

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, DECEMBER 10, 2014, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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.

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

- | | |
|------|--|
| 7:00 | <p>A. WELCOME AND ROLL CALL</p> <p>B. PLEDGE OF ALLEGIANCE</p> <p>C. PRAYER OR THOUGHT – Commissioner Gina Hirst</p> <p>D. MINUTES REVIEW AND ACCEPTANCE – November 12, 2014, November 19, 2014</p> <p>E. COMMISSION BUSINESS</p> <ul style="list-style-type: none"> • Review 2015 Planning Commission Meeting Schedule |
| 7:10 | <p>1. PUBLIC HEARING PARKIN OFFICE/WAREHOUSE BUILDING
1384 WEST 75 NORTH</p> <p>Consider a conceptual site plan for the Parkin Office/Warehouse Building to be located on Lot 5 of the Evergreen Business Park, 1384 West 75 North, in the I-H Zone. Robert Holmes, Robert Holmes Construction Inc., Applicant</p> |
| 7:30 | <p>2. PUBLIC HEARING PORTER-WALTON SENIOR LIVING COMMUNITY CTR
564 WEST PORTER LANE (400 SOUTH)</p> <p>Consider a conceptual site plan for an assisted living facility and independent living units on property located at 564 West Porter Lane (400 South), in the R-M Zone. David Nilsson & Nate Pugsley, Brighton Development, LLC, Applicants</p> |
| 7:50 | <p>3. FINAL AMENDED SUBDIVISION PLAN WOODS PARK SUBDIVISION</p> <p>Consider a final amended subdivision plan for the Woods Park PDO Development, located at 2400 North 800 West; which consists of additional home designs to allow for more variety in the subdivision. Leslie Mascaro, Oakwood Homes, Applicant</p> |

- 8:05 4. **CONTINUATION OF THE WEST CENTERVILLE NEIGHBORHOOD PLAN UPDATE [Tabled from November 19, 2014 Meeting]**
- a. Consider a General Plan Amendment for the West Centerville Neighborhood Plan;
 - b. Consider a Zone Map and Text Amendment to the City's Zoning Ordinance. The proposed zone text and map amendments are to establish a new "mixed-use district" and its associated development standards to implement the drafted policies of the General Plan Update for the West Centerville Neighborhood. Centerville City, Applicant
- 8:40 5. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
- a. Upcoming Meetings
 - *Nominations for 2015 Chair and Vice-Chair at the next meeting*
 - *PC Meeting January 14, 2015: Tumbleweed Condominiums Plat Amendment*
- 8:45 F. **ADJOURNMENT**

Posted December 5, 2014 by Community Development



PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, November 12, 2014

7:00 p.m.

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

MEMBERS PRESENT

David Hirschi, Chair

Gina Hirst

William Ince, arrived at 7:15 p.m.

Logan Johnson

Scott Kjar

Kevin Merrill

Debra Randall

STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER

Chair Hirschi

MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held October 22, 2014 were reviewed and amended. Commissioner Johnson made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Kjar and passed by unanimous vote (5-0). Commissioner Merrill abstained as he was not present at this meeting.

PUBLIC HEARING | MICKELSON MEADOWS SUB | 696 EAST CENTER ST

Consider a preliminary subdivision plan for the Mickelson Meadows Subdivision; which consists of 4 lots, to be located at 696 East Center Street, in the R-L Zone. Patrick Scott, Brighton Homes Utah LLC, Applicant.

Brandon Toponce, Assistant Planner, reported the Commission previously accepted a conceptual subdivision plan for the Mickelson Meadows Subdivision. The applicant desires to divide the property into 4 lots and construct a single-family home on each lot (Lot 3 contains an existing home, which will remain). Each lot depicted has adequate street frontage, utility

1 easements, buildable area and setbacks as required by ordinance. The proposed density is
2 allowed per ordinance. Mr. Toponce reviewed the conditions of approval set during the
3 conceptual subdivision process. A majority of the conditions have been met and the remaining
4 conditions will continue on to the final subdivision approval process. The applicant will continue
5 to work with City staff on all outstanding issues. The applicant will be required to show all
6 utilities, fire hydrants, and water retention areas on the final site plans. The applicant will be
7 required to submit a new title report. The applicant will be completing a new 4-foot sidewalk
8 along the south portion of Center Street in front of Lots 1, 2, and 3 and the west side of 700 East
9 in front of Lots 3 and 4.

10
11 Chair Hirschi asked for clarification regarding the water retention area/drainage as it is
12 not shown on the plat. He also asked how the amount for the bond is determined. Mr. Toponce
13 explained the water retention area is a landscaped slope that will ensure water can drain
14 appropriately from the property. The plat will need to show how this drainage slope. He also
15 explained the City Engineer determines the amount of the bond.

16
17 Commissioner Kjar said it appears these lots are quite narrow and asked if the setbacks
18 are appropriate. He also asked if the utilities have already been placed or if the applicant will
19 need to cut into the road. Mr. Toponce said all the lots meet lot size, lot frontage and setback
20 requirements per ordinance. He also explained the applicant will cut into the road for utilities and
21 then repair the roadway as necessary.

22
23 Chair Hirschi opened the public hearing.

24
25 Dave Farnsworth said he owns the neighboring property to the west. He said he is unclear
26 on the drainage plan and wants to make sure his property is protected from any run-off.

27
28 Chair Hirschi closed the public hearing.

29
30 Mr. Toponce said the City Engineer has approved the drainage plan and all run-off will
31 flow away from neighboring properties. The applicant will be required to show this flow on the
32 plat prior to final approval.

33
34 Patrick Scott, Brighton Homes, explained the property will be sloped to ensure water
35 drains as needed. He said there is a small "depression" in the landscape at the rear of the lot
36 which will be able to hold any excess water during storms until it can appropriately drain from
37 the property.

38

Commissioner Hirst made a **motion** for the Planning Commission to approve the preliminary subdivision plat for the proposed Mickelson Meadows Subdivision, located at 696 East Center Street, subject to the following:

Conditions:

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

Reasons for the Action (Findings):

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

The motion was seconded by Commissioner Merrill and passed by unanimous roll-call vote (7-0).

PUBLIC HEARING | MILES MANOR SUBDIVISION | 580 EAST 100 SOUTH -
Consider a preliminary subdivision plan for the Miles Manor Subdivision; which consists
of 3 lots, to be located at 580 East 100 South, in the R-L Zone. Patrick Scott, Brighton
Homes Utah LLC, Applicant.

Brandon Toponce, Assistant Planner, reported the Commission previously accepted a conceptual subdivision plan for the Miles Manor Subdivision. The applicant desires to divide the property into 3 lots and construct a single-family home on each lot. An existing home on the property will be demolished to make room for each new dwelling. Each lot depicted has

adequate street frontage, utility easements, buildable area and setbacks as required by ordinance. The proposed density is allowed per ordinance. Mr. Toponce reviewed the conditions of approval set during the conceptual subdivision process. A majority of the conditions have been met and the remaining conditions will continue on to the final subdivision approval process. The applicant will continue to work with City staff on all outstanding issues. The applicant will be required to correct the address for Lot 1 and show all utilities, fire hydrants, and water retention areas on the final site plans. The applicant will also be required to obtain a Davis County Development and Construction Permit, since they will be building adjacent to Deuel Creek. The applicant has completed the required environmental assessment, but is still awaiting the results. Once this has been submitted and reviewed by City staff, the project will be scheduled for a final subdivision review with the Planning Commission.

Commissioner Merrill asked if the catch basin to the east is also included in the permit from Davis County or if the County is only concerned with Deuel Creek. Cory Snyder, Community Development Director, said the County reviews anything within a 100-feet of the development which would include the catch basin. If the County is confident nothing will obstruct the flow, then a permit will be granted.

Patrick Scott, Brighton Homes, explained the environmental report has been completed and the preliminary results came back inconclusive. He said based on the preliminary observations there was no cause for concern, but to ensure safety additional testing will be completed which will include soil samples from various locations on the site. He said they have also conducted ground penetrating radar testing and have determine there is nothing buried on the site.

Chair Hirschi opened the public hearing. There was no comment; he closed the public hearing.

Commissioner Merrill made a **motion** for the Planning Commission to approve the preliminary subdivision plat for the proposed Miles Manor Subdivision, located at 580 East 100 South, subject to the following:

Conditions:

1. All professional service fees shall be paid.
2. Removal of the home shall take place or a bond shall be posted for the demolition of the existing building located on the property line of Lots 2 and 3.
3. A bond shall be posted for all public infrastructure and utility work to be conducted.
4. The final subdivision plan shall indicate proper water retention to be reviewed and approved by the City Engineer.

5. The applicant shall submit a final subdivision plat following all applicable criteria in Chapter 15-4 of the Subdivision Ordinance.
6. The applicant will obtain a Phase 1 environmental assessment.
7. Lot 1 shall indicate the new address of 572 East 100 South.
8. The applicant shall obtain a Davis County Development and Construction Permit, with a copy being submitted to City staff.
9. A current title report shall be submitted as part of the final plat submittal to City staff.

Reasons for the Action (Findings):

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

The motion was seconded by Commissioner Hirst.

Commissioner Randall made a **motion to amend** to revise condition #6 as follows:

6. The applicant will obtain an environmental assessment to be approved by the City Engineer.

The motion to amend was seconded by Commissioner Kjar and passed by unanimous roll-call vote (7-0).

The motion as amended passed by unanimous roll-call vote (7-0).

LEGACY TRAIL APARTMENTS DEVELOPMENT | 1250 W. PARRISH LANE -
Consider a final subdivision plan for the Legacy Trail Apartments Development, which
consists of office, retail, gas/convenience store uses and multi-family units, to be located at

the corner of 1250 West and Parrish Lane, in the C-VH/PD Zone. Fred Hale & Chad Salmon, Applicants.

Cory Snyder, Community Development Director, reported the applicants desire to finalize the subdivision of land associated with the Legacy Trail Development. The Legacy Trail Development contains a non-traditional land use pattern involving an integrated mixture of uses. The Commission previously approved the preliminary subdivision plans for this project. Mr. Snyder reviewed the five (5) conditions as set by the Commission during the preliminary subdivision process. The applicant has complied with a majority of the conditions. The remaining outstanding conditions will continue on to City Council approval. The applicant will construct the entire common internal roadway loop connecting Parrish Lane to the 1250 West Round-About. The applicant has provided the required trail pathway width, location, easements, and dedications, but will need to make sure the trail pathway is appropriately recorded. The applicant has not provided the necessary trail pathway landscape plan (drought tolerant). In addition, to providing the required landscape plan, the applicant will need to obtain an official approval or acknowledgement from UDOT regarding the trail pathway details and the roadway improvement details. The applicant will continue to work with City staff regarding outstanding issues, i.e., engineering, title report, and CC&Rs.

Mr. Snyder explained the fencing details for the trail pathway including restrictions in order to keep pedestrians safe along Parrish Lane and 1250 West. He explained staff has seen communications between the applicant and UDOT regarding the trail and roadway plans. However, the City is still waiting an official approval notice from UDOT. Mr. Snyder said the Commission may go ahead and make a recommendation to the City Council at this point. The City Council can then weigh-in on these decisions, since the City will likely be involved in a portion of the construction and maintenance of the trail.

Chair Hirschi suggested condition #6 be amended to include a requirement regarding the landscape plans and details. The Commissioner agreed.

Chair Hirschi made a **motion** for the Planning Commission to recommend approval of the final subdivision plat and plans for the Legacy Trail Subdivision, with the following conditions to be completed or submitted for further consideration, as part of the City Council's deliberation:

Conditions:

1. The plat and plans shall provide for the construction of the entire common internal roadway loop connecting Parrish Lane to the 1250 West Round-About.

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

Reasons for the Action (Findings):

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

The motion was seconded by Commissioner Merrill and passed by unanimous roll-call vote (7-0).

Plan; 2. Consider a zone map and text amendment to the City's Zoning Ordinance. The proposed zone text and map amendments are to establish a new "mixed-use district" and its associated development standards to implement the drafted policies of the General Plan Update for the West Centerville Neighborhood. Centerville City, Applicant.

Cory Snyder, Community Development Director, reviewed the history of the proposed West Centerville Neighborhood Plan Update and the process that has taken place to bring the proposed Update to this point. He explained one catalyst for this Update was to look at possible options to merit a transit stop in West Centerville. At this point, a station stop is not likely due to limited space. Mr. Snyder presented the "preferred scenario" which includes a mixed-use concept. This concept will contribute the needed groundwork for a possible future transit stop.

Mr. Snyder reviewed the proposed areas and uses including Light Industrial, Town Center, Community Center, Urban Center, Commercial, and Park. The proposed mixed-use will help support the already existing residential in Legacy Crossing. He explained the Urban Center is the core of the neighborhood and is proposed to allow up to 45-units an acre with a focus on localized commercial uses. This type of scenario could include 4-story buildings and/or stacked flats (market will dictate). The Community Center would allow around 30 to 35-units an acre and could include a public park. He explained a fly-over bridge at Porter Lane is also suggested to alleviate congestion.

Mr. Snyder explained the zoning text and map amendments are significantly pared down from the previously created Transit Oriented Development Zone. The proposed Parrish-Legacy Mixed-Use Center District Zone (PL-MU Zone) includes only the Urban Center and the Community Center areas. The base use for the PL-MU Zone is Commercial-Medium. The secondary use is multi-family residential (Residential-Medium and Residential-High). Residential cannot stand alone, it can only be added if the required base commercial uses are established. Mr. Snyder explained a criteria and/or ratio for commercial vs. residential has not yet been determined.

Mr. Snyder reviewed the design regulations/performance standards for the proposed West Centerville Update which include design principles, design standards, and design guidelines. The Parrish Lane Gateway, the Shoreland District, and Legacy Crossing all use design regulations/performance standards. These standards discuss the goals for development and what is trying to be achieved. Design principles establish an expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a "Mixed-Use Center." Design standards are required in addition to other standard set forth in the Ordinance and are indicated by the verb "shalls." Design guidelines indicate additional actions that are to be

1 taken to enhance the development design and achieve greater compatibility of development in
2 the "mixed-use center district."
3

4 Chair Hirschi opened the public hearing.
5

6 Wayne Eckman, West Bountiful, said 45-units and acre could potentially bring around
7 5000 people to this limited area and this does not include the people currently living in the
8 Legacy Crossing development. This will require additional churches, schools, and emergency
9 support. There is just not enough room to accommodate this density. He said the Village on Main
10 (Bountiful, Utah; mixed-use concept) is no longer exciting for the people who live there. He said
11 many of the residents of the Village on Main are leaving. In order to keep the Village on Main
12 viable it has recently been opened to subsidized housing. He said design principles were
13 mentioned and he questioned the design goals. He said this area is better served with commercial
14 uses, not residential.
15

16 Mark Stanger, West Bountiful, said he too is concerned with density and the congestion
17 this type of density will bring. He is concerned that fire, rescue and paramedics are not able to
18 support this type of density. He said he would like to continue to be able to see the mountains
19 from his home, not high-rise apartment buildings. He said no one would be comfortable with
20 several thousand new people moving into their neighborhood.
21

22 Roger Barrus, Centerville, said he is currently serving as a County Representative in the
23 House of Representatives at the State Legislature. He said he represents the interests of both
24 Centerville and West Bountiful. He shared concern with the impact the proposed mixed-use will
25 create on churches, transportation, and the school system and asked if these concerns have been
26 taken into consideration. He said we are all neighbors and need to look out for the best interest of
27 both cities.
28

29 Dale McIntyre, Centerville, said he wants Centerville to stay a small community.
30

31 Mark Preece, West Bountiful City Councilman, presented a letter to Chair Hirschi from
32 the West Bountiful City Council and asked it be presented to Mayor Cutler. The letter contains
33 concerns and comments from the West Bountiful City Council.
34

35 Richard Rowe, West Bountiful, expressed concern with parking. This is a limited area
36 and parking for this many residents will be difficult. He also said he is currently a
37 business/property owner in West Bountiful and never received information regarding these
38 changes. He said Centerville needs to realize this property is not owned by them and Centerville
39 should find out what the current property owners want.

1
2 Stephanie Ivy, Centerville City Councilwomen, expressed concern with emergency
3 services being able to support this area. She said the current police department already struggles
4 with the Legacy Crossing development. She also mentioned that Centerville is ripe for an
5 earthquake and expressed concern with first responders being able to handle a significant trauma
6 associated with high-rise buildings.
7

8 Rick Everett, West Bountiful, is concerned with this large density. He is concerned with
9 the pollution from the many vehicles that would be brought into the city with this type of
10 residential. He said he would rather keep the pollution of the Trinity plant. He said this type of
11 use will also impact the West Bountiful Police Department. He is concerned that over time this
12 type of use will become low-income housing. There are just too many risks.
13

14 Lisa Buckmiller, Centerville, said she wants to be a good neighbor and supports West
15 Bountiful residents' concerns. This density will negatively affect West Bountiful.
16

17 Rhett Jordan, West Bountiful, said he lives in and owns a business in this area. He said
18 this type of density cannot be supported. He said this could potentially bring an additional 2000
19 cars a day. He said with a cap of 10,000 square feet on commercial uses all residents will have to
20 cross I-15 for services. He said the traffic impact will be significant, especially if a transit stop is
21 not likely. He said there is currently only one bus route in this area. Residents will be forced to
22 use their vehicles daily. He also expressed concerns with parking and the congestion this would
23 cause at the already congested round-about. He said this many cars would require a 4-lane road
24 and will cause grid lock if not addressed. He also said there is more residential density proposed
25 in this area than already exists in the entire city of West Bountiful.
26

27 Dave Tovey, West Bountiful, said he has the same concerns as mentioned previously and
28 believes there are just too many negative impacts. He said the traffic impact is too significant and
29 the rebuild of Parrish Lane is too far away. He also mentioned a fly-over lane at Porter Lane
30 would impact neighboring residents negatively.
31

32 Spencer Packer, West Bountiful, asked why this change needs to take place. He said it
33 appears these proposed changes are a way to provide Trinity economic value in an exit strategy.
34 However, the economic impact for other property owners in the area would be significantly
35 negative. He does not want to see this type of density in his neighborhood.
36

37 Cory Snyder distributed a packet of emails and other correspondence from citizens
38 regarding this issue. Chair Hirschi formally accepted the packet of public comments from Mr.
39 Snyder into the official record. He also acknowledged receipt of the letter provided by Mark

1 Preece from the West Bountiful City Council and said he would deliver the letter to Mayor
2 Cutler as requested.

3
4 Chair Hirschi informed the public that this public hearing will not be closed at this time
5 but will be continued to the Special Planning Commission meeting on November 19, 2014. The
6 public may also continue to submit written comment.

7
8 Mr. Snyder explained the City Council formally requested the proposed Update. He said
9 all affected property owners were notified and asked repeatedly to participate in this process. In
10 addition, the community has also been involved. He explained the proposed densities are flexible
11 and the proposed scenario is "preferred" but not absolute. He said the mention of a possible 5000
12 move-ins is over-stated because the required commercial uses were not taken into consideration.
13 It is likely the proposed density will bring about double what currently exists in Legacy
14 Crossing. He said any residential development brings the need for more churches, schools, and
15 first responders. He explained most church organizations plan for growth; the Davis County
16 School District has already stated they can handle the proposed densities; and the City Council
17 will be required to discuss and budget as needed for additional emergency services.

18
19 Commission members discussed the need to accommodate for future population growth.
20 It was mentioned that this population growth is internal, children and grand-children need a place
21 to live. It is not move-ins to the area. Several Commission members mentioned a desire to be
22 proactive in providing additional residential options while maintaining an appropriate balance.
23 The Commission also discussed the trend to smaller homes with minimal maintenance.

24
25 Chair Hirschi made a **motion** for the Planning Commission to **TABLE**, for further
26 deliberation, the proposed General Plan Amendment and the related Zoning Text and Map
27 Amendments, until the special meeting of the Planning Commission, scheduled for November
28 19, 2014, beginning at 7:00 p.m. The motion was seconded by Commissioner Ince and passed by
29 unanimous roll-call vote (7-0).

30
31 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 32
33 1. Special Planning Commission meeting on Wednesday, November 19, 2014
34 2. Next regularly scheduled Planning Commission Meeting on Wednesday, December
35 10, 2014.

36
37 The meeting was adjourned at 9:33 p.m.
38
39

1		
2	David Hirschi, Chair	Date Approved
3		
4		
5		
6	Kathleen Streadbeck, Recording Secretary	

PRELILMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, November 19, 2014

7:00 p.m.

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

MEMBERS PRESENT

David P. Hirschi, Chair

Gina Hirst

William Ince (arrived at 7:04 p.m.)

Logan Johnson

Scott Kjar (arrived at 7:08 p.m.)

Kevin Merrill, Vice Chair

Debra Randall

STAFF PRESENT

Corvin Snyder, Community Development Director

Lisa Romney, City Attorney

Katie Rust, Recording Secretary

VISITORS

Julia Collins, Wasatch Front Regional Council

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Johnson

PUBLIC HEARING – WEST CENTERVILLE NEIGHBORHOOD PLAN [TABLED FROM NOVEMBER 12, 2014 MEETING]

Cory Snyder, Community Development Director, introduced Julia Collins, a representative of Wasatch Front Regional Council (WFRC). He explained his role as City Planner, and the role of the Planning Commission in pursuing direction from the City Council regarding the West Centerville Neighborhood Plan. Cities are required by State law to adopt a long-term General Plan that projects approximately 25 years ahead. The Planning Commission is to consider the present and future needs of the City. Mr. Snyder stated that the City has ratified the Wasatch 2040 Plan, and the Planning Commission needs to look at and consider the Wasatch 2040 Plan during the planning process, although the City is not required to follow the 2040 Plan. Mr. Snyder said that he feels the idea of a FrontRunner station in Centerville is a long-shot. From the feedback received during the open house and surveys, a mixed-use scenario appears to be tolerable. He continued that the mixed-use would be akin to the Megaplex theater development, with space to accommodate 400-500 residential units. If rezoning occurs, the goal will be to have intensity sufficient to increase property values so that existing property owners do not take a loss. Mr. Snyder compared current sales tax revenues and property values to projected sales tax revenues and property values with the proposed scenarios. The key will be finding the right balance between commercial and residential development. Single-family residential does not exist in the area now, and would not exist in the proposed scenarios.

1 Mr. Snyder explained that over a 25-year period, the mixed-use growth would prompt the
2 need for an additional seven emergency response personnel for the City. He repeated that he
3 does not think UTA would approve a FrontRunner on the west side with the densities
4 considered. The City would have to include a larger area in the Plan to have sufficient density
5 to compete with other potential stops, and Mr. Snyder stated he cannot recommend the City
6 pursue a FrontRunner stop.

7
8 Representing WFRC, Ms. Collins stated that the Wasatch Front region is the fastest
9 growing region in the nation. The Wasatch 2040 Plan is a vision developed in 1999 to
10 accommodate growth and preserve quality of life. Using the scenario planning technique, four
11 scenarios were developed for the west Centerville neighborhood. Taking into account the 204
12 responses to the survey offered through the City website, and comments received at the public
13 open house and stakeholder meetings, the four scenarios were blended to arrive at a preferred
14 scenario. Chair Hirschi expressed appreciation for the cutting-edge planning tools that have
15 been available through the grant from WFRC, and agreed with Mr. Snyder that the tools do not
16 supplant the Commissioners' responsibility as citizen planners to make decisions.

17
18 Vice Chair Merrill commented that he sees a conflict between public statements
19 suggesting the need for some type of grocery store in the area, and statements of concern
20 regarding potential traffic congestion. He asked if the proposed residential development for the
21 area would support a grocery-type business. He also asked if the addition of seven emergency
22 response personnel would be necessary. Mr. Snyder responded to the first question stating that
23 Commercial-Very High Zoning allows regional services, similar to businesses found at Station
24 Park in Farmington. Businesses would look at the demographics of the region and would most
25 likely not find Centerville's west side desirable due to the close proximity to Station Park. Mr.
26 Snyder added that Centerville currently has a saturated market for large grocery-type
27 businesses. The preferred scenario would involve commercial businesses aimed at supporting
28 the local community rather than regional. Commercial businesses will not be interested if the
29 plan does not include sufficient residential rooftops.

30
31 Addressing the traffic congestion concern, Mr. Snyder stated that the planned traffic light
32 at the Parrish Lane and 1250 West intersection will solve some of the problem, but the freeway
33 interchange is not scheduled for reconstruction for approximately 15-20 years. Ms. Collins
34 explained the methodology used in estimating emergency response services needed.
35 Commissioner Kjar asked how much population growth is expected in South Davis County. Ms.
36 Collins responded that she does not have the numbers with her, but could supply them to the
37 Commission later. Mr. Snyder emphasized that cities should never assume they are built out,
38 because when cities declare they are built out commercial businesses leave. Cities need to be
39 aware of and support changes in needs and demographics to stay commercially viable.

40
41 At 7:50 p.m. Chair Hirschi opened a public hearing.

42
43 Mark Green – Mr. Green is a Centerville business owner. He said his family has put
44 thousands of dollars into the City baseball program, and installed walks at Founders Park at no
45 cost to the City. His contributions to the baseball program ended when it was suggested he
46 move his business outside of Centerville. Mr. Green said he understands what the Planning
47 Commission does, and he feels it is the Commission's primary responsibility to protect the rights
48 of the shareholders. He is a landowner in Centerville, has paid property taxes for many years,
49 and has survived in a difficult market. Mr. Green stated he is frustrated that the City is making
50 plans for his property. He said he plans to perpetuate his business for a long time, and it would

1 have to be economically feasible and convenient for him to be willing to relocate his business.
2 Mr. Green said he does not feel the City fulfilled its responsibility to protect land owners with the
3 Megaplex theater development, and he is not familiar with the concept of zoning without
4 development applications.

5
6 James Behunin – Mr. Behunin is a resident of West Bountiful. He said West Bountiful
7 thought for a long time that certain businesses in West Bountiful would move and make different
8 development possible, but he does not anticipate the businesses moving anytime soon. It is
9 difficult for development to move in a different direction unless the businesses leave. Mr.
10 Behunin stated he feels that more than anything else, South Davis County needs places for
11 people to work. He suggested that more light industrial businesses should be encouraged
12 along the Legacy corridor. In response to Commissioner Kjar's question, he said that the
13 population in South Davis County is expected to be 98,000 by 2040. He anticipates that most of
14 the population growth will be in the west Layton area. Mr. Behunin said he would hate to see a
15 lot of apartments and condos on the west side of Centerville because that type of development
16 gets isolated. He asked if the City is imposing impact fees for recreation and parks.

17
18 Brandon Ivie – Mr. Ivie is a Centerville resident. Referring to the estimated population
19 growth, he stated that if housing is not built, the growth will go elsewhere. He said he feels it
20 would be in the City's best interest to not build additional high-density housing. He believes the
21 existing high-density housing on the west side was a mistake, and the City should not make a
22 bigger mistake by adding more.

23
24 Kevin Stevenson – Mr. Stevenson is a resident of West Bountiful. Mr. Stevenson stated
25 he moved to West Bountiful because it was quiet with very little traffic. He said when something
26 like the proposed development starts it cannot be stopped or reversed. He has noticed more
27 noise and traffic since the Megaplex theater was constructed. Mr. Stevenson said they do not
28 want an environment like Salt Lake City, and Centerville should consider how changes would
29 affect other people.

30
31 April Lewis – Ms. Lewis is a West Bountiful resident. She said she read a comment by
32 Mayor Cutler on the Centerville website stating that his goal is to keep a small town feel while
33 providing modern services. Ms. Lewis said that high-density housing would not preserve a
34 small town feel. She asked if it would be possible for the City to offer a new survey to see how
35 Centerville residents really feel about the proposal.

36
37 Wayne Eckman – Mr. Eckman is a resident of West Bountiful. Mr. Eckman asked for
38 clarification regarding the numbers presented in the scenarios. He expressed concern
39 regarding the increased burden on emergency services with the high volume of single or elderly
40 residents that would be attracted by the type of housing proposed. He said he feels the City
41 has done enough with the Legacy Crossing development and the additional 140-150 still to be
42 built.

43
44 Yvonne Preece – Ms. Preece is a resident of West Bountiful. She asked why the City
45 picked the area south of Parrish Lane, with all the space that is available on the north side of
46 Parrish Lane. She added that the light system on the interchange helps drivers coming from
47 the east side, but not the people coming from the west side.

48
49 Mark Green – Mr. Green emphasized that he is not against rezoning, and not against
50 moving his business, but he is concerned the City is missing out on a great opportunity by not

1 waiting for development applications. He said he does not think the City would be happy with
2 that many apartments in the area. Mr. Green stated he is aware of a commercial company that
3 is anxious to make a proposal for that area that would economically move his business. He said
4 he understands the City wants to change, but he plans to stay there until it is economically
5 feasible to move. He feels the opportunity he is aware of would be preferable to high-density
6 residential.

7
8 Stephanie Ivie – Ms. Ivie sits on the Centerville City Council. She said she has enjoyed
9 the process of learning more about what the Planning Commission does, but when the Council
10 requested the Planning Commission examine the possibility of planning on the west side she
11 did not anticipate the density of housing that is proposed. Ms. Ivie stated she will not vote for it
12 when it comes before the Council.

13
14 At 8:22 p.m. Chair Hirschi closed the public hearing.

15
16 Mr. Snyder responded to questions asked during the public hearing, explaining that, if a
17 rezone occurs, existing businesses could stay as long as they wanted as nonconforming
18 businesses with limited expansion options. The preferred scenario includes a park, and the City
19 charges a park impact fee of \$1,300 per residential unit. The City is looking at the south side of
20 Parrish Lane right now because the Legacy Crossing development has occurred, and the
21 Council wants to examine the options moving forward in that area. The Council has reiterated
22 that Centerville does not want light rail down Main Street, and identified the west side as a
23 possible location for mass transit. Regarding traffic congestion he stated that the light system at
24 the freeway interchange is going to fail whether the zoning is changed or not. Increased
25 congestion, while undesirable, may prompt a revision of the interchange sooner than currently
26 planned.

27
28 Chair Hirschi asked what type of development can occur with the present zoning. Mr.
29 Snyder responded that the current zoning is Industrial-Very High. He added that another
30 approach could be to let existing development around Parrish Lane creep outward with
31 applicant-driven rezoning. He suggested the City may be near saturation point for high-density
32 housing for the short-term, and agreed that the City does need to support new jobs.

33
34 Commissioner Ince asked if additional Industrial-Very High development would be
35 undesirable. Mr. Snyder responded that Industrial-Very High uses are not necessarily bad, but
36 he suspects that nothing would change in the area for a long time. When the Legacy Highway
37 opened the City changed the zoning west of the freeway around Parrish Lane to Commercial.
38 The Residential zoning came because of the market, but the City took the initial action to create
39 synergy. Commissioner Ince asked about Mr. Green's comments regarding infringements, and
40 Mr. Snyder responded that the City did what it could to make things as whole as possible in that
41 situation. The City Engineer could provide more information. Commissioner Ince asked what
42 future proposal Mr. Green was referring to. Mr. Snyder responded he is aware of a boutique car
43 dealership interested in Legacy lots two and three, but a car dealership is not currently an
44 allowed use at that location. The Planned Development Agreement would have to be amended
45 by the City. Commissioner Ince asked if proposal-driven zoning or city-initiated zoning is more
46 common. Mr. Snyder responded that every city does both by putting the zoning parameters in
47 place, and then altering the General Plan as requests are received.

48
49 Commissioner Kjar commented that things will change over time, and the City needs to
50 determine how it wants things to change. He said he is not an advocate of high-density

1 development in general, and he assumes residents would prefer a car dealership over
2 apartments. Commissioner Kjar said he likes the idea of proposal-driven zoning, and asked if
3 more high-density housing is really what Centerville wants. Chair Hirschi reminded the
4 Commissioners that the Planning Commission was given direction by the City Council to
5 examine the possibilities on the west side. He stated the Commission needs to consider all of
6 the work that has occurred, as well as public comments, in determining whether the proposed
7 scenario could work with some adjustments. Mr. Snyder repeated that mixed-use is preferred
8 according to input received on the surveys and at the open house. The survey was posted on
9 the City website and available to anyone who wished to participate. Commissioner Johnson
10 reported that citizens have expressed to him that they felt restricted in the choices provided on
11 the survey. He also said he feels a lot of people do not fully understand mixed-use
12 development.

13
14 Commissioner Ince stated that he has had multiple experiences owning a home that
15 ended up neighboring eventual development. His preferred experience as a homeowner has
16 been when the home was surrounded by an established neighborhood with no real possibility
17 for change. He continued that people have an idea of what they want, and anytime anything
18 differs from their idea they will be upset. Commissioner Kjar repeated that change is probably
19 inevitable in that area, and added that the City has the opportunity to direct the change and
20 define the flavor of Centerville. Chair Hirschi pointed out that the creation of a master plan for
21 the area would guide development over the next 30-40 years without significantly affecting
22 existing businesses in the short-term. Commissioner Kjar pointed out that a car dealership
23 would generate sales tax revenue. Mr. Snyder responded that a car dealership would fall short
24 of creating a mixed-use neighborhood, and would have a lower land value for the City than a
25 development like Legacy Crossing. Commissioner Johnson asked what is needed to support
26 the existing apartments and already-approved development if the City cannot get a FrontRunner
27 stop and does not want high-density housing. Mr. Snyder repeated that the south side of
28 Parrish Lane was targeted by the Council because it has the most vacant ground, and because
29 the Council wanted to look at how to prevent Legacy Crossing from becoming isolated and how
30 to establish a FrontRunner stop. Mr. Snyder briefly described business development planned
31 for the north end of 1250 west.

32
33 Commissioner Hirst expressed concern regarding expansion restrictions for existing
34 landowners if rezoning occurs. She asked Mr. Snyder if he feels the Planning Commission has
35 sufficiently addressed what the Council requested, having only received 204 responses to the
36 survey. Mr. Snyder responded that open houses and public meetings are generally not well
37 attended. Receiving 200 responses to a survey is better than relying solely on an open house
38 for public comment. The survey was a public invitation to participate, and was not intended to
39 be a comprehensive survey of every citizen. Ms. Collins added that the responses to the ten-
40 question survey indicated interest in exploring mixed-use development. The survey included
41 pictures to help citizens understand the different options. Ms. Collins commended the City for
42 the thorough approach taken by placing notices of the survey on the website, in utility mailers,
43 the newsletter, and City parks.

44
45 Chair Hirschi suggested the Commission table further discussion to another meeting in
46 the hope that Commissioners will contemplate the issue and come in December with
47 suggestions. Vice Chair Merrill made a **motion** to table the issue until the December 10th
48 Planning Commission meeting. Chair Hirschi seconded the motion. Mr. Snyder suggested the
49 Planning Commission focus on whether it supports the mixed-use scenario and what changes
50 would need to be made, or does not support making a change at this time and the reasons why.

1 Commissioner Kjar asked Ms. Collins what other cities have done with this dilemma. Ms.
2 Collins responded that every community is experiencing massive growth. Some communities
3 have welcomed growth and high-density zoning and some have not. She emphasized that the
4 decision for growth should involve attention to design - good design equals good density. She
5 and Mr. Snyder listed several examples of successful high-density developments. The motion
6 to table passed by unanimous vote (7-0).
7

8 Chair Hirschi made a **motion** to include the letter from West Bountiful to the Centerville
9 Council and Mayor, and a series of emails received since the last Planning Commission
10 meeting in the formal record. Commissioner Kjar seconded the motion, which passed by
11 unanimous vote (7-0).
12

13 **DISCUSSION ON ACCESSORY DWELLING UNITS**
14

15 Mr. Snyder reported that following a public roundtable discussion and Commission
16 discussions, there seems to be support for considering an accessory dwelling unit (ADU)
17 ordinance. An ordinance has been prepared by staff. Chair Hirschi made a **motion** to consider
18 the ADU ordinance after the first of year. Commissioner Kjar seconded the motion, which
19 passed by unanimous vote (7-0).
20

21 **ADJOURNMENT**
22

23 At 9:26 p.m. Commissioner Randall made a **motion** to adjourn the meeting.
24 Commissioner Hirst seconded the motion, which passed by unanimous vote (7-0).
25
26
27
28
29

30 _____
31 David P. Hirschi, Chair
32
33
34
35
36

Date Approved

Katie Rust, Recording Secretary



Centerville City Planning Commission 2015 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 2015 shall be as follows:

January 14, 2015	January 28, 2015
February 11, 2015	February 25, 2015
March 11, 2015	March 25, 2015
April 8, 2015	April 22, 2015
May 13, 2015	May 27, 2015
June 10, 2015	June 24, 2015
July 8, 2015	July 22, 2015
August 12, 2015	August 26, 2015
September 9, 2015	September 23, 2015
October 14, 2015	October 28, 2015
November 11, 2015	
December 9, 2015	

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER/ APPLICANT:	ROBERT HOLMES CONSTRUCTION INC. 683 WEST 910 NORTH WEST BOUNTIFUL, UT 84087
PROPERTY:	1384 WEST 75 NORTH
ACREAGE:	.70 ACRES
ZONING:	INDUSTRIAL-HIGH (I-H)
APPLICATION:	CONCEPTUAL SITE PLAN ACCEPTANCE FOR PARKINS OFFICE/WAREHOUSE
USE:	OFFICE/WAREHOUSE
RECOMMENDATION:	ACCEPT THE CONCEPTUAL SITE PLAN

BACKGROUND

Recently, the applicant submitted plans for the development of a new office/warehouse building to be located at 1384 West 75 North, found on Lot 5 of the Evergreen Business Park. After an initial review by staff, it appears the application is complete and sufficient detail has been submitted for review by the Planning Commission.

CONCEPTUAL SITE PLAN REVIEW, SECTION 12-12-110(d)

Table of Uses Allowed - Chapter 12-36

Within the Zoning Ordinance, the Table of Uses does allow an office/warehouse to be located within the Industrial-High (I-H) Zone.

General Plan - Section 12-480-6

The Centerville City General Plan indicates the area of development is within the West Centerville Neighborhood and the Centerville City Business Park District. The goal for the area is "...to maintain and eventually upgrade the conditions and appearance of the buildings and yard areas, while being sensitive to the needs of existing business and property owners" (Section 12-480-6(1)). In addition, the objectives encourage the economic viability, and the enhancement of architectural standards and themes for businesses located within the business park. The applicant

has not provided exterior elevations and will be required to do so with the final site plan application, however, the use and site appear to meet the goals and objectives of the General Plan.

Development Standards

The site location is 0.70 of an acre, with the plans indicating the proposed building being 7,200 square feet. For the final site plan, the applicant will need to indicate how much of this square footage is for office use and general warehouse use. All other development standards appear to be satisfactory concerning Table 12-35-1 of the Zoning Ordinance.

Parkin Office/Warehouse Building Development Standards Table 12-35-1			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	Actual measurement not Identified	Unknown
Setbacks			
Front	20 Feet	61 Feet	Yes
Rear	None	28 Feet	Yes
Side	None	East: 4 Feet	Yes
		West: 72 Feet	
Site Standards			
Minimum Frontage	50 Feet	128.55	Yes
Minimum Area	None	.70 Acre	N/A

Industrial-High Development Standards

Parking - Chapter 12-52

Table 12-52-1 Off-Street Parking Requirements			
Use	Standard/Required	Provided	Compliance
Office	1 space per 200 square feet	20 Stalls	Yes
Warehouse	Office: 1,320 Square feet = 7		
	1 space per 1,000 square feet, or 1 space per employee on highest shift, whichever is greater		
	Warehouse: 8,040 square feet = 8		
Total	Required = 15		

In addition to parking calculations, the applicant has also met the City Standards concerning isle width and parking stall requirements. Each parking stall indicated on the plans are measured at 9' X 18' and the drive-isles and driveways are found to be at 24 feet.

Landscaping - Chapter 12-51

The submitted plans indicate that 3,670 square feet will be designated in landscaping. This is 12% of the entire lot. In addition, the plans also indicate that the parking lot will have 695 square feet in landscaping, or 5.61% of the parking lot. Since the property is less than one acre, it will not require a landscape architect to prepare the final landscaping plans. Yet, they still are required to submit a landscaping plan with the final site plan review. These plans must indicate location of all landscaping, types of plantings, total number of plantings and accurate calculations of landscaping percentages and totals.

Required Landscaping Summary Chapter 12-51			
Guidelines	Standard	Required Site Specific	Actual/Compliance
Total Area Landscaping	10%	3,049.2 square feet	3,670 square feet
Total Required Trees	1 Tree per 500 square feet of <i>required</i> landscaping	6 Required	Not provided
Trees for Street Frontage	1 per 25 linear feet	5 Required Based on 128.5	
Building Frontage/Foundation	50%	78 feet	
Total Interior Parking Lot Landscaping	5%	620 square feet	695 square feet
Total Interior Parking Lot Trees and Shrubs	For every six <i>required</i> stalls: 1 tree	3 Required Based on 15 stalls	Not provided
	For every six <i>required</i> stalls: 2 shrubs	6 Required Based on 15 stalls	

Screening – Section 12-51-110

The applicant has indicated on the site plan that the dumpster is located in the northwest corner of the property. Yet, the plans do not show any detail concerning how the trash enclosure will be constructed. The applicant will need to provide detail indicating the dumpster has been completely screened from view with an opaque six-foot wall or fence. The wall or fence must be compatible in material and color of the main building on site. In addition to the dumpster, any wall or roof-mounted equipment will need to be screened from view of the public street. No information on the submitted plan addressing the screening of wall-mounted equipment has been provided.

Signage

All signing requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site needs to indicate the location of any wall or monument signage and how it will meet the requirements found in Chapter 12-54 of the Zoning Ordinance.

In regards to the wall sign, the development is allowed one sign on a primary wall, not to exceed 15% wall coverage, and a secondary wall at 5% wall coverage. If there is a desire for signage on other walls, it may be allowed as long as the total combined square footage for the other remaining walls are not more than 32 square feet. A monument sign may be no higher than 6 feet with a 1-foot pedestal and a 5-foot high sign. The total area of a low profile sign may be one square foot for every linear foot of street frontage. The low profile sign must also be 3 feet from a property line.

Exterior Building Standards – Section 12-35-080(e)

All development within the industrial zones are required to meet the minimum exterior building standards as found in Section 12-35-080(e) of the Zoning Ordinance. These standards require a combination of exterior materials to be used such as: rock, split face CMU, stone, brick, or other similar material. These materials should be the prominent material on all street facing and non-street facing walls. Accent material may also be used such as: glass, wood, stucco, anodized aluminum, colored metal or ceramic tile. The use of metal siding is prohibited and a licensed architect must design all structures.

As mentioned previously, the applicant has not provided any elevation drawings of the building and must provide this information with the final site plan. This information must include total height and the material proposed for the exterior.

CONCLUSION

The applicant will need to submit a final site plan application following all the requirements found in Section 12-21-110(e) of the Zoning Ordinance. In addition, utility provider sheets will need to be submitted indicating the site has adequate utility services. After the final review and approval, a bond will need to be posted for all on-site and off-site improvements prior to any construction taking place.

After reviewing the plans, the City Engineer is questioning the storm drain connections and location. It appears a storm drain pipe was installed from the adjacent property to the east and connecting to a main line west of the project property. However, it does not appear this pipe was ever inspected by City staff. The City Engineer would like to ensure this pipe is built to City Standard prior to making a final decision on utilizing this pipe for their project. Finally, the applicant will need to address proper fire protection such as the location of the closest fire hydrant. The plans will then need to be reviewed by the Fire Marshal for approval.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the Parkin Office/Warehouse Building, to be located at 1384 West 75 North, with the following conditions:

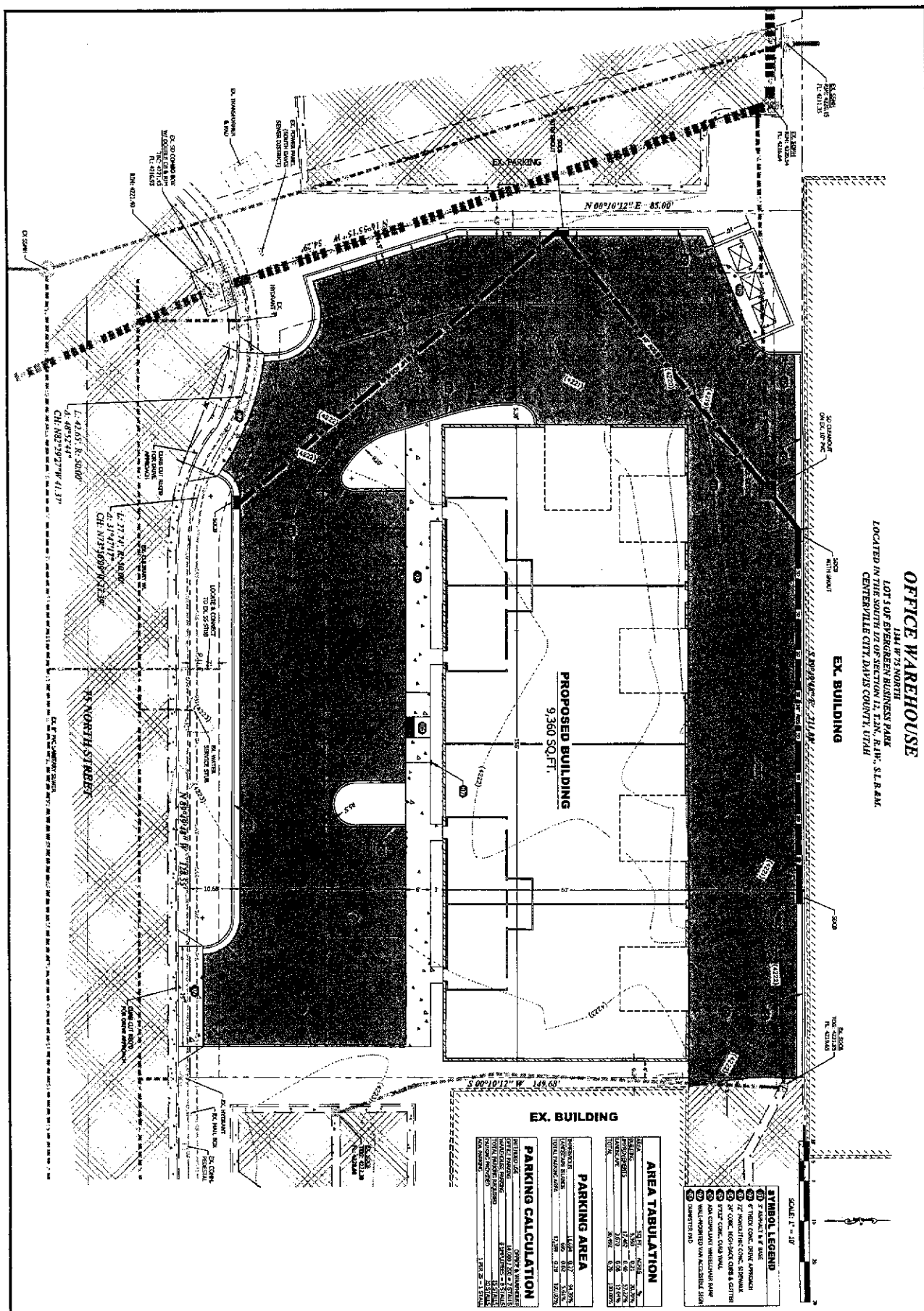
1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. Building elevations shall be submitted indicating the total height of the proposed structure, final materials and colors.
3. The location of all signage shall be indicated on the building elevations and on the site plan, if a monument sign is preferred.
4. A landscaping plan shall be submitted and indicate the following:
 - a. Total overall percentage of landscaping
 - b. Total parking lot percentage of landscaping
 - c. Location, types and total number of plantings
5. Detail concerning the building material for the trash enclosure shall be submitted with the final site plan.
6. All roof and wall-mounted equipment shall be shown on the final plans as being screened from view.
7. Utility provider sheets shall be submitted as part of the final site plan application package.
8. All storm drainage shall be properly addressed to meet all City Standards and shall be approved by the City Engineer.
9. Proper fire protection shall be addressed, indicating the location of the closest fire hydrant. These plans shall then be reviewed and approved by the City Engineer.

SUGGESTED REASONS FOR THE ACTION:

1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d)(2)].
2. According to the Table of Uses, an office/warehouse is permitted within the I-H Zone.
3. The development was found to meet the goals and objectives found within the Centerville City General Plan [Section 12-480-6].
4. The proposed site appears to have met all applicable development standards for the I-H Zone [Chapter 12-35].

OFFICE WAREHOUSE

LOT 1 OF 812' X 124' NORTH
 124' X 124' NORTH
 LOCATED IN THE SOUTH 1/2 OF SECTION 12, T.2N., R.1W., S.1B.M.
 CENTERVILLE CITY, DAVIS COUNTY, UTAH



SCALE: 1" = 10'

SYMBOL LEGEND

- 1. EXISTING BUILDING
- 2. PROPOSED BUILDING
- 3. EXISTING DRIVE
- 4. PROPOSED DRIVE
- 5. EXISTING SIDEWALK
- 6. PROPOSED SIDEWALK
- 7. EXISTING CURB
- 8. PROPOSED CURB
- 9. EXISTING UTILITY
- 10. PROPOSED UTILITY
- 11. EXISTING FENCE
- 12. PROPOSED FENCE
- 13. EXISTING LANDSCAPE
- 14. PROPOSED LANDSCAPE
- 15. EXISTING SIGN
- 16. PROPOSED SIGN
- 17. EXISTING LIGHT
- 18. PROPOSED LIGHT
- 19. EXISTING TREE
- 20. PROPOSED TREE
- 21. EXISTING SHrub
- 22. PROPOSED SHrub
- 23. EXISTING GRASS
- 24. PROPOSED GRASS
- 25. EXISTING PAVEMENT
- 26. PROPOSED PAVEMENT
- 27. EXISTING ASPHALT
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- 41. EXISTING GYPSUM
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- 108. PROPOSED COURT
- 109. EXISTING YARD
- 110. PROPOSED YARD
- 111. EXISTING FIELD
- 112. PROPOSED FIELD
- 113. EXISTING POND
- 114. PROPOSED POND
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- 116. PROPOSED LAKE
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EX. BUILDING

AREA TABULATION

NO.	DESCRIPTION	AREA (SQ. FT.)	% TOTAL
1	EXISTING BUILDING	1,200	12.82
2	PROPOSED BUILDING	9,360	100.00
3	EXISTING DRIVE	1,200	12.82
4	PROPOSED DRIVE	1,200	12.82
5	EXISTING SIDEWALK	1,200	12.82
6	PROPOSED SIDEWALK	1,200	12.82
7	EXISTING CURB	1,200	12.82
8	PROPOSED CURB	1,200	12.82
9	EXISTING UTILITY	1,200	12.82
10	PROPOSED UTILITY	1,200	12.82
11	EXISTING FENCE	1,200	12.82
12	PROPOSED FENCE	1,200	12.82
13	EXISTING LANDSCAPE	1,200	12.82
14	PROPOSED LANDSCAPE	1,200	12.82
15	EXISTING SIGN	1,200	12.82
16	PROPOSED SIGN	1,200	12.82
17	EXISTING LIGHT	1,200	12.82
18	PROPOSED LIGHT	1,200	12.82
19	EXISTING TREE	1,200	12.82
20	PROPOSED TREE	1,200	12.82
21	EXISTING SHrub	1,200	12.82
22	PROPOSED SHrub	1,200	12.82
23	EXISTING GRASS	1,200	12.82
24	PROPOSED GRASS	1,200	12.82
25	EXISTING PAVEMENT	1,200	12.82
26	PROPOSED PAVEMENT	1,200	12.82
27	EXISTING ASPHALT	1,200	12.82
28	PROPOSED ASPHALT	1,200	12.82
29	EXISTING CONCRETE	1,200	12.82
30	PROPOSED CONCRETE	1,200	12.82
31	EXISTING BRICK	1,200	12.82
32	PROPOSED BRICK	1,200	12.82
33	EXISTING STONE	1,200	12.82
34	PROPOSED STONE	1,200	12.82
35	EXISTING METAL	1,200	12.82
36	PROPOSED METAL	1,200	12.82
37	EXISTING WOOD	1,200	12.82
38	PROPOSED WOOD	1,200	12.82
39	EXISTING PLASTER	1,200	12.82
40	PROPOSED PLASTER	1,200	12.82
41	EXISTING GYPSUM	1,200	12.82
42	PROPOSED GYPSUM	1,200	12.82
43	EXISTING STUCCO	1,200	12.82
44	PROPOSED STUCCO	1,200	12.82
45	EXISTING TILE	1,200	12.82
46	PROPOSED TILE	1,200	12.82
47	EXISTING CARPET	1,200	12.82
48	PROPOSED CARPET	1,200	12.82
49	EXISTING FLOORING	1,200	12.82
50	PROPOSED FLOORING	1,200	12.82
51	EXISTING WALL	1,200	12.82
52	PROPOSED WALL	1,200	12.82
53	EXISTING CEILING	1,200	12.82
54	PROPOSED CEILING	1,200	12.82
55	EXISTING ROOF	1,200	12.82
56	PROPOSED ROOF	1,200	12.82
57	EXISTING FOUNDATION	1,200	12.82
58	PROPOSED FOUNDATION	1,200	12.82
59	EXISTING FOOTING	1,200	12.82
60	PROPOSED FOOTING	1,200	12.82
61	EXISTING PIER	1,200	12.82
62	PROPOSED PIER	1,200	12.82
63	EXISTING COLUMN	1,200	12.82
64	PROPOSED COLUMN	1,200	12.82
65	EXISTING BEAM	1,200	12.82
66	PROPOSED BEAM	1,200	12.82
67	EXISTING JOIST	1,200	12.82
68	PROPOSED JOIST	1,200	12.82
69	EXISTING TRUSS	1,200	12.82
70	PROPOSED TRUSS	1,200	12.82
71	EXISTING RAFTER	1,200	12.82
72	PROPOSED RAFTER	1,200	12.82
73	EXISTING BRACE	1,200	12.82
74	PROPOSED BRACE	1,200	12.82
75	EXISTING HANGAR	1,200	12.82
76	PROPOSED HANGAR	1,200	12.82
77	EXISTING GABLE	1,200	12.82
78	PROPOSED GABLE	1,200	12.82
79	EXISTING DORMER	1,200	12.82
80	PROPOSED DORMER	1,200	12.82
81	EXISTING PORCH	1,200	12.82
82	PROPOSED PORCH	1,200	12.82
83	EXISTING PATIO	1,200	12.82
84	PROPOSED PATIO	1,200	12.82
85	EXISTING DECK	1,200	12.82
86	PROPOSED DECK	1,200	12.82
87	EXISTING STAIR	1,200	12.82
88	PROPOSED STAIR	1,200	12.82
89	EXISTING RAMP	1,200	12.82
90	PROPOSED RAMP	1,200	12.82
91	EXISTING ELEVATOR	1,200	12.82
92	PROPOSED ELEVATOR	1,200	12.82
93	EXISTING ESCALATOR	1,200	12.82
94	PROPOSED ESCALATOR	1,200	12.82
95	EXISTING LIFT	1,200	12.82
96	PROPOSED LIFT	1,200	12.82
97	EXISTING WALKWAY	1,200	12.82
98	PROPOSED WALKWAY	1,200	12.82

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: **ATIEL HAFOKA
564 WEST PORTER LANE
CENTERVILLE CITY, UT 84014**

APPLICANT: **DAVID NILSSON & NATE PUGSLEY
BRIGHTON DEVELOPMENT LLC
215 NORTH REDWOOD ROAD #8
NORTH SALT LAKE CITY, UT 84054**

PROPERTY: **03-001-0125 & 03-001-0145
(SAME AS OWNERS ADDRESS)**

ACREAGE: **6.4 ACRES**

ZONING: **RESIDENTIAL-MEDIUM (R-M)**

APPLICATION: **CONCEPTUAL SITE PLAN ACCEPTANCE**

PROPOSED USE: **ASSISTED LIVING CENTER & INDEPENDENT LIVING
UNITS**

RECOMMENDATION: **CONSIDER ACCEPTANCE OF THE CONCEPTUAL SITE
PLAN WITH DIRECTIVES**

BACKGROUND

The applicant's intent is to provide a good quality senior living environment with full services such as assisted living, memory care, food services, housekeeping, laundry and transportation. In addition, they desire to provide social activities and community outreach programs. Lastly, through third party licensing, offer physical and occupational therapy and health care services (*see letter provided by applicant in the staff report backup materials*).

The project consists of a singular development site. The site is to be developed with two primary uses, using two building footprints; one primary use is that of an assisted living facility (*i.e. a 110-bed facility*) and the other primary use is a building with 40 multi-family dwellings (*i.e. independent living units*). Additionally, the applicants indicate a phasing for the ultimate build out of the assisted living facility.

CONCEPTUAL SITE PLAN REVIEW, SECTION 12-12-110(d)

Table of Uses Allowed - Chapter 12-36

Within the Zoning Ordinance, the Table of Uses does allow both of the proposed primary uses within the Residential-Medium Zone (R-M) Zone. More specifically, the proposed assisted living use is allowed as a conditional use; while the multi-family uses are permitted up to four (4) units per gross acre and conditional for up to eight (8) units per gross acre (*see Table 12-32-1*). Thus, by way of the Zoning Ordinance, how are densities applied or not for both uses when being established using a singular parcel?

According to the Zoning Code, both uses are considered “primary” and are labeled as non-single family developments (*see Section 12-32-040 & 12-51-070.g*). Consequently, even though being considered a residential use, the assisted living facility does not have a density calculation as it is not a single-family housekeeping unit (*see dwelling definition*), while the primary use of multi-family has a density calculation of 40 dwelling units. Thus, the total number of dwelling units is 40 with a density calculation of 40 divided by 6.4. This equates to 6.3 units per gross acre (*code rounds to nearest tenth for density*). Thus, the project’s overall density would fall within the conditional use limitations of a gross density of up to eight dwelling units per acre. However, the assisted living facility’s footprint takes up about 1.4 acres of the entire site and is not being accounted for in the density area calculations. If this acreage is subtracted from the calculation, the density calculation changes to 40 divided by 5 acres, which still remains within the allowable eight units per acre. Even so, the project, as a singular non-single family development, must satisfy the 40% landscaping or open space requirement for the entire site, as well as other applicable regulations.

General Plan - Section 12-480-3

The project site is located in the Southwest Neighborhood Plan Area. The neighborhood plan indicates that the area from 500 West to the commercial area on the Frontage Road may be appropriately developed with low to medium density residential. In addition, the plan encourages the use of “planned development” type use to act as a buffer between the commercial uses to the west and the single-family use areas in the neighborhood (*see Section 12-480-1.a*). The proposed uses will be developed in a “planned style” as a singular project, which will create a place of differing housing needs, specifically for the aging population. Staff is particularly supportive of design style for the buildings, which consists of a familiar “prairie style” architecture loosely based on a historic schoolhouse in Centerville, which was also replicated in the Centerville Branch Library facility. It is planning staff’s opinion that the project indeed functions as a buffer between the commercial area of the Frontage Road and the interior neighborhood to the east.

<http://www.centervilleut.net/downloads/communitydevelopment/12-480-1-5.gp.current.8-8-2012.pdf>

Development Standards

The site location consists of 6.4 acres, with the plans indicating two proposed primary buildings. Conceptually, the development appears to be able to satisfy the applicable standards of Table 12-32-1 of the Zoning Ordinance, as summarized below:

R-M Development Standards**Table 12-35-1**

http://www.centervilleut.net/downloads/communitydevelopment/chapter12-32_table_12-32-1_setback_standards_-_street_side_yard_-_5-6-2014_revised_6-5-2014_.pdf

Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	Two Stories <i>(Actual measurement not shown)</i>	Undetermined
Distance Between Buildings	6 feet	~45 Feet	Yes
Lot and Parcel Standards			
Minimum Area	10,000 sq. ft.	6.1 Acres	Yes
Setbacks			
Front	25 Feet	~40 Feet	Yes
Rear	20 Feet	~124 Feet	Yes
Side	10/8 Feet	East: ~16 Feet	Yes
		West: ~50 Feet	
Site Standards			
Landscaping, Non-single Family Projects	40% of Site	2.43 of 6.1 Acres ~40%	Projected
Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit	- Not Shown -	Undetermined

Residential-Medium Development Standards**Off-Street Parking - Chapter 12-52**

http://www.centervilleut.net/downloads/communitydevelopment/chapter_12-52_-_off-street_parking_and_loading.pdf

Table 12-52-1**Off-Street Parking Requirements**

Use	Standard	Provided	Compliance
Assisted Living Use	1 space per 5 beds & 1 space per employee (highest shift)	89 Stalls (Employees = ?)	Uncertain
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2bed+	54 or 64 (plans not clear)	Uncertain
Total		153 Parking Stalls (?)	Uncertain

Since there are two different parking calculations and the submitted plans are not clear, the parking issue is in need of further evaluation. The applicant has previously indicated to staff that

they may seek a parking modification (*see Section 12-52-110*) to set the stall amounts in accordance with industry operational standards. If so, such study must be submitted to the Commission with any final site plan approval for review, evaluation, and final determination.

Landscaping & Screening - Chapter 12-51

<http://www.centervilleut.net/downloads/communitydevelopment/chapter12-51.1-5-2011.pdf>

The submitted plans indicate the general location of landscaping, however, no detail is given. Since the property is greater than one acre, it will require a landscape architect prepare a landscaping design for the final site plan application submittal. These plans must indicate location of all landscaping, types of plantings, total number of plantings and accurate calculations of landscaping percentages and totals.

Required Landscaping Summary Chapter 12-51			
Guidelines	Standard	Required Site Specific	Actual/Compliance
Total Area Landscaping	40%	2.43 of 6.1 Acres ~40%	Undetermined
Total Required Trees	1 Tree & 2 Shrubs per Dwelling Unit	41 Trees & 82 Shrubs	
Trees for Street Frontage	1 per 25 linear feet	16 Required	
Total Interior Parking Lot Landscaping	10%	Not Provided	
Total Interior Parking Lot Trees and Shrubs	For every six <i>required</i> stalls: 1 tree	26 Required (?) Based on 153 stalls	
Total Interior Parking Lot Trees and Shrubs	For every six <i>required</i> stalls: 2 shrubs	52 Required (?) Based on 153 stalls	Yes
Public Street Landscaping (curb to interior lot)	10 Feet for Local Streets	15.5+ provided	

Screening – Section 12-51-110

The plans do not show any detail concerning the trash enclosures. The final plans will need to provide details indicating the number of dumpsters to be provided. Also, all dumpsters must be completely screened from view with an opaque six-foot wall or fence. The wall or fence must be compatible in material and color of the main buildings on the site. In addition to the dumpster, any wall or roof-mounted equipment will need to be screened from view of the public street.

Signage

All signing requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site plan needs to indicate the location of any wall or monument signage, which must also meet the requirements found in Chapter 12-54 of the Zoning Ordinance.

http://www.centervilleut.net/downloads/communitydevelopment/chapter_12-54_signs_city_council_freeway_oriented_signs_7-3-2013.pdf

Conditional Use – Staff's Anticipated Issues or Concerns

Since the proposed primary uses require the approval of a conditional use permit, staff desires to provide an anticipated list of issues to be addressed with the final site plans and the conditional use permit applications: Such issues or concerns are identified as follows:

- Fire Access, Circulation, and Protection (see Section 12-21-100.e.5.g & h) - The final plans need to be reviewed by the South Davis Metro Fire Agency and the Public Works Director to ensure that there is capacity for staffing, access and circulation, and hydrants; including fire hydrant flow capacity to service the proposed uses.
- Utility and Drainage Capability & Capacity (see Section 12-21-100.e.5.g & h) – Such facilities are located in the area of the development. However, the location of the sewer line (south side of Porter Lane) may create problems with engineering the needed utilities. Additionally, the site appears to slope northward and the drainage facilities available to tie into are in a different storm drainage zone. This will need to be addressed with the City Engineer to determine how to provide for proper site drainage and storm water management.
- Open Space and Pedestrian Circulation Needs (see Section 12-21-100.e.5.h) – By creating a place of differing housing needs, specifically for the aging population, staff sees the need to provide outdoor open and/or covered spaces for residents and relatives to gather and socialize. This is particularly needful with persons residing in the independent living units and the ambulatory patients of the assisted living facility. There are no publicly provided outdoor spaces nearby, thus the final plans ought to address providing such quality of life amenities for residents, specifically for those with some restricted mobility. Although the plans do depict an outdoor seating area near the dining facility, the plan lacks providing small play areas or passive spaces for more intimate opportunities for multiple families visiting the residents of the project. A pedestrian circulation element also needs to be provided in the design plan to comprehensively connect such areas.
- Delivery and Loading Needs (see Section 12-21-100.e.5.h) – Since the assisted living facility is quite large and has ability to house many patients, staff anticipates a number of daily, weekly, and monthly delivery type services. Do these services come during the daytime or evening hours? Are time restrictions needed to lessen any impacts to the surrounding residential properties?
- Buffering, Screening and Lighting (see Section 12-21-100.e.5.h) – The planning staff believes that there are three areas to consider. First, is the landscaping depth along Porter

Lane. Typically, with a residential building, the setback of 25 feet is maintained in landscaping. Due to any internal driveway lane, the plans depict only 15.5 feet. Staff believes that this should be further mitigated using more than just turf-style planting. Additional features, such as short walls and fencing, landscape berming, and other elements would provide needed buffering in exchange for a reduction in typical turf area. Second, since the adjacent lot is undeveloped, the parking lot area to the west needs to be buffered to mitigate any future visual impacts from multiple cars and headlights. Third, the multi-family building (*i.e. independent living units*) is located fairly close (meets setback however) to the adjacent property. Even though the adjacent lot is currently a private sports field, this could change in the future and such a large building with little to no buffering would be an imposing element for any redevelopment of the sports field.

http://www.centervilleut.net/downloads/communitydevelopment/chapter_12-21_as_approved_3-4-2014.pdf

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the Porter-Walton Senior Living Community, to be located in the area of 564 West Porter Lane, with the following directives:

1. The applicant must submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. The applicant must submit a conditional use permit application to consider allowing for an assisted living facility and multi-family density of 8 units per acre, as described in the December 10, 2014 Planning Staff Report, which must address the standards found in Section 12-21-100(e) of the Zoning Ordinance.
3. The conditional use application submittal shall also address the anticipated issues and concerns, as outlined in the December 10, 2014 Planning Staff Report.
4. A Landscaping Plan, prepared by a Landscape Architect, must be submitted to address the standards of Chapter 12-51-Landscaping & Screening, as also outlined in the December 10, 2014 Planning Staff Report.
5. A site sign package must be submitted for review by the Planning Commission and the Zoning Administrator in accordance with Chapter 12-54-Signs.

SUGGESTED REASONS FOR THE ACTION:

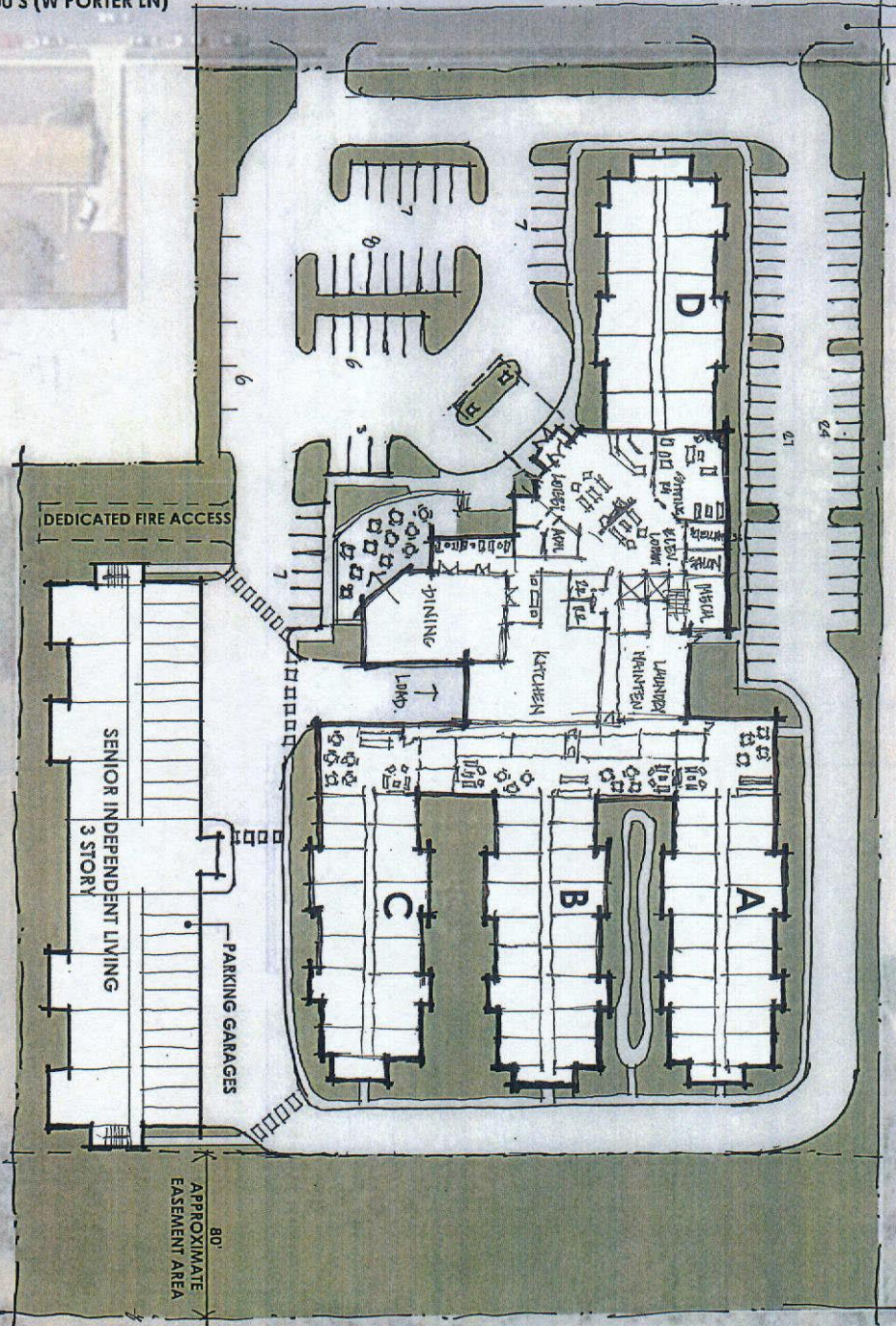
1. The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d) (2)].
2. According to the R-M Zone and associated Table of Uses, an assisted living and a density greater than four (4) units per acre are conditional uses within the R-M Zone.
3. The development appears to satisfy the goals and objectives found within the Centerville City General Plan [Section 12-480-3].
4. The proposed concept plan, with the directives given, appears to be capable of meeting applicable Development Standards for the R-M Zone, Off-Street Parking, and the Landscaping and Screening Standards of the Zoning Ordinance.

PROJECT SUMMARY

TOTAL SITE AREA	+/- 268,765 S.F. (+/- 6.1 ACRES)
TOTAL SITE AREA TO CENTER OF PORTER LAKE	+/- 279,800 S.F. (+/- 6.4 ACRES)
TOTAL SITE AREA TO CENTER OF PORTER LAKE LESS MAIN BUILDING FOOTPRINT AREA FOR DWELLING DENSITY ALLOWANCE CALCULATION	+/- 217,800 S.F. (+/- 5 ACRES)
MAIN BUILDING FOOTPRINT	+/- 60,890 S.F. (+/- 1.4 ACRES)
MEMORY CARE ASSISTED LIVING	36 UNITS
TOTAL	74 UNITS
TOTAL LANDSCAPED AREA OR APPROX. 40% OF THE TOTAL SITE AREA	+/- 105,851 S.F. (2.43 ACRES)
REQUIRED PARKING: MAIN BUILDING	1 STALL/5 BEDS OR APPROX. 82 STALLS
TOTAL PARKING PROVIDED	89 STALLS
SENIOR INDEPENDENT LIVING: GROUND LEVEL	8 UNITS
SECOND LEVEL	16 UNITS
THIRD LEVEL	16 UNITS
TOTAL	40 UNITS
REQUIRED PARKING	1.5 STALLS/DWELLING UNIT OR 60 STALLS
TOTAL PARKING PROVIDED	24 STALLS - IN GARAGE 24 STALLS - DRIVEWAY 16 STALLS - OFF STREET 54 STALLS TOTAL

SHADED REGION INDICATES SQUARE FOOTAGE AREA INCLUDED IN DENSITY CALCULATIONS FOR SENIOR INDEPENDENT LIVING UNIT

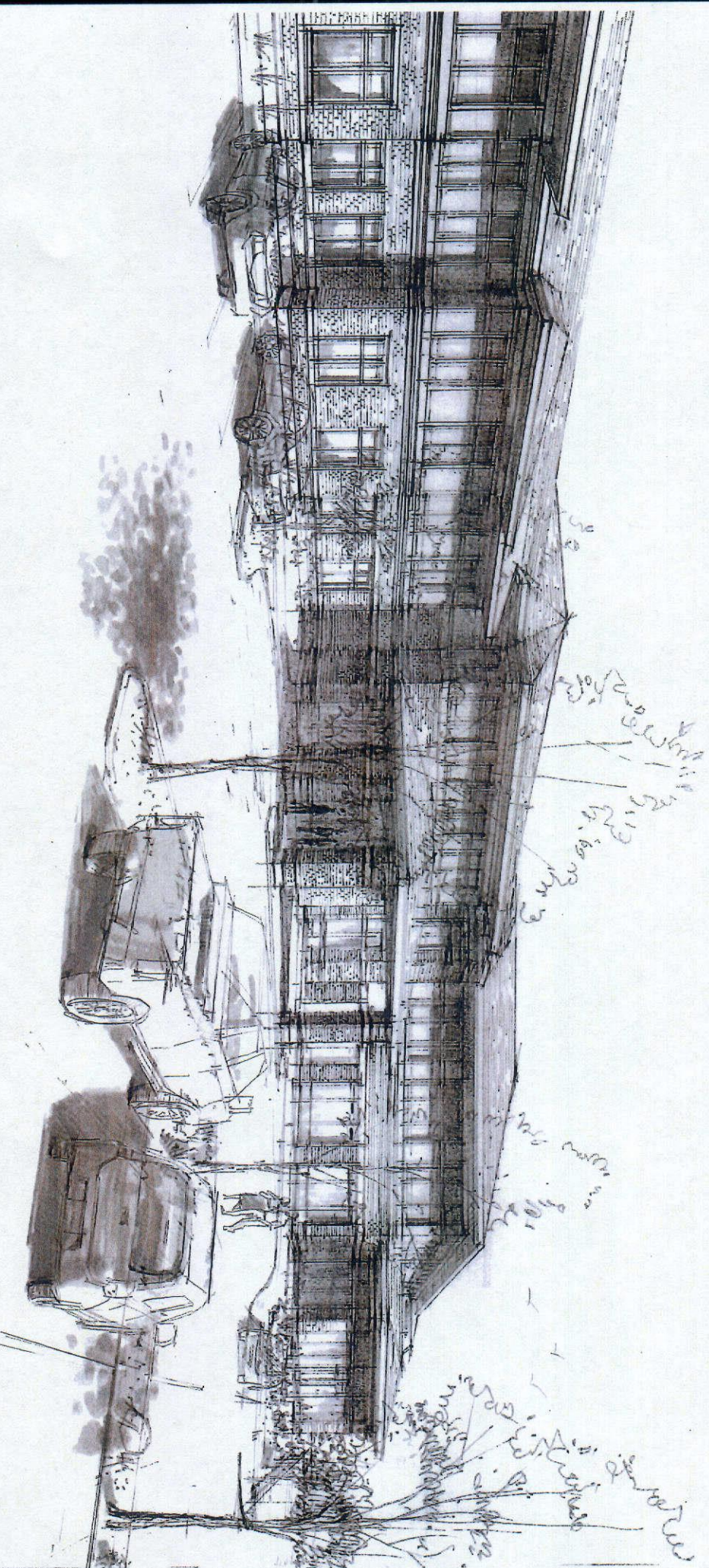
W 400 S (W PORTER LN)



PORTER WALTON SENIOR LIVING COMMUNITY

RECEIVED NOV 19 2014





PROPOSED BUILDING MATERIALS:

ROOF - ARCHITECTURAL ASPHALT SHINGLES
EXTERIOR WALLS - BRICK/ EIFS COMBINATION
PORTE COCHERE - BRICK COLUMNS/ ARCHITECTURAL ASPHALT SHINGLES

PORTER WALTON SENIOR LIVING COMMUNITY

RECEIVED NOV 19 2018

**Porter Walton Senior Living Community
564 W. Porter Lane
Centerville, Utah**

Acres: 6.15

Developer: Brighton Development, LLC (will be assigned to a new LLC) . The principals are Nate Pugsley, a descendent of Porter Walton family, and David Nilsson. The Developer's office is:

Brighton Development, LLC
215 N. Redwood Road, Suite 8
North Salt Lake, Utah 84054

Use: Senior Living Community comprised of a licensed Type I & Type II (memory care) Assisted Living Facility with Independent Living units.

Buildings: One two-story building for Assisted Living, One three-story building for Independent Living

Concept: Our intent is to provide a good quality senior living environment with full services such as assisted living, memory care, food services, housekeeping, laundry, and transportation. We will also provide social activities, and community outreach programs. Through licensed third party service provides, we will offer physical and occupational therapy and health care services.

Design Concept: Taking cues from Centerville's history, we will incorporate into our design architectural elements from the Davis County Library which is based on the Centerville Elementary School built in 1916 as well as a few of the homes built around the same time. This is generally the Prairie style, but may include elements from the Arts & Craft style and Bungalow style.

Phasing: The project may be phased based on the final feasibility study.

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Porter Walton Senior Living Community
Development Schedule

	Start	Completion	2014 4Q	2015 1Q 2Q 3Q 4Q	2016 1Q 2Q 3Q 4Q	2017 1Q 2Q 3Q 4Q	2018 1Q 2Q 3Q 4Q
Concept Site Plan Submission	19-Nov-14						
Final Site Plan Approval	2 Mos	28-Jan-15					
Construction Loan Submission							
Construction Loan Approval	1-Mar-15	1-Sep-15					
Architecture and Planning	8 Mos						
	3 Mos	1-Feb-15					
		15-Apr-15					
Building Permit		15-Sep-15					
Licensing	4 Mos	1-Jul-16					
		1-Nov-16					
Construction	18 Mos	1-Oct-15					
		1-Mar-16					
Cert of Occupancy		1-Mar-16					
Stabilization Period	12 Mos	1-Mar-16					
		3-Jan-17					
Refinancing	1-Mar-16	1-Apr-18					
	1-Mar-18						

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

**STAFF REPORT
AGENDA: ITEM 3**

**OWNER/AGENT: LESLIE MASCARO
OAKWOOD HOMES
206 EAST WINCHESTER STREET
MURRAY, UT 84107**

E-MAIL: LMASCARO@OAKWOODHOMESCO.COM

**PROPERTY: WOODS PARK SUBDIVISION
2400 NORTH 800 WEST**

ACREAGE: 5.42

ZONING: RESIDENTIAL-LOW (R-L)/PDO

APPLICATION: FINAL AMENDED SUBDIVISION PLAN APPROVAL

RECOMMENDATION: RECOMMEND APPROVAL TO THE CITY COUNCIL

BACKGROUND

On August 6, 2013, the City Council approved the final subdivision plans and plat for the Woods Park Subdivision. With this approval came specific design guidelines for the homes located within the development. These guidelines required architectural elements to be included on each home and specifically on the rear-facing wall. Henry Walker Homes, the developer of the project, provided drawings that adequately met these standards. As the project moved forward, Woods Park was acquired by Oakwood Homes. With this change, Oakwood Homes desired to introduce a new line of homes that would give even more variety to the already approved designs. They do not desire to alter the required design features, or to change the buildable pad for each lot, they are only increasing the options for homebuyers. However, since they are adding to the approved plans, they are required to go through the amended subdivision process.

FINAL SUBDIVISION REVIEW CHAPTER 15-4

The Planning Commission must review the amended plan approvals in accordance with the Subdivision Review found in Chapter 15-4 of the Subdivision Ordinance. Once the

Commission has sufficiently reviewed the changes, they must make a recommendation to the City Council.

Layout & Lots

The subdivision is located at 2400 North 800 West and consists of 29 lots on 5.42 acres. The property is zoned Residential-Low (R-L) with a Planned Development Overlay (PDO) being approved on the site. This approval took place on April 2, 2013 by the City Council. The final approved plat indicates each lot as having a specific overall lot size and building pad size. The proposed new home designs will be constructed within the approved building pad and will not be altering the approved lot sizes, or layout of the buildable pad on the lots.

In addition, the proposed new home designs will not be altering approved setbacks, street frontage or any other dimension that have been previously approved.

Plat Notes

14. The rear of any home constructed in this community must have, at the minimum, an inclusion of at least four of the following items:

- A. Shutters on rear windows
- B. Trim around windows
- C. Trim around doors in Hardie or stucco
- D. Decks/porches made from long lasting and low maintenance materials
- E. Window pop-outs
- F. Homes in full Hardie Board
- G. Cement patios
- H. Optional shake siding in the eaves
- I. Additional lighting or up-lighting on the homes
- J. Bay windows/bay doors
- K. Diversity in roof elevations
- L. Diversity in rear wall (avoiding "box" look)

All homes must feature at least one of the items A, E or H on the area of the home appearing above the fence line surrounding the dwelling.

The additional architectural choices for homebuyers follow these guidelines and are shown to match well with the current options. Details on all sides include full Hardie Board, pop-outs, shake siding options and trim around doors and windows. The front includes other elements, such as rock or brick to add variety to the home styles.

Continued Requirements

Oakwood Homes will be required to follow all conditions and standards that have been previously approved and found within the Development Agreement, plat notes, and final subdivision approval. Each home will still be reviewed at the time of building permit application by City staff to ensure that all required architectural elements have been included.

CONCLUSION

In reviewing the final plan submittals, staff believes they have satisfied all the applicable requirements found in the Zoning Ordinance and the Subdivision Ordinance. In addition, the request is in harmony with architectural design elements that are already approved for the subdivision. Following the recommendation by the Planning Commission, the City Council will make a final decision on the amending the final approval.

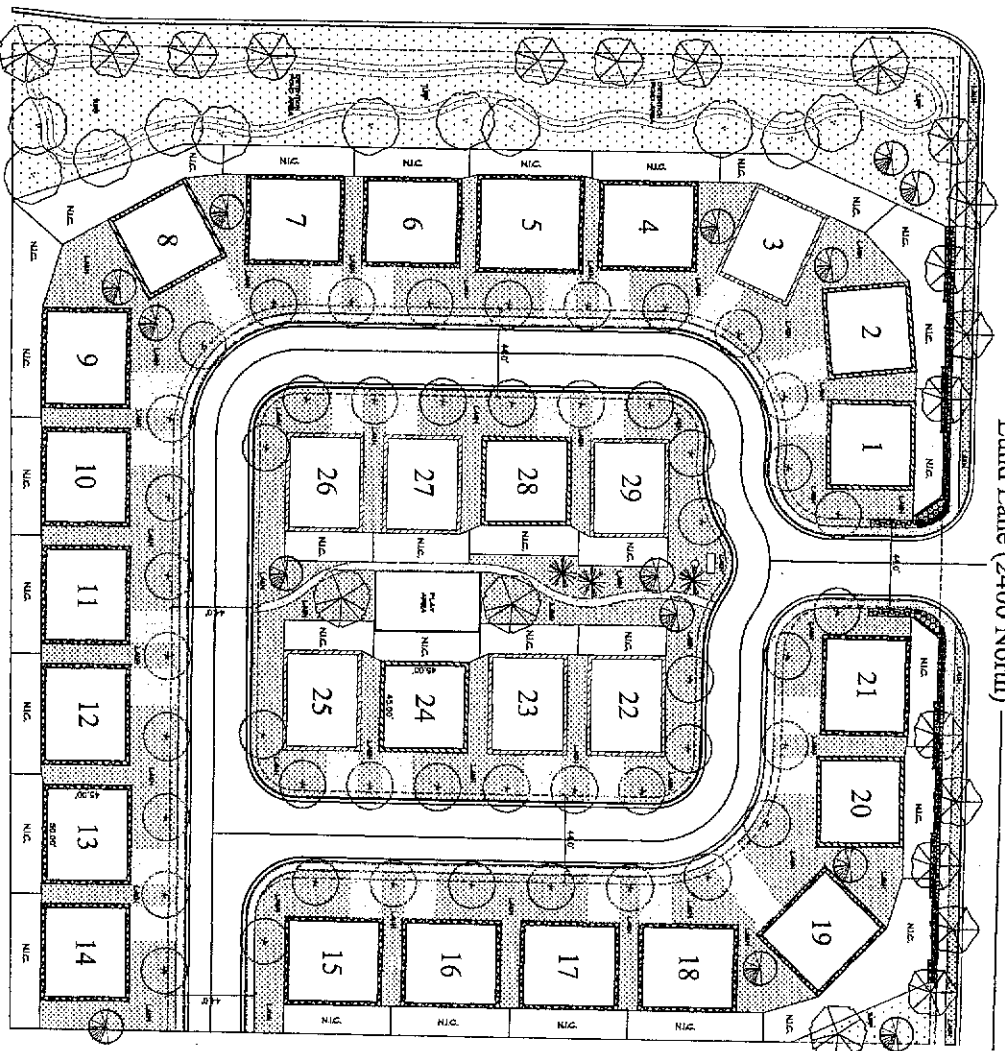
PLANNING STAFF RECOMMENDATION

Suggested Motion for the final amended subdivision plan for the Woods Park Subdivision located at 2400 North 800 West: I hereby make a motion for the Planning Commission to accept the final amended subdivision plan with the recommendation of approval to the City Council, subject to the following conditions:

1. This amendment shall include the addition of home designs offered to homebuyers for the Woods Park Subdivision only. All other previous designs approved by the Planning Commission and City Council shall still be allowable within the subdivision.
2. Oakwood Homes shall still be obligated to adhere to all previous conditions of approval for the Woods Park Subdivision as found within the final subdivision approval, Development Agreement, and all General Notes as indicated on the final approved plat.
3. All building permits shall be reviewed by City staff to ensure all required design guidelines have been properly addressed.
4. Oakwood Homes shall receive final approval from the City Council prior to constructing the new home design within the subdivision.

Suggested Reasons for the Action (Findings):

1. A completed application for a final amended subdivision plan has been submitted [Section 15-4-101].
2. The proposed subdivision meets all applicable standards found in the Subdivision Ordinance for an approval of the preliminary and final applications [Chapters 15-3, 15-4].
3. All applicable standards found in the Centerville City Zoning Ordinance concerning development within the Residential-Low Zone have been satisfied [Section 12-32-1].
4. The proposed additional home designs are in harmony with what has already been approved on site.
5. The proposed designs follow the required design criteria as indicated within the General Notes of the approved plat.



Symbol	Botanical Name
	Plant List (SHRUBS)

	Acacia pistacioides 'Columare'	Columnar	Narrowly Upright	2-3' tall
	Acacia pist. 'Cristata Smithy'	Column	Upright	2-3' tall
	Albizia orientalis 'Green Knight'	Column	Upright	2-3' tall
	Populus tomentosa 'Rebutata'	Rebutata	Poplar	2-3' tall
	Prunus virginiana 'Candied Rose'	Canadian	Rose Cherry	2-3' tall
	Ficus collingwoodii 'Chimichani'	Chimichani	Flowering Pear	2-3' tall
	Tilia tomentosa 'Sterling Silver'	Sterling	Silver Linden	2-3' tall

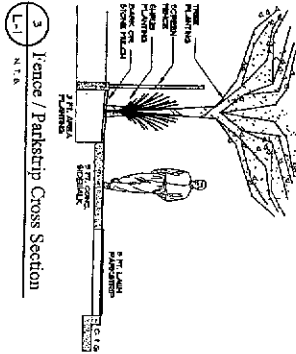
Symbol	Botanical Name	Common Name	Size
①	<i>Phaseolopetala Villa Jairo</i>	Julia Tree	1 gallon
②	<i>Cereus alba 'Bellus'</i>	Very Little Dragonwood	1 gallon
③	<i>Erythrina lutea 'Compacta'</i>	Painted Running Bush	1 gallon
④	<i>Physalis lutea 'Mikado'</i>	Summer Yellow Physalis	1 gallon
⑤	<i>Rhus aromatica 'Three Leaf'</i>	Grass Leaf Sumac	1 gallon
⑥	<i>Rhus glabra 'Oak Leaf'</i>	Knock Out Sumac	1 gallon
⑦	<i>Spirea 'Bonsai'</i>	Knock Out Spirea	1 gallon
⑧	<i>Spirea 'Bonsai'</i>	Knock Out Spirea	1 gallon
⑨	<i>Spirea 'Bonsai'</i>	Knock Out Spirea	1 gallon
⑩	<i>Spirea 'Bonsai'</i>	Knock Out Spirea	1 gallon
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㊾	<i>Spirea 'Bonsai'</i>	Knock Out Spirea	1 gallon
㊿	<i>Spirea 'Bonsai'</i>	Knock Out Spirea	1 gallon

Plant List (GRASSES/PERENNIALS)

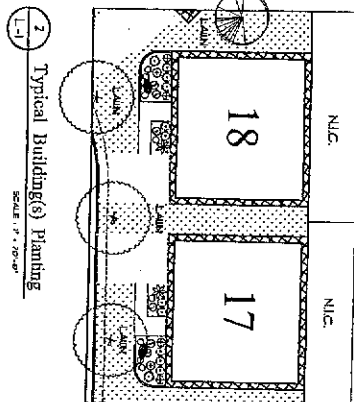
Symbol	Botanical Name	Common Name	Size
⊕	<i>Calamagrostis a. Foenicul</i>	Forster Feather Grass	1 Gallon
○	<i>Lavandula spec. 'Hummel'</i>	Hummel Lavender	1 Gallon
⊙	<i>Peristachia alpestris</i>	Dwarf Fountain Grass	1 Gallon

Plant List (COLOR AREAS)

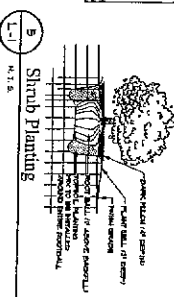
Symbol	Botanical Name	Common Name	Size
N4	<i>Delonix regia</i>	Flamingo Tree	Flame-Tree
N4	<i>Lagerflera z. "Mistake"</i>	Mistake Tree	1 Gallon
N4	<i>Phlox subulata</i>	Creeping Phlox	1 Gallon



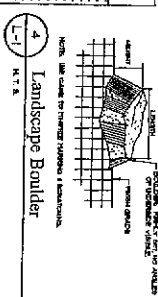
Typical Building(s) Planning



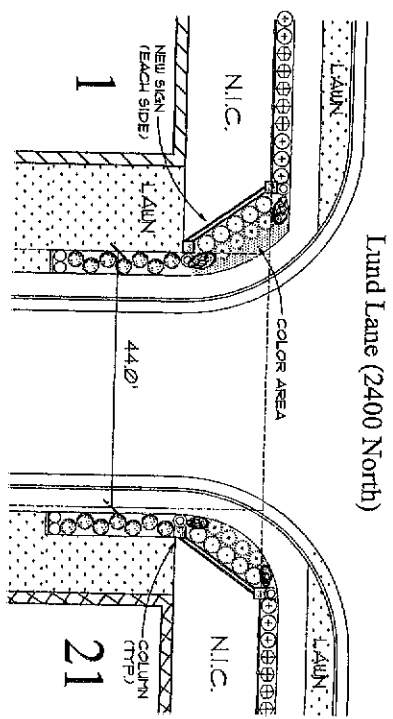
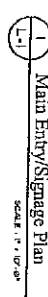
Shrub Planting



4 Landscape Boulder



1
Main Entry/Signage Plan





OAKWOOD
HOMES

Centerville City
Attn. Corvin Snyder
655 North 1250 West
Centerville, Utah 84014

Dear Mr. Snyder,

We would like to take this opportunity to introduce additional product-type to provide more variety for our buyers within the Woods Park Development. We have included four additional home plans that are Oakwood Home's top sellers. We are extremely excited about expanding these plans to the Woods Park Development and feel they will be very successful in this community. Our request to Centerville City is to approve four additional home plans to the existing product type collection that was previously permitted by Centerville City Council as a Planned Development.

As you will note, the proposed home plans allow us to provide additional options to our clients with the inclusion of common thematic architectural elements shared with the previously approved plans. This will encourage additional visual architectural interest with a cohesive nature throughout the development.

During the Final Subdivision plat approval for the Planned Development last spring, Henry Walker Homes provided a list of additional architectural components that are offered as additional rear elevation options. The final approval was contingent to providing at least four architectural requirements on the rear and at least one requirement including A,D,E,F,H,K,L above fence line on the rear elevation. The approved additional architectural elements include the following:

- A. Shutters;
- B. Trim around windows;
- C. Trim around doors in hardi or stucco;
- D. Decks/porches made from long lasting and low maintenance materials;
- E. Window pop-outs;
- F. Homes in full hardi board;
- G. Cement patios;
- H. Optional shake siding in the eaves;
- I. Additional lighting or uplighting on the home;
- J. Bay windows/bay doors;
- K. Diversity in roof elevations; and
- L. Diversity in rear wall (avoiding box look).

These additional proposed floor plans conform to the Development Agreement, plat notes, and the Planned Development Overlay Zone as per chapter 12-41 in the Municipal code. This request will not modify the previously approved final subdivision plat including the building envelopes, open space requirements, fencing, or other components as determined by the Planned Development and Subdivision approvals. We appreciate your consideration in reviewing our proposal.

Warmest regards,

Leslie M.

Leslie M Mascaro, Land Entitlement Manager
Oakwood Homes of Utah

RECEIVED NOV 18 2014

Corvin Snyder







































RIO GRANDE
PLAN 906
ELEVATION D- BRICK



RIO GRANDE
PLAN 906
ELEVATION C- STONE



RIO GRANDE
PLAN 906
ELEVATION D - STONE



RIO GRANDE
PLAN 906
ELEVATION C- BRICK



RIO GRANDE
PLAN 906
ELEVATION D- BRICK



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

**STAFF REPORT
AGENDA: ITEM 4**

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

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

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

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

BACKGROUND

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

PREFERRED SCENARIO *(Future Land Use Map)*

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

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

ZONING ORDINANCE TEXT (*Creating a New District*)

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

The basic district regulations can be summarized as follows:

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

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

The design standard regulations can be summarized as follows

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

ZONING ORDINANCE MAP (Implementing a New District)

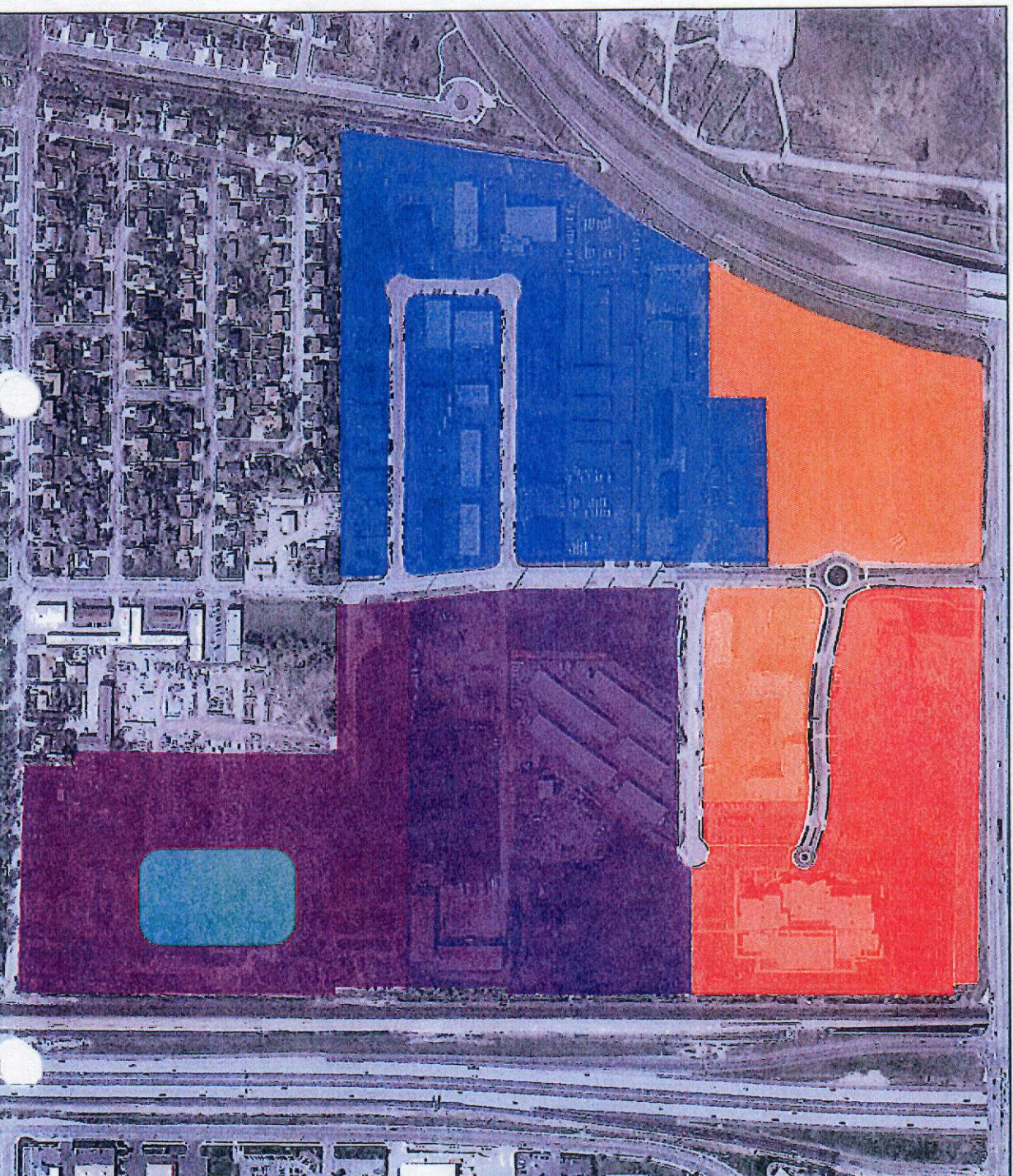
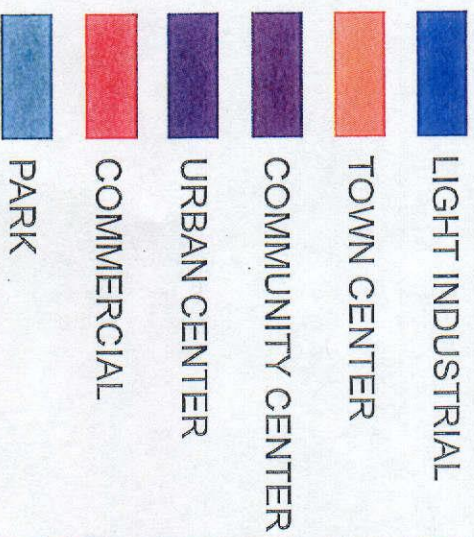
The **PL-MU Zone** is intended to be utilized for properties that are depicted in the Parrish-Legacy Mixed-Use Center District of the West Centerville Neighborhood Plan. For the **PL-MU Zone**, all properties located on the west side of the railroad corridor and east of 1250 West and along both sides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



PLANNING STAFF RECOMMENDATION

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

PARRISH-LEGACY MIXED USE PREFERRED SCENARIO



0 0.05 0.1 Miles



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

Sections.

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

12-49-010. Purpose.

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

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

12-49-020. Scope.

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

12-49-030. Definitions.

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

12-49-040. Zone Location.

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

12-49-050. Other Approval Requirements.

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

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

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

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

12-49-060. Development Agreement.

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

12-49-070. Development Project Evaluation.

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

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

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

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

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

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

12-49-080. Zone Density.

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

- (1) The PL-MU zone is principally zoned for neighborhood commercial uses, similar to the uses as listed in the Commercial-Medium (C-M) Zoning District. Nonetheless, the PL-MU mixed use concept is to allow for the development of residential uses at a density sufficient to create, to the degree possible, a new semi-self-sustaining neighborhood within the West Centerville Plan area.
- (2) The mixed ratio of commercial use to residential use may be defined with the final site plan submittal approval provided the proposed commercial uses predominately achieve the following for residents living in the Parrish-Legacy Mixed Use Center District:
- i. Provide opportunity for food service or local service type retail commercial service
 - ii. Provide opportunity for personal care and/or instructional type services.
 - iii. Provide opportunity for medical care or health type services.
 - iv. Provide opportunity for adult or child care type services, or
 - v. Provide other types of commercial uses deemed appropriate for servicing the local residents.
- (3) Residential uses, up to 45 units per net acre, shall only be established in conjunction with other general commercial, office and supportive commercial type uses of any proposed development project.
- (4) A variety of residential dwelling types or styles shall be integrated into the design and layout of a development within the PL-MU Zone.

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

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

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

(1) **Permitted Uses:**

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

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

(2) **Conditional Uses:**

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

(3) **Not Permitted Uses:**

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

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

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

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

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

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

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

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

12-49-140. Development Standards.

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

12-49-110. Development Plan Approvals.

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

12-49-120. Regulations of General Applicability.

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

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

12-49-130. Development Implementation.

- (a) *Intent.* The PL-MU Zone designation is intended to be utilized for the development of the subject property in accordance with the terms and conditions of the respective zone and/or the approved development plan for the property.
- (b) *Conceptual Site Plan and/or Preliminary Subdivision Plat.* Except as otherwise initially adopted and implemented by the City, a rezoning of any property to the PL-MU zone shall be subject to and conditioned upon submission of a conceptual site plan and/or preliminary subdivision plat within one (1) year from the effective date of rezoning.
- (b) *Final Site Plan or Final Subdivision Plat.* Rezoning or development of any property in the PL-MU Zone is further subject to submission and approval of a final site plan and/or submission, approval, and recording of a final subdivision plat within one (1) year from the effective date of approval of the preliminary subdivision plat(s) and/or conceptual site plan approval, as applicable.

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

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

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Sections:

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

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

12-69-010. Purpose.

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

12-69-020. Scope.

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

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

- (1) "Design Principles" establish the expected contextual relationship of the built environment for enhancement of the functional system elements and uses of a Mixed Use Center. These principles are not prioritized, but all are to be reinforced through the implementation of design standards and guidelines that are to be applied in planning the site layout, the buildings, and expected amenities of all developments in the Mixed Use Center District.

- (2) "Design Standards" are required in addition to other standards set forth in this Title and are indicated by the verb "shall." In the event of conflict between the standards of this Chapter and other applicable provisions of this Title, the interpretation and provisions of this Chapter shall govern for all development within the Mixed Use Center District.

- (3) "Design Guidelines" indicate additional actions that are to be taken to enhance the development design and achieve greater compatibility of development in the Mixed Use Center District. Guidelines thus use the verb

12-69-030. Definitions.

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

12-69-040. Design Principles.

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

12-69-050. Design Standards.

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

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

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

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

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

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

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

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

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

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

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

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

- (6) Direct access to individual parking lots or pavement area to the 1250 West or other major arterial access is prohibited. Parking lot design and placement shall consider future development on adjacent sites and plan for future interconnections where deemed appropriate by the approving entity.
- (7) Traffic circulation patterns are to primarily direct commercial use traffic onto the arterial and major collector streets. Multiple-family residential traffic is to be primarily directed onto minor collector or local streets.
- (8) A shared parking analysis and circulation plan shall be provided to minimize single-use parking area. Multiple-use or sharing of parking and parking area is desired for the Mixed Use Center District. All requests for parking requirement modifications are to comply with Section 12-52-110 of this Title. Even so, the parking to be provided for each development shall not be in excess of 125% of the City's parking ordinance requirements.
- (f) Fences and Walls – The use of fences and walls are to be minimized in the public space and site landscaping area of the Mixed Use Center District.
- (4) Raised planting beds, berms or landscape plantings shall be the primary means for screening or for establishing needed spatial separation.
- (5) Where security and access controls are needed, an open style fence or semi-private designs shall be utilized.
- (6) Walls and fences, if constructed, shall use materials and styles to complement the architectural style of the buildings that related to the desired mixed use environment. Vinyl, chain link, and barbed wire types of fencing are not permitted. Retaining walls shall be minimal in height or shall be terraced if used for significant retaining needs.
- (7) Open access to the pedestrian pathway or trail systems shall be provided and shall not be impeded by the use of fencing or walls.
- (8) The use of sound walls is strictly prohibited and shall not be used to separate development from a transit station, public park, or surrounding commercial support areas.
- (g) Outdoor Lighting – The residential use areas are an important part of the character and intrinsic quality of the Mixed Use Center District. Developments shall provide a lighting plan and such fixtures and lamps systems shall consider a proper balance between security and safety needs and the negative impacts of high intensity lighting for residential uses.
- (1) Lighting shall primarily be focused on the human scale environment of public spaces and

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

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

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

12-69-060. Design Guidelines.

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

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

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

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

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

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

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

12-69-070 Color Palette

- YET TO BE DETERMINED -