

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 15, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

Time:

5:30-7:00 Work Session with City Council on South Main Street Overlay Zone

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

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Cheylynn Hayman, Commissioner

D. COMMISSION BUSINESS

7:10 1. Public Hearing- Zoning Map Amendment- Davis County Rezone -- 641 E 200 South

LEGISLATIVE DECISION

Consider the proposed Zoning Map Amendment for the Davis County property at 641 E 200 South, from Public Facility – Low to Residential-Low.

7:30 2. Public Hearing -- Conceptual Subdivision Application - 150 E Jennings Lane

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Subdivision Plat for Rigby Court, at 150 E Jennings Lane, for a 4 lot single family subdivision in an Agricultural-Low Zone.

7:50 3. Public Hearing - Conditional Use Permit - CupBop Catering, Limited

ADMINISTRATIVE DECISION

Consider the proposed Conditional Use Permit for CupBop Catering at 181 South Main Street.

- 8:10 4. Community Development Director's Report
 Deferral Agreement Amendments
- Applications pending
- 8:20 5. City Council Report
- Approved Text Amendments to Hillside Overlay
- Approved Legacy Commons PDO
- Approved Catering, Limited in C-M Zones
- Tabled Pages Lane General Plan Amendments
- Rejected R-M Gradation

E. MINUTES REVIEW and ACCEPTANCE

 October 25th, 2017

F. ADJOURNMENT

**CENTERVILLE
WORK SESSION
Staff Backup Report
11/15/2017**

Item No.

Short Title: Work Session with City Council on South Main Street Overlay Zone

Initiated By: City Council

Scheduled Time: 5:30-7:00

SUBJECT

RECOMMENDATION

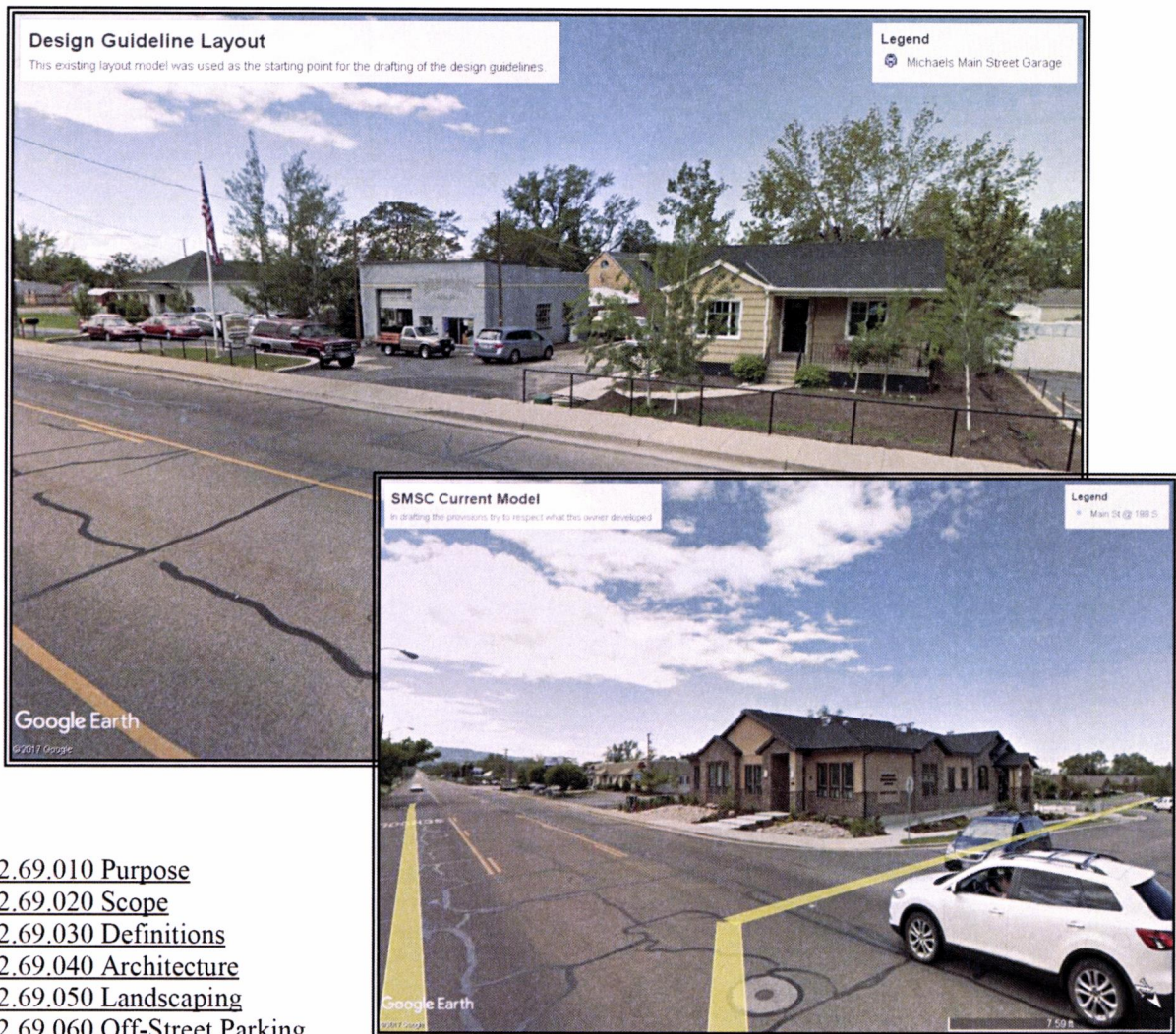
BACKGROUND

ATTACHMENTS:

Description

- ▢ [SMSC City Center Design Guidelines](#)
- ▢ [9-13-2017 Main Street Status Presentation](#)

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



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

12.69.101 Purpose

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

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

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

12.63.020 Scope

Any lot or parcel located within the South Main Street City Center Design Guidelines, as defined below, shall be subject to the standards and regulations of this Chapter. Such standards and regulations are intended to be in addition to existing standards and regulations of the underlying zone of the property and other applicable regulations of this Title.

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

12.69.030 Definitions

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

12.69.040 Architecture

- (a) Commercial Building Design and Articulation.

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

[OPTIONAL CONCEPT - IF RESIDENTIAL IS ALLOWABLE]

(b) Residential Building Design and Layout.

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

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

- (3) Building design approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest.
- (4) Garages in residential development shall be of non-dominant design. Such non-dominant designs may be, but not limited to, the use of side of home access, shared driveway side of home access, rear yard placement, rear yard/back lot access or other similar appropriate design.
- (5) Building colors and finishes are to be used to complement the local historic character of Main Street. The color palette shall be warm and/or earth tone colors. Stains, flat paints, and matte finishes should be utilized. The use of primary colors, reflective or shiny paints and finishes shall be limited to accenting features or design elements or should be avoided all together.

12.69.050 Landscaping and Features

(a) Overall Design

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

(b) Street Frontage Design

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

[OPTIONAL CONCEPT - IF RESIDENTIAL IS ALLOWABLE]

(c) *Residential Landscaping and Yard Design.*

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

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

12.69.060 Off-street Parking Layout

(a) Parking Lot Design

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

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

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

12.69.070 Public Street Space Dimensions

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

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

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

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

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

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

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

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

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

12.69.080 Nonconformities

- YET TO BE WRITTEN -

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

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

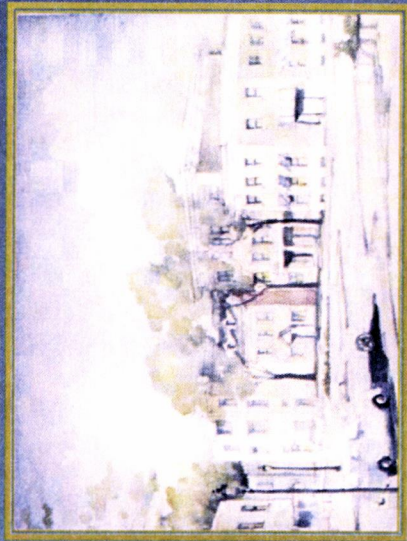
The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street City Center Corridor District:

(a) Permitted Uses:

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

1. Conditional Uses:

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



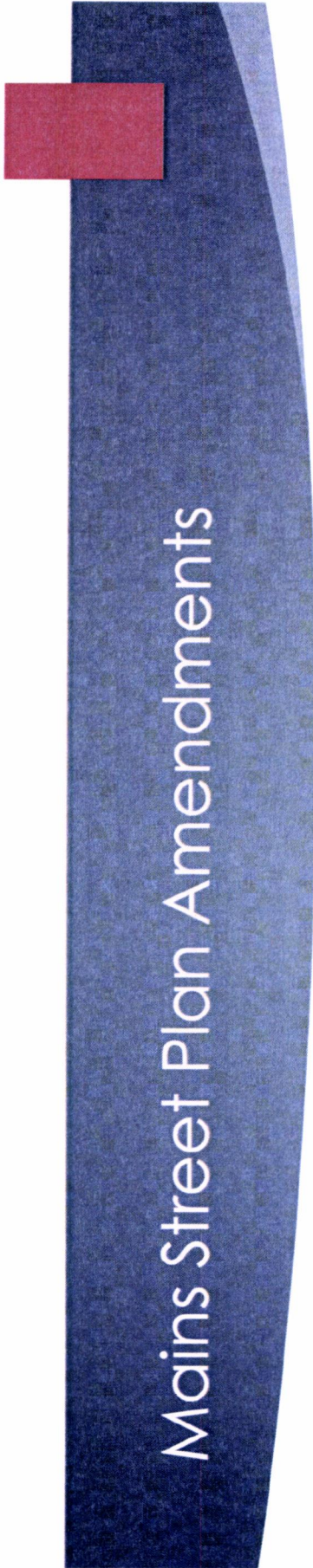
MAIN STREET STATUS

WHERE ARE WE NOW!



ORIGINAL Mater Study Goals (2007)

- ▶ **Coordinated Streetscape** – furniture, signs, benches, lamps, planters, etc.
- ▶ **Building Heights** – 2 to 3 stories to frame street, and reduce setbacks
- ▶ **Increase Mobility** - Transit Mode & Stops, Pedestrian, and Bikes
- ▶ **Street Design** – Reduce Curb Cuts, Provide On-street Parking, Build Pedestrian Amenities
- ▶ **Land Uses** – Add Mixed-Use Allowances (commercial & residential)
- ▶ **District Implementation** – Allow design to adapt to differing areas



Mains Street Plan Amendments

- ▲ **2008** – SMSC Plan was Adopted & SMSC Zoning Overlay was Implemented
- ▲ **2010** – Eliminated “rail or mass transit” terms, renamed City Center District, “pedestrian-oriented” renamed “traditional neighborhood,” reduced building heights to 35 feet, TOD changed to TND w/ heights reduced to 3-stories, and “Substantial Alteration” definition was modified.
- ▲ **2014** – SMSC Zone amended for corner lots applying street design only to Main Street Frontages & created consistent buffer measurements
- ▲ **2015** – SMSC Zone amended definition of “mixed-use,” east side building height and density reduced to 3 permitted & 6 CUP, and any lot allowed at least 2 dwellings
- ▲ **2016** - Limited Adoption of a Public Space Plan
- ▲ **Date Unverified** – Parrish Gateway allowed “climate controlled storage” in a limited fashion
- ▲ **Date Unverified** – Pages Gateway Mixed-Use Option was eliminated in it’s entirety

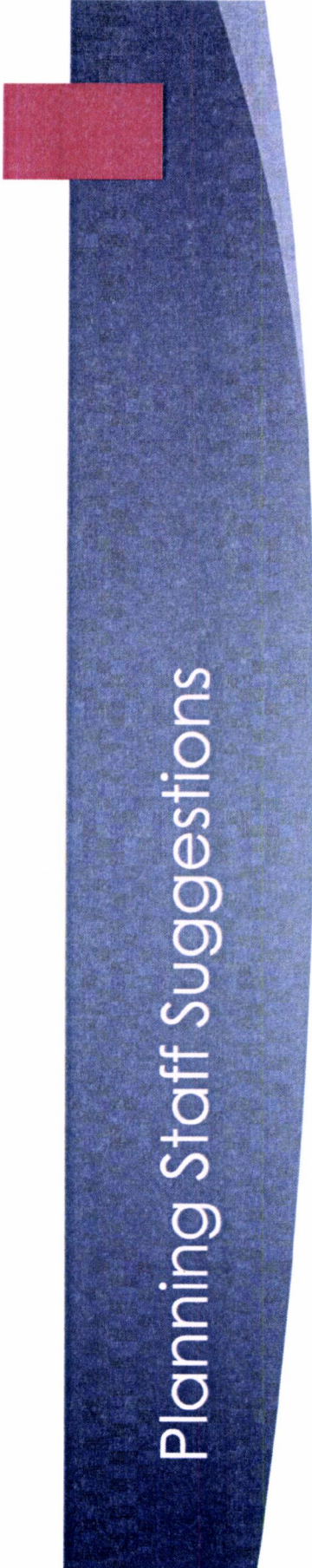
What Has Happened Since 2007 (past 10 years)

- ▶ **Pages Lane Gas Station** – Redeveloped using older provisions and NOT in compliance w/ Main Street Plan
- ▶ **Deseret Industries** – Undergone major renovations w/ proposed expansion NOT meeting Main Street Plan
- ▶ **Dick's Market** – Closed in Pages Lane & Redeveloped at Parrish Lane NOT meeting Main Street Plan
- ▶ **Matt's Place** – Only development thus far COMPLYING with the Main Street Design
- ▶ **O'Brien Glass Site** – Redevelopment proposals using some Main Street concepts WERE REJECTED
- ▶ **Fire Department** – Current Site to be vacated & New Main Street Site to be developed NOT DESIRING to meet Main Street provisions
- ▶ **Pages Lane Commercial Area** – Eastern ½ may redevelop residentially over time DIFFERENT than the Main Street provisions.



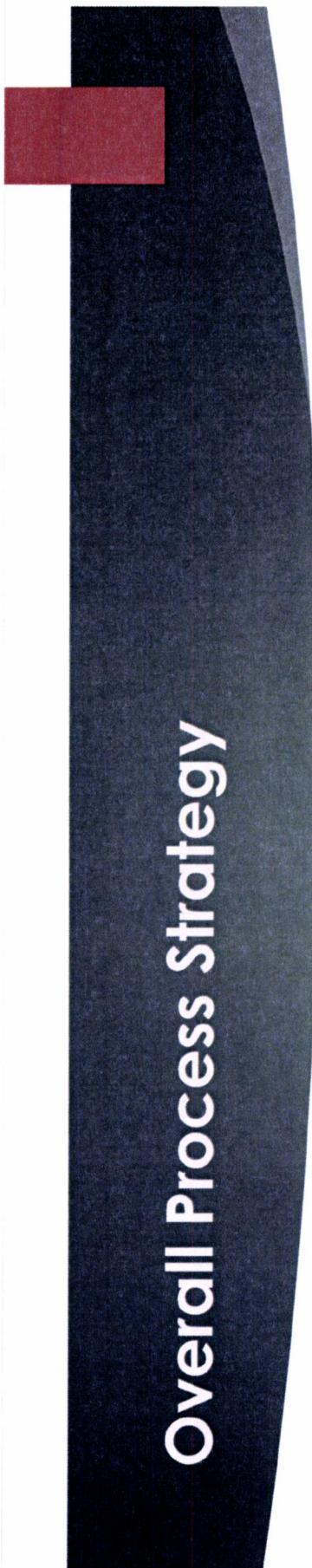
Planning Staff Conclusions

- ▶ Redevelopment using original plan's concepts remained a remote possibility
- ▶ Amendments since have further disadvantaged that remote possibility
- ▶ The Market & Use Patterns for the north & south ends inhibit any gateway concepts
- ▶ Community support right now is low and even probably intolerant in the City Center & Traditional Districts
- ▶ Redevelopment of most existing properties are repressed (e.g. fire station)
- ▶ Current SMSC Plan concepts are too far into any future to guide any shorter-term redevelopment effectively



Planning Staff Suggestions

- ▶ Rescind the SMSC Plan and SMSC Overlay Zoning Regulations
- ▶ Allow wanted reuse or redevelopment while preparing a new plan, OR
- ▶ Adopt a TZRO to prohibit any redevelopment while replacement plan is being prepared
- ▶ Replacement Plan should treat Main Street as a community corridor street & not Centerville's Main Street – which “never became a strong focal point” (see GP12.430.2.2)
- ▶ Prepare and adopt “performance” standards to replace the form-based codes – akin to the Parrish Lane Gateway Design Standards, or the Shorelands Commerce Park (see CZC 12.63 or CZC 12.68)



Overall Process Strategy

- ▲ Prepare and publish required “Notice of Intent” to consider rescinding and replacing the SMSC Plan of the City’s General Plan
- ▲ Couple with the GP Notice with a Zone Text Amendment to consider rescinding and replacing the SMSC Zoning Overlay District provisions
- ▲ Planning Commission to host a hearing to consider rescinding the both the Plan and the Overlay Zone and make their recommendations (**for or against**) to the City Council
- ▲ The City Council then hosts a hearing to consider rescinding both the Plan and Overlay District
- ▲ If these items are kept then the process ends. If the items are to be rescinded, then the City Council decides the following:
 - ❑ **Hold off rescinding until a replacement plan & zoning is provided by Staff and the Commission**
 - ❑ **Rescind the items and put in place a TZRO (6 months maximum) while the replacement plan & zoning is being provided by Staff and the Commission**
 - ❑ **Rescind the items and direct Staff and Commission to provide a replacement plan ASAP**

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
11/15/2017**

Item No. 1.

Short Title: Public Hearing- Zoning Map Amendment- Davis County Rezone -- 641 E 200 South

Initiated By: Davis County

Scheduled Time: 7:10

SUBJECT

LEGISLATIVE DECISION

Consider the proposed Zoning Map Amendment for the Davis County property at 641 E 200 South, from Public Facility – Low to Residential-Low.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ Staff Report Davis County ReZone
- ☐ Davis County Rezone GoogleEarth

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: DAVIS COUNTY

APPLICANT: DAVIS COUNTY

PROPERTY LOCATION: 641 EAST 200 SOUTH

PARCEL SIZE: .97

PARCEL NUMBER: 02-104-0109

ZONING DISTRICT: PUBLIC FACILITY- LOW

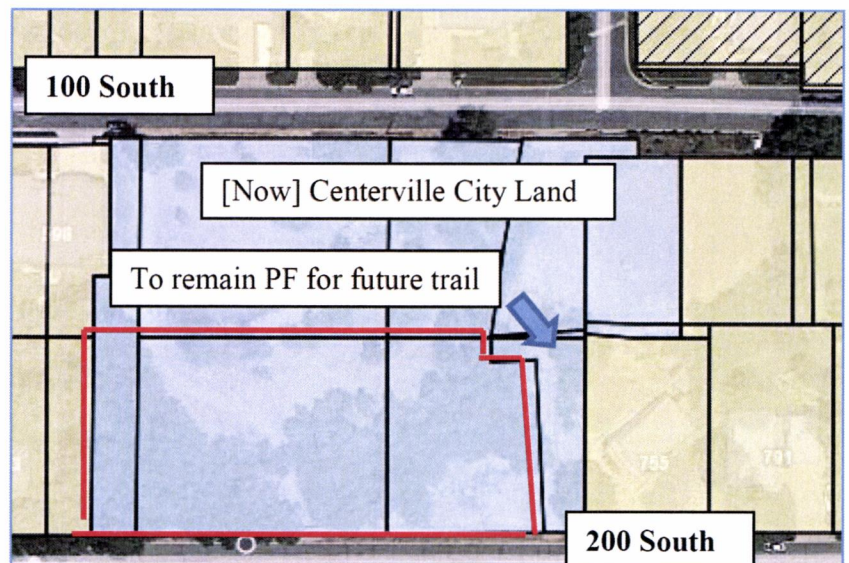
APPLICATION: ZONING MAP AMENDMENT

**STAFF RECOMMENDATION: RECOMMEND APPROVAL TO THE CITY
 COUNCIL**

Background

Davis County has owned this property for many years for the use of a detention basin, but with the new detention facility in the canyon, this property is unnecessary for its original intended use.

In a recent exchange of property, the north side of this property (as shown to the right) will be owned and maintained by Centerville City, along with the east side strip of property for a future trail to connect the two sides of the block. The north side will continue as passive green space, while the south end would eventually turn into a single family subdivision.



Approval Standards – 12.21.080(e)

- 1. Whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives and policies of the General Plan;**

This property is in the southeast quadrant of Centerville, which places it in Neighborhood 1.

Not defined by a sub-area, as it is not included in the Old Town, Extreme South Main, etc, but the overall residential character for this quadrant is “characterized by the older homes found in the original Centerville town site and its gridiron street pattern and small blocks, and by the newer homes and built in subsequent years around the original town site. Most of the remaining vacant land in this neighborhood is in relatively small tracts.” [12-480-2]

The predominant zone in this area and neighborhood is Residential Low, with a few remaining Agricultural Low lots near the foothills, and some Public Facility Zones for schools and the cemetery are also nearby.

- 2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;**

This property is completely surrounded by Residential Low zoning on all sides. An addition of more Residential-Low on this street is harmonious with surrounding property.

- 3. The extent to which the proposed Zoning Map amendment may adversely affect adjacent property;**

The slope of this property is over 10% and may have unconsolidated fill that will need to be addressed. Although it is not in the Hillside Overlay, adequate draining and grading will need to be addressed at the subdivision process.

The property now is overgrown with weeds and fenced off and is somewhat of an eyesore for the neighborhood. Rezoning and subdividing this property to add infill of single family homes is a way to improve the aesthetic of the neighborhood while also maintaining passive green space for north side of the street.

- 4. For proposed Zoning Map amendments, the adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and waste water and refuse collection.**

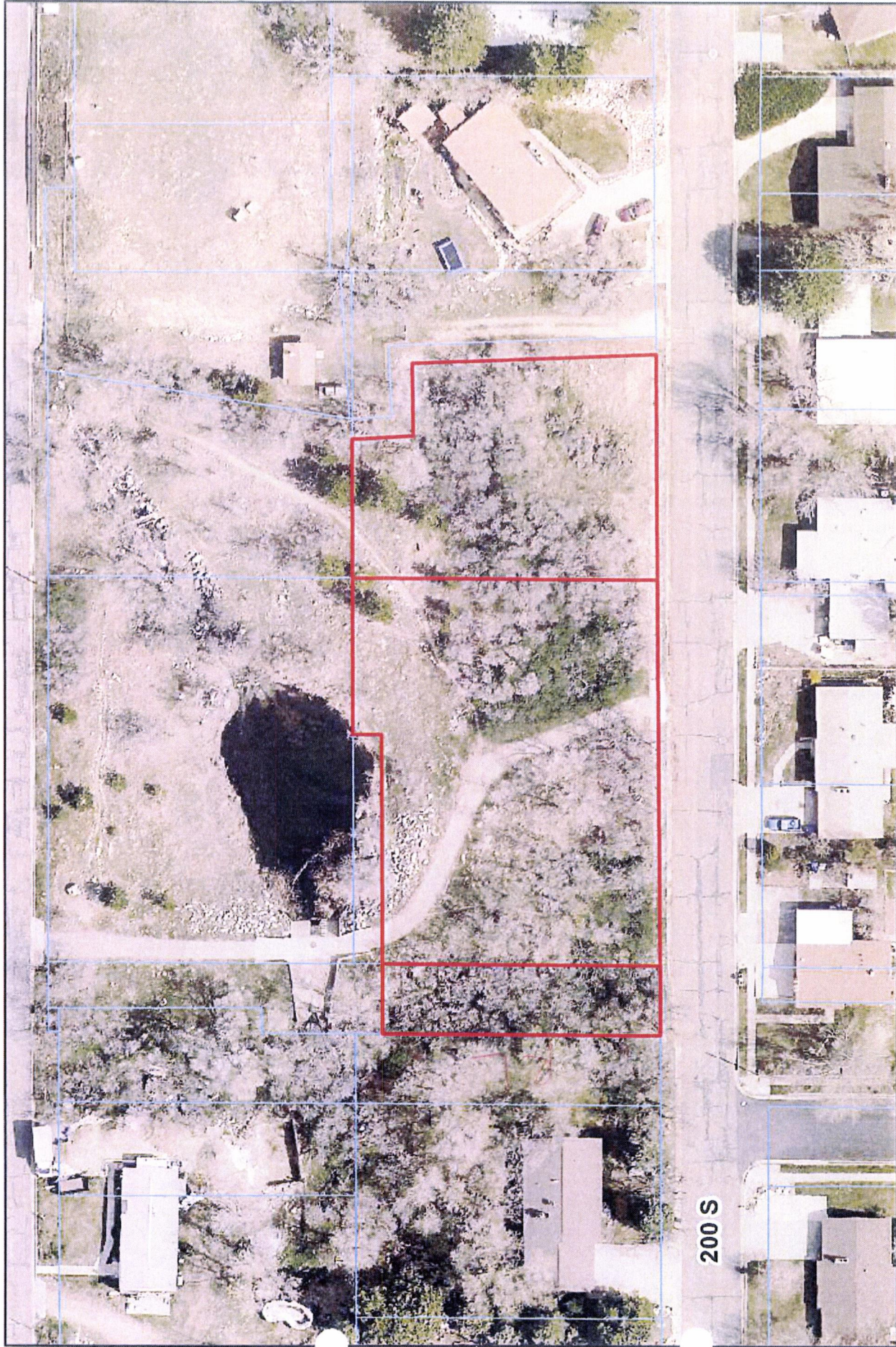
As stated earlier, unconsolidated fill may be on the property, and these parcels have very high slopes, which will need to be addressed accordingly at the subdivision process. It is not expected that there will be any problems addressing utilities and so forth on this site, since it is surrounded completely by finished subdivisions.

STAFF RECOMMENDATION AND MOTION

I hereby make a motion for the Planning Commission to RECOMMEND APPROVAL of the Zone Map Amendment for 641 East 200 South, land parcel **02-104-0109**, from Public Facility-Low to Residential-Low.

SUGGESTED REASONS FOR THE ACTION:

1. The Planning Commission finds that the proposed zone map amendment is consistent with the General Plan for Neighborhood 1, Southeast Neighborhood. [12-480-2].
2. The Planning Commission finds that the zoning map amendment approval criteria, as stated in CZC 12.21.080(e), have been adequately evaluated and the request is deemed consistent with the criteria.
3. Therefore, the Planning Commission finds that the R-L Zoning designation ought to be approved.



South of Deuel Creek
 Rezone
 Tax ID 02-104-0109
 641 E 200 S
 Centerville City

This map is provided to assist
 in locating the property only.
 It is not a survey.

0 50 100 Feet
 Plot Date : Oct. 2017
 Aerial Photo Date : 2015

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
11/15/2017**

Item No. 2.

Short Title: Public Hearing -- Conceptual Subdivision Application - 150 E Jennings Lane

Initiated By: Fred Hale, Applicant

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conceptual Subdivision Plat for Rigby Court, at 150 E Jennings Lane, for a 4 lot single family subdivision in an Agricultural-Low Zone.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ PC Staff Report Rigby Court Conceptual Subdivision
- ▢ Rigby Court Conceptual Plan

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT: FRED HALE
63 WEST 1750 NORTH
CENTERVILLE, UT 84014
(fredh@colonialbuilding.com)

OWNERS: FRED L. & CHERYL HALE
63 WEST 1750 NORTH
CENTERVILLE, UT 84014
(fredh@colonialbuilding.com)

PROPERTY LOCATION: 150 EAST JENNINGS LANE (1700 NORTH)

PARCEL SIZE: 3.046 ACRES

ZONING DISTRICT: AGRICULTURAL-LOW (A-L)

APPLICATION: CONCEPTUAL SUBDIVISION WITHIN THE HILLSIDE
OVERLAY

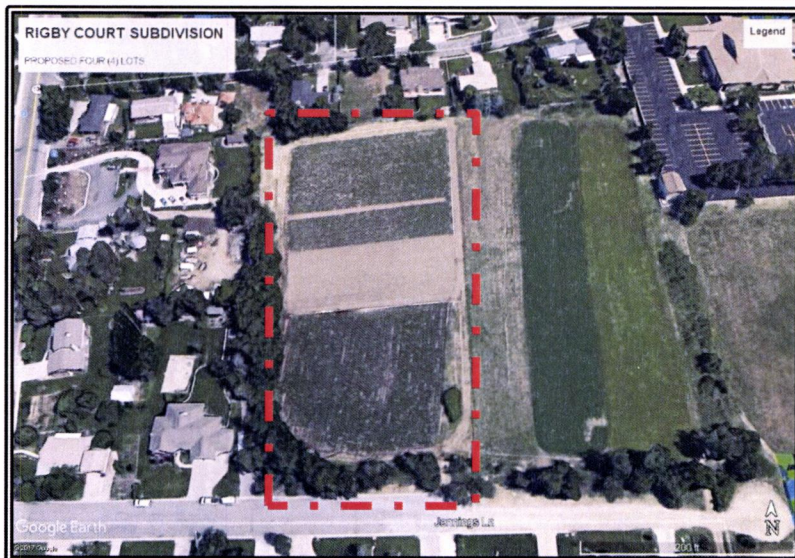
STAFF RECOMMENDATION: ACCEPT WITH DIRECTIVES

BACKGROUND

The applicant, Fred Hale, desires to subdivide a parcel, owned by the Hales, into four (4) lots for future single-family home development. The land is currently Zone Agricultural-Low (A-L) and is also located with the Hillside Overlay Zone.

General Plan Review

This property is located within Neighborhood 3, Northeast Centerville, as defined in



City's General Plan in Section 12-480-4. The Residential Development Policies for this area are the following:

- a. To maintain compatibility with the style of development presently existing in this area, all future residential development in northeast Centerville should be low density single family.
- b. Northeast Centerville is located almost entirely on the foothills of the Wasatch Mountains. Low density residential development will have the least impact on these sensitive hillside areas. Care must be taken in all development to consider and mitigate the impact upon the hillside environment.

Staff Comment: As stated in Section 12-420-2 of the City's General Plan, "low density" development is categorized as 0-4 units per acre. The proposed development with a minimum of ½ lots is consistent with this low-density category. Additionally, the parcel is located in the Hillside Overlay Zone, which provisions are established by the City to consider and mitigate the issues related to hillside development.

CONCEPTUAL SUBDIVISION REVIEW - CHAPTER 15.2

Conceptual Review Expectations

The Conceptual Subdivision review gives the applicant an opportunity to receive guidance from the Planning Commission in relation to subdivision regulations and the layout. It also allows the public an opportunity to express their Ordinance concerns regarding the proposed subdivision. The Conceptual Subdivision acceptance does not constitute an approval or disapproval of the proposed subdivision (*see 15.2.105.3*).

GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS - CHAPTER 15.5

Layout Section 15.5.101 and Lots Section 15.5.102

"Subdivision means any land that is divided, re-subdivided or proposed to be divided into two or more lots..." [*Section 15.1.104(48)*]. The proposed Rigby Subdivision consists of four (4) lots with the dedication of a new cul-de-sac roadway extending north from Jennings Lane. Generally, each lot has been designed in a rectangular shape with perpendicular/right angle side and rear lot lines. Additionally, the applicant desires to establish a "private lane" along the west side of the lots (rear yard access) to allow options for residents to use rear yard areas for accessory uses and buildings. Because each lot will have the required public street frontage (*see CZC 12.55.150*), the use of the private right-of-way is not prohibited by either the Zoning or the Subdivision Ordinance. However, the developer will need to secure a drive approach permit, from the City, to establish this access from Jennings Lane, which comes with other applicable municipal ordinances and specifications.

Street, Drainage, and Utility Improvements Section 15.5.103, 105, 106

The application contains utility provider responses for sewer, fire, secondary water, power, and gas. All these utility providers indicated they have capacity to serve the development. However,

any future submittal of preliminary subdivision plans will need to show the required three (3) public utility easements (each lot). The lot frontage requires 10 feet and the other two easements are a minimum of 7 feet.

HILLSIDE OVERLAY CONSIDERATIONS 12.42

The Hillside Overlay Zone on the eastern foothills of Centerville are to be “protected to ensure that urban development in these sensitive areas be guided in a manner that will minimize the potential for flooding, erosion, and other environmental hazards and will protect the natural scenic beauty of the foothills” [General Plan, 12-42.010].

Hillside Development Requirements, Section 12.42.040

- (a) *“Requirements for all Lots.* Every lot in the Hillside Overlay Zone shall have at least 5,000 square feet of contiguous space which has a slope of less than 30%. This space may be no less than 50 feet wide at any given point. This buildable area must be undisturbed or virgin slope. Certain limited hillside areas may be considered as either natural or man-made “anomalies” such as gravel pit operations or other artificial disturbances based upon size, location, and history of slope, and may be included within the buildable area as may be recommended by the Planning Commission. Lots shall allow dwelling structures to be located within 250 feet of a public street. All main and accessory buildings shall be built on the buildable area.

Lot Development Standards Summary (A-L Zone vs. Hillside Overlay)	Requirement	Compliance
Minimum Lot Area, A-L	½ acre	Yes
Minimum Lot Area, Hillside >10%	¾ acre	To be Determined
Minimum Frontage, A-L	80 feet	Yes
Minimum Frontage, Hillside	125 feet	Needs Adjustment
Minimum Build Area, A-L	3,000 sq. ft.	Yes
Minimum Build Area, Hillside	5,000 sq. ft.	Yes

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

- ❖ The estimated mean slope of the entire subdivision is between 9-10%. All of the lots appear to have at least 5,000 feet of continuous space with less than 30%. The slope percentage needs to be verified on the preliminary plans to ensure that the subdivision qualifies for the ½ lot size allowance. If the slope is over 10%, then the lots need to be adjusted to the required ¾ acre minimum size.
- ❖ The A-L Zone has a minimum lot size requirement of ½ acre. However, the lots do not meet the minimum required hillside lot width of 125 feet.

It appears likely that the roadway depth will need to be lengthened to meet this minimums standard.

(c) Grading, Cuts and Fills. The following provisions appear to be applicable for this Concept Plan review:

- The top and bottom edges of slopes caused by an excavation or fill up to 10 vertical feet shall be at three horizontal feet from any public right-of-way line.
- The maximum vertical height of all cuts or fills shall be 10 feet. Fills for slumps or other natural depressions may exceed 10 feet with Planning Commission approval.
- Retaining walls shall be used to retain existing slope or graded slope as may be approved by the City Engineer. The height of necessary and approved retaining walls shall be a maximum of eight feet. Extensive "rear yard" retaining walls built for the purpose of leveling a yard by backfilling, are expressly prohibited.
- All areas of development sites cleared of natural vegetation in the course of construction of off-site improvements shall be replanted with vegetation which has good erosion control characteristics.
- Although minimum rights-of-way may be reduced to 40 feet, all fill slopes must be contained within the right-of-way.

- ❖ It appears that the major grading, cuts, and fills for the development of the subdivision is centered on the construction of the cul-de-sac road.
- ❖ The slope area on the west side needs to comply with the protection standards to ensure that the dedicated roadway is not compromised with the future development of homes, causing the roadway to collapse.
- ❖ The submittal of the preliminary plat needs to address the cut and fill slope protection standards and be deemed compliant and acceptable by the City Engineer.

(d) Geology. Structures may not be built within a minimum of 50 feet of a center line of a zone of deformation with respect to known active faults. No structures or off-site improvements shall be allowed on any area known to be an active landslide area, verified by the City Engineer or State Geologist.

- ❖ As part of the preliminary subdivision plans, a soils and geologic hazard study needs to be submitted and deemed compliant and acceptable by the City Engineer.

PLANNING STAFF RECOMMENDATION

I hereby make a motion for the Planning Commission to ACCEPT the Conceptual Plan for the Rigby Court Subdivision, with the following directives:

1. A Preliminary Subdivision Application shall be submitted in accordance of CMC 15.03 of the Subdivision Ordinance.

2. The Preliminary Subdivision Plans shall also address the requirements of the Hillside Overlay Preliminary Review, as listed in CZC 12.42.030.
3. The dimension for the lots and building areas are to amended to meet the standards as outlined in the Hillside Overlay Development Standards, 12.42.040.
4. The submittal of the preliminary plat needs to address the cut and fill slope protection standards and be deemed compliant and acceptable by the City Engineer.
5. As part of the preliminary subdivision plans, a soils and geologic hazard study needs to submitted and deemed compliant and acceptable by the City Engineer.

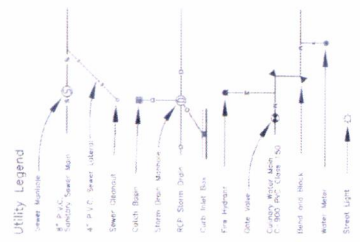
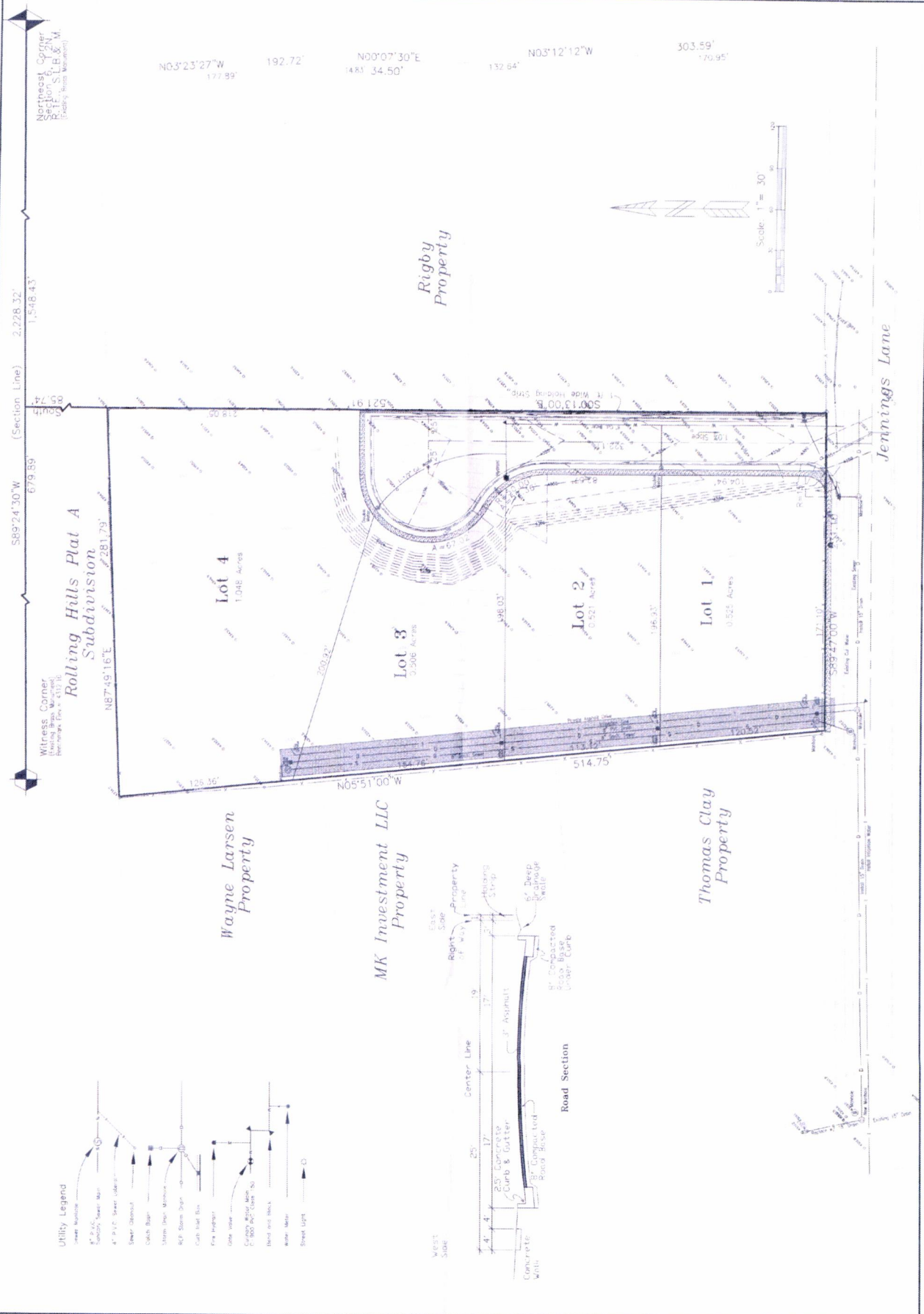
Suggested Reasons for the Action:

- a) The Planning Commission finds that the conceptual subdivision appears to be consistent with the City's General Plan.
- b) The Planning Commission finds that with the identified changes, this proposed subdivision plan may have the potential to meet the Development Standards, not for the A-L Zone, but also for the Hillside Overlay for a single-family subdivision, as outlined in CZC 12.42
- c) The Planning Commission finds that the applicable review standards of the Subdivision Ordinance pertaining to a Conceptual Subdivision application have been reviewed and directives established to allow the proposal to proceed to preliminary subdivision plan submittal.

Balling Engineering
Civil Engineering * Surveying * Planning
323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 299-0419
Fax: (801) 299-0419
Email: bce@ballingeng.com

Fred Hale Property
Concept Plan
For Fred Hale
Phone: 801-399-1884
Email: fred@ecological.com
Centerville, Utah

Revisions	By	Date	Description
1	5. Balling	9/17/17	Final
2	5. Balling	9/17/17	Final
3	5. Balling	9/26/17	Final
4	5. Balling	9/26/17	Final
5	5. Balling	9/26/17	Final
6	5. Balling	9/26/17	Final
7	5. Balling	9/26/17	Final
8	5. Balling	9/26/17	Final
9	5. Balling	9/26/17	Final
10	5. Balling	9/26/17	Final



**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
11/15/2017**

Item No. 3.

Short Title: Public Hearing - Conditional Use Permit - CupBop Catering, Limited

Initiated By: Nate Hatch, Applicant

Scheduled Time: 7:50

SUBJECT

ADMINISTRATIVE DECISION

Consider the proposed Conditional Use Permit for CupBop Catering at 181 South Main Street.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ Staff Report CUP CupBop
- ▢ Site Plan Cup Bop

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

**STAFF REPORT
AGENDA: ITEM 3**

PROPERTY OWNER: **PROPERTY MANAGEMENT X**
APPLICANT: **NATE HATCH,**
 CAL-CO DISTRIBUTION SERVICES, CUP BOP

PROPERTY LOCATION: 181 SOUTH MAIN

PARCEL SIZE: .28 ACRES

ZONING DISTRICT: C-M

APPLICATION: **CONDITIONAL USE PERMIT- CATERING, LIMITED USE**

STAFF RECOMMENDATION: **APPROVE WITH CONDITIONS**

Background

On November 8th, 2017, the City Council passed Ordinance 2017-27, which adds the definition of “Catering, Limited” to the Centerville Table of Uses as a Conditional Use Permit in the Commercial Medium Zone. The final adopted definition is as follows:

Catering, Limited: An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption with a limited number of catering transport vehicles. Includes catering for food for single event-based food services and contractual agreements for a specified period of time. This use does NOT include mobile food trucks or carts, or any other mobile food service uses. This use is intended to be a low-intensity use permissible in commercial areas commonly located adjacent to residential uses and shall prohibit the off-site dissemination of any detectible ambient food-source odors.



Now the applicant has applied for the Conditional Use Permit for a site at 181 South Main, adjacent to Unitee Hair salon.

Administrative Conditional Use Permit Process: 12.21.100(e)(2)

The CUP has the authority to impose “as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title.”

[12.21.100.e.(2)]

The suitability of the specific property for the proposed use; The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity; Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity; The economic impact of the proposed facility or use on the surrounding area; The aesthetic impact of the proposed facility or use on the surrounding area;

This site is located on Main Street in a commercial-medium zone. As was discussed in the recent adoption of the text amendment of “Catering, Limited”, this zone is for low-intensity commercial uses less than 10,000 square feet. The site shares a building and parking lot with Unitee Hair Salon and is nearby to other small commercial offices such as office buildings, specialty shops, and medical facilities, and is therefore harmonious with the other commercial uses in this area. There likely would be no economic or aesthetic impact to these business as a catering use in this site.

The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;

This site shares a building with a hair salon in which they also share a parking lot. Traffic issues should be minimal based on the fact that this building is not open to the public and will not have customers driving in and out throughout the day. The catering vehicles are typically coming and going on a once per day basis, leaving in the morning and returning in the late afternoon or evening. Since the transport catering vans will be gone most of the day, the times of interference with the adjacent business owner will be limited to after work and evening hours when the vans are back at the site. Each business has their own dedicated spaces for their own uses.

There are a total of eleven (11) spaces on the site that are painted and marked. Unitee Salon is approximately 1200 square feet, and is categorized as “Personal Care”, which under our parking code is a space per 250 square feet, plus 1 space per employee on highest shift, which is approximately six (6) parking spaces needed for the salon. According to the applicant’s lease, he is promised five (5) spaces. The applicant is limited to three (3) catering transport vehicles, leaving room for two (2) spaces for employees. There is further space to park vans and transport vehicles on the north side of the building and in the corners of the parking lot that are not painted lines for spaces but can serve as extra parking spots, if necessary.

This site is a corner lot that has two access points, making it a better fit to accommodate traffic flow and circulation of the catering transport vehicles for this site. Vans and trucks will also be able to use 100 South, therefore interfering less with the already congested Main Street. Loading space is available on the north end of the building, but for major deliveries should be coordinated with the other tenant of the building, and shall not interfere with parking and access to the site. Deliveries, loading and unloading, shall also abide by our Municipal Code ordinances regarding noise, as stated in 7.09.020, and not be done between the hours of 9:00pm and 6:00am.

The off street parking count needed for this site shall be determined by a parking study done by the applicant.

Adequate utilities are already connected to the site due to prior tenants.

The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area; The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

As written in the definition of "Catering, limited", the tenant is prohibited to disseminate any detectible ambient food-source odors off-site. While food odor is not necessarily a health and safety issue, it can significantly contribute to the quality of life in the area surrounding, which in this case, includes residential zones and single family homes. As stated by the applicant, the site does not use exterior ventilation, so odor, noises, etc, would not produce a negative impact at this site.

RECOMMENDED MOTION:

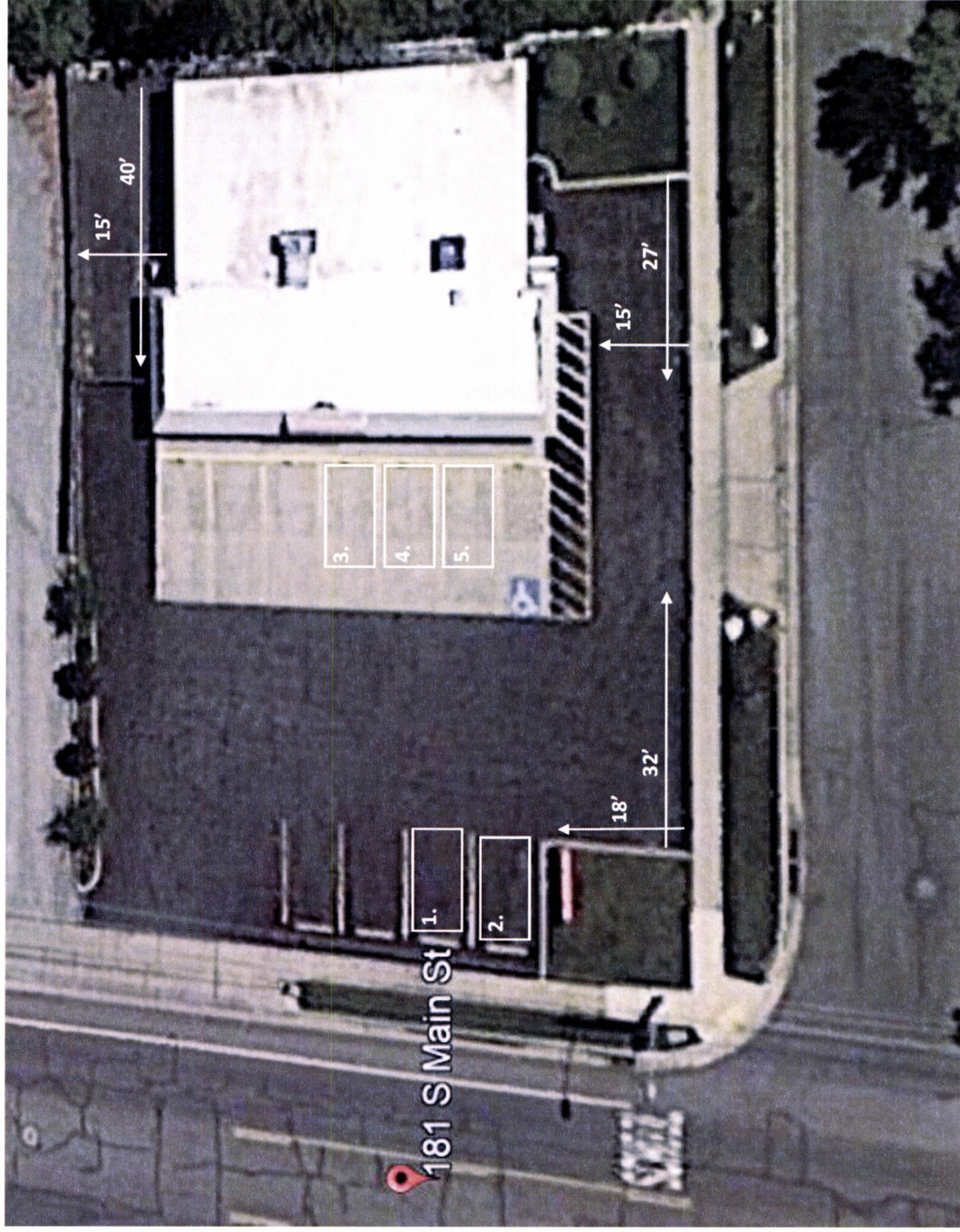
I hereby make a motion for the Planning Commission to approve the Conditional Use Permit for CupBop for the use of "Catering, Limited" at 181 South Main, with the following conditions:

1. This Conditional Use Permit is limited to the use of "catering, limited" for CupBop catering, represented by Cal-Co Distribution Services at 181 South Main Street, Suite B.
2. The applicant cannot disseminate any detectible ambient food source odors beyond the bounds of the property in accordance with the definition of "Catering, Limited" as set forth in CZC 12.12.040
3. A parking study should be performed to determine the adequate number of parking stalls for this site and deemed acceptable to the Zoning Administrator, prior to issuance of a business license for the use.
4. The hours of operation of this business shall be limited to 7:00am to 5:00pm, as stated by the applicant.
5. Deliveries shall be limited to hours outside of the noise ordinance restriction of 9:00pm to 6:00am, as stated in Municipal Code 7.09.020 and also be coordinated with the adjacent tenant space for off hours operating for daytime deliveries.
6. Loading and unloading shall be limited to on-site, not in the public right of way, and delivery trucks shall not block access and parking for the adjacent businesses.

7. The applicant shall have no more than three (3) catering transport vehicles on site at one time.

Site Plan

Cal-co Managed Services, LLC
DBA: Cupbop Korean BBQ



CENTERVILLE

Staff Backup Report 11/15/2017

Item No. 5.

Short Title: City Council Report

Initiated By:

Scheduled Time: 8:20

SUBJECT

Approved Text Amendments to Hillside Overlay
Approved Legacy Commons PDO
Approved Catering, Limited in C-M Zones
Tabled Pages Lane General Plan Amendments
Rejected R-M Gradation

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
11/15/2017**

Item No.

Short Title: October 25th, 2017

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- October 25, 2017 PC meeting minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, October 25, 2017
7:00 p.m.

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

MEMBERS PRESENT

Kevin Daly
Kathy Helgesen
David Hirschi, Chair
Logan Johnson
Becki Wright (arrived at 7:09 p.m.)

MEMBERS ABSENT

Cheyllynn Hayman
Gina Hirst

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

STAFF ABSENT

Cassie Younger, Assistant Planner

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Daly

PUBLIC HEARING – ZONING TEXT AMENDMENT WITH THE HILLSIDE OVERLAY

Cory Snyder, Community Development Director, explained that the applicant desires to amend the Hillside Overlay's minimum lot width requirement for slopes over 10%, which currently is set at 100 feet. The proposed amendment would create a two-foot increment increase from the base zone standard for every 1% slope over 10%. He said the applicant has expressed that the amendment "allows variation based on the lot's topography rather than a one size fits all" approach. Mr. Snyder showed an aerial image of the Ford Canyon Subdivision to demonstrate the proposed change.

Chad Morris, applicant, said he believes allowing a lot width of 80 feet would allow for a more desirable neighborhood without all the different types of retaining, and would give more opportunity to construct homes of different values. He suggested the change would be helpful for all residential neighborhoods on the hillside.

Chair Hirschi opened a public hearing at 7:16 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Helgesen made a **motion** to recommend the

City Council approve the proposed Hillside Overlay amendment with reasons for the action (a) – (e). Commissioner Daly seconded the motion.

Reasons for the Action (Findings):

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

Lisa Romney, City Attorney, suggested minor changes to the language of the Zoning Text Amendment. Commissioners Helgesen and Daly agreed to incorporate her suggested changes into the motion. Responding to a question from Commissioner Wright, Mr. Snyder confirmed the City Engineer was comfortable with the recommended cap of 15% for an 80-foot lot width. He said staff believes the Zoning Text Amendment will potentially provide greater flexibility in the future. Chair Hirschi suggested that a more in-depth review of the Hillside Overlay should be on the Planning Commission goal list for 2018. The motion passed by unanimous vote (5-0).

CONDITIONAL USE PERMIT FOR CUPBOP CATERING

Commissioner Johnson made a **motion** to table discussion of this issue to the November 15, 2017 Planning Commission meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

DRAFT AMENDMENTS TO CZC 12.48 SOUTH MAIN STREET CORRIDOR OVERLAY ZONE

A joint work session is scheduled with the City Council and the Planning Commission to discuss the South Main Street Overlay Zone Plan on November 15th. In preparation for that work session, Mr. Snyder presented draft amendments to the South Main Street Corridor Overlay that move away from form-based code and incorporate Public Space Plan elements (available with the agenda on NovusAgenda). The draft amendments include a proposed use list, but do not include guidelines for existing nonconformities. Commissioner Wright said she likes the flexibility and the pragmatic approach, but emphasized that she would not want the changes to devalue property. She expressed a desire to be sensitive and recognize property rights. Chair Hirschi responded that changing the form-based Overlay would not necessarily change property values. Commissioner Wright said she wonders if changing the Overlay is a step toward rezoning.

Mr. Snyder explained that the draft amendments reduce the boundaries for the South Main Street Corridor. Chair Hirschi expressed appreciation for the work Mr. Snyder put into the draft amendments, and said he is convinced now that the market will dictate what will happen

on Main Street, with City influence through design guidelines and the Public Space Plan. He expressed concern that the draft amendments do not include a mechanism to enforce upkeep and encourage property owners to take pride in Main Street.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission is scheduled to meet in a joint work session with the City Council prior to the regularly scheduled Commission meeting on November 15, 2017.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the October 11, 2017 Planning Commission meeting were reviewed. Commissioner Johnson made a **motion** to accept the minutes. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:19 p.m., Commissioner Daly made a **motion** to adjourn the meeting. Commissioner Helgesen seconded the motion, which passed by unanimous vote (5-0).

David Hirschi, Chair

Date Approved

Katie Rust, Recording Secretary

ORDINANCE NO. 2017-28

AN ORDINANCE AMENDING SECTION 12.30.020 OF THE CENTERVILLE ZONING CODE TO SET THE MAXIMUM PERMITTED DENSITY IN THE RESIDENTIAL-MEDIUM ZONE, AMENDING SECTION 12.32.300 OF THE SAME REGARDING TABLE OF DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES, AMENDING SECTION 12.36.020 OF THE SAME REGARDING TABLE OF USES FOR RESIDENTIAL ZONES, AND ENACTING SECTION 12.32.055 OF THE SAME REGARDING ADDITIONAL DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT IN THE RESIDENTIAL-MEDIUM AND RESIDENTIAL-HIGH ZONES

WHEREAS, the City Council recently directed Staff and the Planning Commission to consider and prepare proposed amendments to the Zoning Code to create gradation in the allowed densities within the Residential-Medium (R-M) Zone and to create additional development standards for residential development within the R-M and R-H Zones; and

WHEREAS, Staff prepared proposed amendments to the Zoning Code creating gradation in the allowed densities within the Residential-Medium (R-M) Zone, including additional development standards for residential development within the R-M and R-H Zones; and

WHEREAS, the proposed amendments were reviewed and revised by the Planning Commission with a positive recommendation to create such density gradations in the Residential-Medium (R-M) Zone and to create additional development standards for residential development within the R-M and R-H Zones as more particularly set forth herein; and

WHEREAS, City Council has reviewed the proposed amendments to the Zoning Code creating gradation in the allowed densities within the Residential-Medium (R-M) Zone and setting forth additional development standards for residential development within the R-M and R-H Zones; and

WHEREAS, the City Council decided to simplify the proposed R-M gradation calculations by capping the maximum density within the Residential-Medium (R-M) Zone to six units per acre as a permitted use and eliminating any additional density as a conditional use permit in the Residential-Medium (R-M) Zone and adding the additional development standards for residential development within the R-M and R-H Zones as more particularly set forth herein; and

WHEREAS, the proposed amendments to the Zoning Code as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public notices have been provided and appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Code.

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

Section 1. Amendment. Section 12.30.020 of the Centerville Zoning Code regarding Zone Purposes is hereby amended to cap the maximum allowable density in the Residential-Medium (R-M) Zone to six units per acre as more particularly provided as follows:

12.30.020 Zone Purposes

In addition to the general purposes of this Title as set forth in CZC 12.10.030, the various zones each serve more specific purposes as set forth below.

* * *

(b) Residential Zones. Residential zones allow a wide range of residential land uses at various densities. These zones are intended to protect the stability of neighborhoods and encourage, collectively, different kinds of compatible residential development.

* * *

- (2) The purpose of the R-M Zones is to permit well-designed ~~apartments,~~ townhomes, two-family dwellings, and condominiums at densities of four to ~~six~~ eight units per acre that are appropriately buffered from and compatible with surrounding land uses. Single-family dwellings are also permitted in the R-M Zone.

Section 2. Amendment. Section 12.32.300 of the Centerville Zoning Code regarding Table of Development Standards in Residential Zones is hereby amended to revise the various permitted and conditional use densities within the Residential-Medium (R-M) Zone as more particularly provided as follows:

12.32.300 Table of Development Standards in Residential Zones

12.32.300 Table of Development Standards in Residential Zones	Zones
	R-M
Site Standards	
Gross Density, Maximum, permitted use	<u>6 units per acre</u> 4 units per acre
Gross Density, Maximum, conditional use	<u>Not applicable</u> 8 units per acre

Section 3. Amendment. Section 12.36.020 of the Centerville Zoning Code regarding Table of Uses for Residential Uses is hereby amended to reference the various permitted and conditional use densities within the Residential-Medium (R-M) Zone as more particularly provided as follows:

12.36.020 Table of Uses for Residential Uses

Legend: "P" - permitted use, "C" - conditional use, "N" - not permitted, "A" allowed use through other provisions applicable to a specific zone

Residential Uses	Zones
	R-M
Dwelling, single-family	<u>P²</u> C
Dwelling, multiple-family	<u>P²</u> C
Twin Home	<u>P²</u> N
Dwelling, two-family	<u>P²</u> —

2. See the permitted densities within the R-M Zone as more particularly described in CZC 12.30.020 (Zone Purposes) and as set forth in CZC 12.32.300 (Table of Development Standards in Residential Zones). Any residential development within the R-M Zone shall also be subject to the development standards set forth in CZC 12.32.055 (Additional Development Standards for R-M and R-H Zones).

Section 4. Enactment. Section 12.32.055 of the Centerville Zoning Code regarding Additional Development Standards for R-M and R-H Zones is hereby enacted to provide additional design and development standards for residential development within the R-M and R-H Zones as more particularly provided as follows:

12.32.055 Additional Development Standards for R-M and R-H Zones

Notwithstanding the Regulations of General Applicability in CZC 12.32.060 and the Table of Development Standards in CZC 12.32.300, all residential development within the R-M and R-H Zones shall comply with the following development standards.

(a) Architectural Design Standards. All primary buildings within the R-M and R-H Zones shall be designed by a licensed, professional architect and all drawings submitted for approval or permit shall bear the architect's stamp for the State of Utah.

(b) Exterior Design Standards. All sides of primary buildings within the R-M and R-H Zones shall receive design consideration with particular attention given to areas exposed to public view.

- (1) All primary buildings within a development project shall possess an overall building architectural theme, including, but not limited to, exterior building materials, textures, colors and signage.
- (2) The apparent mass of primary buildings or structures shall be minimized through design, articulation, and use of materials. An open design is desired that visually and physically breaks up the mass and footprint of buildings. Approaches such as the use of vertical and horizontal planes, roof pitches, roof lines, windows, reveals, and alcoves shall be used to create façade variation, shadows, corners, and architectural interest. Articulation approaches should not appear to be applied randomly or merely a surface treatment. In addition, the use of any multiple articulation approaches shall be coordinated to affect a complementary building design.

- (3) Natural or natural-appearing materials, such as stone, cultured stone, and wood, shall be the design gestures used in the architectural design of all primary buildings. Wood siding, cement fiber board siding, and other similar appearing materials shall be the other main materials used in the design of all residential buildings. Substantial or prominent use of synthetic stucco, and unnatural appearing materials, such as metal, vinyl, and plastics are to be used sparingly. Use of such secondary and/or accent materials shall not exceed 20% of the building or structure's exterior.
- (4) The Planning Commission shall review and approve architectural design of buildings within the R-M and R-H Zones in accordance with the provisions set forth herein during conditional use permit and/or site plan review.

(c) Landscaping and Open Space. All residential developments within the R-M and R-H Zones, except for single-family developments, shall comply with the landscaping regulations of CZC 12.51 (Landscaping and Screening), and more specifically, the regulations of CZC 12.51.070(g) regarding multi-family developments. Additionally, landscaping and open spaces shall be designed in a manner to meet the residential needs for active and passive spaces for residents and visitors, such as private spaces, entry features, small centralized gathering areas, and buffering adjacent land uses. Furthermore, such areas shall be designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.

(d) Use of Public and Private Roadways. All dwellings within residential developments in R-M and R-H Zones shall be accessed from a public roadway, unless otherwise approved as part of a planned development or condominium (See, CZC 12.55.150). Approved access from a private right-of-way shall meet the following standards:

- (1) Access to and from a public street may be in the form of private right-of-way or a driveway, as defined or required by this Title.
- (2) Two points of ingress/egress from a public right-of-way shall be established for any development greater than 20 dwellings, irrespective of the allowed gross density.
- (3) When a private right-of-way is utilized, the private right-of-way pavement (i.e. travel lanes) shall be at least 27-feet and the constructed cross-section with curb and gutter of the roadway shall be built to City Specifications.
- (4) Access using a private right-of-way shall be constructed with a sufficient width to provide on-street parking for visitors at a ratio of at least 0.5 stalls per dwelling. An exception may be provided to this ratio if visitor parking is provided by separate parking area or parking lot as part of a site plan approved by the City.
- (5) A sidewalk system shall be provided on both sides of any private right-of-way. An exception may be provided to this requirement if an alternate integrated development pathway system connecting to the public right-of-way and serving the dwellings is provided to satisfy the requirement for sidewalks, as part of a site plan approved by the City.

- (6) A private right-of-way shall be perpetually maintained by the developer or an owner's association. Such perpetual care and maintenance obligations shall be addressed with covenant, conditions, and restrictions, for the development approved by the City and recorded against the property.
- (7) A private right-of-way design shall also comply with all applicable Fire Code regulations.

(e) Residential Development Style Limitations for R-M Zone. The residential development style for residential development within the R-M Zone shall be limited to single-family dwellings, twin homes, duplexes, or townhomes in tri-plex, four-plex, and six-plex formats that mimic a typical neighborhood style street on public or private roadways (as described in Subsection (d)). Higher density design formats such as stacked flats or apartment style buildings or buildings constructed with associated vehicular parking lot style facilities are prohibited in the R-M Zone.

Section 5. Findings. The amendments to the Zoning Code adopted herein are based on the following findings:

- a. The City Council finds that the “decision to amend the Zoning Code is a matter of within the legislative discretion of the City Council as described in CZC 12.21.060(a)(1)(B).
- b. The City Council finds that the amendments to the Zoning Code are consistent with the goals, objectives and policies of the City's General Plan, as presented in the Staff Report.
- c. The City Council finds that the amendments to the Zoning Code are consistent with the desire to allow residential medium development in appropriate locations, the desire to ensure residential character quality, and the desire to ensure an adequate supply of housing types for future population growth.

Section 6. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 7. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 8. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS 21st DAY OF NOVEMBER, 2017.

ATTEST:

CENTERVILLE CITY

Marsha L. Morrow, City Recorder

By: _____
Mayor Paul A. Cutler

Voting by the City Council:

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

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

MARSHA L. MORROW, City Recorder

DATE: _____

RECORDED this ____ day of _____, 2017.

PUBLISHED OR POSTED this ____ of _____, 2017.