

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON NOVEMBER 13, 2019 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

The full packet of backups can be found at <http://centerville.novusagenda.com/agendapublic>.

7:00 PM A. WELCOME AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Thomas Hunt, Commissioner

D. COMMISSION BUSINESS

1. Public Hearing - Legislative Decision - DeVore Property Rezone from Agriculture-Low to Residential-Low
2. Public Hearing - Administrative Decision- Dave's Complete Auto - Conceptual Site Plan Amendment
3. Public Hearing - Legislative Decision - General Plan Amendments - Moderate Income Housing
4. TABLED - Public Hearing - Legislative Decision - Parrish Creek PDO Rezone with Conceptual Site Plan Amendment - 1050 N 950 W
5. Discussion - Subdivision Ordinance Updates - Chapter 16 (General Subdivision Requirements)
Continue discussion of proposed revisions to City Subdivision Ordinance - CMC 15 (Subdivisions)
6. Community Development Director's Report and City Council Report
Next Planning Commission Meeting:
 - December 11, 2019
 - Deadline for item submittal for the meeting is November 20th.
City Council Report:
 - MIH Amendments scheduled for November 19th
 - Cargo Trailer Sales in SCP scheduled for November 19th

E. MINUTES REVIEW and ACCEPTANCE

October 23, 2019

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
11/13/2019**

Item No. 1.

Short Title: Public Hearing - Legislative Decision - DeVore Property Rezone from Agriculture-Low to Residential-Low

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 11-13-19 PC Staff Report DeVore Rezone

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

STAFF REPORT

PROPERTY OWNERS: **MABEL DEVORE TRUST
2125 N MAIN ST
CENTERVILLE, UT 84014**

**RM & BR HOLDINGS LLC
111 SOUTH FRONTAGE ROAD
CENTERVILLE, UT 84014**

APPLICANT: **RUSSELL WILSON
SYMPHONY HOMES
111 SOUTH FRONTAGE ROAD
CENTERVILLE, UT 84014**

EMAIL ADDRESS: **RWILSON@SYMPHONYHOMES.COM**

PROPERTY: **2125 N MAIN ST,
"THE DEVORE PROPERTY"**

PARCELS: **07-072-0132, 07-072-0160, 07-072-0034, 07-072-0161,
07-072-0175**

ACREAGE: **16.75**

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

APPLICATION: **ZONE MAP AMENDMENT, REZONE FROM
AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-LOW
(R-L)**

RECOMMENDATION: **RECOMMEND THE REZONE TO THE CITY COUNCIL**

BACKGROUND

Russell Wilson with Symphony Homes is requesting a rezone of the subject properties from Agricultural-Low (A-L) to Residential-Low (R-L).

PROPOSED ZONE MAP AMENDMENT



REVIEW AND ANALYSIS OF THE REQUEST

Factors to be considered, Section 12-21-080(e)

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

- **Staff Response:** These parcels of land are located within Neighborhood 4, Northwest Centerville (GP Section 12-480-5). The first goal of this section is to ensure compatible land use patterns and transitions. Two competing goals in this section are to preserve semi-rural properties for current owners and to preserve viability of the area for future development. Finally, the General Plan discourages lots of one acre, “because [they are] too small for true agricultural, too big for purely residential purposes, and too small to subdivide....”

Centerville is primarily a community of single-family residences. The proposal would not change the single-family zoning, a low-density use. In the past, several applicants in Neighborhood 4 have tried to rezone and were unsuccessful due to the creation of zoning islands. Staff believes the current application would not create zoning islands due to the adjacency of the Lexington Park Subdivision to the southwest, and connection to similar zoning east of Main Street.

The competing goals of preserving semi-rural for current homeowners and preserving viability of future development is a discussion for the appointed and elected officials. Staff believes that the proposed amendment would preserve the viability of future growth because the subject properties are a cohesive block and stretch from the Frontage Road to Main Street, while not markedly affecting the overall makeup of the Northwest Neighborhood.

Staff believes the proposed amendment is consistent with the goals and objectives described in the General Plan.

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

- **Staff Response:** Based on the abundance of area zoned R-L, low-density single-family development appears to be the preferred type of housing within the City. The property is within a semi-rural residential area with single-family residential zones to the east, north, and south. The western portion of the properties is adjacent to single-family homes in the Lexington Park Subdivision. The Woods Park Subdivision, zoned R-L/PD is to the northwest, and Neighborhood 3 east of Main Street is primarily zoned R-L. Staff believes the proposed amendment will be in harmony with the overall character of the existing development in the vicinity.

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

- **Staff's Response:** Some may see this subdivision as an impact to the semi-rural atmosphere of Centerville. Yet, if the rezone meets the criteria found in Section 12-21-080(e), and negative impacts can be mitigated, a property owner has the right to develop her property as she sees fit. Staff has met with the developer and does not see any adverse effects to the rezone.

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

- **Staff Response:** The subject properties are adjacent to existing development, including a stub road that will enable a connection to City services. A drainage study will be needed at time of development, as well as a soil study of the western section of properties.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Zone Map Amendment for the properties located at 2125 North Main Street from Agricultural-Low (A-L) to Residential-Low (R-L), and to recommend approval to the City Council.

SUGGESTED REASONS FOR THE ACTION:

1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
2. The proposed Zone Map Amendment meets the goals and objectives of the General Plan concerning Neighborhood 4 [Section 12-480-5].
3. Adequate facilities are located within the subject property along Lund Lane [Section 12-21-080(e)(5)].

Any further conceptual plat acceptance by the Planning Commission is subject to approval of the rezone by the City Council.

CENTERVILLE

Staff Backup Report

11/13/2019

Item No. 2.

Short Title: Public Hearing - Administrative Decision- Dave's Complete Auto - Conceptual Site Plan Amendment

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

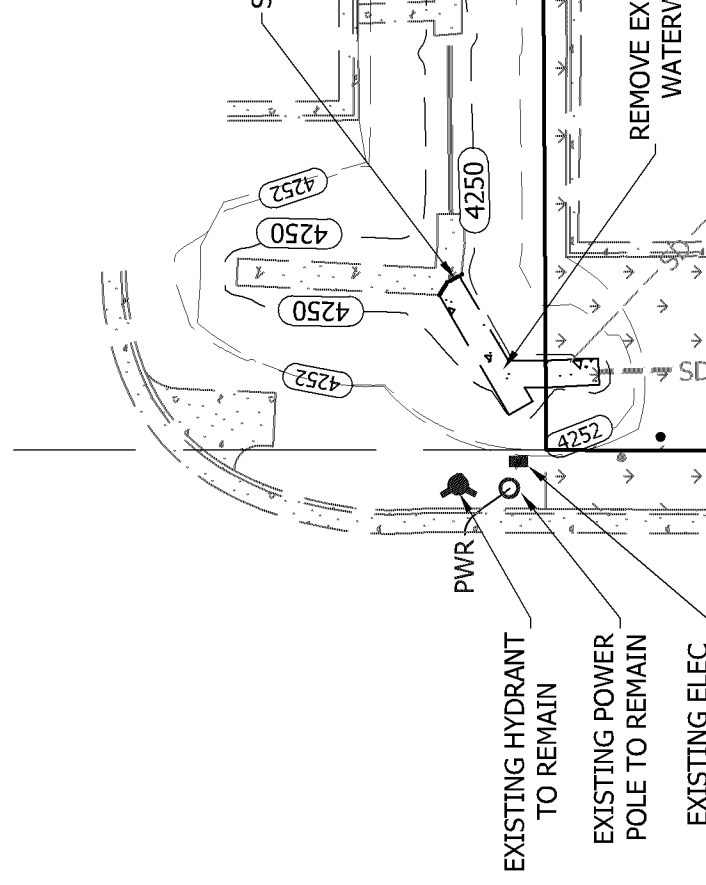
Description

- ▢ Dave's Complete Auto Conceptual Site Plan Submittal
- ▢ 11-13-2019 PC Staff Report Dave's Complete Auto Conceptual Site Plan Amendment
- ▢ Dave's Complete Auto Architectural Plan Submittal
- ▢ Dave's Complete Auto Off-street Parking Submittal
- ▢ Dave's Complete Auto Off-street Parking Review by City Engineer



N.T.S.

GENERAL NOTES	UTILITY NOTES
- ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING. - CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3. - ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE. - PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB. - CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A. - UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3. - ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE. - COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING. - ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS. - STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST IF THE FOLLOWING MATERIALS. - PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. - RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. - HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS. - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.	- ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET BEYOND THE END OF THE MAIN LINE. - ALL CONSTRUCTION SHALL COMPLY WITH LOCAL DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. - LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON DRAWINGS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING LOCATIONS AND DEPTHS, BEFORE ANY NEW UTILITIES ARE INSTALLED. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES SHALL REMAIN. - CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITIES PRIOR TO PROJECT PROPERTY AND GIVE H&A INTELLIGENT NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS / LOCATIONS. CONTRACTOR DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES ACROSS PROJECT PROPERTY WHICH MAY CAUSE DAMAGE TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENGINEER DOES NOT TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS. - CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH ALL OTHER UTILITIES DRAWINGS WHERE APPLICABLE. - NO GROUNDWATER OR DEBRIS TO BE ALLOWED DURING CONSTRUCTION. THE OPEN END OF ALL EXISTING UTILITIES COVERED AND EFFECTIVELY SEALED AT THE END OF CONSTRUCTION. - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE CLASSIFICATION WITH SUFFICIENT BENCHMARKS, REQUIREMENTS AND RECOMMENDATIONS FOR H&A ENGINEER. - ALL NEW SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS. - ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE, CLASS 3, BELL & SPIGOT TYPE. - SEWER LATERALS WILL BE INSTALLED AT A MINIMUM OF 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 18" UNLESS OTHERWISE NOTED.



TAGE ROAD

EXISTING CURB & GUTTER

5.5'

EXISTING ASPHALT
TO REMAIN

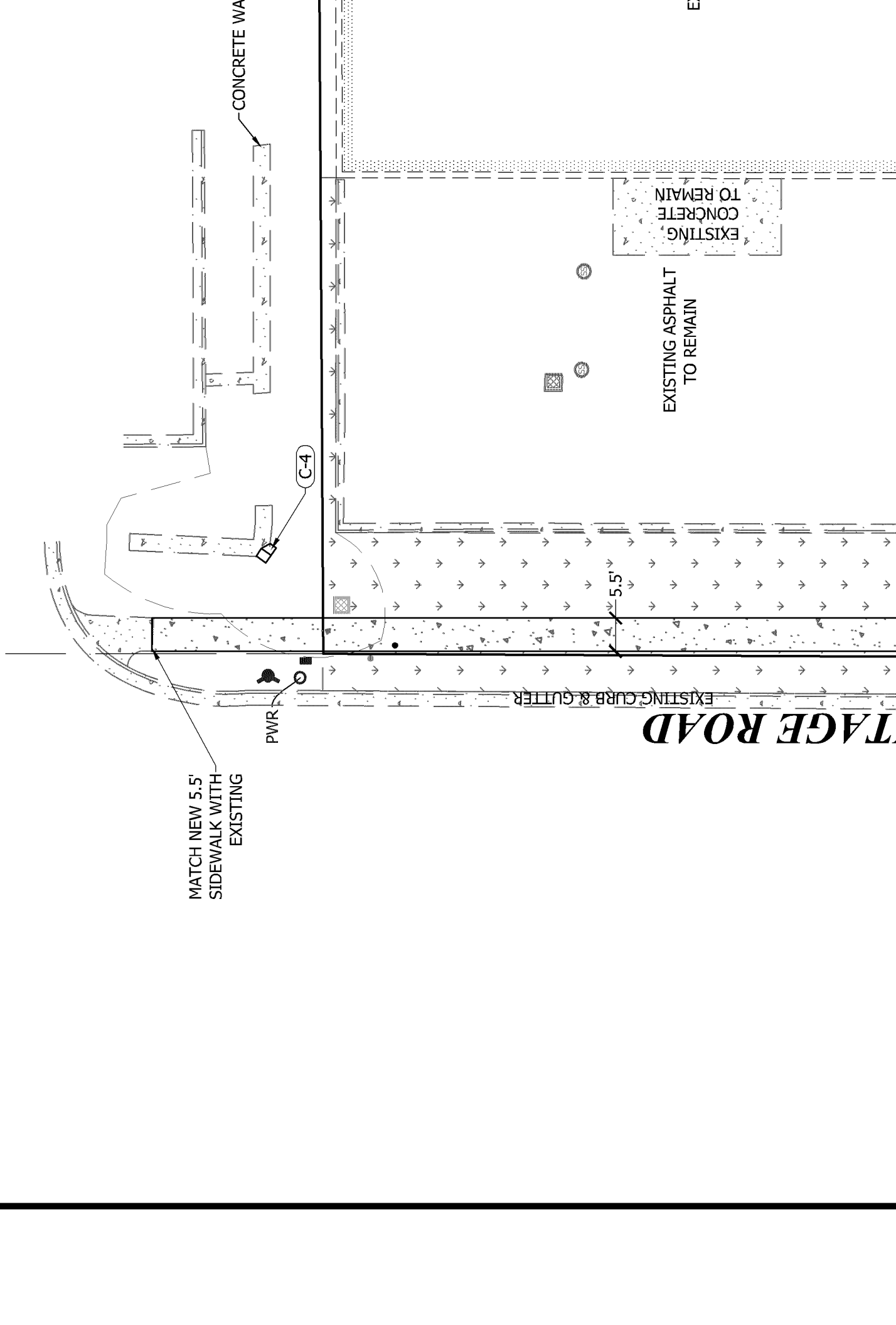
EXISTING
CONCRETE
TO REMAIN

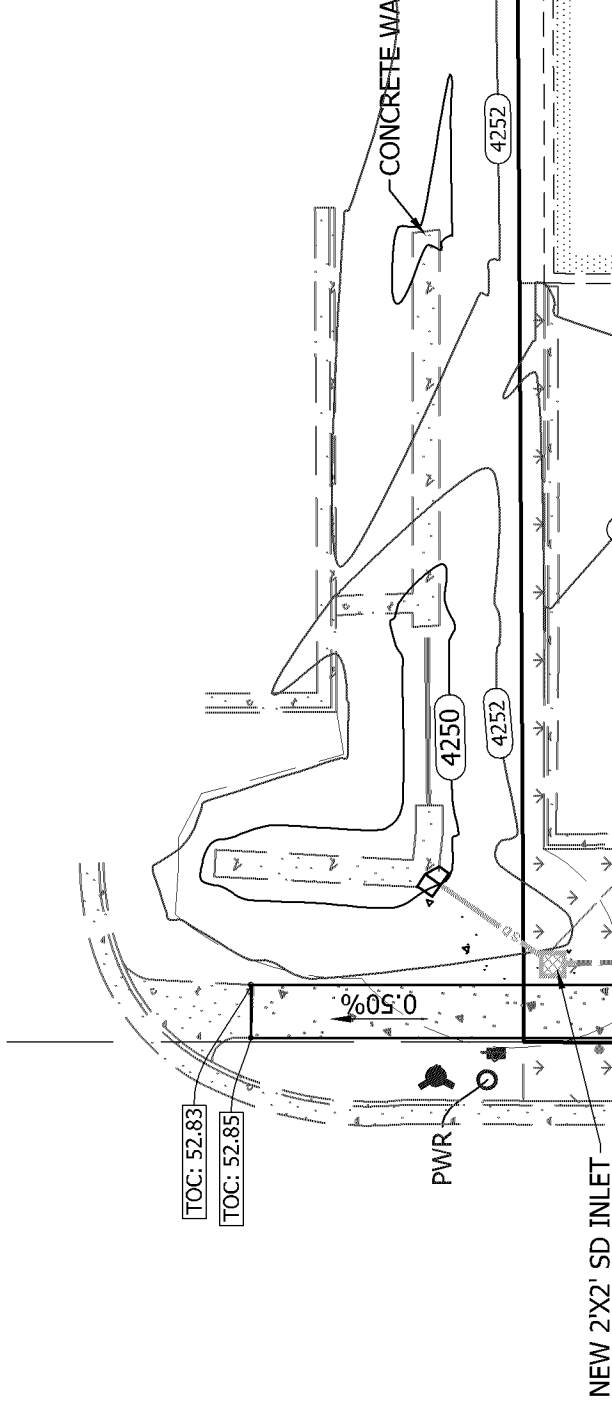
CONCRETE WA

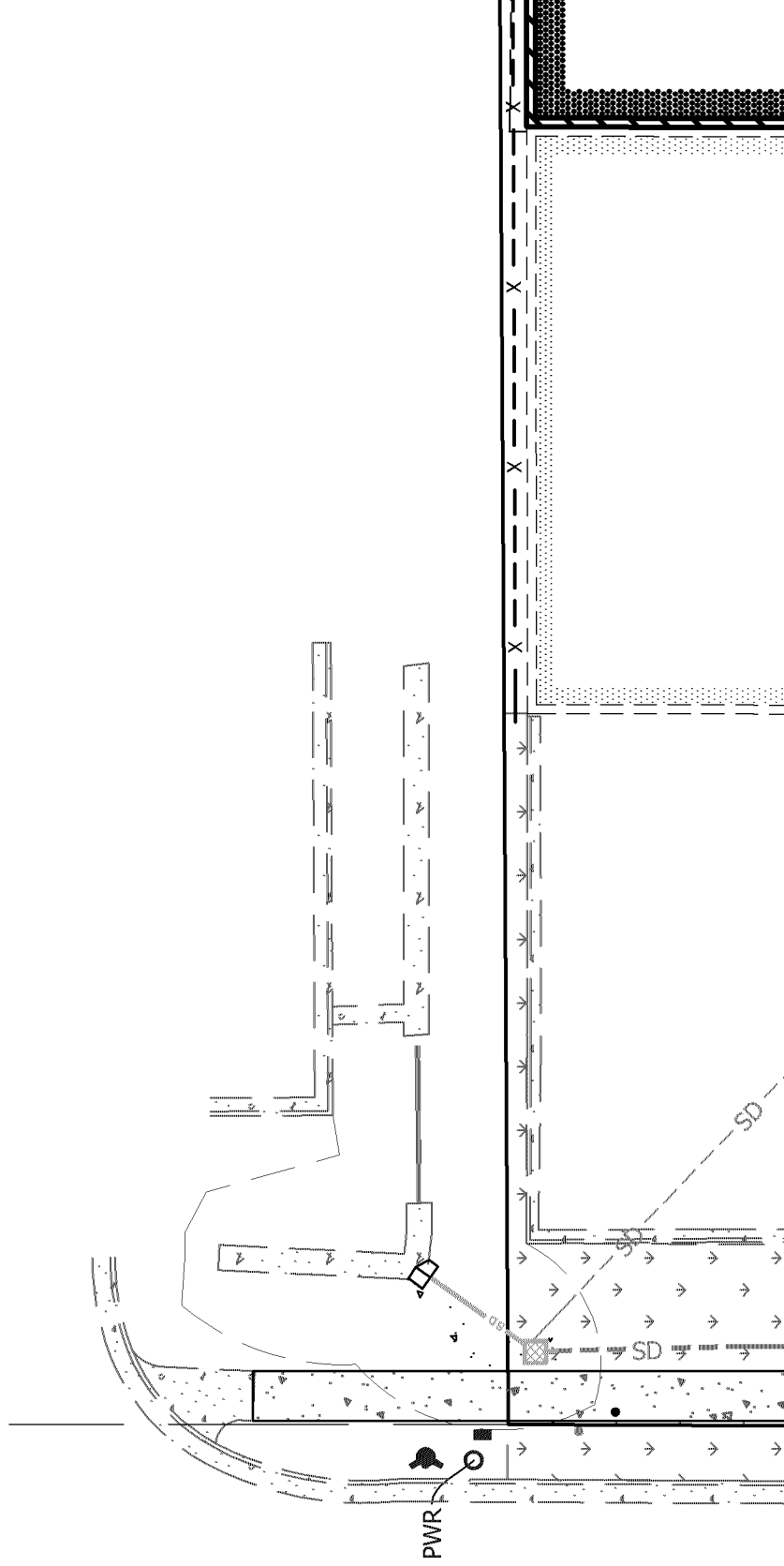
C-4

PWR

MATCH NEW 5.5'
SIDEWALK WITH
EXISTING







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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT: **DAVE’S COMPLETE AUTO
c/o DAVID BELL
335 SOUTH FRONTAGE ROAD
CENTERVILLE, UTAH 84014
(davescompleteauto@gmail.com)**

PROPERTY: **335 SOUTH FRONTAGE ROAD**

PROPERTY OWNER: **MILES BELL
335 SOUTH FRONTAGE ROAD
CENTERVILLE, UTAH 84014**

ACREAGE: **1.29 ACRES (*WITH RECENTLY ADDED PROPERTY*)**

ZONING: **COMMERCIAL VERY-HIGH (C-VH)**

APPLICATIONS:

- **CONCEPTUAL SITE PLAN ACCEPTANCE**
*(FOR AMENDING THE SITE LAYOUT BY EXPANDING THE SITE AND
ADDING ADDITIONAL BUILDING SPACE, PARKING, AND
LANDSCAPING), AND*
- **REQUEST FOR PARKING MODIFICATION**

RECOMMENDATION: **CONSIDER CONCEPTUAL SITE PLAN ACCEPTANCE**

BACKGROUND

The applicant, Mr. David Bell, desires to enlarge and expand an existing site for the purposes of expanding the business operation by adding additional building space, parking, and landscaping involving the existing site and an additional tract, located adjacent to the east, that was added to the site as part of a 2018 rezone request.

The current development is associated with a business known as “Dave’s Complete Auto.” This site was previously developed in historic past as a “*vehicle repair, limited*” use. Additionally, April of 2008 a conditional use permit was approved for a “*vehicles sales,*” use for Never Better Auto Sales, which according City Records closed in 2011. Lastly in November 2010, a second conditional use permit was issued to allow a “*towing and impound*” use for Premiere Parking and Recovery, which also closed in 2011.

CONCEPTUAL SITE PLAN REVIEW - CZC 12.12.110.d**General Plan – 12-430-3-1.**

South Frontage Road: “As existing heavy commercial and industrial uses in the South Frontage Road area are discontinued or moved, such should be replaced with more attractive, commercial and retail oriented businesses. [...] Future development in this area should also be carefully considered for its appearance from Interstate 15, as this is an important entrance to Centerville City.”

Table of Uses – CZC 12.36.040

“Vehicle and Equipment Repair continues to be an allowable permitted use in C-VH zone.

Staff Comments: The proposed expansion will be located on the east side (rear portion of the development) of the existing business, which is significantly screened by the existing buildings and parking.

Applicable Commercial Development Standards (includes needed review of nonconformities)

According to CZC 12.22.080, all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon the occurrence of any increase more than 30% of the building floor area. The proposed changes increase the building by nearly 75%. Thus, the following tables and narratives also addresses both the development standards and nonconformity requirements identified by staff to be applicable to the expansion.

Development Standards 12.34.300

Development Standard	Required	Provided	Compliance?
Maximum height	45 feet	27 feet	YES
Front setback	20 ft	79 feet	YES
Side setback	8/10	North Side 3 feet, South Side 47 feet	NO*
Rear setback	None	30 feet (to meet landscaping buffer requirements)	YES
Floor Area per building Maximum	50,000 SF	19,334 sq. ft.	YES

Staff Comments: The existing building is non-conforming and can remain (*see CZC 12.22.060.a, Nonconforming Structure*). For the proposed addition, there are two (2) options for the applicant to consider. The first option is for the building expansion to be relocated/reduced to meet the required eight-foot (8') side yard setback along the north boundary. The second option will require the applicant to make a request to the Board of Adjustment (BOA) to determine if the expansion can meet the requirements of CZC 12.22.060.c. Furthermore, any expansion of a nonconforming structure must meet the

parking requirements for the primary use of the property. *Note: any expansion that may be approved by the BOA must also meet the minimum requirements for parking.*

Landscaping and Screening– 12.51.

Required Landscaping Summary CZC 12.51			
Guidelines	Standard	Proposed	Compliance
Total Area Landscaping	15%	20%	YES
Total Required Trees	1 Tree per 500 square feet of <i>required</i> landscaping	16 shown overall (17 Trees Required)	NO
Trees for Street Frontage	1 per 25 linear feet	None	NO
Building Frontage/Foundation along Public Street	50%	None are provided (7 trees required)	NO
Total Interior Parking Lot Landscaping	7%	10%	YES
	For every six <i>required</i> stalls: 1 tree	TBD (see Request for Parking Modification)	TBD
	For every six <i>required</i> stalls: 2 shrubs	TBD (see Request for Parking Modification)	
Buffer Landscaping Between Residential and Non-residential Development	30 feet	30 feet	YES
Landscape Architectural Approval	All Sites 1 acre or Larger	1.29 acres – missing required approval	NO
Utility Screening	Must be screened from Public Street View	None (see utility area front north side)	NO

Staff Comments: According to CZC 12.22.080, all “*Other Non-conformities*,” such as lack buffers, screening, landscaping, etc. must be brought into compliance with current ordinances. Most if not all of the above listed shortcomings can be resolved through preparation and installation of the required landscaping plan by to be prepared by a licensed architect.

Off Street Parking and Loading– 12.52

Parking requirement	Calculation	Stalls Needed	Provided	Compliance
Vehicle and Equipment Repair	1 space per 250 sq. ft. of gross floor area	80	33 stalls (See Request for Parking Modification below)	NO

✓ REQUEST FOR A PARKING MODIFICATION

As part of the site plan application, the applicant is seeking a “modification” to the required number of parking stalls (see attachment for a report from Mazalith Martinez, from Entellus, Inc.) The analysis uses annual reporting of the number of vehicle repairs from 1998 to 2019, daily average of customers, number of employees, and daily average of vehicles being serviced. The report’s findings are that the minimum number of parking stall needed are 23 stalls.

This report was submitted to the City’s Engineer with a request for review and response. According to the City Engineer’s review and comparisons made using the Parking Generation Manual, their findings indicate a potential peak daily demand ranging from 23 to 35 parking stalls (*see attached e-mail dated October 30, 2019 from Kevin Campbell/Cody Pedersen*).

Staff Comments: The planning staff is remains concerned that the nearly 45% increase in building size and reducing the parking to 23 stalls, substantially affects the capacity to accommodate parking if and when a new user may take over this site. However, staff also recognizes that as long as the site is used for vehicle repair the primary parking use is for

Therefore, the staff would not support a modification below the maximum capacity of stalls that can be accommodated with the site layout configuration depicted on the conceptual site plan proposal. Additionally, it appears from review of the building elevations, the parking stalls along the east buffer conflict with the overhead door location on the building. This conflict will need to be resolved. Lastly, the appears to be sufficient room to reconfigure or convert the angled parking into 90-degree stalls to match the others shown further east on the site and provide an internal parking island to define the parking row.

Signs 12.54

No additional signs have been submitted for this property – if any additional signing is desired, the signs will need to comply with CZC 12.54 (Signs) and submit and obtain the required sign permit.

Architectural Design

Submitted architectural design (see attachments) include a one-story building with concrete masonry block along the bottom, a metal siding, and standing seam metal roof. Such design is more industrial in appearance than the desired retail appearance referenced in the Neighborhood Plan. However, the new building is consistent with the existing building design. Staff would prefer the elimination of the metal and replace it with more decorative concrete block (CMU). If done right, the CMU would be more appealing to the desire to upgrade the commercial appearance along the freeway corridor.

Other Development Matters

The required sidewalk along the frontage road is missing and will need to be installed. Additionally, the City Engineer will need to review and approve the site drainage plan to ensure that the additional hard surfacing and associated runoff will be properly managed.

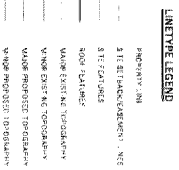
PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: *"I hereby make a motion for the Planning Commission to accept the conceptual site plan for the proposed changes to site of the Dave's Complete Auto, located at 335 South Frontage Road, with the following directives:*

1. *The applicant shall submit a final site plan application meeting the standards found in CZC 12.21.110.e of the Zoning Ordinance.*
2. *The building expansion to be relocated/reduced to meet the required eight-foot (8') side yard setback along the north boundary or the applicant shall make a request to the Board of Adjustment (BOA) and obtain an approval that meets the requirements of CZC 12.22.060.c of the Zoning Ordinance,*
3. *The final site plan submittal shall also address the following:*
 - a. *Provide a landscaping plan that addresses the following:*
 - i. *Provide the total on-site tree requirements*
 - ii. *Provide the required Street Frontage Trees*
 - iii. *Provide the required 50% building foundation landscaping*
 - iv. *Plan to be designed and prepared by a certificated Landscape Architect*
 - b. *An updated site plan that addresses the following:*
 - i. *The screening of any utility service facilities from public street view*
 - ii. *The installation of require sidewalk along the Frontage Road*
 - iii. *The parking stall conflict along the east buffer area with the new building's overhead door system.*
 - iv. *Reconfigure or convert the angled parking into 90-degree stalls to match the others shown further east on the site and provide an internal parking island to define the parking row.*
 - v. *Provide a drainage plan that is deemed acceptable to the City Engineer*
 - vi. *The architectural design of the building is to address the enhanced design expectations along the Freeway, as described in the associated Neighborhood Plan.*
4. *The request for a "Parking Modification" is being tabled for further review and approval in conjunction with the Final Site Plan submittal to determine the site's actual capacity to provide necessary off-street parking stalls."*

SUGGESTED REASONS FOR THE ACTION:

- a) The Planning Commission finds that a conceptual site plan is not intended to permit actual development of property pursuant to such plan but is to be prepared and reviewed merely to represent how the property could be developed in accordance with applicable regulations.
- b) The Planning Commission finds that, with to the stated directives, the applicant is equipped sufficiently to proceed with a submittal of a Final Site Plan Application
- c) The Planning Commission finds that all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon the occurrence of any increase more than 30% of the building floor area, as described in CZC 12.22.080 of the Zoning Ordinance.



DAVE'S AUTOMOTIVE
335 SOUTH FRONTAGE ROAD
CENTERVILLE, UTAH

SITE PLAN

○
●
●

PROJECT NUMBER
19096

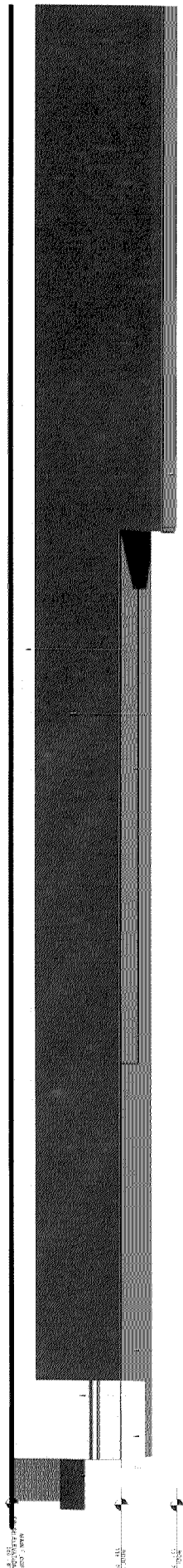
ISSUE DATE:
JUNE 5, 2019

REVISIONS:
No. Date

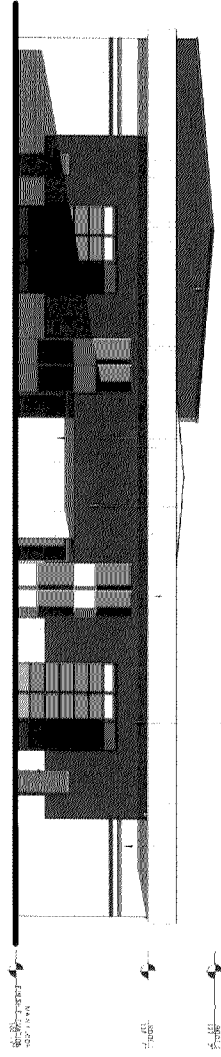
DAVE'S AUTOMOTIVE
335 SOUTH FRONTAGE ROAD
CENTERVILLE, UTAH

ELEVATIONS

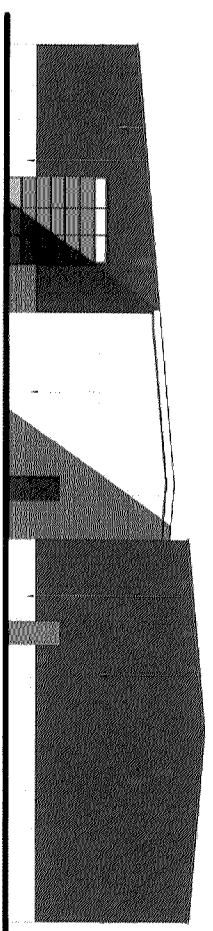
A2.1



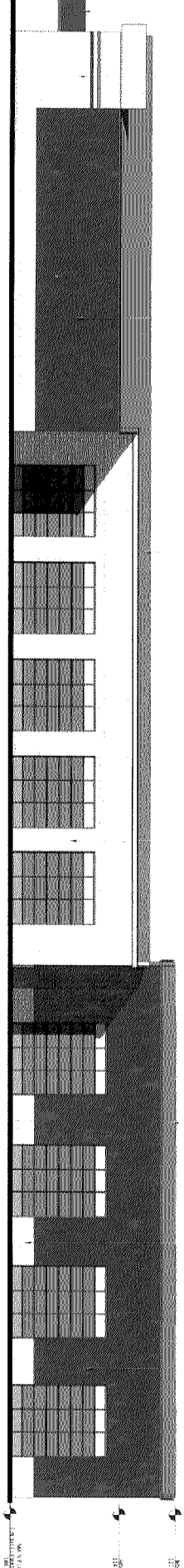
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

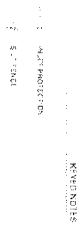


4 EAST ELEVATION
1/8" = 1'-0"

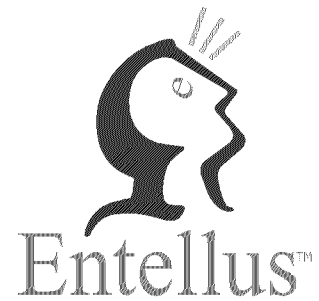


3 SOUTH ELEVATION
1/8" = 1'-0"

- NOTES:
- 1. METAL SIDING ON EXTERIOR
 - 2. FLAT ROOF EXTERIOR
 - 3. STAINLESS STEEL METAL ROOF EXTERIOR
 - 4. STAINLESS STEEL METAL ROOF INTERIOR
 - 5. METAL SIDING INTERIOR
 - 6. METAL ROOF INTERIOR



PROJECT NUMBER 19096	ISSUE DATE: JUNE 5, 2019	REVISIONS: No. Date	DAVE'S AUTOMOTIVE 335 SOUTH FRONTAGE ROAD CENTERVILLE, UTAH	SWPP	C1.2



Dave Bell
Dave's Auto
355 S Frontage Rd
Centerville, UT 84014

1470 S 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

October 18, 2019

RE: Dave's Auto Expansion – Required Parking

In order to comply with the off-street parking portion of the Centerville City Development Code, we have analyzed the proposed parking for the Dave's Auto expansion at 355 S Frontage road Centerville, Utah.

The existing and expanded building has a commercial use for vehicle and equipment repair, with the following areas:

Existing building:	11,476 sq. ft.
Proposed Expansion:	8,500 sq. ft.
Expanded Building:	19,976 sq. ft.

The use of the building is listed in the Centerville Development Code 12.52.300 Off-street Parking Schedule as follows:

Vehicle and Equipment Repair
1 space per 250 feet of gross floor area.

Notes/Additional Standard
4 spaces minimum; separate storage area for vehicles under repair shall be provided

Under the minimum standard, Dave's Auto's expansion to 19,976 sq. ft. would require a minimum of 80 parking stalls to accommodate for employee and customer parking. However, the unique nature of Dave's Auto work differs from other auto centers and requires additional time and care. Specializing in engine repairs and rebuilds, most vehicles require days to weeks before the final product is completed. During that time these vehicles are stored in the service bays inside the building, and don't enter into the parking calculations.

The following table of yearly sales summary for Dave's Auto contains the number of vehicles per year serviced for the past twenty years of Dave's Auto's business.

Dave's Auto Center

335 South Frontage Road
Centerville, UT. 84014
Phone - 801-295-5020 Fax - 801-295-5822

Yearly Sales Summary

Report Date: 10/15/2019

<u>Year</u>	<u>Sales Amount</u>	<u>Car Count</u>	<u>Avg. RO</u>
1998	802,750.03	1871	429.05
1999	1,070,117.00	2187	489.31
2000	985,568.99	2268	434.55
2001	1,014,057.52	2756	367.95
2002	939,724.83	1984	473.65
2003	1,098,540.70	1953	562.49
2004	1,290,959.74	2072	623.05
2005	1,211,126.82	1966	616.04
2006	1,188,629.55	1821	652.73
2007	1,133,663.88	1515	748.29
2008	1,120,528.28	1473	760.71
2009	1,353,662.09	1734	780.66
2010	1,606,455.67	2087	769.74
2011	1,324,369.84	2138	619.44
2012	1,301,766.79	1971	660.46
2013	1,117,318.03	1826	611.89
2014	1,415,292.43	1884	751.22
2015	1,651,263.07	1717	961.71
2016	1,802,487.52	1720	1047.96
2017	1,753,845.66	1531	1145.56
2018	1,829,551.10	1138	1607.69
2019	1,548,263.34	903	1714.58

If the highest car count per year is assumed to be 2,800 cars, Dave's Auto, on average, services less than 2 costumers* an hour. Additionally, taken into account are the number of vehicles already serviced and waiting for customer pick up. Historically there has rarely been more than one vehicle awaiting pick up at any one time. We will account for two. The following table shows a parking analysis of the existing usage of parking stalls by employees, clients and serviced vehicles.

EXISTING PARKING ANALYSIS	
NUMBER OF EMPLOYEES	10
NUMBER OF CLIENTS	2
SERVICED VEHICLES	4
REQUIRED NUMBER OF STALLS	16

With the expansion from 11,476 sq. ft. to 19,976 sq.ft. Dave's Auto will increase its gross floor area by approximately 40 percent. By assuming a similar increase in business, we can therefore analyze the number of parking stalls required with the expansion of Dave's Auto. The following table shows a parking analysis of parking stalls required by employees, clients and serviced vehicles, assuming a 40 percent increase in business generated from Dave's Auto's expansion.

EXPANDED PARKING ANALYSIS	
NUMBER OF EMPLOYEES	14
NUMBER OF CLIENTS	3
SERVICED VEHICLES	6
REQUIRED NUMBER OF STALLS	23

In conclusion, with a parking analysis of Dave's Auto existing and expanded business, we conclude that 23 parking stalls are the minimum required to properly service the expansion of Dave's Auto.

*2800 cars/52 weeks per year/5 business days a week/8 business-hours a day=1.4 costumers an hour

From: [Kevin Campbell](#)
To: [Cory Snyder](#)
Cc: [Lisa Romney](#); [Brant Hanson](#); [Mackenzie Wood](#); [Randy Randall](#); cvorwaller@sdmetrofire.org
Subject: FW: 10-15-2019 DRC Memo
Date: Wednesday, October 30, 2019 10:00:33 AM
Attachments: [1127004 Off-Street Parking Analysis.docx](#)

Cory,

Cody Pedersen, PE with my office had the Manual that you and Lisa were referring to on Monday morning. Using it as a reference, as well as the Data provided in the Entellus report, he came up with the following:

The most recent Parking Generation Manual, 5th Edition, by Institute of Transportation Engineers has the following regarding automobile service centers, (which happens to be new this edition). Data has been provided for two categories: Peak Parking Demand vs Gross Floor Area (GFA) – roofed area within outside faces of exterior walls; and Peak Parking Demand vs Employee – total number employed.

- **Automobile Parts and Service Center** (primary activity is to sell automobile parts and provide onsite services for automobiles)
 - » average rate 1.69 Parked vehicles / 1000 square foot GFA. (with a range of rates 0.40 – 14.37)
Dave's Auto is 19,976 sq. ft, so parking stalls required would be 34, (within a range of 8 – 287).
 - » average rate 1.31 Parked vehicles / employee (with a range of rates 0.50 – 5.00)
Dave's Auto has 10 – 14 employees, so parking stalls required would be 13 to 19, (within a range of 5 – 70)

There is no one category that best fits (which is typical) so judgement must be used. Caution is given for Manual data that only has one data point or survey site which may not reflect a particular local or condition. A survey of a similar site or historical data may be best to interpret parking demand. In regards to the Manual, the most reasonable data is for Automobile Parts and Service Center, although the business scope differs slightly from Dave's Auto. I would recommend using the range of 23 – 35 parking stalls for peak period parking demand.

Please let me know if there are any questions.

Thanks,

Cody Pedersen, PE

ESI Engineering, Inc.

Civil - Structural - Land Survey
3500 South Main, Suite 206
Salt Lake City, Utah 84115
Off.: 801.263.1752 - Cell: 801.898.6255

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

From: Cory Snyder <csnyder@centervilleut.com>

Sent: Thursday, October 24, 2019 4:40 PM

To: Amanda Mertens <amertens@sdmetrofire.org>; Brant Hanson <bhanson@centervilleut.com>; CVorwaller (<CVorwaller@sdmetrofire.org>) <CVorwaller@sdmetrofire.org>; Dave Walker <dwalker@centervilleut.com>; Donna Wilkinson <dwilkinson@centervilleut.com>; Kevin Campbell <Kevin.Campbell@esieng.com>; Lisa Romney <lromney@centervilleut.com>; Mackenzie Wood <mwood@centervilleut.com>; Marc Marchant <mmarchant@centervilleut.onmicrosoft.com>; Mike Carlson <mcarlson@centervilleut.com>; Myron Williams <mwilliams@sunrise-eng.com>; Paul Child <pechild@centervilleut.com>; Randy Randall <rrandall@centervilleut.com>; Suzanne DeVoe <sdevoe@centervilleut.com>

Subject: FW: 10-15-2019 DRC Memo

Dave Auto Parking Study...

From: Dave Bell <davescompleteauto@gmail.com>

Sent: Thursday, October 24, 2019 3:13 PM

To: Cory Snyder <csnyder@centervilleut.com>

Subject: Fwd: 10-15-2019 DRC Memo

Cory, thanks for your help the other day in the meeting. Having options that can move this forward is very much appreciated. please review this below and let me know what you think. Thanks Dave Bell

----- Forwarded message -----

From: **Mazalth Martinez** <MMartinez@entellus.com>

Date: Mon, Oct 21, 2019 at 3:40 PM

Subject: RE: 10-15-2019 DRC Memo

To: Leland Martineau <lmartineau@entellus.com>, Dave Bell <davescompleteauto@gmail.com>

Cc: Scott Argyle <sargyle@entellus.com>

Dave,

Here is our parking analysis of Dave's Auto. Let us know if you need anything else.

Thanks,

Mazalth Martinez | EIT

Entellus, Inc. | 1470 South 600 West | Woods Cross, UT 84010

Main: 801.298.2236 | Direct: 385.489.7666

Visit Us Online: www.entellus.com

Intelligent. Innovative. Inclusive

From: Leland Martineau <lmartineau@entellus.com>

Sent: Monday, October 21, 2019 8:54 AM

To: Dave Bell <davescompleteauto@gmail.com>

Cc: Scott Argyle <sargyle@entellus.com>; Mazalith Martinez <MMartinez@entellus.com>

Subject: RE: 10-15-2019 DRC Memo

Dave,

We got your car count, and we are working on the report. We plan on having it ready for you today.

Thanks.

Leland Martineau | PE

Entellus, Inc. | 1470 S 600 West, | Woods Cross, UT 84010

Main: 801.298.2236 | Ext.: 1003 | Cell: 801.347.1968

Intelligent. Innovative. Inclusive.

From: Scott Argyle <sargyle@entellus.com>

Sent: Monday, October 21, 2019 8:34 AM

To: Leland Martineau <lmartineau@entellus.com>; Cory Franzwa <CFranzwa@entellus.com>

Subject: FW: 10-15-2019 DRC Memo

Scott T Argyle | PE

Entellus, Inc. | 1470 S 600 W, Woods Cross, UT 84010

Main: 801.298.2236 | Ext.: 101 | Cell: 801.230.1159

Intelligent. Innovative. Inclusive.

We have moved! As of December 3, 2018 Our new address is:

1470 South 600 West|Woods Cross , UT 84010

From: Dave Bell <davescompleteauto@gmail.com>

Sent: Friday, October 18, 2019 3:19 PM

To: Scott Argyle <sargyle@entellus.com>

Subject: Fwd: 10-15-2019 DRC Memo

just wondering where we are at with this? did you get my car count history?

----- Forwarded message -----

From: **Mackenzie Wood** <mwood@centervilleut.com>

Date: Fri, Oct 18, 2019 at 10:44 AM

Subject: 10-15-2019 DRC Memo

To: Dave Bell (davescompleteauto@gmail.com) <davescompleteauto@gmail.com>

Dave,

Attached is the memo follow-up from Tuesday's meeting with the Development Review Committee for your project.

Mackenzie Wood

Assistant City Planner

801-677-6097

mwood@centervilleut.com

--

Dave Bell (Owner)

davescompleteauto@gmail.com

www.davescompleteauto.com

335 South Frontage Road

Centerville, UT 84014

Bus (801)295-5020

Fax (801)295-5822

--

Dave Bell (Owner)

davescompleteauto@gmail.com

www.davescompleteauto.com

335 South Frontage Road

Centerville, UT 84014

Bus (801)295-5020

Fax (801)295-5822

CENTERVILLE

Staff Backup Report

11/13/2019

Item No. 3.

Short Title: Public Hearing - Legislative Decision - General Plan Amendments - Moderate Income Housing

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 11-13-2019 Staff Report MIH Amendments
- ▢ MIH Amendments for General Plan
- ▢ MIH 5-year Projection Model
- ▢ 2017 MIH Report submitted to Work Force Services
- ▢ MIH vs. SB34 Explained
- ▢ MIH Amendments - City Attorney Recommendations

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

STAFF REPORT

DATE: NOVEMBER 13, 2019

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: MODERATE INCOME HOUSING AMENDMENTS

RECOMMENDATION: PC TO RECOMMEND APPROVAL TO THE CITY COUNCIL

As the Planning Commission is aware, Senate Bill 34 of 2019 required municipalities to adopt or update their Moderate-Income Housing (MIH) Element for the City's General Plan by December 01, 2019. *"SB 34 encourages local government to plan for housing for residents of all income levels"* – see attachment with report for explanation of SB 34 requirements.

Staff believes that adopted MIH Element generally complies with most of the state's expectations regarding planning for moderate income housing. However, there are a few changes that need to be implemented. Additionally, the Utah Department of Work Force Services has provided a 5-year projection model that utilizes collection housing data for every community. A few of amendments are reflecting the data from this projection model. Below are summarized highlights of the proposed amendments:

- Updated Centerville's Moderate-Income Housing Implementation Efforts of Section "D"
- Updated Section "F" Overall Plan's Summary
- Updated Survey of Residential Use Types to match 2017 Biennial Report
- Updated Plan Element 3 to match 2017 Biennial Report regarding supply by Mortgage Cost
- Updated Plan Element 4 Using the 5-year projection model provided by Work Force Services
- Updated Plan Element 5 to include the listing of statutory strategies for moderate income housing implementation
- Updated Plan Element 6 to include the listing of a combination of statutory and local strategies for moderate income housing implementation in Centerville
- Updated Plan Element 6.G. to match 2017 Biennial Report for Open Market Yield Supply
- Various revised narrative edits throughout the document that have been recommended by our City Attorney

For the Commission's information, the MIH amendments have also been noticed and scheduled for the City Council Meeting of November 19, 2019 to ensure minimum compliance with SB 34 deadline of December 01, 2019.

A. Background

Section 10-9a-403 of the Utah Code requires all municipalities to adopt a Moderate Income Housing Plan and Section 10-9a-408 requires the cities to annually review their "moderate income housing plan" as part of the General Plan. Centerville's Moderate Income Housing Plan was originally adopted in February of 2002. Additionally, the City has submitted several biennial reports to the State, as required.

Title 10, Chapter 9a, Section 403 of the Utah Code Annotated requires all municipalities to adopt a Moderate Income Housing element and Section 408 requires the cities to biennially review their "moderate income housing" element of the General Plan. Centerville's Moderate Income Housing Element was originally adopted in February of 2002. Additionally, the City has submitted several biennial reports to the State, as required.

However, since the initial adoption of the plan element, there has not been a significant reassessment of "moderate income housing" status for the City. Therefore, both the Planning Commission and City Council have deemed it a priority to update the City's Moderate Income Housing Element, as shown on the 2012/2013 list of planning priorities.

B. Summary of Past Findings of the 2002 Moderate Income Housing Plan

Listed below is a brief narrative of the adopted findings or conclusions of the initial plan element to address the requirements of the statute:

- a) Approximately 20% of the housing stock sales and assessments were deemed affordable and supply was likely adequate for that moment in time.*
- b) Generally, the affordable housing stock was built prior to 1990 and mainly consisted of condominiums rather than*

single-family homes. Less than 10% of the new construction (after 1990) would likely be affordable.

- c) It was assumed moderate income population would remain at 20% in the "near" future. Thus, with growth in population, new affordable housing would need to be built.*
- d) Given, existing land costs and property values, existing and projected zoning, construction trends, etc. it is unlikely that any new housing stock constructed would be affordable to meet the new demands assuming a sustained 20% moderate income population.*
- e) Approximately 80% of the City's housing stock consisted of single family homes. The 2000 Census indicated a decline in household size and an increase in the median age and an increase with both young adults and seniors. These changes may point to the need for a wider variety of housing types.*
- f) There was a lack of supply with regards to rental housing and it may be getting smaller. The Census 2000 numbers indicated a 5% decrease in renter occupied housing from the 1990 Census.*

C. Summary of 2002 Plan's Past Strategies to Promote Moderate Income Housing

The previous strategies were developed using both the required State criteria and a few local ideas. These strategies were as follows:

State Strategies:

- a) Rezoning – Consider some additional multi-family zoning districts.*
- b) Density Bonus – Consider a binding commitment to provide affordable housing when granting density bonuses.*

- c) Mandatory Set Asides – Consider setting aside specific properties for exclusive development of moderate income housing.
- d) Infrastructure Expansion – The use of infrastructure expansion as a “technique” will likely have limited applicability for Centerville.
- e) Rehabilitation of Uninhabitable Housing – This “technique” will likely play no role in Centerville’s Plan.
- f) Waiving Construction & Other Related Fees – Because such fees are relatively small compared to land and construction costs, fee waivers may need to be coupled with other incentives.
- g) Use of Federal and State Funds or Incentives – Providing information about such programs may be useful and the City may need to consider requiring participation in such programs to receive any local incentives.

Other Local Strategies:

- h) Consider Allowing Accessory Units - The use of accessory units throughout the community could potentially provide a source of moderate income housing.
- i) Create More Flexible Zoning Classifications – Options to consider were:
 - a. Use R-2 and R-3 Zoning to accommodate multi-family development.
 - b. Consider using “mixed use” zoning classifications.
 - c. Promote a variety of lot sizes with overall lot density standards rather than minimum lot sizes.
 - d. Consider using flexible performance based zoning.
 - e. Review and consider “Envision Utah’s” production of tools and

model ordinances, as a starting point in creating flexible zoning incentives.

D. Summary of Centerville’s Previous Moderate Income Housing Plan Implementation Efforts

Since its original adoption, Centerville has made or taken significant efforts to implement the strategies of the Moderate Income Housing Plan. These efforts have resulted in opportunities for various types of housing to be preserved or to be developed. Listed below is a summary the efforts and opportunities that have been implemented or occurred:

2003:

- a) Zoning Ordinance Overhaul
 - ✓ Eliminated minimum lot sizes for most residential districts
 - ✓ Established a gross density standard for each district
 - ✓ Changes allow flexible lots sizes to encourage a range of home pricing in each development
- b) Garden View Apartments
 - ✓ 1st new apartment complex (59 townhome style units) using the new Residential High (R-H) Zone, which allows up to 12 units per acre.

2004:

- c) General Plan Modification
 - ✓ Encourage greater density in the Northwest Neighborhood Area
 - ✓ Locate such density near service areas and where transportation options are most available

2006:

- d) Pineae Village Estates
 - ✓ A master planned community of 227 dwelling units was approved allowing a variety of housing types; Single family homes 49, Townhomes 94, Stacked flat dwellings 84.

2007:

e) Zoning Ordinance Update

- ✓ Removed the five (5) acre minimum for any residential development desiring to use the Planned Development Overlay District, a density centered incentive based zoning tool.

Apartments, located just west of the Legacy Crossing

2008

f) General Plan/Zoning – Main Street Corridor Plan

- ✓ Accentuated the existing local commercial zoning district to allow flexible uses using a form based code. Uses from single family to multi-family dwellings were introduced to create mixed use focal areas along the corridor.
- ✓ Changes implemented the Wasatch 2040 Plan to establish the desired boulevard community within Centerville.

g) Cedar Springs Condominiums

- ✓ Preservation - CBDG funds were used to improve access streets and utilities for the 200-unit Cedar Springs development.

2009

h) Pheasantbrook Condominiums

- ✓ Preservation - CBDG funds were used to improve access streets and drainage system for the 144-unit Pheasantbrook development.

2010:

i) Legacy Crossing at Parrish Lane

- ✓ A Master Planned Mixed Use development, which approved 158 apartments, a complex of three buildings; 2 buildings with 64 dwellings each and 1 building with 30 units.

2015:

j) Legacy Trails Development

- ✓ A Master Planned Mixed use development, which approved 162

2018:

k) Legacy Commons Development (Approved but not Built)

- ✓ A Master Planned Mixed use development, which approved 111 Apartments, located just north of the Legacy Trails Project.

E. Guiding Principles of the Moderate Income Housing Plan Element

The guiding principles that are being used to give direction to the Moderate Income Housing Plan are as follows:

1. The Plan update recognizes that, over the past decade, the City has made significant strides in its efforts to alter or modify Zoning Regulations to encourage the development of a variety of housing types.
2. City's market characteristics and demands will vary overtime, the primary focus of the Plan is to regularly track and review the City's housing stock types in order to improve the decisions made regarding community plan updates and zone map amendments.
3. Due to political and geographical constraints, the Plan additionally focuses on the efficient use of existing infrastructure and utilizes "infill" or "redevelopment" scenarios that might assist with creating moderate income housing.
4. The basic tenet of livable communities is "good design," particularly when providing more density to encourage development of lesser housing types.

F. Moderate Income Housing Plan

In the case of the Moderate Income Housing Plan ("Plan"), the **Guiding Policies and Directives of the Plan** are expressed using the required elements or strategies of 10-9a.-403, as well other strategies identified by the City. Each

element is addressed separately within the Plan and consists of the following:

- An estimate of the existing supply of moderate income housing located within the municipality;
- An estimate of the need for moderate income housing in the municipality for the next five years;
- A survey of total residential land use;
- An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- A description of the municipality's program to encourage an adequate supply of moderate income housing.

Within the descriptive “element” of the Plan, various required analyses or strategies are identified and any associated conclusions or policies related to these strategies are listed and explained. **These strategies, conclusions, or policies are to be used in the decision-making process for land use ordinance amendments, applicable land use application reviews, and/or related capital improvement programs.** Additionally, each element or strategy may be accompanied by descriptive text that is intended to assist with the understanding the purpose, intent, and interpretation of the strategy as it relates to moderate income housing in Centerville.

*PLAN ELEMENT 1:***1. A Survey of Total Residential Land Use.**

The statute requires cities to conduct a survey of the total residential land use. Such an assessment for the City was made using the City's GIS system and data from the County Recorder's and Assessor's Offices, and the City's Building Department to perform the survey. Within the survey, housing was categorized into "use types" labeled single-family, townhomes and duplexes, and multi-family. These are the common categories used for various reports and surveys regarding residential uses and are similarly used later in this plan element. Furthermore, due to the difficulty of obtaining reliable data, the distinctive isolation and evaluation of apartments or rentals was not performed and was either assumed or combined with the multi-family calculations.

Additionally, the survey includes the current zoning districts that contain any of the selected use types. The survey did not include whether the use types were within the allowed densities of a particular zone or determine the non-conforming status of a specific use type.

PLAN ELEMENTS*REVIEW/ANALYSIS:****A. Results of the Survey of Residential Use Types (as of 2017):***

<u>HOUSING TYPE</u>	<u>2017 UNITS</u>	<u>%</u>
<u>Single-family</u>	<u>3,993</u>	<u>71%</u>
<u>Town Home / Duplex</u>	<u>1,029</u>	<u>19%</u>
<u>Multi-family</u>	<u>585</u>	<u>10%</u>
<u>Total Units</u>	<u>5,547</u>	<u>100%</u>

Table 1

B. Survey Synopsis – From review of the data, single family dwellings are the predominant residential use type. This is not unusual for most cities and more particularly in other similar small communities. However, the townhome/duplex residential use type is higher than a normal open market yield (see City Strategy 8). Thus, it can be deduced that, in spite of having a prevailing single family residential use type, Centerville's efforts to address moderate income housing since the adoption of the moderate income element have had a positive affect towards encouraging a variety of housing types.

C. Future Policy Considerations – The Wasatch area has grown rapidly in the last few decades, future residential needs for the City may likely reflect the following characteristics and trends:

1. The region is predicted to continue to grow by as much as 2.2. percent per year.
2. Two-thirds of this growth is expected to come from children growing up, settling this area, and starting their own families.

3. Utah's baby boomers had more children than their non-Utah counterparts and had them earlier in life.
4. There are more single-parent households than in the past leading to added growth.
5. Household diversity creates a demand for a variety of housing types to meet the different lifestyle groups.

PLAN ELEMENT 2:

2. An Evaluation of How Existing Land Uses and Zones Affect Opportunities for Moderate Income Housing.

According to the publication “Urban Planning Tools for Quality Growth” the evaluation of zoning densities is one of the biggest factors in making housing affordable. “If the widespread practice of zoning for mostly large-lot homes is not modified, economic problems will increase and people will be extremely limited in their lifestyle and household choices (*Chapter 2 - Meeting Housing Needs, page, 31*).

Since the original adoption of the City’s Moderate Income Housing Element, the City has implemented several changes to its Zoning Ordinance (*see Section “D” of this Plan Element*) to encourage the development of a variety of housing choices. These changes have allowed greater densities in areas of redevelopment that can capitalize on the efficient use of existing infrastructure or created projects with housing choices that do not result in typical large-lot style development.

PLAN ELEMENTS

REVIEW/ANALYSIS:

A. Existing Zoning District Opportunities:

Standard Zoning	Zones	Acres	Density Capacity
	Ag. Low (A-L)	487	974
	Res. Low (R-L)	1,127	4,508
	Res. Med. (R-M)	118	944
	Res. High (R-H)	45	540
Mixed Use/Flexible Zoning	FVSD	19	70
	R-H/ (PD)	30	227
	West Side/ Mixed Use Overlay	~ 50	750
	So. Main Street/ Mixed Use Overlay	~19	196 to 392
	C-VH(PD)/ Mixed Use Overlay	30	206
Totals		1,925	8,415 to 8,611

Table 2

B. Evaluation Synopsis – From review of the information, the typical standard zoning used by the City predominately consisted of single family, low-density, development. However, since the adoption of the Moderate Income Element, the City has implemented several flexible zoning tools that allow opportunities for various housing types. These efforts should be supported and continued into the future.

C. Future Policy Considerations – Decisions regarding land use planning in the future should consider the following:

1. Provide opportunities for people moving through life’s stages to be able to live and/or grow up in the same community.
2. Increase opportunities for redevelopment to reduce the demand for new extensions of utility lines and services.
3. Encourage the development of sustainable and walkable neighborhoods, where employment,

goods, and services can be obtained with less driving.

4. Encourage opportunities for establishing a variety of housing types in keeping with the incomes range of more families.

PLAN ELEMENTS**PLAN ELEMENT 3:****3. An Estimate of City's Existing Supply of Moderate Income Housing.**

The 2017 median household income in Centerville is \$78,438, which is \$7,326 above the area median income (AMI) for Davis County (\$71,112). Given these figures, 6 % of the households in Centerville earn less than or equal to 30 percent of AMI, 7.7 % earn between 30 and 50 % of AMI, 11.1 % earn between 51 and 80 percent of AMI, 12 % earn between 81 and 100 % of AMI, and 63.2 % earn more than 100 % of AMI. Households that earn a moderate income (80 percent of AMI) or less make up 24.8 percent of Centerville's population.

Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 63.7 percent of Centerville's renter households that earn a moderate income or less and 55.8 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Centerville's residents would benefit from additional affordable rental and ownership options.

REVIEW/ANALYSIS:**A. 2017 Estimate of Supply by Mortgage Cost:**

<u>AMI</u>	<u>Mortgage Ranges</u>	<u>Count</u>
>100%	>\$308,811	1,658
>80% and ≤100%	>247,047 and ≤\$308,811	1,259
>50% and <80%	>\$154,406 and ≤\$247,047	939
>30% and <50%	>\$92,643 and ≤\$154,406	30
<30%	≤\$92,643	27

Table 3

B. 2017 Existing Supply Synopsis – Using County data for the market rate value of our single family homes, we can see from the table above that Centerville has approximately 939 single family homes within the “moderately affordable income” bracket, between 50% and 80% AMI. This data is based on County assessed value of the home, which is typically *lower* than what it would appear on the market today, so the number of units may, in reality, be less than determined by this data.

Future Policy Considerations – Future decisions about land use planning for the City should consider the following:

1. The housing mix of the Greater Wasatch area will change in the next 20 years (*see publications for state population forecasts*).
2. There will be a rise in senior households (>60 yrs. old) from 21 to 27 percent.
3. Current demographic trends indicate that household size will likely decline in the future.
4. Fewer two-income households will likely be a result of such changing demographics.
5. There will be a demand for housing types needing less maintenance.

*PLAN ELEMENT 4:***4. An Estimate of the City's Future Need of Moderate Income Housing.**

In order to estimate the future need of moderate income housing, the Utah Department of Work Force Services has developed a *"Five Year Projection Calculator"* for *"technical assistance to Utah's local governments in estimating the projected moderate-income housing needs within their geographic jurisdiction over a five-year period."*

The **"gap"** is the estimated number of moderate-income renter households within our community, the estimated number of built units that are affordable, and the built supply availability. The **"future income burden"** analysis, is the estimated ratio of median rent (for a family of 4) in our city and an estimated projection to 2024. A cost burden over 30% means the household would be burdened by typical housing costs.

"Keep in mind that this provided tool is limited to a renter-based projection. Such estimates are a function of probability, not absolutes." However, the data set is being provided and promoted for use by Utah Department of Work Force Services to comply with the requirements of the Moderate Income Housing expectations set by State Statute.

PLAN ELEMENTS*REVIEW/ANALYSIS:****A. Estimate of Current and Future Housing Gap:***

<u>2018 Estimated Housing Gap</u>	<u>Renter Households</u>	<u>Available Housing Units</u>	<u>Availability Gap</u>
80% AMI	525	594	79
50% AMI	405	274	131
30% AMI	260	20	240

Table 4

<u>2024 Estimated Gap Projection</u>	<u>2018 Renter Households</u>	<u>2024 Renter Households</u>	<u>Need Increase Per Gap</u>
< 80% AMI	1190	1219	41

Table 5***B. Next Five (5) Years - Future Income Burden Analysis :***

<u>Estimated Housing Burden Ratio</u>	<u>2017 Survey</u>	<u>2024 Projection</u>
100 % AMI	15.3%	16.1%
80% AMI	19.0%	20.2%
50% AMI	20.3%	32.3%
30% AMI	30.6%	52.8%

Table 6

<u>Estimated Average Housing Cost Burden</u>	<u>2017 Survey</u>	<u>2024 Projection</u>
Median Mortgage Costs vs. Median Owner Income	20.5%	19.0%
Median Rent Costs vs. Median Renter Income	27.0%	34.1%

Table 7

C. Future Policy Considerations – Future decisions about land use planning for the City should consider the following:

1. Encouraging an open market yield of housing types.
 2. Supporting mixed-use or flexible development in selected areas of the city.
- Allowing reuse or redevelopment of underutilized lands through flexible development standards, or other similar opportunities.

PLAN ELEMENT 5:**State Statute Recommendations:****5. Section 10-9a-403 of the Utah Code Lists Several Strategies for Municipalities to Implement in Providing a Realistic Opportunity for the Development of Moderate Income Housing.**

The City is required by State to include as part of its Moderate Income Housing Plan a plan that provides a realistic opportunity to meet the need for additional moderate income housing. The City must include in this plan three or more of the strategies set forth in Utah Code 10-9a-403. These optional strategies are outlined in the following section. The specific strategies incorporated by the City are more particularly set forth in the "City Strategies and Objectives" described later in this Plan.

STRATEGIES - STATE STATUTE**State's Optional Strategies (Statutory Strategies):**

5.A. Rezone for densities necessary to assure the production of moderate income housing;

5.B. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

5.C. Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;

5.D. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the City;

5.E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;

5.F. Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;

5.G. Encourage higher density or moderate income residential development

- near major transit investment corridors;
- 5.H. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- 5.I. Allow for single room occupancy developments;
- 5.J. Implement zoning incentives for low to moderate income units in new developments;
- 5.K. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
- 5.L. Preserve existing moderate income housing;
- 5.M. Reduce impact fees related to low and moderate income housing;
- 5.N. Participate in a community land trust program for low or moderate income housing;
- 5.O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
- 5.P. Apply for or partner with an entity that applies for State or Federal funds or tax incentives to promote the construction of moderate income housing;
- 5.Q. Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
- 5.R. Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
- 5.S. Apply for or partner with an entity that applies for programs administered by an association of governments established by interlocal agreement;
- 5.T. Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
- 5.U. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
- 5.V. Utilize a moderate income

housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and

5.W. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

PLAN ELEMENTS*PLAN ELEMENT 5:***6. A Description of the City's Plan to Provide a Realistic Opportunity to meet the Need for Additional Moderate Income Housing.**

This section summarizes the City's chosen strategies to encourage a realistic opportunity for the preservation or development of moderate income housing. However, it is also the position of the City that the local government can only encourage the opportunity and that there are other forces at work that affect such opportunities.

Thus, it is the City's commitment to assist, where possible, to allow such opportunities. The identified strategies of this section will be individually addressed later in this plan.

Statutory Strategies:

- 6-A. Rezone for densities necessary to assure the production of moderate income housing
- 6-B. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- 6-C. Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
- 6-D. Preserve existing moderate income housing
- 6-E. Reduce impact fees related to low and moderate income housing

Additional City Identified Strategies:

- 6-F. Continue to support allowing mixed-use zoning and related development strategic areas of the City.
- 6-G. Monitor and review existing housing patterns within the City in comparison to a pattern of an open market yield.
- 6-H. Make an effort to balance the number and size of zoning districts with the demand for various housing types.
- 6-I. Consider adopting basic or flexible design standards for small-lot or underutilized land parcels within existing developed areas of the City.

*Additional City Strategies Described:**ADDITIONAL STRATEGIES –
CITY EFFORTS***6-F. Continue to Support Allowing Mixed Use Zoning and Related Development in Strategic Areas of the City.**

The allowance and development of mixed use centers can encourage housing developments that have an improved chance of meeting the needs of moderate income families. Such housing areas create not only a variation in housing types and sizes, it can help with secondary living costs such as those associated with transportation where other modes (e.g. walking, biking, bus, van pools, etc.) can be more efficiently offered to mitigate reliance on multiple vehicles, or reduce time and travel distances to work areas or basic services and products.

City Objectives:

- 6-F.1 Consider amending the West Centerville Neighborhood Plan to expand the mixed use concepts found in the Legacy Crossing at Parrish Lane Development to surrounding areas, particularly west and south of this project area.
- 6-F.2 In the future, develop a strategic redevelopment plan in partnership with the property owners and residents within and around the Gateway Mixed Use Districts (i.e. South Main Street Corridor Plan area), and consider other corridor options (e.g. 400 west and the frontage road) to encourage actual development of a mixed use area with a residential component that includes opportunities for creating moderate income housing.
- 6-F.3 Remain committed to land use policies that support developing other future mixed-use for flexible use development areas.

*Additional City Strategies Described:***6-G. Monitor and Review Existing Housing Patterns the City in Comparison to a Pattern of an Open Market Yield.**

According to the publication “Urban Planning Tools for Quality Growth” background research data indicated that if existing zoning patterns among the Greater Wasatch Area remain in place until 2020, the housing supply yield could be:

- 77% Single-family
- 9% Townhomes and duplexes
- 14 % Apartments (multi-family)

Whereas, a 2020 demand based on income and demographic characteristics in an open market housing approach would yield:

- 60% Single-family
- 14% Townhomes and duplexes.
- 26% apartments (multi-family)

Although the city’s market characteristics and demands will vary over time, the City should regularly track and review its housing stock types to improve the decisions made regarding community plan updates and zone map amendments.

STRATEGIES – CITY EFFORTS***City Objectives:******6-G.1 Evaluation of City’s Current Housing Supply Yield:***

Housing Type	2017 Units	%	Open Market Yield
Single-family	3,933	71%	60%
Townhome/ Duplex	1,029	19%	14%
Multi-family	585	10%	26%
Total Units	5,547	100%	100%

Table 8

6-G.2 Tabulate and review the housing stock or inventory of the City every five (5) years. Determine if there is a significant disparity between the developed housing supply verses an open market yield and if so, consider goals for the next two years to alter or change land use related policies or identify opportunities to encourage a more open market yield.

6-G.3 Review the existing and projected demographics and characteristics of the City every five (5) years. Use such information to identify the existing potential future economic needs of residents and determine if changes to the housing stock are necessary (i.e. their existing and future income opportunities and/or desired living preferences). Determine if related land use policies can be altered to meet any missing need or preference.

*Additional City Strategies Described:***6-H. Make an Effort to Balance the Number and Size of Zoning Districts with the Demand for Various Housing Types.**

This strategy supports a fundamental provision of state law that indicates that “in drafting the moderate income housing element, the planning commission shall consider the Legislature’s determination that cities shall facilitate a reasonable opportunity for a variety of housing types, including moderate income housing;

- To meet the needs of people desiring to live there; and
- To allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life...”

While the state law focuses on moderate income housing, the best strategy is to concentrate on quality city-scaled residential design, while aiming to meet such housing needs. “A community should mix and arrange the various uses and densities so that an optimal city-scale design emerges, complete with quiet neighborhood, parks, and busy business districts [*Urban Planning Tools for Quality Growth, 2000*].”

STRATEGIES – CITY EFFORTS*City Objectives:*

- 6-H.1 Evaluate the various Neighborhood Plans and determine if there are opportunities for allowing infill development, or areas that could be rezoned for additional density, or to encourage the use of the Planned Development Overlay Zone (*reflects strategy 6.A*).
- 6-H.2 Consider establishing standards with the R-M and R-H Districts that require a variety of housing types that are to be used within such zones. Additionally, limit unit densities within each building of the R-M zone to no more than 8 units, and within the R-H Zone to no more than 12 units.
- 6-H.3 Consider the following housing types to be implemented within the R-M and R-H zones:
- Courtyard apartments in high density locations
 - “Big house” apartments in medium and high density zones
 - Garden courts in medium and high density zones
 - Townhomes or alley fed townhomes with shorter front yard setbacks in medium density zones.
 - In medium density zones, if single-family is used, allow use of accessory apartments
- 6-H.4 Consider establishing additional architectural design standards for the R-M and R-H Districts. Ensure that the appearance and layout of buildings within these zones are visually compatible with surrounding residential neighborhoods.

*Additional City Strategies Described:***6-I. Consider Adopting Basic or Flexible Design Standards for Small-Lot or Underutilized Land Parcels Within Existing Developed Areas of the City.**

This strategy reflects a component of state strategy 6.B. that focuses on areas of existing development and infrastructure. The original Centerville Townsite parcels were not created using typical zoning practices. Consequently, there are a variety of unconventional lot sizes and configurations. Therefore, there are likely several opportunities for “infill” or “redevelopment” scenarios that could assist with creating moderate income housing in the older areas of the City.

A consideration to allow more flexible lot standards may be not only a benefit to the needs of moderate income families, but also to the owners of properties in these areas. However, additional design standards are likely needed to preserve the visual and physical context and layout of these areas.

STRATEGIES – CITY EFFORTS*City Objectives:*

- 6-I.1 Provide continued support for the limited use of flag lot development in areas where older or original divisions (typically done through metes & bounds descriptions) of land have taken place, which tends to create underutilized land that could be further developed.
- 6-I.2 Consider adopting a “small lot-floating” overlay ordinance or standard to allow greater flexibility for placement of lot lines in relation to existing homes and a new infill home, where underutilized or underused properties exist.
- 6-I.3 Consider adopting a “group dwelling” lot ordinance or standard that could be utilized on larger irregularly shaped or constrained parcels which would allow for more than one dwelling to be constructed on a single parcel.
- 6-I.4 Consider adopting an “accessory dwelling” ordinance with design standards. Such allowances may also be considered “conditional uses” in single family zones [see original strategy of the 2002 MIH Housing Plan, Section 12-490.4(d)]
- 6-I.5 Consider adopting additional design and layout standards with any objectives mentioned above to ensure compatibility with the surrounding context and appearance of the neighborhood.

Welcome to the Five Year Housing Projection Calculator

FOR BEST RESULTS **DOWNLOAD** THE FIVE YEAR HOUSING PROJECTION CALCULATOR TO YOUR DESKTOP AND USE MICROSOFT EXCEL 2010 OR LATER

Affordable housing is amongst the highest priorities of cities in providing for the health, safety, and welfare of Utah's citizens. The Utah State Legislature has determined that municipalities are to facilitate a reasonable opportunity for a variety of housing, including moderate-income housing. According to Utah Municipal Code 10-9a-401(3)(a), all of Utah's cities with a population of 1,000 or more residents are required to maintain a 5-year moderate-income housing element in their general plan. Utah Municipal Code 10-9a-103(41)(b) states that a plan for moderate-income housing includes, "an estimate of the need for moderate income housing in the city for the next five years as revised biennially."

The Utah Housing and Community Development Division provides this calculator as technical assistance to Utah's local governments in estimating the projected moderate-income housing needs within their geographic jurisdiction over a five-year period. Specifically, this calculator was designed to be used in conjunction with the "Moderate-Income Housing Reporting Form," which is available at <https://jobs.utah.gov/housing/affordable/moderate/reporting/>.

The primary impetus for this project is to that housing needs of municipalities, in order to ensure that people with various incomes fully benefit from and participate in all aspects of neighborhood and community life. Thus, the primary research question asks: To what extent does the existing supply of affordable housing the existing need for affordable housing?

NOTES:

Data used in the Five Year Housing Projection Calculator comes primarily from the American Community Survey. The American Community Survey (ACS) is an ongoing nationwide general survey conducted by the U.S. Census Bureau. After the 2010 Census, the U.S. Census Bureau replaced the long form of the decennial census with an annual randomized survey. The ACS offers timely data for the period between censuses, allowing for a relatively current picture of local conditions. It was designed with the intent to show communities how they are changing. The ACS collects information such as population estimates, housing supply, housing vacancy rates, occupant tenure status, household income, housing cost, home value, and other important data from U.S. households.

The sampling methodology of the ACS may limit the validity of some inferences drawn from it. To increase its statistical reliability and to maximize its geographic coverage, the ACS uses a randomized rolling sample methodology. Random sampling techniques help to ensure that the survey's participants adequately represent the population of each jurisdiction. The results of each year's survey are rolled into three-year and a five-year aggregate samples while the oldest results of earlier one-year surveys are gradually cycled out of each aggregate sample.

htt

[
5

[
E

DISCLAIMER:

The Utah Housing and Community Development Division and its employees are not liable for the validity of any estimates that may be produced by the Five Year Housing Projection Calculator. It is an understatement to say that statistical models cannot predict human behavior with absolute certainty. Estimates are a function of probability, not absolutes.

If you are not satisfied with the projections produced by this calculator, or are concerned that they do not adequately estimate the needs of your community, please do not hesitate to inform the Housing Community Development Division:

David M. Fields
State of Utah | Department of Workforce Services
1385 South State Street, Suite 400
Salt Lake City, UT 84115
(801) 468-0141
dfields@utah.gov

Section 1: Population by tenure in Centerville city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total Population: (ACS Table B01003)	15,449	17,013	223	18,414	1,401
Total Population in occupied housing units (ACS Table B25008)	15,449	16,961	216	18,306	1,345
Total Population in owner- occupied housing (ACS Table B25008)	13,906	14,570	76	14,949	379
Total Population in renter- occupied housing (ACS Table B25008)	1,543	2,391	140	3,357	966

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Centerville city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
TOTAL HOUSING UNITS (ACS Table B25001)	4,620	5,687	116	6,584	897
Total occupied units (ACS Table B25032)	4,546	5,512	108	6,342	830
Owner-occupied structures (ACS Table B25032)	4,002	4,625	60	5,124	499
1 unit, detached	3,377	3,684	23	3,777	93
1 unit, attached	392	511	18	774	263
2 units	28	0	-4	-35	-35
3 or 4 units	38	116	10	233	117
5 to 9 units	56	160	9	150	-10
10 to 19 units	36	89	6	136	47
20 to 49 units	0	0	-2	28	28
50 or more units	0	0	0	0	0
Mobile homes	75	65	-1	62	-3
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	544	887	48	1,219	332
1 unit, detached	136	275	26	477	202
1 unit, attached	58	204	20	324	120
2 units	44	26	4	88	62
3 or 4 units	204	142	-12	49	-93
5 to 9 units	60	0	-9	-69	-69
10 to 19 units	42	54	2	71	17
20 to 49 units	0	74	5	105	31
50 or more units	0	112	13	178	66
Mobile homes	0	0	-1	-3	-3

Boat, RV, van, etc.	0	0	0	0
---------------------	---	---	---	---

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Centerville city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total households in occupied housing units (ACS Table B25003)	4,546	5,512	108	6,342	830
Total households in owner-occupied housing (ACS Table B25003)	4,002	4,625	60	5,124	499
With a Mortgage (ACS Table B25081)	2,765	3,183	38	3,493	310
Without a Mortgage (ACS Table B25081)	1,237	1,442	22	1,630	188
Total households in renter-occupied housing (ACS Table B25003)	544	887	48	1,219	332

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Centerville city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total vacant units (ACS Table B25004)	74	175	8	242	67
For rent (ACS Table B25004)	44	127	12	205	78
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	17	0	-7	-40	-40
Sold, not occupied (ACS Table B25004)	0	0	0	0	0
For seasonal, recreational, or occasional use (ACS Table B25004)	0	0	0	0	0
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	13	48	3	77	29

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in

Table B25010	2009 American Community Survey	2017 American Community Survey	2024 Projection
Average Household Size (ACS Table B25010)	3.4	3.08	2.89
Average Owner Household Size (ACS Table B25010)	3.47	3.15	2.92
Average Renter Household Size (ACS Table B25010)	2.84	2.70	2.75

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Centerville city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,213	\$1,219	-\$8	\$1,120	\$ (99)
Units with a mortgage (ACS Table B25088)	\$1,566	\$1,552	-\$10	\$1,427	\$ (125)
Units without a mortgage (ACS Table B25088)	\$381	\$425	\$4	\$446	\$ 21
Median gross rent (ACS Table B25064)	\$1,031	\$1,079	\$15	\$1,194	\$ 115

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (rental) by mortgage status. American Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Centerville city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median household income (ACS Table B25119)	\$80,452	\$84,436	\$93	\$80,859	\$ (3,577)
Owner-occupied income (ACS Table B25119)	\$83,946	\$90,927	\$491	\$90,119	\$ (808)
Renter-occupied income (ACS Table B25119)	\$55,802	\$47,978	-\$2,002	\$26,492	\$ (21,486)

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Section 8: Davis County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
--------------------------------------	---	---	----------------------------------	--------------------	--

Median HOUSEHOLD income (ACS Table B19019)	\$0	\$75,961	\$5,437	\$122,602	\$ 46,641
1-person household	\$34,078	\$36,438	\$206	\$36,934	\$ 496
2-person household	\$66,386	\$73,397	\$661	\$75,729	\$ 2,332
3-person household	\$70,328	\$82,974	\$1,616	\$94,657	\$ 11,683
4-person household	\$72,166	\$85,642	\$1,377	\$92,002	\$ 6,360
5-person household	\$80,283	\$92,481	\$1,337	\$99,838	\$ 7,357
6-person household	\$84,414	\$95,779	\$1,346	\$104,404	\$ 8,625
≥ 7-person household	\$97,380	\$97,103	-\$245	\$93,143	\$ (3,960)
Median FAMILY income (ACS Table B19119)	\$72,272	\$83,850	\$1,208	\$90,475	\$ 6,625
2-person family	\$63,833	\$74,157	\$912	\$78,382	\$ 4,225
3-person family	\$67,456	\$81,473	\$1,744	\$94,585	\$ 13,112
4-person family	\$76,227	\$85,332	\$1,096	\$88,859	\$ 3,527
5-person family	\$79,255	\$91,280	\$1,270	\$98,872	\$ 7,592
6-person family	\$84,221	\$96,175	\$1,324	\$104,125	\$ 7,950
≥ 7-person family	\$95,482	\$96,614	-\$300	\$92,404	\$ (4,210)

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

Community Survey

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community

Survey

*NOTE: AMI is calculated at the COUNTY level.

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2018 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	525	855	594	330	69
≤ 50% HAMFI	405	365	274	-40	-131
≤ 30% HAMFI	260	50	20	-210	-240

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	400	660	430	260	30
≤ 50% HAMFI	255	200	140	-55	-115
≤ 30% HAMFI	165	100	60	-65	-105

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	125	195	164	70	39
≤ 50% HAMFI	150	165	134	15	-16
≤ 30% HAMFI	95	-50	-40	-145	-135

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:

0

Subsidized by municipal housing programs

State Government:

0

Subsidized by Utah's OWHLF multi-family program

Federal Government:

0

Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

2

City	Project Name	OWHLF Units
Beaver city	Beaver City CROWN	5
Beaver city	Country Village	12
Milford city	BCHA-Milford 5-Plex	5
Milford city	Milford 5-Plex	5
Brigham City city	Box Elder Child Care Center	1
Brigham City city	Box Elder Commons	15
Brigham City city	Brigham City Senior	30
Brigham City city	Brigham Place I	72
Brigham City city	Brigham Place II	42
Brigham City city	Brittany Greens	80
Brigham City city	Cottonwood Grove I	56
Brigham City city	Discovery Place	21
Brigham City city	New Hope Crisis Center	4
Brigham City city	Snow Park Village	14
Brigham City city	Woodlands	47
Tremonton city	Ashfield	48
Tremonton city	Bear River Valley Apts	32
Tremonton city	Crown Village	24
Tremonton city	Riverview Senior Apts	18
Tremonton city	Tremonton CROWN (Phase II)	4
Tremonton city	Tremonton Terrace	12
Logan city	CAPSA Family Shelter	8
Logan city	Carl Inoway Senior	41
Logan city	River Park Senior I	22
Logan city	River Park Senior II	18
Logan city	Spring Hollow	50
Logan city	Springs at Logan River I	60
Logan city	Springs at Logan River II	64
Logan city	Springs at Logan River III	56
Logan city	The Springs	64
Logan city	Willowwood	41
North Logan city	North Pointe	80
Providence city	Providence Place	22
Helper city	Avalon	34
Helper city	CCHD - Tony's Apts	4
Price city	Castle Country	24

City	Project Name	OWHLF Units
Price city	CCHD - Canal House	1
Price city	CCHD - Cheeves Trans Housing	1
Price city	CCHD - Wood House	1
Price city	Eastgate	71
Price city	Newhouse	17
Price city	Woodside	48
Bountiful city	Bountiful Respite Care Center	1
Bountiful city	Hillside	8
Bountiful city	Villa	8
Clearfield city	Phoenix Services	14
Clinton city	TURN-Clinton Group Home	1
Kaysville city	Francis Peak View	120
Kaysville city	Safe Harbor Transitional Housing	10
Layton city	Holly Haven (Phases I & II)	84
Layton city	Layton Pointe	96
Layton city	Stonehedge (Phase I)	48
Layton city	Stonehedge II	48
Layton city	Stonehedge III	60
Myton city	Park Place Homes	5
Myton city	UBAC-Country Village	4
Roosevelt city	Cottonwood (Phase I)	34
Roosevelt city	Country Haven Rentals	2
Roosevelt city	Stoneridge I & II	48
Roosevelt city	TLC-West	8
Roosevelt city	UBAOG - Transitional Shelter	2
Roosevelt city	UBAOG-Transitional Shelter	2
Elmo town	Turnquist Cottages	14
Elmo town	Turnquist Cottages	14
Green River city	Cottonwoods on the Green	8
Tropic town	Bryce Meadows CROWN	6
Moab city	Archway Village	20
Moab city	Aspen Cove	10
Moab city	Cinema Court	60
Moab city	Huntridge	23
Moab city	Kane Creek	36
Moab city	MAPS Senior	30

City	Project Name	OWHLF Units
Moab city	Millcreek Drive Mobile Home Pk	5
Moab city	Ridgeview	6
Moab city	Rim Hill CROWN	8
Moab city	Seekhaven Shelter	1
Moab city	The Willows	8
Moab city	Virginian	28
Cedar City city	Canyon Creek WCC	8
Cedar City city	CCHA - 4-Plex	4
Cedar City city	CCHA - Duplex	2
Cedar City city	Cedar Garden Villa	22
Cedar City city	Cedar Park	19
Cedar City city	Family Support Center SW TH	1
Cedar City city	Kensington East (Phase I)	52
Cedar City city	Kensington Place	60
Cedar City city	La Casa Transitional Housing	3
Cedar City city	Mountain View Suites (Phase I)	18
Cedar City city	Mountain View Suites II	19
Cedar City city	TURN - Harps Duplex	2
Cedar City city	TURN - Hughes 4-Plex	4
Cedar City city	TURN-Cedar City Triplex	3
Nephi city	Mountain Shadows	24
Kanab city	Lazy Days	30
Kanab city	Montezuma Villa	16
Garden City town	Bear Hollow	24
Draper city	Heritage - Draper	70
Draper city	Victoria Woods	33
Holladay city	HACSL-Holladay House	1
Holladay city	TURN - Holladay Duplex	2
Magna CDP	Jerald Merrill Senior	30
Magna CDP	Pleasant Green Villas	10
Midvale city	Applewood Mobile Home Estates	58
Midvale city	Family Support Center CROWN	8
Midvale city	LifeStart Village (Phase I)	37
Midvale city	LifeStart Village II	8
Midvale city	Midvale Shelter	300
Midvale city	Station at Midvale I	78

City	Project Name	OWHLF Units
Midvale city	Station at Midvale II	64
Midvale city	TURN - Midvale Duplex	2
Millcreek CDP	Artesian Springs I	84
Millcreek CDP	Moda Meadowbrook	145
Millcreek CDP	TURN-Granite	5
Murray city	Birkhill I	96
Murray city	Birkhill II	47
Murray city	Birkhill III	84
Murray city	HACSL-Murray 4-Plex	4
Holladay city	CCC-Group Homes	3
Salt Lake City city	Anchor East & West	30
Salt Lake City city	Artesian Springs II	89
Salt Lake City city	Artspace Rubber Company	53
Salt Lake City city	Ashby	27
Salt Lake City city	Aspen View	16
Salt Lake City city	Bigelow	45
Salt Lake City city	Bodhi	60
Salt Lake City city	Bond House	8
Salt Lake City city	Bridge Project	56
Salt Lake City city	Bud Bailey I	61
Salt Lake City city	Bud Bailey II	66
Salt Lake City city	Capitol Villa Senior	108
Salt Lake City city	Centro Civico Mexicano Senior	42
Salt Lake City city	Cornell Street	131
Salt Lake City city	Enclave	208
Salt Lake City city	Escalante Park I	32
Salt Lake City city	Escalante Park II	19
Salt Lake City city	Escalante Park Senior (Phase III)	80
Salt Lake City city	Fifth East	75
Salt Lake City city	First Step House Recovery	26
Salt Lake City city	Freedom Landing	110
Salt Lake City city	Garden Lofts	272
Salt Lake City city	George House	14
Salt Lake City city	Glendale Senior	41
Salt Lake City city	James Kier Retirement	51
Salt Lake City city	Jefferson School (Phase I)	36

City	Project Name	OWHLF Units
Salt Lake City city	Kathleen R Huntsman Apts	36
Salt Lake City city	Kimberley Circle Trans Hsg	4
Salt Lake City city	Liberty Square	20
Salt Lake City city	Lincoln Arms	16
Salt Lake City city	Milestone	141
Salt Lake City city	Moda Granary Place	134
Salt Lake City city	Multi-Ethnic Senior Highrise	141
Salt Lake City city	Ninth East Lofts	54
Salt Lake City city	North Fourth	81
Salt Lake City city	North Sixth	86
Salt Lake City city	Palmer Court	141
Salt Lake City city	Peter Pan	32
Salt Lake City city	Pheasant Hollow	22
Salt Lake City city	Piccardy	40
Salt Lake City city	Plaza at State Street	136
Salt Lake City city	Preston Place	65
Salt Lake City city	Providence Place	125
Salt Lake City city	Ritz	30
Salt Lake City city	Riverwood Cove	110
Salt Lake City city	Safe Haven (Phase II)	14
Salt Lake City city	Second West [Sophie] Apts	25
Salt Lake City city	Sedona	16
Salt Lake City city	Six Hundred Lofts	273
Salt Lake City city	Smith	38
Salt Lake City city	Stratford	46
Salt Lake City city	Sunrise Metro	100
Salt Lake City city	Swedetown Transitional Shelter	1
Salt Lake City city	Taylor Gardens Senior	66
Salt Lake City city	Taylor Springs	95
Salt Lake City city	TenFifteen	11
Salt Lake City city	TIB-Assisted Living	46
Salt Lake City city	Trenton	37
Salt Lake City city	Trolley Lane	17
Salt Lake City city	TURN - Kensington Duplex	2
Salt Lake City city	TURN - Lambourne Duplex	2
Salt Lake City city	TURN - Riviera Duplex	2

City	Project Name	OWHLF Units
Salt Lake City city	Valor [Sundown]	14
Salt Lake City city	Valor House	58
Salt Lake City city	Valor House	72
Salt Lake City city	VOA - Women's Trans Housing	7
Salt Lake City city	VOA-Men's Shelter	14
Salt Lake City city	Wasatch Commons CROWN	5
Salt Lake City city	Wasatch Manor	111
Salt Lake City city	Wendell	32
Salt Lake City city	Westgate (Phase I)	60
Salt Lake City city	Woodruff	45
Salt Lake City city	Young Families Extended Shelter	8
Sandy city	Arcadia	211
Sandy city	TURN-Sandy Triplex	5
Sandy city	Victoria Woods	79
South Jordan city	Jordan River Senior	42
South Jordan city	The Gardens	56
South Salt Lake city	Frontier Transitional Housing	14
South Salt Lake city	Grace Mary Manor	80
South Salt Lake city	Gregson Apts	16
South Salt Lake city	HACSL-Trans Living Center	6
South Salt Lake city	Helm	8
South Salt Lake city	HiGrade	74
South Salt Lake city	Millcreek Station	56
South Salt Lake city	Sharon Gardens	44
South Salt Lake city	The Hub of Opportunity I	79
South Salt Lake city	The Hub of Opportunity II	40
Taylorsville city	Plymouth View	60
West Jordan city	FFI-Group Homes	18
West Jordan city	West Jordan Senior (Phase I)	65
West Jordan city	West Jordan Senior II	72
West Valley City city	Bridgeside Landing	150
West Valley City city	Compass Court Townhomes	40
West Valley City city	Compass Townhomes	35
West Valley City city	Compass Villa Senior	55
West Valley City city	Dominguez Park (Phase III)	60
West Valley City city	Geard Wright Villa	79

City	Project Name	OWHLF Units
West Valley City city	Kelly Benson	59
West Valley City city	Spring Glen Transitional Shelter	1
West Valley City city	Valley Horizons	20
West Valley City city	Valley Woods	41
West Valley City city	Victoria Woods-WVC	104
West Valley City city	Westlake	10
West Valley City city	Willow Park	88
Blanding city	Blue Mt Dine	20
Blanding city	Gentle Ironhawk Shelter	8
Blanding city	Grayson	30
Blanding city	Juniper Village	12
Blanding city	Kigalia (Phases I & II)	42
Ephraim city	Oak Creek Apts	25
Ephraim city	Palisade Park	36
Mount Pleasant city	Mount Pleasant Senior	24
Mount Pleasant city	Mountain View CROWN	6
Mount Pleasant city	Mt Pleasant RDA 10-Plex	10
Richfield city	Eagle View Townhomes	45
Richfield city	NHCC - 4-Plex	4
Richfield city	NHCC - Adeline House	16
Richfield city	Zion Way	21
Kamas city	Meadow View I & II	24
Kamas city	Summit Mountain CROWN	8
Park City city	Holiday Village	80
Park City city	Iron Horse Park	94
Park City city	Miner's Village	64
Park City city	Parkside	42
Park City city	Richer Place	25
Park City city	Washington Mill	8
Grantsville city	Clark Cove Cottages	24
Grantsville city	Grantsville	20
Grantsville city	Willow Creek I-II-III	62
Stansbury Park CDP	Old Mill at Stansbury (Phase II)	70
Tooele city	Landmark	52
Tooele city	Remington Park Senior (Phase I)	48
Tooele city	Remington Park Senior (Phase II)	24

City	Project Name	OWHLF Units
Tooele city	TCHA - 5-Plex	5
Tooele city	TCHA - Domestic Violence Shelter	5
Tooele city	Tooele [Whistle Stop] CROWN	11
Tooele city	Tooele Gateway (Phase II)	58
Tooele city	Valley Meadows	40
Wendover city	Briarwood	32
Vernal city	Daniels Crossing	20
Vernal city	Golden Age Manor Senior	12
Vernal city	Spring Meadows Estates	16
Vernal city	TLC-East	8
Vernal city	UBAC - Vernal New Duplex	2
Vernal city	UBAC - Vernal Rentals	3
Vernal city	UBAC - Vernal Triplex	3
Vernal city	Unity Place	22
Vernal city	Vernal Gardens I	48
Vernal city	Vernal Gardens II	32
American Fork city	Pacific Drive	18
American Fork city	Rosewood Place	12
Orem city	Sunflower Group Home	4
Orem city	TURN-Orem Group Home	1
Provo city	Canyon View Senior	30
Provo city	Cascade Gardens Senior	42
Provo city	Central Park Station	48
Provo city	Liberty Center	70
Provo city	Maeser School Senior Apts	31
Provo city	Startup Crossing	79
Provo city	Suncrest	60
Springville city	Cedar View Senior	25
Springville city	Yarrow	9
Heber city	Elmbridge	76
Heber city	Liberty Station	52
Heber city	Prestige Senior	23
Hurricane city	Hurricane Hills (Phase I)	50
Hurricane city	Knollwood Townhomes	28
Hurricane city	Stoney Point CROWN	8
Springdale town	Red Hawk	22

City	Project Name	OWHLF Units
St. George city	Black Hills Apts	50
St. George city	Canyon Pointe (Phases I & II)	98
St. George city	Desert Rose Villas	66
St. George city	Dixie Care & Share - Shelter/Office	2
St. George city	Fountain Heights (Phase I)	50
St. George city	Fountain Heights (Phase II)	60
St. George city	Jefferson Park	50
St. George city	Paradise Palms Mobile Home Pk	64
St. George city	Red Cliff Manor	98
St. George city	Riverwalk Village	42
St. George city	SGHA - Riviera Palms Duplex	2
St. George city	SGHA-Senior Duplex	2
St. George city	Summerhill I	24
St. George city	Summerhill II	24
St. George city	Summit Pointe Senior	70
St. George city	TURN-24 West Group Home	1
St. George city	Village at Heritage Court	55
St. George city	YF-St George Shelter	6
Ogden city	Bramblewood	68
Ogden city	Countryside	72
Ogden city	Elmhurst	15
Ogden city	Fairview	32
Ogden city	Fellowship Manor	130
Ogden city	Graham Court	14
Ogden city	Hoover	23
Ogden city	HVF - Kershaw House	1
Ogden city	HVF - Trans Housing Duplex	2
Ogden city	HVF - Transitional Housing	1
Ogden city	HVF - Transitional Row Houses	12
Ogden city	HVF-Kershaw	1
Ogden city	HVF-Pingree House	1
Ogden city	Imagine Jefferson I	50
Ogden city	Imagine Jefferson II	83
Ogden city	Kingstowne	48
Ogden city	Lantern House	300
Ogden city	Lomond View	38

City	Project Name	OWHLF Units
Ogden city	Madison Manor	46
Ogden city	Marion Hotel	86
Ogden city	McGregor	55
Ogden city	Mt Ogden Senior	48
Ogden city	PAAG - 21st Street Duplex	2
Ogden city	PAAG - 21st Street Triplex	3
Ogden city	PAAG - 22nd Street Duplex	2
Ogden city	PAAG - 22nd Street House	1
Ogden city	PAAG - Washington Blvd Facility	11
Ogden city	PAAG-Pelton Place	17
Ogden city	Royal Hotel	22
Ogden city	So So Goi Meadows	10
Ogden city	St Benedict Manor II	40
Ogden city	St Benedict Manor Senior (Phase I)	100
Ogden city	Tamlyn	35
Ogden city	TURN - Ogden Group Home	1
Ogden city	Valencia	122
Ogden city	Victoria Ridge Retirement	48
Ogden city	Villa South	120
Ogden city	Village Square (Phase I)	80
Ogden city	Washington Park	84
Ogden city	YF-Ogden Shelter	5
Pleasant View city	The Station at Pleasant View I	64
Pleasant View city	The Station at Pleasant View II	64
Pleasant View city	The Station at Pleasant View III	128
Roy city	Station Square	25
Washington Terrace city	Heritage House	34
Washington Terrace city	Kara Manor	44
Beaver County	Multiple	27

County	City	Project Name	LIHTC Units
Beaver County	Beaver city	Country Village	12
Beaver County	Beaver city	CROWN at Beaver City	5
Beaver County	Beaver city	CROWN at Beaver City II	5
Beaver County	Beaver city	CROWN at Beaver III	4
Beaver County	Beaver city	CROWN at Tushar Mountain	4
Beaver County	Beaver city	CROWN at Mountain Shadows	4
Beaver County	Milford city	CROWN at Beaver County	3
Beaver County	Milford city	CROWN at Milford	4
Beaver County	Minersville town	CROWN at Beaver County	2
Box Elder County	Brigham City city	Apple Tree Apartments	24
Box Elder County	Brigham City city	Foothill Manor I	14
Box Elder County	Brigham City city	Foothill Manor II	14
Box Elder County	Brigham City city	Brittany Greens Apartments	80
Box Elder County	Brigham City city	Box Elder Commons	15
Box Elder County	Brigham City city	Brigham Place Apartments	72
Box Elder County	Brigham City city	Cottonwood Grove	56
Box Elder County	Brigham City city	Cottonwood Grove II	56
Box Elder County	Brigham City city	Woodlands Senior Apartments	47
Box Elder County	Brigham City city	Brigham Place - II	42
Box Elder County	Brigham City city	Brigham	3
Box Elder County	Tremonton city	Tremonton Village Apartments	24
Box Elder County	Tremonton city	Tremonton CROWN 97	8
Box Elder County	Tremonton city	Bear River Valley Apartments	32
Box Elder County	Tremonton city	Crown Village Apartments	24
Box Elder County	Tremonton city	Tremonton CROWN 04	4
Box Elder County	Tremonton city	Ashfield Apartments	48
Cache County	Logan city	Riverwalk Apartments	88
Cache County	Logan city	Logan Pointe Apartments	93
Cache County	Logan city	Hanbury Manor Apartments	93
Cache County	Logan city	Aspen Court Apartments	71
Cache County	Logan city	The Springs	64
Cache County	Logan city	River Park Senior Housing	22
Cache County	Logan city	Spring Hollow Apartments	50
Cache County	Logan city	The Springs at Logan River	60
Cache County	Logan city	The Springs at Logan River II	64
Cache County	Logan city	Willowwood Apartments	41

County	City	Project Name	LIHTC Units
Cache County	Logan city	River Park Phase II Senior Housing	18
Cache County	Logan city	The Springs at Logan River III	56
Cache County	Logan city	The Springs at Logan River IV	34
Cache County	Logan city	Borden Lofts	45
Cache County	North Logan city	North Pointe Apartments	80
Cache County	Smithfield city	Greenbriar	40
Carbon County	Helper city	Newhouse Apartments & Avalon House	34
Carbon County	Price city	Roscrea Apartments	48
Carbon County	Price city	Newhouse Apartments & Avalon House	17
Carbon County	Price city	Woodside Apartments	47
Carbon County	Price city	Eastgate Apartments	71
Carbon County	Price city	Castle Country Apartments	23
Davis County	Bountiful city	Heritage Place	7
Davis County	Bountiful city	Mill Hollow	16
Davis County	Bountiful city	Springwood Apartments	144
Davis County	Clearfield city	Lakeview Heights Apartments	83
Davis County	Clearfield city	KD Apartments	8
Davis County	Clearfield city	Heather Estates I	108
Davis County	Clearfield city	Heather Estates II	48
Davis County	Clearfield city	Oakstone	105
Davis County	Clearfield city	Country Oaks Apartments	72
Davis County	Clearfield city	Holly Haven Apartments	84
Davis County	Clearfield city	Windsong Apartments	60
Davis County	Clearfield city	Lakeview Heights Apartments	83
Davis County	Clinton city	Country Pines Phase I	47
Davis County	Clinton city	Country Pines Retirement Manor	57
Davis County	Farmington city	Rose Cove Senior Housing	124
Davis County	Farmington city	CROWN at Spring Creek	5
Davis County	Kaysville city	Francis Peak View Apartments	119
Davis County	Kaysville city	Jerry Burnett Apartments	25
Davis County	Layton city	Twin Trees Apartments	43
Davis County	Layton city	Fort Lane Senior Apartments	100
Davis County	Layton city	Roselane Apartments	64
Davis County	Layton city	Stonehedge I Apartments	48
Davis County	Layton city	Hope Apartments	10
Davis County	Layton city	Layton Pointe Apartments	96

County	City	Project Name	LIHTC Units
Davis County	Layton city	Stonehedge II Apartments	48
Davis County	Layton city	Stonehedge III Apartments	60
Davis County	Layton city	Stonehedge I Apartments	48
Davis County	North Salt Lake city	Foxboro Terrace Apartments	170
Duchesne County	Myton city	Myton CROWN	3
Duchesne County	Myton city	CROWN at Bridge Crossing	2
Duchesne County	Myton city	CROWN at Cottonwood Creek	1
Duchesne County	Roosevelt city	Roosevelt CROWN 92	2
Duchesne County	Roosevelt city	Snow CROWN 92	2
Duchesne County	Roosevelt city	Cottonwood Apartments	34
Duchesne County	Roosevelt city	Country Villa Apartments	4
Duchesne County	Roosevelt city	University Villa	4
Duchesne County	Roosevelt city	Roosevelt CROWN 95	4
Duchesne County	Roosevelt city	Roosevelt CROWN 97	4
Duchesne County	Roosevelt city	Cottonwood Apartments II	20
Duchesne County	Roosevelt city	T.L.C. - West	8
Duchesne County	Roosevelt city	Stoneridge I & II	48
Duchesne County	Roosevelt city	CROWN at Poco Acres	4
Duchesne County	Roosevelt city	CROWN at Bridge Crossing	2
Duchesne County	Roosevelt city	CROWN at Kings Peak	3
Duchesne County	Roosevelt city	CROWN at Cottonwood Creek	3
Emery County	Castle Dale city	Castle Dale CROWN	2
Emery County	Elmo town	Turnquist Cottages	14
Emery County	Green River city	Green River CROWN 97	5
Emery County	Green River city	Green River CROWN III	2
Garfield County	Panguitch city	CROWN at Panguitch	3
Garfield County	Tropic town	Bryce Meadows CROWN	6
Grand County	Moab city	Kane Creek Apartments	36
Grand County	Moab city	Ridgeview Apartments (Moab)	6
Grand County	Moab city	Sage Valley Estates CROWN	8
Grand County	Moab city	Rim Hill CROWN	8
Grand County	Moab city	Huntridge Apartments	23
Grand County	Moab city	Cinema Court Apartments	60
Grand County	Moab city	CROWN at Desert Wind	5
Grand County	Moab city	Archway Village Apartments	19
Grand County	Moab city	MAPS Senior Living Apartments	30

County	City	Project Name	LIHTC Units
Iron County	Cedar City city	Ironwood Apartments	28
Iron County	Cedar City city	Southgate I	42
Iron County	Cedar City city	Southgate II	30
Iron County	Cedar City city	Northfield Village	52
Iron County	Cedar City city	Wedgewood Apartments	24
Iron County	Cedar City city	Bicentennial Park CROWN	13
Iron County	Cedar City city	Canyon Park	24
Iron County	Cedar City city	Kensington Place	61
Iron County	Cedar City city	Kensington East	72
Iron County	Cedar City city	Mountain View Suites	18
Iron County	Cedar City city	Sunset Ridge Village I	50
Iron County	Cedar City city	Sunset Ridge Village II	34
Iron County	Cedar City city	Sunset Ridge Village III	34
Iron County	Cedar City city	Canyon View Apartments (Cedar City)	64
Iron County	Cedar City city	CROWN at Gemini Meadows	6
Iron County	Cedar City city	Libertad Cedar City	56
Iron County	Cedar City city	CROWN at Hunter Glenn	6
Iron County	Cedar City city	Driscoll Lane	70
Iron County	Cedar City city	UPTHA LIHTC Homes #1	17
Iron County	Enoch city	CROWN at Nichols Landing	5
Iron County	Enoch city	CROWN at Hunter Glenn	1
Juab County	Nephi city	CROWN at Walnut Grove	4
Juab County	Nephi city	Mountain Shadows	24
Kane County	Kanab city	Montezuma Villa	16
Kane County	Kanab city	Lazy Days Apartments	31
Millard County	Delta city	CROWN at Delta	3
Millard County	Fillmore city	CROWN at Fillmore	3
Rich County	Garden City town	Bear Hollow Apartments	24
Salt Lake County	Bluffdale city	Bluffs Apartments	168
Salt Lake County	Bluffdale city	Beacon Hill Apartments	168
Salt Lake County	Draper city	Heritage Apartments - Draper	80
Salt Lake County	Draper city	Victoria Woods-Draper	33
Salt Lake County	Draper city	Veranda Apartments	239
Salt Lake County	Herriman city	Timbergate Apartments	258
Salt Lake County	Holladay city	Hidden Meadows Apartments	133
Salt Lake County	Kearns CDP	St. Andrews Park	5

County	City	Project Name	LIHTC Units
Salt Lake County	Kearns CDP	St. Andrews Park II	9
Salt Lake County	Magna CDP	Heritage Apartments - Magna	76
Salt Lake County	Magna CDP	Coppertree Apartments	88
Salt Lake County	Midvale city	Family Support Center CROWN	8
Salt Lake County	Midvale city	Mill Creek Apartments II	54
Salt Lake County	Midvale city	LifeStart Village	37
Salt Lake County	Midvale city	Florentine Villas Apartments	214
Salt Lake County	Midvale city	Tuscany Villas Senior Apartments	76
Salt Lake County	Midvale city	Kimpton Square dba The Villas at Founders Point	78
Salt Lake County	Midvale city	Station at Midvale	78
Salt Lake County	Midvale city	Canyon Crossing at Riverwalk	180
Salt Lake County	Midvale city	Station at Midvale II	64
Salt Lake County	Millcreek CDP	Moda Meadowbrook	145
Salt Lake County	Murray city	Iris Apartments	31
Salt Lake County	Murray city	Villas at Vine Street	102
Salt Lake County	Murray city	Parkgate Apartments	80
Salt Lake County	Murray city	Frontgate Apartments	128
Salt Lake County	Murray city	Birkhill Apartment Homes	96
Salt Lake County	Murray city	Birkhill Apartment Homes Phase II	47
Salt Lake County	Murray city	Birkhill Apartment Homes Phase III	85
Salt Lake County	Murray city	Brickgate Apartments	268
Salt Lake County	Murray city	Central Station Senior Apartments	67
Salt Lake County	Salt Lake City city	Hartland Apartments	120
Salt Lake County	Salt Lake City city	Statesman Apartments	19
Salt Lake County	Salt Lake City city	Trenton Apartments	37
Salt Lake County	Salt Lake City city	Ashby Apartments	27
Salt Lake County	Salt Lake City city	Cliffside Apartments	22
Salt Lake County	Salt Lake City city	Hidden Oaks Apartments	16
Salt Lake County	Salt Lake City city	Ritz Apartments	30
Salt Lake County	Salt Lake City city	Granite Park Condo	9
Salt Lake County	Salt Lake City city	Hidden Oaks II	24
Salt Lake County	Salt Lake City city	Hidden Oaks IV	36
Salt Lake County	Salt Lake City city	Ivanhoe Apartments	19
Salt Lake County	Salt Lake City city	Meredith Apartments	22
Salt Lake County	Salt Lake City city	New Grand Hotel	80
Salt Lake County	Salt Lake City city	Wandamere Place Apartments	10

County	City	Project Name	LIHTC Units
Salt Lake County	Salt Lake City city	Riverwood Cove Apartments	110
Salt Lake County	Salt Lake City city	Cedar Crest Apartments	12
Salt Lake County	Salt Lake City city	Country Oaks I	7
Salt Lake County	Salt Lake City city	Country Oaks II	17
Salt Lake County	Salt Lake City city	Holladay Hills I	70
Salt Lake County	Salt Lake City city	Holladay Hills II	60
Salt Lake County	Salt Lake City city	Millcreek Meadows	56
Salt Lake County	Salt Lake City city	Parkway Commons	81
Salt Lake County	Salt Lake City city	Rio Grande Hotel	49
Salt Lake County	Salt Lake City city	Riverside Cove	19
Salt Lake County	Salt Lake City city	Smith Apartments	38
Salt Lake County	Salt Lake City city	Art Space II	53
Salt Lake County	Salt Lake City city	CW Development dba Parker Apts	16
Salt Lake County	Salt Lake City city	Lowell Apartments	80
Salt Lake County	Salt Lake City city	Pauline Downs Apartments	112
Salt Lake County	Salt Lake City city	Riverview Townhomes	61
Salt Lake County	Salt Lake City city	Bradley Apartments	6
Salt Lake County	Salt Lake City city	Hidden Oaks VI	28
Salt Lake County	Salt Lake City city	Palladio Apartments	36
Salt Lake County	Salt Lake City city	Robert A Willey Apartments	7
Salt Lake County	Salt Lake City city	Sedona	16
Salt Lake County	Salt Lake City city	Aspen View	16
Salt Lake County	Salt Lake City city	Valley Woods	41
Salt Lake County	Salt Lake City city	Huntsman	36
Salt Lake County	Salt Lake City city	Ouray Duplex	2
Salt Lake County	Salt Lake City city	Wasatch Commons CROWN	5
Salt Lake County	Salt Lake City city	Hidden Oaks VII	6
Salt Lake County	Salt Lake City city	Safe Haven I	22
Salt Lake County	Salt Lake City city	Bridge Projects	62
Salt Lake County	Salt Lake City city	Jefferson School Apartments	36
Salt Lake County	Salt Lake City city	Northgate aka Altitude on Fifth	159
Salt Lake County	Salt Lake City city	Trolley Lane & Lincoln Arms	33
Salt Lake County	Salt Lake City city	Wendell Apartments	32
Salt Lake County	Salt Lake City city	Escalante III Apartments	80
Salt Lake County	Salt Lake City city	Wilford Apartments	14
Salt Lake County	Salt Lake City city	Bigelow Apartments	45

County	City	Project Name	LIHTC Units
Salt Lake County	Salt Lake City city	Capitol Villa Apartments	108
Salt Lake County	Salt Lake City city	Old Kent Apartments	7
Salt Lake County	Salt Lake City city	Safe Haven II	20
Salt Lake County	Salt Lake City city	Sophie Apartments	25
Salt Lake County	Salt Lake City city	Westgate Apartments (SLC)	60
Salt Lake County	Salt Lake City city	Wolfson West Apartments	14
Salt Lake County	Salt Lake City city	Liberty Metro	83
Salt Lake County	Salt Lake City city	Trenton Apartments	37
Salt Lake County	Salt Lake City city	Westgate II Apartments	32
Salt Lake County	Salt Lake City city	Citifront Apartments	95
Salt Lake County	Salt Lake City city	Dominguez Park III Apartments	60
Salt Lake County	Salt Lake City city	James Kier Senior Apartments	51
Salt Lake County	Salt Lake City city	Pittsburgh House Lofts	12
Salt Lake County	Salt Lake City city	Shadow Glen CROWN	10
Salt Lake County	Salt Lake City city	Ashby Apartments	27
Salt Lake County	Salt Lake City city	Edison Place Apartments	95
Salt Lake County	Salt Lake City city	Liberty Midtown	65
Salt Lake County	Salt Lake City city	Ritz Apartments	30
Salt Lake County	Salt Lake City city	Jefferson School Apartments Phase II	48
Salt Lake County	Salt Lake City city	Multi-Ethnic Senior Citizen Highrise	141
Salt Lake County	Salt Lake City city	Park Place at City Centre	224
Salt Lake County	Salt Lake City city	SoDo Lofts	18
Salt Lake County	Salt Lake City city	Stratford Hotel	46
Salt Lake County	Salt Lake City city	Sunrise Metro Apartments	100
Salt Lake County	Salt Lake City city	Towne Gate Apartments	268
Salt Lake County	Salt Lake City city	Liberty CityWalk	73
Salt Lake County	Salt Lake City city	Palmer Court	141
Salt Lake County	Salt Lake City city	Peter Pan Apartments	32
Salt Lake County	Salt Lake City city	Piccardy Apartments	40
Salt Lake County	Salt Lake City city	Riverwood Cove Apartments	110
Salt Lake County	Salt Lake City city	Smith Apartments	38
Salt Lake County	Salt Lake City city	Taylor Springs	95
Salt Lake County	Salt Lake City city	Rendon Terrace Apartments	70
Salt Lake County	Salt Lake City city	Bud Bailey Apartments, Phase I	61
Salt Lake County	Salt Lake City city	Providence Place Apartments	125
Salt Lake County	Salt Lake City city	Woodruff Apartments	45

County	City	Project Name	LIHTC Units
Salt Lake County	Salt Lake City city	Bud Bailey Apartments, Phase II	66
Salt Lake County	Salt Lake City city	Escalante Park I Apartments	32
Salt Lake County	Salt Lake City city	North Sixth	86
Salt Lake County	Salt Lake City city	Ball Park Apartments	61
Salt Lake County	Salt Lake City city	Escalante Park II Apartments	20
Salt Lake County	Salt Lake City city	Taylor Gardens	68
Salt Lake County	Salt Lake City city	600 Lofts	274
Salt Lake County	Salt Lake City city	9th East Lofts	54
Salt Lake County	Salt Lake City city	Artesian Springs Apartments Phase I	84
Salt Lake County	Salt Lake City city	Harris Apartments	21
Salt Lake County	Salt Lake City city	Liberty Village Apartments	35
Salt Lake County	Salt Lake City city	Artesian Springs Apartments Phase II	89
Salt Lake County	Salt Lake City city	Artesian Springs Apartments Phase III	120
Salt Lake County	Salt Lake City city	Bodhi Salt Lake City	60
Salt Lake County	Salt Lake City city	Cornell Street Apartments	131
Salt Lake County	Salt Lake City city	Granary Place	134
Salt Lake County	Salt Lake City city	North 4th Apartments (Phase 1)	81
Salt Lake County	Salt Lake City city	North Temple Flats	97
Salt Lake County	Salt Lake City city	Centro Civico Mexicano Senior Housing	43
Salt Lake County	Salt Lake City city	Denver Apartments	22
Salt Lake County	Salt Lake City city	Garden Lofts Apartments	272
Salt Lake County	Salt Lake City city	The Enclave at 1400 South	210
Salt Lake County	Salt Lake City city	The Hub of Opportunity I (4%)	89
Salt Lake County	Salt Lake City city	5th East Apartments	75
Salt Lake County	Salt Lake City city	Liberty Uptown	46
Salt Lake County	Salt Lake City city	Project Open 2	70
Salt Lake County	Salt Lake City city	Ribbon Properties	100
Salt Lake County	Salt Lake City city	The Magnolia	65
Salt Lake County	Sandy city	Liberty Heights Apartments	104
Salt Lake County	Sandy city	Silver Pines Sr. Apartments	111
Salt Lake County	Sandy city	Coppergate dba Canyon Park	192
Salt Lake County	Sandy city	Victoria Woods-Sandy	79
Salt Lake County	Sandy city	Arcadia Apartments	211
Salt Lake County	South Jordan city	The Garden Apartments	56
Salt Lake County	South Salt Lake city	Stonecrest PUD	16
Salt Lake County	South Salt Lake city	Gregson Apartments	16

County	City	Project Name	LIHTC Units
Salt Lake County	South Salt Lake city	South Salt Lake CROWN	4
Salt Lake County	South Salt Lake city	Frontier Transitional Housing	14
Salt Lake County	South Salt Lake city	Villa Charmant Apartments	54
Salt Lake County	South Salt Lake city	Grace Mary Manor	80
Salt Lake County	South Salt Lake city	Sharon Gardens	44
Salt Lake County	South Salt Lake city	HiGrade Apartments	76
Salt Lake County	South Salt Lake city	The Hub of Opportunity II (9%)	40
Salt Lake County	South Salt Lake city	Millcreek Station Apartments	56
Salt Lake County	Taylorsville city	Mulberry Park	80
Salt Lake County	Taylorsville city	Bridgeside Landing	150
Salt Lake County	Taylorsville city	Legacy Village Apartments	101
Salt Lake County	West Jordan city	Hidden Oaks V	96
Salt Lake County	West Jordan city	Avion Townhomes	55
Salt Lake County	West Jordan city	Ridge at Jordan Landing	264
Salt Lake County	West Jordan city	Jordan River Apartments	42
Salt Lake County	West Jordan city	Spring Hollow Apartments (West Jordan)	44
Salt Lake County	West Jordan city	Sunset Ridge Apartments	240
Salt Lake County	West Jordan city	West Jordan Senior Housing II	72
Salt Lake County	West Valley City city	Hidden Oaks III	16
Salt Lake County	West Valley City city	Lexington Park Apartments	80
Salt Lake County	West Valley City city	Hidden Oaks IIIA	4
Salt Lake County	West Valley City city	Ridgeland Apartments	64
Salt Lake County	West Valley City city	Compass Townhomes	34
Salt Lake County	West Valley City city	Harmony Gardens	96
Salt Lake County	West Valley City city	Victoria Woods Sr Apartments	104
Salt Lake County	West Valley City city	Compass Court Townhomes	40
Salt Lake County	West Valley City city	Compass Villa	55
Salt Lake County	West Valley City city	Westland Cove	40
Salt Lake County	West Valley City city	West Valley CROWN	10
Salt Lake County	West Valley City city	Campbell Court	26
Salt Lake County	West Valley City city	Valley Horizons	20
Salt Lake County	West Valley City city	Boulder Pines	160
Salt Lake County	West Valley City city	Willow Park Apartments	88
Salt Lake County	West Valley City city	Tuscany Cove Apartments	252
Salt Lake County	West Valley City city	Kelly Benson Apartments	59
Salt Lake County	West Valley City city	Liberty Commons	104

County	City	Project Name	LIHTC Units
Salt Lake County	West Valley City city	Boulder Pines Apartments	159
San Juan County	Blanding city	Baus Butte Apartments	24
San Juan County	Blanding city	Blue Mountain Dine' Apartments	20
San Juan County	Blanding city	CROWN at Pioneer Estates	4
San Juan County	Blanding city	Grayson Apartments	30
San Juan County	Monticello city	CROWN at Monticello	4
Sanpete County	Ephraim city	Oak Creek Apartments	30
Sanpete County	Ephraim city	CROWN at Ephraim	3
Sanpete County	Ephraim city	Palisade Park	35
Sanpete County	Manti city	Manti Senior I Apartments	12
Sanpete County	Manti city	Manti Senior II Apartments	8
Sanpete County	Moroni city	Moroni CROWN	4
Sanpete County	Mount Pleasant city	Mountain View CROWN	6
Sevier County	Monroe city	CROWN at Monroe	3
Sevier County	Richfield city	Richfield CROWN 97	5
Sevier County	Richfield city	Zion Way Apartments	21
Sevier County	Richfield city	Eagle View Townhomes	45
Sevier County	Richfield city	Eagle View Townhomes II	43
Sevier County	Salina city	Maple Drive Project	24
Summit County	Coalville city	Summit Mountain CROWN	1
Summit County	Francis town	CROWN at River Bluffs	4
Summit County	Kamas city	Meadow View Apartments	8
Summit County	Kamas city	Meadow View Apartments II	16
Summit County	Kamas city	Summit Mountain CROWN	5
Summit County	Oakley city	Summit Mountain CROWN	2
Summit County	Park City city	Elk Meadows Apartments	96
Summit County	Park City city	Iron Horse Park Apartments	94
Summit County	Park City city	Silver Meadows Estates	14
Summit County	Park City city	Washington Mill	8

Moderate Affordable Income Housing in Centerville

Assessing Our Housing Needs

COMMUNITY DEVELOPMENT

December 5, 2017

Introduction

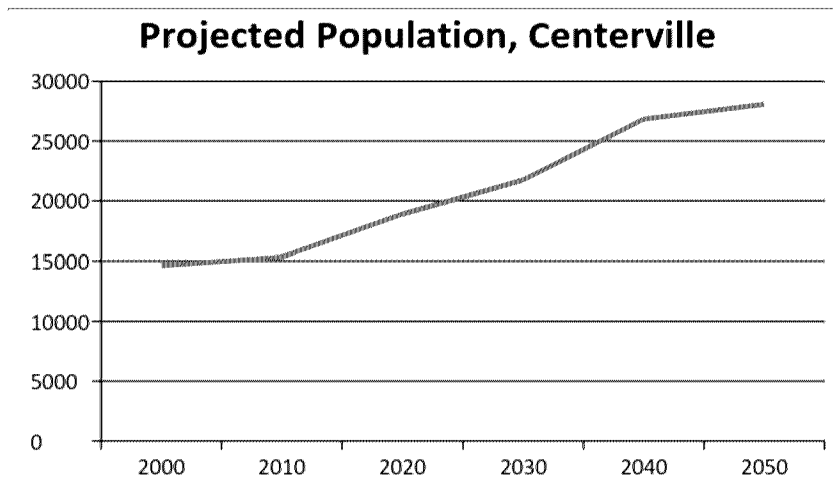
In 1996 the Utah Legislature passed House Bill 295 requiring cities and counties to include an affordable housing element as part of the general plan. Housing is considered affordable if a household spends no more than 30% of their gross monthly income on housing expenses, including utilities. In this plan, housing needs are considered for moderate-income households within the following income brackets: 1) Low-income [50-80% AMI], 2) Very low-income [30-50% AMI], and 3) Extremely low-income [<30% AMI].

The intent of this affordable housing plan is to ensure that Centerville City provides a reasonable opportunity for a variety of housing, to meet the needs of the population desiring to live in the City. A variety of housing should be encouraged to allow people earning a moderate income or less to fully participate in and benefit from all aspects of neighborhood and community life.

Demographics

Centerville's population in the 2010 US Census was 15,335, with estimates for 2017 at 16,387. By far, the majority of the population of Centerville is white, with 93% of residents identifying as white, with 4% identifying as Hispanic and 1% as Asian. 98% of residents are U.S. Citizens, and the median age is 34.

Population Growth and Housing Needs



The current population of Centerville, by ACS Data, is 16,387. The population of Centerville is expected to increase to 18,890 by 2020 and 21,756 by 2030. These additional residents amount to an additional 1132.3 households by 2020 and an additional 2045 households by 2030, based on the city's current average household size, at 3.14.

Special Needs Population

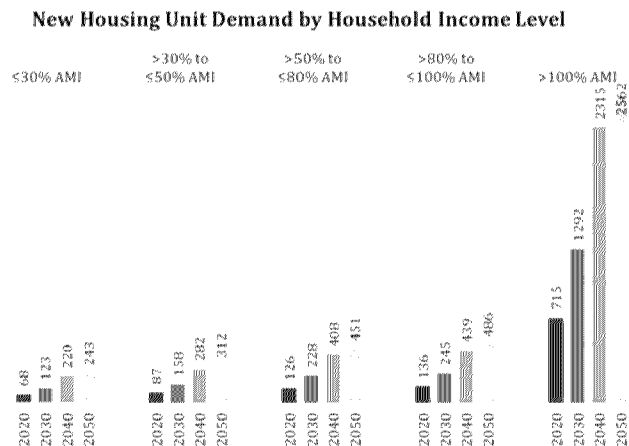
Data from the 2012 American Community Survey indicates that 8.3 percent of all Americans under the age of 65 and 36.8 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Centerville residents with disabilities is comparable to national figures, approximately 1,125 Centerville residents under the age of 65 and 656 Centerville residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 11.6 % of Centerville's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to increase to 12.9 % by the year 2020 and 13.1% by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The elected and appointed officials of Centerville may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

According to the 2013 annualized point-in-time count, roughly 0.55 % of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Centerville, which, according to this algorithm, could be as high as 84. Given this estimate, Centerville should consider developing or promoting programs designed to help these individuals become stably housed.

Housing Demand

The population of Centerville is expected to increase from 15,335 in 2010 to **18,890 by 2020** and 21,756 by 2030. The current average household size for the city is 3.14, so these additional residents amount to an **additional 1,132 households from 2010 to 2020** and an additional 2,045 households (from 2010) by 2030.



Based on population change, observed income levels, and existing vacancies, **it is projected that Centerville will need an additional 963 housing units by 2020 than existed in 2010**, amounting to approximately **96 additional units per year** in this decade. Of those 963 units, 68 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 87 will need to be affordable to low-income ($> 30\%$ to $\leq 50\%$ AMI) households, and **126** will need to be affordable to moderate-income ($> 50\%$ to $\leq 80\%$ AMI) households.

By 2030, Centerville will need an additional 1,844 housing units. Of those 1,844 units, 123 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 158 will need to be affordable to low-income ($> 30\%$ to $\leq 50\%$ AMI) households, and 228 will need to be affordable to moderate-income ($> 50\%$ to $\leq 80\%$ AMI) households.

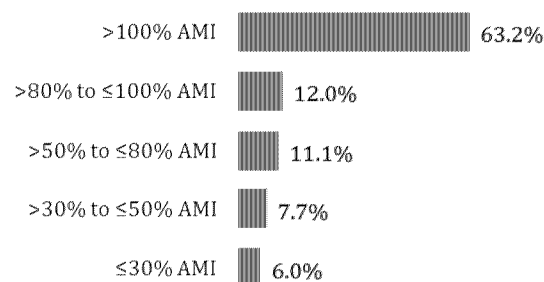
Centerville has less than 6 square miles of land within city limits, and is sandwiched between the Wasatch Mountains to the east and the Great Salt Lake to the west. This leaves much of our land within the foothills or covered in wetlands. Therefore, there are certainly some geographical limitations to our growth. Many years into the future, development will be redevelopment of infill properties and furthering subdivisions into smaller properties. While this is not an immediate circumstance, it should be noted that our growth cannot and will not fulfill the projected need in decades ahead.

Income

Analyzing the income of Centerville's residents is critical to understanding the City's affordable housing need, because housing affordability is a direct function of our resident's income.

Because the cost of living is relative to the area in which the residents live and to household size, the U.S. Department of Housing and Urban Development (HUD) use a measure called the Area Median Income (AMI). The AMI is the standard to determine housing attainability of the population. While the median income for Centerville alone is higher, the AMI for the County is \$71,112. The chart below categorizes household income levels by AMI, and illustrates the number of Centerville households whose total income falls within each income bracket. The median income of Centerville is higher than the median income for Davis County and the State of Utah, and is shown below.

Households by Income Level (Present)



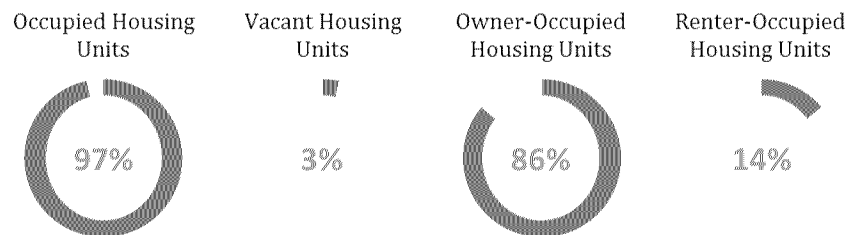
Housing Supply

Out of over five thousand housing units in Centerville, approximately only 3% of them are vacant.

Our housing stock is primarily single family homes, with some town homes and duplexes and small percentage of multifamily options. Our multifamily housing stock has increased since our last count in 2012, from an overall percentage of 8%, now at 10%.

Housing Type	Units 2017	%	Open Market Yield
Single family	3,933	71%	60%
Townhome/ Duplex	1,029	19%	14%
Multi-family	585	10%	26%
Total Units	5,547		

Housing Occupancy



As shown in the graph above, the majority of our housing units are owner-owned, with very little vacancies, and a small percentage in renter occupied housing.

Housing Affordability

The median household income in Centerville is \$78,438, which is \$7,326 above the area median income (AMI) for Davis County (\$71,112). Given these figures, 6 % of the households in Centerville earn less than

or equal to 30 percent of AMI, 7.7 % earn between 30 and 50 % of AMI, 11.1 % earn between 51 and 80 percent of AMI, 12 % earn between 81 and 100 % of AMI, and 63.2 % earn more than 100 % of AMI. Households that earn a moderate income (80 percent of AMI) or less make up 24.8 percent of Centerville's population.

Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 63.7 percent of Centerville's renter households that earn a moderate income or less and 55.8 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Centerville's residents would benefit from additional affordable rental and ownership options.

AMI	Mortgage	Count
>100%	>\$308,811	1,658
>80% and < 100%	>\$247,047 and <\$308,811	1,259
> 50% and < 80%	>\$ 154,406 and <\$247,047	939
>30% and <50%	>\$92,643 and < \$154,406	30
<30%	<\$92,643	27

Using County data for the market rate value of our single family homes, we can see from the table above that Centerville has approximately 939 single family homes within the “moderately affordable income” bracket, between 50% and 80% AMI. This data is based on County assessed value of the home, which is typically *lower* than what it would appear on the market today, so the number of units may, in reality, be less than determined by this data.

Measuring Progress by Issuance of Building Permits

Within the past two years (2016 and 2017), Centerville issued Building Permits for 159 housing units. Of these, 39 of these were for single family homes, 11 of which were valued at moderately affordable housing mortgages. In addition, 48 townhomes were built, all of which were in the range of being affordable to moderate income households. 72 apartment units were also issued, which are also considered affordable. Therefore, 93% of Building Permit issues in 2016 and 2017 were for moderately affordable housing units.

Zoning Regulatory Environment:

The majority of Centerville is zoned for single family dwellings, as Agricultural-Low and Residential-Low zones. Currently, there are two zones that allow duplex, townhomes, or multifamily: Residential Medium and Residential High. While the majority of Centerville's zoning codes do not prohibit the development of affordable housing for moderate income levels, there is room for improvement. Currently only single family lots are allowed in Residential Low zones. In the future, when considering infill options and redevelopment strategies, a variety of housing options should be put on the table, including mother in law apartments and duplexes in traditionally single family neighborhoods.

Recently, the City Council increased the permitted gross density of Residential-Medium multi-family density to from four to six units an acre. However, the previous CUP option for eight units per acre has been eliminated for the time being, leaving the City's General Plan density gap between medium density, (currently capped at 6 units an acre) and high densities (9-12 units). This gives developers less options for density, and creates a wider gap between the density allowance between "Residential-Medium" and "Residential-High", which needs further review and analysis in the future. By decreasing our residential-medium density, this may inhibit some developers, but may increase the likelihood and abundance of medium density housing in some neighborhoods.

The zoning code currently prohibits accessory dwelling units (ADU) in all residential specific zones. Within the past two years the City studied the idea of allowing ADU's, however, concerns over cost of conversion given the construction codes for adding a small dwelling unit to an existing home seemed problematic. Additionally, the parking demand for both the primary and ADU raised potential concerns. Allowing for ADU's in single family residents could be used as a strategy to increase the supply of affordable rental housing, by allowing those owning homes an option to use under-utilized portions of their property.

During our next evaluation of our General Plan and Zoning regulations, the use of ADU's may ripen as an option and be reconsidered in the future.

Fair Housing

By consent of the people of Utah, Centerville lawfully exercises planning, zoning, and land use regulation authority to promote the health, safety, and welfare of its residents. Centerville is committed to the equal protection and equitable treatment of all members of its community and anyone seeking to rent, lease, or purchase real property within its boundaries. Centerville does not condone housing related practices that intentionally or indirectly discriminate on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or other suspect classifications. Centerville upholds the Utah Fair Housing Act and complies with federal requirements that affirmatively further fair housing. Centerville promptly reports housing discrimination to the Utah Antidiscrimination and Labor Division (UALD) and assists in its investigations of claims in a timely manner. Centerville also systematically identifies and eliminates unfair encumbrances that impede its ability to promote and maintain an adequate supply of moderate-income targeted housing within its boundaries.

Addressing issues associated with fair and affordable housing requires regular reviews of plans, policies, and ordinances as well as ongoing monitoring and assessment of potential disparate impacts and adverse effects within the community. Regular performance reviews of implemented housing plans, policies, and ordinances provide Centerville with continuing feedback for making improvements. Centerville has set forth the following goals in accordance with its commitment to eliminate barriers to fair and affordable housing:

- Allocate resources to update, create and localize an Analysis of Impediments to affirmatively further fair housing.
 - Create action steps to overcome the impediments to fair housing.
 - Document any fair housing action steps taken.

Goals and Strategies

Centerville plans to recommit to the goals passed in 2012 in the General Plan, as follows:

1. **Continue to support allowing mixed use zoning and related development in strategic areas of the city.**
2. **Monitor and review existing housing patterns within the city in comparison to a pattern of an open market yield.**
3. **Make an effort to balance the number and size of zoning districts with the demand for various housing types.**
4. **Consider adopting basic or flexible design standards for small-lot or underutilized land parcels within existing developed areas of the city.**

The entirety of the Moderate Income Housing Element of the current General Plan can be viewed here: http://www.centervilleut.net/downloads/communitydevelopment/12-490_gp_-_moderate_income_housing_element_prcv3_0.current.2-20-2013.pdf

Evaluation of Previous Goals

These goals have been followed the past few years, with progress in the advancement of mixed-use projects such as Legacy Crossing Apartments and Legacy Commons on the west side of the city. Other townhomes and condos have also been approved in this time period. The breakdown of our housing stock in relation to the open market yield has improved, with a rise in multi-family units, a decrease in percentage of single family homes, and a continuous percentage of townhomes and duplexes. In regards to goal (3), decreasing the medium residential density may inhibit some developers, but also may make it more likely for more R-M density to be approved in more neighborhoods. The fourth goal was considered in an amendment to R-M

zoning, but ultimately denied. Design standards for underutilized and infill parcels should be examined in the next reevaluation of the element.

Centerville would also like to commit to new strategies in order to accommodate moderate income housing:

New Strategies:

5. Re-examine the allowance of ADUs if the state eases the Building Code requirements for conversion.

In previous debates of Accessory Dwelling Units, there has been concern over the burdensome Building Codes on behalf of the owners in order to convert accessory dwelling units in their home. Other concerns from the Council were in regards to parking and increased density in small neighborhoods. If Utah State legislators reconsider Building Codes requirements for such housing, the City Council is ready to re-examine this ordinance again in order to make room for more affordable housing options in the city.

6. CDA monies will be allocated to the preservation of moderate income housing and seek further opportunities for this development.

The City has created three redevelopment areas and as part of the tax increment expenditure projections the preservation of affordable housing has been identified. Such increment expenditure has been utilized in the past and the City will continue to look for those opportunities to assist with preservation projects.

7. Strategic Reevaluation and Reconsideration of Moderate Income Housing Element of the General Plan by 2019

The city will be ready to reevaluate its General Plan in regards to Moderate Income Housing in 2019.

Conclusion

As with the entire state of Utah, Centerville is growing. Although Centerville is a small city bound by water and mountains, the city recognizes its need to grow and accommodate other types of housing needs by doing what it can, where it can. Centerville will commit to its goals to find solutions to these complex housing problems while maintaining the sense of community it values so much. Reexamining accessory dwelling units and committing grant money to affordable housing developments are strategies that can be implemented immediately in order to make progress on these issues. There are also a number of strategies that are still left on the table when we review our goals and progress within the General Plan again in two years. Centerville can grow in a sustainable way that makes room for a variety of needs and backgrounds, while maintaining its core values.

Housing, Transportation, and your General Plan: What do you need to do in the post-SB 34 world?

What is Senate Bill 34?

SB34 (2019) encourages local government to plan for housing for residents of all income levels, and coordinate that housing with transportation. SB 34 provides a menu of 23 housing related strategies (see the reverse side) and cities must choose at least 3 strategies (4 if they have access to transit).

Who must comply?

The following cities and counties must comply with the moderate income housing (MIH) planning and reporting requirements. If your city does not report, it will not be eligible for Transportation Investment Funds (TIF) or Transit Transportation Investment Funds (TTIF).

- All cities of the 1st- 4th class.
- Cities of the 5th class with a population over 5,000 in counties of the 1st- 3rd class.
- Metro townships with a population over 5,000.
- All counties must use the menu to develop their MIH plan but only counties of the 1st- 3rd class with an unincorporated population of 5,000 or more must annually report on implementation.
- *Note: Under long-standing existing law, all cities "shall plan for moderate income housing growth." Utah Code § 10-9a-401(3)(a).*

What are the requirements and deadlines?

- **By December 1, 2019**, ensure that the MIH planning element of your General Plan complies with SB 34 and is adopted as part of your General Plan. Make sure it is on your city's website and let the Department of Workforce Services (DWS) know by emailing David Fields at dfields@utah.gov.
- **By December 1, 2020 and annually thereafter**, you'll report on your city's implementation (include successes and impediments) of the strategies you identified in the MIH plan. Use the DWS reporting form and send the report to DWS and your Association of Government (AOG), and Metropolitan Planning Organization (MPO) when applicable.
 - DWS Reporting Form can be found at <https://jobs.utah.gov/housing/affordable/moderate/index.html>. **Note: as of October 2, 2019, DWS has not updated their website to reflect new reporting requirements.**
- **By no specific deadline**, but when your city is updating the land use and transportation and traffic circulation elements, ensure that you are complying with the new specifications for these elements.

Where can I find the resources and data I need?

- Utah League of Cities and Towns: complete summary of the bill, access to data and other resources at www.ulct.org/housing
- Wasatch Front Regional Council: DWS reporting form, bill summary, statewide planning data at <https://wfrc.org/public-involvement/governmental-affairs/>
- Utah Department of Workforce Services, Housing and Community Development: can assist in the creation of reports and evaluates reports for state transportation fund eligibility at <https://jobs.utah.gov/housing/affordable/moderate/index.html>

What all is on this “menu” of housing strategies?

All cities and counties must select at least 3 strategies. Cities with a “fixed guideway public transit station” must select a 4th item (choose either G or H).

- (A) rezone for densities necessary to assure the production of MIH
- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
- (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
- (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
- (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
- (G) encourage higher density or moderate income residential development near major transit investment corridors
- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
- (I) allow for single room occupancy developments
- (J) implement zoning incentives for low to moderate income units in new developments
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
- (L) preserve existing MIH
- (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
- (N) participate in a community land trust program for low or MIH
- (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
- (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
- (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
- (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
- (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
- (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

Proposed Changes to Moderate Income Housing Element of the Centerville City General Plan as Required by SB 34 (2019)

Draft Date: October 17, 2019

A. Background

~~Section 10-9a-403 Title 10, Chapter 9a, Section 403 of the Utah Code Annotated~~ requires all municipalities to adopt a Moderate Income Housing Plan element and Section 10-9a-408 requires the cities to annually biennially review their "moderate income housing plan" ~~element as part of the General Plan~~. Centerville's Moderate Income Housing Plan Element was originally adopted in February of 2002. Additionally, the City has submitted several biennial reports to the State, as required.

* * *

C. Summary of 2002 Plan's Past Strategies to Promote Moderate Income Housing

The previous strategies were developed using both the required Sstate criteria criterion and a few local ideas. These strategies were as follows:

* * *

F. Moderate Income Housing Plan

In the case of the Moderate Income Housing Plan ("Plan"), the Guiding Policies and Directives of the Plan are expressed using the required elements or strategies of 10-9a-403, as well other strategies identified by the City. Each element is addressed separately within the Plan and consists of the following:

- An estimate of the existing supply of moderate income housing located within the municipality;
- An estimate of the need for moderate income housing in the municipality for the next five years;
- A survey of ~~the~~ total residential land use;
- ~~An estimate of existing housing supply.~~
- ~~An estimate of need over the next five (5) years.~~
- An eEvaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- A description of the municipality's program plan to encourage an adequate supply of moderate income housing.

Within the descriptive "element" of the Plan, various required analyses or strategies are identified and any associated conclusions or policies related to these strategies are listed and explained. These strategies, conclusions, or policies are to be used in the decision-making process for land use ordinance amendments, applicable land use application reviews, and/or related capital improvement programs.

Additionally, each element or strategy may be accompanied by descriptive text that is intended to assist with the understanding the purpose, intent, and interpretation of the strategy as it relates to moderate income housing in Centerville.

* * *

State Statute Recommendations:

5. Section 10-9a-403(ii) of the Utah Code Lists Several Strategies Means or Techniques for Municipalities to Implement That May be Considered in Providing a Realistic Opportunity for the Development of Moderate Income Housing.

The City is required by State to include as part of its Moderate Income Housing Plan a plan that provides a realistic opportunity to meet the need for additional moderate income housing. The City must include in this plan three or more of the strategies set forth in Utah Code 10-9a-403. The state statute provides some suggested techniques for cities to consider in encouraging the preservation or future development of moderate income housing. The suggested techniques are not mandatory requirements to be implemented. These optional strategies techniques are being outlined in the following section. The specific strategies incorporated by the City are more particularly set forth in the plan element so that decision makers may understand and decide whether these potential ideas are applicable for the moderate income housing needs within the City. If such techniques, or parts thereof, are deemed realistic, then such ideas will be listed or incorporated in the "City Strategies and Objectives" described later in this Plan.

State's Optional Strategies ("Statutory Strategies"): ~~Suggested Techniques:~~

- 5.A. Rezone for densities necessary to assure the production of moderate income housing;
- 5.B. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
- 5.C. ~~Facilitate~~ Encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- 5.D. Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the City;
- 5.E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
- ~~5.D.~~ 5.F. Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;

- 5.E-5.G. Encourage higher density or moderate income residential development near major transit investment corridors;
- 5.F-5.H. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- 5.G-5.I. Allow for single room occupancy developments;
- 5.H-5.J. Implement zoning incentives for low to moderate income units in new developments;
- 5.I-5.K. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
- 5.J-5.L. Preserve existing moderate income housing;
- 5.K-5.M. Reduce impact fees related to low and moderate income housing;
- 5.L-5.N. Participate in a community land trust program for low or moderate income housing;
- 5.M-5.O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
- 5.N-5.P. Apply for or partner with an entity that applies for ~~Consider utilization of~~ State or Federal funds or tax incentives to promote the construction of moderate income housing;
- 5.O-5.Q. Apply for or partner with an entity that applies for ~~Consider utilization of~~ programs offered by the Utah Housing Corporation within that agency's funding capacity;
- 5.P-5.R. Apply for or partner with an entity that applies for ~~Consider utilization of~~ affordable housing programs administered by the Department of Workforce Services;
- 5.Q-5.S. Apply for or partner with an entity that applies for programs administered by an association of governments established by interlocal agreement;
- 5.R-5.T. Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
- 5.S-5.U. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
- 5.T-5.V. Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency;

and

5.U.5.W. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

* * *

4. ~~A Description of the City's Plan to Provide a Realistic Opportunity to Meet the Need for Additional Encourage an Adequate Supply of Moderate Income Housing.~~

This section summarizes the City's chosen strategies to provide encourage a realistic opportunity to meet the need for additional ~~for the preservation or development of moderate income housing. However, it is also the position of the City that the local government can only encourage the opportunity and that there are other forces at work that affect such opportunities.~~

~~Thus, it is the City's commitment to assist, where possible, to allow such opportunities. Some of the The identified strategies identified in of this section are will be individually addressed later in this Plan.~~

Statutory Strategies:

- Rezone for densities necessary to assure the production of moderate income housing
- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
- Preserve existing moderate income housing
- Reduce impact fees related to low and moderate income housing

Additional City Strategies:

- 6-A. Continue to support allowing mixed-use zoning and related development strategic areas of the City.
- 6-B. Monitor and review existing housing patterns within the City in comparison to a pattern of an open market yield.
- 6-C. Make an effort to balance the number and size of zoning districts with the demand for various housing types.
- 6-D. Consider adopting basic or flexible design standards for small-lot or underutilized land parcels within existing developed areas of the City.

* * *

City Strategies:

6-C. Make an Effort to Balance the Number and Size of Zoning Districts with the Demand for Various Housing Types.

This strategy supports a fundamental provision of Sstate law that indicates that "in drafting the moderate income housing element, the planning commission "shall consider the Legislature's determination that municipalities ~~cities~~ shall facilitate a reasonable opportunity for a variety of housing types, including moderate income housing:

- To meet the needs of various income levels living, working, or desiring to live or work in the community ~~people desiring to live there~~; and
- To allow people with various ~~persons with moderate incomes~~ to benefit from and fully participate in all aspects of neighborhood and community life..."

While the Sstate law focuses on moderate income housing, the best strategy is to concentrate on quality city-scaled residential design, while aiming to meet such housing needs. "A community should mix and arrange the various uses and densities so that an optimal city-scale design emerges, complete with quiet neighborhood, parks, and busy business districts [*Urban Planning Tools for Quality Growth, 2000*]."

* * *

CENTERVILLE

Staff Backup Report

11/13/2019

Item No. 4.

Short Title: TABLED - Public Hearing - Legislative Decision - Parrish Creek PDO Rezone with Conceptual Site Plan Amendment - 1050 N 950 W

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 10-23-2019 Staff Report, Parrish Creek PDO Amendments
- ▢ Applicant Submittal
- ▢ Former City Manager Steve Thacker's E-mail

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: **TOM STUART
360 N 700 W SUITE G
NORTH SALT LAKE, UT 84054
TOM@TOMSTUART.COM**

APPLICANT: **ROY SWALBERG
ROY@TOMSTUART.COM**

PROPERTY LOCATION: **APPROX. 1030 N 950 WEST**

ZONING DISTRICT: **I-H/ PDO OVERLAY**

APPLICATION: **PDO ZONE PLAN AMENDMENT – AMENDMENT IS TO
ALTER OR ELIMINATE CERTAIN EXPECTED PEDESTRIAN
PATHWAYS**

RECOMMENDATION: **TABLE FOR FURTHER INVESTIGATION**

BACKGROUND

The Parrish Creek Development is a developing 16-acre business park, with a campus style layout including acres of wetlands, landscaping, view corridors, and pedestrian paths. Office and warehouse are the proposed primary uses. This was approved as an Industrial-Planned Development Overlay (I-H/PD), which was approved by the City Council on March 21, 2017. The petitioners desire to alter or eliminate the certain portions of approved project's original pedestrian pathway design scheme.

SUMMARY OF PROPOSED AMENDMENTS

The proposed design changes would amend the following (*also see applicant's letter and plan submittal attached as part of this report*):

- **Proposed Pathway Elimination** – Remove from the plan the pedestrian pathway along the canal, which runs along the south property line, connecting to 1250 West.

Staff Comments – Due to the inability to construct a bridge needed across the canal to connect to 1250 West (requires cooperation from Hogan Construction), the previous City Manager (*Mr. Thacker*) agreed to the idea to have, as part of the CDA

plans, tax increment generated from this project and apply it towards the needed 1250 West Pathway connecting to the Legacy Trail – *see attached e-mail dated February 2019*. However, the developer needed to obtain the necessary PDO amendment from the City.

It is the planning staff's position that additional detail is needed from both the Applicant and the City's RDA to determine if funds will be re-allocated towards the 1250 South Trail and implemented. This trail connection has not been approved or funded at this time. Also, there may be other worthwhile investments to be made, such as an improved enhancement to the wetlands within the development.

- **Public Sidewalk Re-design** – The sidewalk re-design is located within the cul-de-sac radius. There are two locations where the sidewalk traverses through the Bernard Creek wetlands. The original plan was to install “boardwalks” through the area. However, the applicant desires to now install “painted” sidewalks within the asphalt space and eliminate the ‘boardwalks.’

Staff Comments – There has been preliminary discussions with the City Engineer about ongoing the design and maintenance. According to the recorded subdivision plat there is a plat note requires the developer to maintain all sidewalks. However, the planning staff has not received official communication from the City Engineer.

Staff is also concerned about the changes which are eroding the design purpose of the approved PDO and believes there are other worthwhile alternatives that should be considered first (*see Option #1 recommendations*). Therefore, at this time, planning staff does not support the re-design proposal to re-stripe the asphalt area into a pedestrian pathway.

CURRENT ZONING AND PLANNED DEVELOPMENT OVERLAY AMENDMENT PROCESS

The Parrish Creek Development is Zoned I-H/PD. The original Planned Development Overlay (PDO) approval and the originally approved layout design are the governing regulatory elements for the development project. Hence, the petitioners are seeking an amendment from the City.

PDO Amendment Procedure, Section 12-41-080(g)

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary plan approval (*i.e. conceptual approval associated with the PDO rezone*), as stated in Section 12-41-080. g. Thus, the process to amend the PDO Conceptual Plan (*i.e. preliminary plan*) is to review the changes, notice and hold a public hearing, debate the merits of the request, and make a recommendation to the City Council, whom repeats the same decision-making process.

APPLICABLE PDO APPROVED DESIGN SUMMARY

As to the amendment request for pedestrian pathway design changes, below is a summary of the applicable regulatory policies of the approved Planned Development Overlay provisions:

PDO Purpose & Intent, Section 12-41-010

According to Section 12-41-010, the purpose of the PDO provisions is to allow:

“The Planned Development Overlay (PDO) Zone allows residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, this Chapter requires a planned development to be designed and approved as an integrated project that implements goals of the General Plan, has an overall architectural design theme, and allows a variety of uses to be established in a mutually compatible manner.”

12.41.070 Variations from Development Standards

Variations from applicable development standards of an underlying zone and CMC 15 (Subdivisions) may be approved as part of a rezone, subdivision, or site plan approval for a planned development pursuant to the provisions of this Chapter.

APPLICABLE PROVISIONS OF THE PARRISH CREEK PDO DEVELOPMENT PLAN***February 2017 - PDO Narrative (provided by Applicant)***

“The landscape plan will also identify walkways for foot traffic allowing access throughout the project and the wetlands to provide a walker friendly amenity for the use of those who occupy the buildings. Developer would also commit to tying walk way in South West corner of the property into 1250 North [actually West] which has a sidewalk on the bridge crossing Legacy Parkway to allow foot traffic to access the legacy parkway trail.”

March 2017 PDO Approval by City Council

Condition #5 - The PDO is subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017. This includes details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by An E Urbia architects and engineers.

Finding b - The [City] finds that the proposed request for the PDO Zone reflecting the proposed layout, integration of the wetlands and the built environment, and related amenities and architectural theme creates a viable and vibrant business park area, as originally envisioned in Goal #1 of the West Centerville Neighborhood Plan for enhancing the North Business Park area.

Finding e - The [City] finds that the general building and parking lot layout, the proposed uses, and integration of wetlands and landscaping can or will meet the intent of the general provisions of the PDO Zone and will be subject to further site and subdivision approvals to ensure compatibly of the I-H and PDO Zoning Ordinance provisions.

June 2017 – Final Site Plan by Planning Commission

Condition #5 - The expected Pedestrian pathways and connections shall be provided as stated in the developer's narrative, or as amended and approved by the Planning Commission. Any related easements shall be noted on the site plan/subdivision plat. Any changes or related elements shall be deemed acceptable by City Staff.

August 2017 – Final Subdivision Plat by City Council

Condition #4 - The subdivision owners association is responsible for maintaining all landscaping in the subdivision, including the landscaped median in public right of way, and all sidewalks per PDO and site plan approval by Centerville City and applicable CC&Rs, and shall be stated on the Final Plat.

PLANNING STAFF RECOMMENDATIONS

Option #1 – Recommend to **TABLE ACTION** regarding the proposed pedestrian pathway amendments, as submitted by the applicant and direct the applicant to consider the following matters:

Directive #1 – Obtain written recommendations from the City Engineer and Public Works Director regarding whether the feasibility of either the proposed street painting scheme or should it be eliminated.

Directive #2 – Review with the City Engineer the feasibility of installing a bridge system over the wetland areas and consider using the costs of the eliminated connection 1250 West and potentially tax increment from the RDA to fund the bridge system.

Directive #3 – Obtain written recommendation from the City's RDA regarding the feasibility of transferring tax increment towards a future 1250 West Trail connecting to the Legacy Parkway.

Directive #4 – Obtain a written response from the City Engineer or Public Works Director on the potential timeframe for development of a north/south Trail along 1250 West, **OR**

Directive #5 – In lieu of providing the expected pathways, have a discussion with the City's RDA and City Engineer consider the possibility of a "Wetlands Enhancement Plan" within the Development and discuss with the City's RDA the feasibility of tax increment assistance funding coupled with the costs associated within the eliminated pathways to implement the plan.

OR

Option #2 – Recommend **DENIAL** of the proposed pedestrian pathway design amendments, as requested.

Suggested Reasons for the Action (Findings):

- (a) *The Planning Commission finds that the Planned Development Overlay (PDO) Zone allows residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, this Chapter requires a planned development to be designed and approved as an integrated project that implements goals of the General Plan, has an overall architectural design theme, and allows a variety of uses to be established in a mutually compatible manner.”*
- (b) *The Planning Commission finds that the original PDO Narrative Argument justifying the request for the PDO was as follows:*

“The landscape plan will also identify walkways for foot traffic allowing access throughout the project and the wetlands to provide a walker friendly amenity for the use of those who occupy the buildings. Developer would also commit to tying walk way in South West corner of the property into 1250 North [actually West] which has a sidewalk on the bridge crossing Legacy Parkway to allow foot traffic to access the legacy parkway trail.”

- (c) *The Commission reaffirms the following original PDO findings*

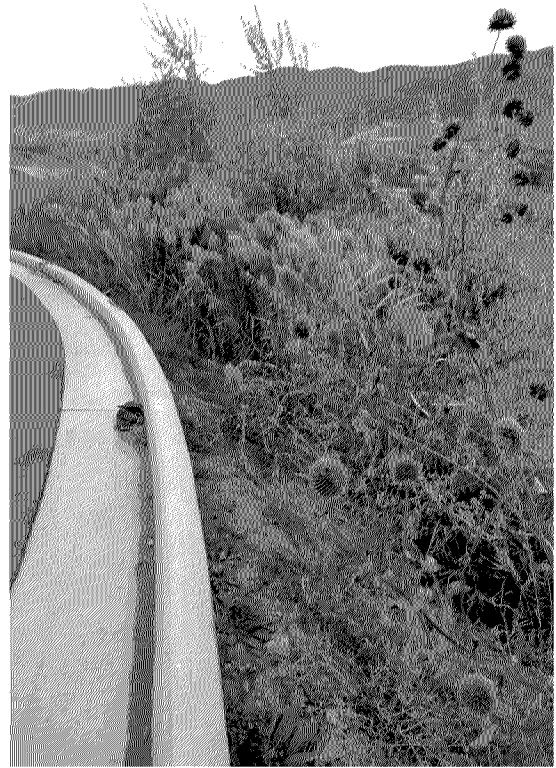
Finding b - The [City] finds that the proposed request for the PDO Zone reflecting the proposed layout, integration of the wetlands and the built environment, and related amenities and architectural theme creates a viable and vibrant business park area, as originally envisioned in Goal #1 of the West Centerville Neighborhood Plan for enhancing the North Business Park area.

Finding e - The [City] finds that the general building and parking lot layout, the proposed uses, and integration of wetlands and landscaping can or will meet the intent of the general provisions of the PDO Zone and will be subject to further site and subdivision approvals to ensure compatibility of the I-H and PDO Zoning Ordinance provisions.

Overall Condition of Wetlands



Conditions East Side of Cul-de-sac



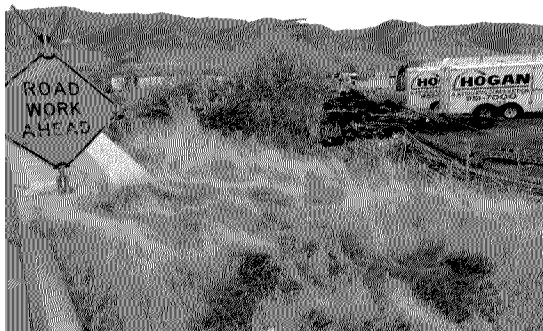
Conditions West Side of Cul-de-sac

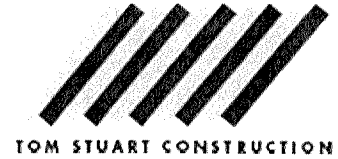


Drainage Canal Conditions



1250 West Pathway Obstruction





Dear Centerville City Staff,

Enclosed is an amended site plan application and revised site plans for the Parrish Creek project located at 1050 North 950 West, Centerville Utah 84014. Since the approved Public Development Overlay (PDO) for this project, Ken Stuart from Tom Stuart Construction & Rimini Properties reached out to Steve Thacker about some tax increment assistance for the project. Prior to his retirement, Steve responded with an offer to relieve us from doing some site improvements which turned out to be more complicated than planned for. Steve also mentioned he would waive the fees for this application.

The attached plans shows that the pathway near 1250 North and the bridge crossing the 1000 North canal have been deleted as proposed in this application. Also proposed is the clouded area on both sides of the circle at the end of the col de sac road deleting the board walk bridges installed over wetland areas outside the pavement areas. We would like to propose painted pedestrian walkways through half the circle connecting the sidewalks in lieu of the outside board walk over wet land areas.

Please let me know what questions you have and when we can meet with city staff to discuss.

Best Regards,

Roy Swalberg, PM

Tom Stuart Construction

RECEIVED 10/23/2019

PROJECT INFORMATION

SITE BOUNDARY
ROAD DEDICATION

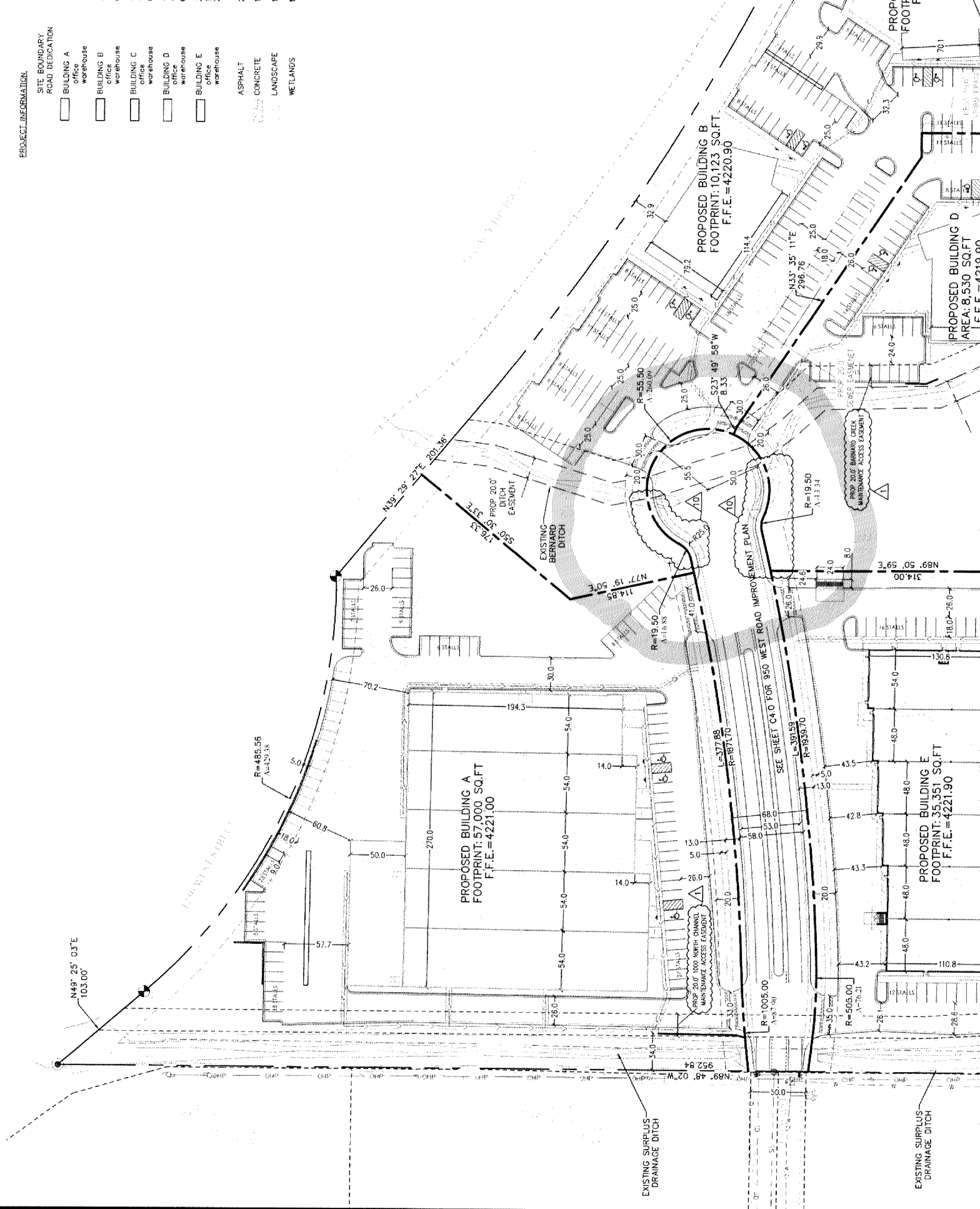
- BUILDING A
office
- BUILDING B
warehouse
- BUILDING C
office
- BUILDING D
warehouse
- BUILDING E
office
- BUILDING F
warehouse

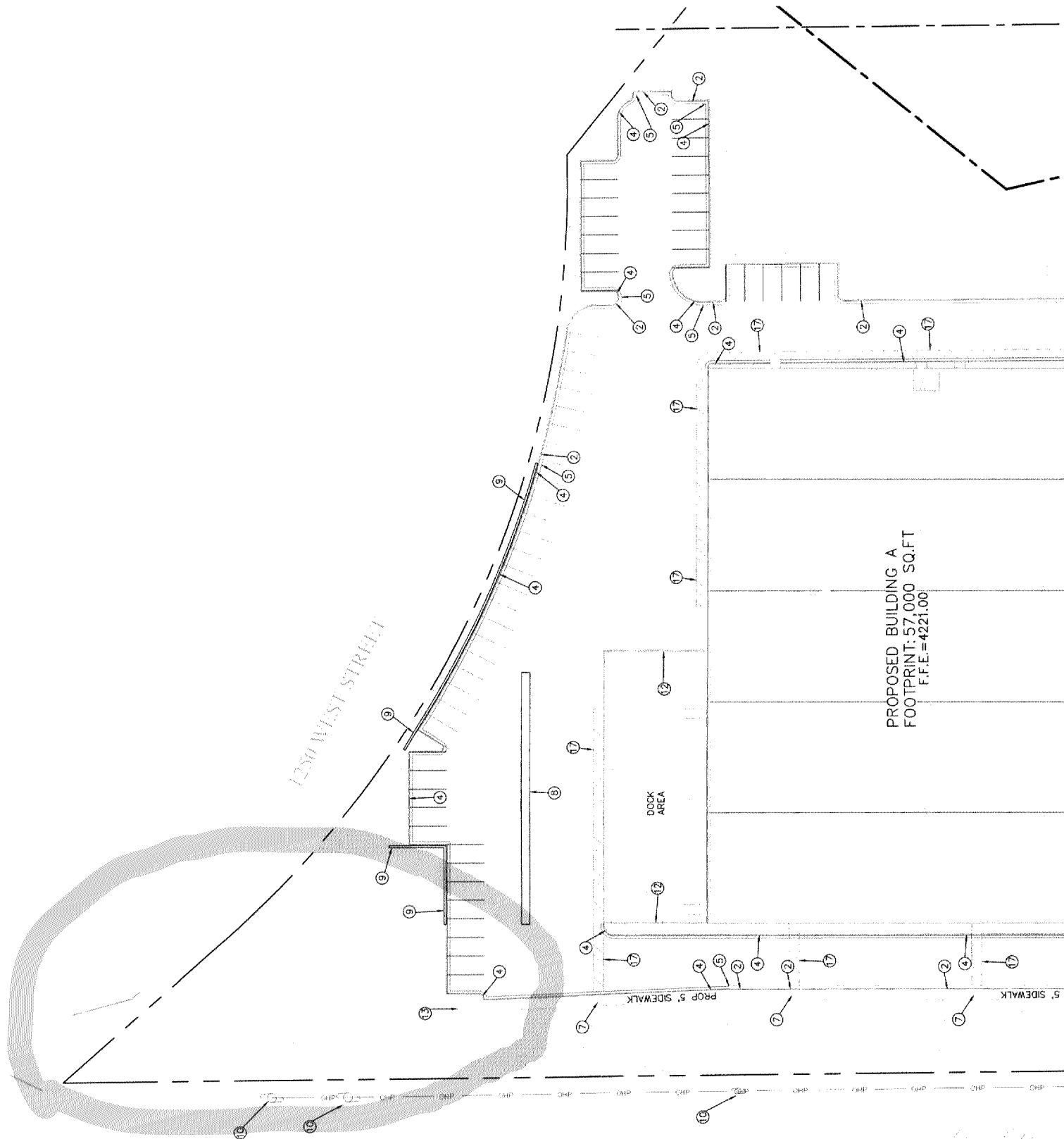
ASPHALT

CONCRETE

LANDSCAPE

WETLANDS





1250 WEST STREET

PROPOSED BUILDING A
FOOTPRINT: 57,000 SQ.FT
F.F.E. = 4221.00'

DOCK AREA

PROP 5' SIDEWALK

5' SIDEWALK

EXISTING PARK
1250 WEST STREET
LOT 2

EXISTING PARK
1250 WEST STREET
LOT 1

From: Steve Thacker
To: ken@tomstuart.com
Cc: Cory Snyder; Cassie Younger; Lisa Romney
Subject: Use of tax increment for Parrish Creek Business Park
Date: Saturday, October 28, 2017 2:22:59 PM

Hello Ken:

As a follow up on our earlier conversation about the potential use of tax increment from your development, I met with Cory Snyder and Cassie Younger (Community Development Department staff) this past week. We agreed that instead of requiring you to construct a sidewalk and creek crossing on the south side and reimbursing you with future tax increment from your property for those improvements, it would be more beneficial to a larger area and more users to use tax increment from your property to fund a sidewalk along 1250 West. So we would support an amendment of your site plan to delete the south side sidewalk and creek pedestrian crossing. I would also be willing to waive the fee normally associated with filing an amendment because this idea is being initiated by city staff.

If you would like to pursue this amendment, please contact Cory Snyder, Community Development Director, to discuss how to proceed. This will require an amendment to be approved by the Planning Commission.

I also discussed with Cory and Cassie the possibility of using some tax increment to improve the quality of the wetlands on your property. We are willing to explore the possibility of a cost-sharing approach to accomplish this, so we can pursue that discussion also at some point. Ultimately, the RDA Board (i.e. City Council) would have to approve any use of tax increment generated by the development on your property.

Regards,
Steve Thacker
City Manager

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
11/13/2019**

Item No. 5.

Short Title: Discussion - Subdivision Ordinance Updates - Chapter 16 (General Subdivision Requirements)

Initiated By: Lisa Romney, City Attorney

Scheduled Time:

SUBJECT

Continue discussion of proposed revisions to City Subdivision Ordinance - CMC 15 (Subdivisions)

RECOMMENDATION

BACKGROUND

As part of the process to update and revise the City Subdivision Ordinance, a copy of the latest draft of Chapter 16 (General Subdivision Requirements) is attached for Planning Commission review. Chapter 16 addresses various standards and requirements for all subdivisions.

ATTACHMENTS:

Description

- ▢ Subdivision Ordinance - Chapter 16 (General Subdivision Requirements)

TITLE 15 SUBDIVISIONS

CHAPTER 15.16 GENERAL SUBDIVISION REQUIREMENTS

- 15.16.010. City Standards and Specifications**
- 15.16.020. Compliance with Zoning Code**
- 15.16.030. Subdivision Layout**
- 15.16.040. Lots**
- 15.16.050. Streets and Related Improvements**
- 15.16.060. Protection Strips**
- 15.16.070. Dedication and Reservation**
- 15.16.080. Drainage**
- 15.16.090. Utilities and Easements**
- 15.16.100. Landscaping**
- 15.16.110. Building Permits**
- 15.16.120. Subdivision within a Planned Unit Development**
- 15.16.130. Non-Residential Subdivisions**
- 15.16.140. Park-Strip and Tree Regulations**
- 15.16.150. Neighborhood Mail Box Units**
- 15.16.160. Street Name and Addressing Regulations**
- 15.16.170. Geologic Hazards**

15.16.010. City Standards and Specifications

The City Council, upon the recommendation of the City Engineer and Public Works Director, shall establish and adopt standards and specifications for the construction of streets and public improvements within the City as more particularly defined in CMC 15.02.040 ("City Standards and Specifications"). Any installation, construction, alteration, repair, maintenance, or other work on streets and public improvements within the City, or within any public right-of-way, shall comply with City Standards and Specifications.

15.16.020. Compliance with Zoning Code

Any lot or parcel subject to the provisions of this Title shall conform to applicable provisions of the Centerville Zoning Code as set forth in Title 12 (Zoning Code).

15.16.030. Subdivision Layout

- (a) General Plan. The layout of a subdivision shall conform with the City General Plan.
- (b) Preservation. As part of the subdivision development process, reasonable steps should be taken to preserve certain existing features such as trees, waterways, historic sites or structures, and other City assets and landmarks located within the proposed subdivision.
- (c) Railroad Right-of-Way. When a railroad right-of-way abuts a proposed subdivision, the plat shall make provisions for future grade separations whenever the City Engineer finds such a requirement to be necessary.
- (d) Block Width. The width of each block shall be sufficient for an ultimate layout of two tiers of lots of a size required by the provisions of this Title, unless the general layout of the vicinity, line of ownership, topographical conditions, or locations of arterial streets or freeways justify a modification of this requirement as determined by the applicable land use authority. The minimum width of a block shall not be less than 250 feet measured from street center line to street center line.
- (e) Block Length. The maximum length of a block shall be 1,200 feet. A block over 800 feet in length may require a dedicated public walkway through the block as determined by the applicable land use authority. Such walkways shall be at least 10 feet in width unless a smaller width is approved by the applicable land use authority.

15.16.040. Lots

(a) Design. All subdivisions shall result in the creation of lots which are developable and capable of being built upon under the provisions of this Title and the Centerville Zoning Code. A subdivision shall not create lots which would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage, driveway grades, or other physical conditions.

(b) Frontage. All lots created by a subdivision shall have frontage on a dedicated street improved to standards hereinafter required. Land designated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and shall not be included in the area of such lots.

(c) Area. The minimum area and dimensions of all lots shall conform to the requirements of the Centerville Zoning Code for the zone in which the subdivision is located.

(d) Side Lot Lines. The side lines of all lots, so far as possible, shall be at right angles to the street which the lots face or approximately radial to the center of curves if such street is curved. Side lines of lots shall be approximately radial to the center of a cul-de-sac on which the lots face. The Planning Commission may recommend to the City Council exceptions to this requirement. Upon a showing of good cause, the City Council may allow exceptions to this requirement.

(e) Corner Lots. Corner lots for residential use shall be platted 10 feet wider than interior lots in order to facilitate conformance with the required street setback requirements of the Centerville Zoning Code.

(f) City Boundaries. A lot shall not be divided by a City boundary line. Each such boundary line should be made a lot line.

(g) Remnants. Remnants of property shall not be left in a subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility, public purpose, or other purpose approved by the City Council.

(h) Flag Lots. Flag lots are not permitted.

(i) Double Frontage Lots. Double frontage lots are not permitted unless approved by the City Council after receiving a recommendation from the Planning Commission.

(1) Double frontage lots may only be approved when backing on the following City streets:

- (A) Main Street, both sides;
- (B) Frontage Road (800 West);
- (C) Parrish Lane west of Main Street, both sides;
- (D) Pages Lane west of 400 East, both sides;
- (E) Porter Lane from Main Street to 400 West, south side only; and
- (F) 400 West from Parrish Lane to 1375 North Street, both sides.

(2) The street frontage adjacent to the rear of an approved double frontage lot shall be improved in accordance with City Standards and Specifications.

15.16.050. Streets and Related Improvements

(a) Street Location. Streets within a subdivision shall be located so that such streets connect with existing streets and are provided in locations that comply with the master transportation and/or streets plan set forth in the General Plan. If adjoining land is zoned for residential use, streets shall be located so that adjacent land may be most efficiently subdivided.

- (b) Half-Streets. The dedication or construction of half streets is prohibited.
- (c) Street Width. All streets should conform to the width designated by the master transportation and/or streets plan set forth in the General Plan wherever a subdivision is in an area for which a master transportation and/or streets plan has been adopted. For areas where the master transportation and/or streets plan does not designate a street, streets shall be provided as required by City Standards and Specifications. All City streets shall have a minimum of 28 feet of asphalt.
- (d) Curb, Gutter, and Sidewalk. Unless otherwise expressly provided in this Title or City Standards and Specifications, curbs, gutters, and sidewalks shall be installed on existing and proposed streets within the subdivision.
- (e) Street Design. Local streets shall approach an arterial or collector street at an angle of at least 85 degrees. Grades for streets shall be a minimum of 0.5% and a maximum of 12% for all streets except major and minor arterials which shall be 10% maximum.
- (f) Cul-de-Sacs. Cul-de-sacs shall serve no more than 20 lots or units and shall be no longer than 400 feet measured from the center point of the turn-around to the center line of the intersecting street. Cul-de-sacs shall be terminated with a turn-around of not less than 100 feet in diameter. Downhill cul-de-sacs are not permitted unless adequate drainage and 100 year over flow is provided. All cul-de-sacs must be approved by the City Council after receiving a recommendation from the Planning Commission and City Engineer.
- (g) Temporary Turn-Around. When a street is designed to remain only temporarily as a dead-end street, a satisfactory temporary turn-around area and recordable easement shall be provided at the end of the street to remain and be available for public use so long as the dead end exists. The City may require improvements to be installed in a temporary turn-around area.
- (h) Street Signs. To assure conformity, the City shall furnish and install all required street signs and the cost thereof shall be charged to and paid by the subdivider in accordance with the City Fee Schedule.
- (i) Monuments. Permanent monuments shall be furnished, accurately established, and set by the subdivider's surveyor at such points as are necessary to definitely establish all lines of the plat.

15.16.060. Protection Strips

- (a) Limited Use. The use of protection strips is intended to be limited and shall be authorized only as provided in this Section. A subdivider desiring approval of a protection strip shall demonstrate to the City's satisfaction that the protection strip is necessary to equitably allocate burdens associated with development of an associated subdivision and that the subdivider has exercised all other available options in pursuit of an equitable cost-sharing arrangement with contiguous property owners.
- (b) Authorization. Subject to the requirements of this Section and upon request by a subdivider, the City Council, after receiving a recommendation from the Planning Commission, may authorize the subdivider to retain ownership of a protection strip not less than one foot or greater than ten feet wide, between a subdivision street and adjacent property when the subdivision street parallels contiguous property of other owners.
- (c) Delineation and Maintenance. A protection strip shall be:
 - (1) Located outside of, but adjacent to, right-of-way proposed to be dedicated or other property designated for future public use;
 - (2) Clearly shown on the subdivision plat map as undedicated property and described as a protection strip; and
 - (3) Maintained by the subdivider until the protection strip is terminated.

(d) Agreement. Approval of a protection strip request shall be conditioned upon execution of an agreement between the City and the subdivider, approved by the City Council, which establishes the terms and conditions of the granting of the protection strip.

(1) Such terms and conditions shall include the following:

(A) A legal description of the protection strip;

(B) Duration of the agreement;

(C) A requirement that upon development of property adjacent to the protection strip, the subdivider shall convey the property contained within the protection strip to the adjacent property owner for consideration set forth in the agreement, calculated by the City Engineer, which shall be the sum of the following:

(i) The fair cost of the land held in the protection strip at the time of the agreement;

(ii) The cost of the street and utility improvements properly chargeable to adjacent property owners;

(iii) The proportionate share of the value of the land in the street at the time of the agreement; and

(iv) Any additional amounts which the City Engineer deems reasonably necessary with respect to the protection strip or the agreement; and

(D) Conditions of repayment and conveyance of the protection strip property.

(2) The agreement shall be recorded in the Davis County Recorder's Office.

(e) Limited Duration. If a protection strip has not been conveyed to the adjacent property owner within 10 years from the date of the protection strip agreement, the subdivider or its representatives, successors, and/or assigns shall convey title to the protection strip property to the City by special warranty deed, acceptable in form to the City. To secure subdivider's performance of this obligation, the subdivider shall provide a deed to be placed in escrow as a part of the protection strip agreement. The protection strip agreement and all obligations of the City regarding the protection strip shall terminate when the special warranty deed conveying the protection strip to the City is recorded.

(f) Fees. The City Council hereby finds that protection strips create an administrative burden on the City, which burden should properly be borne by the subdivider requesting approval of a protection strip. Before a protection strip agreement is approved or amended by the City, the subdivider desiring approval of or amendment to a protection strip agreement shall pay the City the administrative fee required for protection strips set forth in the City Fee Schedule.

15.16.070. Dedication and Reservation of Land

(a) Suitability. Land to be dedicated for park, recreational, or other purposes shall be suitable for its intended purpose, as determined by the City. Such purposes may include active recreation facilities such as playgrounds, play fields, pedestrian or bicycle paths, areas of particular natural beauty, and open areas to be developed or left in their natural state.

(b) Deed. When land is dedicated to the City for park, recreational, or other purposes, a deed may be required to be conveyed to the City in addition to the recorded subdivision plat.

(c) Reservation. When park or recreational facilities are reserved for private use, the subdivider shall establish conditions as to ownership, maintenance, and use of such areas to assure preservation of the intended use.

15.16.080. Drainage

(a) Construction. The subdivider shall construct and install a storm water drainage system within the subdivision which shall be constructed of materials and according to the City Standards and Specifications and the requirements of the City Storm Drainage Master Plan.

(b) Right-of-Way or Easement Dedication. The subdivider shall dedicate a right-of-way or easement of 15 feet in width or greater as required by the City for storm drainage conforming substantially with the lines of any natural watercourse or channel, stream, creek, irrigation ditch, or floodplain that enters or traverses the subdivision as determined by Davis County Flood Control and/or the City Engineer. The subdivider shall also dedicate rights-of-way or easements for any pipe, conduit, channel, and retention or detention area as approved by the City Engineer. Developers shall comply with Davis County regulations regarding any Davis County stream channels associated with the property which may include additional right-of-way or easement dedication to Davis County for protection of the stream channel.

(c) Connection. The storm water drainage system for a subdivision shall be connected to an approved off-site storm drain or facility acceptable to the City.

(d) Drainage Structures. Storm drain, cross gutters, dipstone inlets, and other appurtenant structures shall be provided by the subdivider (within the limits of the subdivision) as required to adequately dispose of stormwater and 10-year frequency storm flows developed within the limits of the subdivision and existing flows entering the proposed subdivision from adjacent properties.

(e) Detention Basins. Detention basins shall be provided by the subdivider within the limits of the subdivision designed for peak flow reduction and the 25 year storm event. Detention basins shall also be designed to accommodate water quality enhancements. Detention basins shall be designed to empty completely after each rainfall event. Detention basins must be free draining and have no pooling.

(f) Stormwater Ordinance. All storm water drainage systems, improvements, and facilities installed by the subdivider shall comply with applicable provisions of CMC 16 (Stormwater) and shall be videotaped prior to final inspection in accordance with CMC 9.06.080.

15.16.090. Utilities and Easements

(a) Undergrounding. All utilities, including cable TV conduits, shall be provided through underground service, except where existing utilities are already in place. Underground utilities specified in this Section shall be installed prior to installation of road base, surfacing, curbs, gutters, and sidewalks. Underground utilities shall be installed only after streets have been rough graded to a line and grade approved by the City Engineer. If underground utilities are not installed prior to street surfacing sleeves shall be required.

(b) Culinary Water. A culinary water supply, which shall be approved by the City Engineer, shall be available to each lot in the subdivision and shall be provided in conformance with City Standards and Specifications. When an approved public water supply is available, the City shall cause to be installed, at the subdivider's expense, water mains, valves, pressure reducing valves, and service laterals to each lot within the subdivision.

(c) Fire Hydrants. Fire hydrants shall be installed by the City, at the subdivider's expense, at locations determined by the City Engineer and the Fire Department. Hydrants located within 350 feet of any building site in a subdivision shall be charged with water and shall be operable before a building permit may be issued. Fire hydrant spacing shall not exceed 400 feet along City street frontage.

(d) Sewer. A subdivision shall connect to a public sanitary sewer. The subdivider shall provide sewer mains and extend laterals from the sewer main to each lot in the subdivision.

(e) Secondary Water. Secondary water for the purpose of irrigation shall be made available to each lot in a residential subdivision. The City Council may require a subdivider of non-residential land to acquire secondary water.

(1) Secondary water lines shall meet City Standards and Specifications. Valves shall be located sufficient for adequate control of service areas. "As-built" drawings shall be provided to the City.

(2) The subdivider shall be required, at the subdivider's expense, to construct all required "off-site" facilities to connect to existing irrigation district facilities, to the extent authorized by law. The size of service connections allowed shall be determined by the applicable irrigation district. Two lots may be served by a common service line, divided, where desirable and approved by the irrigation district.

(3) Construction of irrigation water facilities shall be approved by the appropriate pressure irrigation district or company as signified by its letter of approval.

(f) Subsurface Drains. The use of any subsurface drains within a subdivision may be permitted on a limited basis, as determined by the City Engineer, in accordance with the procedures and requirements set forth in CMC 9.06 (Subsurface Water) and shall require videotaping prior to final inspection in accordance with CMC 9.06.080.

(g) Street Lights. Street Lights. Unless otherwise expressly provided in this Title or City Standards and Specifications, City approved street lights shall be installed at all street intersections, school or pedestrian crossings, or at bends or curves in the street by the subdivider.

(h) Utility Easements. Utility easements shall be provided within a subdivision as required for public utility purposes. All lots shall have front and rear yard easements and at least one side yard easement. Front yard easements shall be a minimum of 10 feet wide and rear and side yard easements shall be a minimum of 7 feet wide. Additional easements, or increased width of easements, may be required as necessary to provide for adequate utility service or drainage within the subdivision and adjoining parcels. The City may require separately dedicated waterline, drainage, sidewalk, or other utility easements for City facilities within the subdivision or necessary for subdivision development.

15.16.100. Landscaping

Whenever, in the opinion of the Planning Commission and/or the City Council, the cuts and fills in a subdivision are of sufficient size or visibility to demand special treatment, the subdivider may be required to landscape such areas with suitable permanent plant materials and to provide for their maintenance. The subdivider shall submit a landscaping plan for review and approval by the City. The landscaping plan shall indicate how maintenance of the landscaping will be performed and by whom. Subdivisions located in the Hillside Overlay Zone shall also comply with applicable landscaping provisions of the Hillside Overlay Zone as set forth in CZC 12.42.

15.16.110. Building Permits and Occupancy

(a) Permit Issuance. Except as otherwise provided in CMC 15.03.060, it shall be unlawful for any person to receive a building permit for a lot within a subdivision until water, sewer, storm drainage, and all other required underground utilities located under the street surfaces within the subdivision are installed, inspected, and approved by the City for the entire subdivision, and all streets in the subdivision are rough graded.

(b) Occupancy. The subdivider shall not allow human occupancy of a structure in the subdivision until all necessary utilities are installed and basic improvements are adequate to render the subdivision habitable. Such improvements shall include paved streets.

15.16.120. Planned Unit Development

(a) Design Standards. The design of preliminary and final subdivision plats in a planned unit development shall be in harmony with the intent of the General Plan and design standards recommended by the Planning Commission and approved by the City Council in relation to streets, blocks, lots, common open spaces, and other design factors.

(b) Common Open Space. The subdivider of a planned unit development shall submit plans of landscaping and improvements for common open space. Such plans shall describe the intended use of

common open space and shall be accompanied by a detailed written explanation demonstrating how the improvements will be financed and the area maintained.

(c) A planned unit development shall:

- (1) Meet Zoning Code requirements;
- (2) Assure proper use, construction, and maintenance of open space facilities; and
- (3) Result in development superior to conventional development in terms of its benefits to future residents of the project, surrounding residents, and the general public.

(d) Additional Conditions. The Planning Commission may place additional lawful conditions or restrictions it may deem necessary to insure development and maintenance of the desired residential character, including plans for disposition or reuse of property if the open space is not maintained in the manner agreed upon or is abandoned by the owners.

(e) Guarantee of Common Open Space Improvements. To assure completion of common open space improvements, the subdivider, at the request of the City Council, shall provide a completion assurance agreement and bond, in a form satisfactory to the City, guaranteeing such completion within 18 months from the date of the agreement.

(1) Upon completion of the improvements for which a bond or security has been filed, the subdivider shall call for inspection by the City Engineer. Such inspection shall be made within 14 days thereafter.

(2) If inspection shows that landscaping and construction have been completed in compliance with the approved plan, the bond or security therefore shall be released. If the bond or security are not released, refusal to release and reasons therefore shall be given the subdivider in writing.

(f) Continuation of Common Open Space. To assure continuation of common open space used in accordance with approved plans, the subdivider may be required to impose an open space easement on and over the common open space prior to the recording to the final plat.

(g) Maintenance of the Common Open Space. To assure maintenance of common open space and other improvements where so required, the subdivider, prior to the recording of a final plat, shall cause to be incorporated under the laws of the State of Utah, a homeowners or property owners association. By proper covenants running with the land and through the articles of incorporation and by-laws of the association, the following shall, among other things, be provided:

(1) That the membership in the association shall be mandatory for each lot or dwelling unit purchaser, their guaranties, successors, and assigns;

(2) That the common open space restrictions shall be permanent and not just for a period of years;

(3) That the association shall be responsible for maintaining liability insurance, paying general property taxes, and maintaining recreational and other facilities;

(4) That all lot, unit, or homeowners shall pay their pro rata share of the cost of upkeep, maintenance, and operation; and

(5) That any assessment levied by the association may become a lien on the real property of any lot, unit, or homeowner which may be foreclosed and the property sold.

15.16.130. Non-Residential Subdivisions

(a) Design. The street and lot layout of a nonresidential subdivision shall be appropriate to the land for which the subdivision is proposed, and shall conform to the proposed land use and standards established in the General Plan, Zoning Code, and City Standards and Specifications.

(b) Additional Requirements. In addition to the principles and standards in this Title which are appropriate to the planning of all subdivisions, the subdivider shall demonstrate to the satisfaction of the Planning Commission that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall apply to a non-residential subdivision:

(1) Proposed commercial, industrial or manufacturing parcels shall be suitable in area and dimensions to the types of commercial, industrial or manufacturing development anticipated, and to the requirements of the Zoning Code.

(2) Street rights-of-way and pavements shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereon.

(3) Special requirements may be imposed by the City with respect to street, curb, gutter and sidewalk design and construction.

(4) Special requirements may be imposed by the City with respect to the installation of public utilities, including water, sewer and storm water drainage.

(5) Streets carrying non-residential traffic, especially truck traffic, shall not normally be extended to the boundaries or adjacent existing or potential residential areas, or connected to streets intended for predominantly residential traffic.

15.16.140. Park-Strip and Tree Regulations

Except as otherwise approved by the City, parkstrips shall be landscaped with grass and plantings in accordance with applicable provisions of the Centerville Zoning Code and CMC 11.01.150.

15.16.150. Neighborhood Mail Box Units

(a) Size. Except for cluster-box structures, all enclosed mailboxes within a parkstrip shall meet the U.S. Postal Service standard height of 41 inches to 45 inches and all other applicable USPS standards. Mailboxes, poles, stands and other similar devices shall not exceed 18 inches by 18 inches measured at the base. Street side mail-boxes shall be reviewed at the time of building permit review for all new residential development.

(b) Mail Box Units. Mail boxes in new subdivisions shall be consolidated in centralized locations no further than 250 feet from any dwelling which the box unit is designed to serve. Boxes shall not be located on corners, but shall be located at mid-block on a property line.

15.16.160. Street Name and Addressing Regulations

Street names and addressing of lots and parcels within a subdivision shall conform to the provisions of this CMC 11.01.160.

15.16.170. Geologic Hazards

The following minimum standards shall apply to minimize effect of geologic hazards:

(a) Fault Lines. No structures shall be built on or within 10 feet of any known fault line or such greater distance as may be recommended by a licensed geologist.

(b) Landslide Areas. No structure or improvement shall be allowed on any area known to be within an active landslide area.

(c) Groundwater. Problems associated with development on or near perched groundwater and shallow groundwater shall be mitigated.

(d) Rockfall Areas. No structure shall be allowed in any rockfall zone.

(e) Waiver of Liability. A waiver of liability shall be signed by the property owner and recorded with the Davis County Recorder, in a form approved by the City, for any lot or parcel where a geologist report identifies the potential existence of any of the above hazards for such lot or parcel.

CENTERVILLE

Staff Backup Report 11/13/2019

Item No. 6.

Short Title: Community Development Director's Report and City Council Report

Initiated By:

Scheduled Time:

SUBJECT

Next Planning Commission Meeting:

- December 11, 2019
- Deadline for item submittal for the meeting is November 20th.

City Council Report:

- MIH Amendments scheduled for November 19th
- Cargo Trailer Sales in SCP scheduled for November 19th

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report 11/13/2019

Item No.

Short Title: October 23, 2019

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

▣ October 23, 2019 Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, October 23, 2019
7:00 p.m.

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

MEMBERS PRESENT

Kevin Daly, Vice Chair
Thomas Hunt (arrived at 7:10 p.m.)
Logan Johnson
Isaac Workman
Becki Wright

MEMBER ABSENT

Cheylynn Hayman, Chair

STAFF PRESENT

Cory Snyder, Community Development Director
Mackenzie Wood, Assistant Planner
Katie Rust, Recording Secretary

STAFF ABSENT

Lisa Romney, City Attorney

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Workman

**PUBLIC HEARING – LEGISLATIVE DECISION – ZONING CODE AMENDMENTS –
ALLOW CARGO TRAILERS SALES IN SHORELANDS COMMERCE PARK**

Mackenzie Wood, Assistant Planner, explained the applicant's request to be able to sell cargo trailers at a warehouse located in the Shorelands Commerce Park. Vehicle and Equipment Rental or Sale is not currently an allowed use in the Shorelands Commerce Park. Ms. Wood stated the current list of permitted uses intends a broad scope of commercial, public, and industrial services. Staff included two suggested motions in the staff report: (1) add Vehicle and Equipment Rental or Sale as a permitted Conditional Use; or (2) accept Sales as a permitted Accessory Use. Cory Snyder, Community Development Director, explained that the second suggested motion would not apply if cargo trailer sales would be a primary use.

Craig Salmon, applicant, said he believes the proposed cargo trailer sales would be a clean, un-intrusive form of dealership. The cargo trailers are manufactured in Idaho and would be sold new. Mr. Salmon estimated that 10-20 cargo trailers would be stored on site (outside) on a rotating basis. He explained that cargo trailer sales would be the primary use of the business. He described the different businesses currently operating out of the buildings he owns in the Shorelands Commerce Park, and suggested that trailer sales would generate more sales tax revenue for the City than the other businesses in his buildings.

Vice Chair Daly opened a public hearing at 7:29 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Johnson said he believes it would be healthy for the City to have that type of sales, and stated he is in favor of allowing it at least as a Conditional Use, if not a Permitted Use. Mr. Snyder recommended Conditional Use rather than Permitted Use if the Planning Commission chooses to recommend approval. He stated that

landscaping and fencing could be used to reduce the visual impact of the outdoor storage. Commissioner Workman said he thinks the requested use is in line with the intent of the Shorelands Commerce Park as long as mitigating conditions are in place. Commissioner Hunt agreed.

Vice Chair Daly made a **motion** to recommend approval of the proposed Zoning Ordinance Text Amendments regarding "Vehicle and Equipment Rental or Sale" as follows, with the four findings listed below:

- Amend Chapter 12.47.090(b)-SCP Zone, Permitted and Conditional Uses as shown in the list below:

The following uses, as defined in CZC 12.12 (Definitions), shall be conditional uses in the SCP Zone, as follows:

- ✓ Operations Center;
- ✓ Military Facility;
- ✓ Parking Garage;
- ✓ Public Utility Substation;
- ✓ Stables, Private (as an accessory use only);
- ✓ Stables, Public;
- ✓ Transportation Service;
- ✓ Wholesale and Warehousing, General; and
- ✓ Vehicle and Equipment Rental or Sale

Findings:

- a. Section 12.480-6, Residential Development – The Planning Commission finds that the main or prominent theme of this Section of the General Plan is to create a unique business park for continued economic growth for the City.
- b. The Planning Commission finds that the General Plan is focused on preserving compatibility of development with purpose and intent of the Legacy Parkway and associated nature preserve.
- c. The Planning Commission finds that the allowance of equipment sales as a conditional use is consistent with the General Plan.
- d. Therefore, the Planning Commission finds that the proposed amendments can be deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of Centerville City's Zoning Ordinance.

Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).

**PUBLIC HEARING – LEGISLATIVE DECISION – PARRISH CREEK PDO REZONE
WITH CONCEPTUAL SITE PLAN AMENDMENT – 1050 N 950 W**

The applicant was not present to contribute to the discussion. Vice Chair Daly made a **motion** to table this matter to the next regularly scheduled Planning Commission meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

**DISCUSSION – GENERAL PLAN AMENDMENT – MODERATE INCOME HOUSING
UPDATES**

Mr. Snyder explained that Senate Bill 34 of 2019 requires municipalities to adopt or update their Moderate-Income Housing (MIH) Element for General Plans by December 01, 2019. Staff believes that the City's adopted MIH Element generally complies with most of the

State's expectations regarding planning for moderate income housing. However, there are a few changes that need to be implemented. The following types of changes are being re-written by City Staff:

- Update the housing information statistics, which are dated 2012.
- Update the estimated need for moderate income housing in future within the City.
- Estimate the need for the next five years for the 80%, 50%, and 30% of median income levels.
- Revise language to improve compliance with expected menu of housing strategies defined in the bill.

Senate Bill 34 requires an "annual report" to the State, which will begin with a deadline of December 01, 2020. Additionally, future transportation funding will be evaluated against the City's compliance with the Moderate-Income Housing Plan requirements. A public hearing will be noticed in conjunction with the Planning Commission discussion of this issue at the November 13, 2019 meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT & CITY COUNCIL REPORT

The Planning Commission is scheduled to meet next on November 13, 2019.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the October 9, 2019 Planning Commission meeting were reviewed. Commissioner Wright requested an addition to the minutes. Commissioner Johnson made a **motion** to accept the minutes as amended. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

Vice Chair Daly made a **motion** to adjourn the meeting at 8:10 p.m. Commissioner Johnson seconded the motion, which passed by unanimous vote (5-0).

Leah Romero, City Recorder

Date Approved

Katie Rust, Recording Secretary