

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, DECEMBER 9, 2015, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's Website: www.centervilleut.net and on NovusAgenda at the following link: <http://centerville.novusagenda.com/agendapublic>

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

- 7:00** **A. WELCOME AND ROLL CALL**
 B. PLEDGE OF ALLEGIANCE
 C. PRAYER OR THOUGHT – Commissioner Scott Kjar
 D. MINUTES REVIEW AND ACCEPTANCE – November 18, 2015
 E. COMMISSION BUSINESS
 i. Review Planning Commission Meeting Schedule for 2016
 ii. Elections for chair and vice-chair at the next meeting
- 7:15** **1. RASBAND RESIDENTIAL BUILDING LOT | 85 EAST CHASE LANE**
 Consider proposed Final Site Plan for an unplatted residential building lot, for the purpose of constructing a new dwelling on property located at 85 East Chase Lane. Glade Jones, Calute Homes, Applicant
- 7:35** **2. PUBLIC HEARING | HOLBROOK PROPERTY | 1851 NORTH MAIN STREET**
 Consider proposed Zone Map Amendment for property located at 1851 North Main Street (Holbrook Trust) from A-L (Agricultural-Low) to R-L (Residential-Low). Gary Perkins, Applicant
- 7:55** **3. PUBLIC HEARING | ZONE MAP AMENDMENT FOR THE DEUEL CREEK HISTORIC DISTRICT**
 Consider proposed Zone Map Amendment for the new Deuel Creek Historic District (Chapter 12-49). The proposed district consists of a specific geographic boundary reflecting the old town site area. Centerville City, Applicant
- 8:15** **4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 • PC Meeting January 13, 2016:
 Nothing scheduled at this time
- 8:20** **F. ADJOURNMENT**



CENTERVILLE PLANNING COMMISSION AGENDA

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

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

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

B. **PLEDGE OF ALLEGIANCE**

C. **PRAYER OR THOUGHT**

Commissioner Scott Kjar

D. **MINUTES REVIEW and ACCEPTANCE**

Planning Commission Meeting November 18, 2015

E. **COMMISSION BUSINESS**

1. Review Planning Commission Meeting Schedule for 2016

2. Elections for chair and vice-chair at the next meeting

7:15 3. Rasband Residential Building Lot - 85 East Chase Lane

Consider proposed Final Site Plan for an unplatted residential building lot, for the purpose of constructing a new dwelling on property located at 85 East Chase Lane

7:35 4. Public Hearing - Holbrook Property, 1851 North Main Street

Consider proposed Zone Map Amendment for property located at 1851 North Main Street (Holbrook Trust) from A-L (Agricultural-Low) to R-L (Residential-Low)

7:55 5. Public Hearing - Zone Map Amendment for the Deuel Creek Historic District

Consider proposed Zone Map Amendment for the new Deuel Creek Historic District (Chapter 12-49). The proposed district consists of a specific geographic

boundary reflecting the old town site area

8:15

6. Community Development Director's Report 120915

The next scheduled meeting is January 13, 2016. No items scheduled at this time

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
12/9/2015**

Item No.

Short Title: Planning Commission Meeting November 18, 2015

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 11-18-2015 PC Preliminary Draft Minutes

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, November 18, 2015

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

Cheylynn Hayman

David Hirschi, Chair

Gina Hirst

Logan Johnson

Kevin Merrill

MEMBERS ABSENT

Scott Kjar

William Ince

STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

VISITORS

Vivian Talbot

Robin Mecham

Nancy Smith

PLEDGE OF ALLEGIANCE

OPENING COMMENT Commissioner Hayman

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held October 28, 2015 were reviewed. Commissioner Johnson made a **motion** to approve the minutes as written. The motion was seconded by Commissioner Merrill and passed by unanimous vote (4-0). Commissioner Hayman abstained as she was not present at this meeting.

PUBLIC HEARING | RASBAND RESIDENTIAL BLDG LOT | 85 E CHASE LN -
Consider proposed Conceptual Site Plan for an unplatted residential building lot, for the

PRELIMINARY DRAFT

Planning Commission Meeting
November 18, 2015

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1 **purpose of constructing a new dwelling on property located at 85 East Chase Lane. Glade**
2 **Jones, Calute Homes, Applicant.**
3

4 Cory Snyder, Community Development Director, reviewed the approval process for this
5 property, explaining that given the circumstances this simple application requires a full site plan
6 approval process. The lot has stood vacant for some time and is considered abandoned which
7 triggers the full approval process. The applicant has already been approved for a rezone from
8 Agricultural-Low (A-L) to Residential-Low (R-L). The applicant is now seeking conceptual
9 approval.
10

11 Brandon Toponce, Assistant Planner, reviewed the conceptual site plan application. The
12 purpose of this review is to ensure that the lot is buildable, meets all the applicable Zoning
13 Ordinances, and to ensure all appropriate public utility easements are established. The proposed
14 use is permitted in the R-L Zone, is consistent with the goals and objectives of the General Plan,
15 and meets all applicable development standards. The applicant has provided necessary utility
16 provider sheets showing the property can be adequately serviced. The final site plan must show
17 all utilities being properly stubbed into the property, along with an indication of the closest fire
18 hydrant. The applicant has shown utility easements on the plan as required to be accepted by the
19 City Council. The applicant will be required to pay all development fees. The City Engineer has
20 reviewed the proposed plan indicating several items that will need to be completed during final
21 site plan approval (i.e., basement depth, drive approach removal, park-strip, etc.)
22

23 Chair Hirschi said, at one time, there was a previous home on this property. He said the
24 utilities are likely already established and questioned what else needs to be accomplished to this
25 regard. Mr. Snyder said the utilities are already available, but the applicant will need to ensure
26 they are properly sized, in good condition, and adequate for the proposed use.
27

28 Lisa Romney, City Attorney, said the public utility easements and legal descriptions still
29 need to be recorded and suggested this be added to the conditions of approval.
30

31 Glade Jones, Applicant, said he is accepting of the conditions of approval and will record
32 the public utility easements and legal description as requested. He said he will also address the
33 items called out by the City Engineer.
34

35 Chair Hirschi opened the public hearing. Seeing no one wishing to speak, he closed the
36 public hearing.
37

38 Chair Hirschi made a **motion** for the Planning Commission to accept the Conceptual Site
39 Plan for the Rasband Residential Lot to be located at 85 East Chase Lane, with the following
40 conditions:
41

PRELIMINARY DRAFT

Planning Commission Meeting
November 18, 2015

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Conditions:

1. All fees shall be paid; including all related development fees.
2. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
3. A final site plan shall be approved prior to the issuance of a building permit
4. All utilities shall be indicated on the final site plan.
5. Building sketches shall be provided as part of the final site plan application identifying the total building height.
6. The closest fire hydrant shall be indicated on the final plan.
7. The following engineering concerns shall be addressed and reviewed by the City Engineer:
 - A 4-foot park-strip shall be indicated with a 1-foot sidewalk easement
 - The existing drive approach shall be removed.
 - If a new bridge is created approval by Davis County shall be obtained
 - A fixture count must be completed to determine the size of the culinary water line
 - The existence of a basement shall be determined
 - A bond shall be posted for all public improvements
8. Applicant shall prepare and submit legal descriptions for the perimeter public utility easements and sidewalk easement to be submitted to the City with final site plan application with a copy sent to the City Engineer and City Attorney for preparation of required easements for the property.

Reasons for the Action:

1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
2. The applicant has submitted a full application [Section 12-21-110(d)(1)].
3. Proposed utility easements are required on all developed lots [Section 12-21-110(e)(2)(iii)(d), 15-5-106(8)].
4. A final site plan application shall be required for submittal [Section 12-21-110(e)].

The motion was seconded by Commissioner Johnson and passed by unanimous vote (5-0).

PUBLIC HEARING | CODE TEXT AMENDMENT, SECTION 12-61-062 - DEUEL CREEK HISTORIC DISTRICT - Consider proposed Zoning Code Text Amendment for Section 12-61-062-Deuel Creek Historic District; which purpose is to help promote preservation of the original town site. Centerville City, Applicant

Cory Snyder, Community Development Director, reported the Landmark Commission has been working on this proposed amendment for some time. He explained the Landmark

1 Commission's primary duty is to preserve the built environment. They do this by promoting and
2 nominating historic structures for local and national registrations and by providing incentives for
3 preservation. The proposed amendment recognizes a local neighborhood to be celebrated by
4 Centerville and provides incentives if those structures are preserved. The proposed amendments
5 are for a local district only and is strictly volunteer.

6
7 Brandon Toponce, Assistant Planner, reviewed the process the Landmark Commission
8 went through in order to create the proposed historical district overlay zone, including work by a
9 consultant and intern and work done by the Landmark Commission. He reviewed the proposed
10 boundary for the Deuel Creek Historic District Overlay Zone. This area has a large concentration
11 of homes 50 years and older and is rich in history. In addition, the Landmark Commission felt it
12 was important to keep the District walkable; this is why the area does not extend across Main
13 Street. He explained the Landmark Commission held three public hearings to receive input and
14 suggestions from the public.

15
16 Mr. Toponce reviewed the details of the proposed text amendment to establish the Deuel
17 Creek Historic District Overlay. The proposed amendments are for a local celebratory district
18 and is completely voluntary. The proposed district would only be recognized by Centerville and
19 not subject to any state or national guidelines. This informal style allows the community to create
20 an individual incentive program and gives the neighborhood a chance to become more involved
21 in shaping the future of their community. Mr. Toponce reviewed the proposed property
22 classifications, the proposed development standards, the proposed review and building permit
23 process, and the incentives program. He also explained that the reference numbers throughout
24 the proposed document will be corrected as needed.

25
26 Mr. Toponce said the Landmarks Commission believes the proposed Zoning Code Text
27 Amendment has been created in a way that will be considered positive for historic preservation.
28 In addition, it appears the proposal is in harmony with all applicable goals and objectives found
29 within the General Plan.

30
31 Commissioner Merrill asked how much participation came from residents during the
32 public meetings. He also asked if there are any additional monetary incentives for historic
33 preservation, i.e., tax reduction or grant possibilities. Mr. Toponce said the public meetings got a
34 fair turnout of residents who were willing to share ideas and provide support. In addition, a letter
35 was sent to every resident within the proposed boundary informing them of the proposed
36 amendment. Mr. Toponce explained that some tax incentive or grant options may be provided if
37 a home owner chooses to register on the national level and follow national guidelines. The
38 proposed amendments are local to Centerville and do not include tax or grant incentives.

39
40 Commissioner Hayman said the incentive for a reduction in building permit fee says "up
41 to" a 25% reduction. She questioned if there is a scale? She said she is inclined to remove the

1 words "up to" and provide a flat 25% reduction. Staff and the Commission agreed a flat rate
2 reduction is best thus eliminating a need for interpretation.

3
4 Chair Hirschi questioned if the proposed amendment run with the land requiring a future
5 property owner to keep the integrity of the historic property. He said a property owner could get
6 a significant break on building permit fees and then turn around and sale the property for a
7 greater profit. Mr. Snyder said a time frame could be added requiring a property owner to reside
8 for a specific amount of time before the incentive payout is allowed.

9
10 Lisa Romney said a clarification needs to be made that the 25% reduction is off the
11 building permit fee only and not off all building fees. She also suggested the Procedures
12 statements [Section 12-49-070 (a) and (b)] be combined for clarity. Mr. Snyder clarified the 25%
13 reduction is for the building permit review fee only and does not include any reduction from
14 applicable impact fees.

15
16 Chair Hirschi opened the public hearing. Seeing no one wishing to comment; he closed
17 the public hearing.

18
19 Commissioner Merrill made a **motion** for the Planning Commission to accept the Zoning
20 Code Text Amendment for Section 12-61-062 and the creation of Section 12-49, Deuel Creek
21 Historic District, as depicted within the Staff Report dated November 18, 2015 and with changes
22 as discussed this evening and to recommend approval to the City Council.

23
24 **Reasons for the Action:**

- 25 1. The proposed amendment meets the requirements found in Section 12-21-080(4)(e).
26 2. The proposed zoning text amendment meets the goals and objectives of the General
27 Plan concerning a historic district [Section 12-480-8(3)].
28 3. Creating the Deuel Creek Historic District would not have a negative impact on the
29 surrounding community.
30 4. Through research, site visits, three public work sessions and several meetings, the
31 Landmarks Commission believes they have covered important aspects of location,
32 guidelines and incentives.
33 5. The Landmarks Commission believes the proposed district and subsequent created
34 documents will be beneficial to the neighborhood.

35
36 The motion was seconded by Commissioner Hirst and passed by unanimous roll-call vote
37 (5-0).
38

PRELIMINARY DRAFT

Planning Commission Meeting
November 18, 2015

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COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next regularly scheduled Planning Commission meeting will be Wednesday, December 9, 2015.
2. Upcoming Agenda Items:
 - Huffaker Dental, Duplex Rezone & Conceptual Subdivision (134 South Main)
 - Holbrook Property, Rezone & Lot Split (1851 North Main)

The meeting was adjourned at 8:15 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

CENTERVILLE

**Staff Backup Report
12/9/2015**

Item No. 1.

Short Title: Review Planning Commission Meeting Schedule for 2016

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 2016 Meeting Schedule for Planning Commission



Centerville City Planning Commission 2016 Meeting Schedule

Meetings of the Centerville City Planning Commission are generally held at 7:00 p.m. on the second and fourth Wednesday of each month (except in the months of November and December, where usually only one meeting will be held on the second Wednesday). Unless, otherwise determined by the Planning Commission, all meetings are held in the Centerville City Hall Building, Council Chambers, 250 North Main Street, Centerville, Utah.

The meeting schedule for 2016 shall be as follows:

January 13, 2016	January 27, 2016
February 10, 2016	February 24, 2016
March 9, 2016	March 23, 2016
April 13, 2016	April 27, 2016
May 11, 2016	May 25, 2016
June 8, 2016	June 22, 2016
July 13, 2016	July 27, 2016
August 10, 2016	August 24, 2016
September 14, 2016	September 28, 2016
October 12, 2016	October 26, 2016
November 9, 2016	
December 14, 2016	

*An application must be submitted three (3) weeks in advance to the desired meeting date (see **attached calendar**). The application will be reviewed for completeness and when it's deemed complete, the project will be scheduled for the next available Planning Commission meeting.*

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/9/2015**

Item No. 3.

Short Title: Rasband Residential Building Lot - 85 East Chase Lane

Initiated By: Glade Jones, Calute Homes, Applicant

Scheduled Time: 7:15

SUBJECT

Consider proposed Final Site Plan for an unplatted residential building lot, for the purpose of constructing a new dwelling on property located at 85 East Chase Lane

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ 12-09-2015 PC Staff Report Rasband Residential Building Lot
- ☐ Rasband Final Site Plan

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: ROY D. RASBAND
1031 EAST 250 SOUTH
BOUNTIFUL, UT 84010

APPLICANT: GLADE JONES
CALUTE HOMES
905 24TH STREET
OGDEN, UT 84401

EMAIL: GLADE@CALUTEHOMES.COM

PROPERTY: 85 EAST CHASE LANE

ACREAGE: .482

ZONING: RESIDENTIAL-LOW (R-L)

APPLICATION: FINAL SITE PLAN APPROVAL

RECOMMENDATION: APPROVE THE FINAL SITE PLAN

BACKGROUND

Conceptual approval by the Planning Commission was accepted on November 18, 2015, for the residential development located at 85 East Chase Lane. The property was rezoned in September of 2015 from Agricultural-Low to Residential-Low. This allowed the property owner more flexibility in relation to setbacks for his desired home. As a reminder, Section 12-21-110(c)(2)(E) of the Zoning Ordinance states, the site plan approval process must be completed for any residential development outside a platted subdivision. This process consists of a conceptual review and the final approval, with the sole purpose to ensure the lot is buildable, meeting all the applicable standards of the Zoning Ordinance, and to place the proper public utility easements on the property. Mr. Rasband has addressed the previous conditions of approval for conceptual acceptance, and is now ready for a final site plan review.

The sole purpose of this review and approval is to ensure that the lot is buildable, meeting all the applicable standards of the Zoning Ordinance, and to place the proper public utility easements on the property.

PREVIOUS CONDITIONS OF APPROVAL

1. All fees shall be paid; including all related development fees.
 - **Staff Response:** All application fees have been paid. The applicant will still be responsible to pay any professional service fees, bonds and all related public improvement and connection charges.
2. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
 - **Staff Response:** A completed application was submitted to staff on December 2, 2015.
3. A final site plan shall be approved prior to the issuance of a building permit
 - **Staff Response:** The applicant has submitted his building permit, which is currently being reviewed by the Building Official. Once the final site plan has been accepted and the Building Official and other applicable City staff have approved its release, the permit may be issued.
4. All utilities shall be indicated on the final site plan.
 - **Staff Response:** This has been completed.
5. Building sketches shall be provided as part of the final site plan application identifying the total building height.
 - **Staff Response:** Building sketches were provided on the building permit plans and the height appears to be under the maximum height of 35 feet.
6. The closest fire hydrant shall be indicated on the final plan.
 - **Staff Response:** The City Engineer stated that since Chase Lane was recently reconstructed, he is confident that adequate fire protection has been met. Therefore, he did not feel the applicant needed to place the fire hydrant on the final site plan.
7. The following engineering concerns shall be addressed and reviewed by the City Engineer:
 - A 4' park-strip shall be indicated with a 1-foot sidewalk easement
 - The existing drive approach shall be removed
 - If a new bridge is created approval by Davis County shall be obtained
 - A fixture count must be completed to determine the size of the culinary water line
 - The existence of a basement shall be determined
 - A bond shall be posted for all public improvements
 - **Staff Response:** The City Engineer has had an opportunity to review the plans in depth and found the 4-foot park strip in place with a 1-foot sidewalk easement. In addition, a notation has been indicated on the plans stating that the current driveway will be removed. The applicant has also received approval by Davis County for the construction of a new bridge over the creek. The applicant is also aware of the fixture

count, which will be determined at the time of building permit review. Finally, the applicant and the City Engineer are working together on the finished floor of the basement and all public improvement bonding. Both of these items will need to be addressed prior to the issuance of a building permit.

8. Applicant shall prepare and submit legal descriptions for perimeter public utility easements and sidewalk easements to be submitted to the City with final site plan application; with a copy sent to the City Engineer and City Attorney for preparation of required easements for the property.

➤ **Staff Response:** The legal description for the easements has been submitted to City staff and is currently being reviewed by the City Attorney and City Engineer.

FINAL SITE PLAN REVIEW SECTION 12-12-110(e)

The final site plan is in harmony with the conceptual site plan that was accepted November 18, 2015. The lot is located within the R-L Zone, which allows single-family development. The proposed property was found to meet applicable Ordinance requirements concerning Development Standards found within Table 12-32-1 of the Zoning Ordinance. A building permit is required prior to any construction taking place, which shall meet all applicable building code standards. All utilities will need to be properly connected to the new home and inspected by the City Engineer.

After reviewing the final site plan, staff believes the applicant has clearly shown how the property may be developed. He has also indicated how the criteria within the Zoning Ordinance for development within the R-L Zone will be fulfilled. Finally, any unpaid fees and public improvement bonds will need to be posted prior to a building permit being issued.

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the Final Site Plan for the Rasband Residential Building Lot, located at 85 East Chase Lane, with the following conditions:

1. All professional service fees, development fees and related impact fees shall be paid.
2. A bond for all public improvements shall be posted prior to the issuance of a building permit.
3. The applicant will determine the lowest floor elevation that is acceptable to the City Engineer.
4. All easements shall be accepted by the City Council and recorded with the Davis County Recorder's Office.

SUGGESTED REASONS FOR THE ACTION:

1. The applicant has clearly shown how the property may be developed [Section 12-21-110(d)(2)].
2. The applicant has submitted a full final site plan application [Section 12-21-110(e)(2)].
3. Proposed utility easements are required on all developed lots [Section 12-21-110(e)(2)(iii)(d), 15-5-106(8)].

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/9/2015**

Item No. 4.

Short Title: Public Hearing - Holbrook Property, 1851 North Main Street

Initiated By: Gary Perkins, Applicant

Scheduled Time: 7:35

SUBJECT

Consider proposed Zone Map Amendment for property located at 1851 North Main Street (Holbrook Trust) from A-L (Agricultural-Low) to R-L (Residential-Low)

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ 12-09-2015 PC Staff Report Holbrook Property Zone Map Amendment
- ☐ Holbrook Property Backup

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

**STAFF REPORT
AGENDA: ITEM 2**

APPLICANT: GARY PERKINS
572 EAST 650 NORTH
CENTERVILLE, UTAH 84014
gtperkv@gmail.com

PROPERTY OWNER: LINDA H. WRIGHT, TRUSTEE
3770 SUMMER RIDGE ROAD
MORGAN, UTAH 84050
momlindawright@gmail.com

APPLICATION: ZONING MAP AMENDMENT

APPLICANT REQUEST: REZONE THE PROPERTY LOCATED AT 1851 MAIN STREET FROM A-L TO R-L (PARCEL 07-072-0113)

RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE REZONE REQUEST

BACKGROUND

The petitioners are requesting to rezone the subject property from an Agricultural-Low (A-L) to Residential-Low (R-L). The petitioners have indicated that it is their desire to sell a major portion of the property to several of their neighbors to the north and then leave the existing home on Main Street, as a lot meeting the R-L requirements. The transfer of land would be a sequential lot line adjustment assimilating the excess land into those lots along 1850 North, beginning from the west and ending at the existing home site. If performed in this manner and if no new or additional lots are created, state law allows this transfer of land to occur without having to receive a subdivision approval from the City. Nonetheless, the Planning Commission has the assignment to review the merits of the rezone without considering the outcome of the future selected land use pattern.



REVIEW AND ANALYSIS OF THE REQUEST FOR R-L ZONING

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 (see attachments for plan policies)?

- **Staff Response:** According to Section 12-480-4 of the General Plan, this area is located within Neighborhood 3, Northeast Centerville. The residential policies for this area state development should be consistent with what is already established within the area and that all future development should be low density single-family residential. According to Section 12-420-2.1, the R-L Zone is considered low density residential development. Therefore, the rezone request is consistent with the goals and objectives of the City's General Plan.

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

- **Staff Response:** Rezoning the property to R-L is reflective of surrounding predominate zoning district found in the area, which is also R-L. The subject property and an adjoining property to the south appear to be the last remaining agriculturally zoned lands in the immediate area.

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

- **Staff's Response:** Although staff does not see how rezoning the lot R-L has any negative impact on the community, if the petitioner's plan moves forward it would hamper future new lot development in this middle block area. However, regardless of the zoning, it would take a significant assemblage of the multi-owner properties to move forward with any new subdivision development in this middle block area. Thus, the actual rezoning of the property has likely no affect on adjacent lands that are not already present.

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

- **Staff Response:** Since there is existing residential development surrounding the subject property, and the adequacy of services and facilities are available for any future development. However, if the petitioner's current plan moves forward, no additional facilities and services are required to serve the property.

PLANNING STAFF RECOMMENDATION

Suggested Motion for an amendment to the Centerville City Zoning Map – I hereby make a motion for the Planning Commission to recommend to the City Council the following amendment to the Centerville City Zoning Map:

“Rezone Parcel 07-072-0113 (3.08 acres), addressed as 1851 North Main Street, shall be rezoned from Agricultural-Low (A-L) to Residential-Low (R-L).”

Suggested Reasons for the Action (Findings):

- a) The Planning Commission finds that the proposed zoning change is consistent with the goals and objectives of the General Plan [Section 12-480-3(1)(d)(1) & Section 12-420-2.1].
- b) The Planning Commission finds that the recommendation to approve the proposed zone map amendment has taken into account the “factors to be considered,” as listed in Section 12-21-080 and described in the related Staff Report dated 12-09-2015.

1. Residential Policies

Northeast Centerville has probably the most homogeneous land uses of all of Centerville's neighborhoods, with primarily low density single-family residential development.

- 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.

2. Commercial Policies

No commercial uses currently exist in northeast Centerville, and none are anticipated.

- a. No commercial development shall be located in any area of northeast Centerville. In particular, no commercial development shall be permitted north of Parrish Lane on Main Street so that residential character of this area may be maintained.

3. Community Facilities

a. Parks

While the greatest concentration of school-aged children lives in northeast Centerville, not one City park is located here. The current need for a park in this neighborhood is great, and will increase as new development occurs. Centerville City shall pursue the acquisition and development of property for a City park in northeast Centerville as its top parks priority. The Rockwood gravel pit or the Ford property on upper Ricks Creek would be good locations for such a park.

b. Water

City water service to this neighborhood needs to be upgraded in the near future. As new development occurs, this situation will be even more critical. Centerville City should pursue the development of new water sources and storage in this area to improve water availability and pressure. To preserve scarce culinary water, all new developments should be required to supply secondary water for maintenance of landscaping and outdoor use. This will necessitate the acquisition and development of ground water sources. Until additional water supplies are available, future residential development in this neighborhood must be carefully considered for impact on the City water system.

SECTION 12-480-5. NEIGHBORHOOD 4, NORTHWEST.⁹

Overview

The Northwest Neighborhood is located between Lund Lane, Main Street, Parrish Lane, and I-15. Most of the Northwest Neighborhood has already been developed, and consists of a variety of uses, including: single-family residential, multi-family residential of various densities and types,

⁹ Amended by Ord. No. 2003-11, April 1, 2003

PART 12-420

RESIDENTIAL DEVELOPMENT**SECTION 12-420-1: RESIDENTIAL CHARACTER**

The citizens of Centerville have expressed a desire to retain a suburban residential lifestyle. These feelings have been reemphasized by the Community Surveys done by the City. The citizens of Centerville recognize the diversity of lifestyles that exist throughout the region; however, we do not feel an obligation to provide a cross-section of those different lifestyles within the boundaries of our small community. Centerville has a small land area, much of which is developed. That development has predominantly been single family residential. We desire to maintain that character of development.

Quality of life is important to the residents of Centerville, as it is to many people. The citizens of Centerville desire to achieve a quality of life that is consistent with the development of low density residential development.

SECTION 12-420-2. RESIDENTIAL DEVELOPMENT POLICIES.¹

The following policies are adopted specifically for the achievement of the citizens' desires for residential development in Centerville.

1. The density classifications for Centerville's residential areas shall be as follows:

<u>Dwelling Units/Acre</u>	<u>Class</u>
0-4	Low
5-8	Medium
9-12	High

2. Residential development in Centerville is primarily low density single-family. This character of development should continue as far as is feasible and practical. Medium or high density residential development that is allowed in appropriate locations within the City should provide usable open spaces, landscaping, and other associated amenities which will assure consistency with the residential quality desired in Centerville. The use of planned unit developments to achieve the foregoing objectives is desirable and preferred.
3. The hillsides and naturally wooded canyons east of the City should be provided protection from indiscriminate development to assure retention of the natural slopes and vegetation.
4. Residential areas should be afforded protection from the impact of more intensive commercial, industrial, and institutional uses and from the visual and noise impacts of major roadways and railways by the creation of protective buffering (transitional uses, landscaping, etc.).
5. Reserved. Ord. No. 2012-23, 8/7/2012
6. Residential development must take into account the existence and impact of high ground water tables within the City. Subsurface drains should be limited to the purpose of artesian springs, wells, protecting public streets, and dewatering areas. The use of any subsurface drain systems in conjunction with any residential development within the City for the sole purpose of de-watering an area to permit the construction of a structure,

¹ Amended by Ordinance No. 2001-05, April 17, 2001

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/9/2015**

Item No. 5

Short Title: Public Hearing - Zone Map Amendment for the Deuel Creek Historic District

Initiated By: Centerville City, Applicant

Scheduled Time: 7:55

SUBJECT

Consider proposed Zone Map Amendment for the new Deuel Creek Historic District (Chapter 12-49). The proposed district consists of a specific geographic boundary reflecting the old town site area

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ 12-09-2015 PC Staff Report Deuel Creek Historic District

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: CENTERVILLE CITY LANDMARKS COMMISSION

**APPLICATION: ZONE MAP AMENDMENT TO CREATE THE DEUEL CREEK
HISTORIC DISTRICT OVERLAY ZONE**

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

BACKGROUND

On November 18, 2015, the Planning Commission reviewed the Code Text Amendment for the creation of the Deuel Creek Historic District. At that time, staff stated the Landmarks Commission had been working on the district since 2011, after a preservation consultant suggested the original town site would be ideal for recognition. After much discussion, and site visits, the Landmarks Commission selected the location in between Main Street and 400 East, and in between Parrish Lane and Porter Lane. This location has the highest concentration of historic homes, and in order to see the architectural similarities, an intern was hired to document the designs. The Landmarks Commission believed a voluntary local district would be more fitting for the community. The proposed district would only be recognized by Centerville and not subject to any state or national guidelines. This informal style allows the community to create an individual incentive program and gives the neighborhood a chance to become more involved in shaping the future of their community.

Three public meetings were held to receive input and concerns from the neighborhood. These concerns and ideas were then used to create an Ordinance completely based on a voluntary program with incentives, such as: setback standards and building permit reductions. The proposed Ordinance was then reviewed and accepted by the Planning Commission at the November 18, 2015 Planning Commission Meeting. The City Council also reviewed the document at their December 1, 2015 meeting and were positive and supportive of the district. They will be holding a public hearing to discuss the district further at the December 15, 2015 City Council Meeting.

Yet, as was mentioned at the last meeting with the Planning Commission, creating a new Ordinance is the first step in implementing the new district. The Landmarks Commission now desires to implement an overlay zone for the area. This will establish the district officially and allow citizens within the area to take advantage of the proposed incentives. This overlay zone

will not affect the underlying zoning and will allow a property owner to utilize their property as they see fit.

ZONE MAP AMENDMENT, SECTION 12-21-080

With the introduction to the historic district, a change will need to take place on the official zoning map of Centerville, known as an overlay zone. This overlay zone allows property owners to continue with all uses they are currently allowed, yet adds additional standards and allowances for their specific neighborhood. In this case, the overlay zone would be the creation of the Deuel Creek Historic District with the guidelines being voluntary. If the property owners living within this area choose to participate, they would also receive incentives. These incentives, however, would not be illegible for those who do not wish to participate within the preservation program follow.

AREA TO BE CONSIDERED

The City hereby creates an overlay zone for the Deuel Creek Historic District consisting of the geographic area bounded by the east facing side of Main Street from Parrish Lane (400 North) to Porter Lane (400 South), north and south facing sides of Porter Lane (400 South) from Main Street to 400 East, west facing side of 400 East from Porter Lane (400 South) to Parrish Lane (400 North) and the south facing side of Parrish Lane (400 North) from 400 East to Main Street.

(See map on page 3)



REVIEW AND ANALYSIS OF THE REQUEST

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

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

- **Staff Response:** Section 12-480-8(3) of the General Plan, encourages the creation of historic districts. The objectives state this process is to be completed with input from property owners in order to create guiding principles of what the community desires. Finally, the objectives also encourage the updating of the zoning map to establish historic districts.

Staff believes the proposed map amendment by the Landmarks Commission is consistent with the goals and objectives of 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:** As indicated in the proposed zoning amendment, the program is voluntary and that all uses currently allowed by Ordinance would still apply. If a property owner wishes to participate, a list of requirements and standards have been created along with incentives. These standards reflect the overall characteristics of the area and ensure the harmony of the area may be continued.

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

- **Staff's Response:** The Landmarks Commission desires to create the Deuel Creek Historic District to reduce adverse effects. Historic properties within Centerville may be considered fragile and in need of protection. If no program of preservation is in place, the historic fabric of the original Centerville town site could be lost. Yet, by encouraging citizens to help preserve the area, education concerning the history of Centerville may become more important.

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

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

CONCLUSION

The Landmarks Commission believes the proposed Zoning Code Text Amendment has been created in a way that would be considered positive for historic preservation. In addition, it

appears the proposal is also in harmony with all applicable goals and objectives found within the General Plan. The Landmarks Commission is hopeful that by creating the district, it will encourage future preservation projects within the neighborhood such as:

- Kiosk located near the church well site sharing the history of the community and spotlighting people and buildings within the Deuel Creek District
- Neighborhood members come up with a slogan and logo
- District neighborhood activities

PLANNING STAFF RECOMMENDATIONS

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the Zone Map Amendment to create an overlay zone for the Deuel Creek Historic District as depicted within the Staff Report dated December 9, 2015, 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 a historic district [Section 12-480-8(3)].
3. Creating the Deuel Creek Historic District would not have a negative impact on the surrounding community.
4. Through research, site visits, three public work sessions and several meetings, the Landmarks Commission believes they have covered important aspects of location, guidelines and incentives for the overlay zone.
5. The Landmarks Commission believes the proposed overlay zone and related proposed Ordinance will be beneficial to the neighborhood.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/9/2015**

Item No. 6.

Short Title: Community Development Director's Report 120915

Initiated By: Corvin M. Snyder, Community Development Director

Scheduled Time: 8:15

SUBJECT

The next scheduled meeting is January 13, 2016. No items scheduled at this time

RECOMMENDATION

BACKGROUND