

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, NOVEMBER 12, 2014, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

- | | |
|------|--|
| 7:00 | <ul style="list-style-type: none"> A. WELCOME AND ROLL CALL B. PLEDGE OF ALLEGIANCE C. PRAYER OR THOUGHT – Commission Chair, David Hirschi D. MINUTES REVIEW AND ACCEPTANCE – October 22, 2014 E. COMMISSION BUSINESS |
| 7:05 | <ul style="list-style-type: none"> 1. PUBLIC HEARING MICKELSON MEADOWS SUB 696 EAST CENTER ST
Consider a preliminary subdivision plan for the Mickelson Meadows Subdivision; which consists of 4 lots, to be located at 696 East Center Street, in the R-L Zone. Patrick Scott, Brighton Homes Utah LLC, Applicant |
| 7:25 | <ul style="list-style-type: none"> 2. PUBLIC HEARING MILES MANOR SUBDIVISION 580 EAST 100 SOUTH
Consider a preliminary subdivision plan for the Miles Manor Subdivision; which consists of 3 lots, to be located at 580 East 100 South, in the R-L Zone. Patrick Scott, Brighton Homes Utah LLC, Applicant |
| 7:45 | <ul style="list-style-type: none"> 3. LEGACY TRAIL APARTMENTS DEVELOPMENT 1250 WEST PARRISH LANE
Consider a final subdivision plan for the Legacy Trail Apartments Development, which consists of office, retail, gas/convenience store uses and multi-family units, to be located at the corner of 1250 West and Parrish Lane, in the C-VH/PD Zone. Fred Hale & Chad Salmon, Applicants |
| 8:05 | <ul style="list-style-type: none"> 4. PUBLIC HEARING WEST CENTERVILLE NEIGHBORHOOD PLAN UPDATE <ul style="list-style-type: none"> a. Consider a General Plan Amendment for the West Centerville Neighborhood Plan; b. Consider a zone map and text amendment to the City's Zoning Ordinance. The proposed zone text and map amendments are to establish a new "mixed-use district" and its associated development standards to implement the drafted policies of the General Plan Update for the West Centerville Neighborhood. Centerville City, Applicant |

8:35 5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

a. Upcoming Meetings

- *Special Planning Commission Meeting on Wednesday, November 19, 2014 at 7:00 p.m. for the continuation of the West Centerville Neighborhood Plan Update*
- *PC Meeting December 10, 2014: West Centerville Neighborhood Plan Update and recommendation to City Council*

8:40 F. **ADJOURNMENT**

Posted November 7, 2014 by Community Development



PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING Wednesday, October 22, 2014 7:00 p.m.

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

MEMBERS PRESENT

Davis Hirschi, Chair
Gina Hirst
William Ince
Logan Johnson
Scott Kjar
Kevin Merrill
Debra Randall

MEMBERS ABSENT

Kevin Merrill

STAFF PRESENT

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

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Commissioner Kjar

ROUNDTABLE – Accessory Dwelling Units (ADUs)

At 6:00 p.m. an informal roundtable was held to discuss accessory dwelling units.

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held September 10, 2014 were reviewed and amended. Commissioner Ince made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Hirst and passed by unanimous vote (6-0).

DISCUSSION - Special Planning Commission Meeting on November 19, 2014 for the West Centerville Neighborhood Plan Update

1 Cory Snyder, Community Development Director, explained the West Centerville
2 Neighborhood Plan update will be ready for formal review and public hearings in November.
3 Staff is requesting the Planning Commission host an additional meeting on November 19, 2014
4 to deliberate this forthcoming update. There was no objection. The Commission will hold a
5 Special Planning Commission meeting as discussed.

6
7 **PUBLIC HEARING | PARK HILLS PHASE 3 SUB | 2130 N ROCK MANOR DR**
8 **Consider a conceptual subdivision plan for the Park Hills Phase 3 Subdivision; which**
9 **consists of 3 lots, to be located at approximately 2130 North Rock Manor Drive, in the R-L**
10 **Zone. Kara Fadel Burnett, Trustee, Applicant**

11
12 Brandon Toponce, Assistant Planner, reported the Park Hills Subdivision was recorded
13 on September 18, 1998. Phase 2 was recorded on April 6, 2001 along with the easement for Rock
14 Manor Drive, the street connecting the south portion of the subdivision to the north portion.
15 Rock Manor Drive was properly constructed, meeting all of applicable City Standards, but has
16 never been dedicated. The applicant will not be dedicating the street at this time. The applicant is
17 ready for conceptual subdivision approval for Phase 3 which consists of a 3-lot subdivision. One
18 lot will be located on the southwest boundary (Lot 3), one lot on the northeast boundary (Lot 1)
19 and the remaining parcel (Lot 2) will stay as one large lot with an easement for the street only.
20 The property owner is not yet ready to develop the larger parcel.

21
22 The proposed subdivision is located within Neighborhood 3, Northeast Centerville, and is
23 found within the Residential-Low (R-L) Zone. The General Plan calls for low density, single-
24 family uses in this area. The Zoning Ordinance permits the development of detached single-
25 family homes on individual lots. The proposed development is in harmony with the General Plan
26 and the R-L Zone. All public rights-of-way and easements for each lot will need to be dedicated
27 and recorded as required. Rock Manor Drive is constructed with sidewalk on the west side of the
28 street; sidewalk on east side will be required during Phase 3. Each lot has an adequate buildable
29 area which will need to be indicated on the preliminary site plan. The proposed subdivision will
30 be required to adhere to all development standards, including drainage, engineering, and utility.
31 The applicant will be required to show fire hydrants on the preliminary plans to be reviewed by
32 the South Davis Metro Fire Marshal. Finally, the plans will need to indicate all adjacent property
33 owners and a current title report must be submitted.

34
35 Darin Burnett, applicant, agreed with all the conditions as required with the exception of
36 the sidewalk construction on the east side. He said they will construct the sidewalk when a home
37 is built, but did not intend to construct it prior. He also said that all required utilities have already
38 been installed for each lot.
39

1 Lisa Romney, City Attorney, said all public improvements are required with the
2 subdivision approval which would include the sidewalk. However, a deferral agreement may be
3 possible. The applicant can work with staff regarding this issue. She also recommended that Lot
4 2 be designated as a "parcel" not a "lot" since it is not buildable at this time and will require
5 additional subdivision approvals.

6
7 Chair Hirschi opened the public hearing.

8
9 Tom Page, 2127 North Park Hills Drive, said he lives just east of parcel 2. He asked if
10 there will be additional public hearings when this parcel is developed. Mr. Toponce let the public
11 know that parcel 2 will require additional approvals prior to development and a public hearing is
12 part of that process.

13
14 Chair Hirschi closed the public hearing.

15
16 Commissioner Johnson made a **motion** for the Planning Commission to accept the
17 conceptual subdivision plan for the proposed Park Hills Subdivision Phase 3, located at 2130
18 North Rock Manor Drive, subject to the following:

19
20 ***Conditions:***

- 21 1. All professional service fees shall be paid.
- 22 2. A bond shall be posted for all public infrastructure and utility work to be conducted.
- 23 3. The preliminary subdivision plan shall indicate proper drainage, grading and contours
24 at intervals of at least 2 feet, to be reviewed and approved by the City Engineer.
- 25 4. The applicant shall submit the preliminary subdivision application following all
26 applicable criteria in Chapter 15-3 of the Subdivision Ordinance.
- 27 5. The closest fire hydrant shall be indicated on the final plans and reviewed and
28 approved by the South Davis Metro Fire Marshal and the Public Works Director.
- 29 6. The "buildable pad" for Lots 1 and 3 shall be indicated on the preliminary plans.
- 30 7. Public utility easements shall be required on Lots 1 and 3 only, and shall indicate a
31 10-foot easement along the front, and on the other two sides measuring at 7 feet.
- 32 8. All utilities shall be shown on the preliminary subdivision plan to ensure adequate
33 service.
- 34 9. All applicable utility provider sheets shall be submitted with the final subdivision
35 application.
- 36 10. Legal descriptions shall be submitted for the street dedications and shall be reviewed
37 as part of the preliminary plan by City staff.
- 38 11. Staff is to review the issues regarding Lot 2; including re-designation as a remnant
39 parcel; and adding a plat note that the remnant parcel is not a buildable lot until

further subdivided with road dedication, public utility easement dedication, and compliance with all other applicable Subdivision Ordinance requirements at time of subdivision.

Reasons for the Action (findings):

1. The conceptual subdivision is in harmony with the General Plan [Section 12-480-52(1)(e)]
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
4. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a conceptual subdivision application have been satisfied [Chapter 15-2].

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

WEST CENTERVILLE NEIGHBORHOOD PLAN UPDATE - Discuss a general plan amendment proposal for the West Centerville Neighborhood Plan for property east of Legacy Parkway, south of Parrish Lane. Centerville City, Applicant

Cory Snyder, Community Development Director, updated the Commission regarding the process for the West Centerville Neighborhood Plan update including public hearings and the official approval process. He explained the history of west Centerville including current zoning and development, both commercial and residential. He updated the Commission regarding mass transit concepts explaining how Front Runner came to be and how planning issues are affected. Mr. Snyder encouraged the Commission and the public to view the Wasatch Choice 2040 Plan as it too affects planning issues. Growth is inevitable and plans need to accommodate projected growth including residential, commercial, industrial and public uses. He reviewed the West Neighborhood Plan study area, the Committee involvement/process and the public survey results including trail system connectivity and transit stop options. Mr. Snyder reviewed and explained four (4) scenarios (existing, build-out, transit oriented development, mixed use) for the West Centerville Neighborhood Plan update and how each would affect the city (i.e., sales tax, property tax, affordability, energy, water, etc.). An open house was held with regard to the proposed update. Mr. Snyder reviewed the results of the open house and public input. Staff is currently working on a "preferred scenario" which will be ready for review at the next Planning Commission meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next regular Planning Commission meeting will be held on Wednesday, November 12, 2014.
2. A Special Planning Commission Meeting is scheduled to be held on Wednesday, November 19, 2014.
3. Upcoming Agenda Items
 - Legacy Trail Apartments, Final Subdivision
 - West Centerville Neighborhood Plan Update

The meeting was adjourned at 8:35 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: DALE AND RHONDA ENGBERSON
696 EAST CENTER STREET
CENTERVILLE, UT 84014

APPLICANT: PATRICK SCOTT
BRIGHTON HOMES UTAH LLC
215 NORTH REDWOOD ROAD #8
NORTH SALT LAKE, UT 84054

EMAIL ADDRESS: PATRICK@BRIGHTONHOMES-UTAH.COM

PROPERTY: 696 EAST CENTER STREET
MICKELSON MEADOWS SUBDIVISION

ACREAGE: .94

TOTAL LOTS: 4

ZONING: R-L (RESIDENTIAL-LOW)

APPLICATION: PRELIMINARY SUBDIVISION

RECOMMENDATION: APPROVE THE PRELIMINARY SUBDIVISION

BACKGROUND

On August 27, 2014, the Planning Commission accepted the conceptual subdivision for the Mickelson Meadows Subdivision. The Commission granted approval for the preliminary and final review to be combined. Yet, the applicant has chosen to only have the preliminary review by the Commission at this time. The reason for the change is due to the Miles Manor Subdivision; which is also being developed by Brighton Homes and being reviewed by the Planning Commission the same night, is not ready for final approval. The applicant desires to move both projects through the process simultaneously. Therefore, both projects will come before the Commission at a later date. Staff believes the applicant has provided sufficient detail for the preliminary application. As a review, the applicant desires to divide the property at 696 East Center Street, into 4 lots and construct single-family homes on each lot. The

current site is .94 of an acre; which would allow for 4 dwellings to be constructed. An existing home on Lot 3 will remain as the primary dwelling of the Engbersen family.

PREVIOUS CONDITIONS OF APPROVAL

1. All professional service fees shall be paid.
 - Staff Response: This condition will remain in effect.
2. A bond shall be posted for all public infrastructure and utility work to be conducted.
 - Staff Response: This condition will remain in effect.
3. The final site plan shall indicate proper drainage and grading to be reviewed and approved by the City Engineer.
 - Staff Response: This condition will remain in effect.
4. The applicant shall indicate the adjacent property owners on the final plans.
 - Staff Response: This has been completed.
5. The applicant shall submit the preliminary and final subdivision applications following all applicable criteria in Chapter 15-3 and 15-4 of the Subdivision Ordinance.
 - Staff Response: The preliminary and final subdivision applications were submitted on October 20, 2014 and found to be complete.
6. The preliminary and final subdivision applications may be reviewed simultaneously by the Planning Commission.
 - Staff Response: As stated previously, the applicant desires to only have the preliminary subdivision reviewed at this time, with the final review being completed at a later date. The applicant has provided all necessary information for a preliminary review.
7. The closest fire hydrant shall be indicated on the final plans and reviewed and approved by the South Davis Metro Fire Marshal and the Public Works Director.
 - Staff Response: This information is not on the preliminary plans and will need to be provided on the final plans. However, the Fire Marshal has reviewed the fire hydrants in this area and determined the homes will have adequate fire protection.
8. The buildable pad for all 4 lots shall be indicated on the final plans.
 - Staff Response: According to the plans, Lot 1 has a buildable area of 5,500 square feet, Lot 2 is 5,800 square feet and Lot 4 is 2,976 square feet. The buildable area for Lot 3 was not indicated since it has an existing home, however, the entire lot is 11,579 square feet, which would provide an adequate buildable area.
9. The front easement on each lot shall be changed to indicate 10 feet.

- Staff Response: This has been completed.
- 10. All utilities shall be shown on the final subdivision plan to ensure adequate services.
 - Staff Response: All the necessary utilities, except for the fire hydrants, which will need to be shown on the final site plans.
- 11. All applicable utility provider sheets shall be submitted with the final subdivision application.
 - Staff Response: Each utility sheet has been submitted and have stated they are able to provide adequate service.

PRELIMINARY SUBDIVISION REVIEW CHAPTER 15-3

Plat preparation and required information

The following items will still need to be addressed as part of the final plat:

- Water retention location must be depicted on the plans and reviewed and approved by the City Engineer
- The nearest fire hydrants must be depicted on the final plat
- Submit a current title report to City staff

General Review

According to the General Plan, this area is found within Neighborhood 1, Southeast Centerville. It further states the goal for this area is to remain low-density single-family development, which the proposed subdivision will accomplish.

The proposed 4 lots are found within the Residential-Low (R-L) Zone, which will allow for the proposed development. Each lot depicted has adequate street frontage, buildable area and setbacks as required in Chapter 12-32 of the Zoning Ordinance. Proper utility easements have been provided with each lot having a 10-foot easement along the front property line and a 7-foot easement found on two additional sides of each lot. Although the Fire Marshal has indicated adequate fire protection is found for the subdivision, the applicant will still need to indicate the nearest fire hydrants within the area. Finally, the applicant will be completing a new 4-foot sidewalk along the south portion of Center Street in front of Lots 1-3 and the west side of 700 East in front of Lots 3-4.

The proposed Mickelson Meadow Subdivision meets all applicable Zoning Ordinance requirements for development in the R-L Zone. In addition, the general requirements for all subdivisions pertaining to layout, lot size, utility improvements and drainage have been depicted and are in harmony with the Subdivision Ordinance Requirements [Section 15-5-101 through 106].

CONCLUSION

The submitted preliminary plat follows the accepted conceptual plans and has been found to meet all applicable standards for a preliminary review. The applicant will still be responsible for submitting a final plat and posting all bonds associated with public improvements.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the preliminary subdivision plat for the Mickelson Meadows Subdivision located at 696 East Center Street: I hereby make a motion for the Planning Commission to approve the preliminary subdivision plat for the proposed Mickelson Meadows Subdivision, located at 696 East Center Street, subject to the following:

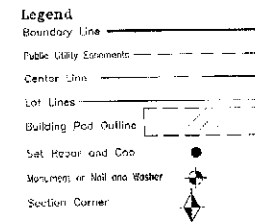
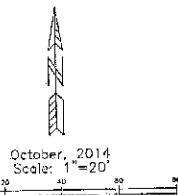
1. All professional service fees shall be paid.
2. A bond shall be posted for all public infrastructure and utility work to be conducted.
3. The final subdivision plan shall indicate proper drainage and water retention to be reviewed and approved by the City Engineer.
4. The applicant shall submit the final subdivision application following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
5. The closest fire hydrant shall be indicated on the final plans and shall be reviewed and approved by the South Davis Metro Fire Marshal and the Public Works Director.
6. A current title report will need to be submitted and reviewed by City staff.

Suggested Reasons for the Action (Findings):

1. The preliminary subdivision is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone will be satisfied [Table 12-32-1].
4. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a preliminary subdivision application have been satisfied [Chapter 15-3].



Being a Part of the Southwest Quarter of Section 8, T.2N., R.1E., S.1E. & M.
Also Being a Part of Lots 3 and 4 of Block 20, Plat A, Centerville Townsite Survey
Centerville City, Davis County, Utah



Boundary Description

[illegible]

Surveyor's Certificate

I, J. Scott Bullard, a Registered Land Surveyor holding Certificate No. 152122 as prescribed under the laws of the State of Illinois, do hereby certify that by the authority of the owners I have made a survey of the land of land shown on this plan and measured hereinto and have subdivided said tract of land into lots hereinto be known as "McKee's Second Subdivision" and that the same has been correctly surveyed and shown on the ground as shown.

Owner's Dedication

Owner's Dedication

Known all men by these presents that we fully understand owners of the above described tract of land having owned the same to be subdivided into lots hereafter to be shown as "Madison Meadows Subdivision" and to erect thereon a public street and to be known as "Madison Meadows City" and to dedicate the same to the citizens and defend and save the city from all claims and consequences of said easements which will interfere with the city's use, maintenance and operation.

In witness whereof we have hereunto set our hand this _____ day of _____ 1971.

Acknowledgement

Acknowledgement

On this _____ day of _____, 20____, I, _____ personally appeared before me, the undersigned Notary Public, at _____, the signature of the Owner's Declaration, who duly acknowledged to me that he is the manager of UMBRELLA HOMES (THAN) S.L.C., a Delaware Limited Liability Company, which entity is the owner of the hotel as last described herein and that he signed it freely and voluntarily on behalf of said entity for its uses and purposes therein mentioned.

History **Purpose:** _____
 Description: _____
 My Contribution Expires: _____
Centerville City Council Approval
 Presented to the City Council of Centerville City, Utah, on _____ 2014 at which time this
 submission was approved and accepted.
 City Recorder Alex L. _____
 Mayor _____

Recommended for Approval
Recommended for approval this _____ day of _____, 20____
Columbia City Planning Commission Chairman: _____

Recommended for Approval
Recommended for approval this _____ day of _____, 20____
Columbia City Engineer: _____

Recommended for Approval
Recommended for approval this _____ day of _____, 20____
Columbia City Attorney: _____

Notes:

1. All Elevations are based on Davis County Surveyor's Office Datum.
2. All Excavations are 7.0 foot wide typical public utility easements unless otherwise noted.

Davis County Recorder

Entry No. _____ Fee Paid _____ Face the Record
must Record this _____ day of _____, 2014, at
_____ in Book _____ Page _____ of Official Records

Davis County Recorder

B21 _____

10/25/1990 08:11:20

10-05-4

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: DALE AND RHONDA ENGBERSON
696 EAST CENTER STREET
CENTERVILLE, UT 84014

APPLICANT: PATRICK SCOTT
BRIGHTON HOMES UTAH LLC
215 NORTH REDWOOD ROAD #8
NORTH SALT LAKE, UT 84054

EMAIL ADDRESS: PATRICK@BRIGHTONHOMES-UTAH.COM

PROPERTY: 580 EAST 100 SOUTH
MILES MANOR SUBDIVISION

ACREAGE: .75

TOTAL LOTS: 3

ZONING: R-L (RESIDENTIAL-LOW)

APPLICATION: PRELIMINARY SUBDIVISION

RECOMMENDATION: APPROVE THE PRELIMINARY SUBDIVISION

BACKGROUND

On August 27, 2014, the Planning Commission accepted the conceptual subdivision. At the time, the Commission granted approval for the preliminary and final review to be combined together. However, the applicant is still awaiting the results of an environmental site assessment. Consequently, the preliminary application will move forward with the final review taking place at a later date. Staff believes the applicant has provided sufficient detail for the preliminary application. As a review, the applicant desires to divide the property at 580 East 100 South into 3 lots and construct single-family homes on each lot. The current site is .75 of an acre; which would allow for 3 homes to be constructed. An existing home on the property will be demolished to make room for each new dwelling.

PREVIOUS CONDITIONS OF APPROVAL

1. All professional service fees shall be paid.
➤ **Staff Response:** This condition will remain in effect.
2. Removal of the home shall take place or a bond shall be posted for the demolition of the existing building located on the property line of Lots 2 and 3.
➤ **Staff Response:** This condition will remain in effect.
3. A bond shall be posted for all public infrastructure and utility work to be conducted.
➤ **Staff Response:** The bond must be posted as part of the final subdivision approval.
4. The final subdivision plan shall indicate proper drainage and grading to be reviewed and approved by the City Engineer.
➤ **Staff Response:** This condition will remain in effect.
5. The applicant shall submit the preliminary and final subdivision applications following all applicable criteria in Chapter 15-3 and 15-4 of the Subdivision Ordinance.
➤ **Staff Response:** As stated in the background section of this report, the final application will be submitted after the environmental assessment results have been completed. However, the applicant has submitted all necessary information for a preliminary review.
6. The preliminary and final subdivision applications may be reviewed simultaneously by the Planning Commission.
➤ **Staff Response:** Although the Planning Commission approved the reviews to run simultaneously, the application was not ready for final review.
7. The closest fire hydrant shall be indicated on the final plans and reviewed and approved by the South Davis Metro Fire Marshal and the Public Works Director.
➤ **Staff Response:** The preliminary plans indicate the location of a fire hydrant located on the north side of the street. The Fire Marshal has reviewed the plans and stated that adequate fire protection is available.
8. The "buildable pad" for all 3 lots shall be indicated on the final plans.
➤ **Staff Response:** This has been adequately depicted on the final plans for all 3 lots. Lot 1 will have 5,310 square feet of buildable area, Lot 2, 5,580 square feet and Lot 3, will have 5,490 square feet.
9. The front easement on each lot shall be changed to indicate 10 feet.
➤ **Staff Response:** This has been completed on all 3 lots.
10. All utilities shall be shown on the final site plan to ensure adequate service.
➤ **Staff Response:** This has been adequately depicted on the plans.

11. All applicable utility provider sheets shall be submitted with the final subdivision application.
 - **Staff Response:** All applicable utility provider sheets have been provided and indicated they will serve all 3 lots.
12. The applicant will obtain a Phase 1 environmental assessment.
 - **Staff Response:** As stated previously, the assessment has been completed, yet, the applicant is awaiting the results. Once this has been submitted and reviewed by City staff, the project will be scheduled for a final subdivision review with the Planning Commission.

PRELIMINARY SUBDIVISION REVIEW CHAPTER 15-3

Plat preparation and required information

The following items will still need to be addressed as part of the final plat:

- Water retention location must be depicted on the plans and reviewed and approved by the City Engineer
- Correct the address on Lot 1 to read, 572 East 100 South
- The applicant must obtain a Davis County Development and Construction Permit, since they will be building adjacent to Deuel Creek. A copy of this permit shall be submitted to City Staff
- Submit a current Title Report to City staff

General Review

According to the General Plan, this area is found within Neighborhood 1, Southeast Centerville. It further states the goal for this area is to remain low-density single-family development, which the proposed subdivision will accomplish.

The proposed 3 lots are found within the Residential-Low (R-L) Zone, which will allow for the proposed development. Each lot depicted has adequate street frontage, buildable area and setbacks as required in Chapter 12-32 of the Zoning Ordinance. Proper utility easements have been provided, with a 10-foot easement for each lot along the front property line and a 7-foot easement found on two additional sides of each lot. In addition, adequate fire protection has been indicated and reviewed by the South Davis Metro Fire Marshal. Finally, the applicant will be completing a new 4-foot sidewalk along the south side of 100 South.

The proposed Miles Manor Subdivision meets all applicable Zoning Ordinance Requirements for development in the R-L Zone. In addition, the general requirements for all subdivisions pertaining to layout, lot size, utility improvements and drainage have been depicted and are in harmony with the Subdivision Ordinance Requirements [Section 15-5-101 through 106].

CONCLUSION

The submitted preliminary plat follows the accepted conceptual plans and has been found to meet all applicable standards for a preliminary review. The applicant will still be responsible for submitting a final plat and posting all bonds associated with public improvements.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the preliminary subdivision plat for the Miles Manor Subdivision located at 580 East 100 South: I hereby make a motion for the Planning Commission to approve the preliminary subdivision plat for the proposed Miles Manor Subdivision, located at 580 East 100 South, subject to the following:

1. All professional service fees shall be paid.
2. Removal of the home shall take place or a bond shall be posted for the demolition of the existing building located on the property line of Lots 2 and 3.
3. A bond shall be posted for all public infrastructure and utility work to be conducted.
4. The final subdivision plan shall indicate proper water retention to be reviewed and approved by the City Engineer.
5. The applicant shall submit a final subdivision plat following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
6. The applicant will obtain a Phase 1 environmental assessment.
7. Lot 1 shall indicate the new address of 572 East 100 South.
8. The applicant shall obtain a Davis County Development and Construction Permit, with a copy being submitted to City staff.
9. A current title report shall be submitted as part of the final plat submittal to City staff.

Suggested Reasons for the Action (Findings):

1. The preliminary subdivision plat is in harmony with the General Plan [Section 12-480-52(1)(e)].
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have been satisfied [Table 12-32-1].
4. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a preliminary subdivision review have been satisfied [Chapter 15-3].
6. An environmental assessment was required by the Planning Commission to be approved prior to the final site plat and therefore must be completed. [August 29, 2014 Planning Commission Meeting Minutes].

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: FRED HALE / CHAD SALMON
C/O H&S LLC
1778 WEST 1180 SOUTH
WOODS CROSS, UTAH 84087
chad@salmonelectric.com
fredh@colonialbuilding.com

PROPERTY: SOUTHWEST CORNER OF PARRISH LANE & 1250 WEST

ACREAGE: 12.15 ACRES

ZONING: COMMERCIAL-VERY HIGH/PLANNED DEVELOPMENT
(C-VH/PD)

APPLICATION: FINAL SUBDIVISION PLAN - LEGACY TRAIL SUBDIVISION
(4 LOTS)

CODE REVIEW SUMMARY: FINAL SUBDIVISION REGULATIONS
PDO APPROVAL FOR THE LEGACY TRAIL
DEVELOPMENT

STAFF RECOMMENDATION: APPROVE FINAL SUBDIVISION PLAT & PLANS

BACKGROUND

The applicants desire to finalize the subdivision of land associated with the Legacy Trail Development. This planned development project was approved earlier this year by the City. The Legacy Trail Development contains a non-traditional land use pattern involving an integrated mixture of uses. Thus, the subdivision will require a cohesive review and approval approach to ensure that the subdivision addresses the needs of the entire project.

Earlier this September, the Planning Commission approved the preliminary subdivision plans for the proposed project. This approval included a review for the applicable subdivision standards and the related PDO (planned development overlay) approval conditions. The resulting conceptual acceptance by the Commission rendered five (5) conditions for submitting the final subdivision plat and construction plans.

<http://centerville.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=962&MeetingID=89>

REVIEW OF PREVIOUS PRELIMINARY SUBDIVISION CONDITIONS

Provided below is staff's review of the Planning Commission's preliminary plan conditions relative to the applicant's final subdivision plat and plan submittal:

1. *In accordance with the City's Subdivision Ordinance, the applicant shall prepare and submit an application for final subdivision plat approval.*

Staff Comment: Fulfilled

2. *The final subdivision plat and plans shall reflect the layout and design submitted with this preliminary plan approval, except where modified by this preliminary approval or as part of the subsequent final subdivision plat and plan review and approval.*

Staff Comment: Plat and Plan Submittal Conforms

3. *In accordance with the City's Subdivision Ordinance, the applicant shall prepare and submit the final subdivision plat and plans, as outlined in the City's Subdivision Ordinance.*

Staff Comment: Plat and Plan Submittal Conforms

4. *The final plat and/or plans shall also address the following:*
 - a. *The Parrish Lane access shall be installed to a point that it connects to internal access loop for Lot 4.*

Staff Comment: Plat and Plan Submittal **Conforms** – Developer will construct the entire common internal roadway loop connecting Parrish Lane to the 1250 West Round-About.

- b. *The trail system shall run from 1250 West & Parrish to the Birnam Woods Trailhead.*

Staff Comment: Plat and Plan Submittal **Conforms** – An off-site dedication parcel to UDOT and a public trail easement, located to the southwest, will need to be recorded in conjunction with the subdivision plat

- c. *The trail pathway and associated landscaping shall be a "drought tolerant" design to better facilitate maintenance of the trail system.*

Staff Comment: Plat and Plan Submittal **Insufficient** – Although the construction design of the pathway has been provided, the necessary landscaping plan and irrigation elements were not provided.

- d. *The trail shall be a minimum of 8 feet in width to allow for multi-mode traffic.*

Staff Comment: Plat and Plan Submittal **Conforms**

- e. *As acceptable to the City and UDOT, the trail shall be located completely within their right-of-way to facilitate its construction and will require some parcel dedications.*

Staff Comment: Plat and Plan Submittal Conforms – Again, an off-site dedication parcel to UDOT and a public trail easement, located to the southwest, will need to be recorded in conjunction with the subdivision plat

- f. *As acceptable to the City and UDOT, the trail system shall establish a non-access line with fencing to prohibit users from access to the roadway and ramp systems along sections of the trail.*

Staff Comment: Plat and Plan Submittal Conforms – Nonetheless, the applicants have not provided an official approval or acknowledgment from UDOT.

- g. *As acceptable to the City and UDOT, the final plans and plat shall provide or comply with curb and gutter changes, re-striping, and a restriction median, as part of traffic circulation patterns.*

Staff Comment: Plat and Plan Submittal Partially Conforms – Such infrastructure improvements are being shown in the construction plans, however, the applicants have not provided an official approval or acknowledgment from UDOT.

- h. *Concerning the trail system, the final plat and plans shall be reviewed by both the City and UDOT. The applicant shall provide written acceptance from each entity.*

Staff Comment: Plat and Plan Submittal Partially Conforms – Although City staff has received verbal communications indicating likely acceptance, the applicants have not provided an official approval or acknowledgment from UDOT or the City.

5. *The final plat and plans shall be deemed acceptable by the applicable City staff, specifically by the City Engineer and City Attorney, as per applicable Ordinances adopted by the City or as per the PDO approval related to the development.*

Staff Comment: Plat and Plan Submittal Partially Conforms – Generally, the City Engineer believes the application can move forward. However, the City Engineer has provided two (2) email communications (Oct. 24th & Oct. 28th) requesting corrections to the submitted plat and plans. Additionally, the applicant has not provided a copy of a final title report or the CC&R's that are needed for review and acceptance by the City Attorney.

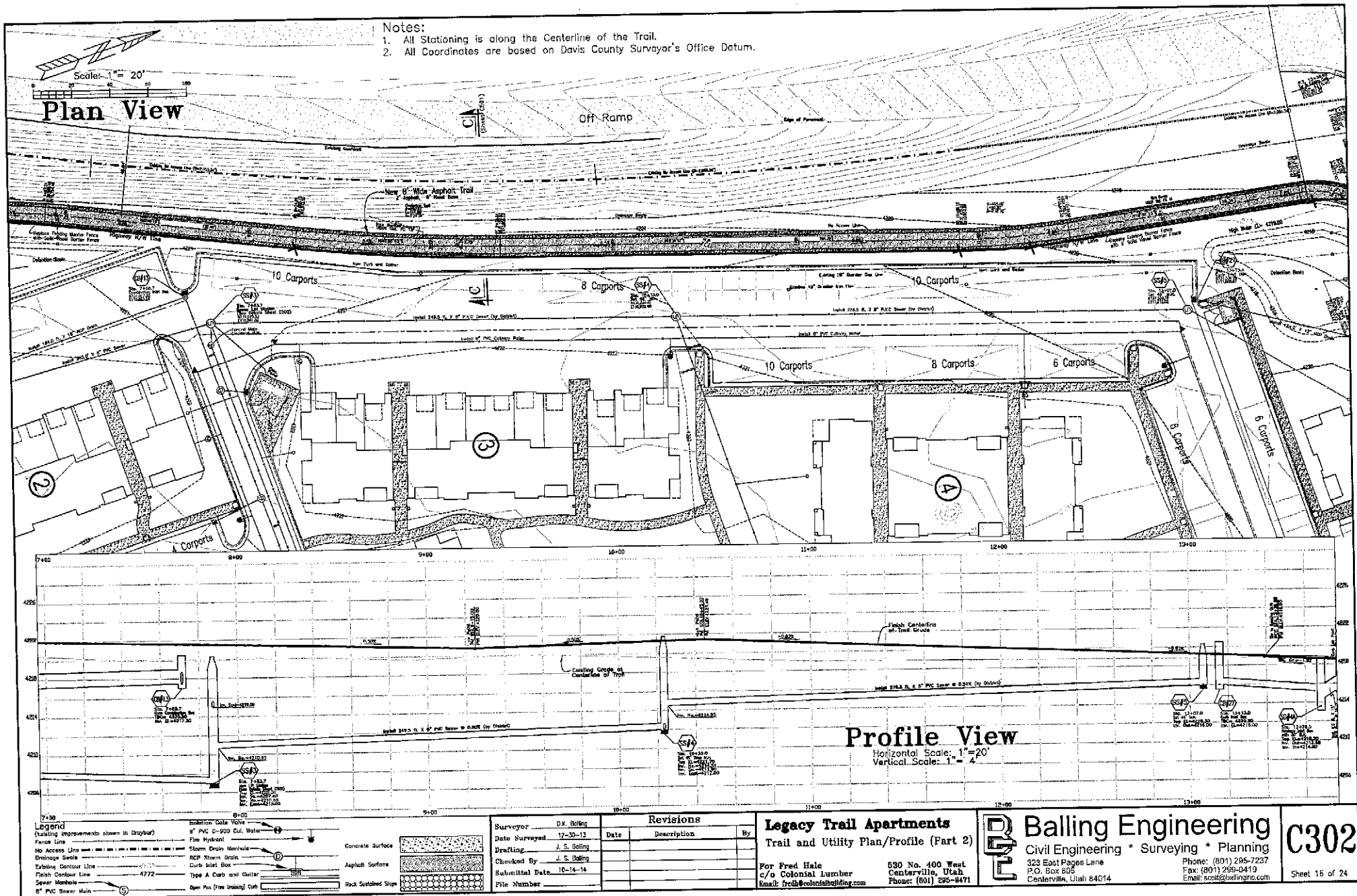
PLANNING STAFF RECOMMENDATION

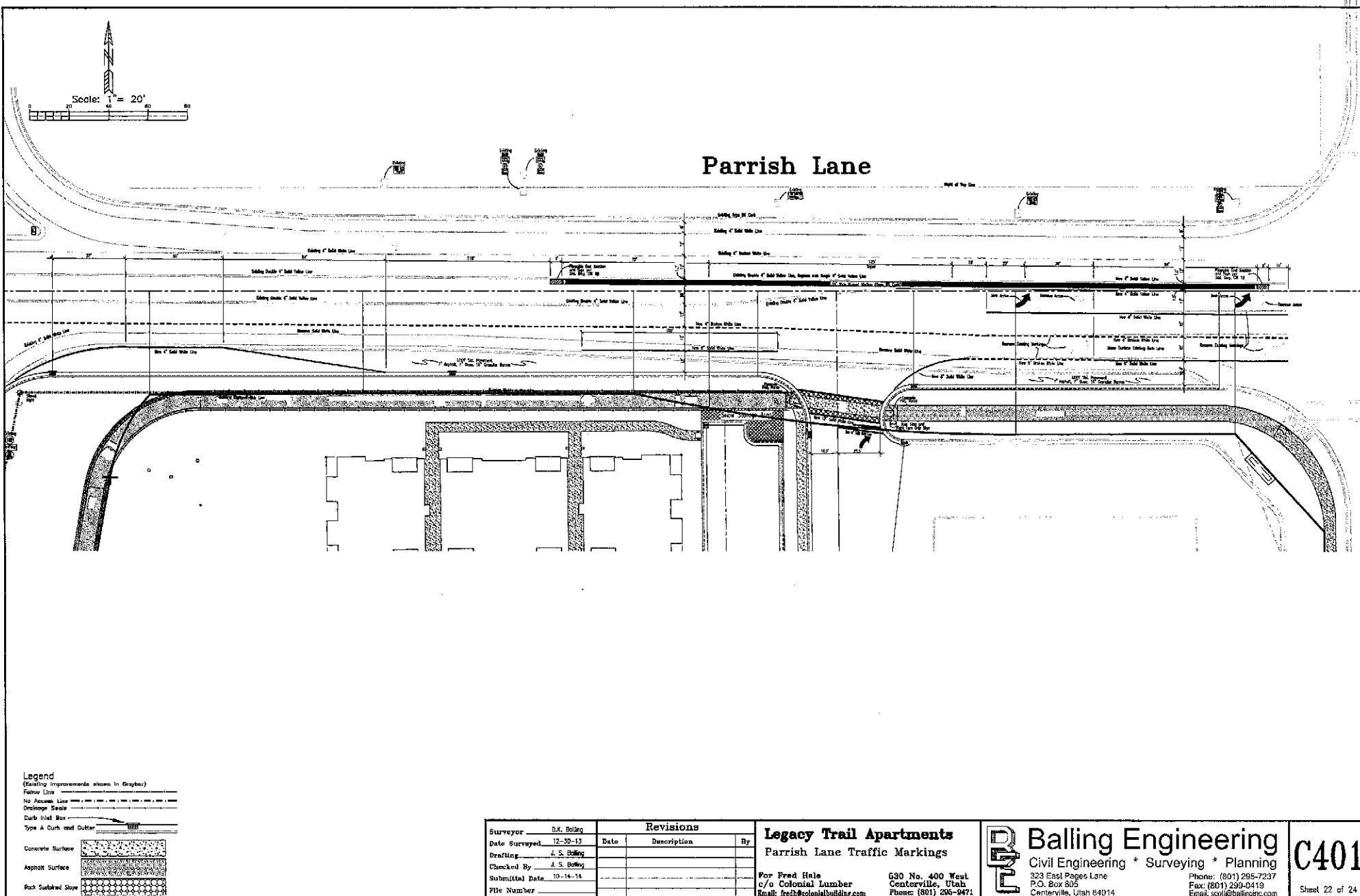
Motion: Suggested Motion for final subdivision plat and plans recommendation for the Legacy Trail Subdivision. I hereby make a motion for the Planning Commission to recommend approval of the final subdivision plat and plans for the Legacy Trail Subdivision, with the following conditions to be completed or submitted for further consideration, as part of the City Council's deliberation:

1. The plat and plans shall provide for the construction of the entire common internal roadway loop connecting Parrish Lane to the 1250 West Round-About.
2. An off-site dedication parcel to UDOT and a public trail easement, located to the southwest, shall be recorded in conjunction with the subdivision plat.
3. As deemed acceptable to the City and UDOT, the trail system shall establish a non-access line with fencing to prohibit users from access to the roadway and ramp systems along identified sections of the trail.
4. As deemed acceptable to the City and UDOT, the final plans and plat shall provide or comply with curb and gutter changes, re-striping, and a restriction median, as part of traffic circulation patterns.
5. Concerning the trail system, the final plat and plans shall be reviewed by both the City and UDOT. The applicants/developers shall obtain written acceptance from each entity.
6. The final plat and plans shall be deemed acceptable, in accordance with applicable Ordinances or PDO approval, by the City's Engineer and Attorney (e.g., the engineering review comments, providing a final title report, and providing a copy of the CC&R's).
7. The applicants/developers shall establish, post, or pay any applicable, bonds, impact, fees, or other related costs, as defined in the City's Fee Schedule or Ordinances.

Suggested Reasons for the Action (Findings):

- a. The Commission finds that the proposed subdivision is subject to the terms and conditions of the PDO approval for the Legacy Trail Apartment Project.
- b. The Commission finds that the submitted final subdivision plat and plans are sufficient in scope to access the subdivision's compliance with the City's General Plan, Zoning, Subdivision, and other applicable regulations adopted by the City.
- c. The Commission finds that the Legacy Trail Development contains a non-traditional land use pattern involving an integrated mixture of uses.
- d. Therefore, the Commission finds that the subdivision will require a cohesive review and approval approach to ensure that the subdivision addresses the needs of the entire project in relation to creating self-sustaining independent lots.
- e. The Commission finds that the conditions of the preliminary plan approval address the adequacy for probable compliance with the adopted regulations and provide needed feedback for preparing and submitting a final subdivision plat and plan application.





Legend
(Existing Improvements shown in Gray)

Right of Way Line	-----
No Access Line	-----
Drainage Grade	-----
Curb Inlet Box	-----
Type A Curb and Gutter	-----
Concrete Surface	-----
Asphalt Surface	-----
Back Subdrain Slope	-----

Revisions		
Date	Description	By
12-30-13		

Legacy Trail Apartments
Parrish Lane Traffic Markings

For Fred Hale
c/o Colonial Lumber
Email: fredh@coloniallumber.com

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C401
Sheet 22 of 24

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

**STAFF REPORT
AGENDA: ITEM 4**

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

APPLICATIONS: **GENERAL PLAN AMENDMENT – WEST CENTERVILLE
NEIGHBORHOOD AREA & RELATED ZONING CODE
TEXT AND MAP AMENDMENTS**

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

RECOMMENDATION: **PLANNING STAFF RECOMMENDS TABLING TO
NOVEMBER 19, 2014 FOR FURTHER REVIEW AND
DISCUSSION BY THE COMMISSION**

BACKGROUND

The Centerville City Council has directed the Planning Staff to prepare the necessary General Plan and Zoning Text and Map Amendments to initiate the implementation of the West Centerville Neighborhood Plan Update, as reviewed at the October 22, 2014 Planning Commission Meeting. The process involved the use of an Oversight Committee and an extensive public outreach program, particularly focused on engaging the property owners and businesses of the study area. For this report, the Planning Staff will present to the Commission, the “preferred scenario” as formulated by the Oversight Committee and Staff. Additionally, the planning staff has extensively edited the Zoning Ordinance documents that were drafted and presented to the Commission last August.

PREFERRED SCENARIO *(Future Land Use Map)*

As directed by the City Oversight Committee, the Planning Staff has prepared the “preferred scenario” (*see attachments*) and has included several additional planning concepts in creating the General Plan Amendment. The preferred scenario and associated neighborhood plan amendment can be summarized as follows:

- ✓ The land use pattern consists of a "mixed-use" center, which will be a heightening of the existing mixed-use pattern that has been established with the development of Legacy Crossing (*i.e. Megaplex Theater area*) and the recently approved Legacy Apartments across the street
- ✓ The land uses are to be focused around localized commercial businesses that support a new multi-family residential neighborhood
- ✓ The core density is located south of 200 North, but stops prior to reaching the Trinity Steel site (*up to 45 units per net acre*)
- ✓ A secondary density sector begins south of the core and terminates at the south City limits (*between 30 to 35 units per net acre*)
- ✓ A public park is envisioned in this secondary density area, as a transition into West Bountiful and to facilitate any potential environmental clean-up needs of the Trinity Steel site
- ✓ A potential vehicle fly-over bridge (*over the rail line and interstate*) is being suggested at Porter Lane to establish alternative traffic routes to ease traffic congestion at the Parrish Lane interchange and provide improved emergency vehicle access to the area and to West Bountiful City
- ✓ Some type of future transit station could be integrated into the area, but it is not a crucial focus of the preferred scenario

ZONING ORDINANCE TEXT (*Creating a New District*)

As mentioned earlier, the Zoning Ordinance documents presented to the Commission last August have been extensively edited. The new zoning district no longer places emphasis on a TOD Center (*e.g. creating a Frontrunner Station*) but places its focus on creating a "Mixed-Use Center" or a neighborhood of local commercial uses integrated into a multi-family residential community. The new zoning regulations have two parts; 1) the basic district regulations, and; 2) the design standards for the new district.

The basic district regulations can be summarized as follows:

- ✓ The base layer of commercial uses are those of the Commercial-Medium (C-M) Zone. Such uses are local retail, office, personal and professional services. These types of uses are also found along Main Street from City Hall to Pages Lane
- ✓ A secondary layer of multi-family residential use is allowed; which are those uses of both the Residential-Medium and High Zones (R-M & R-H). These types of uses can be found at the Florentine Towns (*directly south of Wal-Mart*) and within the Pineae Village Gardens (*old Pineae Nursery site on 400 West Street*)
- ✓ However, such multi-family residential uses cannot be singularly developed without establishing the required supportive commercial uses
- ✓ The ratio of commercial vs. residential uses is established using site plan approval process
- ✓ The supportive commercial use findings needed to approve the use of multi-family residential are;
 - *Provide opportunity for food service or local service type retail commercial service*
 - *Provide opportunity for personal care and/or instructional type services*
 - *Provide opportunity for medical care or health type services*
 - *Provide opportunity for adult or child care type services, or*

- *Provide other types of commercial uses deemed appropriate for servicing the local residents*

The design standard regulations can be summarized as follows

- ✓ **“Design Principles”** establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a “Mixed-Use Center.” These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the “Mixed-Use Center District.”
- ✓ **“Design Standards”** are required in addition to other standards set forth in the Ordinance and are indicated by the verb “shall.” In the event of conflict between the standards and other applicable provisions of the Ordinance, the interpretation and provisions of the specific section are to govern for all development within the “Mixed-Use Center District.”
- ✓ **“Design Guidelines”** indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the “Mixed-Use Center District.” Guidelines thus use the verb “should” signifying that the guidelines are desirable objectives to be achieved, but may not be mandatory or feasible for every given development situation.

ZONING ORDINANCE MAP *(Implementing a New District)*

The **PL-MU Zone** is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed-Use Center District of the West Centerville Neighborhood Plan. For the **PL-MU Zone**, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 North to the south City limits.

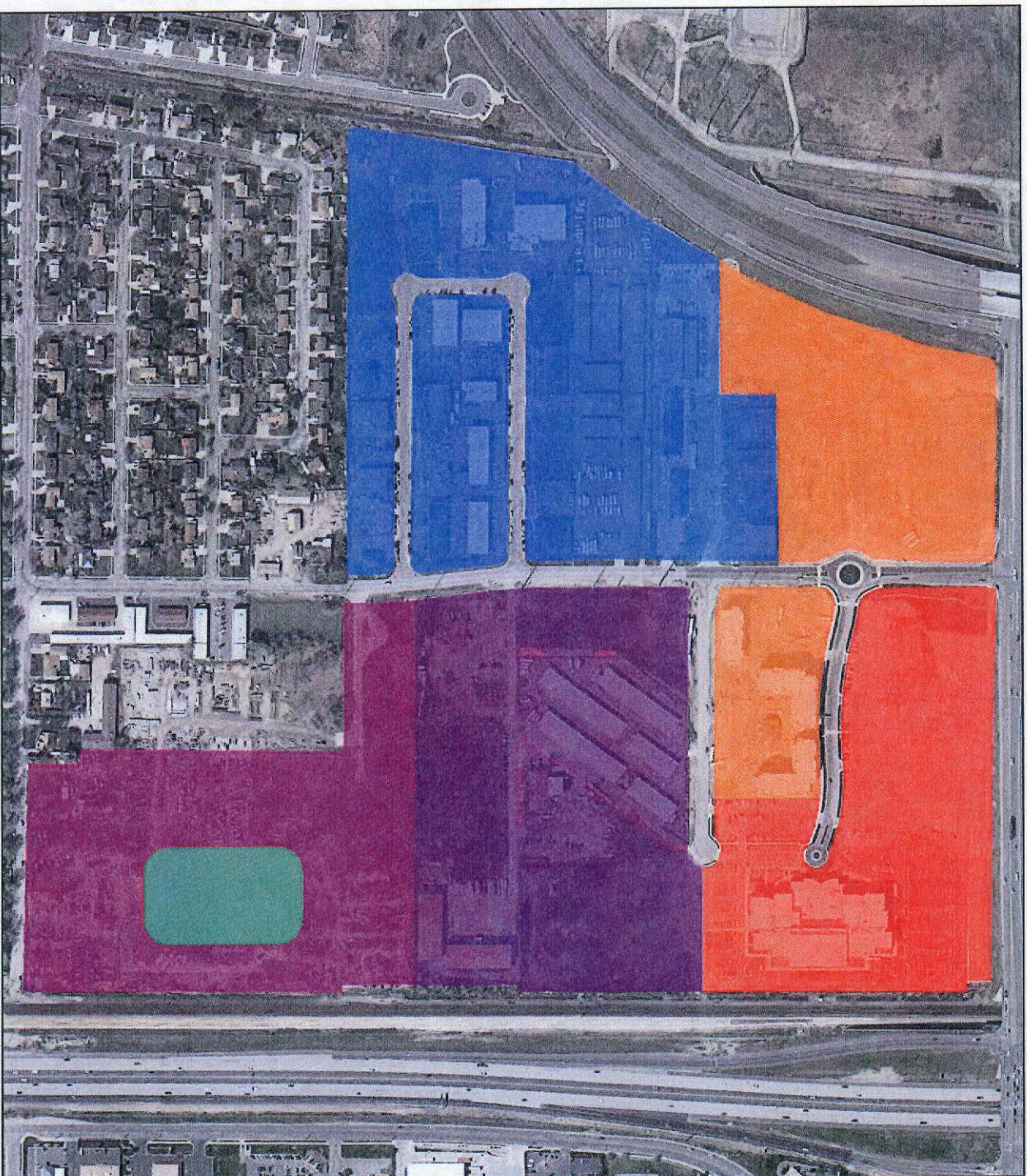
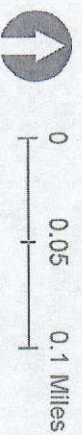


PLANNING STAFF RECOMMENDATION

Staff Suggested Action - I hereby make a motion for the Planning Commission to **TABLE** for further deliberation the proposed General Plan Amendment and the related Zoning Text and Map Amendments, until the special meeting of the Planning Commission, scheduled for November 19, 2014, beginning at 7:00 p.m.

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO

- LIGHT INDUSTRIAL
- TOWN CENTER
- COMMUNITY CENTER
- URBAN CENTER
- COMMERCIAL
- PARK





Imagery Date: 6/4/2013 40°55'01.48" N 111°53'36.64" W elev 4234 ft eye alt 7478 ft

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

Sections.

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

12-49-010. Purpose.

The purpose of the Parrish-Legacy Mixed Use Center ("PL-MU") District Zone is to:

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

12-49-020. Scope.

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

12-49-030. Definitions.

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

12-49-040. Zone Location.

The PL-MU Zone is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed Use Center District of the West Centerville Neighborhood Plan. For the PL-MU Zone, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides of 1250 West, from 200 north to the south City limits.

12-49-050. Other Approval Requirements.

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

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

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

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

12-49-060. Development Agreement.

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

12-49-070. Development Project Evaluation.

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

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

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

- (1) The Centerville City General Plan and West Centerville Neighborhood Plan;
- (2) The purpose and development guidelines of the PL-MU Zone set forth in this Chapter;
- (4) The purpose and standards of the Parrish -- Legacy Mixed Use - Urban Design Guidelines set forth in this Title for the PL-MU Zone; and

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

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

12-49-080. Zone Density.

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

(1) The PL-MU zone is principally zoned for neighborhood commercial uses, similar to the uses as listed in the Commercial-Medium (C-M) Zoning District. Nonetheless, the PL-MU mixed use concept is to allow for the development of residential uses at a density sufficient to create, to the degree possible, a new semi-self-sustaining neighborhood within the West Centerville Plan area.

(2) The mixed ratio of commercial use to residential use may be defined with the final site plan submittal approval provided the proposed commercial uses predominately achieve the following for residents living in the Parrish-Legacy Mixed Use Center District:

- i. Provide opportunity for food service or local service type retail commercial service
- ii. Provide opportunity for personal care and/or instructional type services.
- iii. Provide opportunity for medical care or health type services.
- iv. Provide opportunity for adult or child care type services, or
- v. Provide other types of commercial uses deemed appropriate for servicing the local residents.

(3) Residential uses, up to 45 units per net acre, shall only be established in conjunction with other general commercial, office and supportive commercial type uses of any proposed development project.

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

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

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

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

(1) **Permitted Uses:**

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

- Building, Accessory
- Dwelling, Multiple-family
- Cultural Service
- Restaurant, General
- Restaurant, Eatery

(2) **Conditional Uses:**

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

(3) **Not Permitted Uses:**

- All “Not Permitted” Uses, as shown in Section 12-36-Table of Uses for the Commercial – Medium Zones
- All “Not Permitted” Uses, as shown in Section 12-36-Table of Uses for the Residential – Medium and Residential – High Zones.
- Dwelling, Single-family
- Manufactured Home
- Protective Housing Facility
- Rehabilitation/Treatment Facility
- Transitional Housing Facility

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

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

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

(c) **Development Design Pattern Book Submittal Requirements.** In addition to the conceptual site plan or conceptual subdivision submittal requirements of this Title, the development design pattern book shall provide and address the following:

- (1) Written descriptions and graphic illustrations explaining how the development compliments the physical form of the property and how all six (6) Urban Design principles found in Section 12-49-020 of this Title are to be integrated into the design of the development.
- (2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes.
- (3) Written descriptions and graphic illustrations that clearly describe proposed public spaces, landscaping ideas, pedestrian pathways, and related ornamental features and/or amenities; and

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Article 4 – Special Purpose and Overlay Zones
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- (4) Written descriptions and graphic illustrations outlining the integration of uses and layouts within and outside the development. If surrounding properties are underdeveloped or have not been developed in accordance with the desires of the Parrish-Legacy Mixed Use Center District, then the written descriptions or illustration shall depict how future integration could be materialized with future development;

12-49-110. Development Plan Approvals.

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

12-49-120. Regulations of General Applicability.

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

- (a) *Existing Conditions Inventory.* See Chapter 12-50 of this Title.
- (b) *Landscaping and Screening.* See Chapter 12-51 of this Title.
- (c) *Off-Street Parking and Loading.* See Chapter 12-52 of this Title.
- (d) *Parrish-Legacy Mixed Use Center Urban Design Standards & Guidelines.* See Chapter 12-49-020 of this Title.
- (e) *Signs.* See Chapter 12-54 of this Title.
- (f) *Supplementary Development Standards.* See Chapter 12-55 of this Title.
- (g) *Temporary Uses.* See Chapter 12-56 of this Title.

12-49-130. Development Implementation.

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

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

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

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

12-49-140. Development Standards.

Development within the PL-MU Zone shall comply with the bulk and area regulations, as set forth in Table 12-69-1, Development Standards in the PL-MU Zone and all other applicable requirements of this Title and the Centerville City Code.

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Table 12-49-1
Development Standards in the PL-MU Zone

Development Standard	Parrish-Legacy Mixed Use Center District Zone (PL-MU)
Density	
Main Building, Floor Area	Maximum 10,000 sq. ft. per tenant space or single user building
Residential Dwelling Units, max density is calculated using which per acre measurement is less	Gross Density – 20 dwelling units per acre calculating the area of an entire mixed use development
	Net Density – 45 dwelling units per acre when calculating net lot area used exclusively for residential uses
Lot and Parcel Standards	
Minimum Area	No Requirement
Minimum Frontage	50 Feet
Minimum Width	50 Feet
Building Standards	
Distance Between Buildings	No Zoning Requirement (<i>only per building construction or other applicable codes</i>)
Maximum Height, Main Building	45 Feet
Maximum Height, Accessory Building	20 Feet
Setback Standards – Front Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Setback Standards – Rear Yard	
Main Building	15 Feet
Accessory Building	5 Feet
Setback Standards – Interior Side Yard	
Main Building	(zero) 0 Feet, Minimum Depth 10 Feet, Maximum Depth
Accessory Building	Not Permitted
Setback Standards – Street Side Yard	
Any Building	10 Feet, Minimum Depth 20 Feet, Maximum Depth
Site Standards	
Buildable Area, Minimum	No Requirement
Hard Surfacing – Maximum Total of Lot or Parcel	90%
Outside Storage	See Section 12-69-050.a.1 and 12-69-060.a.4 of This Title
Buffer Landscaping	15 Feet Adjacent Along the Boundary Line of a Different Zoning District

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

Sections:

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

"should" signifying that the guidelines are desirable objectives to be achieved but may not be mandatory or feasible for every given development situation.

12-69-010. Purpose.

The purpose of these design, principles, standards and guidelines is to enhance the economic viability and aesthetic value of the Parrish-Legacy Mixed Use (PL-MU) Center District as an important mixed use and multi-mode transit center for Centerville City. Equally important for this district is for it to function as an iconic place where the urbanized environment interfaces with a potential future transit system and public park that are to be located in the immediate center.

12-69-020. Scope.

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

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

- (1) "**Design Principles**" establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a Mixed Use Center. These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the Mixed Use Center District.
- (2) "**Design Standards**" are required in addition to other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between the standards of this Chapter and other applicable provisions of this Title, the interpretation and provisions of this Chapter shall govern for all development within the Mixed Use Center District.
- (3) "**Design Guidelines**" indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the Mixed Use Center District. Guidelines thus use the verb

12-69-030. Definitions.

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

12-69-040. Design Principles.

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

12-69-050. Design Standards.

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

- (1) The architectural building design shall consider the visual relationship to the public streets, pedestrian

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pathways, plazas, public spaces, and where deemed applicable the future transit station stop, or public park, to create an attractive appearance when viewed from these areas. Parking, Loading docks, mechanical equipment, and outdoor storage area shall be buffered or where possible screened from view, while present in these area.

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

unnatural/synthetic appearing materials, such as vinyl and plastics shall be minimized. Use of these other types of materials shall not exceed 15% of the building or structure's exterior.

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

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

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

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landscape design shall be utilized to mitigate the visual impact of all site utility elements such as transformers, meter boxes, fire protection devices, etc.

- (7) Public space and landscaped area shall be prepared with grades and slopes suitable with their natural surroundings to encourage appropriate pedestrian circulation, use, and enable healthy plant growth and proper drainage.
- (8) Rock mulching, waterways or stream resembling features, or other visual faux elements, along with decorative walls, landscape boulders, and other objects shall be used in a natural appearing manner to complement the appearance of the mixed use environment.
- (e) Off-street Parking – Parking is a necessity for the varied uses and amenities in the Mixed Use Center District, however, it is to be designed in such a manner to enhance the visual appeal and experience of working, playing, or living in the mixed use environment.

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

shall be minimized or design to the least width needed to function.

- (6) Direct access to individual parking lots or pavement area to the 1250 West or other major arterial access is prohibited. Parking lot design and placement shall consider future development on adjacent sites and plan for future interconnections where deemed appropriate by the approving entity.
- (7) Traffic circulation patterns are to primarily direct commercial use traffic onto the arterial and major collector streets. Multiple-family residential traffic is to be primarily directed onto minor collector or local streets.
- (8) A shared parking analysis and circulation plan shall be provided to minimize single-use parking area. Multiple-use or sharing of parking and parking area is desired for the Mixed Use Center District. All requests for parking requirement modifications are to comply with Section 12-52-110 of this Title. Even so, the parking to be provided for each development shall not be in excess of 125% of the City's parking ordinance requirements.

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

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

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

- (1) Lighting shall primarily be focused on the human scale environment of public spaces and

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landscaping. Additionally, lighting is to be used for accentuating buildings and the mixed use environment. Lighting that is needed for safety and visibility shall be minimized. Lighting levels shall be scaled back to the minimal levels needed to achieve its purpose. The use of excessive or over lighting is prohibited.

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

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

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

12-69-060. Design Guidelines.

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

- (1) All main buildings and associated site landscaping and public space area within [250] feet of a future planned or developed public transit station or

public park are to visually be oriented to the transit station or public park.

- (2) View corridors should be created to allow visual connections towards a planned or future transit station or public park. Buildings should not be massed in a manner that creates a complete visual fortress, specifically as viewed from a planned or developed public transit station or public park.
- (3) All service area and back lot uses, such as loading docks, dumpsters, storage area, etc. should be located behind the main buildings or properly screened or visually buffered from view from a planned or developed transit station, public park, a local street, or any pedestrian pathway..
- (4) Land uses needing area for storage, equipment parking, or other such activities, should be screened and segmented into smaller spatial area and may be connected together by access lanes, open space, and other buildings.

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

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

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- (F) Eight to Ten (8-10) feet for Multiple-Use Trails and Pathways, as deemed necessary by the City.
- (5) Public street design and development within the Mixed Use Center should reflect the proper design theme motif and be unified across the entire District. The streetscape design should include the use of, but not limited to, the following types of elements:
 - (A) Interpretive signs and kiosks
 - (B) Street trees with decorative planting beds or decorative grating
 - (C) Decorative light fixtures and street signs
 - (D) Benches or places to rest
 - (E) Bike lanes and bike racks
 - (F) Decorative waste cans and drinking fountains
 - (G) Trailhead and spur connections facilities to the center's trail systems.

12-69-070 Color Palette

- YET TO BE DETERMINED -

Cory Snyder

From: Connie Stanger <kawnee.s@gmail.com>
Sent: Tuesday, September 30, 2014 8:12 PM
To: Cory Snyder
Subject: Fwd: Development of West Centerville

Hello,

I was able to attend the meeting last Wednesday, September 24th, about the West Centerville rezoning and development. Many of the things said concern me. I think this needs to be looked at carefully so that the right decisions are made.

For a little of my history, when I was born, my parents lived in Centerville. Shortly thereafter, they moved into a home in West Bountiful, near the West Centerville development you are currently planning. I also now live in the same area of West Bountiful with my young family. While I grew up living in West Bountiful, I attended Centerville Elementary, Centerville Junior High and was a member of the Viewmont High marching band, so I spent a lot of time in Centerville city. Because of this, I know Centerville is a great place full of wonderful residents.

As you plan future developments, please remember that additional residents will also require additional schools, churches, grocery stores, parks, cemeteries, open space and more. Please plan for these now so they don't become a problem or after-thought later.

Your website boasts "Although Centerville City is conveniently located in the middle of one of the nation's fastest growing regions, Centerville has retained a small town atmosphere and similar quality of life." Is the plan for 83 residential units per acre, or even 43 residential units per acre really in line with this statement?

Please carefully consider the impact any development and changes you make to West Centerville will have on your own residents as well as your neighbors in West Bountiful. Remember your city motto of "Making Life Better" as you develop and strive to truly make life better for everyone, not just someone's pocket book.

Thank you,

Connie Stanger
801-520-5693

Cory Snyder

From: SHAUNA WARD <penelopeward@yahoo.com>
Sent: Tuesday, September 30, 2014 8:48 PM
To: ginahhirst@hotmail.com; Bill.ince@comcast.net; wsk@utahskyproperties.com; mamarandall@gmail.com; Ken Averett; Stephanie Ivie; John Higginson; Tami Fillmore; Larry Wright; Mayor; Cory Snyder
Subject: West Centerville Development/re-zoning
Attachments: 900 feet map.jpg

Centerville City:

Last week I was able to attend an open house about possible re-zoning and development in the areas of west Centerville, near the recently built Legacy Crossing area. While I was pleased to find that city officials are looking for public input for this project, I was not pleased with how comments and questions were handled. While public input was encouraged, those looking into the plans seemed to be set on what they wanted and not willing to make a compromise. Those present were told that the plan was to build a mix of commercial businesses and high density (greater than 45 units an acre) multi-family housing. When attendees were in favor of lower density units it was stated that they could not go lower than about 45 units an acre without a reason. So are you just asking for public "input" so you can tell residents what the planning committee decided and not actually acknowledge public input? And zoning

The purpose of the open house for the west Centerville neighborhood was stated as asking for public input to possible development/re-zoning "in a way that provides choices, increased quality of life, and overall benefit to the city." In looking up "Quality of Life" I found it generally to include: health, social relationships, work, emotional well-being, quality of environment, personal safety, belonging, and financial well-being. I would ask that these qualities each be considered for not only current Centerville residents, but other local residents around the area and those who may be living in whatever developments are built in the new west Centerville neighborhood. One thing that needs to be considered for potential residents is health risks and other impacts caused by close proximity to a freeway.

In regard to health and quality of environment, an ever increasing impact on the human body is in air quality. Studies have shown "that people living, working and going to school near roads with heavy traffic may have an increased risk of adverse health effects associated with exposure to mobile source pollution" and have "observed development and increased aggravation of asthma, decreased lung function in children, and low birth weight and premature births for mothers living near major roadways." (<http://www.scpccs.ucla.edu/news/Freeway.pdf>) . Studies by the Southern California Particle Center and Supersite found that "carbon monoxide and ultrafine particles – the smallest portion of particulate matter emissions and potentially the most toxic – are extremely high on or near the freeway" and "after about 300 meters (~990 feet) the concentration of particulate matter reaches the "ambient" level – the normal level in the air without the influence of any nearby sources."

The area of west Centerville is not only right next to the freeway but between both I-15 and Legacy Highway, so effects from air pollution could be severe. I have included a figure below (or attached to the email) to shows approximately what 900 feet (the distance required for pollution from I-15 to becomes an unlikely hazard to resident health) away from the freeway looks like. As indicated in the figure, this leaves little room for residential build up. With unhealthy air quality near the freeway I would suggest using that area for alternative energy sources. Solar panels, or even possibly small wind turbines, could help contribute zero-emission sources of power to Centerville residents.

Noise levels from the freeway and passing trains would also make building residential housing in the area an unlikely place for people to want to live. Even if a sound wall is built, it would only help if housing is **not** high, multi-story apartments extending above the sound barrier.

Personally, I think the best thing for the area would be a solar farm in areas closest to the freeway and possibly a park, and community or botanical garden area; as plants would also help mitigate pollution. Further from the freeway single-family housing or small businesses could be built, however, it seems the best way to avoid having negative impacts on the "Quality of Life" of current local residents and any that would live in high density housing developments is to leave the zoning as it is. Adding lots of housing in the area would not only be bad for the health of those that move in, but would increase traffic congestion, overcrowd schools more than they already are, and require making room for the development by forcing industries that have been there for years to move, all of which would negatively impact the quality of life of the current local residents. I would ask for more consideration of low density housing or leaving things the way they are. Open spaces are a good thing. With whatever is decided, please keep in mind all aspects of the "quality of life" and impacts to current residents around the area as well as potential residents to any new development.

Thanks for your time,
Shauna Ward

Cory Snyder

From: Paul Cutler <paulcutler@gmail.com>
Sent: Tuesday, September 30, 2014 2:00 PM
To: Cory Snyder; Brandon Toponce
Subject: FW: Development of West Centerville

West Bountiful comment...

Paul Cutler
801-390-3444
paulcutler@gmail.com

From: Connie Stanger <kawnee.s@gmail.com>
Date: Monday, September 29, 2014 at 6:15 PM
To: Centerville Mayor <mayor@centervilleut.com>, <kena@centervilleut.com>, Stephanie Ivie <sivie@centervilleut.com>, <johnh@centervilleut.com>, <tfillmore@centervilleut.com>, <lwright@centervilleut.com>, <ginahhirst@hotmail.com>, <bill.ince@comcast.net>, <wsk@utahskyproperties.com>, <mamarandall@gmail.com>
Subject: Development of West Centerville
Resent-From: <paulc@centervilleut.com>

Hello,

I was able to attend the meeting last Wednesday, September 24th, about the West Centerville rezoning and development. Many of the things said concern me. I think this needs to be looked at carefully so that the right decisions are made.

For a little of my history, when I was born, my parents lived in Centerville. Shortly thereafter, they moved into a home in West Bountiful, near the West Centerville development you are currently planning. I also now live in the same area of West Bountiful with my young family. While I grew up living in West Bountiful, I attended Centerville Elementary, Centerville Junior High and was a member of the Viewmont High marching band, so I spent a lot of time in Centerville city. Because of this, I know Centerville is a great place full of wonderful residents.

As you plan future developments, please remember that additional residents will also require additional schools, churches, grocery stores, parks, cemeteries, open space and more. Please plan for these now so they don't become a problem or after-thought later.

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Please carefully consider the impact any development and changes you make to West Centerville will have on your own residents as well as your neighbors in West Bountiful. Remember your city motto of "Making Life Better" as you develop and strive to truly make life better for everyone, not just someone's pocket book.

Thank you,

Connie Stanger

801-520-5693



Cory Snyder

From: Paul Cutler <paulcutler@gmail.com>
Sent: Tuesday, September 30, 2014 2:00 PM
To: Cory Snyder; Brandon Toponce
Subject: FW: An Open Letter to the Administrators and Leadership of Centerville City

I don't know if you received this email trail either....

Paul Cutler
801-390-3444
paulcutler@gmail.com

From: April Lewis <aprie23@gmail.com>
Date: Monday, September 29, 2014 at 9:53 PM
To: Stephanie Ivie <sivie@centervilleut.com>, Centerville Mayor <mayor@centervilleut.com>, "kena@centervilleut.com" <kena@centervilleut.com>, "tfillmore@centervilleut.com" <tfillmore@centervilleut.com>, "johnh@centervilleut.com" <johnh@centervilleut.com>, "ginahhirst@hotmail.com" <ginahhirst@hotmail.com>, "bill.ince@comcast.net" <bill.ince@comcast.net>, "wsk@utahskyproperties.com" <wsk@utahskyproperties.com>, "lwright@centervilleut.com" <lwright@centervilleut.com>, "mamarandall@gmail.com" <mamarandall@gmail.com>
Cc: Adrienne Crockett <adriennehc@hotmail.com>, Aimee Fox <afoxster@gmail.com>, Alacia Hood <alaciahood11@gmail.com>, Alison Burbidge <alicat1323@yahoo.com>, Amanda Maloy <amandamaloy725@gmail.com>, Amber Bird <amberbird98@yahoo.com>, Amy Staples <amy_staples98@hotmail.com>, Andrea Wootton <aandgerwootton@gmail.com>, Angela Sandorf <angelasandorf@hotmail.com>, Angelica Jorgansen <angeljorgy@gmail.com>, Anna Despain <annadespain@gmail.com>, Anne Tullis <annetullis1@gmail.com>, Ashlee Bonham <Ashleebonham@yahoo.com>, Bonnie Hadlow <bhadlow@dsdmail.net>, Brandie Hixson <toddhixson68@yahoo.com>, Breeanne Martin <breeanne.martin@gmail.com>, Brittney Webster <brittney.webster@gmail.com>, Candie Williams <candiesland@gmail.com>, Carson Brimley <cbrimley0328@gmail.com>, Cheri Dautel <cheri_dautel@msn.com>, Chris Marsden <christinemarsden@hotmail.com>, Chris Meservy <jncmeservy@juno.com>, Cindy Cross <2cindycross@gmail.com>, Connie Stanger <kawnee.s@gmail.com>, Crista Tovey <cristatovey@yahoo.com>, Cristy Salcedo <markncristy@gmail.com>, Cyndi Buck <yobadilly@gmail.com>, Dallas Gleed <dallyjoe@gleed.us>, Darcie Slade <russsdarcie@msn.com>, Darcie Wheeler <darcie.martinez@slcc.edu>, Deanna Watts <Rick1Dee2@gmail.com>, Deanne Maggio <dmaggio@dsdmail.net>, Debbie Rowe <rowedebbie@yahoo.com>, Gina Jensen <gjensen@q10bmc.com>, Glauca Brown <gaubrown@gmail.com>, Heather Gardner <fireandice.heather@gmail.com>, Heather Snyder <higgits@hotmail.com>, Helen Olsen <helly@comcast.net>, Holly George <hollyjb@uw.edu>, Jane Ann Atkinson <janeatkinson@utah.gov>, Janet Davis <ruthdavis@qwest.net>, Janet Webster <webster.janet27@yahoo.com>, Jill Turner <turner_rock@msn.com>, Judy Tanner <jltanner@gmail.com>, Julie Eckman <julie_eckman@yahoo.com>, Julie Meredith <jeweljmere@hotmail.com>, Kari Frey <karibrownfrey@gmail.com>, Katee Koplin <kateegirl89@gmail.com>, Kathy Webb <kwwebb11@gmail.com>, Kellie Crandall <crandalls4ever@yahoo.com>, Kim Meidell <kimmyd354@gmail.com>, Kim Saling <kimsaling8@hotmail.com>, Kristy Muir <kristymuir@msn.com>, Laurie Coons <lauriecoons1@gmail.com>, Layla Misrasi <laylahasemail@yahoo.com>, Leslie Smith <leslie136@msn.com>, Linda Hausknecht <dlhausknecht@gmail.com>, Lori Vanderstek <vanderstek2@yahoo.com>, Marci Laurence <marci_smalls@yahoo.com>, Melanie Larsen <melbelle1@hotmail.com>, Melissa Ward <fluteloops@hotmail.com>, Morgan Goudy <morgola@gmail.com>, Olga Echeverria <robert_olga@yahoo.com>, Pati Coleman <pttcoleman@yahoo.com>, Patti Haslam <pattihaslam01@gmail.com>, Paula Sallstrom <sallstromquartet@gmail.com>, Rachel Widdison <widdison.rachel@gmail.com>, Ramona Maloy <klimprod@comcast.net>, Shannon Brees <shannonfeo@gmail.com>, Shannon Ladd <shanfowler77@yahoo.com>, Sheri Allington <tlaconst@gmail.com>, Sherie Murphy <sheriesmurf@gmail.com>, Sherrie Goudy <goudymom@yahoo.com>, Sherry Meidell <sherry@sherrymiedell.com>, Susan Mecham <susancmecham@gmail.com>, Susan Ward <sjward@gmail.com>,

Tammy Stevenson <klsts@hotmail.com>, Tara Wardle <tarabethwardle@gmail.com>, Tatiana Canchola <tanichka55@yahoo.com>, Teresa Davidson <davidsondaycare123@yahoo.com>, Terri Johnson <terrihorizon@gmail.com>, Tiffany Sowby <tiffsowby@yahoo.com>, Tina Everett <rxbear@hotmail.com>, Vicci Morrell <v.jacobson@hotmail.com>, Yvette Wagstaff <yvettes_cozycuts@yahoo.com>, Yvonne Preece <yvonne.preece@dfcu.com>, Mandy Hyde <mhydex5@gmail.com>

Subject: Re: An Open Letter to the Administrators and Leadership of Centerville City

Resent-From: <paulc@centervilleut.com>

To whom it may concern,

We would like to echo the words of Wayne and Julie Eckman. We share similar concerns about the impact that adding that many housing units in the area will have on the existing community. We were not able to attend the meeting last Wednesday evening, but will try to attend future meetings.

We ask that you will consider the voice of the residents in West Bountiful when making plans for the use and development of West Centerville.

Sincerely,

Brad and April Lewis
729 W 2300 N
West Bountiful, UT
801-884-8072

On Mon, Sep 29, 2014 at 9:46 AM, Wayne Eckman <wayne.eckman.b7m2@statefarm.com> wrote:

We are Wayne and Julie Eckman and we reside at 701 West 2350 North in West Bountiful. Our subdivision is just south of the West Centerville business park located south of Parrish Lane and west of 1250 West. We were unable to attend the meeting last Wednesday evening regarding the proposed re-zoning/development of the area in Centerville City west of I-15, but we are concerned about pending possibilities regarding the future use of that area and their potential long-term impact. We have been told that the majority of those attending your meeting last Wednesday came from our neighborhood. That should tell you that we care about what you do and hope you will be aware of us as you make your decisions. Please remember that we West Bountiful residents cross I-15 daily and spend money patronizing your businesses on the east side of the freeway. Please don't ignore our concerns. We hope you don't see us as a "nuisance" that is getting in the way of what you want to accomplish. Seeking to be a good neighbor is always the right thing to do.

With that being said, there are some specific matters we wish to address:

1) **High-Density Housing** – With the apartment units that have already been built near the Legacy Crossing Theaters, as well as others that we understand have been approved and are awaiting construction, is there really a need for more high-density housing? At some future point, especially when the housing market improves and people seek home ownership, it may be hard to fill them. We were told that you discussed the anticipated future growth along the Wasatch Front and the supposed need for more high-density housing, but we think the need is vastly overstated. Have you considered the impact that these high-density apartments have on traffic and public services. We have noticed that when we approach Parrish Lane from 1250 West and are trying to turn left toward the Legacy Highway, it often takes an inordinate amount of time and an aggressive move into a narrow window of opportunity to safely make the left turn onto Parrish Lane. That happens at all hours of the day, not just when the theaters are in operation. We understand that the traffic exiting Legacy Highway at Parrish Lane affects traffic at the intersection of 1250 West and Parrish Lane,

but it has been worse since the Legacy Crossing Apartments were built. By the way, a traffic light is desperately needed at that intersection.

2) **Schools** – If you add residents (up to 83 per acre) as mentioned in the meeting, you put a strain on the elementary schools in the area (Jenny P. Stewart, J.A. Taylor, Meadowbrook and West Bountiful) as well as Centerville/Bountiful Jr. High schools and Viewmont/Bountiful High Schools. Apartment dwellers with children in high-density housing would have a significant impact at the elementary level and a moderate impact on the junior high and high school levels. Julie teaches 2nd grade at Meadowbrook Elementary in Bountiful and the children from a high-density apartment complex (Carrington Place) go to that school. It is always a challenge for the administration to meet the logistical needs that such a complex brings to the table. While there is a need for some high-density housing (you've already got enough at Legacy Crossing), please don't make the assimilation of those children into our education systems more complex than it already is. If hundreds, or even worse, thousands of new residents occupy the west Centerville area, our local schools would have a difficult time absorbing the influx. Don't overlook discussion with Davis School District officials. A new elementary school may be needed on the Centerville property west of I-15 if your high-density plan comes to fruition.

3) **Churches** - You should consider that in South Davis County, it is very likely that 60-80% of potential residents west of I-15 would be members of the predominant religion in our area. To meet the religious needs of those people, it should be noted that a church building housing 3 congregations would be needed for every 2000 – 2500 people. You have already added 206 units (Legacy Crossing Apartments) and, as we understand it, have in the works another 162 units awaiting construction on the west side of 1250 West near Parrish Lane. The 500-800 people that currently reside at Legacy Crossing have been absorbed into Centerville church units east of the freeway. I'm not sure how much more they can handle without needing another church building. If your high density plan becomes reality, a new Centerville church building west of I-15 would be required to meet the religious needs of the new residents. You may want to consult with church leaders in Centerville (both from the predominant religion and other faiths) to see how your vision for the west side will affect them. We think they would not want to be blindsided on this issue.

We enjoy living in West Bountiful and South Davis County and, as previously mentioned, we patronize your Centerville businesses. As your neighbors, we want you to value our opinions. Consider what you would want west of the freeway if you lived across the street from your proposed development. Given the reality that I-15 separates us from the rest of Centerville, please don't think of West Bountiful as "out of sight, out of mind". Adding more residents in an area that is better suited to an intelligent commercial plan just doesn't make sense. If you ignore our concerns and flood the area with more residents, you would be misguided if you overlook the needs of local schools and churches. If you determine to pursue a plan that is self-serving for Centerville and not a win/win for you and West Bountiful, it will eventually make matters worse for both of us. Don't let developers dictate what you do with the area. Simply say no to something that pads their pockets, but doesn't fit into a sensible master plan or solidify our relationship as neighbors in South Davis County.

Thank you for listening to our concerns.

Wayne and Julie Eckman

701 West 2350 North

West Bountiful, Utah 84087

(801) 298-4451

Cory Snyder

From: Paul Cutler <paulcutler@gmail.com>
Sent: Tuesday, September 30, 2014 11:05 AM
To: Cory Snyder; Brandon Toponce
Subject: FW: West Centerville Development

Passing on some public comment...

Paul Cutler
801-390-3444
paulcutler@gmail.com

From: Kent Ward <kentmward@gmail.com>
Date: Tuesday, September 30, 2014 at 10:23 AM
To: Centerville Mayor <mayor@centervilleut.com>, <kena@centervilleut.com>, Stephanie Ivie <sivie@centervilleut.com>, <johnh@centervilleut.com>, <tfillmore@centervilleut.com>, <lwright@centervilleut.com>, <ginahhirst@hotmail.com>, <bill.ince@comcast.net>, <wsk@utahskyproperties.com>, <mamarandall@gmail.com>
Subject: West Centerville Development
Resent-From: <paulc@centervilleut.com>

I am concerned about the proposed development of the West Centerville property. I lived in Centerville for 5 years before moving to West Bountiful. I have now been living in West Bountiful for 31 years. I live across the street from the proposed development, why not consider single family homes and the type of development you would want across the street from your house? The type of development you would be comfortable having next to your family and your children.

If apartments are built please provide each apartment with parking for at least two vehicles. It is foolish to think a family will only have one car, especially in the area where we live. Even if they take mass transit to work they still have multiple vehicles. That is the way it is and the way it will continue to be no matter what dreams people may have. The reality is we have to have our cars. It was shortsighted to build the apartments that have already been built without ample parking. There are always cars parked in the street any time of the day or night. Now people are parking on the main road next to the roundabout making it hard to see and a possible dangerous situation. Centerville has laws and fines for those who park in the street in the winter, but next to those apartments you have to close your eyes to the situation because you created the problem. I drive past there every day, you probably don't.

Along with any positives such as more tax revenue, there will also be negatives. Lower property values, crowding, crime, pollution, congestion, noise, traffic. Please consider those and the effect they will have on the increased tax revenue. Will it be worth it? New affordable housing will in ten years become old, rundown, neglected apartments. Please plan and develop for the long term and not just your tenure.

Thank you,

Kent Ward

Cory Snyder

From: Steve Thacker
Sent: Monday, September 29, 2014 9:19 PM
To: Cory Snyder
Subject: Fwd: An Open Letter to the Administrators and Leadership of Centerville City

Cory: As I get these (which I expect a number of), if I do not see evidence it was sent to you, I will forward to you for your reading pleasure. FYI.

Steve
\\

Sent from my iPad

Begin forwarded message:

From: Debbie McKean <DebbieMcKean@comcast.net>
Date: September 29, 2014 at 3:11:04 PM MDT
To: Wayne Eckman <wayne.eckman.b7m2@statefarm.com>
Cc: "mayor@centervilleut.com" <mayor@centervilleut.com>, "kena@centervilleut.com" <kena@centervilleut.com>, "sivie@centervilleut.com" <sivie@centervilleut.com>, "johnh@centervilleut.com" <johnh@centervilleut.com>, "tfillmore@centervilleut.com" <tfillmore@centervilleut.com>, "lwright@centervilleut.com" <lwright@centervilleut.com>, "ginahhirst@hotmail.com" <ginahhirst@hotmail.com>, "bill.ince@comcast.net" <bill.ince@comcast.net>, "wsk@utahskyproperties.com" <wsk@utahskyproperties.com>, "mamarandall@gmail.com" <mamarandall@gmail.com>, "melbelle1@hotmail.com" <melbelle1@hotmail.com>, "adriennehc@hotmail.com" <adriennehc@hotmail.com>, "tiffsowby@yahoo.com" <tiffsowby@yahoo.com>, "christinemarsden@hotmail.com" <christinemarsden@hotmail.com>, "turner_rock@msn.com" <turner_rock@msn.com>, "dlhausknecht@gmail.com" <dlhausknecht@gmail.com>, "julie_eckman@yahoo.com" <julie_eckman@yahoo.com>, "sallstromquartet@gmail.com" <sallstromquartet@gmail.com>, "rljohnson@dtdmail.net" <rljohnson@dtdmail.net>, "aprie23@gmail.com" <aprie23@gmail.com>, "brittney.webster@gmail.com" <brittney.webster@gmail.com>, "meidelldb@ldschurch.org" <meidelldb@ldschurch.org>, "Rick1Dee2@gmail.com" <Rick1Dee2@gmail.com>, "johnbaza@utah.gov" <johnbaza@utah.gov>, "page731@digis.net" <page731@digis.net>, "lurpygeek . (lurpygeek@gmail.com)" <lurpygeek@gmail.com>, "mikenles@q.com" <mikenles@q.com>, "Lori VanderStek (vanderstek2@yahoo.com)" <vanderstek2@yahoo.com>, "kwwebb11@gmail.com" <kwwebb11@gmail.com>, "dplsoper@comcast.net" <dplsoper@comcast.net>, "pmaaloy@gmail.com" <pmaaloy@gmail.com>, "tarabethwardle@gmail.com" <tarabethwardle@gmail.com>, "vketttenring@comcast.net" <vketttenring@comcast.net>, "Mark@saltlakeprinting.com" <Mark@saltlakeprinting.com>, "kenr@gramoll.com" <kenr@gramoll.com>, "KellyEnquist@yahoo.com" <KellyEnquist@yahoo.com>, "JBruhnwbcc@yahoo.com" <JBruhnwbcc@yahoo.com>, "JAhlstrom@parrbrown.com" <JAhlstrom@parrbrown.com>, "braddbonham@hotmail.com" <braddbonham@hotmail.com>, "mhgeorge@gmail.com" <mhgeorge@gmail.com>, "dtovey@upbslc.com" <dtovey@upbslc.com>, "wesjohn55@gmail.com" <wesjohn55@gmail.com>, "ryanhlarsen@gmail.com" <ryanhlarsen@gmail.com>, "rxbear@hotmail.com" <rxbear@hotmail.com>, "amberbird98@yahoo.com" <amberbird98@yahoo.com>, Susan Ward <sjward@gmail.com>,

"jimhadlow@yahoo.com" <jimhadlow@yahoo.com>, "kawnee.s@gmail.com" <kawnee.s@gmail.com>, "richardrowe@comcast.net" <richardrowe@comcast.net>, "kentward@gmail.com" <kentward@gmail.com>, "stangerfam@gmail.com" <stangerfam@gmail.com>

Subject: Re: An Open Letter to the Administrators and Leadership of Centerville City

Thanks so much for your efforts and concerns with this matter. It matters! We need to flood the Centerville government officials with our concerns. I believe they will listen if they get enough people speaking out! Thanks for taking the time to do so!

Councilmember Debbie McKean

On Sep 29, 2014, at 9:46 AM, Wayne Eckman <wayne.eckman.b7m2@statefarm.com> wrote:

We are Wayne and Julie Eckman and we reside at 701 West 2350 North in West Bountiful. Our subdivision is just south of the West Centerville business park located south of Parrish Lane and west of 1250 West. We were unable to attend the meeting last Wednesday evening regarding the proposed re-zoning/development of the area in Centerville City west of I-15, but we are concerned about pending possibilities regarding the future use of that area and their potential long-term impact. We have been told that the majority of those attending your meeting last Wednesday came from our neighborhood. That should tell you that we care about what you do and hope you will be aware of us as you make your decisions. Please remember that we West Bountiful residents cross I-15 daily and spend money patronizing your businesses on the east side of the freeway. Please don't ignore our concerns. We hope you don't see us as a "nuisance" that is getting in the way of what you want to accomplish. Seeking to be a good neighbor is always the right thing to do.

With that being said, there are some specific matters we wish to address:

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- 2) **Schools** – If you add residents (up to 83 per acre) as mentioned in the meeting, you put a strain on the elementary schools in the area (Jenny P. Stewart, J.A. Taylor, Meadowbrook and West Bountiful) as well as Centerville/Bountiful Jr. High schools and Viewmont/Bountiful High Schools. Apartment dwellers with children in high-density housing would have a significant impact at the elementary level and a moderate impact on the junior high and high school levels. Julie teaches 2nd grade at Meadowbrook Elementary in Bountiful and the children from a high-density apartment complex (Carrington Place) go to that school. It is always a challenge for the administration to meet the logistical needs that such a complex brings to the table. While

there is a need for some high-density housing (you've already got enough at Legacy Crossing), please don't make the assimilation of those children into our education systems more complex than it already is. If hundreds, or even worse, thousands of new residents occupy the west Centerville area, our local schools would have a difficult time absorbing the influx. Don't overlook discussion with Davis School District officials. A new elementary school may be needed on the Centerville property west of I-15 if your high-density plan comes to fruition.

- 3) **Churches** - You should consider that in South Davis County, it is very likely that 60-80% of potential residents west of I-15 would be members of the predominant religion in our area. To meet the religious needs of those people, it should be noted that a church building housing 3 congregations would be needed for every 2000 – 2500 people. You have already added 206 units (Legacy Crossing Apartments) and, as we understand it, have in the works another 162 units awaiting construction on the west side of 1250 West near Parrish Lane. The 500-800 people that currently reside at Legacy Crossing have been absorbed into Centerville church units east of the freeway. I'm not sure how much more they can handle without needing another church building. If your high density plan becomes reality, a new Centerville church building west of I-15 would be required to meet the religious needs of the new residents. You may want to consult with church leaders in Centerville (both from the predominant religion and other faiths) to see how your vision for the west side will affect them. We think they would not want to be blindsided on this issue.

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Thank you for listening to our concerns.

Wayne and Julie Eckman
701 West 2350 North
West Bountiful, Utah 84087
(801) 298-4451

Cory Snyder

From: Paul Cutler <paulcutler@gmail.com>
Sent: Tuesday, September 30, 2014 11:04 AM
To: Cory Snyder; Brandon Toponce
Subject: FW: Open Letter to the City Council, Administrators, and Leadership of Centerville City

I think I'll pass on some of the letters that we're receiving that you might not be copied on.

Paul Cutler
801-390-3444
paulcutler@gmail.com

From: Terri Johnson <terri@horizonutah.net>
Date: Tuesday, September 30, 2014 at 9:42 AM
To: Stephanie Ivie <sivie@centervilleut.com>, Centerville Mayor <mayor@centervilleut.com>, "kena@centervilleut.com" <kena@centervilleut.com>, "tfillmore@centervilleut.com" <tfillmore@centervilleut.com>, "johnh@centervilleut.com" <johnh@centervilleut.com>, "ginahhirst@hotmail.com" <ginahhirst@hotmail.com>, "bill.ince@comcast.net" <bill.ince@comcast.net>, "wsk@utahskyproperties.com" <wsk@utahskyproperties.com>, "lwright@centervilleut.com" <lwright@centervilleut.com>, "mamarandall@gmail.com" <mamarandall@gmail.com>
Subject: Open Letter to the City Council, Administrators, and Leadership of Centerville City
Resent-From: <paulc@centervilleut.com>

To the Centerville City Council, Administrators, & Leadership:

By now you have received considerable input from residents of West Bountiful regarding the proposed high density housing on the west side of I-15. As concerned citizens we are adding our voices expressing our concern over the impact this will have on our community and specifically the Charnell Subdivision where we live. We both grew up in West Bountiful attending elementary school, Centerville Jr. High, and Viewmont High School. Our love for the area is the reason we built a home here. Our children have attended Centerville Elementary, & Centerville Jr. High schools. We have made many connections to the Centerville community throughout the years. These two communities have always felt like home, looking out for each other and promoting the best interests of all. The proposed development would polarize the communities making West Bountiful take the brunt of the impact associated with a development of this magnitude. We took the time to fill out the survey but felt it did not give voice to our concerns. Therefore, we are reaching out to Centerville City directly asking that more time and consideration be taken before a decision is made. A committee of residents from both cities, not developers should be organized to address the impact on the entire community, regardless of municipal boundaries. Our cities have a long history of working together and we hope that it will continue.

Sincerely,

Wes & Terri Johnson
2243 North 800 West
West Bountiful, UT 84087
801-298-7483

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Debbie McKean
Mark Preece

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

November 4, 2014

Mayor Paul Cutler and City Council
Centerville City
250 N. Main Street
Centerville, UT 84014

RE: West Centerville Neighborhood Plan

Dear Mayor Cutler and Council Members:

We understand that Centerville is in the process of contemplating a transition from industrial uses to new transit-oriented housing and commercial uses for the area east of Legacy Parkway and south of Parrish Lane. West Bountiful City and its residents have a strong interest in the outcome of this planning process, and we wish to extend our sincere thanks for the invitations and involvement we have had to this point.

We well know that any type of development brings with it issues, challenges, and potential concerns. We have had multiple residents communicate to us their concerns about the planned development and ask us to represent them in communicating with our counterparts at Centerville City those concerns with the hope of working toward solutions to mitigate potential negative impacts from development.

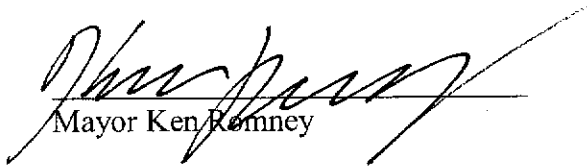
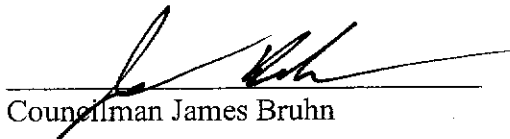
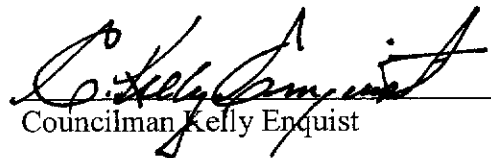
To continue to build on our strong relationship, cooperate with your planning process, and find solutions that will work well for both of our communities, we respectfully wish to put forward the following observation and invitation:

- West Bountiful City residents are highly concerned with the potential impact on the quality-of-life if the level of high-density housing is greatly expanded in the West Centerville Neighborhood. Potential negative impacts focus on issues of increased vehicular traffic and parking, strains on community services (police, parks, schools), and changes in the feel and comfort of quiet neighborhoods.

- At the appropriate time, we respectfully request to have our Planning Commission participate in a joint meeting with the Centerville City Planning Commission and to have a joint meeting between our city councils. The purpose of these meetings would be to help make everyone aware of potential concerns and work jointly towards solutions.

Again, let us emphasize our respect for your processes and rights in land use development and offer our thanks for West Bountiful's inclusion to this point in the West Centerville Neighborhood Plan. We believe that our communities share strong ties and interests in making our corner of Davis County the wonderful place that it is for families and businesses. We look forward to our continued strong relationship.

Sincerely,


Mayor Ken Romney
Councilman James Ahlstrom
Councilman James Bruhn
Councilman Kelly Enquist
Councilwoman Debbie McKean
Councilman Mark Preece