outdoor storage.

16
17 Commissioner Wright said Staff's new definition of "Construction Sales and Service,
18 Limited" largely addressed her concerns. However, she is concerned about the bigger picture and
19 wondered if the Commission should hold out for zoning that supports the Main Street Plan and
20 form-based code. She said approving this application would undermine those plans.

21
22 Chair Hirschi agreed but said, on the other hand, this is a newer building that will exist for
23 some time, and even with the vision of form-based code, he does not foresee the use on this location
24 changing. He said the Commission has opportunities to ask for compliance with form-based code
25 when owners remodel their facilities. He said other locations along Main Street would need to be
26 in compliance if there is a change of use. He feels the Commission may be shutting off potential
27 uses that will benefit Main Street if they say no to this application.

28
29 Commissioner Hirst expressed her opinion that it is better to have a business occupy the
30 facility than to have a vacant building. She said it is a newer building that no one is going to tear
31 down in the near future, and that this use is a good interim solution that keeps Main Street viable.

32
33 Commissioner Daly said, as far as enforcement goes, it is always going to be a challenge.
34 He said he felt some of the issues raised in the public comment have been addressed by not
35 allowing outdoor storage, and limiting it to indoor storage.

36
37 Commissioner Daly made a **MOTION** for the Planning Commission to recommend to the
38 City Council the amendments to the Centerville City Zoning Ordinance, as stated in the Staff
39 Report with suggested Reasons for the Action (a-g). Commissioner Helgesen seconded the
40 motion. Chair Hirschi asked Staff to fix the numbering on Special Regulation 12.34.080. The
41 motion passed unanimously (7-0).

42
43 **REASONS FOR THE ACTION (FINDINGS):**

- 44 a. The Planning Commission finds that the "decision to amend the...zoning ordinance is a
45 matter within the legislative discretion of the City Council as described in CZC
46 12.21.060.a.1.B.
47 b. The Planning Commission finds that the current use of C-M Zoning is limited to the South
48 Main Street Corridor, from Parrish Lane to Porter Lane.

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

DISCUSSION - SOUTHEAST NEIGHBORHOOD PLAN - PAGES LANE COMMERCIAL DISTRICT, Discuss Staff analysis and possible scenarios and General Plan amendments.

Director Snyder reported on Staff's analysis, possible scenarios and General Plan amendments for the Southeast Neighborhood Pages Lane Commercial District. He said Staff has researched property valuations, parks & open space, and park development scenarios. He said Staff is seeking direction from the Planning Commission on which option(s) to pursue. Director Snyder suggested that the Planning Commissioner and Staff prepare proposals and then invite additional stakeholders, property owners and businesses to a public hearing.

Director Snyder said the eastern half of the Southeast Commercial area is ripe for redevelopment. He said the middle section near Deseret Industries is a good place to establish a buffer and to create a space for public access to public space. He said planning for the western half of the area is on a longer horizon. Director Snyder said the eastern half of the property has a total of 8.17 acres with a valuation of \$4.7 million. He reviewed the four possible scenarios:

1. City Acquisition for a 3-acre park - \$1.72 million
2. City Acquisition for a Pocket Park - \$391,000 for .68 acre
3. Private/Public Partnership – Joint use of Residential Development Open Space and Public Use/ Easement
4. Island View Park – Exchange Land Water Conservation Fund Grant

Director Snyder said, from his standpoint, the public/private partnership is a feasible plan. He said a proposal for the City to purchase a 3-acre park will likely delay development 5, 7, or 10 years down the road and leaves open the question of what to do with the vacant space in the interim. All the Commissioners participated in a detailed discussion about the proposed alternatives.

Chair Hirschi said the Commission has always talked taking a holistic approach that comprehends both the east and west sides of the area. His hope is that the planning for the east side has a favorable impact for the west side as well. He said Deseret Industries has already indicated they are willing to consider participating in the development in some way. Director Snyder agreed and said their plan will include language that demonstrates the benefit to the west side. Chair Hirschi said he would like to make a recommendation to the City Council that includes

1 a park, residential, and commercial development that can be done using a variety of funding
2 sources including public-private partnerships and grants.

3
4 Commissioner Wright complemented Staff on the report. She said it is important that the
5 Commission does not completely shut the door on the Scenario 4. She wondered if other grants
6 might be available.

7
8 Commissioner Hayman inquired about Scenario 3 and asked Staff to confirm that \$201,000
9 was the entire amount of park impact fee that would be generated by the high-density option (12
10 units per acre). Director Snyder said yes. She asked if there were any other grants like the Island
11 View grants, or state or federal funds available. She said she is not enamored of pocket parks and
12 would like to see a decent sized park. Commissioner Hayman asked that Staff put forth a proposal
13 for a park like a destination park, skate park, dog park, chess park, or splash pads. She may be
14 willing to consider up to 8 units per acre for a park of that type.

15
16 Commissioner Daly said it is clear the public does not have an appetite for high-density
17 residential development in this area. He estimated 4 units per acre would be most acceptable, but
18 thinks 8 units per acre is pushing it. He said mixed use is the only thing that makes sense in this
19 area. He said the public said loud and clear they want a park, and he said he thinks Centerville is
20 under-parked. He reasoned that using grant funds meant for Island View Park would leave the
21 City even more under-parked. He said the Porter Walton park is about 2.5 acres and he would like
22 to see a similar-sized park on Pages Lane, not a pocket park. He summarized his vision as leaving
23 the commercial as-is, putting in low-density residential with a decent-sized park.

24
25 Commissioner Hirst looked up national park standards online and reported that statistics
26 show Centerville is under-parked when you subtract out the 160 acres of mountain land that is not
27 readily available for public use.

28
29 Chair Hirschi said the City is still struggling with the cemetery issue. Director Snyder said
30 the City Council had recent discussions about the cemetery issue and he suggested the
31 Commissioners read recent City Council meeting minutes on Novus to see their discussions.

32
33 Commissioner Johnson said he would like to speak against mixed use at this particular site
34 and he is in favor of a park and residential development at 8 units per acre.

35
36 Commissioner Wright shared the stories she had heard from citizens saying how the
37 community park was largely funded and finished through the donations of citizens planting trees
38 and grass. She said they looked upon it as a coming together of the people of Centerville and said
39 if you tax us for a park you are removing the opportunity for us to come together as a community.
40 She said a park will come at a cost but there are different ways to cover the cost.

41
42 Chair Hirschi said the Commission does not need to make a decision based on what one
43 developer wants to do, but their input is helpful because they study market trends. He said the
44 City may not have to go down the road of high density if other stakeholders will participate. He
45 prefers a plan that is feasible, pleasing to the residents of the city, and benefits stakeholders on
46 both the east side and west side of the area. He asked Staff to provide a scenario for a buffer park,
47 some residential, some mixed use and language to craft that into the City's ordinances.

48

Commissioner Wright made a **MOTION** to direct Staff to prepare scenarios for:

- 1) Mixed Use
- 2) Park with Public/Private Partnership (Scenario 3)
- 3) Park

The motion was seconded by Commissioner Hayman. To clarify, Director Snyder repeated that he understood the Commissioners were asking for thematic scenarios with park elements and discussions about density. The motion passed unanimously (7-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- Bridge Community Church
- Kim Samuelson Barn – Hillside Overlay Zone
- Goodfellow/Tullius Barn – Adjacent to the Bleak project that was recently approved.
- Quick Quack Car Wash – Reconsider the requirement for Parrish Lane Design Guidelines.
- Southeast Development Pages Lane – Thematic Element Review

CITY COUNCIL ACTIONS REPORT

- William Davies Rezone - Passed
- Moss Acres Rezone – Passed

ADJOURNMENT

Commissioner Hayman made a **MOTION** to adjourn. Commissioner Wright seconded the motion, which passed unanimously (7-0). The meeting adjourned at 9:27 p.m.

David Hirschi, Chairman

Date Approved

Luanne Hudson, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/26/2017**

Item No. 1.

Short Title: Public Hearing - Conceptual Site Plan- The Bridge Community Church - 1284 W 75 N

Initiated By: Loren Panratz, Applicant

Scheduled Time: 7:15

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Amended Conceptual Site Plan for The Bridge Community church at 1284 West 75 North.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ PC Staff Report Conceptual Site Plan Bridge Community Church
- ☐ Conceptual Site Plan Submittal by Applicant

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNERS: TERRY KARTCHNER, TRUSTEE
1924 WEST RIVERS EDGE LANE
ST. GEORGE, UTAH 84770
(terryksouth@gamil.com)

APPLICANT: LOREN PANKRATZ
THE BRIDGE COMMUNITY CHURCH
P.O.BOX 504
CENTERVILLE, UTAH 84014
(loren@thebridgeutah.org)

PROPERTY LOCATION: 1284 WEST 75 NORTH
APN: 06-144-0001

PARCEL SIZE: 0.83 ACRES

ZONING DISTRICT: INDUSTRIAL HIGH (I-H)

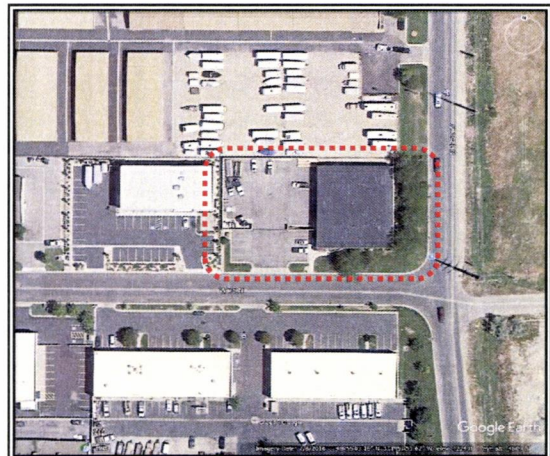
LAND USE APPLICATION: AMENDED SITE PLAN (CONCEPTUAL) –
ALTERATION OF THE PARKING LOT

STAFF RECOMMENDATION: CONSIDER ACCEPTING THE REQUEST

BACKGROUND

The petitioner, Mr. Loren Pankratz of The Bridge Community Church, desires to move their place of worship to a location in the West Centerville area, currently Zoned Industrial-High. The chosen site is located at 1284 West 75 North, previously used by Bountiful Glass Company, which in 1997 also received a CUP approval for their particular use.

According to the Zoning Ordinance, this particular use requires the approval of a Conditional Use Permit from the City's Planning Commission.



However, as part of CUP request on May 24, 2017, the Planning Commission tabled action and directed the applicant, as follows:

- ✓ *The applicant must submit an “Amended Site Plan” Application to determine whether the loading area reconfiguration and new circulation pattern complies with applicable ordinance regulations (see CZC 12.21(i)).*
- ✓ *Also, for the information of the applicant, a site plan amendment is a two (2) step process consisting of Conceptual Site Plan and 11 Final Site Plan, which may not be combined into one submittal (see CZC 12 12.21.110(c)(1)).*
- ✓ *As part of the Amended Site Plan submittal, the applicant needs to request and provide the necessary information for obtaining an “Off-site Parking Approval” from the Planning Commission (see CZC 12.53.070(b)).*
- ✓ *More particularly, the applicant shall also address in writing the elements of Criterion 5.*
- ✓ *As part of the request for off-site parking, the applicant is to obtain, in writing, recommendations from the Public Works Director, City Engineer, and the Police Chief regarding the viability of using local streets for off-site parking purposes to satisfy the required parking standards and more specifically the use of 1250 West (an arterial street).*
- ✓ *With the loading areas being reconfigured for parking, as part of the amended site plan submittal the applicant is to address whether the doors are to remain operational or be removed and the space be filled in with other materials or glass windows.*

NON-CONFORMITY MATTERS OF THE PROPERTY

According to City zoning records, the building located on the proposed site received a final site plan and a conditional use approval, concurrently in 1997, when the area was previously zoned Business Planned (B-P) Zone. The records indicate that these approvals were for the Bountiful Glass Company, an office, assembly, and warehouse use.

Today, the property is zoned Industrial High (I-H). As indicated earlier, the applicant desires to re-occupy the building and use it for a Church, or Place of Worship. According to Section 12.22.080, any Non-conforming Development that is consistent with the originally approved plan shall be deemed compliant with the current zoning ordinance.

In review of the site layout diagram submittal to address the required on-site parking and loading matters, it appears that the parking and loading are to be reconfigured. This reconfiguration is subject to CZC 12.21.i of the Ordinance, which requires any amendment to be reviewed and approved either by the Zoning Administrator (subject to limitations) or the Planning Commission. Such an amendment must meet all applicable zoning ordinances (*as currently adopted*), provided the amendment does not affect a previous specific condition of approval from the City.

On March 12, 1997, the Planning Commission approved a CUP for the Bountiful Glass Company with a Condition as follows:

“Condition 1 – Expansion of/or change in the nature of the use will result in another conditional use hearing and review.”

Although, the original use no longer exists, the term “nature of use” is not clearly defined and the “nature” of the use being proposed is completely different. Therefore, the Zoning Administrator

was unable to make the needed findings to allow an administrative staff approval (*see CZC 12-21-110.i*). Consequently, staff believes that the amendment is rightfully subject to the Commission's review to determine if the parking and loading areas provided satisfies the parking and loading requirements, as part of an amended site plan approval. Section 12.52.050 states the following:

Alteration Where Parking Insufficient. A building, structure, or use which lacks sufficient parking as required by this Chapter may not be altered or enlarged or the use changed unless additional parking for the alteration or enlargement is supplied that meets the requirements of this Chapter.

In this nonconforming case, the site plan amendment is limited to meeting or satisfying the parking and loading requirements (*see CZC 12-52.050*) for the proposed change of use to a "Church or Place of Worship."

CONCEPTUAL SITE PLAN REVIEW

According to the applicant's submittal, it no longer involves a request to approve off-site parking. Instead, the submittal intends to meet the minimum on-site parking requirements and mitigate any concerns with overflow parking via use of other neighboring parking lots during their excepted off-peak business operation hours (*see their submittal attachments*).

Applicable Requirements for Parking & Loading

Applicable Parking Requirements

Use	Minimum Standard	Needed on Site
Church or place of worship	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 20 inches of bench space shall be considered as 1 seat
<u>12.52.060 Parking Calculation</u> The following provisions shall be used to calculate the total number of parking spaces required by this Chapter. More Than One Use on Lot. If a lot or parcel contains more than one use, parking spaces shall be provided in an amount equal to the total of the requirements for each use unless shared parking is permitted pursuant to this Chapter. Fixed Seating. Parking requirements based on seating area, such as benches, pews or other forms of fixed seating, shall be calculated at the rate of one seat per 20 inches of seating area. Square Foot Basis. Parking requirements based on square footage shall be calculated using gross floor area (GFA) unless otherwise provided in this Chapter or elsewhere in this Title.		
Total Needed (GFA)	GFA = 2,957 sq. ft. (Assembly Area)	Required Stalls (30 stalls)

Total Provided	Proposed Revised Parking Lot	35 stalls are depicted
-----------------------	-------------------------------------	-------------------------------

Minimum Parking Requirement Discussion - By calculations provided, the needed parking is 30 stalls, with 35 stalls being provided. However, the staff recognizes that the building is about 10,000 square feet. Consequently in accordance with calculation regulations, any amended site plan approval must account for more than one use on a lot, if any. Thus, the areas not used for assembly must either be accessory uses that do not create additional parking demand, or additional stalls must be provided.

According to the submittal, there are no plans to have any additional uses. All other areas will be used for classrooms, nursery, pastor's office, and restrooms. These appear to be uses that support the assembly use and will not be leased or operated other than for worship activities. If this is the case, then there would only be one (1) use on the lot and the provided 35 stalls exceed the minimum required for a "Church, or place of worship."

Parking Stall & Drive Isle Dimensions - All two-way drive isles are required to be 25 feet in width. The site plan depicts only 24 feet. However, the parking stall depths referenced are 20 feet in depth, where only a 19-foot depth is required. Thus, there is adequate space to meet the requirements of the ordinance (*see CZC 12.52.310*).

PLANNING STAFF RECOMMENDATION

[PROPOSED ACTION]: I hereby make a motion for the Planning Commission to **ACCEPT** the Conceptual Site Plan for The Bridge Community Church to be located at 1284 WEST 75 NORTH, with the following directives:

1. A final site plan application shall be submitted addressing the submittal criteria of CZC Section 12.21.110.e.2 of the Zoning Ordinance.
2. A tabled consideration of a conditional use permit for the Church or place of worship may also accompany the Final Site Plan submittal.
3. The site plan and revised parking shall be limited to a single land use of a Church or place of worship. Any desire to create a multiple use or multi-tenant use shall be subject to a different approval in accordance with any applicable development standard or regulation.
4. Obtain a use approval for a Church or place of worship through a separate Conditional Use Permit.

REASONS FOR ACTION

- a) The conceptual site plan submittal has adequately shown how the property may be developed, as per CZC 12.21.110.d.2.
- b) In this nonconforming case, the site plan amendment is limited to meeting or satisfying the parking and loading requirements (*see CZC 12-52.050*) for the proposed change of use to a "Church or Place of Worship."
- c) The amendment to the parking is rightfully subject to the Commission's review to determine if the parking and loading areas provided satisfies the parking and loading requirements, as part of an amended site plan approval, *see CZC 12.52.050*.
- d) The other non-assembly uses are limited to supporting the assembly use and will not be leased or operated other than for worship activities.
- e) A Church or place of worship if a use requiring a CUP approval in the I-H Zone.



July 5th, 2017

Centerville City Community Development Department
655 N 1250 W
Centerville, UT 84014

Centerville Community Development Department:

Our recent application for a conditional use permit that sought to use the facility located at 1284 W 75 N in Centerville as a place of worship was tabled. This action was taken on the recommendation of the Centerville community development staff who saw a need for an amended site plan application in order to study the parking situation further. It is our hope that this amended site plan process can answer the questions needed to allow for the proposed conditional use.

Legal Description and owner: The legal description of the property in question is:

All of Lot 1, EVERGREEN BUSINESS PARK, A Subdivision of part of Section 12, Township 2 North, Range 1 West, Salt Lake Meridian, in the City of Centerville, according to the official plat thereof, State of Utah.

This property is currently owned by the Terry H. Kartchner Trust with Terry H. Kartchner named as the trustee.

Adjacent property lots and owners: The property is the former Bountiful Glass building, and it sits at the corner of N 1250 W and W 75 N. The property to the West is 1312 W and is owned by SULADIO HOLDINGS LLC. The property adjacent to the Bountiful Glass building to the North is located at 167 N 1250 W and is owned by Aspen Springs Storage LLC.

Landscaping: We are not proposing any significant landscaping changes.

Fences, lighting, Signs: The current parking lot is divided into two lots separated by a cinderblock wall and a retractable fence. Our site proposal removes the retractable fence and approximately 50 feet of cinder block wall (25 feet on each side) in order to increase visibility in the parking area.

Utilities: There is currently a fire hydrant at the street at the property line dividing this property with the property at 1312 W. It is approximately 150 feet away from the Bountiful Glass building. Across the street on the East side of 1250 N there is another fire hydrant. This hydrant is 175 feet from the Bountiful Glass building.

Drainage and Grading: We will not be altering the 1997 site plan's drainage or grading.

Parking lot modifications: The attached site plan drawings and parking lot drawings show several alterations to the 1997 site plan. First we would like to remove the portion of the block wall that divides the current parking lot. Second, we would like the four loading zones to be transitioned to parking lot. We believe there is enough

Reach Teach Grow Go

P.O. Box 504 Centerville, UT

e-mail: info@thebridgeutah.org

www.thebridgeutah.org

space to allow for two way traffic through the parking lot, but would have no problem instituting a one way drive if Centerville City would like. Third, we will be adding additional parking stalls, relocating the existing handicap stall as well as adding an additional handicap stall.

Parking Calculation: I am including drawings that show how we plan on utilizing the space inside the building. While the building is 10,456 square feet, only 2319 square feet will be used for seating in the assembly area (2226 square feet in the main assembly plus 93 square feet in the cry room = 2319 square feet of seating space). The total assembly area including stage 2957. The proposed church floor plan includes 638 square feet of stage, 226 square feet of storage, a 93 square foot cry room, 1436 square feet of foyer space (lobby), 500 square feet of office space, 700 square feet of restroom and break room, and about 3250 square feet of children ministry area. The assembly area is primarily used on Sundays. Typically, parents check their children into children's church in the children's ministry area where kids worship and learn lessons from the Bible in an age appropriate environment, and adults congregate in the assembly area for worship. On a Sunday morning only the assembly area (sanctuary) includes individuals who will need to park vehicles. The rest of the space we will be using at the same time is composed of areas for children who's parents are in the sanctuary. The Foyer is an entry space and an area for parents to check their children into the children's area and is not in use during the Sunday morning services. While the office area and break room (warming kitchen) may be used during the week, it is also not used during the Sunday morning worship service. Centerville Zoning code 12.52.300 lists identical minimum parking requirements for both reception centers and places of worship. This standard for churches with no fixed seating or reception centers is 1 parking stall per 100 square feet. Recently, the Centerville planning commission approved a conditional use permit for Arcoiris Reception Center located at 1343 W 75 N in Centerville. This site is on the same street as the Bountiful Glass building and is located in the same IH zone. Based on Centerville staff's evaluation it was determined that the site required 44 parking stalls. The staff report makes clear that that the assembly area is what drives this calculation according to the standard of 1 stall per 100 square feet. Though the Arcoiris Reception Center has a total of 5801 square feet, it was determined that the minimum requirement for parking stalls is based on the assembly area, which was 4423 square feet. Applying this same standard to The Bridge Community it appears the minimum required parking stalls of on-site parking stalls is 23. Our proposed parking lot design accommodates 35 stalls.

Mitigating Additional Parking: While it appears the site meets the on-site minimum requirements, the church recognizes that it may use additional parking. This was the case with Arcoiris Reception Center as well. In their conditional use permit hearing the owners noted that they have another facility that is used in a manner they expect this facility will be used and it sometimes has 90 cars that need to find parking for events. The minutes from the 4/12/17 meeting note that Mr. Snyder commented that the staff had evaluated the parking based on assembly area and determined that the 44 stalls met the minimum requirement and that because the reception center's primary business hours are in the evenings staff believed the parking to be sufficient because the primary hours of use are in the evening and will not generally conflict with the daytime use of surrounding businesses. According to the minutes of that meeting, Mr. Snyder also noted "there is additional parking available on the street," and the staff report of the Arcoiris Reception Center's conditional use permit notes that the Centerville Police Chief stated that he is "not concerned about traffic in the area." We believe similar considerations apply to the Bountiful Glass property as our primary hours of operation are predominantly evenings and weekends. At our current location we do not have a need to park 90 cars at even peak times. The Arcoiris Reception Center was not required to secure additional parking to mitigate their parking needs and The Bridge Community should not be required to do so either for the same reasons. With that said, The Bridge Community has signed affidavits with neighbors who are willing to allow The Bridge Community congregants to park in their lots during The Bridge Community's peak parking hours (Sunday Mornings). These sites are within 500 feet of the Bountiful Glass building. 50 of these additional stalls are on the same side of the street as The Bountiful Glass building and sit on contiguous parking lots. Another lot across 75 N (1287 W and 1299 W) has offered us the use of 16 parking stalls on Sundays as well, but it is unlikely that we will need these stalls. Cars parked in the contiguous lots can walk from their parking stall to the church without needing to walk into the street and if they choose to walk in the street it they would not

cross the street to get to the church. There is generally very minimal use of the facility during the week, with Sunday mornings being the primary time of use.

Below you will find a map showing the parking areas available to The Bridge Community during peak parking times. Also attached is a copy of the 1997 site plan, a new parking layout, and a floor plan map detailing the building's use. I will also include copies of the parking agreements we have secured to date.

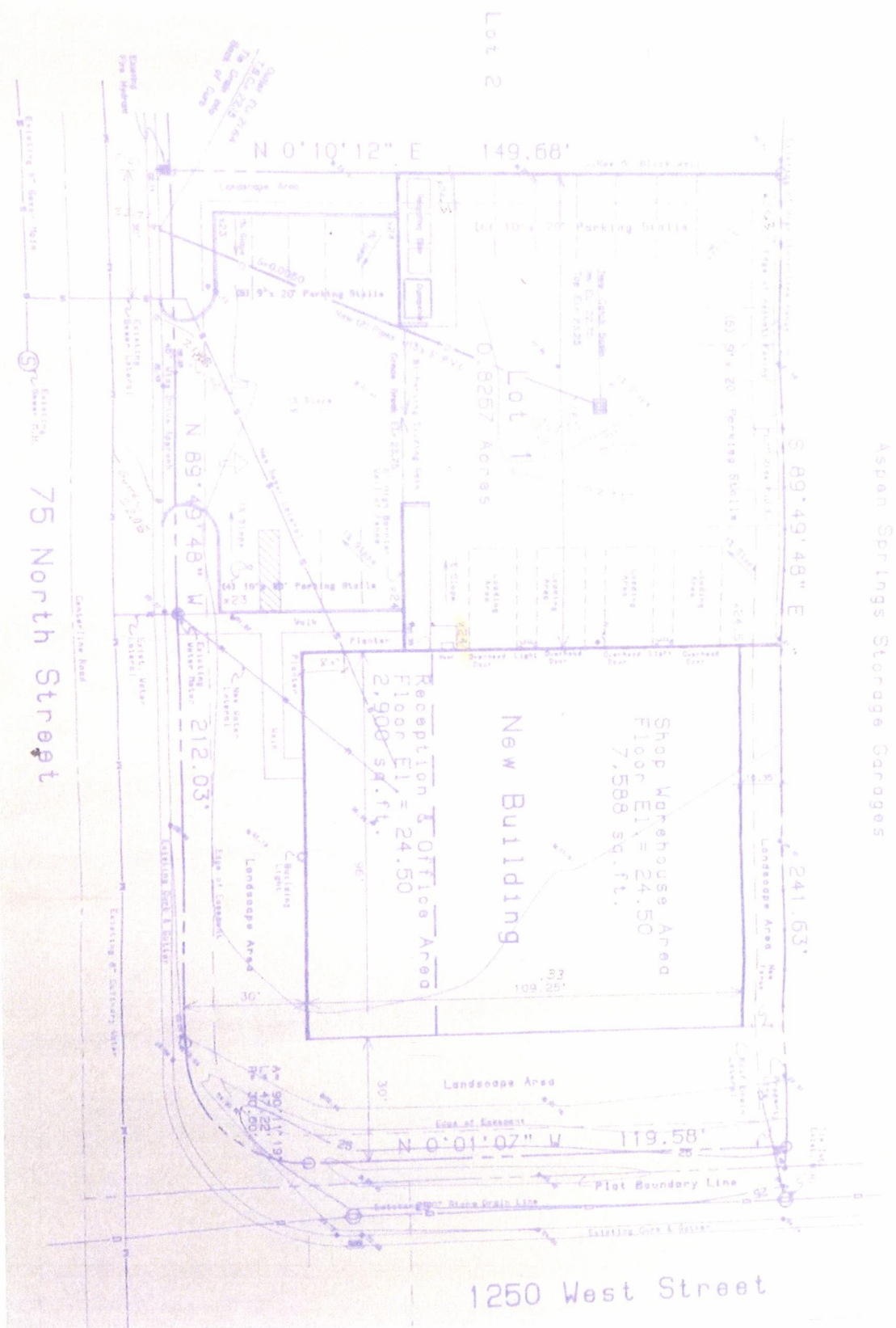
Sincerely,



Loren Pankratz
Pastor of The Bridge Community

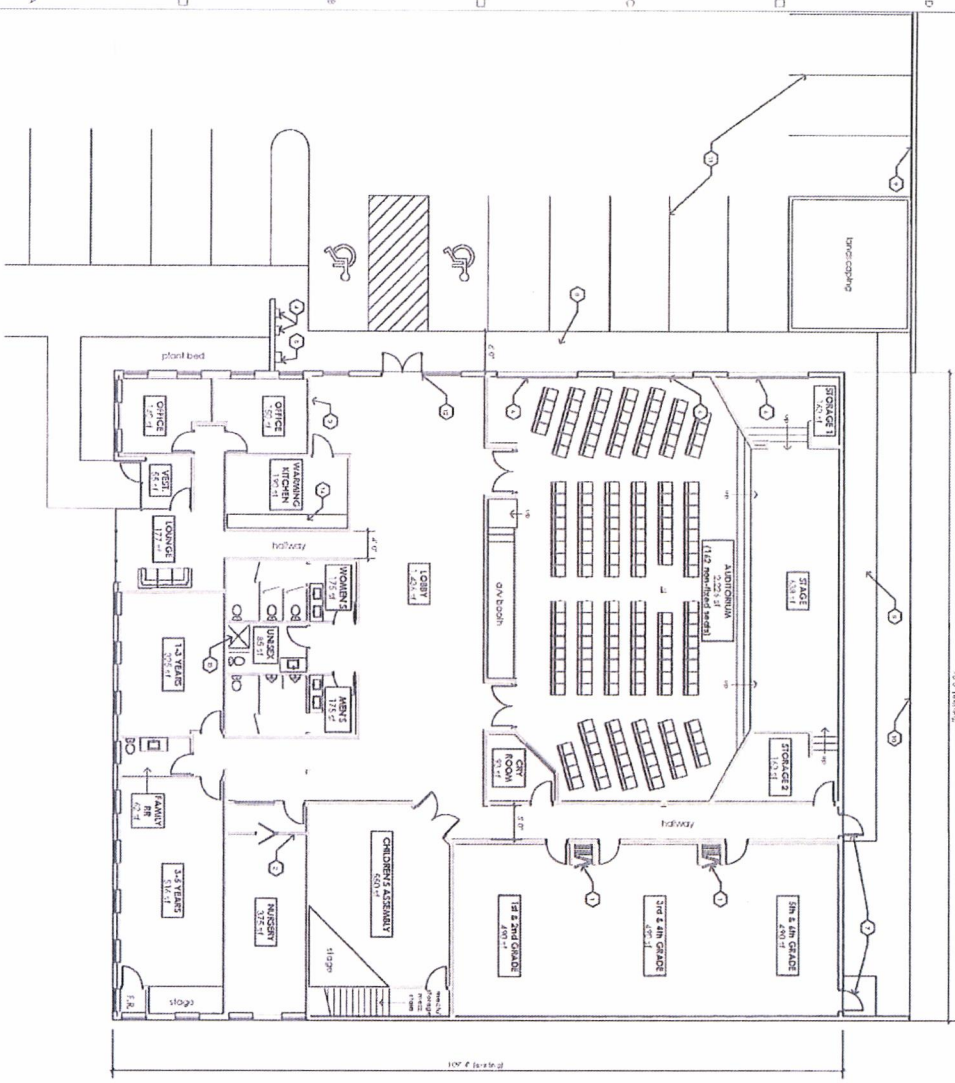


Map showing the location of 101 parking spaces available to The Bridge Community on Sunday mornings.



Approved site plan from 1997 showing drainage, and utilities location

1
 Floor Plan (10.200.231)
 1/8" = 1'-0"



1. CHAIRS ARE TO BE PLACED IN ROWS OF 10, WITH 10' BETWEEN ROWS. CHAIRS ARE TO BE PLACED IN ROWS OF 10, WITH 10' BETWEEN ROWS. CHAIRS ARE TO BE PLACED IN ROWS OF 10, WITH 10' BETWEEN ROWS.
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A101

FLOOR PLAN

ISSUE: 10.05.17
 DRAWN BY: PLC
 PROJECT NO.: 1701.01
 PROJECT NAME/LOCATION:
The Bridge
 1284 W. 75 N.
 Centerville, UT 84014

CLIENT:
 The Bridge Community
 260 E. Poplar Lane
 Centerville, UT 84014
 Tel: 601.824.6728

CLIP designs
 555 Grand Oaks Dr.
 Fall Heights, UT 84037
 Tel: 801.433.2961
 robert5790@gmail.com



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

Dear Centerville City Planning Commission,

I agree to make the unoccupied parking spaces associated with Renatus (1312 W. 75 N.), conditionally available to the Bridge Community on Sundays. The conditions are that the trailers and building will be accessible and no overnight or long-term parking will be available. The Zoning Administrator will be notified 30 days prior to the termination of this agreement.

Best Regards,

Bob Snyder

(signature)

BOB SNYDER

(printed name)

5-2-17

(date)

30

(number of spaces)

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (Hurdman Inc.),
which is located within 500 feet of the entrance to 1284 W 75 N, available to the Bridge
Community on during their Sunday activities. Over-night parking will not be allowed. The
Zoning Administrator will be notified 30 days prior to the termination of this agreement.

Yours,


Signature

05/19/2017
Date

Rick Fletcher
Printed

20
Number of Spaces

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (Unishippers),
which is located within 500 feet of the entrance to 1284 W 75 N, continuously available to the
Bridge Community during non-business hours. These hours include Mon-Fri after 6pm, and
weekends. The Zoning Administrator will be notified 30 days prior to the termination of this
agreement.

Yours,



Signature

5/1/17

Date

Brian Roberts

Printed

6

Number of Spaces

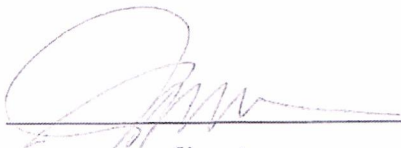
Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (SINO CONSTRUCTORS), which is located within 500 feet of the entrance to 1284 W 75 N, continuously available to the Bridge Community during non-business hours. These hours include Mon-Fri after 5pm, and weekends. The Zoning Administrator will be notified 30 days prior to the termination of this agreement.

SAT, SUN ONLY

Yours,


Signature

5/1/17
Date

KURT BECKSTROM
Printed

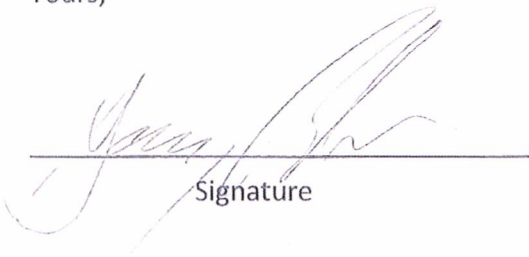
4
Number of Spaces

Centerville City
Planning Commission
250 N. Main Street
Centerville, UT 84014

Dear Centerville City Planning Commission,

I agree to make the parking spaces associated with this business (1284 W 75 N),
which is located within 500 feet of the entrance to 1284 W 75 N, available to the Bridge
Community on during their Sunday activities. Over-night parking will not be allowed. The
Zoning Administrator will be notified 30 days prior to the termination of this agreement.
↳ from 9am - 1pm

Yours,


Signature

Gary Baker
Printed

5/3/17
Date

6-8
Number of Spaces

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/26/2017**

Item No. 2.

Short Title: Public Hearing - Conceptual Site Plan - Goodfellow/Tullius Garage - 215 West 1850 North

Initiated By: Kathy Goodfellow and Mary Tullius, Applicants

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for an accessory building on an unplatted parcel at 215 West 1850 North.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report Goodfellow Tullius Conceptual Site Plan
- ☐ Site Plan Goodfellow
- ☐ Elevations for Garage

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

**STAFF REPORT
AGENDA: ITEM x**

PROPERTY OWNER/ APPLICANT: KATHY GOODFELLOW AND MARY TULLIUS
kathygoodfellow@msn.com

PROPERTY LOCATION: 215 WEST 1850 NORTH

PARCEL SIZE: .917

ZONING DISTRICT: RESIDENTIAL-LOW

APPLICATION: CONCEPTUAL SITE PLAN

STAFF RECOMMENDATION: ACCEPT WITH DIRECTIVES

Background

Kathy Goodfellow and Mary Tullius desire to construct a new accessory garage located at their place of residence. Recently, they acquired an un-platted parcel of land adjacent to their original subdivision lot and combined the land together into a single parcel (as allowed by state law). However, the added parcel remains outside of the platted subdivision boundary. According to Section 12.21.110.c.2, “any residential development outside a platted subdivision” is required to obtain a Site Plan Review from the Planning Commission. As a reminder, a Site Plan Review is a two-step process, Conceptual Site Acceptance and Final Site Plan Approval.



The Goodfellow-Tullius household, in partnership with the Bleaks, have already received approval for an access agreement from the City for 170 West, as discussed later in the report.

Table of Uses Allowed 12-36

The property located at 215 West 1850 North is found within the Residential-Low (R-L) Zone. According to Chapter 12.32.040 Uses Allowed, a garage is an allowed accessory use, provided that a “primary use” (e.g. dwelling) has been established. Since the un-platted parcel has been legally combined with the original subdivision lot (see exhibits), staff believes that the existing home qualifies and the proposed garage can be constructed on the un-platted parcel.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 4, Northwest Centerville [Section 12-480-5]. This neighborhood is further divided into sub-areas and indicates the proposed development is located north of Jennings Lane, which contains areas considered “semi-rural.” According to the neighborhood plan, semi-rural areas should be preserved for existing property owners, however, any future development should be maintained in “low density” development. It is Staff’s opinion that an accessory building to be located on an un-platted parcel that has been assimilated into an existing subdivision is consistent with the neighborhood plan.

Development Standards Residential-Low Zone 12-32-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	~100'	YES
Maximum Height, Accessory	20 Feet	20'	YES
Setback Standards			
Rear	8 Feet to any side or rear lot line	35'	YES
Side(s)	8 Feet to any side or rear lot line	65'	YES
		90'	
Lot Coverage (12.55.070)			
Rear Yard, Lot Coverage	20% or Less	Undetermined	Likely

UTILITIES AND EASEMENTS

Due to the un-platted status of the parcel, the added tract does not have the necessary side and rear yard utility easements. Therefore, as part any Final Site Plan approval, the owners will need to have the legal descriptions for such easements. These easement descriptions will still need to

be reviewed by the City Engineer and deemed acceptable. As a reminder, these easements will need to be accepted by the City Council after the final site plan has been approved and then recorded with the Davis County Recorder's Office.

Additionally, Staff assumes that since the proposed building is only a garage, limited utilities such as power and maybe gas (e.g. heat) will need to be provided to the building. The final site plan must show all utilities being provided to the site and obtain the necessary "will serve" letters from any of the applicable utility providers.

ACCESS AND EASEMENT AGREEMENTS

Their neighbors, the Bleaks, recently went through an identical process, where a shared access from 170 West was arranged between the two parties and permitted by the City. The temporary turnaround and Revocable Encroachment License and Maintenance Agreement between the Bleaks, Goodfellow and Tullius, and the City was accepted on May 2nd, 2017. This states that both homes must dedicate an 80' diameter temporary right-of-way- and turnaround easement at the end of 170 West over and across their properties. In exchange of the turnaround agreement, the Bleaks and Godfellow-Tullius were granted a non-exclusive revocable encroachment license and permit to install and maintain certain driveway and related improvements within the turnaround easement area. The use is limited to accessory residential uses and may not be used for access to a dwelling unit or any type of commercial activity. This agreement passed on the City Council on May 2nd, 2017.

GRADING AND DRAINAGE

Preliminary drainage plans have been submitted by the applicant and need to be formally approved by the City Engineer.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to ACCEPT the conceptual site plan the proposed residential development for an un-platted parcel, that is has been combined with home located at 215 West 1850 North, with the following directives:

1. The applicant must submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
2. The owners are to prepare the required legal descriptions for one (7) foot side yard and one (7) foot rear yard easement(s). Such easement descriptions are to be reviewed by the City Engineer and deemed acceptable.
3. The final site plan must show all utilities being provided to the site and obtain the necessary "will serve" letters from any of the applicable utility providers
4. The owners will also be required to pay any development fees that may be applicable for the development of this lot.

5. As part of the Final Site Plan submittal, a grading and drainage is to be prepared and submitted with the application. Such plan is to be deemed acceptable by the City Engineer.

SUGGESTED REASONS FOR THE ACTION:

1. The applicant has clearly shown how the property may be developed [Section 12.21.110.d.2].
2. Applicable utility services and easements are required for residential development [Section 12.21.110.e.2.iii.d & Section 15-5-106(8)].
3. A final site plan application is required for completing the process to obtain approval to construct an accessory dwelling on un-platted parcels [Section 12.21.110.e].

GOODFELLOW - TULLIUS PROPOSED GARAGE

1 inch = 20'
1 square = 5'



1850 NORTH STREET

89.5'

241 WEST
RESIDENCE

GOODFELLOW
- TULLIUS
RESIDENCE
215 WEST

191 WEST
RESIDENCE

149 WEST
RESIDENCE

16' X 25' CONCRETE DRIVE

40 FOOT RADIUS

TEMPORARY THUNDERBOLT
EASEMENT

NOTES:
ELECTRICITY TO
COME FROM
RESIDENCE

LANDSCAPED
BURN
80' X 15' X 4' H
TO DITCH
DRAINAGE

TO DITCH
DRAINAGE

ARABEL
DRIVEWAY

GARAGE

PORCH

PARCEL # 07-139-0032

RECEIVED JUL 08 2007



Carlson Engineering Services

STRUCTURAL ENGINEERING
SOUTH TULLAH SUITE #110
BOONVILLE, UTAH 84010
PHONE: (801) 296-2784
FAX: (801) 296-6253

FRONT & RIGHT ELEVATIONS

GOODFELLOW-TULLIUS GARAGE

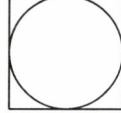
215 W 1850 N
CENTREVILLE, UTAH

FOR: KEITH SALMON

REVISION	DATE	BY	CHK
1	07/07/17	RLC	
2	08/01/17	RLC	
3	08/01/17	RLC	
4	08/01/17	RLC	

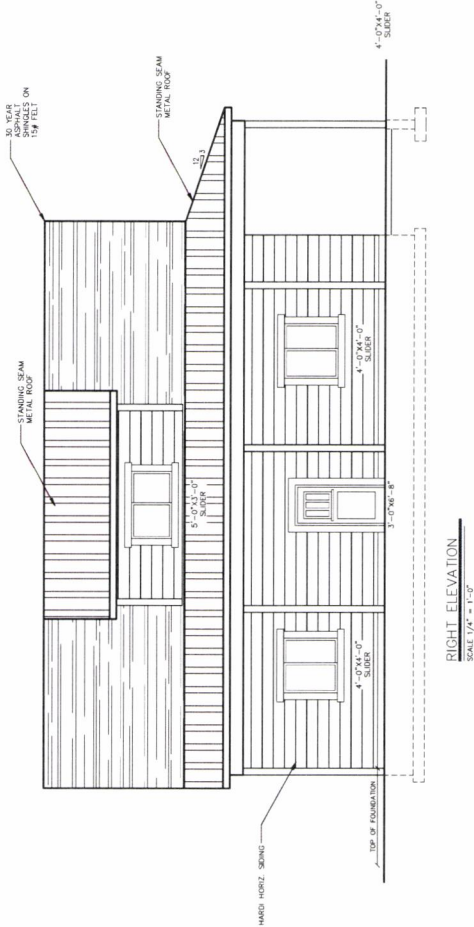
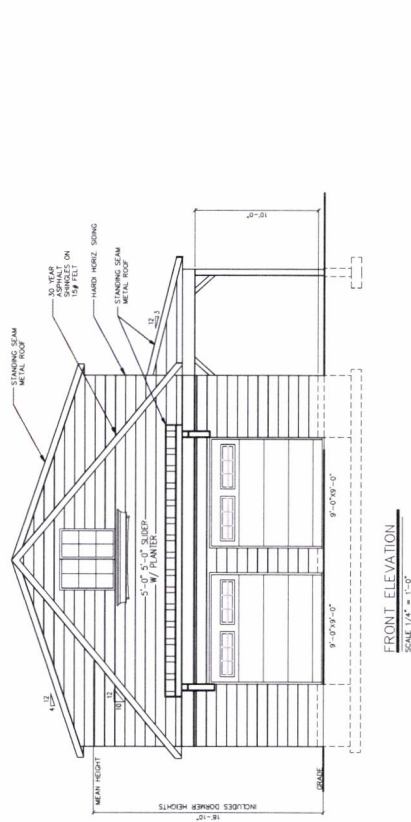
DESIGN	RLC
DATE	07/07/17

SCALE	1/4" = 1'-0"
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A1

SHEET



- NOTES:**
1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 2. INSULATION OF THE WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 3. ALL FINISHES SHALL BE 3/4" OR 3/8" MIN. BELOW THE FINISH GRADE.
 4. HOUSE DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

Carlson Engineering Services

STRUCTURAL ENGINEERING
180 NORTH 200 WEST
SUITE #110
BOONVILLE, UTAH 84010
PHONE: (801) 296-2784
FAX: (801) 296-6253

SECTIONS

GOODFELLOW-TULLIUS GARAGE
215 W 1850 N
CENTERVILLE, UTAH
FOR: KEITH SALMON

REVISIONS	DATE
1	07/07/17
2	07/07/17
3	07/07/17
4	07/07/17

DESIGNED BY: R.L.C.
CHECKED BY: R.L.C.
DATE: 07/07/17

STAR NOTES

SCALE: 1/8" = 1'-0"

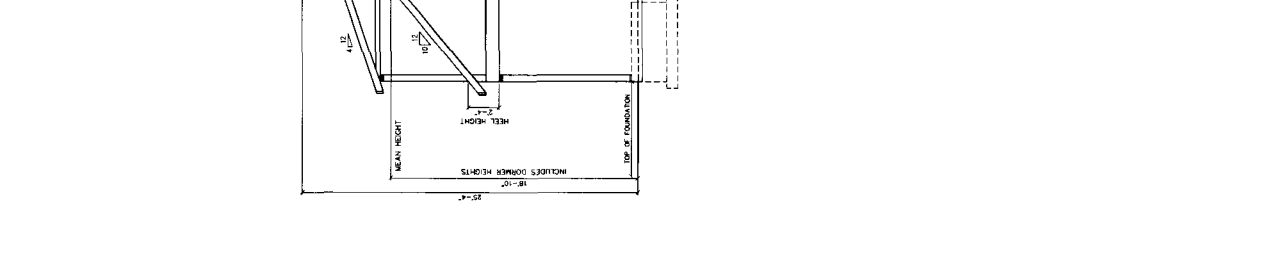
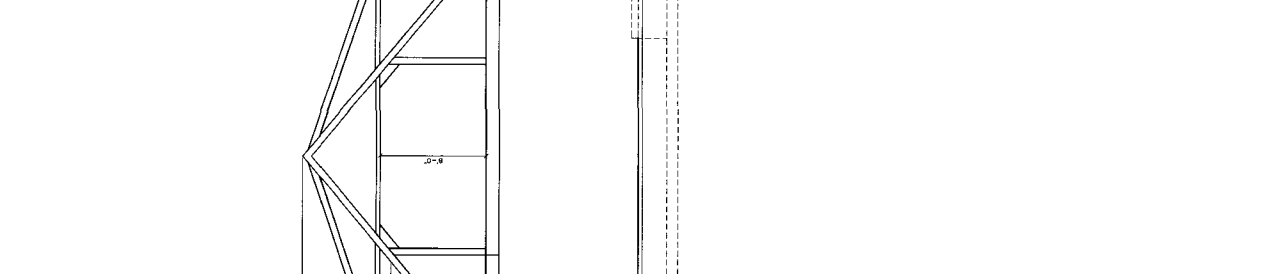
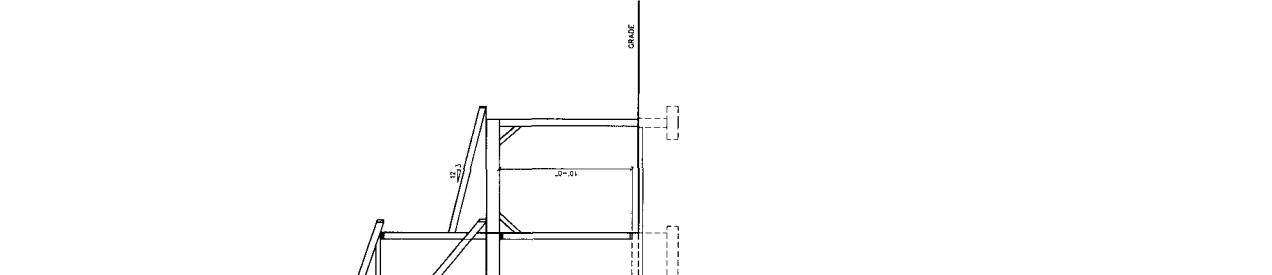
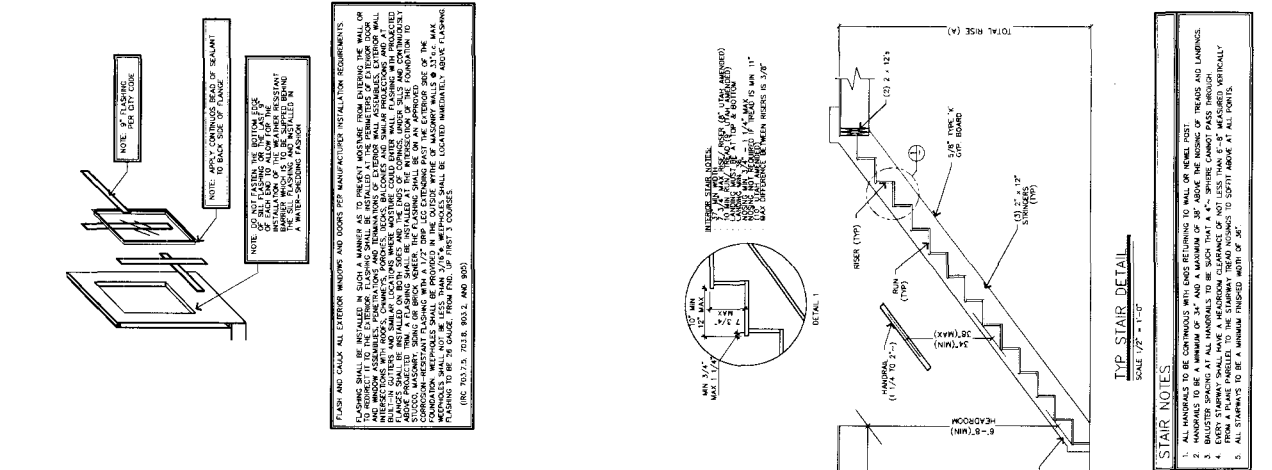
1. ALL HANDRAILS TO BE CONTINUOUS WITH ENDS RETURNING TO WALL OR HURDLE POST.
2. ALL HANDRAILS TO BE CONTINUOUS WITH ENDS RETURNING TO WALL OR HURDLE POST.
3. BALUSTER SPACING AT ALL HANDRAILS TO BE SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
4. EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6'-8" MEASURED VERTICALLY.
5. ALL STAIRWAYS TO BE A MINIMUM INSURED WIDTH OF 36".

TYP STAIR DETAIL

SCALE: 1/8" = 1'-0"

STAR NOTES

SCALE: 1/8" = 1'-0"



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
7/26/2017**

Item No. 3.

Short Title: Public Hearing - Conceptual Site Plan – Kim Samuelson – 315 East 1825 North

Initiated By: Kim Samuelson, Applicant

Scheduled Time: 7:45pm

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Site Plan for an accessory building on an unplatted parcel at 315 East 1825 North.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ PC Staff Report for Samuelson Garage/Barn on Un-platted Lot
- ☐ Samuelson Garage/Barn Submittal

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

**STAFF REPORT
AGENDA: ITEM 3**

**PROPERTY OWNER/
APPLICANT:** **KIM SAMUELSON**
318 EAST 1825 NORTH
CENTERVILLE, UTAH 84014
(rksamuelson@gmail.com)

PROPERTY ADDRESS: **318 EAST 1825 NORTH**

PARCEL NUMBER **02-013-0138**

ACREAGE: **3.111 ACRES**

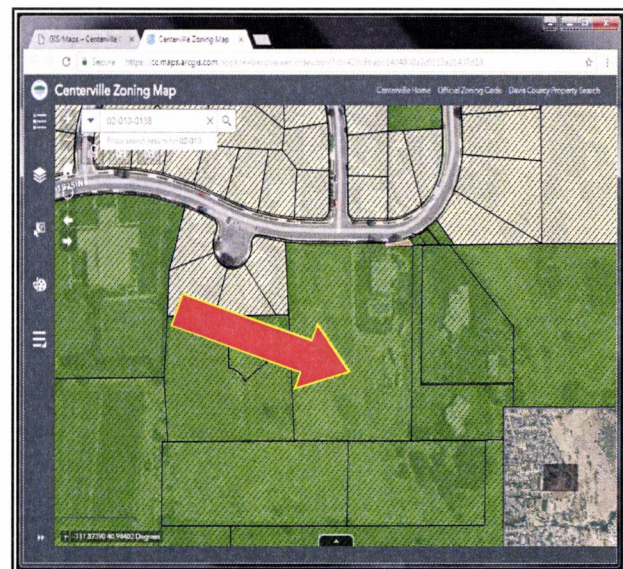
ZONING: **AGRICULTURAL-LOW (A-L)**

APPLICATION: **CONCEPTUAL SITE PLAN FOR UNPLATED A-L RESIDENTIAL
DEVELOPMENT (ACCESSORY GARAGE) WITHIN THE
HILLSIDE OVERLAY ZONE**

RECOMMENDATION: **CONSIDER ACCEPTANCE OF THE CONCEPTUAL SITE
PLAN**

BACKGROUND

The applicant desires to construct a new accessory garage located at their place of residence. In the past, the applicant acquired an un-platted parcel of land adjacent to their original home lot and combined the land together into a single parcel (as allowed by state law). However, the added parcel remains outside of the platted subdivision boundary and it was not part of the original lot when the home was constructed. According to Section 12.21.110.c.2, "any residential development outside a platted subdivision" is required to obtain a Site Plan Review from the Planning Commission. The purpose of this review is to require the



necessary lot easements, ensure proper establishment of needed utility services, and payment of any applicable development impact fees. As a reminder, a Site Plan Review is a two-step process, Conceptual Site Acceptance and Final Site Plan Approval.

CONCEPTUAL SITE PLAN (12.21.110.d)

A conceptual site plan is not intended to permit actual development of property, but it is intended to represent how the property may be developed so that the applicant can receive feedback from the Planning Commission and any relevant public concern.

Table of Uses Allowed 12-36

The property is located within the Agricultural-Low (A-L) Zone. According to CZC 12.31.040 Uses Allowed, a garage/barn is an allowed accessory use, provided that a “primary use” (e.g. dwelling) has been established. Since the un-platted parcel has been legally combined with the original home lot (*also, an un-platted parcel*), staff believes that the existing home qualifies and the proposed garage/barn can be constructed on the un-platted parcel, pending a site plan approval.

General Plan

This tract of land is located with Neighborhood 3, Northeast Centerville, General Plan Section 12-480-4. The neighborhood plan with regards to Residential Development Policies are:

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

Staff Comment: The request for an accessory use for the home is consistent with base density expectations for the neighborhood [GP 12-480-5].

A-L Zone Development Standards

The following is a review of the Development Standards for the proposed accessory use of a garage/barn.

Development Standards Agricultural-Low Zone 12.31.1			
Development Standard	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	Greater than 6'	YES
Maximum Height, Accessory	20 Feet	12 Feet to midpoint of building height	YES
Setback Standards			
Rear	5 Feet to any side or rear lot line	8 Feet & 15 Feet	YES

Lot Coverage (12.55.070)			
Rear Yard, Lot Coverage	20% or Less	Undetermined	Likely

Staff Comment - According to the above table, all accessory building Development Standards for the A-L Zone have been or likely are satisfied.

UTILITIES AND EASEMENTS

Due to the un-platted status of the parcel, the added tract does not have the necessary side and rear yard utility easements. Therefore, as part any Final Site Plan approval, the applicant will need to have the legal descriptions for such easements. These easement descriptions have been prepared and submitted with the Conceptual Plan. However, the easement descriptions still need to be reviewed by the City Engineer and deemed acceptable. As a reminder, these easements will need to be accepted by the City Council as part of any final site plan approval and then have them recorded at the Davis County Recorder's Office.

Additionally, Staff assumes that since the proposed building is only a garage, limited utilities such as power and maybe gas (e.g. heat) will need to be provided to the building. The final site plan must show all utilities being provided to the site and obtain the necessary "will serve" letters from any of the applicable utility providers. Furthermore, and since the owners are now adding additional impervious surfaces (i.e. garage and driveway), a grading and drainage plan will need to be prepared and submitted with the Final Site Plan submittal. This plan will need to be deemed acceptable by the City Engineer. Lastly, the applicant will also be required to pay any development fees that may be applicable for the development of this parcel. Since most of the City's impact fees are associated with the development of a dwelling, such as sewer, water, fire, and park impact fees, staff specifically believes that the storm water impact will need to be paid.

HILLSIDE OVERLAY ZONE DEVELOPMENT REGULATIONS

As mentioned earlier, the parcel is located in the Hillside Overlay Zone (CZC 12.53). The development standards and provisions set forth in the overlay zone are required in connection with all building and construction in the Hillside Overlay Zone. The following is a summary of the applicable requirements prepared by staff for the Commission's consideration:

- ✓ Drainage and Erosion - Construction on the development site shall be of a nature that will minimize the disturbance of vegetation cover. Erosion control measures on the development site shall be required to minimize the increased solids loading in runoff from such areas. The detailed design system to control storm water erosion during and after construction shall be contained in the Grading and Drainage Report described in CZC 12.42.030.

Staff Comment: The plan submittal addresses a drainage & control plan. This will need to be deemed acceptable to the City Engineer, as part of the Final Site Plan review and approval. Additionally, the plans submitted depict the repair a slope cut affecting an adjacent neighboring property. As part of the retaining system, this cut will be rectified with the neighboring parcel.