

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON SEPTEMBER 14, 2016 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Planning Commission 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 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: and at <http://centerville.novusagenda.com/agendapublic>.

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

Time:

7:00 PM A. WELCOME AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Commission Chair, David Hirschi

D. MINUTES REVIEW and ACCEPTANCE

Planning Commission Meeting August 24, 2016

E. COMMISSION BUSINESS

- | | |
|------|--|
| 7:10 | 1. Public Hearing - Balling Townhomes, 323 East Pages Lane
Consider the proposed Zone Map Amendment for property located at 323 East Pages Lane from C-H (Commercial-High) to R-H (Residential-High) |
| 7:30 | 2. Public Hearing - Chapel Ridge Cove PUD, 2172 North Chapel Ridge Circle
Consider the proposed R-L/PDO Amendment for Chapel Ridge Cove P.U.D., which consists of amending use of specific house plans for Lots 5, 6, 8, 9 & 10 |
| 7:50 | 3. Public Hearing - Code Text Amendment, Climate Controlled Storage
Consider the proposed Zoning Code Text Amendment to add a new business use of "Storage, Climate Controlled" to various sections of the code, in response to the application submitted by Steve Tate |
| 8:10 | 4. Public Hearing - Zoning Code Amendments - South Main Street Corridor (SMSC) - Scope Correction
Consider the proposed Zoning Code Amendment to the South Main Street |

Corridor (SMSC) Overlay Zone regarding the Scope of the SMSC Public Space Plan in Section 12.48.180 - Ordinance No. 2016-26

8:30

5. Community Development Director's Report 091416

Items scheduled for the September 28, 2016 meeting:

- Sal Barnum 100 ft. Cell Tower, 1100 West Porter Lane
- Code Text Amend., Accessory Building Setbacks & Flag Lot Ordinance

8:35

6. City Council Actions Report 091416

September 6, 2016: GP Amendment - Bicycle & Non-Motorized Vehicle Pathway & Trails Map

Motion: Tabled, pending revised maps from City staff

September 6, 2016: Accessory Building Setbacks & Flag Lot Ordinance Amendments

Motion: PC to consider removal from Subdivision Ordinance. PC to revisit accessory building requirements, specifically setbacks and heights

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
9/14/2016**

Item No.

Short Title: Planning Commission Meeting August 24, 2016

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 08-24-2016 PC Preliminary Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, August 24, 2016

7:00 p.m.

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

MEMBERS PRESENT

Kevin Daly
Becki Wright
David Hirschi, Chair
Logan Johnson
Cheyllynn Hayman
Scott Kjar

MEMBERS ABSENT

Gina Hirst

STAFF PRESENT

Cory Snyder, Community Development Director
Brandon Toponce, Assistant Planner
Lisa Romney, City Attorney
Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Scott Kjar

RECOGNITION OF RECORDING SECRETARY

Chair Hirschi took a moment to recognize Kathy Streadbeck for her excellent work as Recording Secretary. Tonight's meeting will be her last meeting. She is starting Paramedic School on Monday. Chair Hirschi read a letter to Kathy from the Mayor expressing appreciation of the City Council, Planning Commission and citizens of Centerville for her exemplary service as a Recording Secretary for the past 15 plus years.

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held August 10, 2016 were reviewed and amended. Commissioner Hayman made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Daly and passed by unanimous roll-call vote (6-0).

PUBLIC HEARING – LEGACY CROSSING STORAGE - 150 NORTH 1250 WEST - Consider the proposed Final Site plan and a Conditional Use Permit for a self-storage facility (Legacy Crossing Storage). Ken Menlove, Menlove Construction, Applicant.

Cory Snyder, Community Development Director, reported the applicant has requested this item be postponed to the September 14, 2016 Planning Commission meeting.

PUBLIC HEARING – YOUNGBLOOD BUILDING - 650 NORTH 1250 WEST - Consider the proposed Conceptual Site Plan for Don Youngblood for the purpose of constructing a new industrial building. Don Youngblood, Property Owner & Applicant.

Brandon Toponce, Assistant Planner, reported the applicant previously requested approval for outdoor storage but has since decided to construct a building on his property. The applicant is now seeking conceptual acceptance for a new office/warehouse. The applicant is unsure exactly what type of user will show interest in the building so there is not an exact user indicated at this time. The applicant desires to utilize a portion of the interior of the building and the outdoor storage area for his individual use (racing equipment). Outdoor storage is allowed, as long as it is completely screened from view with a solid wall or chain link fence with slats. After review, it appears the proposed development meets the goals and objectives of the General Plan and meets applicable development standards. The applicant will need to submit architectural details, a landscape plan, and screening details during the final site plan process. Mr. Toponce reviewed the parking options with regard to the perceived use, i.e., office/warehouse. The applicant will be required to install the necessary parking stalls once the use is established. Mr. Toponce reviewed the parking stalls on the west side of the building which are 2-feet larger than required. He said this could be modified to allow for greater outdoor storage if desired by the applicant. The applicant will be required to provide all necessary utilities and will continue to work with the City Engineer regarding drainage, utilities and bonding.

Chair Hirschi expressed concern with the parking stalls. He asked if the use will be known by final site plan submittal. He questioned if parking dictates use or if use dictates parking. He asked if there are currently utilities to this site. He also asked if the bonding requirement should be a condition of approval.

Cory Snyder, Community Development Director, reported that the use is typically addressed prior to final site plan approval but there have been occasions when the applicant is unsure and the site plan was approved anyway. In these cases, the applicant may be required to apply for an amended site plan if and when a use is established and only if the parking is not adequate. He explained the proposed configuration of the parking is such to accommodate an office/warehouse use. Mr. Snyder said the City Engineer is currently reviewing the utilities and that the applicant will be required to submit all utility provider sheets. He believes there is

1 currently only a water utility available to the site. Mr. Snyder explained the bond will be
2 established at final site plan approval once the City Engineer has completed his review of the
3 plans.

4
5 Don Youngblood, applicant, responded to questions from the Commission. He said it is
6 likely the use will be office/warehouse. He said he does not have a tenant as of yet, but
7 office/warehouse is what he believes is best suited for the proposed building. He explained he
8 has maximized the parking for an office/warehouse tenant. He hopes this maximized parking will
9 eliminate the need for an amended site plan once a use is established. He said this should all be
10 worked out prior to final site plan approval.

11
12 Chair Hirschi opened the public hearing. Seeing no one wishing to comment, he closed
13 the public hearing.

14
15 Commissioner Daly made a **motion** for the Planning Commission to accept the
16 Conceptual Site Plan for the Youngblood Office/Warehouse, to be located at 650 North 1250
17 West, with the following conditions:

18
19 ***Conditions:***

- 20 1. This conceptual site plan approval shall expire and have no further effect if an
21 application for final site plan approval is not submitted one (1) year after the
22 conceptual site plan is approved as stated in Section 12.21.110(k)(1) of the Zoning
23 Ordinance.
- 24 2. The applicant shall submit a final site plan application meeting the standards found in
25 Section 12.21.110(e) of the Zoning Ordinance.
- 26 3. A landscaping plan shall be submitted with the final site plan showing all required
27 percentages, planting totals, planting types, irrigation detail and all other requirements
28 found in Chapter 12.51 pertaining to landscaping requirements.
- 29 4. Detail concerning the location and screening of the dumpster shall be indicated on the
30 final site plan following the requirements of Section 12.51.110(a) of the Zoning
31 Ordinance.
- 32 5. Architectural drawings shall be submitted with the final site plan demonstrating the
33 required architectural design elements as required in Section 12.35.080(e)(f) of the
34 Zoning Ordinance.
- 35 6. A building use calculation shall be submitted with the architectural drawings stating
36 the square footage of warehouse, office space or other desired uses.
- 37 7. Corrected parking calculations shall be shown on the final site plan based on the uses
38 of the building.
- 39 8. The area to be designated as outdoor storage shall be shown on the final site plan,
40 ensuring that no required parking spaces are being eliminated and that proper
41 screening following Section 12.51.110(b) of the Zoning Ordinance has been met.

9. The final site plan shall call out the detail of each drive approach, curb and gutter improvements, and all other drainage and utility improvements as required by the City Engineer.
10. The applicant shall submit Utility Provider Sheets as part of the final site plan, indicating the applicable utility providers can service the proposed development.
11. Fire protection for the site shall be adequately reviewed by the South Davis Metro Fire Marshal and the final plans shall indicate the closest fire hydrants to the property.

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. The type of development is consistent with the goals and objectives found in Section 12.480.6(1) of the General Plan in relation to industrial development.
3. All buildings in the Industrial Zone are required to meet exterior building standards and architectural design standards [12.35.080(e)(f)].
4. All required landscaping must be found on site [Section 12.51.070(d)(1)].
5. Applicable Development Standards for the I-H Zone have been reviewed [Chapter 12.35].

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

BARTILE SHEDS - 725 NORTH 1000 WEST - Consider the proposed Final Site Plan for Bartile Roofs on property located at 725 North 1000 West, for the purpose of constructing new storage sheds. Lewis Evans, Bartile Roofs Inc., Applicant.

Cory Snyder, Community Development Director, reported the applicant desires to construct three (3) large storage buildings on his existing property. Mr. Snyder reviewed the site plan including the building placement, building architecture, and the proposed parking on the site. The plan also depicts a showroom expansion to the main building of the business. Mr. Snyder reviewed the non-conformities of the site and explained the applicants desire to remain below the 30% reconstruction threshold in order to continue under the non-conforming status. However, any additional future redevelopment, beyond this application, will require full compliance with current zoning regulations. Mr. Snyder reviewed the architectural design and materials proposed (cement tilt-up board with score marks for design). He also reviewed the applicants plan to use Bartile product as the wainscot material. The Commission must decide if these products are acceptable according to building standards, i.e., "substantially maintenance free." Mr. Snyder said this type of cement board has been used in the past and showed pictures of currently existing structures in the area that have used the same material. Staff believes the proposed materials are reasonable and given the fact that these proposed buildings are accessory and are out of direct public view.

1
2 Mr. Snyder reviewed the proposed parking reconfiguration. He explained the current
3 parking situation (parallel stalls at the back of building #4, south side) do not meet current
4 standards. The applicant is proposing to eliminate these existing parking stalls and landscape this
5 area. Current code requires that any eliminated stalls be replaced and, in addition, parking lot
6 landscaping must also be installed. The plans indicate the replacement of these parking stalls
7 interior to the site but does not show the required parking lot landscaping. Staff believes this can
8 be worked out during the building permit process. He said if staff and the applicant cannot come
9 to an agreement with the reconfigured parking and landscaping the applicant will be required to
10 come before the Planning Commission for a final decision.

11
12 Lewis Evans, applicant, explained the existing parking behind building #4 is about 20
13 feet deep and is used by the employees of a neighboring company. He said none of his
14 employees or clients ever use this parking because there is enough parking in front of the
15 showroom and interior to the site for his purposes. He explained the configuration of this parking
16 is parallel to the building with three (3) access points, but those that park there pull straight in.
17 He said the parking was approved to be used as configured. He believes it is a burden for him to
18 remove and replace this parking, especially with the requirement to landscape both this current
19 site and the parking relocation site. He said he would rather clean-up the current parking behind
20 building #4 and restripe the stalls so it can be used as originally intended. He said he chose the
21 proposed concrete tilt-up building material with score marks because it is similar to the Bryson
22 Company building nearby.

23
24 Mr. Snyder said the plan is to eliminate the existing parking (behind building #4)
25 including numerous access points from 725 North and install a high-back curb with a 4-foot
26 parkstrip/landscaping. The remaining footage can be gravel, rock, or some other type of dry-
27 scape. He explained the new parking lot landscaping is required per Zoning Ordinance [Section
28 12-51-070(e)]. He agreed that this is a difficult issue. He said staff could look at the exact count
29 necessary for parking and perhaps the applicant will only have to landscape for those necessary
30 stalls and not all the relocated parking. He explained parking is a tool used specifically to ensure
31 appropriate standards are followed.

32
33 Commissioner Wright said she likes the idea of using Bartile product as the wainscot.
34 She said this is a smart business move and would like to see more of the Bartile product on the
35 other proposed buildings.

36
37 Chair Hirschi said it seems as though the City is getting a benefit from the applicant
38 because he is beautifying the street front and it seems the applicant is getting punished by having
39 to landscape the relocated parking as well. He said this seems excessive especially given that this
40 relocated parking is interior to the site. Commissioner Johnson agreed saying the beautification
41 of the street front is a gift and it seems that, in addition, ordinance requires a second gift. Several

1 Commission members expressed concern that this may be burdensome to the applicant especially
2 when his employees do not use this parking. Some Commission members questioned if the
3 parking is even necessary because it is not actually needed by the applicant. The Commission
4 discussed several options including keeping the current configuration and possible Board of
5 Adjustment intervention.
6

7 Mr. Evans said he would like to keep the parking as it is and not have to upgrade this area
8 with the exception of general clean-up and restriping. He said he could also install signage to
9 ensure correct alignment is followed. He explained many of his employees use crew vehicles
10 which helps minimize the need for parking stalls.
11

12 Chair Hirschi said the plan before the Commission tonight includes the reconfigured
13 parking. He said the Planning Commission would have to wait for a revised plan to accept the
14 current parking situation. He said the Commission could table this item to allow the applicant to
15 revise the plan and allow staff time to research the original approved site plan, but that would
16 take more time. He asked the applicant if he is willing to wait or if he would prefer this scenario
17 be approved.
18

19 Mr. Evans said they would like to move forward as quickly as possible because the
20 construction season is coming to an end and they would like to get started. He said they agreed to
21 the new parking configuration in order to move forward but do feel it is a cost burden. He also
22 explained that interior parking is a risk to his company. He would prefer to keep parking out of
23 the fenced industrial area. He said there is plenty of parking in front of the showroom to
24 accommodate his client need.
25

26 Lisa Romney, City Attorney, agreed this item could be tabled for further research if the
27 applicant prefers. She said parking provisions are set to ensure a site is adequately parked and the
28 way those provisions are applied depends on the specific situation. In this situation, the
29 provisions require that any eliminated parking be relocated with landscaping. She explained the
30 original approved plan could be reviewed to ensure it had adequate parking, prior to any
31 alterations. She said it may be possible the site is sufficiently parked without the 12 stalls behind
32 building #4. Ms. Romney said the parking stalls in front of the showroom may be illegal because
33 they back into the street right-of-way.
34

35 Mr. Snyder explained the Public Works Director and the City Engineer are concerned
36 with the safety of many of the parking stalls including those in front of the showroom and those
37 behind building #4. He said they are also concerned with the number of access points and curb
38 cuts for this site. He said both the Public Works Director and the City Engineer have the ability
39 to request specific changes for safety hazards. Mr. Snyder said the original site plan may show a
40 different parking configuration than what is actually being used today. He said staff can review
41 the original plan and see what parking was originally approved. He said staff would then review

1 the addition of the proposed buildings and calculate any additional parking needed. In addition,
2 the Public Works Director and the City Engineer would need to review and approve for all safety
3 hazards. Mr. Snyder explained the applicant can choose to revert back to the original plan with
4 further staff review or the proposed application can be approved as submitted this evening which
5 already reflects these issues, albeit at a cost to the applicant. He said this application could be
6 approved and if the applicant chooses to revert back in the future, then an amended site plan
7 could be submitted.

8
9 Chair Hirschi said that perhaps a motion to approve is best. He said this would provide
10 the applicant a choice to move forward or to have staff review further with a possible return to
11 the original parking plan.

12
13 Chair Hirschi made a **motion** for the Planning Commission to approve the Final Site Plan
14 for the proposed Bartile Sheds Final Site Plan - Amended, subject to the following conditions:

15
16 **Conditions:**

- 17 1) The final site plan approval is for the layout, configuration, of the proposed accessory
18 storage buildings, showroom expansion, and re-configuration of the parking, as
19 submitted and reviewed by the Planning Commission on August 24, 2016.
 - 20 2) The final plan submittal proposes to add 19,018 sq. ft. of new accessory/storage
21 buildings, which would be under the 20,018 sq. ft. allowable for "Other Non-
22 conformities" (30% of 69,052 sq. ft. existing – see their submitted tabulation sheet).
 - 23 3) The final site plan depicts and shall be limited to new building construction below the
24 30% threshold relating to "Other Non-conformities." Any additions in the future shall
25 render the construction beyond this threshold and at such time all "Other Non-
26 conformities" shall be brought into compliance with the adopted Zoning Ordinances.
 - 27 4) The construction of the buildings shall be consistent with the submitted and proposed
28 architectural design plans, which shall also be prepared and stamped by a licensed
29 architect prior to issuance of a City Building Permit.
 - 30 5) The proposed alternative parking plan shall satisfy the current provisions of the
31 Zoning Ordinance and shall meet the 10' local street landscaping setback (see Section
32 12.51.070(f) – Public Street Landscaping) and also provide the required 5% internal
33 parking lot landscaping (see Section 12.51.070(e) – Parking Lot Landscaping).
 - 34 6) The Alternative Parking Plan shall be submitted, reviewed, and deemed compliant by
35 the Zoning Administrator prior to issuance of a City Building Permit.
 - 36 7) Any dispute that arises regarding the Ordinance compliance of the Alternative
37 Parking Plan shall be re-submitted to the Planning Commission for resolution and
38 decision prior to applying for any applicable appeal process.
- 39

Reasons for the Action:

- ✓ The Planning Commission finds that the Final Site Plan-Amended generally complies with the “Other Non-conformities” allowances of the Zoning Ordinance, with one (1) exception, which has been addressed with a condition of approval (see Section 12.22.080).
- ✓ The Planning Commission finds that the submitted plans have sufficiently addressed the construction of the “non-approved” building (aka: Sand Pit Building) and such information will be formally reviewed and evaluated by the City’s Building Official, as part of the construction permit process.
- ✓ The Planning Commission finds that it has previously accepted concrete tilt-up panels for two (2) other projects within the Industrial Zone and that “poured-in-place” panels are similar to tilt-up wall construction.
- ✓ Therefore, the Planning Commission finds that the submitted “architectural design” for the proposed new buildings meets the “...*or substantially similar compatible materials*” provisions (see Section 12.35.080.e & f).
- ✓ According to Section 12.52.050(b), the Planning Commission finds that changes to the originally approved parking plan requires the person proposing a change to provide an alternative parking design as part of the site plan amendment process. Such alternative parking plan must meet the current provisions of the Zoning Ordinance.
- ✓ Therefore, the Planning Commission finds that the new parking stalls must meet the 10’ local street landscaping setback (see Section 12.51.070(f) – Public Street Landscaping) and also provide the required 5% internal parking lot landscaping (see Section 12.51.070(e) – Parking Lot Landscaping).

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

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

1. The next regularly scheduled Planning Commission meeting will be held on Wednesday, September 14, 2016.
2. Joint Planning Commission and City Council meeting regarding South Main Street Corridor Public Space Plan to be held Wednesday, September 7, 2016 at 7:00 p.m.
3. Possible Upcoming Agenda Items:
 - Legacy Crossing Storage, CUP & Final Site Plan
 - Climate Controlled Storage, Code Text Amendment
 - South Main Street Corridor, Code Text Amendment

CITY COUNCIL ACTIONS REPORT

- August 2, 2016: Code Text Amendment, South Main Street Corridor (SMSC) Overlay - *Motion: Continue to receive public comment, written and electronic, until the next Council meeting, and to work with City staff to schedule a work session*
- August 16, 2016: General Plan Amendment, West Centerville Neighborhood Plan, I-VH Zone - *Motion: Table item until September 20, 2016 to allow for further research and discussion*

The meeting was adjourned at 8:45 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
9/14/2016**

Item No. 1.

Short Title: Public Hearing - Balling Townhomes, 323 East Pages Lane

Initiated By: Scott Balling, Balling Engineering, Property Owner & Applicant

Scheduled Time: 7:10

SUBJECT

Consider the proposed Zone Map Amendment for property located at 323 East Pages Lane from C-H (Commercial-High) to R-H (Residential-High)

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▣ 09-14-2016 PC Staff Report Balling Townhomes Rezone from C-H to R-H

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: SCOTT BALLING

MAILING ADDRESS: PO BOX 805
CENTERVILLE, UT 84014

EMAIL: JSCOTTBALLING@GMAIL.COM

PROJECT ADDRESS: 323 EAST PAGES LANE

ACREAGE: .513

EXISTING ZONING: COMMERCIAL-HIGH (C-H)

APPLICATION: ZONE MAP AMENDMENT TO REZONE 323 EAST PAGES
LANE FROM COMMERCIAL-HIGH (C-H) TO
RESIDENTIAL-HIGH (R-H)

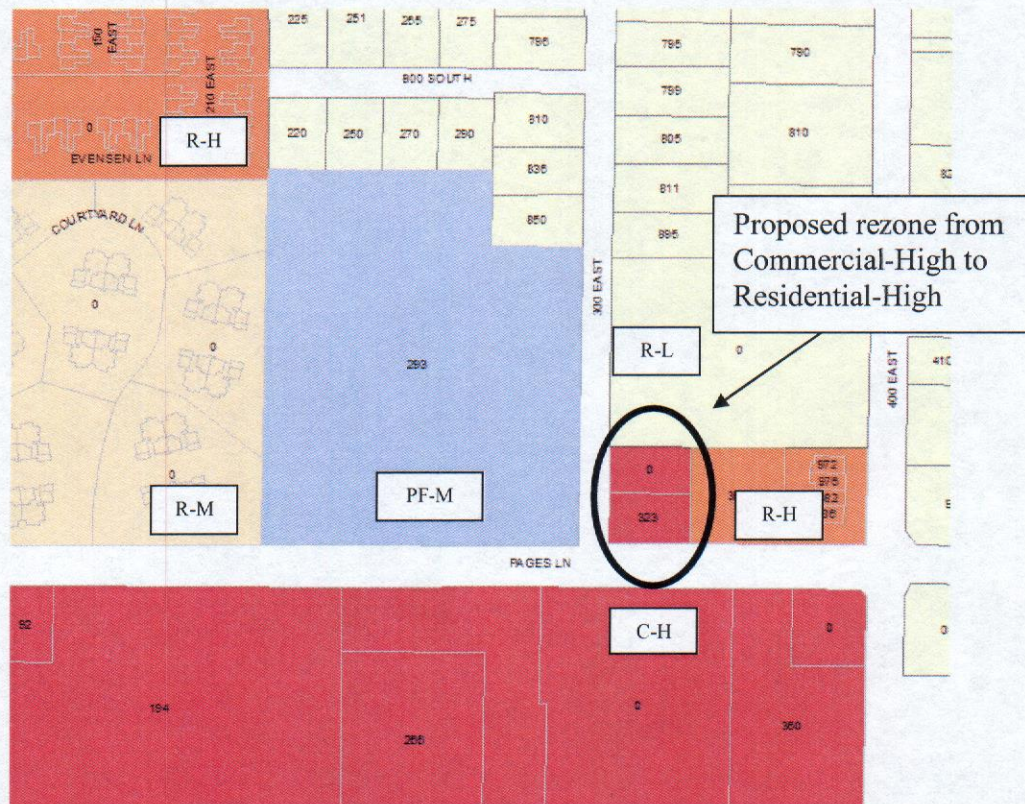
RECOMMENDATION: ACCEPT THE ZONE MAP AMENDMENT AND
RECOMMEND APPROVAL TO THE CITY COUNCIL

BACKGROUND

Recently, Mr. Balling submitted an application to rezone his property from Commercial-High (C-H) to Residential-High (R-H). His desire is to rezone the property and then come back to the Planning Commission for review and approval of possibly 6 townhomes. He believes his property will be more compatible with adjacent properties if it is amended to allow for multi-family development. The property east of the Balling lot is Zoned Residential-High (R-H) and the property to the north, owned by the LDS Church is Zoned Residential-Low (R-L). To the west, adjacent to 300 East is the J.A. Taylor Elementary School Zoned as Public Facility-Medium (PF-M). Across Pages Lane to the south is the old Dick's Market site, Zoned Commercial-High (C-H).

This application will not be addressing the townhomes or desired density and will only be reviewing the request for a rezone. The applicant will be required to receive additional site plan approvals and a conditional use permit prior to any construction taking place on this property.

Current Zoning Map



REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, Section 12.21.080(e)

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

- **Staff Response:** Section 12.480.2(a) of the General Plan, states this location is within Neighborhood 1, Southeast Centerville and is further divided into other subareas and the subject property is part of the Pages Lane Commercial Area. Additionally, the general goals and policies of the neighborhood plan address the specific areas around Centerville Elementary and Centerville Junior High, but do not specifically address the area around or near J. A. Taylor Elementary. However, in the "Pages Lane Commercial Area" J. A. Taylor Elementary is referenced in relation to the use and development of commercial sites and detrimental impacts of commercial uses on the school are to be avoided. The debate for the Commission and the City is whether rezoning is: 1) equal to the commercial development concerns; and 2) is the request potentially detrimental to the elementary school?

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

- **Staff Response:** Staff believes Mr. Balling's property is ideal for higher density residential and to be zoned accordingly. Being adjacent to Pages Lane, which is considered a collector/arterial street, would not be conducive to single-family homes. Therefore, Residential-Low (R-L) does not appear to be appropriate. In addition, multi-family is already found directly to the east, which appears to have had minimal impact to the community over the years. By keeping this property Commercial-High (C-H) it has the potential of bringing some allowed commercial uses that are not well suited to be adjacent to a school and other residential properties. Staff believes the proposed change would be in harmony with the north side of Pages Lane, which consists of mostly multi-family and the elementary school.

3. What is the extent to which the proposed amendment may adversely affect adjacent property?

- **Staff's Response:** The rezone will not adversely impact adjacent properties than the existing commercial zone. When the future proposed townhomes are being reviewed for conceptual and final site plan approval, the Commission will review and ensure compliance with development standards that were designed to be sensitive to surrounding properties. Additionally, if the density falls within the conditional use allowances, such density and use impacts would be identified and mitigation measures would be expected from the developer.

4. What is the adequacy of facilities and services intended to serve the subject property?

- **Staff Response:** The area is located within an already developed neighborhood with adequate facilities and services. Any future development would be reviewed by City staff to ensure that proper public utilities have been set forth and other zoning concerns have been satisfied.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Zone Map Amendment for 323 East Pages Lane from Commercial-High (C-H) to Residential-High (R-H), and to recommend approval to the City Council.

SUGGESTED REASONS FOR THE ACTION:

1. The proposed amendment meets the requirements found in Section 12.21.080(4)(e).
2. The proposed Zone Map Amendment is consistent with the overall intent of the goals and objectives of the General Plan [Section 12.480.2(c)].
3. According to the associated Neighborhood Plan, amending the zoning map for this location to Residential-High (R-H) appears to likely have less of a long-term impact on

the surrounding neighborhood than the current zoning of Commercial-High (C-H) that is anticipated in the plan.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
9/14/2016**

Item No. 2.

Short Title: Public Hearing - Chapel Ridge Cove PUD, 2172 North Chapel Ridge Circle

Initiated By: Jacob Toombs, Millcreek Homes, Applicant

Scheduled Time: 7:30

SUBJECT

Consider the proposed R-L/PDO Amendment for Chapel Ridge Cove P.U.D., which consists of amending use of specific house plans for Lots 5, 6, 8, 9 & 10

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ 09-14-2016 PC Staff Report Chapel Ridge Cove PDO Amendment
- ▢ Chapel Ridge Cove New House Plans, Colors & Materials

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

**STAFF REPORT
AGENDA: ITEM 2**

**PROPERTY OWNER/
APPLICANT:**

**JACOB TOMBS
MILLCREEK HOMES
138 EAST 12300 SOUTH, SUITE "C"
DRAPER, UT 84020
(millcreekhomes@msn.com)**

PROPERTY:

**CHAPEL RIDGE COVE SUBDIVISION
2250 NORTH 150 EAST**

ACREAGE:

2.50 ACRES

ZONING:

R-L (RESIDENTIAL-LOW)

APPLICATION:

PDO ZONE MASTER PLAN AMENDMENTS;
▪ *AMEND THE SPECIFIC HOUSE ELEVATION STYLES
AND ALLOW OTHER STYLES, PROVIDED THEY ARE
CONSISTENT WITH THE APPROVED ARCHITECTURAL
DESIGN ELEMENTS*

RECOMMENDATIONS: APPROVE THE PROPOSED AMENDMENTS

BACKGROUND/STAFF COMMENT

The petitioner, Mr. Jacob Tombs, desires to amend the architectural house style designs of the PDO Master Conceptual Plan and related approvals for the Chapel Ridge Subdivision. This proposed amendment can be summed up as follows:

- *In addition to the three (3) approved building elevations, known as Deuel, Parrish, and Grover, allow other house styles proposed as Plan 1, Plan 2 and Plan 3 (see attachments).*
- *Nonetheless, keep in place the approved architectural theme, materials list, and the 360 degree visual requirements of the original approvals.*

PDO AMENDMENT PROCEDURE SECTION 12.41.080(g)

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary approval. Thus, the process to amend the Chapel Ridge PDO Master Plan is to

review the changes, notice and hold a public hearing, debate the merits of the request, and make a recommendation to the City Council, whom repeats the same decision-making process.

According to Section 12.41.010, the purpose of the PDO provisions is to allow “...*mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.*”

Thus, Section 12.41.070 allows for “variations from development standards” from both the Subdivision and Zoning Ordinances. However, the proposed amendments are not variations from our adopted standards, any such request was already approved. Nonetheless in the original PDO approval, the developer (originally, Mr. Alan Prince) committed to specific design elevations relating to house plans for the subdivision lots. The original preliminary and final subdivision approvals for the Chapel Ridge development, with regards to the architecture design chosen by the developer consisted of the following:

A Preliminary Subdivision Approval Design Element:

Front elevations for each home style were to be submitted in color renderings, which consisted of three (3) design schemes submitted, and were labeled as Deuel, Parrish and Grover, as part of a final plans approval (*see Commission Approval 10-24-2012*).

A Final Subdivision Approval Design Element:

“The side and rear elevations for the Deuel house design shall be upgraded to enhance the 360-degree visual appeal and shall be deemed acceptable by staff, using the other design themes as the standard” (*see Council Approval 11-20-2012*)

From staff’s review of the original PDO approvals, these specific house plan design schemes were proposed by the developer. The City’s concern seemed to entail the discussions around the setbacks and the house elevation design elements and not particularly focused on actual floor plans for the homes. Thus, it is staff’s opinion that the amendment request would remain consist with the intent of the original PDO and Subdivision Plan review and approvals.

STAFF RECOMMENDATION

(*Suggested Motion for an amendment in regards to the original PDO approval*). I hereby make a motion for the Planning Commission to recommend to the City Council, to approve the petition to amend the Chapel Ridge Subdivision PDO approval, as follows:

1. *In addition to the three (3) approved building elevations, known as Deuel, Parrish and Grover, other house styles are approved and are labeled as Plan 1, Plan 2 and Plan 3, as submitted with the amendment request, dated August 23, 2016.*
2. *Nonetheless, the amendment shall keep in place the approved architectural theme, materials list, and the 360 degree visual requirements of the original approvals.*

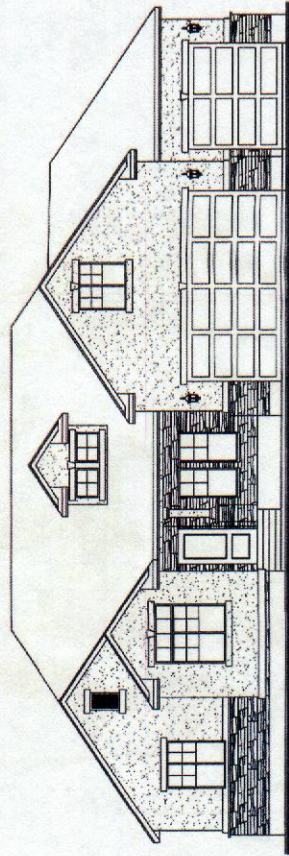
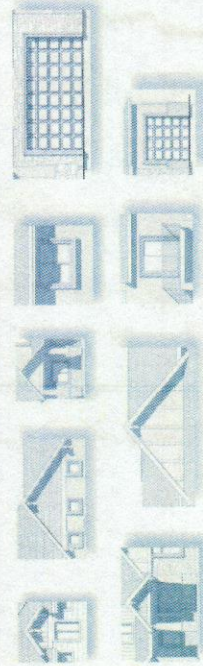
Suggested Reasons for the Action (Findings):

- a) The Commission finds that amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary approval.
- b) The Commission finds that according to Section 12.41.010, the purpose of the PDO provisions is to allow “...*mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.*”
- c) The Commission finds that Section 12.41.070 allows for “variations from development standards” from both the Subdivision and Zoning Ordinances.
- d) The Commission finds that the proposed amendments are not variations from our adopted standards, any such request was already approved with the original PDO approval.
- e) The Commission finds that original design concern seemed to entail the discussions around the setbacks and the house elevation design elements and not particularly focused on actual floor plans for the homes.
- f) Therefore, the Commission finds that the amendment request would remain consist with the intent of the original PDO and Subdivision Plan review and approvals.

COLOR AND MATERIALS

SHINGLES			
FASICA			
BOARD & BATTON			
STUCCO			
WINDOW			
WOOD TRIM			
BRICK TRIM			
STONE			

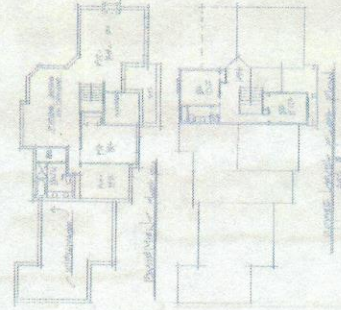
ARCHITECTURAL ELEMENTS



PLAN - 1



PLAN - 3



PLAN - 2



CHAPEL RIDGE COVE
SUBDIVISION
CENTERVILLE CITY, UT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
9/14/2016**

Item No. 3.

Short Title: Public Hearing - Code Text Amendment, Climate Controlled Storage

Initiated By: Steve Tate, Parrish Square, LLC, Applicant

Scheduled Time: 7:50

SUBJECT

Consider the proposed Zoning Code Text Amendment to add a new business use of "Storage, Climate Controlled" to various sections of the code, in response to the application submitted by Steve Tate

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▯ 09-14-2016 PC Staff Report Code Text Amend., Climate Controlled Storage

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: **STEVE TATE
PARRISH SQUARE, LLC
P.O. BOX 1153
CENTERVILLE, UTAH 84014
(steve@tateproperties.com)**

APPLICATION: **ZONING ORDINANCE TEXT AMENDMENT**

APPLICANT REQUEST: **AMEND THE ZONING CODE TO ALLOW “STORAGE,
CLIMATE CONTROLLED” IN THE C-H (COMMERCIAL-
HIGH) ZONE**

RECOMMENDATION: **CONSIDER THE PROPOSED OPTIONS IDENTIFIED
PREVIOUSLY BY THE PLANNING COMMISSION**

BACKGROUND

The applicant, Mr. Steve Tate, desires to amend the City’s Zoning Ordinance to add a “climate controlled storage” to the Zoning Code Definitions and Table of Uses to allow this use in the C-H (Commercial-High) Zone. Mr. Tate owns the Parrish Square “strip mall” center just west of Dicks’ Market (where Auto Zone and TonyBurgers are located). Mr. Tate has a building suite (previously a gym) where he would like to establish a “climate controlled storage” type use. Currently, this type of use is not listed in Centerville’s Zoning Ordinance. Therefore, his petition is to create a definition, list the use on the Table of Uses, and allow such use to be located in the C-H Zone.

On August 10, 2016, the Planning Commission directed staff to re-evaluate the matter and consider options such as an “overlay district, new zoning district, etc.” to allow for the possibility of allowing this specific use within the area of the Parrish Square Shopping Center. This report will address the options that staff has identified.

PROPOSED ZONING OPTIONS FOR COMMISSION TO CONSIDER

OPTION #1 “ALL C-H ZONES ALLOWANCE” – Consider allowing “climate controlled storage” in all of the Commercial-High Zones. However, limit the allowable square feet to a maximum of 10,000 square feet to mitigate the over proliferation of this as previously discussed

by the Commission. The amendments would consist of adding the use to the C-H Zone, but restricting the size in the use Table 12.35, such as the example below:

Restricting the size in the use Table 12-32, such as the examples below:															
Commercial Uses	Zones														
	A- L	A- M	R- L	R- M	R- H	PF- L	PF- M	PF- H	PF- VH	C- M	C-H	C- VH	I- M	I- H	I- VH
Storage, Climate Controlled	N	N	N	N	N	N	N	N	N	N	P (Maximum Size 10,000 square feet)	P	P	P	P

Pros: A fairly simple amendment that eliminates the concern with targeting a specific location or area. Additionally, the purpose of the C-H Zone is to allow building sizes ranging from 10,000 to 50,000 square feet (see Section 12.30.020.d.2).

Cons: This option would allow the subject use in all C-H Zoning Districts. Additionally, the subject use would be the only listed use limited to the lower end of the allowable building size range.

OPTION #2 “USE THE ZONING OVERLAY ALLOWANCE” – The subject area and use desired by the applicant is located in the “Parrish Square Shopping Center.” As the Commission is aware, this area is zoned C-H. Furthermore, the shopping center is also located in the North Gateway Area of the South Main Street Corridor Plan. This corridor plan is already an “Overlay Zone.” Therefore, the Commission could consider amending this overlay area to allow for the proposed use. The amendments would likely entail something like the following:

[Existing] Section 12.48.080 Permitted And Conditional Uses By Specific Subdistrict

1. *North Gateway Mixed-Use Subdistrict. The following uses, as defined in this Title, shall be the permitted and conditional uses in the North Gateway Mixed-Use Subdistrict of the SMSC Overlay Zone:*
 - a. *Permitted Uses:*
 - i. *Permitted Uses, as shown in CZC 12.36 (Table of Uses) for the respective underlying zone*
 - ii. *Dwelling, Town House; Dwelling, Two-Family; or Dwelling, Multiple-Family (Maximum Allowed four dwelling units per building), as part of a mixed-use development*
 - b. *Conditional Uses:*
 - i. *Conditional Uses, as Shown in CZC 12.36 (Table of Uses) for the respective underlying zone*
 - c. *Maximum Gross Density:*

- i. *Permitted Use Density – Not more than four dwelling units per acre as part of a mixed-use development*
- ii. *Conditional Use Density – Not more than six dwelling units per acre as part of a mixed-use development*
- iii. *Exception – Any legal lot shall be eligible for at least two dwelling units regardless of size as part of a mixed-use development*

d. [additions] Area Exemptions/Alterations:

- i. *Parrish Square Shopping Center – The Parrish Square Shopping Center shall be exempted from the SMSC Plan provisions and the following provisions shall apply:*
 - 1. *The area shall be subject to the Development Standards and Regulations of General Applicability of the Commercial-High (C-H) Zone, as listed in CZC 12.34 (Commercial Zones)*
 - 2. *The area shall also be subject to the Design Standards, as listed in CZC 12.63 (Parrish Lane Gateway Design Standards)*
 - 3. *The Permitted and Conditional Uses, as shown in CZC 12.36 (Table of Uses) for the C-H Zone*
 - 4. *Added Conditional Use: Storage, Climate Controlled, not exceeding 10,000 square feet within the Parrish Square Shopping Center*

Pros: This amendment capitalizes on the existing South Main Street Overlay District using the North Gateway Area as a distinctly different than other C-H Districts. Therefore, the Parrish Square Shopping Area could be used differently and apart from the other C-H Zoning Districts to accomplish the desires of the applicant.

Cons: The Main Street Overlay is primarily focused on allowing additional uses to incentivize re-development of buildings and uses to create a “gateway identity” for the Main Street Corridor. This re-development has a long horizon and hopes that new buildings and site layouts change over time. Adding a secondary or “filler use” could act as a delay to the desired future anticipated by the overlay plan and promote keeping the area in an “as is” condition.

OPTION #3 “ESTABLISH A NEW ZONE” – As was previously discussed by the Commission, consider creating a new Zoning District just for the Parrish Square Shopping Area. A custom or new zone example for the Commission to review is the Florentine Villa Special District (FVSD) Zone. The FVSD Zone was a custom zone created for the Ivory Development known as Florentine Villas. This area was originally part of the old failed Centerville Village Plan Area Plan that includes the area of Walmart, County Library, and Porter-Walton Park. This is probably the most intensive option to consider and would take a lot of effort to write up a new zoning district and all the associated language and regulations. A new zone would entail creating and writing up the following:

- *Purpose*
- *Scope*
- *Definitions*
- *Uses Allowed*
- *Development Standards*
- *General Applicable Regulations*
- *Regulations for Specific Uses (Optional)*
- *Special Regulations*

Staff's concern is that the existing commercial areas are listed in a sequential use based on intensity, consisting of Medium, High, and Very-High. Is the Parrish Square Shopping Center and its existing uses something really different than one of these classifications? Is there something at this location that calls for a new and specific district unlike or substantially unique from the commercial zones of the City? Staff believes that undertaking such a task for the limited purposed of "climate controlled storage" is largely unwarranted if this is the focus for making any amendments.

PLANNING COMMISSION DISCUSSION AND DIRECTIVE

The Planning Commission ought to discuss the proposed options and determine if one of the listed options seems viable. Afterwards, the Commission should provide any additional suggestions and ideas. Staff would then prepare the specific language and related text edits at a following meeting for the Commission to review, hold a hearing, and forward an official recommendation to the City Council.

[IMPORTANT] COMMISSION ACTION FOR ORIGINAL PETITION & PROPOSED EDITS

If the above listed options seem unacceptable or an alternative to either the Commission and/or applicant, then the Commission will need to forward a recommendation regarding the original petition received from the applicant. The original proposals to approve or deny were as follows:

OPTION A (If Recommending Approval is Desired) *"I hereby make a motion to recommend APPROVAL of the proposed Zoning Ordinance Amendments regarding "Climate Controlled Storage" as follows:*

Section 12.12.040-Definitions:

[new] Storage, Climate Controlled - *a type of self-storage use that provides climate controlled storage, within a single building or suite, containing one or more enclosed areas providing individually accessible interior compartments within the building, each of which is leased to the general public for the purpose of storing non-hazardous personal property of households and businesses and not used for residential occupancy, the conducting of business operations, the storage of vehicles, or storage of bulky commercial/industrial types of machinery.*

Chapter 12.36-Table of Uses Allowed:

[add] To Commercial Uses Section: "Storage, Climate Controlled"

- **C-H Zone Matrix :** *Conditional Use (C)*
- **C-VH Zone Matrix :** *Conditional Use (C)*

Suggested Reasons for Action (findings):

- a. *The Planning Commission finds that the proposed amendments are too specific and the General Plan policies are broader in scope.*
- b. *The Planning Commission finds that Section 12.430.1, Need for Commercial and Industrial Development Policies states that "...To assist in the provision of revenues for high quality local services, and TO PROVIDE NEEDED PERSONAL AND BUSINESS SERVICES..."*
- c. *The Planning Commission finds that this type of storage likely has a limited need for our local commercial area, but may be more convenient for residents storing excess personal property.*
- d. *The Planning Commission finds that typically uses from a specific zone are also made available in a similar but greater intensive district.*
- e. *In reviewing the Table of Land Uses, the Planning Commission finds that storage type uses are already allowed in the more intensive Industrial Zoning Districts. Therefore, the Commission desires to allow the proposed use in the Commercial Very-High District.*
- f. *The Planning Commission finds that there is on-going debate whether land uses should simply just be listed as a permitted use rather than using the more subjective criteria of the CUP process.*
- g. *The Planning Commission finds that in the case of Mr. Tate's specific commercial site, the CUP process would mitigate concerns with "hours of operation" and "loading and unloading" activities resulting from the north dock area that is located adjacent to residential uses.*
- h. *The Planning Commission finds that the scenario above is predominately similar in all of the C-H and C-VH Zone locations.*

OPTION B (If Recommending Denial is Desired) *"I hereby make a motion to recommend Denial of the proposed Zoning Ordinance Amendments regarding "Climate Controlled Storage" with the following findings:*

- a. *The Planning Commission finds that the proposed amendments are too specific and the General Plan policies are broader in scope.*
- b. *The Planning Commission finds that Section 12.430.1, Need for Commercial and Industrial Development Policies states that "...TO ASSIST IN THE PROVISION OF REVENUES FOR HIGH QUALITY LOCAL SERVICES, and to provide needed personal and business services..."*
- c. *The Planning Commission finds that this type of storage likely has a limited need for our local commercial area, but may be only convenient for residents storing excess personal property.*
- d. *The Planning Commission finds that there is on-going debate whether land uses should simply just be listed as a permitted use rather than using the more subjective criteria of the CUP process.*

- e. The Planning Commission finds that in the case of Mr. Tate's specific commercial site, there would be concerns with "hours of operation" and "loading and unloading" activities resulting from the north dock area that is located adjacent to residential uses.*
- f. The Planning Commission finds that the scenario above is predominately similar in all of the other C-H and C-VH Zone locations.*

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
9/14/2016**

Item No. 4.

Short Title: Public Hearing - Zoning Code Amendments - South Main Street Corridor (SMSC) - Scope Correction

Initiated By: Centerville City, Applicant

Scheduled Time: 8:10

SUBJECT

Consider the proposed Zoning Code Amendment to the South Main Street Corridor (SMSC) Overlay Zone regarding the Scope of the SMSC Public Space Plan in Section 12.48.180 - Ordinance No. 2016-26

RECOMMENDATION

Recommend approval of Ordinance No. 2016-26 amending Subsection 12.48.180(b) of the SMSC Public Space Plan to correct the list of Subdistricts subject to the SMSC Public Space Plan.

BACKGROUND

When the City adopted the comprehensive updates to the Zoning Code pursuant to Ordinance No. 2016-20 (adopted June 21, 2016), an inadvertent correction to the term Residential "Boulevard" Subdistrict changed the intended applicability of the SMSC Public Space Plan. Adding the term "Boulevard" to the Residential Subdistricts reference unintentionally made the SMSC Public Space Plan applicable to the North Gateway Mixed-Use Subdistrict and the Pages Lane Mixed-Use Subdistrict. This proposed amendment to Subsection 12.48.180(b) is to specifically list the Subdistricts subject to the SMSC Public Space Plan; i.e. the Traditional Main Street and City Center Subdistricts. As these amendments are to correct an inadvertent change to the applicability of the SMSC Public Space Plan, these amendments comply with required standards and findings set forth in CZC 12.21.080 regarding Zoning Code text amendments. Staff recommends approval of Ordinance No. 2016-26.

ATTACHMENTS:

Description

- ☐ Ordinance No. 2016-26-SMSC Correction

ORDINANCE NO. 2016-26

**AN ORDINANCE AMENDING SUBSECTION 12.48.180(B) OF THE
CENTERVILLE ZONING CODE REGARDING THE PUBLIC SPACE
PLAN FOR VARIOUS SUBDISTRICTS WITHIN THE SOUTH MAIN
STREET CORRIDOR (SMSC) OVERLAY ZONE**

WHEREAS, the City Council has previously adopted the South Main Street Corridor (SMSC) Overlay Zone as set forth in Chapter 12.48 of the Centerville Zoning Code; and

WHEREAS, recent amendments to Chapter 12.48 in conjunction with the complete update and recodification of the Centerville Zoning Code, as adopted by Ordinance No. 2016-20, inadvertently changed the intended Subdistricts subject to the Public Space Plan provisions set forth in Section 12.48.180; and

WHEREAS, the Council desires to correct the inadvertent change to the intended Subdistricts subject to the Public Space Plan provisions set forth in Section 12.48.180 as more particularly set forth herein; and

WHEREAS, the City is authorized to enact and amend provisions of the Centerville Zoning Code pursuant to specific statutory authority, including, but not limited to Utah Code §§ 10-9a-501, et seq., and Utah Code § 10-8-84; and

WHEREAS, all required notice and public hearings have been held before the Planning Commission and City Council regarding these proposed amendments to the Centerville Zoning Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Amendment. Subsection 12.48.180(b) of the Centerville Zoning Code regarding the Public Space Plan for certain Subdistricts in the South Main Street Corridor (SMSC) Overlay Zone is hereby amended to read as follows:

12.48.180. Public Space Plan.

* * *

(b) Purpose and Scope ~~Intent~~ of Public Space Plan. The South Main Street Corridor is designated as the historical, cultural, and civic heart of Centerville City. This is a great asset for the City and provides the necessary foundation for the future revitalization of the corridor. In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired relationship between public space and private development. The Public Space Plan and associated illustrations set forth in CZC 12.48.190 shall be utilized when reviewing and approving any development project located within the Traditional Main Street and City Center Subdistricts, ~~except for areas that are located within the Civic and Residential Boulevard Subdistricts of the SMSC Overlay Zone.~~ The Public

Space Plan depicts an A/B Design and Layout Pattern that is to be implemented along street frontage of Main Street. The expected public space design and layout for development approvals shall include and are described as follows.

* * *

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS _____ DAY OF SEPTEMBER, 2016.**

CENTERVILLE CITY

By: _____
Mayor Paul A. Cutler

ATTEST:

Marsha L. Morrow, City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Fillmore	_____	_____
Councilmember Ince	_____	_____
Councilmember Ivie	_____	_____
Councilmember McEwan	_____	_____
Councilmember Mecham	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

MARSHA L. MORROW, City Recorder

DATE: _____

RECORDED this ____ day of _____, 20__.

PUBLISHED OR POSTED this ____ of _____, 20__.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
9/14/2016**

Item No. 5.

Short Title: Community Development Director's Report 091416

Initiated By: Corvin M. Snyder, Community Development Director

Scheduled Time: 8:30

SUBJECT

Items scheduled for the September 28, 2016 meeting:

- Sal Barnum 100 ft. Cell Tower, 1100 West Porter Lane
- Code Text Amend., Accessory Building Setbacks & Flag Lot Ordinance

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
9/14/2016**

Item No. 6.

Short Title: City Council Actions Report 091416

Initiated By: Planning Commission

Scheduled Time: 8:35

SUBJECT

September 6, 2016: GP Amendment - Bicycle & Non-Motorized Vehicle Pathway & Trails Map

Motion: Tabled, pending revised maps from City staff

September 6, 2016: Accessory Building Setbacks & Flag Lot Ordinance Amendments

Motion: PC to consider removal from Subdivision Ordinance. PC to revisit accessory building requirements, specifically setbacks and heights

RECOMMENDATION

BACKGROUND



Marsha Morrow

From: Cory Snyder
Sent: Wednesday, September 14, 2016 6:45 PM
To: Marsha Morrow
Subject: FW: Medium Density Is Enough Near Taylor Elementary

From: Heather Strasser [mailto:lebonheur76@hotmail.com]
Sent: Wednesday, September 14, 2016 3:52 PM
To: Cory Snyder <csnyder@centervilleut.com>
Cc: Marti Money <martimoney@yahoo.com>; Heather Strasser <lebonheur76@hotmail.com>
Subject: RE: Medium Density Is Enough Near Taylor Elementary

Cory,

Marsha Morrow recommended that I send this to you because we cannot attend tonight's public hearing. Marti Money and I would like to submit the following to be part of the public record for tonight's public hearing regarding the proposed zone map amendment for the proposed Balling Town Homes project.

To Centerville Planning Commission,

Once again, frustration has mounted regarding the "high density" zoning for the proposed Balling Town Homes project. It is driving many to ask "when does it stop?" Once again, South Centerville, without its buffers of commercial-free zones and exclusively single-family neighborhoods, is hit with more than its fair share of high-density, multi-family housing. Once again, we believe our city and property owners can design and develop to not only to make profits, but also work harder to connect projects to neighborhoods in a quality way.

The switch from Commercial to Residential zoning is a good way to help the family-friendly feeling many of us want to protect in South Centerville.

Maxing out the density calculation to Residential-High (up to 8-12 units per acre with conditional use permit) is a mistake. The staff report says, "the general goals and policies of the neighborhood plan address the specific areas around Centerville Elementary and Centerville Junior High, but do not specifically address the area around or near J. A. Taylor Elementary." Ambiguity can help or harm in this instance. We see it as latitude that you, as Commissioners, have to make a recommendation for Residential-Medium zoning. Also, "Staff believes Mr. Balling's property is ideal for higher density residential and to be zoned accordingly." Unfortunately, we cannot agree that because Residential-Low zoning does not seem appropriate, that ratcheting it up all the way to Residential-High is automatically appropriate. This is a frustrating progression on a street that, while mixed with uses, is full of single family homes, a school and a church next door.

We strongly encourage the Planning Commission to recommend RESIDENTIAL-MEDIUM ZONING for this parcel.

Why Medium Density?

1. Create an eastward buffer between JA Taylor Elementary and the high-density zone already along Main Street.
2. Send a clear message for quality housing with longer-lasting, less transient housing types. This allows more greenspace and unit calculations that reflect the single-family homes that line 300 East where people live and go to school--in an established neighborhood--of which future residents of Balling Townhomes would become part.
3. High-quality medium density housing (like single-family homes on mini-lots, or higher-quality, medium-density townhomes) can be lucrative, salable, and desirable for long-term living. Do we really need to continue the precedence of high-density living in South Centerville? Quality of life can be hard to measure, but our school children in JA Taylor boundary deserve a classroom that is full of students they will see year after year.
4. Development in this area is making many folks nervous with the uncertainty surrounding the old Dick's Market property and the confusion surrounding the South Main Street Corridor. We would hate to see spots of high density like the proposed Balling Townhomes set precedence for a shoo-in high density development across the street, one that will be much larger in scale. This is a small parcel, and the difference between medium and high density is a mere couple of units; however, greater issues are at play.
5. Many Centerville residents are tired of the high-density fight. It is important to continue to voice your concerns at public meetings. Until our city strikes a better balance between helping property owners find the monetary potential of their property and ensuring their projects contribute to the quality of life of our community, we will see the need to speak out.

We have seen that once a zoning change is made, it is a very uphill battle (possible, but difficult).

Thank you for the work you do for our city.

Respectfully,

Heather Strasser and Marti Money

--

Developers come and go, but housing stays for generations.

Help our city ZONE CENTERVILLE RIGHT

zonecentervillerright.wordpress.com

zonecentervillerright@gmail.com

<http://www.facebook.com/groups/zonecentervillerright/>