

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 OCTOBER 25, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

Time:

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Commissioner Kevin Daly

D. COMMISSION BUSINESS

- 7:10 1. Public Hearing - Zoning Text Amendment within the Hillside Overlay , CZC 12.42
LEGISLATIVE DECISION
Consider the proposed zoning text amendments to CZC 12.42, regarding various amendments to development standards within the Hillside Overlay Zone related to lot standards and measurements.
2. Tabled- Conditional Use Permit for CupBop Catering
This item has been tabled to the next regularly scheduled Planning Commission meeting.
- 7:30 3. Discussion - Draft amendments to 12.48 South Main Street Corridor Overlay Zone
A discussion of possible amendments to CZC 12.48, South Main Street Corridor Overlay Zone.
- 8:00 4. Community Development Director's Report
Next meeting November 15th (3rd Wednesday):
- City Council/Planning Commission Work Session for Main Street - 5:30pm
5. City Council's Report

- City Council Tabled "Catering, Limited" Use
- City Council Tabled R-M Zone Amendments
- City Council Tabled "Legacy Commons" Development Project

E. MINUTES REVIEW and ACCEPTANCE

8:10

October 11th, 2017

F. ADJOURNMENT

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
10/25/2017**

Item No. 1

Short Title: Public Hearing - Zoning Text Amendment within the Hillside Overlay , CZC 12.42

Initiated By: Chad Morris, Applicant

Scheduled Time: 7:10

SUBJECT

LEGISLATIVE DECISION

Consider the proposed zoning text amendments to CZC 12.42, regarding various amendments to development standards within the Hillside Overlay Zone related to lot standards and measurements.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ PC Staff Report Hillside Overlay Amendment
- ☐ Petitioner's Submittal for Hillside Overlay Amendment

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: CHAD MORRIS
533 WEST VALLEY DRIVE
CENTERVILLE CITY, UT 84014
(chadmorris33@gmail.com)

APPLICATION: ZONING ORDINANCE TEXT AMENDMENT

APPLICANT REQUEST: AMEND THE ZONING CODE – HILLSIDE OVERLAY-
RELATING TO MINIMUM LOT WIDTH
REQUIREMENTS

RECOMMENDATION: CONSIDER RECOMENDING THE DEVELOPMENT
REVIEW COMMITTEE'S (DRC) VERSION OF THE
PROPOSED AMENDMENT

BACKGROUND

The petitioner desires to amend the Hillside Overlay's minimum lot width requirement for slopes over 10%, which currently is set at 100 feet. The proposed amendment creates a two-foot increment increase, from the base zone standard, for every 1% slope over 10%. The applicant's argument states that the amendment "allows variation based on the lot's topography rather than a one size fits all" approach. The petitioner believes the "text amendment would be a fair method to determine lots widths...and still allow the City to reach the goal of the Hillside Overlay Zone...[taking] a giant step in bringing a greater amount of fairness into the zoning code" (*see the petitioner's submittal documents*).

TEXT AMENDMENT REVIEW AND ANALYSIS (12.21.080.e)

Zoning Code Amendments - Pursuant to the City's Zoning Ordinance, the "decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.B. Additionally, CZC 12.21.80.e. lists one (1) criterion for considering a text amendment petition. The following is a summary of staff's review of the matter:

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

GP SECTION 12-420-2.3. RESIDENTIAL DEVELOPMENT POLICIES. The following policies are adopted specifically for the achievement of the citizens' desires for “*Residential Development*” in Centerville.

“The hillsides and naturally wooded canyons east of the City should be provided protection from indiscriminate development to assure retention of the natural slopes and vegetation.”

GP SECTION 12-440-3. NATURAL HAZARDS POLICIES. The following policies are adopted specifically for the achievement of the citizens' desires for “*Natural Hazards*” in Centerville.

“Earthquake or seismic hazards have been identified as a significant potential problem in Centerville. All future residential developments should take into consideration the location of the fault lines and other seismically-related hazards. Centerville City shall require the advice of competent geotechnical advisors when development is proposed in seismic hazard areas”

STAFF’S REVIEW AND CONCLUSIONS

Generally, the proposed changes are consistent with the General Plan’s and existing Zoning Ordinance desires for development to be contextually developed in relation to topography and slope stability. However, it is staff’s position that the current provisions of the Hillside Overlay Zone are woefully inadequate or outdated with regards to the “*slope stability*” and “*indiscriminate development*” matters. Particularly this is evident with how “cuts and fills” are managed in the ordinance. Although, cut and fill standards are different than the lot width minimums, staff generally agrees that the “one size fits all” 100 feet provision coupled with the cut and fill provisions, often leads to undesirable lot development on hillslopes. These concerns can be summarized as follows:

- A narrow frontage lot (*i.e. base minimums*) often lends itself to the construction of retaining walls to create sufficient build area for a lot.
- A larger than needed frontage unnecessarily leads to multiple retaining systems, as allowed by the code, often for the purpose to flatten the lot not only for a home, but for a home owners desire to capitalize on creating yard space, pools, sports courts, etc.
- Open market costs of home development are Centerville is oriented for persons with income levels sufficient to invest in substantial retaining systems. Consequently, the larger the property the more



likely the owner has desires to flatten hillslopes for a variety of accessories uses and structures.

Upon submittal of the applicant's request, the City's Development Review Committee (DRC) concluded that maintaining an increase lot frontage for hillslope development is warranted but, an excessive minimum lot frontage also results in undesirable development. The DRC concluded that the "one size fits all" provision of 100 feet is an inadequate approach. However, the proposed increment system is also questionable for the DRC. The City Engineer believes that hillslopes above 15% have greater potential problems. The City Street Standards allow roadway grades up to 12%, limit road grades up to 15% and prohibit road grades above 15%. Consequently, the increment recommended by the City Engineer is to divide hillslopes in to three (3) categories; 0 to 10% with base zone lot widths; above 10% and under 15% with an 80-foot lot width, and 15% or over maintain the 100-foot lot width. Note: development is prohibited on hillslopes over 30%. Therefore, the DRC supports the following modified language for the amendment:



12.42.040 Development Requirements

- (b) Density for Single-Family Lots. The minimum lot size and yard requirements of the underlying zone shall apply except that on lots in slope areas between 10% and 20%, the lot shall be 1.5 times the minimum requirement and 2.0 times the minimum area requirement for lots between 20% and 30%. All lots ~~in~~ located ~~within~~ slope areas more than 10% ~~and below 15%~~ ~~must~~ shall be platted with a minimum lot width of 80 feet at setback line. All lots within slope areas 15% or greater shall be platted with a minimum lot width of 100 feet wide at the setback line. Except for ~~the~~ all lots located in agricultural zones, ~~where~~ the lot width ~~must~~ shall be no less than 125 feet.

The DRC acknowledges that first element of this standard is also outdated and additionally believes that the entire overlay ordinance needs substantial rework. However, the petition before the City, at this time, is limited to the minimum lot widths for hillslopes. The DRC does not believe the proposed amendment adds further problems at present.

PLANNING STAFF RECOMENDATION

Suggested Motion for an amendment to the Centerville City Zoning Ordinance regarding the proposed R-M Zone amendments – I hereby make a motion for the Planning Commission to recommend to the City Council to approve the proposed Hillside Overlay amendment, as modified below:

12.42.040 Development Requirements

- (b) Density for Single-Family Lots. The minimum lot size and yard requirements of the underlying zone shall apply except that on lots in slope areas between 10% and 20%, the lot shall be 1.5 times the minimum requirement and 2.0 times the minimum area requirement for lots between 20% and 30%. All lots ~~in~~ located within slope areas more than 10% and below 15% ~~must~~ shall be platted with a minimum lot width of 80 feet at setback line. All lots within slope areas 15% or greater shall be platted with a minimum lot width of 100 feet wide at the setback line. Except for ~~the~~ all lots located in agricultural zones, ~~where~~ the lot width ~~must~~ shall be no less than 125 feet.

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the “decision to amend the...zoning ordinance is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060.a.1.B.
- b. The Planning Commission finds that amendments consistent with the goals, objectives and policies of the City’s General Plan, as presented in the staff report.
- c. The Planning Commission finds that the “one size fits all” 100 feet provision coupled with the cut and fill provisions, can lead to undesirable lot development on hillslopes.
- d. The Planning Commission finds that the amendment allows for variation based on the lot’s topography rather than a one size fits all” approach that bears improved fairness in the use of the overlay ordinance.
- e. Therefore, the Planning Commission finds that the amendments are consistent with the desire to allow hillside development to be contextually developed in relation to topography and slope stability.



CENTERVILLE CITY

ZONE TEXT AMENDMENT APPLICATION

655 North 1250 West • Centerville, Utah 84014
Phone 801-292-8232 Fax 801-292-8251

DESCRIPTION OF PROPOSED

CHANGE(S) Minimum lot width at Setback line based on slope.

CHAPTER 12.42 (Hillside Overlay) SECTION 12.42.040 (b)
zone

APPLICANT INFORMATION

NAME CHAD MORRIS COMPANY NAME _____
MAILING ADDRESS 533 W. Valley Dr CITY/ST/ZIP CENTERVILLE, UT 84014
PHONE 801-856-4969 FAX _____ EMAIL chadmorris33@gmail.com
SIGNATURE OF APPLICANT [Signature] SEE NOTE 1 DATE 10/4/2017

AGENT INFORMATION

NAME _____ COMPANY NAME _____
MAILING ADDRESS _____ CITY/ST/ZIP _____
PHONE _____ FAX _____ EMAIL _____
SIGNATURE OF AGENT _____ SEE NOTE 1 DATE _____

DEPOSIT MUST ACCOMPANY THIS APPLICATION - SEE ATTACHED FEE SCHEDULE

RECEIVED OCT 05 2017	Rec'd / Initials	<u>DW</u>	Assigned Project Name	
Fee/Deposit Attached	Y or <u>N</u>	Amount Fee Paid	\$ 0.00	Amount of Deposit Paid
			\$ -250.00	Previous Check #: <u>168</u>

Note 1: Deposits will be applied toward the cost of required engineering and/or legal services invoiced to the City. Developer/Applicant will be refunded or billed any difference without markup. Hourly rates for these services will be provided upon request. Also any errors or corrections needed for submitted plans are the responsibility of the developer/applicant. ☐ Initial here for acknowledgement of deposits

Rec'd transfer of map BOA
ps. 8-14-17

CURRENT TEXT:

12.42.040(b)

Density for Single-Family Lots. The minimum lot size and yard requirements of the underlying zone shall apply except that on lots in slope areas between 10% and 20%, the lot shall be 1.5 times the minimum requirement and 2.0 times the minimum area requirement for lots between 20% and 30%. ***All lots in slope areas more than 10% must be platted a minimum of 100 feet wide at the setback line***, except for the lots in agricultural zones where the width must be no less than 125 feet.

DESCRIPTION OF PROPOSED CHANGES(S):

Remove the 100 feet width minimum for lots with a slope greater than 10% by amending the text to the following:

- ***All lots in slope areas between 10% and 30% must be platted with the minimum widths at the setback line based on the table below:***

Slope %	Lot Width in ft
10-10.9	62
11-11.9	64
12-12.9	66
13-13.9	68
14-14.9	70
15-15.9	72
16-16.9	74
17-17.9	76
18-18.9	78
19-19.9	80
20-20.9	82
21-21.9	84
22-22.9	86
23-23.9	88
24-24.9	90
25-25.9	92
26-26.9	94
27-27.9	96
28-28.9	98
29-30	100

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REASONING FOR THE TEXT CHANGE(S):

The purpose in proposing this zone text amendment is to allow variation based on an individual lot's topography, rather than a one size fits all fix. The table presented for the zone text amendment would be a fair method to determine widths at the setback and still allow the City to reach the goal of the Hillside Overlay Zone.

While it is understandable to require more width at the setback for lots with a great deal of slope, the current code does not take into consideration the varying degrees of slope of lots found within the Hillside Overlay Zone. As the code currently stands a lot with 9.9% slope would only require 60 feet at the setback, whereas a lot with 10% slope would require 100 feet of width at the setback. As ridiculous as it is to have such discrepancy (40 feet) in setback widths due to 0.1% slope, it is equally bizarre to eliminate all discrepancy for lots with slopes between 10% and 30%. By accepting the above table, I believe the City can take a giant step in bringing a greater amount of fairness into the zoning code.

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**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
10/25/2017**

Item No. 2

Short Title: Tabled- Conditional Use Permit for CupBop Catering

Initiated By: Nate Hatch, Applicant

Scheduled Time:

SUBJECT

This item has been tabled to the next regularly scheduled Planning Commission meeting.

RECOMMENDATION

BACKGROUND

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
10/25/2017**

Item No. 3.

Short Title: Discussion - Draft amendments to 12.48 South Main Street Corridor Overlay Zone

Initiated By: City Council

Scheduled Time: 7:30

SUBJECT

A discussion of possible amendments to CZC 12.48, South Main Street Corridor Overlay Zone.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

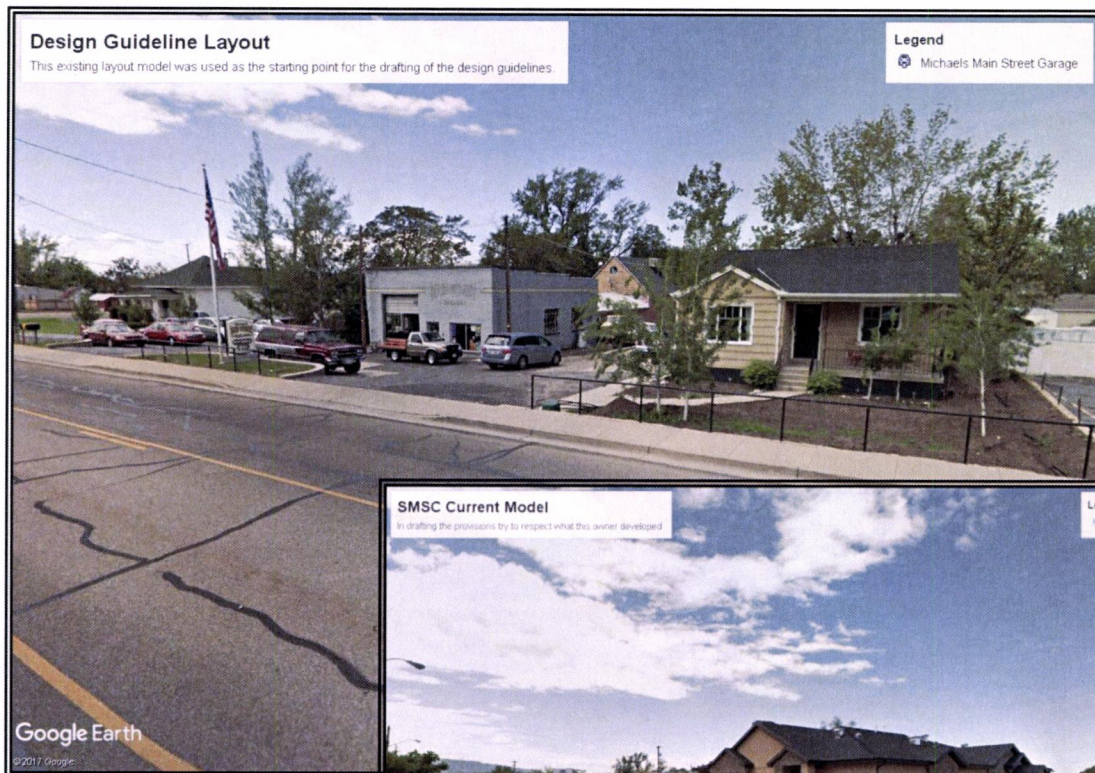
Refer to Staff Report

ATTACHMENTS:

Description

- Early Draft of Possible Main Street Design Guidelines

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (*DRAFT*)



- [12.69.010 Purpose](#)
- [12.69.020 Scope](#)
- [12.69.030 Definitions](#)
- [12.69.040 Architecture](#)
- [12.69.050 Landscaping](#)
- [12.69.060 Off-Street Parking](#)
- [12.69.070 Public Street Space](#)
- [12.69.080 Nonconformities](#)

12.69.101 Purpose

The purpose of the South Main Street City Center Design Guidelines is to:

- (a) Promote South Main Street as local commercial/neighborhood corridor that serves as a balance between local commercial type uses and the adjacent residential neighborhoods.
- (b) Preserve the historic character (*i.e. Centerville Deuel Creek Historic District*) of Centerville's South Main Street and/or encourage development that is sensitive to the City's heritage;
- (c) Provide a visually appealing corridor streetscape that recognizes the vehicular movement of the corridor, while at the same time enhancing alternative transportation modes (e.g. pedestrian, bicycles), so that a safe and comfortable environment is created for such users.

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (*DRAFT*)

- (d) Provide continuity and sensitivity between types of differing land uses; and
- (e) Create a visually appealing streetscape and identity, which fosters a small-town atmosphere that is desired by the community.

12.63.020 Scope

Any lot or parcel located within the South Main Street City Center Design Guidelines, 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 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 design principles that are reflected using two kinds of design criteria: design standards and design guidelines.
 - (1) Design guidelines that indicate a “design principle” are to be used to achieve a desired outcome or result of a “shall” or “should.” Thus, the use of the verb phrase “to be” is utilized to point to the intent of the design expectations.
 - (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 this Section and other applicable provisions of this Title, the more restrictive provision shall apply.
 - (3) Design guidelines indicate additional actions that may be taken to enhance development design and achieve greater compatibility with adjacent land uses. Guidelines thus use the verb “should” (rather than “shall”) signifying that the guidelines are desirable objectives to be achieved but are not mandatory requirements, if deemed unnecessary or irrelevant by the Approving Authority.
- (b) South Main Street City Center Corridor Area Boundaries. The boundary consists of any property that has frontage on Main Street, is part of a larger project that has frontage on Main Street, or is located within ½ block on either side of Main Street, between the South Side of Parrish Lane and the north side of Porter Lane, within the City of Centerville.

12.69.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 (Definitions).

12.69.040 Architecture

- (a) Commercial Building Design and Articulation.

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (*DRAFT*)

- (1) All main buildings are to be designed to reflect a human scale and be inviting to the public and contextually sensitive to local historic character of Centerville.
- (2) Building heights shall be limited to a maximum of 30 feet on the east side and shall be limited to 35 feet on the west side of Main Street. Building height shall be measured from the top back of curb of Main Street to the highest peak or roof point.
- (3) New buildings shall be located in manner to comply with the parking lot layout limitations of 12.69.060
- (4) Building footprint alterations to existing buildings shall be expanded towards the Main Street and shall be located in a manner to comply with the parking lot layout limitations of 12.69.060 prior to allowing other building orientation enlargements.
- (5) Buildings shall be constructed substantially with rock, brick, and/or decorative concrete block for the first-floor level as viewed from Main Street. Upper floors may be accented with other maintenance free materials compatible with the base floor design, such as cement fiber board, stucco, or other similar materials deemed acceptable by the City.
- (6) At least 25% of the primary building façade facing Main Street shall have upgraded architectural features, such as columns, pillars, archways, canopies, balconies, or other visual treatments.
- (7) At least 15% of a secondary façade facing another non-primary public street frontage shall be of upgraded architectural features.
- (8) Large buildings (*over 5,000 sq. ft. or 100 feet of building frontage*) shall be "stepped", both vertically and horizontally, to break up the building mass and provide aesthetic visual relief to the façade, as viewed from a public street.
- (9) Building colors and finishes are to be used to complement the local historic character of Main Street. The color palette shall be warm and/or earth tone colors. Stains, flat paints, and matte finishes should be utilized. The use of primary colors, reflective or shiny paints and finishes shall be limited to accenting features or design elements or should be avoided all together.
- (10) Building entrances shall be identifiable and directly accessible from public sidewalks via on-site pedestrian walkways. (*Drive aisles and other vehicular accesses shall not be considered pedestrian walkways*).

[OPTIONAL CONCEPT - IF RESIDENTIAL IS ALLOWABLE]

(b) Residential Building Design and Layout.

- (1) When a single-use of residential is utilized, the building layout and architectural design should consider the visual relationship to Main Street, as well as to adjacent properties. Structure placement, landscaping, driveways, and other elements should visually be placed in a manner to avoid design conflicts between the uses or having a haphazard appearance.
- (2) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the design gestures used in the architectural design of all

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (*DRAFT*)

residential use buildings. Wood siding, cement fiber board siding, and other similar appearing materials shall be the other main materials used in the design of all residential use sections of such buildings. Use of such secondary and/or accent materials shall not exceed 40% of the building or structure's exterior. Use of synthetic stucco, and unnatural appearing materials, such as metal, vinyl, and plastics are prohibited

- (3) Building design 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.
- (4) Garages in residential development shall be of non-dominant design. Such non-dominant designs may be, but not limited to, the use of side of home access, shared driveway side of home access, rear yard placement, rear yard/back lot access or other similar appropriate design.
- (5) Building colors and finishes are to be used to complement the local historic character of Main Street. The color palette shall be warm and/or earth tone colors. Stains, flat paints, and matte finishes should be utilized. The use of primary colors, reflective or shiny paints and finishes shall be limited to accenting features or design elements or should be avoided all together.

12.69.050 Landscaping and Features

(a) Overall Design

- (1) The landscaping plan of each site is to be unified both internally and externally, and relate to the larger context of the surrounding community. All landscape plans should consider the site's unique contribution to the character of Main Street.
- (2) A landscaping plan shall be submitted for the project which conforms to the requirements of this Chapter and demonstrates compliance with the applicable provisions CZC 12.51, except as modified by this Chapter.
- (3) Landscaping plans using drought-tolerant plantings and mulching generally shall be the emphasis of the design plan. At least 15% of the gross site area being developed shall be landscaped.
- (4) Turf and heavy water use plantings is to be balanced with water conversation practices and even minimized in the design plan.
- (5) Within the area adjacent and parallel to the frontage of Main Street, at least 12 feet in depth shall be landscaped, except for approved driveways and pedestrian walkways shown on a development plan.
- (6) Within the area adjacent and parallel to the frontage of a secondary public street, at least eight (8) feet in depth shall be landscaped, except for approved driveways and pedestrian walkways shown on a development plan.
- (7) Buffer Landscaping between Residential and Non-Residential Development of abutting adjacent residential zones shall be provided in accordance with CZC 12.51.

(b) Street Frontage Design

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (*DRAFT*)

- (1) The landscape plan shall consist of a varied design that incorporates the use of trees, shrubs, flowers, turf, decorative gravel and mulches.
- (2) All required street frontage trees shall be located at least six (6) feet from any public right-of way line.
- (3) Locating trees within a park strip is prohibited.
- (4) Trees placed near pedestrian walkways shall have a general canopy clearance of at least seven (7) feet, when mature.
- (5) The landscaping design plan shall incorporate plantings and materials that have greater tolerance for snow, foot-traffic, and other hazards within three (3) feet of any sidewalk, driveway, or other like travel way.
- (6) The use of detention basins, monument signs, and other like features should be incorporated into the design to unify the visual appeal of the landscaping.
- (7) Private business signs shall be designed and placed in accordance with CZC 12.52.
- (8) For monument signs, external illumination shall be used for all sign lighting and shall be limited to the extent needed for functional use. The use of internal sign or cabinet illumination shall be prohibited.
- (9) The use of pole style signs and electronic messaging sign copy are prohibited.
- (10) Landscaping lighting should be used to highlight the design during the evening and twilight hours to visually enhance the streetscape area.

[OPTIONAL CONCEPT - IF RESIDENTIAL IS ALLOWABLE]

(c) Residential Landscaping and Yard Design.

- (1) When a single-use of residential is utilized, residential style yard and layout design is to enhance the appeal of Main Street development and to create a local historic district street environment (*i.e. Deuel Creek*) for such development. Due to this corridor's spatial orientation from the primary residential areas of the city, the pattern of residential development needs to be unique and different in its design and layout as compared to standard layout and design used in current housing development schemes.
- (2) Front yard spaces for residential development shall provide landscaping feature(s) that serve as the bold gestures used in its design and shall comprise a minimum of 25% of the overall landscaping of the front yard area.
- (3) Landscaping feature area plantings shall include the predominate use of ornamental grasses, shrubs, and wildflowers that complement the local historic district environment and may also function as rain gardens (shallow landscaped depressions). Such feature areas shall be protected from weeds using mulch, such as wood chips, gravel, and rock. Use of turf or lawn shall be minimized and used mainly for accent and for active play areas.
- (4) Driveways and approaches shall be accessorized through the use of textured or colored concrete patterns to add visual interest and to reduce glare.

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (*DRAFT*)

- (5) Outdoor living areas, such as but not limited to, porches, patios, courtyards, balconies, and other entertaining or activity areas shall be designed into the front yard (and/or front building elevation) spaces as extensions of the on-site hardscaping to create added local street appeal. Such areas shall not exceed 25% of the required front yard landscaped area. These elements shall be allowed to extend into the front setback area.
- (6) Where access or separation controls are needed or desired, an open style fence design shall be utilized, and shall be constructed of natural appearing materials, such as rock, wood, or other similar materials, and shall not exceed four feet in height for all yard space areas. Solid privacy fencing is not allowed along streets and pedestrian pathways. Vinyl and chain link fencing are prohibited.

12.69.060 Off-street Parking Layout

(a) Parking Lot Design

- (1) Parking shall be provided in accordance with CZC12.52, unless otherwise modified by and subject to CZC 12.52.110 regarding Parking Modifications.
- (2) Parking lots may be placed, in restricted manner, in the front buildings and shall be limited as follows:
 - i. Only one (1) parking row is permitted between the building and the Street Frontage Landscaped area.
 - ii. Only one (1) two-way drive isle is permitted between the building and the Street Frontage Landscaped area.
- (3) Parking stall placement shall be located to the rear of buildings, except for the limited allowance in front of buildings as described in this Section. Rear parking lots may be located adjacent to another parking area and shall be designed to allow through traffic between parking areas.
- (4) Parking stall placement that is needed to meet ordinance requirements may be allowed to the sides buildings, provided that any side yard parking area shall not be located adjacent to another side yard parking lot on an adjoining lot.
- (5) Driveway access to off-street parking lots shall be located to provide safe separation from street intersections. Driveways shall be aligned with driveways on the opposite side of the street or adequately offset to avoid turning movement conflicts. Two-way driveways shall be a minimum width of 25 feet. Where feasible, driveways should not be located within 40 feet of a corner.
- (6) When feasible, existing legally created driveways and driveway lanes should be combined for adjacent developments and shall be subject to recordation of shared access easements between the adjacent lots.
- (7) Internal Parking Lot landscaping shall be provided that is in compliance with CZC 12.52.070.
- (8) When any on-site parking area (*drive lanes and stalls*) abuts the street frontage landscaping, a screening feature shall be used to buffer vehicle parking. Such features should consist of decorative walls or planting hedges

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (*DRAFT*)

with a minimum height of three (3) feet, or use an undulating berm, as part of the street frontage design having an average height of three (3) feet with a slope less than 3:1 ratio.

- (9) When the final grade of the parking area is three (3) feet or lower in height from Main Street, the screening feature for an on-site parking area shall no longer be required.
- (10) Satisfying required parking counts are to be encouraged using off-site opportunities, subject to joint use agreements or use of shared parking areas, in accordance to CZC 12.52.110 regarding Parking Modifications

12.69.070 Public Street Space Dimensions

(a) *Sidewalk and Park Strip Design and Improvements:*

- (1) As properties on both sides of Main Street develop or redevelop, the development shall provide required or missing public improvements along the property's Main Street frontage and any required or missing improvements along a local street intersecting Main Street.
- (2) Public sidewalks shall have at least five-feet of unobstructed depth along Main Street and at least four-feet of depth along local connecting roadways.
- (3) Public sidewalk surfacing, along Main Street, shall be finished with decorative broom-finishes (*changing textured directions*) or exposed aggregate, with various joint lines and bordering, to create a distinctive change between the corridor area and other areas outside of the corridor.
- (4) Whenever feasible along Main Street, the mixing of stamped, stenciled or other types of concrete borders with interior fields of broom finishing should be implemented.
- (5) A variation of broom finishes and border types for each property is to be encouraged and also allowed opportunity to reflect the site's unique contribution to the character of Main Street.
- (6) Parks strips shall have at least four-feet in depth along all roadways and shall be improved consistent with an approved landscaping plan.
- (7) Park strips shall be developed using drought tolerant plantings and mulches that are also tolerant of winter snow, ice, and road salts.
- (8) Permanently fixed vertical features or objects within the park strip area are prohibited, except as allowed for traffic management, street signs, and wayfinding signs, and other elements allowed by this Chapter.
- (9) The use of concrete, asphalt, or other similar hard surface material to fill in the park strip area is also prohibited.

(b) *Traffic Management Signs, Street Signs, Wayfinding Signs, and Gateway Elements*

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (DRAFT)

- (1) Signs authorized by a government agency may be installed as provided by applicable law. However, such signs shall be minimized in use to the extent needed to communicate needed information.
- (2) All traffic management signs shall be posted or installed using poles or other decorative posting elements that visually enhance the corridor's appearance. Such design elements should consist of fluted aluminum poles with decorative bases, sign top finials, and sign frames and backers.
- (3) All street name signs shall be posted or installed using unique or decorative poles or other design elements that visually enhance the corridor's appearance. Such design elements should consist of fluted aluminum, treated wood, or concrete poles using decorative bases, sign top finials, or L-brackets, or sign frames and backers.
- (4) All wayfinding signs shall be posted or installed using unique or decorative poles or other design posting elements that visually enhance the corridor's appearance. Such design elements should consist of fluted aluminum, decorative steel, or treated wood, using decorative bases, sign top finials, or L-brackets, or sign frames and backers.
- (5) Corridor area entry features should be established at approximately 100 north and Porter Lane, with specific locations determined by the City. At least one entry feature should be provided at each end of the corridor – the west side on the north end and for the east side on the south end.
- (6) Such entry features should be designed with a modest vertical element and placed adjacent to the sidewalk or property line, as part of "Street Frontages Design" area. Additionally, secondary horizontal elements should be incorporated, such as low landscape walls or planters or bench walls, or other horizontal element.
- (7) Entry features shall incorporate the use of rock, wood, weathered steel, with exterior and/or interior feature lighting, along with other design elements to highlight the entry feature's design.
- (8) If an entry feature is placed, the City shall obtain any applicable easement or agreement for the placement, use and maintenance of such feature.

(c) Utility Poles/Lines, Banner Poles, and Street Lighting

- (1) All utility poles shall be maintained in good working condition. The City should work with the users of the utility pole system to reduce the number of poles, whenever feasible.
- (2) Due to the prominent presence of utility poles on Main Street, particularly along the eastern side of the street, the City should consider funding or fortifying an enhancement program. Such enhancement considerations should evaluate the following:
 - i. Painting scheme for the poles, at least 10 feet in height from sidewalk elevation. Painting scheme should evaluate using a dark tone paint for an obscuring effect, a decorative scheme using historic or local imagery, or even whimsical art.

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (*DRAFT*)

- ii. The use of framing or collar design element to shroud the poles up to a 6-8 foot height.
 - iii. The use of banner frames to highlight the City's history, celebrate holidays, or other community events.
 - iv. Installing simple decorative poles or lighting fixtures on the west side of Main Street, spaced at appropriate intervals, to mirror the use of banners and/or lighting along the street corridor.
- (3) When utility poles are replaced, the pole shall be constructed with Core10 Steel or other material to reflect a rustic historical appearance of the corridor.
- (4) All utility lines shall be placed at heights specified by applicable regulations and shall not be placed in a manner to interfere with any traffic management element or other similar sign communication feature.

(d) *Travel Lane Dimensions, Pedestrian Crossings, and Alternative Transit Modes.*

- (1) Main Street through Centerville is considered a Minor Arterial Street, which serves as a north-south inter-city local travel corridor from Bountiful to Farmington. This specified corridor area of Main Street shall function contextually as iconic local setting that features Centerville in its design theme.
- (2) Main Street shall consist of a travel lane in each direction with a center median lane.
- (3) The travel and median lane dimensions for Main Street should be minimized to the extent needed to accommodate and provide for dedicated bike lanes on Main Street in both directions.
- (4) Pedestrian Crossings should be provided at the following locations along Main Street:
 - i. South side of City Hall to Country Cottages
 - ii. North Side of Bamberger Way to East Side of Main Street
 - iii. North Side of Porter Lane
- (5) Where bus stops are provided and the use of shelters, benches, and trash receptacles at each stop should be provided.

12.69.080 Nonconformities

- YET TO BE WRITTEN -

SMSC Overlay Zone current uses NOT listed in the C-M Zone for Main Street

REGULATIONS FOR SPECIFIC USES
CHAPTER 12.69 – SOUTH MAIN STREET DESIGN GUIDELINES (*DRAFT*)

The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street City Center Corridor District:

(a) Permitted Uses:

- (1) Permitted Uses, as shown in CZC 12.36 (Table of Uses) for the respective underlying zone, and the following:
- (2) Restaurant, Eatery
- (3) Dwellings, Single-family (east & west sides of Main Street)
- (4) Dwelling, Twin Home (east & west sides of Main Street)
- (5) Dwelling, Two-family (east & west sides of Main Street)
- (6) Dwelling, Multi-family (west side only)

1. Conditional Uses:

1. Conditional Uses, as shown in CZC 12.36 (Table of Uses) for the respective underlying zone
2. Parking Garage, Public, as part of a mixed-use development
3. Restaurant, General, as part of a mixed-use development

CENTERVILLE

**Staff Backup Report
10/25/2017**

Item No.

Short Title: October 11th, 2017

Initiated By:

Scheduled Time: 8:10

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ October 11, 2017 PC meeting minutes

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, October 11, 2017

7:00 p.m.

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

MEMBERS PRESENT

Kevin Daly
Cheylynn Hayman
Kathy Helgesen
David Hirschi, Chair
Gina Hirst
Logan Johnson
Becki Wright

STAFF PRESENT

Lisa Romney, City Attorney
Cassie Younger, Assistant Planner
Katie Rust, Recording Secretary

STAFF ABSENT

Cory Snyder, Community Development Director

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Becki Wright

PUBLIC MEETING – FINAL SITE PLAN – SDC INVESTMENTS SYMPHONY HOMES OFFICE – 111 S FRONTAGE ROAD

SDC Investments and Symphony Homes have proposed an office and showroom space at 111 South Frontage Road. This site was previously a Ruby River restaurant and has been sitting vacant for some time. The proposed commercial development provides predominately office uses for the building, with an upgrade in visual appeal in regards to architecture and landscaping for the area as a whole. Cassie Younger, Assistant Planner, explained the request for Final Site Plan approval.

Bruce Robinson, applicant, stated he believes the building will be beautiful and will fit in nicely along the freeway. A signage package will be presented to the City

1 when completed. The intention at this time is for Symphony Homes to occupy the entire
2 building, although subletting the upper floor may be a possibility in the future.

3
4 Chair Hirschi opened a public hearing at 7:05 p.m., and closed the public hearing
5 seeing that no one wished to comment. Commissioner Hirst made a **motion** to approve
6 the Final Site Plan for SDC Investments' Symphony Homes Office Building at 111 South
7 Frontage Road, with the following conditions and reasons. Commissioner Helgesen
8 seconded the motion, which passed by unanimous vote (7-0).

9
10 Conditions:

- 11
12 1. Applicant shall dedicate to the City the required public utility easements on
13 three sides of the parcel or lot in accordance with applicable City Ordinances.
14 Applicant shall be required to prepare the legal descriptions (and associated
15 drawings) for the public utility easements and submit the same to the City
16 Attorney and City Engineer for review. The City Engineer shall review the
17 easement descriptions for accuracy. Thereafter, the City Attorney shall
18 prepare the associated easements for review and acceptance by the City
19 Council. All public utility easements must be submitted to the City Council for
20 acceptance and recording prior to the issuance of a building permit.
21 2. All drive aisles and parking stall measurements shall meet City Ordinances,
22 as stated in the City Code. Drive aisles within the parking lot shall be at 25' to
23 allow for two way traffic as stated in the City Code.
24 3. Final Site Plan is approved as submitted on October 4, 2017, and the
25 Landscaping Plan as submitted September 20, 2017.

26
27 Reasons for Action:

- 28
29 a) The final site plan submittal has adequately shown how the property may be
30 developed [CZC 12.21.110(e)].
31 b) The development appears to be consistent with the goals and objectives
32 found within the Centerville City General Plan 12-480-2, 2(c).
33 c) "Office" and "Construction, Sales and Service" are permitted uses in the
34 Commercial-Very High Zone, as found in the Table of Uses, CZC 12.36.040.

35
36 MINUTES REVIEW AND ACCEPTANCE

37
38 The minutes of the September 27, 2017 Planning Commission meeting were
39 reviewed and amendments requested. Commissioner Helgesen made a **motion** to
40 accept the minutes as amended. Commissioner Johnson seconded the motion, which
41 passed by unanimous vote (7-0).

42
43 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

44
45 The next Planning Commission meeting is scheduled for October 25, 2017.
46

ADJOURNMENT

At 7:45 p.m., Commissioner Helgesen made a **motion** to adjourn the meeting.
Commissioner Wright seconded the motion, which passed by unanimous vote (7-0).

David Hirschi, Chair

Date Approved

Katie Rust, Recording Secretary