

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, AUGUST 13, 2014, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's website: www.centervilleut.net

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

- 7:00 A. **WELCOME AND ROLL CALL**
- B. **PLEDGE OF ALLEGIANCE**
- C. **PRAYER OR THOUGHT – Kevin Merrill**
- D. **MINUTES REVIEW AND ACCEPTANCE – July 23, 2014**
- E. **BUSINESS**

- 7:10 1. **PUBLIC HEARING | CONVENIENCE STORE/GAS STATION | LOCATED AT 1011 SOUTH MAIN STREET, CORNER OF PAGES & MAIN**
 Consider a conditional use permit for operating a fast-food restaurant in a C-H (commercial-high) Zone, located at 1011 South Main Street. Dell S. Nichols, Applicant

- 7:30 2. **PUBLIC HEARING | RENATUS OFFICE/WAREHOUSE BLDG | LOCATED AT 1312 WEST 75 NORTH**
 Consider a conceptual site plan for the Renatus Office/Warehouse Building, to be located at approximately 1312 West 75 North, Evergreen Business Park, Lot 2 & 3, in the I-H Zone. Merrill Sheriff Construction, Applicant

- 7:50 3. **PUBLIC HEARING | CODE TEXT AMENDMENTS | APIARIES/BEEKEEPING**
 Consider amendments to the Zoning Ordinance regarding the use and regulation of Apiaries/Beekeeping, as directed by the City Council. Centerville City, Applicant

- 8:10 4. **PUBLIC HEARING | CODE TEXT AMENDMENTS | PARRISH / LEGACY TRANSIT-ORIENTED DEVELOPMENT CENTER FOR THE WEST CENTERVILLE NEIGHBORHOOD**
 Establish the use and regulations of a proposed TOD Area to be located in the West Centerville Neighborhood. This policy is a strategy related to implementing centers as suggested by the Wasatch Choice 2040 Plan. A future transit stop for Frontrunner is a component for consideration as part of the proposed amendments. Centerville City, Applicant

- 8:30 5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
- a. Upcoming Meetings
 - *PC Meeting August 27, 2014: Brighton Homes HaFoka Property for Assisted Living Center, Legacy Trail Apartment Development Preliminary Subdivision Plan, Training for Commissioners by City Attorney*

8:50 F. **ADJOURNMENT**

Posted August 8, 2014 by Community Development



PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, July 23, 2014

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

William Ince

Logan Johnson

Scott Kjar

Kevin Merrill

Debra Randall

MEMBERS ABSENT

Gina Hirst

STAFF PRESENT

Corvin Snyder, Community Development Director

Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Randall

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held June 9, 2014 were reviewed and amended. Commissioner Merrill made a motion to approve the minutes as amended. The motion was seconded by Commissioner Randall and passed by unanimous vote (6-0).

PUBLIC HEARING | BLESOR RENTALS LLC | 156 SOUTH 200 EAST
Consider a Conditional Use Permit for Bleson Rentals LLC, a home occupation business, to
rent a limited number of inflatables to the surrounding communities, to be located at 156
South 200 East, in the R-L Zone. David Williamson, Applicant.

Cory Snyder, Community Development Director, reported the applicant desires to commence a home occupation of renting inflatables (i.e., bounce houses/slides) from his residence. The zoning code permits home occupations within a residential structure if the desired use is listed as established within the ordinance. Renting inflatables is not listed as a permitted

1 use, therefore the applicant is requesting a conditional use permit for the desired home
2 occupation. Mr. Snyder reviewed the proposed business model. The inflatables are reserved
3 online or by phone. The proposed home occupation will include a small office space and
4 cleaning and storage of the inflatables. Once reserved, the inflatables will either be delivered by
5 the owner or picked-up by the renter. The proposed business model could bring up to four (4)
6 additional vehicles to the residence within a given day; however, staff recommends allowing up
7 to ten (10) vehicles per day. If the business rises to a level of success, the applicant plans to
8 eventually move the business to a commercial location. Mr. Snyder said staff is comfortable with
9 the proposed home occupation and has reviewed the application for compatibility with
10 surrounding uses. It does not appear the proposed home occupation will generate a large amount
11 of traffic, noise, or nuisance. The applicant will be required to obtain a business license.

12
13 Commission members raised concerns and asked questions of the applicant and staff
14 regarding this application. Commissioners questioned at what point the applicant might move
15 this business to a commercial location. They asked if the applicant is accepting of the reduced
16 hours of operation (see staff report dated 07-23-14). They questioned why the applicant projected
17 an increase of only four (4) vehicles per day. They asked what constitutes the backyard and if the
18 applicant would like to include the large side yard as an additional acceptable area to clean the
19 inflatables. They asked what type of noise is associated with the inflatables. They asked staff if
20 inflating the items for cleaning could be considered advertising, which is prohibited. They
21 questioned where the inflatables will be stored, as the detached garage is not allowed for use in a
22 home occupation. It was also asked if the surrounding neighbors have been petitioned for
23 acceptance of the proposed home occupation.

24
25 Mr. Snyder said the applicant is permitted to inflate and clean the products, but is not
26 allowed to keep the products inflated for an extended period of time. A home occupation is not
27 intended to be displayed in a neighborhood. He said the Commission can dictate how much
28 product is stored on site, but the home occupation ordinance already provides that only 20% of a
29 residence can be used for a home occupation. Ordinances do not allow the use of accessory
30 structures for a home occupation, which would include the detached garage. If the garage were
31 attached to the main structure the applicant would be permitted to use the garage as needed. If
32 the Commission finds it acceptable a condition could be structured to allow the use of the
33 detached garage. Mr. Snyder said the backyard is considered the backyard setback area which is
34 20 feet from the rear property line. The Commission could re-define the backyard for this
35 conditional use permit to include the side yard. Mr. Snyder explained State law no longer
36 requires a petition of the surrounding neighbors for permission.

37
38 David Williamson, applicant, said they currently own only four (4) inflatables. This is
39 why they did not project a greater number of additional vehicles to the site per day. He is not
40 sure at what point he will move the business to a commercial location. He said as long as his

wife is able to park the car in the garage he is safe to keep the business at home. He would prefer to store the inflatables within the detached garage. He said he is accepting of the reduced hours of operation and the rear yard definition. He anticipates customers will pull into his driveway for loading/unloading leaving the roadway free for traffic. He said he has no plans for signage and will only leave products inflated long enough for cleaning. He also explained the fan that inflates the products is no louder than his air conditioning unit.

Chair Hirschi opened the public hearing. There was no comment. He closed the public hearing.

Chair Hirschi made a **motion** for the Planning Commission to approve the conditional use permit for the home occupation of Bleson Rentals LLC, allowing the rental of inflatable recreation equipment located at 156 South 200 East, with the following conditions:

Conditions:

1. This conditional use permit shall be for a home occupation inflatable rental business located at 156 South 200 East.
2. The primary use for the home shall be maintained as a single-family dwelling.
3. Bleson Rentals shall only be operated by persons living within the dwelling unit; where the home occupation is being conducted and meets the criteria for a "Family Unit" found in Chapter 12-12 of the Ordinance.
4. The pick-up and drop-off of inflatable equipment by clients shall be conducted during the hours of 8:00 a.m. and 9:00 p.m., and on all days of the week. The applicant shall ensure that any renting of product during operating hours does not generate more than 10 vehicles per day.
5. Any outside display or the use of accessory or yard area for the home occupation and the storage of products shall be prohibited; except for the cleaning and repair of equipment found within yard provided; however, for the purposes of this condition the detached garage shall be a permitted area for use or storage and the yard area used for cleaning and repair of equipment will be defined as the area west of house and garage but no further north of the northwest corner of the house.
6. 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."
7. All prohibited signage called out in Section 12-54-070 of the Zoning Ordinance shall not be allowed.
8. The applicant shall apply for and receive approval for a Centerville City Business License prior to conducting business.
9. No product may be stored outside of the dwelling with the exception of the detached garage.

Reasons for the Action (Findings):

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)].

The motion was seconded by Commissioner Ince and passed by unanimous roll-call vote (6-0).

PUBLIC HEARING | LEGACY TRAIL APARTMENTS DEVELOPMENT

Consider a Conceptual Subdivision plan for the Legacy Trail Apartments Development; which consists of a mixed-use development allowing office, retail, gas/convenience store uses, and multi-family dwelling units, to be located on the southwest corner of 1250 West and Parrish Lane, in the C-VH/PD Zone. Fred Hale & Chad Salmon, Applicants.

Cory Snyder, Community Development Director, reported the Legacy Trail Apartment Development is a planned mixed-use project. The Planned Development Overlay Zone was approved earlier this year and the applicant is now ready for conceptual subdivision approval. Conceptual subdivision approval considers the layout of the project including placement of residential uses, commercial uses, traffic circulation and accesses, trails/pathways, and easements. Mr. Snyder reviewed the proposed conceptual subdivision application stating the project meets the parameters as required by ordinance. He explained there are still issues regarding the internal circulation system which will be resolved during preliminary and final subdivision approvals. The applicant has done some work on the site including cleanup, soil analysis and preloading of the site to ensure the site can support development. Staff believes the conceptual subdivision plan is appropriate and recommends approval.

Chair Hirschi expressed concern regarding ownership of the land. He is hesitant to approve an application without more indication that the property has been secured. He also asked about the plans for the right-hand turn pocket on 1250 West.

Mr. Snyder said the City has on record an affidavit from each property owner stating their consent for the rezone application. The applicant will also be required, during the preliminary/final subdivision processes, to prove sufficient control of the property. This is not a requirement of the conceptual subdivision approval process. In addition, the applicant will be required to list all owners on the construction title and within the CC&Rs. The title and covenants will also contain the construction and maintenance requirements for the roadways.

Mr. Snyder explained the applicant has two (2) options with the right-hand turn pocket designed to feed traffic off Parrish Lane southbound onto 1250 West into the corner lot convenient store. The applicant may choose to have the right-hand turn pocket take up space traditionally used for park strip and sidewalk or adjust the property to the west providing additional space for the park strip and sidewalk. Mr. Snyder reviewed the sidewalk crossings, accesses, and internal traffic circulation. He explained the development plan will be designed in a way to provide sufficient access and circulation for each developing phase. Development plans will also include private vs. public improvements and dedications. The applicant and City Engineer will deal with these issues during the next steps of approval.

Fred Hale, applicant, said the architectural drawings, site engineering, and landscape plans are nearly complete. He said the site has been cleaned, the soil condition is currently under review and the preloading is nearly finished. He explained there are three (3) property owners and the contracts are in place. He reviewed the access points and internal circulation stating UDOT is accepting of the accesses as presented.

Chair Hirschi opened the public hearing. There was no comment. He closed the public hearing.

Commissioner Merrill made a **motion** for the Planning Commission to accept the conceptual subdivision plans for the Legacy Trail Subdivision, with the following directives to be completed or submitted for further consideration, as part of the next subdivision application:

Directives:

1. In accordance with the City's Subdivision Ordinance, the applicant must prepare and submit an application for preliminary subdivision approval.
2. In accordance with the City's Subdivision Ordinance, the applicant must prepare and submit a preliminary subdivision plan, as outlined in the City's Subdivision Ordinance.

3. The preliminary subdivision plan submittal must address the design and construction of the required internal cross-access and circulation system. Such design and construction plan needs to ensure that each phase or lot to be developed can function in its entirety without the need to rely on an adjacent or other phase to be developed within the project.
4. For the master trail/pathway system, UDOT, the City, and applicable off-site owners need come to a written agreement about the design, funding, construction, and maintenance of this system improvement. Such agreement is to be submitted with the preliminary subdivision plans and may include a memorandum of understanding or other written method deemed acceptable to the City and the related parties.
5. As part of the master trail/pathway system (*being a public improvement*), a landscaping design component must be prepared and submitted. This needs to be completed in order for such improvements to be installed as part of the subdivision improvements.
6. The small parcel along Parrish Lane that is being dedicated to UDOT, must be addressed with the preliminary plans. It is not clear if this is being done prior to or as part of the subdivision plat.
7. The right-turn pocket for 1250 West is depicted; however, it appears that it comes at the consequence of eliminating a standard park strip. This was not approved in the original terms and conditions of the PDO approval (*see PDO Approval Condition #4*). Thus, there is a need to amend the PDO approval or correct the plans. The City Engineer needs to weigh in on this issue.
8. The PDO approval requires the use of "stamped designed pedestrian" crossing for all pathways intersecting drive approaches or circulation lanes (*see PDO Approval Condition #7 and Parrish Lane Gateway Design Standards, 12-63-060.3*). There are three (3) locations to be addressed: (1) the access at Parrish Lane for Lots 1 & 4; (2) the access for Lots 1 & 2; (3) and the 1250 West roundabout between Lots 2 & 3. The discussion needs to occur as to whether all or part of the crossings should be done now with the subdivision improvements or later with each site plan approval. In addition, the City Engineer needs to weigh in on this issue.
9. The applicant will need to coordinate the proposed subdivision construction plans with the City Engineer and applicable agencies to confirm utility service line placement, storm drainage lines, fire service/protection issues, and other related improvements. In addition to these other custom utility lines, the Subdivision Ordinance requires a seven-foot (7') easement on all rear lot lines and on one (1) of side lot lines.
10. As it has been discovered, there are significant amounts of debris and fill. These discoveries and soil engineering recommendations need to be checked and coordinated with the construction improvements for subdivision approval. The City

Engineer needs to weigh in on this issue as the subdivision construction documents are prepared and submitted for preliminary and final subdivision approvals.

11. As part of the preliminary subdivision plan submittal, the applicants need to secure permission or authorization from all legal owners of property within the proposed subdivision or have executed purchase and ownership of the properties.

12. As part of the preliminary subdivision plan submittal, the applicants will need to provide the required title reports for review by the City.

Reasons for the Action (Findings):

- a. The Commission finds that the proposed subdivision is subject to the terms and conditions of the PDO approval for the Legacy Trail Apartments Project.
- b. The Commission finds that the submitted conceptual plans are sufficient in scope to access the subdivision's probable compliance with the City's General Plan, Zoning, Subdivision, and other applicable regulations adopted by the City.
- c. The Commission finds that the directives provided address the adequacy for probable compliance with the adopted regulations and provide needed feedback for preparing and submitting a preliminary subdivision application.

The motion was seconded by Commissioner Johnson and passed by unanimous roll-call vote (6-0).

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next Planning Commission meeting will be Wednesday, August 13, 2014.
2. ADU Panel Discussion to be held on July 30, 2014 at 7:00 p.m.
3. Upcoming Agenda Items
 - Gas Station located at 1101 South Main, Conditional Use Permit
 - Apiaries/Beekeeping
 - West Centerville General Plan
 - Transit-Oriented Development (TOD) District, Text Amendment

The meeting was adjourned at 8:50 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: PETROLEUM WHOLESALE
C/O JOHN COOK
P.O. BOX 4456
HOUSTON, TX 77210

AGENT: DELL S. NICHOLS
COMMERCE REAL ESTATE SOLUTIONS
170 SOUTH MAIN, SUITE 1600
SALT LAKE CITY, UTAH 84101
dnichols@comre.com

PROPERTY: 1011 SOUTH MAIN STREET
CENTERVILLE, UTAH 84014

ZONING: COMMERCIAL-HIGH (C-H) / SOUTH MAIN STREET
CORRIDOR (OVERLAY) ZONE (SMSC)

APPLICATIONS: CONDITIONAL USE PERMIT FOR FAST-FOOD USE

RECOMMENDATION: APPROVE THE CONDITIONAL USE PERMIT

BACKGROUND

On June 12, 2013, Mr. Nichols received a conditional use permit approval for the use of a fast-food restaurant located at 1011 South Main Street. The applicant desires to reopen the gas station and convenience store with an addition to the east side of the building for a fast-food restaurant. The plan is for the car wash to be demolished to make space for this addition and drive-though lane. The final site plan was also approved at the June, 2013 meeting, indicating that the proposed use of a gas station and convenience store were approved uses in the Commercial-High (C-H) Zone. Yet, according to Section 12-21-100, a conditional use permit expires after 180 days if no activity takes place on the structure. Therefore, in December of 2013, the conditional use permit expired. The applicant is still moving forward with their plans and now desires to receive an approval once again for the fast-food use.

In addition, the Board of Adjustment approved the enlargement and expansion of the existing building in April of 2013. This approval was granted with the condition that demolition of the existing car wash would take place.

CONDITIONAL USE PERMIT REVIEW (SECTION 12-12-100)

Table of Uses Allowed, Chapter 12-36

Within Chapter 12-36 of the Zoning Ordinance, the Table of Uses allows a fast-food restaurant with a conditional use permit in the Commercial-High (C-H) Zone. Within Chapter 12-12 of the Zoning Ordinance, a fast-food restaurant is defined as the following:

An establishment that sells ready-to-eat food and beverages quickly, and has one (1) or more of the following:

- (a) Food and beverage orders are not taken at the customers table;
- (b) Food and beverages are generally served in disposable wrapping or containers;
- (c) Food and beverages are offered directly to the customer in motor vehicles from a “drive-up” service window.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 1, Southeast Centerville [Section 12-480-2]. In relation to commercial development, the plan indicates that this area serves a large part of Centerville and is a major contribution to the City’s tax base. New development should be encouraged to be as attractive as possible.

Furthermore, the General Plan established a South Main Street Corridor Plan that involves this site [Section 12-480-7]. The site is located in what is known as the Pages Lane Mixed-Use District. The plan for redeveloping this area was to encourage a “traditional neighborhood development pattern.” This pattern primarily is to create mixed-use nodes.

Staff believes the overall goals of the General Plan do not appear to be satisfied, since the development that is being proposed does not have a “traditional neighborhood” pattern. For this purpose, the Board of Adjustment reviewed the proposal to ensure the site was not considered abandoned. With the approval by the Board of Adjustment, the applicant is able to move forward with their approved final site plan.

Evidence [12-21-100(e)(3)(A-D)]

The proposed use for the addition will be a fast-food restaurant with a drive-through window. There are other fast-food uses in the area, such as Zeponie Pizza to the south, Arctic Circle across the street to the west (Bountiful) and a Dominos Pizza to the east on Pages Lane. The applicant has owned the property for some time and believes this site is desirable for not only a gas station, but a fast-food restaurant as well. Although the project does not meet the ideal “traditional development,” re-opening the gas station and adding a fast-food component may improve the economic conditions of the area.

Factors to be Reviewed [12-21-100(e)(5)(A-K)]

Suitability and Harmony with the Proposed Site and Adjacent Property (A-C, F)

The southeast corner of Pages Lane and Main Street has been in a dilapidated state for several years and has been an area for frequent enforcement issues regarding weeds and junk that has

been left on the site. In addition, besides the property owned by the Church of Jesus Christ of Latter-day Saints, the south portion of Pages Lane has declined in economic growth the last several years. This new development may actually help spur development for the surrounding businesses. Staff believes this site is desirable for the development of a fast-food restaurant and will not bring an abundance of traffic or have a negative impact to the surrounding community.

Impact on the Community and Safeguards to Minimize this Impact (D-E, G, I-K)

The new proposed site design and layout to reopen the store, minimizes or eliminates a number of site nonconformities. Such efforts not only improve visual appeal of the site but also help bring back lost services and improve the viability of the area. In exchange, the owners desire to increase the economic return for such improvements through the addition of a fast-food component for their investment. This will not only help the owners of this site, it will complement the revitalization efforts from the Deseret Industries to add needed parking and compliment the adjacent commercial and residential investments made across the street in Bountiful.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulation (H)

There are existing facilities and services to both the convenience store/fuel sales and the "to be demolished" car wash to support the proposed addition. However, the demolition coupled with the proposed addition, will likely require some re-routing or other like changes to system. This was evaluated by interested agencies and entities as part of the site plan review process and will be inspected during the building permit process later. The revised site plan review process, related to this CUP request, also evaluated parking, access, fire protection, and circulation issues.

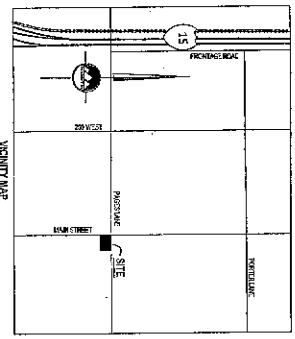
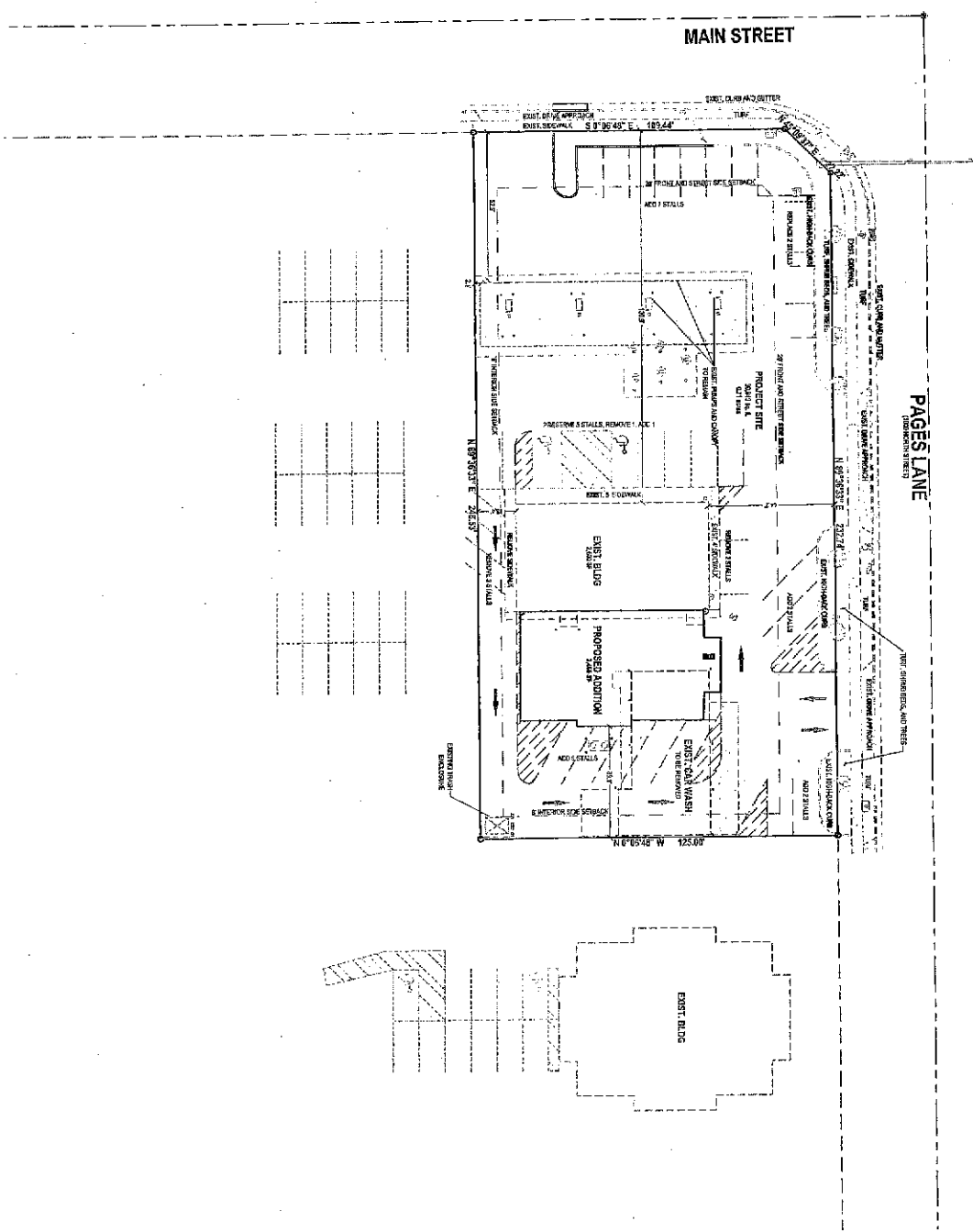
PLANNING STAFF RECOMMENDATION FOR CONDITIONAL USE PERMIT APPROVAL

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the conditional use permit for a fast-food use to be located at 1011 South Main Street, subject to the following conditions:

1. The site located at 1011 South Main Street shall be approved for a fast-food restaurant use with a drive-through.
2. The fast-food use area shall not exceed a size larger than 1,500 square feet or that can be parking supported using one (1) stall per 100 square feet of fast-food space within the new proposed addition.
3. The fast-food use is approved, provided the site design and layout complies with the revised final site plan approval that is related to the issuance of this conditional use permit approval.

SUGGESTED REASONS FOR THE ACTION:

- a) A completed application for a conditional use permit has been submitted to the City [Section 12-21-100(d)(1)].
- b) The use of a fast-food restaurant, with a conditional use permit, is allowed within in the Commercial-High (C-H) Zone [Chapter 12-36].
- c) The conditional use permit review and criteria have been adequately addressed and are found to be in harmony with the surrounding neighborhood.

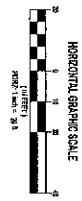


LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 18
TOWNSHIP 2 NORTH RANGE 1 EAST
SALT LAKE COUNTY, UTAH

NOTE:
PROPOSED ADDITION TO EXISTING
BUILDING, 10,000 SQ. FT.
NEW BUILDING, 10,000 SQ. FT.
TOTAL PROPOSED ADDITION, 20,000 SQ. FT.

NO. OF VEHICLES	NO. OF SPACES
100	100
200	200

- LEGEND**
- EXIST. BUILDING
 - PROPOSED ADDITION
 - EXIST. DRIVEWAY
 - PROPOSED DRIVEWAY
 - EXIST. SIDEWALK
 - PROPOSED SIDEWALK
 - EXIST. PARKING
 - PROPOSED PARKING
 - EXIST. LANDSCAPE
 - PROPOSED LANDSCAPE
 - EXIST. FENCE
 - PROPOSED FENCE
 - EXIST. SIGN
 - PROPOSED SIGN
 - EXIST. UTILITY
 - PROPOSED UTILITY
 - EXIST. EROSION CONTROL
 - PROPOSED EROSION CONTROL
 - EXIST. DRAINAGE
 - PROPOSED DRAINAGE
 - EXIST. RETAINMENT WALL
 - PROPOSED RETAINMENT WALL
 - EXIST. GROUND COVER
 - PROPOSED GROUND COVER
 - EXIST. TREE
 - PROPOSED TREE
 - EXIST. LIGHT
 - PROPOSED LIGHT
 - EXIST. FURNITURE
 - PROPOSED FURNITURE
 - EXIST. OTHER
 - PROPOSED OTHER



CONCEPTUAL SITE PLAN

CENTERVILLE GAS STATION EXPANSION PAGES LANE AND MAIN STREET CENTERVILLE, UTAH

ENSIGN

1465 West Highland Rd.
Salt Lake City, UT 84119
Phone: (801) 467-1100
Fax: (801) 467-1100

SALT LAKE CITY

Phone: (801) 255-0255

TOOELE

Phone: (435) 342-3880

CELANO CITY

Phone: (435) 363-1453

RICHFIELD

Phone: (435) 280-0187

WWW.ENSIGN.COM

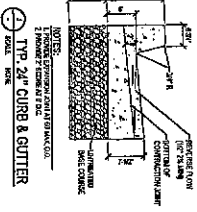
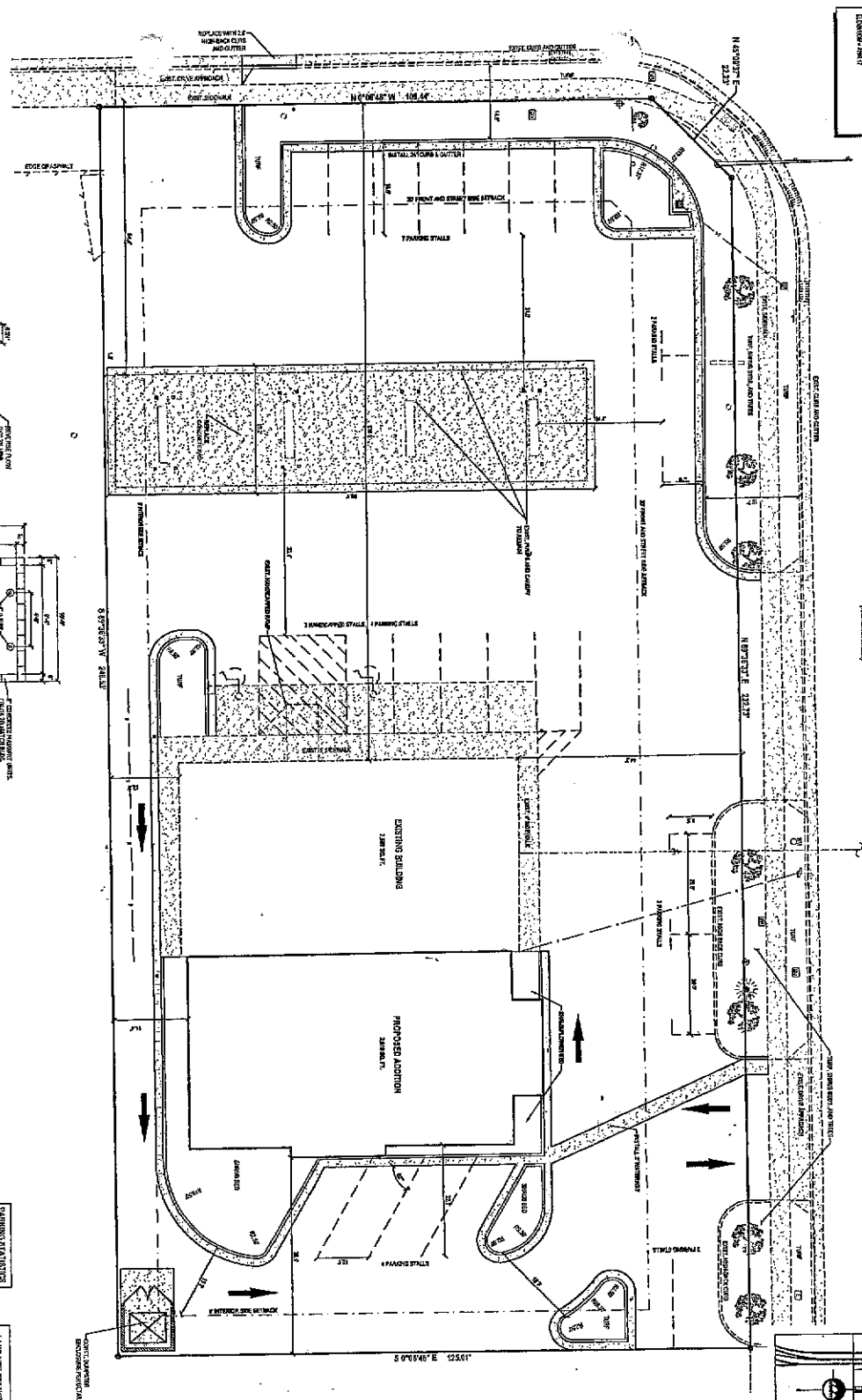
200 WEST HIGHLAND RD.
SALT LAKE CITY, UT 84119
PHONE: (801) 467-1100
FAX: (801) 467-1100

200 WEST HIGHLAND RD.
SALT LAKE CITY, UT 84119
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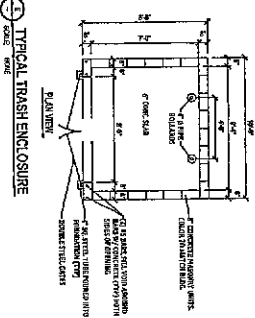


NO PARKING
IN FRONT OF
BUILDING OR
OBSTRUCTING
VIEW
OR
ACCESS
TO
PROPERTY

PAGES LANE
100' WIDE



⊕ TYP. CURB & GUTTER
SCALE: 1"=4'



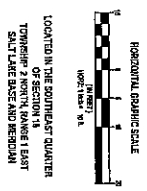
⊕ TYPICAL TRASH ENCLOSURE
SCALE: 1"=4'

TABLE 1: PARKING STALLS

TYPE	STALLS	TOTAL
STANDARD	10	10
COMPACT	10	10
TOTAL	20	20

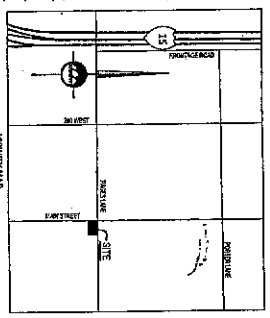
TABLE 2: LAND USE CRITERIA

LAND USE	MIN. SETBACK	MAX. SETBACK
RESIDENTIAL	10'	15'
COMMERCIAL	5'	10'
INDUSTRIAL	5'	10'



LOCATION IN THE SOUTHEAST QUARTER
TOWNSHIP 2 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

- LEGEND
- EXISTING BUILDING
 - PROPOSED ADDITION
 - PARKING STALLS
 - LOADING DOCK
 - STREET LIGHT
 - LANDSCAPE
 - SETBACK
 - PROPERTY LINE
 - ADJACENT PROPERTY



LAYTON
1000 WEST 1000 SOUTH
SALT LAKE CITY, UT 84119
PHONE: 313.547.1100
FAX: 313.547.1101
WWW.ENSIGN.COM

CENTERVILLE SUNMART

1011 SOUTH MAIN STREET
CENTERVILLE, UTAH

SITE DIMENSION

100' X 100'

C-2

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: **ROBERT AND HOLLY SNYDER
1511 NORTH FORD CANYON DRIVE
CENTERVILLE CITY, UT 84014**

APPLICANT: **MERRILL SHERIFF CONSTRUCTION
707 NORTH 1000 WEST
CENTERVILLE, UT 84014**

PROPERTY: **1312 & 1318 WEST 75 NORTH**

ACREAGE: **.70 ACRES**

ZONING: **INDUSTRIAL-HIGH (I-H)**

APPLICATION: **CONCEPTUAL SITE PLAN ACCEPTANCE FOR RENATUS
OFFICE/WAREHOUSE**

USE: **OFFICE/WAREHOUSE**

RECOMMENDATION: **ACCEPT THE CONCEPTUAL SITE PLAN**

BACKGROUND

Recently, the applicant submitted plans for the development of a new office/warehouse building to be located at 1312 & 1318 West 75 North, found on Lots 2 and 3 of the Evergreen Business Park. In order for the desired building to be constructed, the applicant has purchased both lots and will be developing the site as one lot and project. After an initial review by staff, it appears the application is complete, and sufficient detail has been submitted for review by the Planning Commission.

CONCEPTUAL SITE PLAN REVIEW, SECTION 12-12-110(d)

Table of Uses Allowed - Chapter 12-36

Within the Zoning Ordinance, the Table of Uses does allow an office/warehouse to be located within the Industrial-High (I-H) Zone.

General Plan - Section 12-480-6

The Centerville City General Plan indicates the area of development is within the West Centerville Neighborhood and the Centerville City Business Park District. The goal for the area is "...to maintain and eventually upgrade the conditions and appearance of the buildings and yard areas, while being sensitive to the needs of existing business and property owners" (Section 12-480-6(1)). In addition, the objectives encourage the economic viability, and the enhancement of architectural standards and themes for businesses located within the business park. The submitted elevation plan does indicate the building will be constructed following the guidelines found within Section 12-35-080(e) of the Zoning Ordinance concerning exterior building standards. Therefore, the proposed development meets the goals and objectives of the General Plan.

Development Standards

The site location is 0.70 of an acre, with the plans indicating the proposed building being 7,200 square feet. For the final site plan the applicant will need to indicate how much of this square footage is office use and general warehouse use. All other development standards appear to be satisfactory concerning Table 12-35-1 of the Zoning Ordinance.

Renatus Office Warehouse Development Standards Table 12-35-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	Two Stories Actual measurement not Identified	Unknown
Setbacks			
Front	20 Feet	80 Feet	Yes
Rear	None	10 Feet	Yes
Side	None	East: 10 Feet	Yes
		West: 74 Feet	
Site Standards			
Minimum Frontage	50 Feet	203.71	Yes
Minimum Area	None	.70 Acre	N/A

Industrial-High Development Standards**Parking - Chapter 12-52****Table 12-52-1****Off-Street Parking Requirements**

Use	Standard	Provided	Compliance
Office	1 space per 200 square feet	36 Not separated out	Most likely
Warehouse	1 space per 1,000 square feet, or 1 space per employee on highest shift, whichever is greater		
Total		36 Parking Stalls	

Since office requirements for parking differ from warehouse, the applicant will need to provide the square footage for each. However, staff is confident they have exceeded the requirement with 36 stalls.

In addition to parking calculations, the applicant has also met the City Standards concerning isle width and parking stall requirements. Each parking stall indicated on the plans are measured at 9' X 18' and the drive-ises and driveways are found to be at 24 feet. The Public Works Director has requested the east parking stalls be moved further to the east in order to push the driveway to the east. By moving the driveway, it will allow a greater area around the Water Meter Safety Zone of three (3) feet from the driveway.

Landscaping - Chapter 12-51

The submitted plans indicate the general location of landscaping, however, no detail is given. Since the property is less than one acre, it will not require a landscape architect prepare the final plans, yet they will need to submit formal plans with the final site plan. These plans must indicate location of all landscaping, types of plantings, total number of plantings and accurate calculations of landscaping percentages and totals.

Required Landscaping Summary Chapter 12-51

Guidelines	Standard	Required Site Specific	Actual/Compliance
Total Area Landscaping	10%	3,049.2 square feet	Not Provided Undetermined
Total Required Trees	1 Tree per 500 square feet of <i>required</i> landscaping	6 Required	
Trees for Street Frontage	1 per 25 linear feet	8 Required	
Building Frontage/Foundation	50%	Not Provided	
Total Interior Parking Lot Landscaping	5%	Not Provided	

Total Interior Parking Lot Trees and Shrubs	For every six <i>required</i> stalls: 1 tree	6 Required Based on 36 stalls	
	For every six <i>required</i> stalls: 2 shrubs	12 Required Based on 36 stalls	

Screening – Section 12-51-110

The applicant has stated the dumpster will be located west of the building and along the north property line. Yet, the plans do not show any detail concerning the trash enclosure. The applicant will need to provide detail indicating the dumpster has been completely screened from view with an opaque six-foot wall or fence. The wall or fence must be compatible in material and color of the main building on site. In addition to the dumpster, any wall or roof-mounted equipment will need to be screened from view of the public street. No information on the submitted plan addressing the screening of wall-mounted equipment has been provided.

Signage

All signing requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site needs to indicate the location of any wall or monument signage and meeting the requirements found in Chapter 12-54 of the Zoning Ordinance.

In regards to the wall sign, the development is allowed one sign on a primary wall, not to exceed 15% wall coverage, and a secondary wall at 5% wall coverage. If there is a desire for signage on other walls, it may be allowed, as long as the total combined square footage for the other remaining walls are not more than 32 square feet. A monument sign may be no higher than 6 feet with a 1-foot pedestal and 5-foot signage. The total area of a low profile sign may be one square foot for every linear foot of street frontage. The low profile sign must also be 3 feet from a property line.

Exterior Building Standards – Section 12-35-080(e)

All development within the industrial zones are required to have a building that meets the minimum exterior building standards as found in Section 12-35-080(e) of the Zoning Ordinance. These standards require a combination of exterior materials to be used such as, rock, split face CMU, stone, brick, or other similar material. These materials should be the prominent material on all street facing and non-street facing walls. Accent material may also be used such as; glass, wood, stucco, anodized aluminum, colored metal or ceramic tile. The use of metal siding is prohibited and a licensed architect must design all structures.

The applicant has provided a rough sketch of the building, which indicates a variety of materials being used, such as: split face CMU, accent block, stone, anodized aluminum and other accent materials. It appears the proposed elevations meet the exterior building standards found in the Zoning Ordinance.

CONCLUSION

The applicant will need to submit a final site plan application following all the requirements found in Section 12-21-110(e) of the Zoning Ordinance. In addition, utility provider sheets will need to be submitted indicating the site has adequate utility services. After the final review and approval, a bond will need to be posted for all onsite and off-site improvements prior to any construction taking place.

PLANNING STAFF RECOMMENDATION

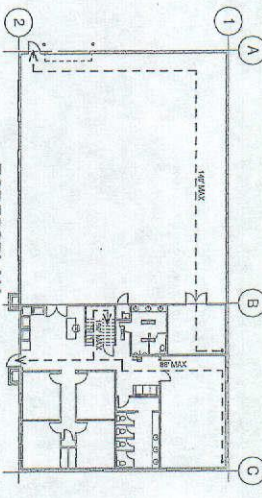
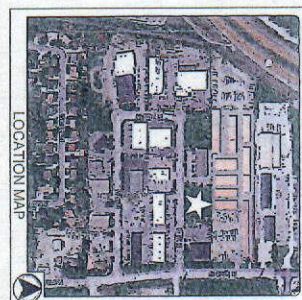
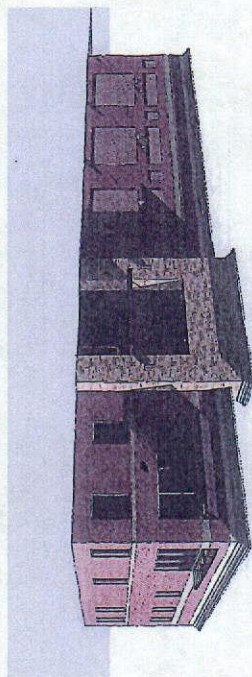
PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the Renatus Office/Warehouse Building, to be located at 1312 & 1318 West 75 North, with the following conditions:

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. Building elevations shall be submitted indicating the total height of the proposed structure, final materials and colors.
3. The location of all signage shall be indicated on the building elevations and on the site plan, if a monument sign is preferred.
4. Total square footage of office space and warehouse space shall be submitted with the final plans as to calculate the required parking.
5. A landscaping plan shall be submitted and indicate the following:
 - a. Total overall percentage of landscaping
 - b. Total parking lot percentage of landscaping
 - c. Location, types and total number of plantings
6. Detail concerning the location of the trash enclosure and the design and style of the screening wall shall be submitted with the final site plan.
7. All roof and wall-mounted equipment shall be shown on the final plans as being screened from view.
8. Utility provider sheets shall be submitted as part of the final site plan application package.
9. The southeast driveway shall be moved 3 feet further to the east to accommodate space around the water meter.

SUGGESTED REASONS FOR THE ACTION:

1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d)(2)].
2. According to the Table of Uses, an office/warehouse is permitted within the I-H Zone.
3. The development was found to meet the goals and objectives found within the Centerville City General Plan [Section 12-480-6].
4. The proposed site appears to have met all applicable development standards for the I-H Zone [Chapter 12-35].

RENATUS BUILDING
LOT #2 & 3 EVERGREEN BUSINESS PARK,
CENTERVILLE, UTAH

[illegible]

ARCHITECTURAL KEY SYMBOL.

	DOOR		WINDOW
	FURNISHINGS		FURNISHINGS
	SHOWER		WALLED WINDOW
	CLOSET		ANGLED WINDOW
	ISOLATED CLOSET		ANGLED WINDOW
	FURNISHINGS		FURNISHINGS

FINES EXTENDED/SHOWER INCORPORATED
CLOSET OR WALL/DOOR

SYMBOL, LEGEND	
	GRID LINE
	NORTH ARROW
	SECTION
	DETAIL
	INTERIOR ELEVATION
	ROOM TAG
	WALL TYPE
	KEYED NOTE
	MATERIAL TAG
	DOOR TAG
	WINDOW TAG

SECTION		ELEVATION
	MATERIAL GRAVEL	CONCRETE
	BATT INSULATION	BRICK
	ROCK	INSULATION
	CONCRETE BLOCK	STONE
	GRAVEL	GRAVEL
	STYLITE	
	SOUND INSULATION	
	STUCCO	
	WOOD	

[illegible][illegible]

LIST OF DRAWINGS	
SHEET NUMBER	SHEET NAME
A-000	COVER SHEET
A-001	ARCHITECTURE
B-000	MECHANICAL
B-001	ELEVATIONS
B-002	SECTIONS
B-003	ROOM FINISH PLANS
B-004	MECHANICAL PLANS
B-005	REFLECTED CEILING & LIGHTING
B-006	ELECTRICAL PLANS
B-007	MECHANICAL PLANS
B-008	ELECTRICAL PLAN
B-009	PLUMBING PLAN
B-010	GENERAL
B-011	RESTROOM SHEET

TIPS FOR GENERAL AND ALL OTHER CONTRACTORS

FIRE SPRINKLER SYSTEM

THE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 13AA, 13AB, 13AC, 13AD, 13AE, 13AF, 13AG, 13AH, 13AI, 13AJ, 13AK, 13AL, 13AM, 13AN, 13AO, 13AP, 13AQ, 13AR, 13AS, 13AT, 13AU, 13AV, 13AW, 13AX, 13AY, 13AZ, 13BA, 13BB, 13BC, 13BD, 13BE, 13BF, 13BG, 13BH, 13BI, 13BJ, 13BK, 13BL, 13BL, 13BM, 13BN, 13BO, 13BP, 13BQ, 13BR, 13BS, 13BT, 13BU, 13BV, 13BW, 13BX, 13BY, 13BZ, 13CA, 13CB, 13CC, 13CD, 13CE, 13CF, 13CG, 13CH, 13CI, 13CJ, 13CK, 13CL, 13CM, 13CN, 13CO, 13CP, 13CQ, 13CR, 13CS, 13CT, 13CU, 13CV, 13CW, 13CX, 13CY, 13CZ, 13DA, 13DB, 13DC, 13DD, 13DE, 13DF, 13DG, 13DH, 13DI, 13DJ, 13DK, 13DL, 13DM, 13DN, 13DO, 13DP, 13DQ, 13DR, 13DS, 13DT, 13DU, 13DV, 13DW, 13DX, 13DY, 13DZ, 13EA, 13EB, 13EC, 13ED, 13EE, 13EF, 13EG, 13EH, 13EI, 13EJ, 13EK, 13EL, 13EM, 13EN, 13EO, 13EP, 13EQ, 13ER, 13ES, 13ET, 13EU, 13EV, 13EW, 13EX, 13EY, 13EZ, 13FA, 13FB, 13FC, 13FD, 13FE, 13FF, 13FG, 13FH, 13FI, 13FJ, 13FK, 13FL, 13FM, 13FN, 13FO, 13FP, 13FQ, 13FR, 13FS, 13FT, 13FU, 13FV, 13FW, 13FX, 13FY, 13FZ, 13GA, 13GB, 13GC, 13GD, 13GE, 13GF, 13GG, 13GH, 13GI, 13GJ, 13GK, 13GL, 13GM, 13GN, 13GO, 13GP, 13GQ, 13GR, 13GS, 13GT, 13GU, 13GV, 13GW, 13GX, 13GY, 13GZ, 13HA, 13HB, 13HC, 13HD, 13HE, 13HF, 13HG, 13HH, 13HI, 13HJ, 13HK, 13HL, 13HM, 13HN, 13HO, 13HP, 13HQ, 13HR, 13HS, 13HT, 13HU, 13HV, 13HW, 13HX, 13HY, 13HZ, 13IA, 13IB, 13IC, 13ID, 13IE, 13IF, 13IG, 13IH, 13II, 13IJ, 13IK, 13IL, 13IM, 13IN, 13IO, 13IP, 13IQ, 13IR, 13IS, 13IT, 13IU, 13IV, 13IW, 13IX, 13IY, 13IZ, 13JA, 13JB, 13JC, 13JD, 13JE, 13JF, 13JG, 13JH, 13JI, 13JJ, 13JK, 13JL, 13JM, 13JN, 13JO, 13JP, 13JQ, 13JR, 13JS, 13JT, 13JU, 13JV, 13JW, 13JX, 13JY, 13JZ, 13KA, 13KB, 13KC, 13KD, 13KE, 13KF, 13KG, 13KH, 13KI, 13KJ, 13KL, 13KM, 13KN, 13KO, 13KP, 13KQ, 13KR, 13KS, 13KT, 13KU, 13KV, 13KW, 13KX, 13KY, 13KZ, 13LA, 13LB, 13LC, 13LD, 13LE, 13LF, 13LG, 13LH, 13LI, 13LJ, 13LK, 13LL, 13LM, 13LN, 13LO, 13LP, 13LQ, 13LR, 13LS, 13LT, 13LU, 13LV, 13LW, 13LX, 13LY, 13LZ, 13MA, 13MB, 13MC, 13MD, 13ME, 13MF, 13MG, 13MH, 13MI, 13MJ, 13MK, 13ML, 13MN, 13MO, 13MP, 13MQ, 13MR, 13MS, 13MT, 13MU, 13MV, 13MW, 13MX, 13MY, 13MZ, 13NA, 13NB, 13NC, 13ND, 13NE, 13NF, 13NG, 13NH, 13NI, 13NJ, 13NK, 13NL, 13NM, 13NO, 13NP, 13NQ, 13NR, 13NS, 13NT, 13NU, 13NV, 13NW, 13NX, 13NY, 13NZ, 13OA, 13OB, 13OC, 13OD, 13OE, 13OF, 13OG, 13OH, 13OI, 13OJ, 13OK, 13OL, 13OM, 13ON, 13OO, 13OP, 13OQ, 13OR, 13OS, 13OT, 13OU, 13OV, 13OW, 13OX, 13OY, 13OZ, 13PA, 13PB, 13PC, 13PD, 13PE, 13PF, 13PG, 13PH, 13PI, 13PJ, 13PK, 13PL, 13PM, 13PN, 13PO, 13PP, 13PQ, 13PR, 13PS, 13PT, 13PU, 13PV, 13PW, 13PX, 13PY, 13PZ, 13QA, 13QB, 13QC, 13QD, 13QE, 13QF, 13QG, 13QH, 13QI, 13QJ, 13QK, 13QL, 13QM, 13QN, 13QO, 13QP, 13QQ, 13QR, 13QS, 13QT, 13QU, 13QV, 13QW, 13QX, 13QY, 13QZ, 13RA, 13RB, 13RC, 13RD, 13RE, 13RF, 13RG, 13RH, 13RI, 13RJ, 13RK, 13RL, 13RM, 13RN, 13RO, 13RP, 13RQ, 13RR, 13RS, 13RT, 13RU, 13RV, 13RW, 13RX, 13RY, 13RZ, 13SA, 13SB, 13SC, 13SD, 13SE, 13SF, 13SG, 13SH, 13SI, 13SJ, 13SK, 13SL, 13SM, 13SN, 13SO, 13SP, 13SQ, 13SR, 13SS, 13ST, 13SU, 13SV, 13SW, 13SX, 13SY, 13SZ, 13TA, 13TB, 13TC, 13TD, 13TE, 13TF, 13TG, 13TH, 13TI, 13TJ, 13TK, 13TL, 13TM, 13TN, 13TO, 13TP, 13TQ, 13TR, 13TS, 13TT, 13TU, 13TV, 13TW, 13TX, 13TY, 13TZ, 13UA, 13UB, 13UC, 13UD, 13UE, 13UF, 13UG, 13UH, 13UI, 13UJ, 13UK, 13UL, 13UM, 13UN, 13UO, 13UP, 13UQ, 13UR, 13US, 13UT, 13UU, 13UV, 13UW, 13UX, 13UY, 13UZ, 13VA, 13VB, 13VC, 13VD, 13VE, 13VF, 13VG, 13VH, 13VI, 13VJ, 13VK, 13VL, 13VM, 13VN, 13VO, 13VP, 13VQ, 13VR, 13VS, 13VT, 13VU, 13VV, 13VW, 13VX, 13VY, 13VZ, 13WA, 13WB, 13WC, 13WD, 13WE, 13WF, 13WG, 13WH, 13WI, 13WJ, 13WK, 13WL, 13WM, 13WN, 13WO, 13WP, 13WQ, 13WR, 13WS, 13WT, 13WU, 13WV, 13WW, 13WX, 13WY, 13WZ, 13XA, 13XB, 13XC, 13XD, 13XE, 13XF, 13XG, 13XH, 13XI, 13XJ, 13XK, 13XL, 13XM, 13XN, 13XO, 13XP, 13XQ, 13XR, 13XS, 13XT, 13XU, 13XV, 13XW, 13XX, 13XY, 13XZ, 13YA, 13YB, 13YC, 13YD, 13YE, 13YF, 13YG, 13YH, 13YI, 13YJ, 13YK, 13YL, 13YM, 13YN, 13YO, 13YP, 13YQ, 13YR, 13YS, 13YT, 13YU, 13YV, 13YW, 13YX, 13YY, 13YZ, 13ZA, 13ZB, 13ZC, 13ZD, 13ZE, 13ZF, 13ZG, 13ZH, 13ZI, 13ZJ, 13ZK, 13ZL, 13ZM, 13ZN, 13ZO, 13ZP, 13ZQ, 13ZR, 13ZS, 13ZT, 13ZU, 13ZV, 13ZW, 13ZX, 13ZY, 13ZZ, 13AA, 13AB, 13AC, 13AD, 13AE, 13AF, 13AG, 13AH, 13AI, 13AJ, 13AK, 13AL, 13AM, 13AN, 13AO, 13AP, 13AQ, 13AR, 13AS, 13AT, 13AU, 13AV, 13AW, 13AX, 13AY, 13AZ, 13BA, 13BB, 13BC, 13BD, 13BE, 13BF, 13BG, 13BH, 13BI, 13BJ, 13BK, 13BL, 13BL, 13BM, 13BN, 13BO, 13BP, 13BQ, 13BR, 13BS, 13BT, 13BU, 13BV, 13BW, 13BX, 13BY, 13BZ, 13CA, 13CB, 13CC, 13CD, 13CE, 13CF, 13CG, 13CH, 13CI, 13CJ, 13CK, 13CL, 13CM, 13CN, 13CO, 13CP, 13CQ, 13CR, 13CS, 13CT, 13CU, 13CV, 13CW, 13CX, 13CY, 13CZ, 13DA, 13DB, 13DC, 13DD, 13DE, 13DF,

CONTRACTORS SHALL BEAR ALL RESPONSIBILITY FOR MODIFICATION OF CORRUPTA WORK WHICH DOES NOT COMPLY TO THE SPECIFIED MEASUREMENTS. THE COST OF WORK INCURRED BY THE ANCHORFAST AND ON ENGINEERS TO APPROVE CORRECTIVE WORK SHALL BE BORNE BY THE CONTRACTOR.

CONTRACTORS SHALL BEAR ALL RESPONSIBILITY FOR MODIFICATION OF ELECTRICAL OR MECHANICAL SYSTEMS ETC. DUE TO SUBSTITUTION OF MATERIALS, METHODS, AND/OR EQUIPMENT.

SAFETY

SITE PLAN NOTES

1. CONTINUATION TO VERIFY SET BACKS MEET LOCAL CODE.
2. CONTINUATION TO VERIFY TO MEET LATE PLAN AS REQUIRED BY LOCAL JURISDICTION.

CONVEYANCE WITH THE SAFETY OF THE LOCAL AUTHORITY HAVING JURISDICTION, STATE, COUNTY AND THE DIVISION OF WORKING CONVEYANCE.

ADMINISTRATIVE FIRE & LIFE SAFETY REVIEW	BUSINESS TYPE B	TYPE 140
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[illegible]

TRAVEL DISTANCE	ALLOWABLE 200 FT	ACTUAL 150 FT
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5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
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98	100	100
99	100	100
100	100	100

GROUP	WATER CLOSETS			LAVATORIES		
	FIXTURES REQUIRED	DATE F. PROJECT TOTAL 12/25/50 1/25/50		DATE F. PROJECT TOTAL 12/25/50 1/25/50		
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RENATUS BUILDING

**LOT #2 & 3 EVERGREEN BUSINESS PARK,
CENTERVILLE, UTAH**

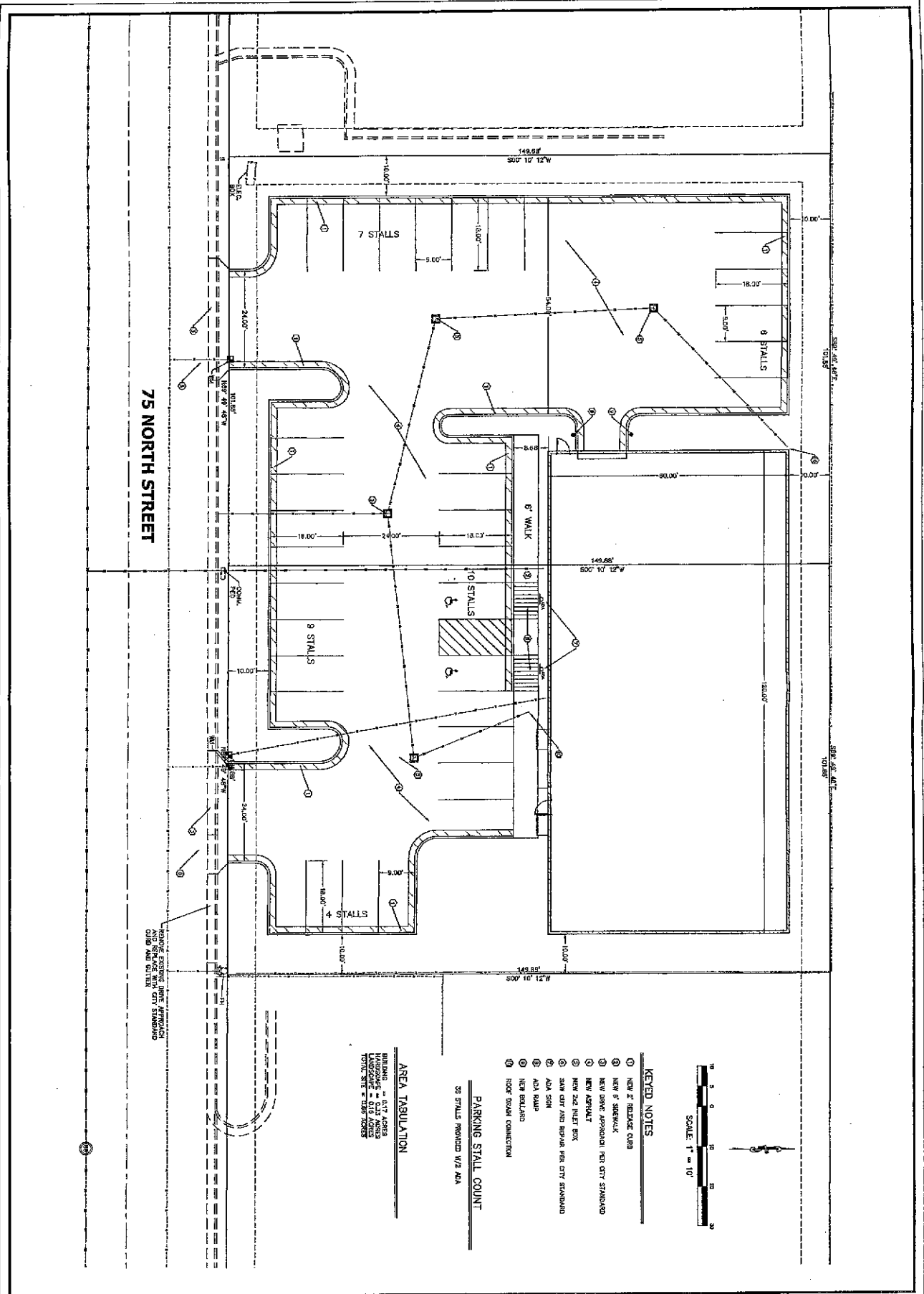
KIMLY C. MANGUM, P.C.
planning/architecture/engineering
635 West 5300 South, Suite 100, Salt Lake City, Ut 84123
PHONE: (801) 974-5101 • FAX: (801) 974-5102

COVER SHEET

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PROJECT NO.
14-098

14-098	DATE: 14 JULY 2011	STATUS: 00% REVIEW
COMMITTEE: ATRK & C&E	CLASSIFICATION: GE	
PROJECT: A-000	FILE NAME: 7/14/2014 12:05:52 PM	



KEYED NOTES

- ① NEW 2' WALKWAY CLIP
- ② NEW 6" SIDEWALK
- ③ NEW DRIVE APPROACH PER CITY STANDARD
- ④ NEW ASPHALT
- ⑤ NEW 24" INLET BOX
- ⑥ SAN CITY AND HONOLULU PER CITY STANDARD
- ⑦ ADA SIGN
- ⑧ ADA BOARD
- ⑨ NEW BELAND
- ⑩ ROOF DRAIN CONNECTION

PARKING STALL COUNT

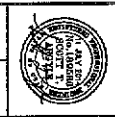
30 STALLS PROVIDED W/2 ADA

AREA TABULATION

BUILDING = 0.17 ACRES
 DRIVEWAY = 0.02 ACRES
 PARKING = 0.02 ACRES
 TOTAL SITE = 1.00 ACRES

MERRILL SHERRIFF CONSTRUCTION

1312 AND 1318 WEST 75 NORTH STREET
 LOTS 2 & 3 EVERGREEN BUSINESS PARK
 LOCATED IN THE SOUTH 1/2 OF SECTION 12, T.2N., R.1W., S.L.B.2M.
 CENTERVILLE CITY, DAVIS COUNTY, UTAH



H. HILL & ARGYLE, Inc.
 Engineering and Surveying
 181 North 200 West, Suite 41, South Jordan, Utah 84099
 (801) 254-2236 Phone, (801) 254-5083 Fax

DRAWN BY: B.C. DATE: 7/27/16	
APPROVED BY: [Signature] DATE: 7/27/16	
REV	DATE
1	7/27/16
SHEET NO. 1 OF 1	
PROJECT NO. 16-224	

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

**STAFF REPORT
AGENDA: ITEM 3**

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

APPLICATION: **ZONING CODE TEXT AMENDMENTS**

APPLICANT REQUEST: **AMEND CENTERVILLE CITY ZONING ORDINANCES TO REMOVE APIARIES (*i.e. beekeeping*) FROM THE DEFINITION OF ANIMAL SPECIALTIES AND ALLOW THEM AS A PERMITTED USE, WITH MINIMAL REGULATIONS**

RECOMMENDATION: **PLANNING STAFF RECOMMENDS APPROVAL OF THE ZONING CODE TEXT AMENDMENTS**

BACKGROUND

After further consideration early this year, the Centerville City Council directed the Planning Staff to prepare necessary Zoning Text Amendments to remove the prohibition of “apiaries” and allow such use within the City. Furthermore, the Council voted unanimously to create minimal regulatory standards related to the keeping of bees.

PROPOSED ZONING TEXT CHANGES

As directed by the City Council, Planning Staff has prepared changes to the Zoning Ordinance, which have been attached with this report and can be summarized as follows:

- Remove the term “*apiary*” from the definition of “*animal specialties*”
- Add a new definition for the term “*apiary*”
- Allow “*apiaries*” as a permitted accessory use for A-L and R-L Zones, without need to obtain a permit or approval to conduct the use
- Adopt some basic “*beekeeping*” standards that reflect best management practices for beekeeping

ZONE TEXT AMENDMENT APPROVAL STANDARDS - SECTION 12-21-080(e)

1. **Is the proposed amendment consistent with the goals, objectives and policies of the City’s General Plan?**

Within the City's General Plan, there are no generalized or specific statements concerning the keeping and use of animals, including beekeeping, for private or commercial use.

Staff Response: The Planning Staff believes the General Plan goals, objectives, and policies are unbiased concerning the proposed text amendments. Notwithstanding the absence of such a preference, it appears from staff's review, there are many specific policies addressing the raising and use of animals within the Zoning Ordinances.

OTHER CONSIDERATIONS

Current Legislative Policy and Consistency

A decision to amend the Zoning Ordinance provisions is considered a legislative proceeding (*see Section 12-21-080, General Decision-Making Standards*). Decisions regarding a legislative application are based on the "reasonably debatable" standard. The decision-making authority is to determine what action, in its judgment, will:

- ✓ Reasonably promote the public interest
- ✓ Conserve the values of adjacent properties
- ✓ Avoid incompatible development
- ✓ Encourage appropriate use and development
- ✓ Promote the general welfare of the community

Staff Response: In considering these above listed principles and related existing zoning regulations, the Planning Staff believes that the proposed amendments regarding beekeeping are generally consistent with previous legislative decisions, specifically concerning how animals and their associated elements are currently regulated within the City's Zoning Ordinance.

PLANNING STAFF RECOMMENDATION

Staff Suggested Action - I hereby make a motion for the Planning Commission to **recommend APPROVAL** of the proposed text amendments, as attached with this report.

Suggested reasons for the action:

- a. The Planning Commission finds that decisions regarding a legislative application are based on the "reasonably debatable" standard.
- b. The Planning Commission finds that there are no generalized or specific statements within the General Plan concerning the keeping and use of animals; including beekeeping, for private or commercial use.
- c. The Planning Commission finds that there is a public interest in establishing regulations relating to the use and keeping of animals that promotes the general welfare of the community.
- d. The Planning Commission finds that the proposed text amendments regarding beekeeping are consistent with previous legislative decisions, specifically concerning how animals and their associated elements are currently regulated within the City's Zoning Ordinance.
- e. The Planning Commission finds that other cities have or are adopting their own local beekeeping regulations, which seemingly are consistent with best management practices, to address the needs and practices for allowing apiaries.

PROPOSED AMENDMENTS

CHAPTER 12-12 - Definitions:

[edit] **Animal Specialties:** *The production of small animals and associated products. Typical uses include chicken and turkey raising, egg production, ~~apiaries~~, and aviaries.*

[add] **Apiaries (beekeeping):** *"Apiary" means any place where one or more colonies of bees are located for personal or commercial use.*

TABLE 12-36 - Table of Uses Allowed

Agricultural Uses	
[add] Apiaries (aka; beekeeping)	<i>The keeping and management of bees are subject to Chapter 12-55-Supplementary Development Standards, Section 12-55-250</i>

Section 12-55-Supplemental Development Standards

[add] 12-55-250. **Apiaries (beekeeping).** The following criteria relates to the keeping of one or more colonies of bees within the City.

(a) [add] **Allowance.** The keeping of bees shall be allowed as a permitted use within the Agricultural– Low (A-L) or Residential – Low (R-L) Zones. All apiaries within these zones are permitted for personal, family, and recreational enjoyment, without need of obtaining any approval or permit from the City. However, such allowance does not relieve any person or entity from complying with the provisions of this section or other applicable County or State regulations. Apiaries shall not be kept for a commercial production purpose, which is considered an agricultural industry use.

(b) [add] **Unlawful Conduct.** It shall be unlawful for any beekeepers to keep any colony or colonies in such a manner or of such disposition as to cause any unhealthy condition, interfere with the normal use and enjoyment of human or animal life of others, or interfere with the normal use and enjoyment of any public property or property of others.

(c) [add] **Flyways.** In each instance in which any colony is situated within 25 feet of a public or private property line of the parcel, tract, or property upon which the apiary is situated, as measured from the nearest point on the hive to the property line, the beekeeper shall establish

and maintain a flyway barrier at least 6 feet in height consisting of a solid wall, fence, dense vegetation or combination thereof that is parallel to the property line and extends 10 feet beyond the colony in each direction so that all bees are forced to fly at an elevation of at least 6 feet above ground level over the property lines in the vicinity of the apiary.

(d) *[add] Water.* Each beekeeper shall ensure that a convenient source of water is available to the bees at all times during the year so that the bees will not be encouraged to congregate at swimming pools, pet watering bowls, bird baths or other water sources where they may cause human, bird or domestic pet contact.

(e) *[add] Beekeeping Equipment.* Each beekeeper shall ensure that no unused or abandoned bee comb or other beekeeping equipment are left upon the grounds of an apiary site. Upon removal from a colony, all such equipment shall promptly be disposed of in a sealed container or placed within a secured building or other bee proof enclosure.

(f) *[add] Number of Colonies.* It shall be unlawful to keep more than the following number of colonies on any parcel, tract, or property within the city, based upon the size or configuration of the tract on which the apiary is situated: *[Approving entity to choose one of or modify the following colony intensity]*

- ☐ No more than two colonies per parcel, tract, or property
- ☐ Less than one-quarter acre tract size – up to two (2) colonies
Less than one-half acre tract size – up to five (5) colonies.
One-half acre or larger tract size – up to ten (10) colonies.
Regardless of tract size, where all colonies are situated at least 200 feet in any direction from all property lines of the parcel, tract, or property upon which the apiary is situated, there shall be no limit to the number of colonies.
- ☐ Unlimited and/or No Limitation Specified

(g) *[add] Nuisance.* It shall be unlawful for any person to keep any colony or associated beekeeping equipment in a manner contrary to the provisions of this section. Any such violation shall be deemed a nuisance and shall be subject to enforcement procedures found in Chapter 12-23- of this Title and/or be subject to the provisions of any other applicable enforcement procedures deemed necessary to remedy a violation.

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

**STAFF REPORT
AGENDA: ITEM 4**

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

APPLICATION: ZONING CODE TEXT AMENDMENTS

**APPLICANT REQUEST: AMEND CENTERVILLE CITY ZONING ORDINANCES TO
CREATE THE PARRISH/LEGACY TRANSIT-ORIENTED
DEVELOPMENT (TOD) CENTER DISTRICT
REGULATIONS & URBAN DESIGN STANDARDS &
GUIDELINES FOR THE TOD AREA**

**RECOMMENDATION: PLANNING STAFF RECOMMENDS TABLING FOR
FURTHER REVIEW AND DISCUSSION BY THE
COMMISSION**

BACKGROUND

The Centerville City Council has directed the Planning Staff to prepare necessary zoning text amendments to initiate discussions regarding creating a transit-oriented development (TOD) area to support the future possibly of a Frontrunner Station stop in the West Centerville Neighborhood.

To accomplish this ideal, the recently mixed-use commercial/residential development pattern, located just south of Parrish Lane and 1250 West, would likely need to be expanded. Currently, the City is underway with a General Plan update process that is anticipated to produce several potential development scenarios that will be presented for public comment by the end of August, or first of September. Afterwards, a preferred scenario(s) will be presented to the Planning Commission for official consideration in amending the General Plan for the West Centerville Neighborhood.

The City Council desires now to begin the discussion with the public with regard to how a TOD Zoning Ordinance might shape this potential new development pattern.

PROPOSED ZONING TEXT CHANGES

As directed by the City Council, the Planning Staff has prepared draft changes to the Zoning Ordinance, which have been attached with this report and can be summarized as follows:

- Create new regulations, Chapter 12-49-Parrish-Legacy TOD Center District Zones. These regulations establish another Special Purpose Zone focusing on a TOD mixed commercial/residential use area that would support a potential Frontrunner Station stop.
- The generalized TOD area is located south of 200 North Street to the south City limits in the West Centerville Neighborhood.
- Two (2) new possible zones are being proposed, preliminarily labeled as Parrish-Legacy Mixed-Use (PL-MU) and Parrish-Legacy Commercial Service (PL-CS).
- Expected uses for the PL-MU Zone are focused around the typical uses allowed in the Commercial-Medium (C-M) and Residential-Medium & High Zones (R-M, R-H) rather than the current Industrial-High & Very High Zones (I-H, I-VH) in place for the area.
- Expected uses for the PL-CS are focused around uses allowed in the Commercial-Medium (C-M) and Industrial-Medium (I-M) Zones rather than the current Industrial-High (I-H) in place for the area.
- Create new associated TOD design regulations for the PL-MU Zone, Chapter 12-69-Parrish/Legacy TOD Center Urban Design Standards & Guidelines.
- The urban design standards and guidelines focus on the branding, architecture, connectivity, and site layout that create a human-scaled design expectation for the built environment for the TOD area.

ZONE TEXT AMENDMENT APPROVAL STANDARDS - SECTION 12-21-080(e)**1. Is the proposed amendment consistent with the goals, objectives and policies of the City's General Plan?**

Within the West Centerville Neighborhood Plan, the proposed TOD area would be located within at least two areas labeled as the South Business Park District and the South Industrial District. The main objective of the future for these districts is generally incompatible with the proposed TOD Center District boundaries. Thus, the reason the City has initiated an update to the neighborhood plan.

Staff Response: Until the general plan is updated, the proposed amendments are generally incompatible with the current policies and objectives that have been espoused. However, staff would like to note that the current mixed-use pattern north of these areas, did receive a general plan amendment to allow this new development pattern. The question that is being studied with the plan update is whether the City should expand this mixed-use concept. Therefore, any formal recommendations regarding the proposed zone text amendments should be delayed until the plan update amendments are prepared and ready to move forward for consideration in conjunction with the zone text amendments.

What should the Planning Commission at this point?

As per the City Council's directive, the Planning Commission ought to spend a few Commission Meetings reviewing and discussing the proposed amendments. Additionally, the Commission

ought to invite public comment as part of these discussions. These proposed amendments are significant. It will take some time to come to an understanding of their complexity and how it would change the land use patterns for the West Side Neighborhood. Staff is suggesting that the Commission receive a presentation from staff at this meeting. Staff will focus on how the Ordinances are being constructed and what other options might be available. Then, the Commission ought to table this matter until the West Neighborhood Plan has also been presented to the Commission, which is likely to happen in September.

PLANNING STAFF RECOMMENDATION

Staff Suggested Action - I hereby make a motion for the Planning Commission to **TABLE** the proposed text amendments, until the West Neighborhood Plan Update is presented to the Commission.

Title 12 – Zoning
Article 4 – Special Purpose and Overlay Zones
Chapter 12-49 – Parrish-Legacy TOD Center District Zones

Sections.

12-49-010.	Purpose.
12-49-020.	Scope.
12-49-030.	Definitions.
12-49-040.	Zone Location.
12-49-050.	Other Approval Requirements.
12-49-060.	Development Agreement.
12-49-070.	Development Project Evaluation.
12-49-080.	Zone Densities
12-49-090.	PL-MU and PL-CS Zones, Permitted and Conditional Uses.
12-49-100.	PL-MU Zone Design Pattern Book
12-49-110.	Development Plan Approvals.
12-49-120.	Regulations of General Applicability.
12-49-130.	Development Implementation.
12-49-140.	Development Standards

12-49-010. Purpose.

The purpose of the Parrish-Legacy Transit Oriented Development ("TOD") District Zones is to:

- (a) Provide for a master-planned, architecturally-designed development with customized requirements and standards to permit flexibility and initiative in property development;
- (b) Facilitate the integration of diverse but compatible uses, including, but not limited to, commercial, higher density residential, mixed-node or use, and other multi-transit modal and related community uses;
- (c) Better preserve and enhance the property and neighborhood through integrated planning and design that would not be possible under other traditional zoning districts and regulations of the City; and
- (d) Provide for the incorporation of a thematic building and landscaping designs, to enhance site development design through human-scaled design elements and amenities, encourage the development and use of multi-modal transportation options, and make physical connections to usable trail and public space amenities.

12-49-020. Scope.

The provisions of this Chapter shall apply to any real property located in the Parrish-Legacy Mixed Use (PL-MU) Zone or Parrish-Legacy Commercial Service (PL-CS) zone, as shown on the Official Zoning Map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville City Code, or other laws except to the extent such provisions are altered by the requirements of this Chapter.

12-49-030. Definitions.

Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title.

12-49-040. Zone Location.

The PL-MU and PL-CS Zones are intended to be utilized for properties that are depicted in the Parrish-Legacy TOD Center District of the West Centerville Neighborhood Plan. For the PL-MU Zone, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250

West, from 200 north to the south city limits. For the PL-CS Zone, all properties, west of 1250 West (approximately ½ block) and from approximately 200 North Street to the south city limits.

12-49-050. Other Approval Requirements.

Except as otherwise provided in this Chapter, an application for development within the PL-MU or PL-CS Zones shall be submitted and processed pursuant to applicable requirements of this Title, the Centerville City Code, and any rules, regulations, or standards adopted there under, including, but not limited to, conceptual, preliminary and final subdivision plats, site plans, conditional use permits, building permits, and any other needed permit or approval.

(a) *Rezoning Approval Process.* Except as otherwise specifically provided herein, an application for rezoning of property to the PL-MU or PL-CS Zones shall comply with the requirements for zoning map amendments as provided in Section 12-21-080 of this Title.

(b) *Subdivision Approval Process.* Except as otherwise specifically provided herein, an application for development within the PL-MU or PL-CS Zones shall comply with the procedures and requirements for subdivision plat approval as provided in Title 15 of the Centerville City Code.

(c) *Site Plan Approval Process.* Except as otherwise specifically provided herein, an application for construction and improvements within the PL-MU or PL-CS Zones requiring site plan approval under Section 12-21-110 of this Title shall comply with the requirements therein.

12-49-060. Development Agreement.

A rezoning of property to the PL-MU or PL-CS may be conditioned upon the applicant entering into a development agreement with the City designating and describing contractual requirements for the development of the property.

12-49-070. Development Project Evaluation.

(a) *Development Characteristics.* Development within the PL-MU or PL-CS Zones shall exhibit design components and characteristics, such as those set forth below, which set the development apart from a standard subdivision and/or traditional site plan approval accomplished under this Title.

- (1) Mixed Use or Mixed Sector Integrated Land Use Patterns;
- (2) Human Scaled Building Architecture;
- (3) Integrated Use of Landscaping, Plazas, Courts, Trails/Pathways, and other Common Amenity Areas;
- (4) Encourages, Promotes or Provides Opportunities for Multi-modal Transit Options.

(b) *Evaluation Criteria.* Each development proposal for development within the PL-MU or PL-CS Zones shall be evaluated based on its compatibility with:

- (1) The Centerville City General Plan and West Centerville Neighborhood Plan;
- (2) The purpose and development guidelines of the PL-MU or PL-CS Zones set forth in this Chapter;

Title 12 – Zoning
Article 4 – Special Purpose and Overlay Zones
Chapter 12-49 – Parrish-Legacy TOD Center District Zones

- (4) The purpose and standards of the Parrish – Legacy Mixed Use - Urban Design Guidelines set forth in this Title for the PL-MU Zone; and

- (6) Any other City-approved study applicable to the subject areas.

(c) **Burden of Persuasion.** An applicant shall have the burden of showing that the proposed uses, project design, and location of utilities and facilities meet the requirements of this Chapter.

12-49-080. Zone Density.

(a) **PL-CS Zone Density.** Development within a PL-CS zone shall comply with development standards of Table 12-49-1.

(b) **PL-MU Zone Density.** Development within a PL-MU zone shall substantially comply with Table 12-49-2 and with Section 12-69 – Parrish/Legacy TOD Center - Urban Design Standards & Guidelines.

- (1) The mixed ratio of commercial use to residential use may be defined with the final site plan submittal approval provided the proposed commercial uses predominately achieve the following for residents living in the Parrish-Legacy TOD Center:
- i. Provide opportunity for food service or local service type retail commercial service
 - ii. Provide opportunity for personal care and/or instructional type services.
 - iii. Provide opportunity for medical care or health type services.
 - iv. Provide opportunity for adult or child care type services, or
 - v. Provide other types of commercial uses deemed appropriate for servicing the local residents.

- (2) Residential uses shall only be established in conjunction with other general commercial, office and supportive commercial type uses of any proposed development project.

- (3) A variety of residential dwelling types or styles shall be integrated into the design and layout of a development within the PL-MU Zone.

(b) **No Density Guarantee.** The density limitations and provisions set forth in this section are not intended to guarantee density for any project area or development within the PL-MU or PL-CS Zones. Actual density shall depend on compliance with applicable standards, and circumstances and topography of the particular property or project.

12-49-090. PL-MU and PL-CS Zones, Permitted and Conditional Uses.

(a) **PL-MU Zone** – The following uses, as defined in this Title, shall be the permitted and conditional uses in the PL-MU Zone, unless otherwise expressly allowed or prohibited as listed herein:

- (1) **Permitted Uses:**
- Permitted Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
 - Permitted Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones
 - Building, Accessory

- Dwelling, Multiple-family

- (2) **Conditional Uses:**

- Conditional Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone
- Conditional Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential - High Zones
- Public Park
- Transit Facility, Public
- Assisted Living Facility
- Senior Center
- Utility Substation, Public

- (3) **Not Permitted Uses:**

- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zones
- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential – High Zones.
- Dwelling, Single-family
- Manufactured Home
- Protective Housing Facility
- Rehabilitation/Treatment Facility
- Transitional Housing Facility
- General or Specialty Retail over 10,000 sq. ft.

(b) The following uses, as defined in this Title, shall be the permitted and conditional uses in the PL-CS Zone, unless otherwise expressly allowed or prohibited as listed herein:

- (1) **Permitted Uses:**

- Permitted Uses, as shown in Section 12-36-Table of Uses for the Industrial - Medium Zones
- Permitted Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone

- (2) **Conditional Uses:**

- Conditional Uses, as shown in Section 12-36-Table of Uses for the Industrial - Medium Zones
- Conditional Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zone

- (3) **Not Permitted Uses:**

- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Industrial - Medium Zones
- All "Not Permitted" Uses, as shown in Section 12-36-Table of Uses for the Commercial - Medium Zones.

12-49-100. PL-MU Zone Development Design Pattern Book.

(a) **Development Design Pattern Book Required.** In addition to applicable requirements of this Title and other provisions of the Centerville City Code, all applications for the development of property to the PL-MU Zone shall include a development design pattern book.

(b) **Development Design Pattern Book Acceptance.** The development design pattern book shall be reviewed and approved by the City in conjunction with an application for conceptual site plan and/or conceptual subdivision acceptance within the PL-MU Zone.

(c) **Development Design Pattern Book Submittal Requirements.** In addition to the conceptual site plan or conceptual subdivision submittal requirements of this Title, the

Title 12 – Zoning
Article 4 – Special Purpose and Overlay Zones
Chapter 12-49 – Parrish-Legacy TOD Center District Zones

development design pattern book shall provide and address the following:

- (1) Written descriptions and graphic illustrations explaining how the development compliments the physical form of the property and how all six (6) Urban Design principles found in Section 12-49-020 of this Title are to be integrated into the design of the development.
- (2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes.
- (3) Written descriptions and graphic illustrations that clearly describe proposed public spaces, landscaping ideas, pedestrian pathways, and related ornamental features and/or amenities; and
- (4) Written descriptions and graphic illustrations outlining the integration of uses and layouts within and outside the development. If surrounding properties are underdeveloped or have not been developed in accordance with the desires of the Parrish-Legacy TOD District, then the written descriptions or illustration shall depict how future integration could be materialized with future development;

12-49-110. Development Plan Approvals.

- (a) *Effect of Development Plan Approvals.* Upon acceptance of a conceptual plan and/or the associated development design pattern book by the City, further development applications such as subdivision plat and site plan approval for development within the PL-MU and PL-CS Zones shall comply substantially with conceptual site plan and/or development design pattern book.

12-49-120. Regulations of General Applicability.

The use and development of real property in the PL-MU and PL-CS Zones shall also conform to regulations of general applicability as set forth in the following chapters of this Title, unless otherwise provided in this Title.

- (a) *Existing Conditions Inventory.* See Chapter 12-50 of this Title.
- (b) *Landscaping and Screening.* See Chapter 12-51 of this Title.
- (c) *Off-Street Parking and Loading.* See Chapter 12-52 of this Title.
- (d) *Parrish-Legacy TOD Center Urban Design Standards & Guidelines.* See Chapter 12-49-020 of this Title.
- (e) *Signs.* See Chapter 12-54 of this Title.
- (f) *Special Regulations, 12-35-080,* applicable for all development within the PL-CS Zone
- (g) *Supplementary Development Standards.* See Chapter 12-55 of this Title.
- (h) *Temporary Uses.* See Chapter 12-56 of this Title.

12-49-130. Development Implementation.

- (a) *Intent.* The PL-MU and PL-CS zone designations are intended to be utilized for the development of the subject property in accordance with the terms and conditions of the respective zone and/or the approved development plan for the property.

- (b) *Conceptual Site Plan and/or Preliminary Subdivision Plat.* Except as otherwise initially adopted and implemented by the City, a rezoning of any property to the PL-MU or PL-CS zones shall be subject to and conditioned upon submission of a conceptual site plan and/or preliminary subdivision plat within one (1) year from the effective date of rezoning.

- (b) *Final Site Plan or Final Subdivision Plat.* Rezoning of any property to the PL-MU or PL-CS Zones is further subject to submission and approval of a final site plan and/or submission, approval, and recording of a final subdivision plat within one (1) year from the effective date of approval of the preliminary subdivision plat(s) and/or conceptual site plan approval, as applicable.

- (c) *Substantial Construction.* Substantial construction shall be commenced within one (1) year from the date of final site plan approval or final plat recording.

12-49-140. Development Standards.

- YET TO BE WRITTEN -

Title 12 – Zoning
Article 6 – Regulations for Specific Uses
Chapter 12-69 – Parrish/Legacy TOD Center Urban Design Standards & Guidelines

Sections:

12-69-010.	Purpose
12-69-020.	Scope
12-69-030.	Definitions
12-69-040.	Design Principles
12-69-050.	Design Standards
12-69-060.	Design Guidelines
12-69-070.	Color Palette

are desirable objectives to be achieved but may not be mandatory or feasible for every given development situation.

12-69-010. Purpose.

The purpose of these design, principles, standards and guidelines is to enhance the economic viability and aesthetic value of the Parrish-Legacy Transit-Oriented Development (TOD) Center District as an important mixed use and multi-mode transit center for Centerville City. Equally important for this district is for it to function as an iconic place where the urbanized environment interfaces with the Frontrunner Transit system and Public Park that are to be located in the immediate center.

12-69-020. Scope.

Any lot or parcel located within PL-MU Zone, or area as shown in the General Plan for the West Centerville Neighborhood and/or as defined below, shall be subject to the standards and regulations of this Chapter. Such standards and regulations are intended to be in addition to the existing standards and regulations of the underlying zone of the property and other applicable regulations of this Title.

- (a) Design Standards and Guidelines - This Chapter establishes three (3) kinds of design criteria: principles, standards and guidelines.

- (1) "Design Principles" establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a TOD Center. These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the Parrish/Legacy TOD Center.
- (2) "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 the standards of this Chapter and other applicable provisions of this Title, the interpretation and provisions of this Chapter shall govern for all development within the TOD Center.
- (3) "Design Guidelines" indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the TOD Center District. Guidelines thus use the verb "should" signifying that the guidelines

12-69-030. Definitions.

Certain words and phrases in this Chapter are defined in Chapter 12-12 of this Title.

12-69-040. Design Principles.

- (a) Principle #1. Transit Oriented Branding – An emphasis on the built environment with visual characteristics that create and support strong multi-modal, transit-oriented, and functional in use, identity and appearance.
- (b) Principle #2. TOD and Multi-use Connectivity – Creating cohesive visual and physical connections between business, residential, and public transportation uses.
- (c) Principle #3. Site Development Patterns Create physical development patterns that contextually contribute to the creation of a TOD neighborhood through building, landscaping and parking area placement, the establishment of public spaces, and with streetscape enhancements.
- (d) Principle #4. Pedestrian and Non-motorized Network Connections – Creating interconnected trail and pathway systems, both internally and externally, for use by pedestrians, residents within the TOD center, and other non-motorized modes of travel.
- (e) Principle #5. Human-Scale Elements Described – the built setting is to reflect the human experience in the TOD Center by accomplishing the following;
 1. Structures proportioned to people instead of vehicles
 2. Comfortably scaled public and private spaces
 3. Pedestrian-friendly elements or comforts
 4. Use of interesting details and textures with building materials
 5. Offering or the appearance of slow-paced environments, with places to pause and engage with others.
 6. Visually or physically appealing to the senses of people

12-69-050. Design Standards.

- (a) PL-MU Zone, Commercial, or Mixed Use Building Architecture – Buildings and structures are to enhance the TOD Center by complementing into the overall center's appearance, similar in visual allure to what is contextually done similar transit oriented area, such as the "implementing area" demonstration sites of the Wasatch Choices 2040 Plan.

- (1) The architectural building design shall consider the visual relationship to the public streets, pedestrian pathways, plazas, public spaces, and where deemed applicable the future Frontrunner Station stop, or public park, to create an attractive

Title 12 – Zoning
Article 6 – Regulations for Specific Uses
Chapter 12-69 – Parrish/Legacy TOD Center Urban Design Standards & Guidelines

appearance when viewed from these areas. Parking, loading docks, mechanical equipment, and outdoor storage area shall be buffered or where possible screened from view, while present in these areas.

- (2) The materials selection and construction method of structures or buildings shall take into consideration the branding image of the TOD center. The materials and construction methods shall provide visual interest and appeal that supports the expected details and design of a well-crafted urban/transit center experience.
- (3) The apparent mass of buildings or structures shall be minimized through design, articulation, and use of materials. A diverse design scheme is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. A degree of simplicity is also desired, and the above approaches should be applied in a manner that is consistent with the building's form and interior program. Articulation approaches should not appear to be applied randomly or merely a surface treatment. A 360-degree design shall be used; although secondary sides that are less visually prominent may receive up to a 50% reduction in the amount of articulation used in the building's approved design.
- (4) All buildings and structures shall be proportional or in scale with other buildings within the immediate vicinity.
- (5) When facades face a transit station, public spaces, a local street, or any pedestrian pathway, or, where deemed applicable for other prominent public spaces by the approving entity, the architectural design shall incorporate windows and functioning entryways that comprise a total minimum of 50% fenestration on that façade. Awnings, canopies, pillars, or other design features shall be used to accent the main facade of the building or structure. Windows and additional elements such as balconies, overhangs, or canopies shall also be incorporated to provide a minimum of 30% fenestration in upper levels of multi-story or vaulted single story buildings and structures to frame and provide a human scale to such buildings.
- (6) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the base layer and bold gestures used in the architectural design of all buildings. Decorative use of stucco, tile, cement fiber board, and other similar appearing materials shall be the main background materials used in the building design. Metal and glass are allowed as accent materials but shall not comprise the main material of a building. Substantial or prominent use of unnatural/synthetic appearing materials, such as vinyl and plastics shall be minimized. Use of these

other types of materials shall not exceed 15% of the building or structure's exterior.

- (7) Colors and finishes shall complement the Parrish-Legacy TOD Center District. The provided color palette of 12-69-070 shall be used as the resource for both primary and accent shore land environment hues. Stains, flat paints, and matte finishes are required. Reflective or shiny paints and finishes are prohibited.

(b) Public Spaces and Site Landscaping – Public Spaces and Site Landscaping are to be used to enhance the TOD Center environment and act as accouterments to create transitions between the buildings and the streetscape.

- (1) Each development shall provide walkways, plazas, and other pedestrian oriented hardscape area and shall be integrated into the site landscaping plan, provided that such impervious area do not exceed forty-five (45) percent of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, concrete or asphalt trails, plazas, and other non-vegetative construction located in area designated as landscaping.
- (2) The public space and site landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All plans shall consider the TOD context of the desired built environment and its unique contribution to the character of the community.
- (3) The public space and site landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, trails, and access to open space area. Each development is to provide appropriate pedestrian connections to usable open space and trail amenities.
- (4) Developed center devoted to public space and landscaping shall utilize a mixture of ornamental and native or local climate plantings. Plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the West Side Neighborhood.
- (5) Trees and evergreens shall be used to frame public spaces and ensure that the TOD character of the center is sustained. However, trees and evergreens are also to be used for area needing shading, screening, and privacy.
- (6) The public space and site landscape design shall be coordinated with the placement of utility elements to mitigate their impact and reduce the potential for conflicts. All new utility lines shall be placed underground to minimize their impact on the TOD environment. Easements above the underground utilities may be incorporated into the overall plan as pedestrian pathways. Strategic placement of public space amenities and landscape design shall be utilized to mitigate the visual impact of all site utility elements such as

Title 12 – Zoning
Article 6 – Regulations for Specific Uses
Chapter 12-69 – Parrish/Legacy TOD Center Urban Design Standards & Guidelines

transformers, meter boxes, fire protection devices, etc.

- (7) Public space and landscaped area shall be prepared with grades and slopes suitable with their natural surroundings to encourage appropriate pedestrian circulation, use, and enable healthy plant growth and proper drainage.
- (8) Rock mulching, waterways or stream resembling features, or other visual faux elements, along with decorative walls, landscape boulders, and other objects shall be used in a natural appearing manner to complement the appearance of the TOD environment.

(e) Off-street Parking – Parking is a necessity for the varied uses and amenities in the TOD center, however, it is to be designed in such a manner to enhance the visual appeal and experience of working, playing, or living in the TOD environment.

- (1) Parking area shall be segmented or spatially separated and may be connected together by access lanes, open space, stream corridors, or pedestrian pathways. Large or expansive parking or pavement areas are prohibited. Parking center segments shall not exceed two (2) rows of double-loaded parking, without providing a landscaped median to pedestrian pathway to separate the next set of parking rows.
- (2) Parking area shall be visually buffered and screened from streets and public spaces so automobiles are not visible below the average headlight height area. Screening methods shall include undulating landscaped berms, low decorative walls, and plantings.
- (3) Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Area where driveways cross pedestrian walkways shall rise to the level of the pedestrian walkway and be constructed of stamped concrete or of other material and design so as to differentiate the center as a pedestrian/vehicle interface.
- (4) The use of hardscape materials in parking area shall incorporate use of colors and textures to define landscaped islands, pedestrian pathways, loading/unloading area, and other such amenities to soften and improve the visual appeal of impervious surfaces.
- (5) Ornamental entryway features shall be placed on both sides of every major drive accessing a public street to create a unified TOD image. The ornamental entryway features for the TOD center shall consist of artistic sculptures, landscaping features, kiosk signs, or other elements designated by the approving entity. The width of major access drives and curb cuts shall be minimized or design to the least width needed to function.

- (6) Direct access to individual parking lots or pavement area to the 1250 West or other major arterial access is prohibited. Parking lot design and placement shall consider future development on adjacent sites and plan for future interconnections where deemed appropriate by the approving entity.

- (7) Traffic circulation patterns are to primarily direct commercial use traffic onto the arterial and major collector streets. Multiple-family residential traffic is to be primarily directed onto minor collector or local streets.

- (8) A shared parking analysis and circulation plan shall be provided to minimize single-use parking area. Multiple-use or sharing of parking and parking area is desired for the TOD center. All requests for parking requirement modifications are to comply with Section 12-52-110 of this Title. Even so, the parking to be provided for each development shall not be in excess of 125% of the City's parking ordinance requirements.

(f) Fences and Walls – The use of fences and walls are to be minimized in the public space and site landscaping area of the TOD Center.

- (4) Raised planting beds, berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.
- (5) Where security and access controls are needed, an open style fence or semi-private designs shall be utilized.
- (6) Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings that related to the desired TOD environment. Vinyl, chain link, and barbed wire types of fencing are not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs.
- (7) Open access to the pedestrian pathway or trail systems shall be provided and shall not be impeded by the use of fencing or walls.
- (8) The use of sound walls is strictly prohibited and shall not be used to separate development from a transit facility or station passenger center or surrounding commercial support area.

(g) Outdoor Lighting – The residential use area are an important part of the character and intrinsic quality of the TOD center. Developments shall provide a lighting plan and such fixtures and lamps systems shall consider a proper balance between security and safety needs and the negative impacts of high intensity lighting for residential uses.

- (1) Lighting shall primarily be focused on the human scale environment of public spaces and landscaping. Additionally, lighting is to be used for accentuating buildings and the TOD environment. Lighting that is needed for safety and visibility shall be minimized. Lighting levels shall be scaled back to the minimal levels needed to achieve its

Title 12 – Zoning
Article 6 – Regulations for Specific Uses
Chapter 12-69 – Parrish/Legacy TOD Center Urban Design Standards & Guidelines

purpose. The use of excessive or over lighting is prohibited.

- (2) Fixtures or elements producing light shall select the correct bulb type to achieve the lowest wattage necessary. Lighting elements shall be hidden or utilize full-cut-off shields to eliminate shining or reflecting up unnecessarily up into the night sky and to minimize glare and light trespass beyond center where lighting is needed or onto adjacent properties.
- (3) Self-regulating on and off controls shall be used where lighting is needed periodically, but not continuously and shall be set to their proper operation times.
- (4) Up-lighting shall be used sparingly for accenting architecture, landscaping, and signing. Where up-lighting is used, a narrow angle focused fixture with low wattage lamp shall be used.

(h) Signing – Signing is to enhance the built qualities of the TOD Center and shall compliment the signing style of a human-scale urbanized center.

- (1) Business signing shall be simple and scaled to allow for sufficient identification of the operation or facility. The style, colors, and materials shall compliment the architecture and design of buildings associated with the sign.
- (2) Wall sign placement shall not exceed [15] feet in height from final grade of the building and shall comply with Section 12-54-110.b.2, Projecting Signs, Only Low-Profile monument style signs shall be allowed and shall also comply with Section 12-54-110.b.3 & 4, Low-Profile and Multi-Tenant Buildings.
- (3) Sign copy shall consist of individual lettering and logos. Sign copy shall not be internally illuminated or animated. Electronic or changeable copy signs may not exceed 10% of the allowable sign center.
- (4) Informational or business location kiosks may be allowed in the public right-of-way signing program. Such signs shall conform to the public, highway, or local street program design standards and shall be scaled appropriately to maintain the image of the TOD Center District, as allowed by the discretion of the City.

12-69-060. Design Guidelines.

(a) Viewshed Protection – Buildings and similar structures should be designed and placed where their visual impact is minimized to the greatest extent possible, as viewed from a public transit facility, public space, or public streets.

- (1) All main buildings and associated site landscaping and public space area within [250] feet of a future planned or developed public transit facility are to visually be oriented to the transit facility or public park.
- (2) View corridors should be created to allow visual connections towards a planned or future transit

facility or public park. Buildings should not be massed in a manner that creates a complete visual fortress, specifically as viewed from a planned or developed public transit facility or public park.

- (3) All service area and back lot uses, such as loading docks, dumpsters, storage area, etc. should be located behind the main buildings or properly screened or visually buffered from view from a planned or developed transit facility, public park, a local street, or any pedestrian pathway..
- (4) Land uses needing area for storage, equipment parking, or other such activities, should be screened and segmented into smaller spatial area and may be connected together by access lanes, open space, and other buildings.

(b) Public Right-of-Way, Roadway and Parking Lot Surfacing Design – Properly designed roadway and parking lot placement can create opportunities for shared access ways to reduce the number of access drives along a street or pedestrian path. Basic strategies include sharing driveways, allowing cross access rights for adjacent developments, and minimizing vehicular interruptions along the pedestrian pathways along the street system.

- (1) Shared driveway use should be incorporated into the site and building layout, including consideration of development on adjacent sites. Driveways should be limited to 25 feet (residential) and 30 feet (commercial/mixed use) in width.
- (2) The primary roadway and parking lot design style should be for restricted speeds to allow for on-street parking area, pedestrian bulb-outs at intersections, and where deemed appropriate at the mid-block crossings.
- (3) The minimum right-of-way for roads of the TOD District should be primarily range from 40-45 feet and the maximum should be 50 feet.
- (4) The following maximum road widths and sidewalk surfacing should be as follows
 - (A) Local Residential Roads = 22 feet with No Parking, 29 feet with Parking.
 - (B) Other Local and Collector Roads = 31 feet
 - (C) Arterial Roads = 35 feet
 - (D) Eight (8) feet sidewalks within 250 Feet of a planned for developed public transit facility
 - (E) Five (5) feet for the general pedestrian pathway and sidewalk systems.
 - (F) Eight to Ten (8-10) feet for Multiple-Use Trails and Pathways, as deemed necessary by the City.
- (5) Public street design and development within the TOD Center should reflect the proper design

Title 12 – Zoning
Article 6 – Regulations for Specific Uses
Chapter 12-69 – Parrish/Legacy TOD Center Urban Design Standards & Guidelines

theme motif and be unified across the entire District. The streetscape design should include the use of, but not limited to, the following types of elements:

- (A) Interpretive signs and kiosks
- (B) Street trees with decorative planting beds or decorative grating
- (C) Decorative light fixtures and street signs
- (D) Benches or places to rest
- (E) Bike lanes and bike racks
- (F) Decorative waste cans and drinking fountains
- (G) Trailhead and spur connections facilities to the center's trail systems.

12-69-070 Color Palette

- YET TO BE DETERMINED -



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m.c. green & sons, inc.
GENERAL CONTRACTORS

August 13, 2014

Mr. Cory Snyder, Community Development Director
Centerville City Corporation
655 North 1250 West
Centerville, Utah 84014

Re: West Centerville Neighborhood Area

Dear Cory,

Due to family commitments, I will not be in attendance at the Planning Meeting scheduled for tonight where the West Centerville Re-Zoning is on the agenda for discussion.

You and most everyone knows where I stand on this issue.

I feel it most inappropriate to zone in conflict with the good faith of Planners and Councils, who in the past, not only welcomed, but encouraged industrial uses such as my company to locate here in West Centerville.

Full consideration must be given for the fact that we are, and plan to continue for many years, to be active and successful in our construction business. These efforts by Centerville City, and their desire to change what has been for decades, may require our relocation, but any re-zone or development must meet our needs as well as the wishes of Centerville City and its residents and leadership.

I do appreciate the opportunity extended to me to participate on the committee working on this effort and hope my input has been of some help.

I do have considerable concerns however, and will be most interested in reviewing the content of the discussions at tonight's meeting. Please let me know how I might get a copy of the minutes.

Thank you for your efforts.

Sincerely,

Mark J. Green, President
M. C. Green & Sons, Inc.

MJG:jt

