

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON DECEMBER 14, 2016 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

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

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

Time:

7:00 PM A. WELCOME AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Commissioner Becki Wright

D. MINUTES REVIEW and ACCEPTANCE

November 9, 2016 Planning Commission Meeting

E. COMMISSION BUSINESS

7:05 1. Review Planning Commission Meeting Schedule for 2017

7:08 2. Elections for Chair and Vice-Chair at the next meeting

7:10 3. Public Hearing - Legacy Crossing Storage, 150 North 1250 West

ADMINISTRATIVE DECISION

Consider proposed Conditional Use Permit for a self-storage use on property located at approximately 150 North 1250 West

7:30 4. Public Hearing - Sal Birnam Woods 100-Ft Monopole Tower, 1100 West Porter Lane

ADMINISTRATIVE DECISION

Consider proposed Conditional Use Permit and Final Site Plan for a 100-foot Monopole Tower (wireless telecommunications facility) located at 1100 West Porter Lane

7:50 5. Public Hearing - Canyon Point in Centerville, 347 North 400 East

ADMINISTRATIVE DECISION

Consider proposed Conceptual Site Plan for Canyon Point in Centerville (formally Martha's Place), on property located at 347 North 400 East, for the purpose of a multi-family development; consisting of 1 tri-plex, 1 duplex and 1 single-family dwelling

- 8:10 6. Public Hearing - The Cottage on the Corner Townhomes, 323 East Pages Lane

ADMINISTRATIVE DECISION

Consider proposed Conceptual Site Plan and Conceptual Subdivision for The Cottage on the Corner Townhomes (formally Balling Townhomes), a multi-family development consisting of 1 building, 6 units, on property located at 323 East Pages Lane

- 8:30 7. Public Hearing - Ray Subdivision, 233 South 100 East

ADMINISTRATIVE DECISION

Consider proposed Preliminary and Final Subdivision Plan for the Ray Subdivision, on property located at 233 South 100 East, for the purpose of creating 3 residential building lots

- 8:50 8. Community Development Director's Report 121416

The next regularly scheduled meeting is January 11, 2017. Item(s) to be considered:

- Interform Cross-Access Amended Site Plan

- 8:55 9. City Council Actions Report 121416

November 15, 2016:

- *General Plan Amendments - West Centerville Neighborhood Plan - Removing Industrial Very-High Zoning District - Section 12-480-6*
Motion: Deny
- *Consider Ordinance No. 2016-29 repealing flag-lot provisions in City Code or send matter back to the Planning Commission with directive regarding potential revisions* *Motion: Repeal*
- *Direction to staff and Planning Commission re General Plan Southeast Neighborhood* *Motion: Begin revisions*

December 6, 2016:

- *No items for Planning Commission*

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
12/14/2016**

Item No.

Short Title: November 9, 2016 Planning Commission Meeting

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 11-09-2016 PC Preliminary Draft Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, November 9, 2016**
3 **7:00 p.m.**
4

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

7
8 **MEMBERS PRESENT**

9 Kevin Daly
10 Cheylynn Hayman
11 Gina Hirst
12 Logan Johnson, Vice Chair
13 Becki Wright
14

15 **MEMBERS ABSENT**

16 David Hirschi, Chair
17

18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Cassie Younger, Assistant City Planner
21 Katie Rust, Recording Secretary
22

23 **STAFF ABSENT**

24 Lisa Romney, City Attorney
25

26 **VISITORS**

27 Interested citizens (see attached sign-in sheet)
28

29 **PLEDGE OF ALLEGIANCE**

30
31 **PRAYER OR THOUGHT** Commissioner Hirst
32

33 **MINUTES REVIEW AND APPROVAL**

34
35 The minutes of the October 12, 2016 Planning Commission meeting were reviewed.
36 Commissioners Daly, Hirst, and Hayman suggested amendments. Commissioner Hirst made a
37 **motion** to approve the minutes as amended. Commissioner Wright seconded the motion,
38 which passed by unanimous vote (4-0), with Commissioner Hayman abstaining.
39

40 **PUBLIC HEARING – RAY SUBDIVISION, 233 SOUTH 100 EAST**

41
42 Cory Snyder, Community Development Director, explained the applicant's desire to
43 redevelop their existing home and land into a three-lot subdivision, maintaining the existing
44 home on one of the new lots. R-L Zone density allows no more than the proposed three lots on
45 this property. This property is in the Deuel Creek Historic District, with building permit review
46 fee incentives available if the historical integrity of the existing home is maintained. Mr. Snyder
47 stated that, although the gross area calculations indicate general compliance with the density
48 limits of the R-L Zone, staff has a concern that Lot 3 appears to be on the margin of being too
49 small for the required buildable area of 2,000 feet.
50

51 Lance Evans, applicant, expressed confidence that the property has plenty of space to
52 be able to meet setback requirements. Mr. Evans said that, because it will be a straightforward
53 process, he would like to combine the preliminary and final approval phases. Regarding the soil
54 analysis, he said he would prefer to do soil reports for the individual foundations, since the
55 project does not include public roads or public improvements. Mr. Evans answered questions

1 from the Commission. He confirmed that Lot 3 will have a smaller home, and said he feels an
2 important part of any community is having a variety of housing styles.

3
4 At 7:18 p.m., Vice Chair Johnson opened a public hearing, and closed the public hearing
5 seeing that no one wished to comment. Vice Chair Johnson suggested Mr. Snyder let the City
6 Engineer know the applicant would prefer to provide soil reports at the time the homes are built.
7 Mr. Snyder responded that the City Engineer will review the application and inform the Planning
8 Commission of his decision. Commissioner Wright asked if there is a way to guarantee Lot 3
9 would be able to accommodate an adequate home. Mr. Snyder responded that those concerns
10 will be addressed as part of the final plat process. Vice Chair Johnson said he has no problem
11 with combining the preliminary and final approvals. Mr. Snyder responded that, from his
12 perspective, the risk is all on the part of the developer.

13
14 Commissioner Daly made a **motion** for the Planning Commission to accept the
15 Conceptual Subdivision Plan for the Ray Subdivision, located at 233 South 100 East, with the
16 following directives and findings. Vice Chair Johnson seconded the motion, which passed by
17 unanimous vote (5-0). Vice Chair Johnson commented that the developer and staff can
18 determine whether to combine the preliminary and final applications.

19
20 Directives:

- 21
22 1. The applicant shall submit an application for a preliminary plat and meet all the
23 standards found in Chapter 15.3 of the Subdivision Ordinance.
24 2. The preliminary plat shall indicate the following information:
25 a. Depict the Buildable Area for each lot, providing a minimum of 2,000 square
26 feet meeting the Buildable Ratio of the Zoning Ordinance.
27 b. The preliminary plans need to depict three (3) public utility easements (each
28 lot) with the front measuring 10 feet along the street frontage of each lot and
29 all other a minimum of 7 feet.
30 c. The preliminary plans need to address adequate fire protection including all
31 existing fire hydrants and any new fire hydrants as required by the Fire
32 Marshal.
33 3. As deemed necessary by the City Engineer, a soil report and drainage information
34 shall be created or performed and must be submitted to City staff for review as part
35 of the preliminary subdivision plans.
36 4. All utility provider sheets shall be submitted with the preliminary subdivision plans
37 indicating all utility providers can service each lot.

38
39 Findings:

- 40
41 1. The conceptual subdivision appears to be consistent with the General Plan.
42 2. The proposed subdivision appears to be able to meet the Development Standards of
43 the Residential-Low Zone.
44 3. The applicable review standards of the Subdivision Ordinance pertaining to a
45 Conceptual Subdivision application have been reviewed and directives established to
46 allow the proposal to proceed to preliminary subdivision plan submittal.

47
48 **PUBLIC HEARING – LEGACY CROSSING AT PARRISH LANE, PARRISH & 1250**

49 **WEST**

50
51 Mr. Snyder explained the request to amend the PDO approval, which originally
52 prohibited "automobile sales and repair," to allow "recreational vehicle sales and repair" use on
53 Lots 2 and 3 of the Legacy Crossing at Parrish Lane Development. He said it is the position of
54 the planning staff that proposed recreational vehicle sales is too closely related to the listed

1 prohibited use. The original concept plan depicted Lots 2 and 3 as restaurant and medium box
2 retail uses. Since any site plan approval for these lots requires any development to comply with
3 the PDO Concept Plan, it is the position of staff that the proposed "recreational vehicle" use is
4 not consistent with the original approval. Thus, an amendment to the PDO approval for Lots 2
5 and 3 is required before the City could consider their proposed plan for these lots. Restaurant
6 use has proved to be slow in coming to the area. He said medium box retail would be nice from
7 a planning perspective, but Station Park in Farmington continues to put a damper on bringing
8 medium box to Centerville. It is proposed the City keep the automobile dealership prohibition,
9 but add recreational vehicle sales to the use list.

10
11 Parking is shared over the whole development. In addition to City parking requirements
12 for recreational vehicle sales, the property will have parking requirements as part of the Legacy
13 Crossing Development. Mr. Snyder suggested that, if the Planning Commission is not in favor
14 of this proposal, they send a recommendation of denial to the City Council. If the Planning
15 Commission is amenable to considering the proposal, Mr. Snyder suggested the Planning
16 Commission table the proposed amendment and have the applicants address the list of items
17 prepared by staff. He emphasized the need to be respectful of residential in the area with the
18 orientation of buildings and parking. Mr. Snyder mentioned that the attraction of this property is
19 the visibility from I-15, and stated that expectations should include "A" level design elements
20 oriented toward the rest of the development – not just I-15. Mr. Snyder stated that 200 North is
21 owned by UDOT, and is capable of handling traffic that would be associated with recreational
22 vehicle sales.

23
24 Chad Bessinger with JF Legacy Land, LLC, applicant, stated the property has been
25 marketed for restaurant use for years without any interest. Powersports Company is the third
26 largest recreational vehicle company in the nation. Mr. Bessinger said he and his associates
27 have toured some of their facilities and feel confident in a quality project. He said they are
28 aware of the design guidelines attached to the Development Agreement.

29
30 At 8:00 p.m., Vice Chair Johnson opened a public hearing, and closed the public hearing
31 seeing that no one wished to comment. Commissioner Hirst asked about fencing plans, and
32 how fencing would affect parking in terms of contributing to parking for the development as a
33 whole. Cameron Eggertz with Moto United responded they usually fence a small area at the
34 back of the business, making it as easy as possible for customers to park. Machines are
35 brought out every day to be displayed with the landscaping. Responding to a question
36 regarding potential competition on the other side of the freeway, Mr. Eggertz said they consider
37 it positive to have other sales in the area. Mr. Eggertz described the type of machines the
38 location would offer, emphasizing that full-size boats would not be sold at this location.

39
40 Vice Chair Johnson said he is in favor of allowing the use on that property.
41 Acknowledging that the Council has occasionally disagreed with recommendations from the
42 Planning Commission, Vice Chair Johnson said he is inclined to bump approval of the use up to
43 the Council prior to further consideration to save the applicant time and money if the Council is
44 not in favor. Mr. Snyder recommended the Commission take a more conservative route. The
45 Council will most likely expect the Planning Commission to have examined design parameters
46 before forwarding the issue on to the Council. Commissioner Daly said he does not see this
47 request being similar to the issues that have been rejected by the Council, as it is not a
48 residential density issue. Commissioner Hirst agreed it would be nice to get preliminary
49 feedback from the Council, but commented that the Council would probably be more likely to
50 approve a complete proposal. Commissioner Wright said she likes the middle ground of
51 approving the request conditionally. Mr. Snyder suggested the Commission table the matter to
52 the next meeting and request the listed exhibits from the applicant.
53

1 Mr. Snyder briefly explained why auto sales were excluded from the development.
2 Commissioner Hayman stated she is on the fence about whether she would want recreational
3 vehicle sales in that location, because the idea is to create synergy between the people who live
4 there, the office buildings, the theater, and all other uses. She said her conflict comes from the
5 fact that the neighboring property has a large storage facility. Commissioner Wright commented
6 that the developer owns multiple lots within the PDO and has a vested interest in this project
7 positively impacting the rest of the PDO. Commissioner Hirst asked if the development
8 occurring now might bring a different type of use to that location in time. Commissioner Daly
9 said he feels bringing traffic into the area would be positive. Commissioner Hayman said she
10 feels the west side still has a lot of opportunity and potential, and she wants to be very careful
11 and not allow development in a haphazard way. Commissioner Daly pointed out that restaurant
12 use on the east side of the freeway along the Frontage Road has not been long-term
13 successful. The Commission continued to discuss the future of the west side.
14

15 Mr. Bessinger pointed out that the property has five acres, and the proposed use would
16 occupy three acres. Restaurant use may someday be attracted to the remaining two acres. He
17 said he and his associates have considered the impact on the entire development. The
18 buildings will be nice, will attract many people, and will positively affect Centerville City. Mr.
19 Snyder talked about access roads south of the property. He said the idea of a dealership could
20 potentially contribute to a move away from industrial toward commercial in the area.
21

22 Commissioner Daly made a **motion** for the Planning Commission to table the proposed
23 amendment and have the applicants address the items listed below. Commissioner Hayman
24 seconded the motion, which passed by unanimous vote (5-0). Vice Chair Johnson and
25 Commissioners Daly and Wright stated they are generally in favor of the proposal.
26 Commissioners Hayman and Hirst said they feel conflicted.
27

28 Directives:
29

- 30 a) **Changes to Development Agreement;** Language change of Section 5(b) to allow
31 for the proposed "recreational vehicle sales & repair" uses.
32 b) **Changes to Exhibit "C" Master Site Plan;** Changes the site layout to reflect the
33 proposed use for Lots 2 & 3.
34 c) **Changes to Exhibit "E-1" Landscape Master Plan;** Changes the landscaping
35 layout to reflect the proposed use for Lots 2 & 3 and maintain the expected
36 landscaping amounts and expectations of the Zoning Ordinance.
37 d) **Changes to Exhibit "F-1" Lighting Master Plan;** Changes the lighting layout to
38 reflect the proposed use for Lots 2 & 3.
39 e) **Changes to Exhibit "H-1" Reciprocal Parking & Cross Access Easements Plan;**
40 Changes the site layout to reflect the proposed parking and cross access for Lots 2 &
41 3 for all other Lots. FYI – Lots 2 & 3 carry parking stall needs for the other lots of the
42 development.
43 f) **Changes to Exhibit "O" Drive Aisles Plan;** Changes the site layout to reflect the
44 proposed use for Lots 2 & 3 in joint relation with Lot 1 – Megaplex Theatre.
45 g) **Changes to Exhibit "P" Truck Route Plan;** Changes the site layout to reflect the
46 proposed use for Lots 2 & 3 in relation to truck circulation.
47 h) A new "Architectural & Site Layout" Exhibit for Lots 2 & 3 to ensure that the building
48 design architecturally is oriented towards the development within the project and not
49 solely to I-15. Additionally, any storage, repair, and other like facilities or activities
50 are located or directed away from the multi-family development adjacent to the
51 west/northwest.
52

PUBLIC HEARING – LEGACY CROSSING STORAGE, 150 NORTH 1250 WEST

Ken Menlove, applicant, explained the concern of the owners that parking on the south side of 200 North by residents of the Legacy Crossing Apartments might block the only drive access to the proposed storage facility. He suggested no parking signs near the access to prevent difficulties. Mr. Snyder pointed out that 200 North is a public street. The City Engineer could consider the access and recommend some type of distance requirement with no parking signs to avoid blocking the drive approach. It is within the jurisdiction of the City Council to prohibit parking on a public street. Responding to a question from Commissioner Hayman, Mr. Menlove described the earth-tone color scheme for the project. Mr. Snyder said the City Engineer and Public Works Director recommended drive access on 200 North rather than 1250 West. The Commission and staff discussed the width of 200 North and parking concerns.

Since the original notice of the CUP occurred some months ago and was tabled awaiting design changes, staff believes that the CUP approval may need to be re-noticed. Commissioners Hayman and Wright voiced agreement with postponing the CUP until proper notice is given. Commissioner Hirst said she feels there is frustration and concern from the apartment residents regarding parking accessibility in the area. She said she feels some of the space on the south side of 200 North should be available for public parking. Commissioner Wright said preserving on-street parking at that location is also important to her. Commissioner Hayman pointed out that the subject property is not part of the Legacy Crossing Development. She said she would be uncomfortable asking the property owner to accommodate parking from a different development. Commissioner Daly agreed. Commissioner Hirst said she feels there needs to be a balance between public street parking and business access. Commissioner Wright pointed out on a Google Maps satellite image that the storage property east of the subject property has placed a sawhorse with a no parking sign along the south side of 200 East. Mr. Menlove commented that the owners are only concerned with keeping sufficient space open for drive access.

Vice Chair Johnson made a **motion** to approve the Final Site Plan for the proposed Legacy Crossing Storage to be located at 150 North 1250 West, with conditions (1) – (7) and reasons for the action (a) – (c). Commissioner Hayman seconded the motion, which passed by unanimous vote (5-0). Staff was directed to schedule consideration of the Conditional Use Permit for the Planning Commission meeting on December 14, 2016.

Conditions:

- 1) The final site plan approval is for the layout, configuration, and building design of a self-storage facility, as submitted and reviewed to the Planning Commission and any conditions approved by the Commission. Any future changes shall be subject to the applicable requirements for obtaining a site plan amendment.
- 2) As part of the building permit submittal, the architectural design plans shall be prepared and stamped by a licensed architect.
- 3) The applicant shall install a "refuse container" system and service to attend to the office use portion of the site, and shall be deemed acceptable by City staff prior to issuance of a building permit.
- 4) All signing (e.g. wall or monument) shall be reviewed and approved by staff in accordance with applicable regulations.
- 5) All applicable Utility Provider Sheets shall be submitted to the City as part of the issuance of the building permit. The development shall be subject to all requirements and conditions stated by the providers.
- 6) The design of the 200 North road pavement, park strip, sidewalk area may be reduced to the same width that was previously performed and approved by the City for the north adjacent project Legacy Crossing Apartment project (80' to a 66'

roadway design). The final design and construction plans shall be deemed acceptable by the City Engineer.

- 7) The Final Site Plan approval is conditioned upon receiving a CUP approval for the self-storage use.

Reasons For the Action:

- a) The proposed use meets the applicable goals and objectives for development in the West Centerville Neighborhood, South Industrial District [Section 12.480.6(1.A-1F)].
- b) The layout of the site, with the conditions listed, ensure compliance with regulations of 12.35.060, including but not limited to Off-street Parking, Landscaping, and Screening.
- c) The proposed design of the buildings is deemed to be consistent with the architectural design standards for development in the I-H Zone [Section 12.35.080(e) & (f)].

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- The Planning Commission is scheduled to meet next on December 14, 2016.
- Mr. Snyder introduced Cassie Younger, the new Assistant City Planner.
- Mr. Snyder updated the Planning Commission regarding the Balling Townhome project.

ADJOURNMENT

At 9:14 p.m., Vice Chair Johnson made a **motion** to adjourn the meeting. Commissioner Hayman seconded the motion, which passed by unanimous vote (5-0).

Logan Johnson, Vice Chair

Date Approved

Katie Rust, Recording Secretary

CENTERVILLE

**Staff Backup Report
12/14/2016**

Item No. 1.

Short Title: Review Planning Commission Meeting Schedule for 2017

Initiated By:

Scheduled Time: 7:05

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ 2017 Planning Commission Schedule



Centerville City Planning Commission 2017 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 2017 shall be as follows:

January 11, 2017	January 25, 2017
February 8, 2017	February 22, 2017
March 8, 2017	March 22, 2017
April 12, 2017	April 26, 2017
May 10, 2017	May 24, 2017
June 14, 2017	June 28, 2017
July 12, 2017	July 26, 2017
August 9, 2017	August 23, 2017
September 13, 2017	September 27, 2017
October 11, 2017	October 25, 2017
November 15, 2017 (City Council is meeting November 8 th)	
December 13, 2017	

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

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/14/2016**

Item No. 3.

Short Title: Public Hearing - Legacy Crossing Storage, 150 North 1250 West

~ Initiated By: Ken Menlove, Menlove Construction, Applicant

Scheduled Time: 7:10

SUBJECT

ADMINISTRATIVE DECISION

Consider proposed Conditional Use Permit for a self-storage use on property located at approximately 150 North 1250 West

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ PC Staff Report Legacy Storage CUP
- ☐ Legacy Crossing Storage Site Plan

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

**STAFF REPORT
AGENDA: ITEM 1**

OWNER: **STEPHEN GARNER
TWO X FOUR, LLC.
3146 EAST SECRET VIEW ROAD
SANDY, UT 84092**

APPLICANT: **KEN MENLOVE
MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE #C
WEST JORDAN, UT 84088
menlovec@gmail.com**

PROPERTY: **150 NORTH 1250 WEST**

PROPOSED USE: **LEGACY CROSSING STORAGE (SELF-STORAGE)**

ACREAGE: **3.32 ACRES**

ZONING: **INDUSTRIAL-HIGH (I-H)**

APPLICATION: **CONDITIONAL USE PERMIT**

RECOMMENDATIONS: **APPROVAL OF THE CONDITIONAL USE PERMIT WITH
CONDITIONS**

BACKGROUND

The applicants desire to construct a self-storage center located at approximately 150 North 1250 West. This vacant parcel is located south of the Legacy Crossing Apartments and west of an existing self-storage facility. The new self-storage complex is not associated with the storage units to the east and will be found under separate ownership. It is also not associated with the Legacy Crossing project to the North and will not be under the same development guidelines and standards. The proposed Legacy Crossing Storage is located within the Industrial-High Zone and will only require the standards for this zoning to be addressed.

On November 09, 2016, the Planning Commission granted Final Site Plan Approval for the project. However, since the original notice of the CUP occurred some months ago, and was

tabled awaiting these design changes, the Commission instructed staff to re-notice the CUP review and schedule the matter on the December 14, 2016, Commission Agenda. The Commission is to receive the matter, host a public hearing, consider the issues, and render a final decision whether to grant a CUP permit for the storage use.

REQUEST FOR CONDITIONAL USE PERMIT & PLANNING STAFF ANALYSIS

Evidence [Section 12.21.100(e)(3)(A-D)]

The City's General Plan states that in order for the City to generate revenue for local services "...Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community" [Section 12.430.1]."

Furthermore, the **West Centerville Neighborhood Plan** states that "...conditional uses serving the South Davis Area" are acceptable (see *Future Land Use, Goal 2, Objective 2.C. 12.480.6*). Additionally, the overall Goal is to "create a positive visual experience or impression for arriving and leaving Centerville City" (see *Goal 2 – explanation*).

Staff Comment: Staff believes that the proposed use provides a local "convenience service" for surrounding multi-family residential users. Therefore, the proposed use could be deemed consistent with the goals and objectives of the General Plan. However, keep in mind that there are two (2) other storage facilities in the immediate area, but, are aging and likely not considered as well designed as what is being proposed. Additionally, the location of the storage facility is some distance away from 1250 West/Legacy Interchange area. Thus, the visual quality desires for arriving or leaving the City is somewhat less of a concern for this location.

Factors to be Reviewed [Section 12.21.100(e)(5)(A-K)]

Suitability and Harmony with the Proposed Site and Adjacent Property (A-C, F)

Staff Comment: The proposed use and site is located directly adjacent to another storage facility to the east and would not introduce a use element incompatible or not already present. However, staff believes that the frontages along 1250 West and 200 North need to be landscaped in a manner to be compatible with the multi-family residential located directly across the 200 North Street to buffer the industrial element from the residential uses. In reviewing the site plan drawings regarding landscaping, staff believes that the proposed design is compatible. Furthermore, the proposed access drives and common integrated lanes in and through the development create a cohesive and functional development area and the location of the buildings screen the large interior hard surfaced areas.

Impact on the Community and Safeguards to Minimize this Impact (D-E, G, I-K)

Staff Comment: Generally, staff believes that the proposed use will not generate any new or other issues that were not already anticipated for the area. Storage uses have a relatively low hourly traffic generation and would not likely create problems during peak congestion hours. However, located to the north across the street, are multi-family residences. The Commission may want to consider the issue of "hours of operation," to prevent the unloading and loading activities during the night hours, which is already prohibited by the City's Noise Ordinance from 6:00 a.m. to 10:00 p.m. However, staff recommends that this be re-enforced with the CUP

approval to establish it as an business operation limitation up front rather than relying only on individual violations that may occur on a case by case basis.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulation (H)

Staff Comment: Generally, the submitted site plan adequately addresses the concerns listed in these criteria. Nonetheless, the issue of pole and building lighting fixtures could generate problems for the multi-family residents adjacent to the site, as identified earlier.

Summary of Potential Negative Impacts and Mitigation Suggestions	
Potential Negative Impacts	Mitigation Prospects
▪ Late hour or night-time access near multi-family residences ▪ FYI- City's Noise Ordinance limits any type of loading/unloading activities during the hours shown to the right ▪ Building/Pole Lighting Concerns	✓ Consider an "hours of operation" time limits, such as business and related activities are from 6:00 a.m. to 9:00 p.m. with no customer self-access after this time frame, except for emergencies when accompanied by the owner/operator. ✓ Section 12.55.140.a requires a shield for all pole lighting. Additionally, staff is concerned about the possibility of negative light splay from "wall packing" lighting fixtures. These fixtures also need to be shielded to mitigate negative light splay onto adjoining multi-family residences.

PLANNING STAFF RECOMMENDATION

Conditional Use Permit - Suggested Motion for the CUP Approval and Findings:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to approve the Conditional Use Permit for the proposed Legacy Crossing Storage to be located at 150 North 1250 West, with the following conditions:

- 1) The "hours of operation" for customer access and loading/unloading activities within or for the storage units shall be allowed from 6:00 a.m. to 9:00 p.m. with no such activity or customer self-access after this time frame, except for emergencies when accompanied by the owner/operator.
- 2) All pole and wall lighting fixtures shall be shielded in accordance with the design expectations of Section 12.55.140.a. of the Zoning Ordinance.

SUGGESTED REASONS FOR THE ACTION:

- a) A Conditional Use Permit is required for a self-storage use in the I-H Zone (Chapter 12.36)
- b) The Planning Commission finds that a conditional use permit to be reviewed by the Planning Commission (Section 12.21.100).
- c) The Planning Commission finds that during the review of the CUP, the use can potentially have a negative impact on the multi-family residences to the north of the site

with regards to late night customer access and loading/unloading activities and site lighting.

- d) The Planning Commission finds that the conditions imposed can mitigate the identified negative impacts mentioned above.
- e) The Planning Commission finds that with the Commission's review and conditions imposed, there is sufficient evidence to necessitate a CUP approval of proposed self-storage use.

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/14/2016**

Item No. 4.

Short Title: Public Hearing - Sal Birnam Woods 100-Ft Monopole Tower, 1100 West Porter Lane

Initiated By: Tierney Rowe, Epic Towers LLC, Applicant

Scheduled Time: 7:30

SUBJECT

ADMINISTRATIVE DECISION

Consider proposed Conditional Use Permit and Final Site Plan for a 100-foot Monopole Tower (wireless telecommunications facility) located at 1100 West Porter Lane

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ▢ 12-14-2016 PC Staff Report Sal Birnam Woods Cell Tower Final Site Plan
- ▢ Sal Birnam Woods Monopole Tower Site Plan

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

**STAFF REPORT
AGENDA:**

PROPERTY OWNER: RICHARD ROWE
ROWE FAMILY TRUST
692 WEST 2200 NORTH
WEST BOUNTIFUL, UT 84087

APPLICANT: TIERNEY ROWE
EPIC TOWERS, LLC
1451 LANTERN LANE
DRAPER, UT 84020

PROPERTY: 1100 WEST PORTER LANE
APN #06-012-0100

ACREAGE: 0.65 ACRES

ZONING: INDUSTRIAL-VERY HIGH INTENSITY

APPLICATION: 1) FINAL SITE PLAN – FOR A VERIZON
TELECOMMUNICATIONS FACILITY
2) CONDITIONAL USE PERMIT – 100' MONOPOLE

BACKGROUND

Verizon desires to construct a telecommunications facility on the property of the Rowe Family Trust, located within the Industrial Very-High (I-VH) Zone. The site plan depicts a proposed tower shown with a height of 100 feet and all related support facilities. Additionally, the site plan indicates that the property is to be developed in a phased fashion with the tower site occupying a lesser portion of the property. Furthermore, there are no future indications of any proposed uses for the remaining larger area. The current conditions of the site appear to be gated vehicle storage use, in which there are no City



records of approval for this existing situation.

On September 28, 2016 the Planning Commission made a motion to accept the conceptual site plan for a 100 foot monopole tower at approximately 1100 West Porter Lane, with conditions: To address the issue of vehicle storage currently on site, require the front yard to fulfil 20' setbacks, and the approach driveway to be paved 20' into the lot. According to the new site plan, these adjustments have been made.

PREVIOUS PLANNING STAFF RECOMMENDATION FOR CONCEPTUAL SITE PLAN

The Planning Commission previously accepted with the Verizon Telecommunications Conceptual Site Plan to be located at 1100 West Porter Lane with the following conditions, most of which have been resolved:

1. A final site plan shall be prepared and submitted in accordance with the City's Final Site Plan Application requirements.
 - ❖ Completed
2. The final site plan submittal shall address the following matters to be considered for a phased approval:
 - a. Address the issue of the unapproved vehicle storage use
 - ❖ It is noted in the current Site Plan: "Existing cars to be removed from the lot during Phase 1"
 - b. The entire required front yard be a 20-foot required setback depth (not the depicted 10-foot) must be landscaped and maintained properly
 - ❖ Completed
 - ❖ This front yard alone does not fulfil the 10% landscaping requirement for this zone, but it is noted that the rest of the landscaping will be completed during Phase 2 of the property construction, once it is leased.
 - c. The approach and driveway access to the 20-foot depth must be hard surfaced to keep the public roadway clear of mud and debris.
 - ❖ Completed, proposed asphalt drive 20' along access from right of way
3. The final site plan shall address the size of the cellular antennas, which must not exceed 10 feet high and 15 feet wide, the height of the mechanical cabinets, wind load, and the material of the pole are to be designed a dull non-glaring metal.
 - ❖ Completed
4. The minimum height to begin the climbing pegs on the monopole must be at least 20 feet.
 - ❖ Completed, no climbing pegs on plan
5. All electrical and communication cables servicing the monopole must be buried underground and all mechanical equipment shall be located within sealed cabinets.
 - ❖ Power and fiber service lines are shown to be placed underground.
6. The cell tower and all associated mechanical equipment shall be fully screened by a 6-foot vinyl coated chain link fence with slats.
 - ❖ There are two proposed fences: One 4' tall vinyl fence 20' from setback for screening, and another 50' by 50' fence about 270' feet away from the street access around the pole itself and surrounding leasing area. This fence surrounding the

monopole will be 6' high with an additional foot of barbed wire rimming on top of it. Both fences will have lockable gates.

7. The applicant will be required to submit copies of required permits from pertinent federal agencies establishing compliance with applicable federal regulations, prior to the issuance of a building permit
- ❖ Yes, the Federal Aviation Administration sent an acknowledgement letter with no determination of hazard and will need to be notified once construction reaches its greatest height. The Federal Communication Commission will need to be notified once construction is complete.

STAFF'S CONCLUSION REGARDING FINAL SITE PLAN

After researching the proposed cellular tower, it appears the tower will be in harmony with the existing property and surrounding community. If the monopole support facilities are properly screened and secure, it should be suitable for a conditional use permit of the proposed height, and zoning regulations will be satisfied.

PLANNING STAFF RECOMMENDATION FOR FINAL SITE PLAN

Suggested Motion for Final Site Plan Approval for the Verizon Telecommunications Site to be located at 1100 West Porter Lane – I hereby make a motion for the Planning Commission to APPROVE the Final Site Plan for the proposed Communications Facility, with the following directives:

1. All construction of the property and monopole with the required fencing, landscaping, and permitting follows the Final Site Plan submitted to the City on November 10, 2016.
2. All vehicles stored on the property are to be removed as soon as Phase I of construction begins or prior to receiving a final inspection related to the building permit
3. FAA is notified properly to give a Notice of Actual Construction within 5 days after the construction reaches its greatest height.
4. FCC is properly notified within 24 hours of completion of construction of the project.
5. The remaining landscaping requirements will be addressed with the approval of phase 2 of the project, consisting of at least 10% of site.

DEVELOPMENT STANDARDS – CONDITIONAL USE SECTION 12.67.080

According to Chapter 12.67.060 (e)(2), the permitted height of a monopole with antennas in an industrial zone is 60 feet, but a monopole's height may be increased to 100 feet with a Conditional Use Permit [12.67.080(d)(1)].

The general rules for Conditional Use Permit are located in 12.21.100, which all seem to be adequate for this facility, considering the only new use permitted would be the change in height. According to this Section, all the development standards found in 12.67.060 are to apply for any conditional use request, unless expressly modified by the other standards listed in this Section. Below is a brief summary of the standards of this section relating to monopole approvals:

- Height & Mass Compatibility – Staff's review of nearby development and existing buildings can be summarized as older industrial style lands use consisting of metal and

monopole will be 6' high with an additional foot of barbed wire rimming on top of it. Both fences will have lockable gates.

7. The applicant will be required to submit copies of required permits from pertinent federal agencies establishing compliance with applicable federal regulations, prior to the issuance of a building permit
- ❖ Yes, the Federal Aviation Administration sent an acknowledgement letter with no determination of hazard and will need to be notified once construction reaches its greatest height. The Federal Communication Commission will need to be notified once construction is complete.

STAFF'S CONCLUSION REGARDING FINAL SITE PLAN

After researching the proposed cellular tower, it appears the tower will be in harmony with the existing property and surrounding community. If the monopole support facilities are properly screened and secure, it should be suitable for a conditional use permit of the proposed height, and zoning regulations will be satisfied.

PLANNING STAFF RECOMMENDATION FOR FINAL SITE PLAN

Suggested Motion for Final Site Plan Approval for the Verizon Telecommunications Site to be located at 1100 West Porter Lane – I hereby make a motion for the Planning Commission to APPROVE the Final Site Plan for the proposed Communications Facility, with the following directives:

1. All construction of the property and monopole with the required fencing, landscaping, and permitting follows the Final Site Plan submitted to the City on November 10, 2016.
2. All vehicles stored on the property are to be removed as soon as Phase I of construction begins or prior to receiving a final inspection related to the building permit
3. FAA is notified properly to give a Notice of Actual Construction within 5 days after the construction reaches its greatest height.
4. FCC is properly notified within 24 hours of completion of construction of the project.
5. The remaining landscaping requirements will be addressed with the approval of phase 2 of the project, consisting of at least 10% of site.

DEVELOPMENT STANDARDS – CONDITIONAL USE SECTION 12.67.080

According to Chapter 12.67.060 (e)(2), the permitted height of a monopole with antennas in an industrial zone is 60 feet, but a monopole's height may be increased to 100 feet with a Conditional Use Permit [12.67.080(d)(1)].

The general rules for Conditional Use Permit are located in 12.21.100, which all seem to be adequate for this facility, considering the only new use permitted would be the change in height. According to this Section, all the development standards found in 12.67.060 are to apply for any conditional use request, unless expressly modified by the other standards listed in this Section. Below is a brief summary of the standards of this section relating to monopole approvals:

- Height & Mass Compatibility – Staff's review of nearby development and existing buildings can be summarized as older industrial style lands use consisting of metal and

block warehouse and office buildings. There are a few homes in the area, primarily located in West Bountiful. However, as indicated earlier, these homes are located in a Light Industrial Zone. The monopole is located the maximum distance possible from the residential zones across Porter Lane, which are also located in West Bountiful.

- New Site Operational Options – In staff's review of the surrounding area, it does not appear that there are other structures, vegetation, or the features that would be preferable to the proposed location.
- Optimal Site Visually – In staff's review of the surrounding area, other optimal sites for visual screening are equal or even less optimal for locating a monopole from a visual perspective.
- Other Monopole Spacing – There are no other known monopoles in the immediate area.
- Nearby Sensitive Land Uses – As indicated earlier, the nearby homes are located in a Light Industrial Zone of West Bountiful and it appears that monopole is located beyond the required 200 feet from the homes across Porter Lane, also located in West Bountiful.

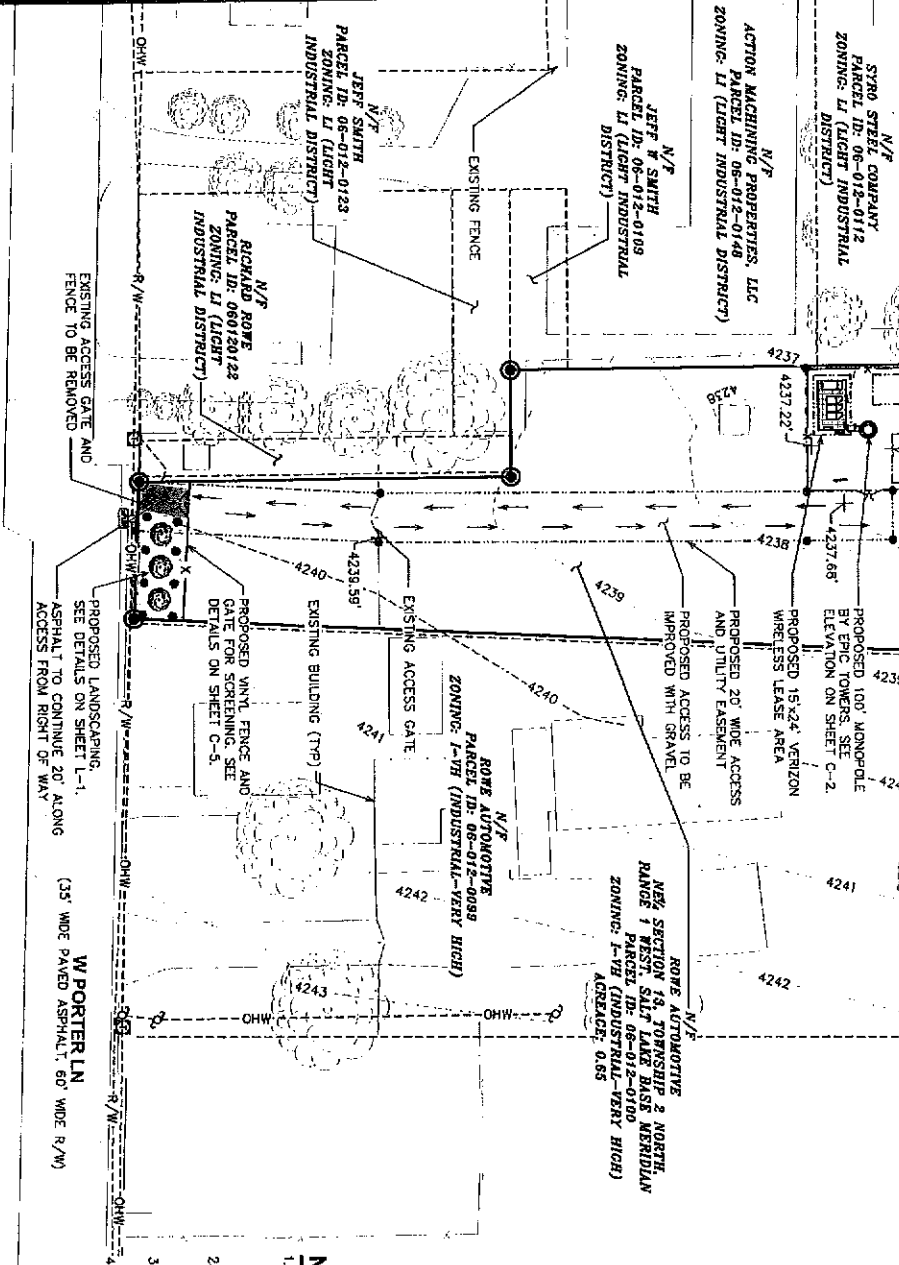
Additionally, the issuance of the requested CUP would include the other provisions listed in Section 12.21.100 of the Zoning Ordinance. However, staff does not believe there are other undefined issues that would be raised for discussion that have not be addressed to this point.

PLANNING STAFF RECOMMENDATION FOR CONDITIONAL USE PERMIT

Suggested Motion for Conditional Use Permit for the Verizon Telecommunications Site to be located at 1100 West Porter Lane – I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit for the proposed site, with the following directives:

1. The CUP approval is subject to the construction and compliance with the approved Final Site Plan from the City.
2. The monopole height shall not exceed the 100' limitation of Section 12.67.080.d.1

SETBACKS	
PROPERTY LINE	TOWER
NORTH	26'-9"
SOUTH	14'-9"
EAST	88'-10"
WEST	26'-0"



N/P
STRO STEEL COMPANY
PARCEL ID: 06-012-0038
ZONING: I-VH (INDUSTRIAL-VERY HIGH)

PROPOSED 50'x50' (2,500 SQ. FT.)
LEASE AREA BY EPIC TOWERS
PROPOSED 60'x60' FENCED
COMPACT EPIC TOWERS
SEE DETAILS ON SHEET C-3.

PROPOSED 100' MONOPOLE
BY EPIC TOWERS, SEE
ELEVATION ON SHEET C-2.

PROPOSED 15'x24' VERIZON
WIRELESS LEASE AREA

PROPOSED ACCESS TO BE
IMPROVED WITH GRAVEL
AND UTILITY EASEMENT

PROPOSED ACCESS TO BE
IMPROVED WITH GRAVEL
AND UTILITY EASEMENT

N/P
ROWE AUTOMOTIVE
PARCEL ID: 06-012-0099
ZONING: I-VH (INDUSTRIAL-VERY HIGH)

N/P
NEW SECTION 19, TOWNSHIP 2 NORTH,
RANGE 1 WEST, SALT LAKE BASE MERIDIAN
PARCEL ID: 06-012-0100
ZONING: I-VH (INDUSTRIAL-VERY HIGH)
ACREAGE: 0.65

N/P
JEFF R SMITH
PARCEL ID: 06-012-0123
ZONING: LI (LIGHT INDUSTRIAL DISTRICT)

N/P
RICHARD ROWE
PARCEL ID: 060120122
ZONING: LI (LIGHT INDUSTRIAL DISTRICT)

EXISTING ACCESS GATE AND
FENCE TO BE REMOVED

PROPOSED LANDSCAPING
SEE DETAILS ON SHEET L-1.
ASPHALT TO CONTINUE 20' ALONG
ACCESS FROM RIGHT OF WAY

W PORTER LN
(35' WIDE PAVED ASPHALT, 60' WIDE R/W)

LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY CORNER
- LEASE/EASEMENT CORNER
- SPOT ELEVATION
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- EXIST. TRANSFORMER
- OVERHEAD WIRE
- RIGHT-OF-WAY

1-A COORDINATES

LATITUDE: N 40° 54' 50.5529" (NAD 83)
LONGITUDE: W 111° 53' 41.44022" (NAD 83)
GROUND ELEVATION: 4237.35' (NAVD 89)

NOTES:

- THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAN IS THE UTAH COORDINATE SYSTEM 1983, UTAH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (UTCSUZ (NAD 83)).
 - VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN FEET.
 - ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
- THE PROPOSED TOWER IS LOCATED IN THE ZONE X AREA. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (FEMA FLOOD MAP 490170392E EFFECTIVE JUNE 16, 2007).

PROJECT INFORMATION:

SAL BIRNAM WOODS
520 WEST 2200 NORTH
GERRITTS, UT 84087
(DAVIS COUNTY)

PLANS PREPARED FOR:

epic
1451 LANTERN LANE
DRAPER, UT 84020
Office (801) 597-4516

PLANS PREPARED FOR:

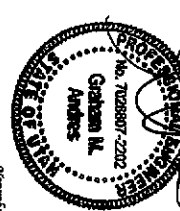
verizon

9686 S PROSPERITY ROAD
WEST JORDAN, UT 84081

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
5545 W. 60TH AVE., UNIT E
APOLLO, CO 80002
(303) 961-9514
www.towereng.com

SCALE:



REV	DATE	ISSUED FOR
3	11-09-16	ZONING
2	11-03-16	PRELIMINARY
1	11-02-16	PRELIMINARY
0	10-27-16	PRELIMINARY

DRAWN BY: CAV CHECKED BY: ANG
SHEET TITLE: SITE PLAN

SITE PLAN

SITE PLAN
SCALE: 1" = 50'

0 50 100
SCALE IN FEET

SHEET NUMBER: **C-1** REVISION: **3**
TER # 70219.51354

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/14/2016**

Item No. 5.

Short Title: Public Hearing - Canyon Point in Centerville, 347 North 400 East

Initiated By: Chad Morris, Property Owner & Applicant

Scheduled Time: 7:50

SUBJECT

ADMINISTRATIVE DECISION

Consider proposed Conceptual Site Plan for Canyon Point in Centerville (formally Martha's Place), on property located at 347 North 400 East, for the purpose of a multi-family development; consisting of 1 tri-plex, 1 duplex and 1 single-family dwelling

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- ☐ 12-14-2016 PC Staff Report Canyon Point Conceptual Plan
- ☐ Canyon Point in Centerville Conceptual Site Plan

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

**STAFF REPORT
AGENDA:**

PROJECT: CANYON POINT IN CENTERVILLE

APPLICANT: CHAD S MORRIS
533 W VALLEY DRIVE
CENTERVILLE UT 84014

PROPERTY: 347 NORTH 400 EAST

ACREAGE: .774

ZONING: R-M

APPLICATIONS: CONCEPTUAL SITE PLAN ACCEPTANCE,
CONDITIONAL USE PERMIT

PROPOSED USE: MULTI-FAMILY

RECOMMENDATIONS: ACCEPT CONCEPTUAL SITE PLAN

BACKGROUND

Formerly known as Martha's Place, Chad Morris and his brother have joined their properties together in order to build a multi-family residential development at 347 North 400 East called Canyon Point in Centerville. Canyon Pointe is seeking acceptance of their Conceptual Site Plan and will further need a Conditional Use Permit to increase their density on the property up to 6 units (at 8/ acre) in this R-M zone. The current plan shows three (3) buildings: one existing house on the east end of the lot, with two new buildings planned for construction. These two buildings will eventually be built into multi-family units, with the one single family house remaining on the property.



An approximate visualization of the proposed development boundary

CONCEPTUAL SITE PLAN REVIEW, SECTION 12-12-110(d)**Table of Uses Allowed - Chapter 12-36**

According to the Zoning Ordinance, in the "Table of Uses" within the Residential-Medium Zone (R-M) Zone, the proposed multi-family uses are permitted up to four (4) units per gross acre and conditional use permit for up to eight (8) units per gross acre (*see Table 12-32-1*). Canyon Pointe has a Gross Acreage of .774, meaning their permitted density on this property is 3 (*density is rounded to the nearest tenth, 12.12.030.f*), but with a Conditional Use Permit, they could develop up to six (6) units. Canyon Pointe will need a Conditional Use permit if it wants to pursue the additional 5 units.

General Plan - Section 12-480-3

This property is also found in the Centerville Deuel Creek Historic District that was created to encourage the preservation of the original Centerville Townsite. This voluntary program does not prohibit any development by a property owner, which is currently allowed within the Zoning Ordinance (Chapter 12.49). If the applicant or future home builder maintains the historical integrity of the existing home for all exterior construction, it is possible to receive a 50% reduction of all building permit review fees. In order to ensure the architectural style of new construction within the district is compatible with existing structures, voluntary development standards have been outlined (see Section 12.49.080). If the applicant or future home builder takes advantage of these design standards on the other lots, they may receive up to 25% off all building review fees.

Staff would encourage the applicant/home builders to take advantage of these guidelines and incentives as to become more in line with the architectural styles found within the surrounding neighborhood. These historic styles do not necessarily need to mimic the styles of the late 19th Century and early 20th Century that are found within the central core of the district, just be contextually thoughtful of these designs. The applicant/home builders may also consider those design styles of mid-century modern that can also be found in close proximity to the subject property.

Development Standards

R-M Development Standards Table 12-32-300			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	-	TBD
Distance Between Buildings	6 feet	16'-25'	Yes
Lot and Parcel Standards			
Minimum Area	10,000 sq. ft.	30,482	Yes
Setbacks			
Front	25 Feet	30'	Yes
Rear	20	23'	Yes
Side	8/ 10	10'	Yes

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

Table 12-52-1 Off-Street Parking Requirements			
Use	Standard	Provided	Compliance
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed+	2 per unit + 6 on street for visitors	TBD, but likely

Off-street parking is not labeled on the site plan, but each unit for multi-family should have two spots per unit. Presumably there will be a two-car garage for each of the possible units on the property. There are six on-street parking spots on the north end of the private driveway for visitor parking. The final site plan should also ensure there is enough room for cars to exit the driveway while cars are parked on the street.

There is currently a nonconforming parking use outside the existing single-family home. The parking pad currently lies within the 25' setback at the front of the house. According to 12.22.80(1), nonconforming uses must be addressed and fixed if there is any increase of more than thirty (30) percent in floor area of the building or premises. The applicant will have to change the driveway or parking pad of the existing house to meet the standard setbacks at 25'.

Landscaping – Section 12-51

Site Standards			
Landscaping, Non-single Family Projects	40% of Site	41%	Yes
Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit	TBD	TBD

Landscaping requirements are found in 12-51, but no complete landscaping plan has been submitted for review. The landscaping requirement for multi-family housing is at least 40% of the property as pervious. Currently, the pervious area for the site is at 41%, meeting the requirement. The conceptual the site plan also shows approximately ten trees on the rear end of the lot for screening purposes, but a complete landscaping plan will need to be included in the Final Site Plan. The requirements according to 12.51.060 are one tree and two shrubs per dwelling unit and that landscaping shall be designed to enhance crime prevention, provide privacy, and maximize energy efficiency by planning for proper solar orientation.

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. 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.

Signage

All signage 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 meet the requirements found in Chapter 12-54 of the Zoning Ordinance. The submitted plans depict an entry monument sign located at the east access drive.

Utility Plans and Easements – Section 12.21.110(d)(2)(A)(xiv)

The South Davis Sewer District lines have been adequately updated and changed from previous plans for the use of this property. Public Utility easements have been noted on the Conceptual Plan, with 10' on 400 East and 7' easements on the south and west side of the property. One concern is the overhead telephone line located across Building 1. Staff would request that the applicant address this line and what the utility provider will require in moving, burying or leaving the wire. Finally, the plans indicate a new fire hydrant located in the project at the far west end of the drive-isle. This will need to be reviewed by South Davis Metro Fire to ensure this is adequate, and the location will meet the needs for fire protection.

Staff's Conclusion for Conceptual Site Plan

Staff believes the proposed Conceptual Site plan could, with alterations, meet the intent of the Ordinance for development within the R-M Zone. In addition, any negative impacts to this specific site may be mitigated by the applicant as part of the Conditional Use Permit review and Final Site Plan.

Conditional Use – Staff's Anticipated Issues or Concerns.

The applicant has also submitted a Conditional Use Permit for higher density, but the staff would recommend to table the acceptance of a CUP until further information is submitted, especially concerning the number of units and their architectural design. Some other anticipated concerns are as follows:

- Suitability of the property in harmony with adjacent development - Multi-family residential is an acceptable housing type for a R-M lot. With the lot being long in depth, it is underutilized for just a single family home. The developments on the north end of Parish Lane to the west have mixed housing types, including Granite Square, which also has a conditional use permit for their 10 units. However, the properties to the south of the lot are in a single family zone, so adequate buffering and screening will be required to suit the desires of those residents.
- Architectural design and standards – Architectural design should meet the context of the neighborhood, with preference to designs that maintain the Deuel Creek Historic character.
- Utilities and Drainage – Since the proposed lot is elevated slightly above the southern lot, it would need to ensure that proper drainage (currently in the form of a detention pond on the west end and a new sewer drain on the south end) is adequate infrastructure for the site. The overhead phone line on the property also needs to be addressed for realignment or burial.
- Buffering from R-L properties – currently, there is a 6' proposed fence and a line of trees on the conceptual plan buffering the southern lot line bordering R-L zone.

Staff's Recommendation for Conceptual Site Plan

I hereby make a motion for the Planning Commission to accept the Conceptual Site Plan for Canyon Point in Centerville, located at 360 East 400 North, with the following conditions:

1. A final site plan shall be submitted following all applicable standards found in Section 12.21.110(e) of the Zoning Ordinance.
2. The applicant should address the architectural design standards for the multi-family units as found within Chapter 12.49 of the Zoning Ordinance. Unit specifications as well as building pads should be marked on the Final Site Plan.
3. Architectural design consider the Deuel Creek Historic District architectural context and the incentives provided in Chapter 12.49
4. Remove existing sheds located on the property, in particular the one located over the property line.
5. Submit a landscaping plan that meets the multi-family residential standards in 12.51.
6. Ensure adequate parking garages and visitor spaces.
7. If the applicant desires to have signage for the project, this shall be indicated on the final site plan and meet the requirements found in Chapter 12.54 of the Zoning Ordinance.
8. The applicant shall address the overhead telephone line with the proper utility company for relocation, burial or allowing the line to stay in place.
9. The location of the fire hydrant shall receive final approval from the City Engineer and the South Davis Metro Fire.

10. The applicant shall receive the approval of a Conditional Use Permit for the density of 8 units per acre; a total of 6 on this site, which includes the use of a single family dwelling.

SUGGESTED REASONS FOR THE ACTION:

- a) The conceptual site plan submittal has adequately shown how the property may be developed [Section 12.21.110(d)(2)].
- b) The development appears to satisfy the goals and objectives found within the Centerville City General Plan [Section 12.480.2(1)(b)].
- c) The proposed conceptual site plan, with the directives given, appears to be capable of meeting applicable Development Standards for the R-M Zone.

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

**STAFF REPORT
AGENDA: ITEM 4**

PROPERTY OWNER: SCOTT BALLING
P.O. BOX 805
CENTERVILLE CITY, UT 84014

APPLICANT: SAME AS ABOVE
(jscottballing@gmail.com)

PROPERTY : 323 EAST PAGES LANE
APNs 03-004-0082 & 03-004-0083

ACREAGE: 0.513 NET ACRES & 0.75 GROSS ACRES

ZONING: RESIDENTIAL-MEDIUM (R-M)

APPLICATIONS:

1. CONCEPTUAL SITE PLAN ACCEPTANCE
2. CONCEPTUAL SUBDIVISION ACCEPTANCE

PROPOSED USE: MULTI-FAMILY RESIDENTIAL W/ SIX (6) DWELLINGS

RECOMMENDATIONS:

- a. CONSIDER ACCEPTANCE OF THE CONCEPTUAL SITE PLAN WITH DIRECTIVES
- b. CONSIDER ACCEPTANCE OF THE CONCEPTUAL SUBDIVISION WITH DIRECTIVES

BACKGROUND

As the Planning Commission, may be aware, the City Council recently rezoned the applicant's property from Commercial-High (C-H) to Residential-High (R-M). The applicant now desires to re-develop the property as a multi-family development consisting of six (6) townhomes. review and approval of possibly six (6) townhomes. The applicant is seeking both Conceptual Site and Conceptual Subdivision Acceptances. The first phase of development is to begin constructing the multi-family development by gaining a Final Site Plan approval and during the construction activities convert the site into a Planned Unit Subdivision to allow the opportunity to individually sell each unit in the future.

It should be noted to the Planning Commission that the proposed plan to develop the six (6) townhomes is predicated upon the applicant securing a boundary line adjustment of four (4) feet to the north and one (1) foot to the east to obtain at least 0.8 acres to be eligible to construct the proposed six (6) dwellings. These boundary adjustments are needed to allow the applicant to seek the development an R-M density allowance of up to eight (8) units per acre. Additionally, the properties involved with the boundary adjustments are currently zoned R-L and R-H and the applicant's property is zoned R-M. Therefore, additional zoning changes may be needed to incorporate these tracts into the R-M Zone. Lastly, the residential density proposed requires the issuance of a Conditional Use Permit from the Planning Commission. The applicant will need to submit the request for the CUP density at the time of Final Site Plan submittal. Hence, the Commission will be focusing first of these Concept Plan reviews to provide any directives to the applicant, as he seeks any future official development approvals from the City.

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

Table of Uses Allowed - Chapter 12-36

According to the Zoning Ordinance - "Table of Uses" multi-family uses are allowed within the Residential-Medium Zone (R-M) Zone. More specifically, the proposed multi-family uses have a permitted density allowance of up to four (4) units per gross acre and a conditional density allowance for up to eight (8) units per gross acre (*see Table 12-36-1*).

From staff's review of the conceptual plan, the total number of dwelling units is six (6) with a density calculation divided by 0.75 acres (gross, not net). This equates to a density of eight (8) units per gross acre (*code rounds to nearest tenth for density*). Thus, the project's overall use density would fall within the conditional use allowances of the R-M Zone.

General Plan - Section 12-480-3

According to Section 12.480.2(a) of the General Plan, states the property location is within Neighborhood 1, Southeast Centerville, which is further divided into other subareas and the subject property is part of the Pages Lane Commercial Area. Additionally, the general goals and policies of the neighborhood plan address the specific areas around Centerville Elementary and Centerville Junior High, but do not specifically address the area around or near J. A. Taylor Elementary. However, in the "Pages Lane Commercial Area" J. A. Taylor Elementary is referenced in relation to the use and development of commercial sites and detrimental impacts of commercial uses on the school are to be avoided. Staff believes that the rezoning of the property to R-M and any subsequent multi-family development could be considered consistent with the policies of this neighborhood plan.

Development Standards

Conceptually, the development, with some alterations, appears to have the potential 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			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	Likely Less 35' (Two Stories)	To be determined
Distance Between Buildings	6 feet	NA	NA
Lot and Parcel Standards			
Minimum Area	10,000 sq. ft.	0.75 Acres (gross)	Yes
Setbacks			
Front	25 Feet	25 Feet (Pages Lane)	Yes
Street Side Yard	18 Feet	18 Feet (300 East)	
Rear	20 Feet	20 Feet	Yes
Side, Interior	8 Feet	8 Feet (East Lot Line)	Yes
Site Standards			
Landscaping, Non-single Family Projects	40% of Site	35.8 % (8,127 sq. ft.)	Not in Compliance
Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit	Trees Shrubs Not Shown	To be determined

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

Table 12-52-1 Off-Street Parking Requirements			
Use	Standard	Provided	Compliance
Multi-family	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed+	Double Car Garage Per Unit	Yes
		Four (4) Visitor	
Total		16 Parking Stalls	

Landscaping & Screening - Chapter 12-51

The submitted plans indicate the general location of landscaping and a generalized plant detail has been provided. Since the property is greater than one acre, the Ordinance requires a landscape architect prepare a final detailed landscaping design and submit with the final site plan application. 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%	35.8 % (8,127 sq. ft.)	Not in Compliance
Total Required Trees	1 Tree & 2 Shrubs per Dwelling Unit	Trees Shrubs Not Shown	To be determined
Trees for Street Frontage	1 per 25 linear feet	Trees Not Shown	To be determined
Total Interior Parking Lot Landscaping	10%	12 Garage Parking Provided – None Req'd 4 Visitor Stalls 10% LS Req'd	To be determined For Visitor Parking Lot Area
Total Interior Parking Lot Trees and Shrubs	For every six <i>required</i> stalls: 1 tree		
Total Interior Parking Lot Trees and Shrubs	For every six <i>required</i> stalls: 2 shrubs		
Public Street Landscaping (curb to interior lot)	10 Feet for Local Streets (300 East) 15 Feet for Arterial Streets (Pages Lane)	Local > than 10' is being provided Arterial > than 15' is being provided	Yes

Screening – Section 12-51-110

The Conceptual Site Plan depicts a trash enclosure at the entrance of the development (Pages Lane access). Staff raised a concern to the applicant regarding the accessibility or feasibility of this dumpster area, specifically the concern about backing back out onto Pages Lane. The applicant has provided a letter from the tentative waste company (A-1 Disposal) regarding the suitability of the proposed location of the dumpster. Also, all dumpsters are to be completely screened from view with an opaque six-foot wall or fence. The wall or fence are to be compatible in material and color of the main buildings on the site.

Signage

All signage, which are often used to identify multi-family developments, 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 proposed project monument signage, which must meet the requirements found in Chapter 12-54 of the Zoning Ordinance.

Staff's Conclusion for Conceptual Site Plan

Generally, staff believes that the Conceptual Site Plan submitted depicts how the site could be appropriately developed and with some alterations could be designed to comply with the applicable provisions of the Residential-Medium (R-M) Zone (*see Section 12.21.110.d.5*) and other relevant regulations, as discussed above. Nonetheless, the allowance for the requested residential density for eight (8) units per gross acre (six proposed dwellings) is subject to the additional provisions regarding issuance of a conditional use permit (Section 12.21.100). Thus, there may be other issues related to these CUP criteria that may affect the design and layout of the proposed development.

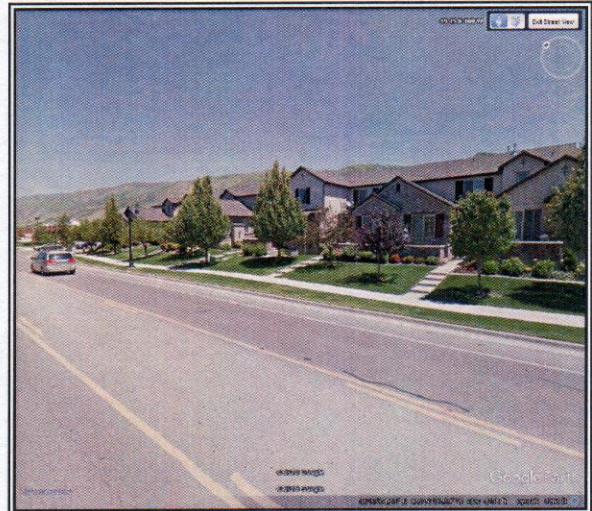
Conditional Use – Staff's Anticipated Issues or Concerns

Since the proposed density use requires the approval of a conditional use permit (CUP), staff desires to provide an anticipated list of issues to be addressed with the final site plan to determine if there is sufficient evidence to support approval of the CUP. Such issues or concerns are identified as follows:

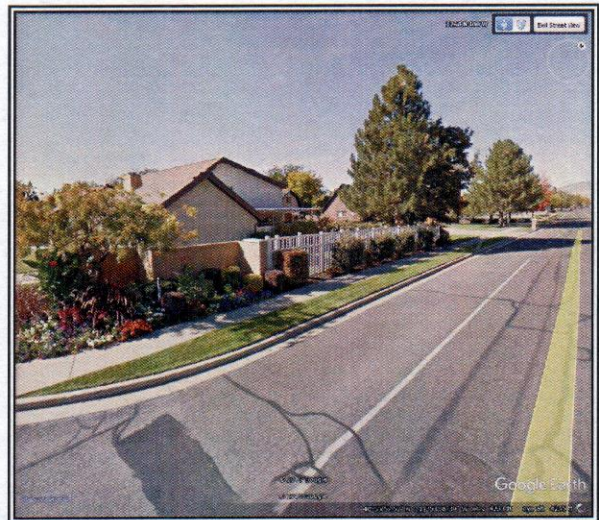
- Vehicle Maneuverability and Circulation (*see Section 12.21.100.e.5.g & h*) – Staff has identified three (3) issues that ought to be thought through that are related to vehicle circulation. These issues are:
 - Dumpster Location: Although, the submittal provides a letter from A-1 Disposal indicating the feasibility to provide their services, staff is uneasy with the truck backing (existing) onto Pages Lane. Current regulations prohibit a backing pattern exit onto a public street (*see 12.52.100.d*).
 - Angled Parking Layout: Typically, angle and parallel parking is expected to provide one-way exiting lanes (*see 12.52.100.d*). However, the applicant has provided geometric design passenger vehicle turning design depicting the expected radius for exiting the angled parking stall. This expected radius is shown on the proposed conceptual site plan circulation exhibit, which appears to be able to meet this standard.
 - Units 3 & 4, Garage Parking (backing & exit patterns) – The typical backing dimension for 90 degree stalls is 24 feet (*see 12.52.1 & 2, Dimension Table "D"*). Unit 3 will have to back out a much further distance and Unit 4 will have a minimal distance to make the needed two/three-point turn to exit the garages.
- 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 sufficient access, circulation and hydrants; including fire hydrant flow capacity to service the proposed development.

- 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 applicant and City Engineer have previously discussed then need to provide some atypical infrastructure to manage storm water. A final design plat will need to be addressed with the City Engineer to determine how to provide for proper site drainage and storm water management.
- Visual Streetscape and Landscaping Design Elements (see Section 12-21-100. e.5.e, h & j) – Staff's review of the development layout depicts internally central-oriented large building of garages and front doors. The design layout leaves the backsides of the building that would typically be back yard privacy spaces oriented primarily along the streetscape. Aesthetically, these spaces have less architectural design features and back porches often become semi-storage places (e.g. grills, furniture, and excess personal property). Consequently, the quality of the neighborhood appearance commences with less than an archetypal residential presence and then often deteriorates along the streetscape over time. From staff's view, there are two (2) methods to address this, as follows:

- Building Façade Orientation – The front yard setback functions as semi-public open space and the “curb-appeal” of the building façade functions as a backdrop for this visual space. Typically, the building's design places emphasis on the front door elevation. This elevation is typically enhanced with a wainscot, trim, walkways to the front door, windows, etc. The remaining elevations are usually secondary in design. This would likely require a holistic re-design that the applicant may resist.



- Enhanced Rear Elevation Design – The current plan utilizes only balconies rather than ground level patios (a positive). Other than the balcony areas, the main rear wall of the building uses a singular predominate material, which can give the building a massive dominate appearance. Staff suggests that this wall be redesigned with addition articulation and/or material changes to create not only greater visual interest, but create a sense of identity to each dwelling unit. This would help create a sense of neighborhood identity rather



than a massive building internally divided. Additionally, the landscaping plan ought to create a distinction between the streetscape (e.g. park strip, sidewalk, and a buffer along the sidewalk) versus the rest of the landscaping decorating the yard along 300 East. Staff would suggest a small height decorative landscape walls (segmented) setback about 3-4 feet. This wall would not only create interest, it would create a visual spatial separation between the private backyard space and the streetscape. This would help with enhancing the projects "curb-appeal" that is traditionally done with front yard oriented buildings.

PLANNING STAFF RECOMMENDATION – CONCEPTUAL SITE PLAN

PROPOSED ACTION: I hereby make a motion for the Planning Commission to ***ACCEPT*** the Conceptual Site Plan for "The Cottage on the Corner" Townhomes Project, to be located on property at 325 East Pages Lane, with the following directives:

1. Prior to submittal of a Final Site Plan application, the applicant is to secure the needed lot line adjustments and obtain any needed rezoning of these properties to the R-M Zoning District; If unable, the applicant is to redesign the development to meet the density allowances of the R-M Zone.
2. In conjunction with any Final Site Plan submittal, the applicant is to prepare and submit for a Conditional Use Permit to be considered for any density request that has a dwelling density of 5-8 units per gross acre.
3. As part of the expected Conditional Use Permit review, the CUP submittal is to also address the following:
 - a) The design plan and layout is to address the concerns regarding the needed two/three-point turn to exit the garages for Units 3 & 4.
 - b) The design plan and layout is to be reviewed by the South Davis Metro Fire Agency and the Public Works Director to ensure that there is sufficient access, circulation and hydrants; including fire hydrant flow capacity to service the proposed development.
 - c) The design plan and layout will need to be reviewed by the City Engineer to determine how to provide for proper site drainage and storm water management.
 - d) The design plan and layout is to address the visual streetscape and landscaping design elements that were raised in the staff report for the Conceptual Site Plan acceptance.
4. The applicant is to submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
5. The final site plan submittal is to also address the following:
 - a. Provide a Landscaping Plan and address the standards of Chapter 12.51. Landscaping & Screening. Additionally, this plan is to address the short-comings listed in the Planning Staff report for the Concept Site Plan acceptance.
 - b. The final site plan is to address the prohibition of vehicles (i.e. dumpster location) backing onto the Public Right-of-Way for exiting.
 - c. The proposed dumpster is to be completely screened from view with an opaque six-foot wall or fence. The wall or fence is to be compatible in material and color of the main buildings on the site.

- d. If any project signs are desired, the desired sign location is to be depicted on the final site plan.

SUGGESTED REASONS FOR THE ACTION:

- a) The conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d) (2)].
- b) The development appears to be consistent with the goals and objectives found within the Centerville City General Plan [Section 12-480-3].
- c) The Conceptual Site Plan that has been submitted depicts how the site could be appropriately developed and with some alterations could be designed to comply with the applicable provisions of the Residential-Medium (R-M) Zone (*see Section 12.21.110.d.5*) and other relevant regulations, as discussed in the Planning Staff Report.

CONCEPTUAL SUBDIVISION PLAN REVIEW

The applicant proposes to subdivide the property and a “planned unit development” (PUD) to allow each townhome to be sold as independent units. Section 15-6-101 of the Subdivision Ordinance outlines the standards for multi-family development relating to PUD subdivisions. These standards are summarized as follows:

- 1) *Design Standards* – PUD Subdivision development is to be consistent with the City’s adopted General Plan. This has been reviewed earlier in this report and staff believes that the zoning of the property to R-M and any subsequent multi-family development could be considered consistent with the policies of this neighborhood plan. Additionally, any PUD subdivision development must be consistent with the design plan (i.e. final site plan and/or CUP) approved by the Planning Commission or the City.
- 2) *Common Open Space* – PUD developments are to include designs for landscaping and open spaces consistent with the Zoning Ordinance provisions. Such elements are to be superior to conventional development in terms of the benefit to residents within and surrounding the development. Staff addressed this issue earlier in the report under the topic of visual streetscape and landscaping design elements. Staff recommended that this be matter addressed with the final site and conditional use permit submittals.
- 3) *Guarantee of Common/Open Space Elements* – This standard allows for the possibility of establishing a financial obligation to guarantee the installation of the elements expected to meet the landscaping and open space design elements. The need for this can be discussed later in any preliminary and final approvals of the proposed project.
- 4) *Continuation of Approved Common/Open Space Elements* – This standard allows for the possibility of platting an open space easement to ensure the future perpetuation of these elements. This could be a concern where there would be sufficient room to add infill development (e.g. underutilized densities) at some later date. The need for this can be discussed later in any preliminary and final approvals of the proposed project.
- 5) *Maintenance of Common/Open Space Elements* - This standard requires that prior to the recording of the PUD subdivision plat, a Home Owners Association (HOA) be

established to ensure the continued maintenance of the common amenities and open spaces.

PLANNING STAFF RECOMMENDATION – CONCEPTUAL SUBDIVISION PLAN

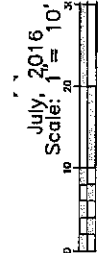
PROPOSED ACTION: I hereby make a motion for the Planning Commission to ***ACCEPT*** the Conceptual Subdivision Plan for “The Cottage on the Corner” Townhomes Project, to be located on property at 325 East Pages Lane, with the following directives:

1. The Conceptual Subdivision Plan acceptance is dependent upon the approval of a Final Site Plan and any applicable CUP approval, as being proposed with the related Conceptual Site Plan acceptance of December 14, 2016.
2. Once the related Final Site Plan and CUP approvals are secured from the City, the applicant shall prepare and submit a Preliminary Subdivision Plat, depicting how the related site plan will be prepared as a Subdivision Plat, coordination of construction plan elements between site plan development and those to be constructed with subdivision development, and the layout and dedication of common, limited common, and private lots or building envelopes.

SUGGESTED REASONS FOR THE ACTION:

- a) The project consists of a multi-family residential development inherently connected to the Final Site Plan and CUP approvals of the R-M Zone.
- b) The PUD subdivision regulations provide for the opportunity to allow the multi-family to be individually sold to the market place through a recorded plat, provided there are mechanisms to have the owners of the development participate in the continued maintenance of common areas and open spaces.
- c) The conceptual subdivision plan must be consistent with the policies of the applicable neighborhood plan
- d) Any PUD subdivision development must be consistent with the design plan (i.e. final site plan and/or CUP) approved by the Planning Commission or the City.

July, 2016
 Scale: 1" = 10'

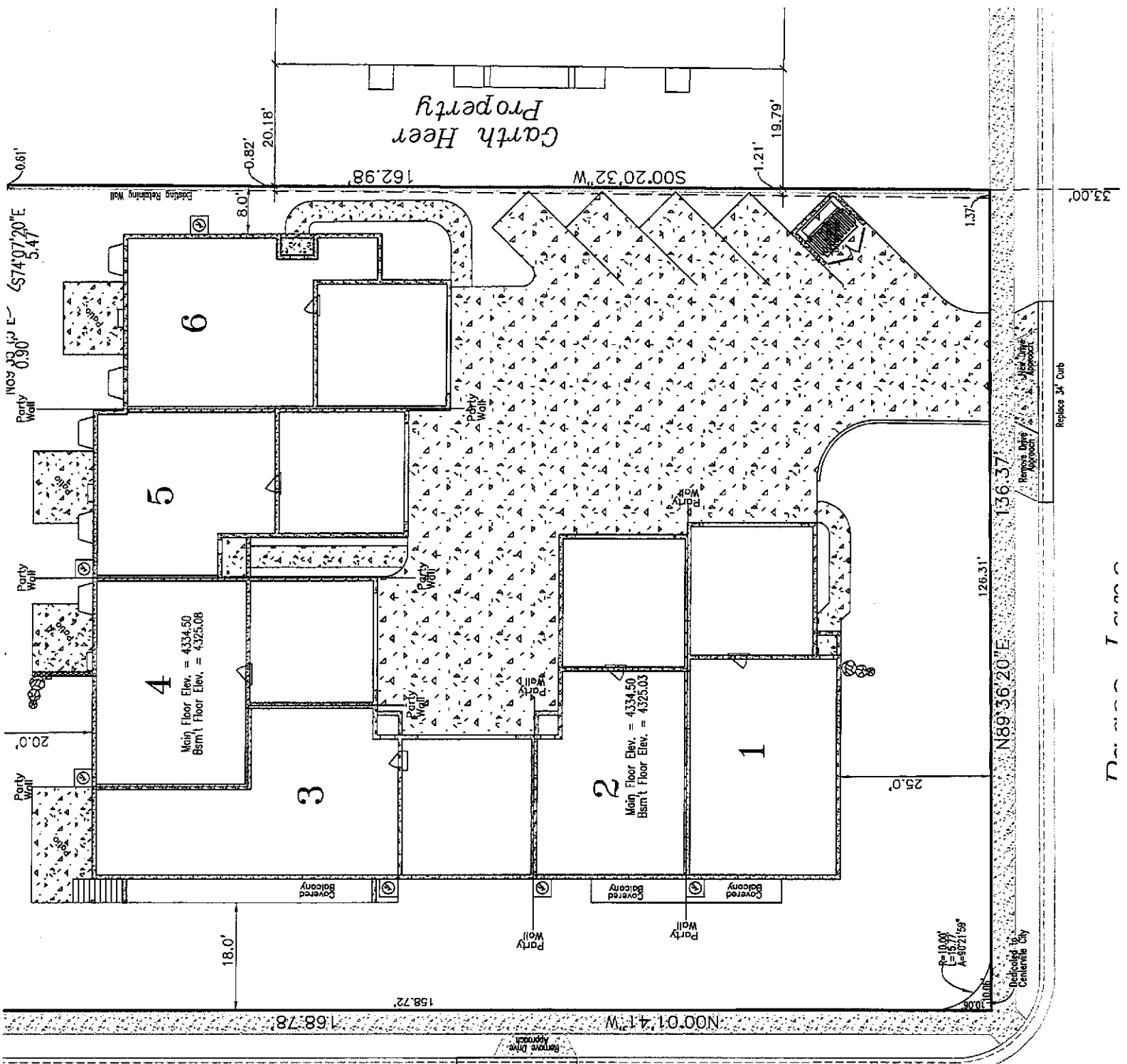


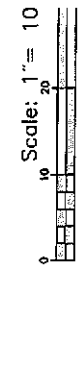
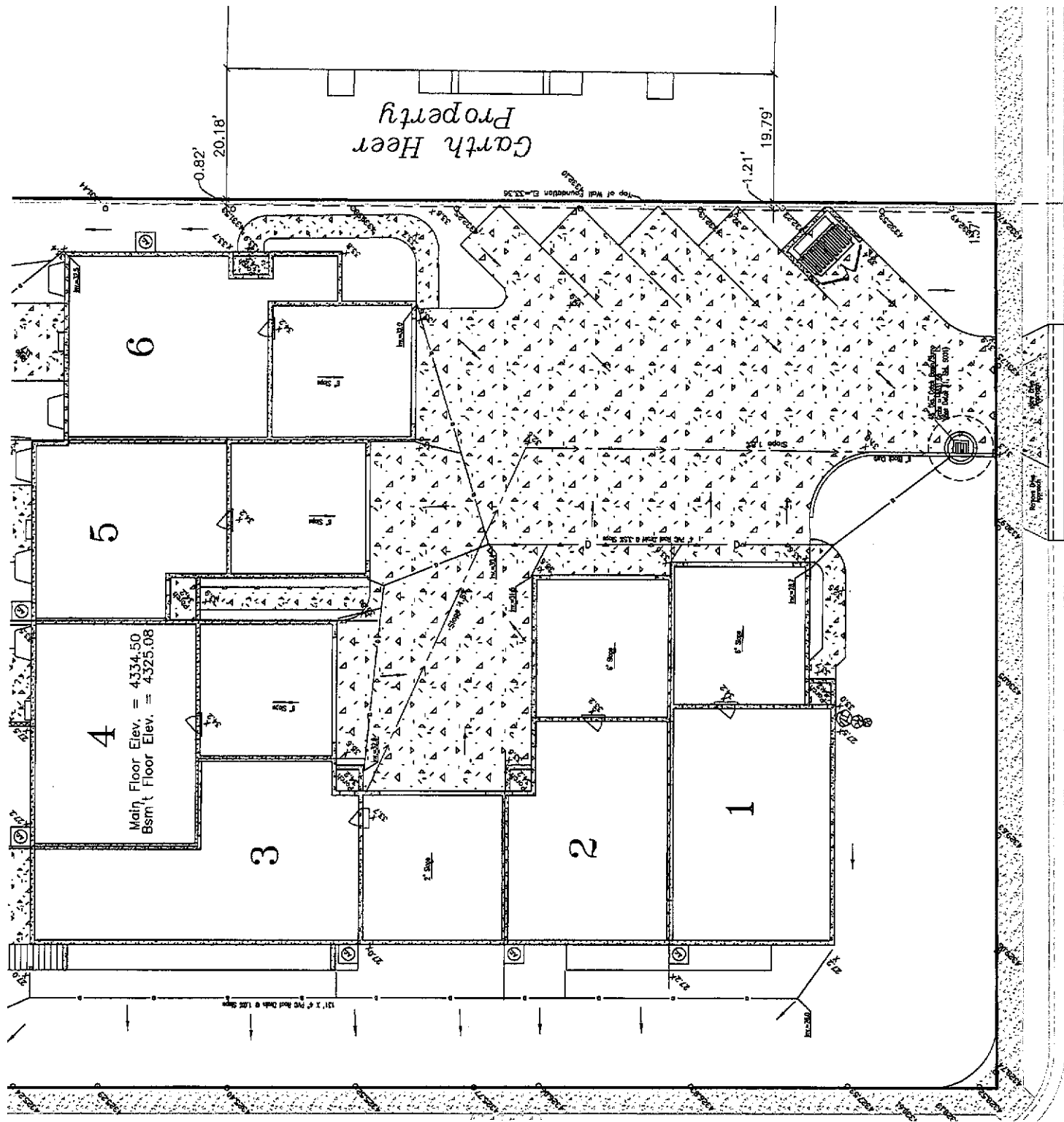
Area (sq)

Building	
Landscaping	
Driveway and Walks	6
Total	22,711
Area to Centerlines	3
Number of Units	6
Density	8.0 U
Parking	18 Spac
Unit Dimensions	
Unit 1 (3 Bedroom, 2.5	
Basement	
Main Floor	
Total	1,1
Unit 2 (4 Bedroom, 3.5	
Basement	
Main Floor	
2nd Floor	
Total	2,2
Unit 3 (3 Bedroom, 2.5	
Basement	
Main Floor	
Total	2,2
Unit 4 (4 Bedroom, 3.5	
Basement	
Main Floor	
Total	2,2
Unit 5 (4 Bedroom, 3.5	
Basement	
Main Floor	
2nd Floor	
Total	2,2
Unit 6 (3 Bedroom, 2.5	
Basement	
Main Floor	
Total	1,1

Legend

- Fence Line ——— X ——— X
- Center Line ———
- Boundary Line ———
- Curb and Gutter ———





Rainfall Intensity

IPDS-based precipitation frequency estimates with 90% confidence

Duration	1	2	5	10
6-min	1.64	2.06	2.82	3
10-min	1.25	1.67	2.15	2
15-min	1.03	1.3	1.78	2
30-min	0.692	0.876	1.19	1
60-min	0.429	0.542	0.739	0.1
2-hr	0.282	0.362	0.455	0.1
3-hr	0.221	0.273	0.341	0
6-hr	0.146	0.178	0.215	0
12-hr	0.092	0.112	0.138	0
24-hr	0.059	0.072	0.086	0.1
2-day	0.035	0.042	0.051	0.1

*Precipitation frequency (PF) estimates in this table are based on frequency data from NOAA Atlas 14. For more information, please refer to NOAA Atlas 14 document for more information.

by SC 11/8/16

Detention Basin Calculations

Cottage on the Corner

25 year Storm Event

Area Draining to Inlet Box

Coefficient of Runoff (C)

Hard Surface 70% @ 0.90

Grass Surface 30% @ 0.15

C = 0.37

Area Draining to Roof Drain

Hard Surface 30% @ 0.90

Grass Surface 70% @ 0.15

C = 0.37

Percolation Rate (See Meas.) 1.5 inch/min

Area of Sump Bottom (4.5' x 3.14') = 63.6 sq.ft

Outflow Rate = 63.6 sq.ft x (1.5 in/min) x (1 min/12 in) = 7.95 cfs

Time (Min)	Rainfall (inches)	Intensity (in/hr)	Q=CiA (cfs)	Inflow (cu.ft)	Total Inflow (cu.ft)
5	0.386	4.63	0.78	23	
10	0.588	3.53	0.59	35	
15	0.728	2.91	0.49	44	
20	0.813	2.44	0.41	45	
30	0.960	1.96	0.33	55	
40	1.133	1.70	0.29	68	
50	1.208	1.45	0.24	73	
60	1.210	1.21	0.20	73	
90	1.350	0.90	0.15	81	
120	1.430	0.72	0.12	86	
180	1.533	0.51	0.09	92	
360	1.794	0.30	0.05	10	

Required Volume = 370 cu. ft.

Percolation Test 11/8/2016

Description: A 3 ft. long 2 inch diameter pipe was installed to a depth of about 3.5 ft. which would be at the top of the pipe. The pipe was filled with water and the drop in elevation was measured after each measurement.

Time (min)	Drop (inches)	Time (min)	Drop (inches)
0	28.0	55	55
5	24.0	60	60
10	21.0	65	65
15	17.5	75	75
20	16.0	85	85
25	15.8	95	95
30	15.3	105	105
35	15.0	115	115
45	15.0	125	125
50	14.8		

Based on these measurements we conservatively estimate that the percolation rate exceeds 15 inch every 10 minutes or 1.5 inch/min

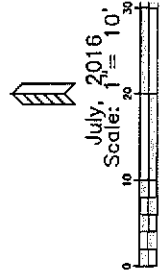
Sump Volume Calculation (must exceed 370)

Pipe Section (8 ft. high) (2 ft. rad.) (2.3.14) = 1

Gravel Section (10.5 ft. high) ((3.14)(5')^2(2.6)) = 1

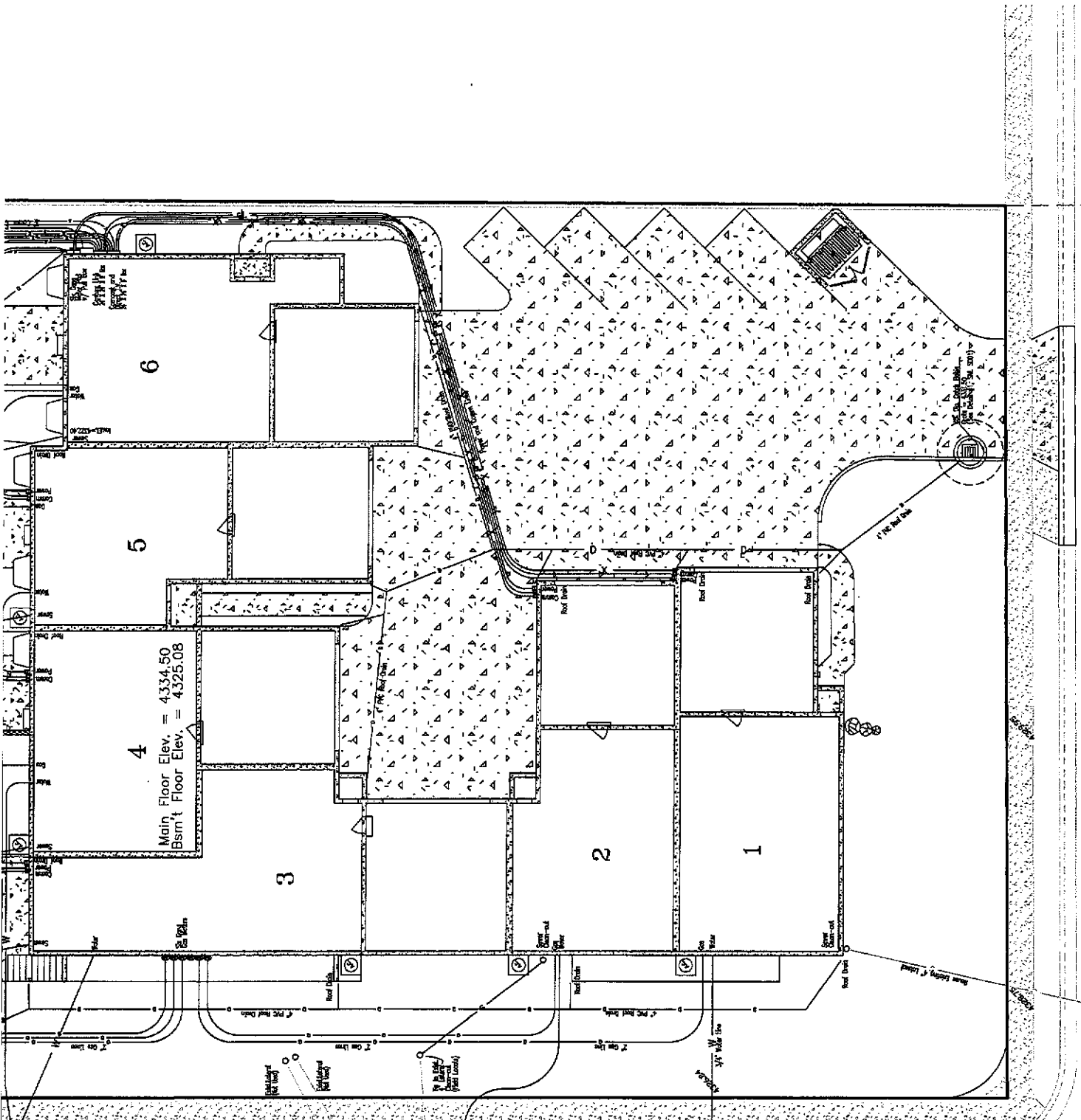
Total Volume = 110 cu.ft.

- Legend**
- Center Line
 - Boundary Line
 - Drainage Swale
 - Underground Drain



Utility Legend

- Existing Sewer Manhole
- Existing 8" P.V.C. Sanitary Sewer Main
- 4" P.V.C. Sewer Lateral
- Sewer Cleanout
- Fire Hydrant
- Gate Valve
- Existing Culinary Water Main
- Water Meter
- 3/4" Poly Pipe Service Line After Meter
- Irrigation Water Main
- Irrigation Lateral Service
- 6" Steel Junction Box Building Mount
- Underground Power 2" - 80 Conduit Unless Specified
- 4" Steel Junction Box Century Line
- Century Link Communication Conduit 1" - 80 Conduit Unless Specified
- 4" Steel Junction Box Comcast or Direct TV
- Infinity Comcast or Direct TV 1" - 80 Conduit Unless Specified
- PVC Drain Line 4" SDR-35 unless Specified Other
- Curb and Gutter
- Concrete Surface
- Asphalt Patch



Boundary De

Beginning on the North Line of Port
point S89°45'55"W along the North line
West line of 400 East Street, said poin
279.93 ft. along the Section Line and S
the North line of said Pages Lane from
Section 18, T.2N., R.1E., S.1.B. & M. and
136.37ft. along said North line of Pages
East Street, a 50 ft. wide road; thence
East line of 300 East Street; thence N8
S00°28'37"E 3.28 ft. to a point on the
Boundary Line Agreement as recorded in
County Records; thence along said boun
(i) N89°35'15"E 0.90 ft., (ii) S74°07'20"E
ft.; thence S00°20'32"W 162.98 ft. along
to the point of beginning.
Containing 0.527 Acres.

Surveyor's C

I, J. Scott Bailing, a Professional I
No. 162195, as prescribed under the la
hereby certify that by the authority of
survey of the tract of land shown on t
and have subdivided said tract of land
as "The Cottage on the Corner" and th
surveyed and staked on the ground as

Date _____ Utah Su

Owner's De

Known all men by these presents the
above described tract of land having caus
Lots and Streets to hereafter be known a
do hereby dedicate for perpetual use of t
on this plot for public use and do warrant
harmless against any easement or other e
streets which will interfere with the city's
in witness whereof we have hereunto
day of _____

J. Scott Bailing, Manager
KESTREL BAY L.L.C., A Utah Limited Liabli

Acknowled

On this _____ day of _____
personally appeared before me, the under
signers of the Owner's Dedication, who d
the manager of KESTREL BAY L.L.C., A Ut
entity is the owner of the tract of land d
it freely and voluntarily on behalf of said
therein mentioned.

Notary Public: (sign) _____

Residence: _____ (print)

My Commission Expires: _____

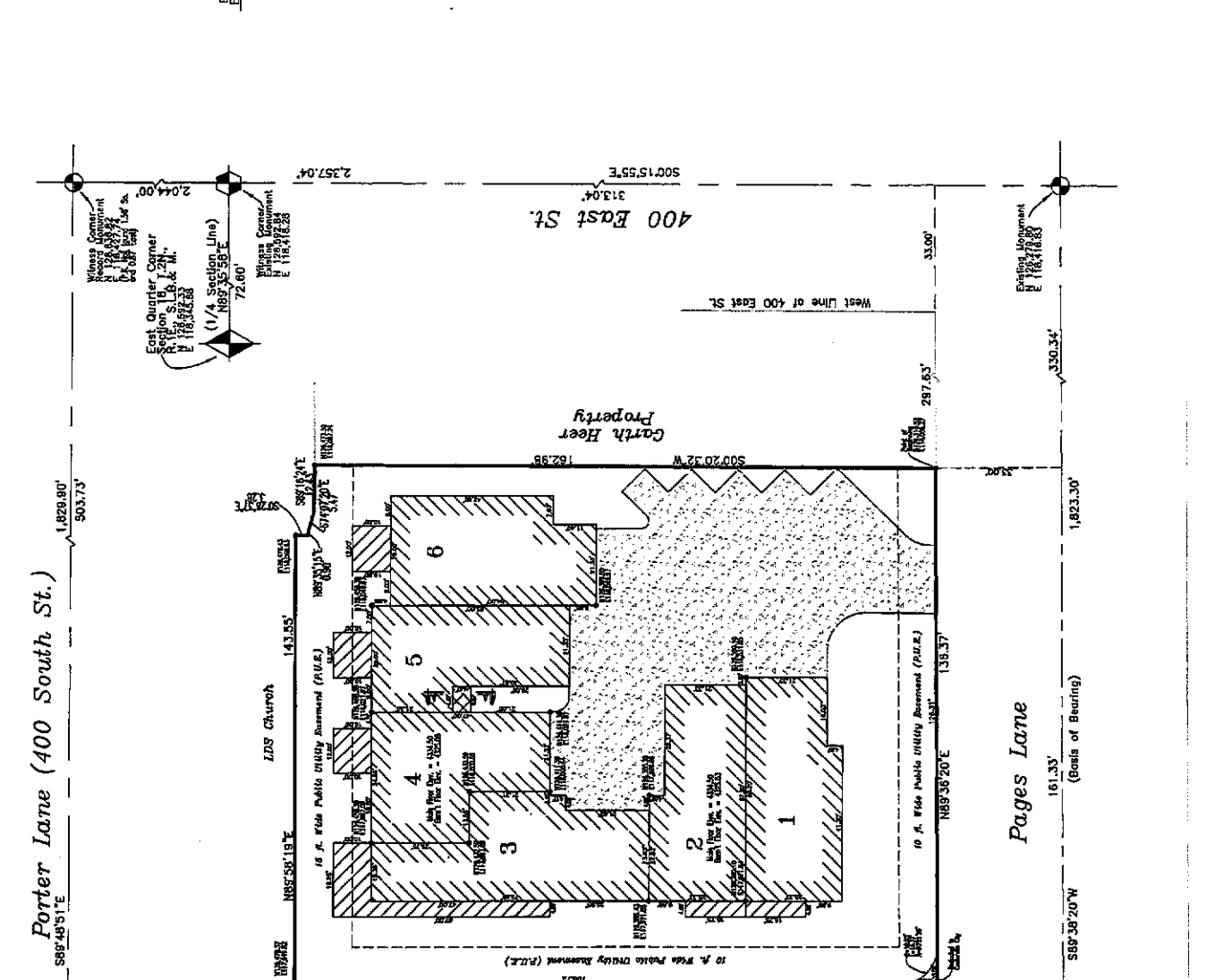
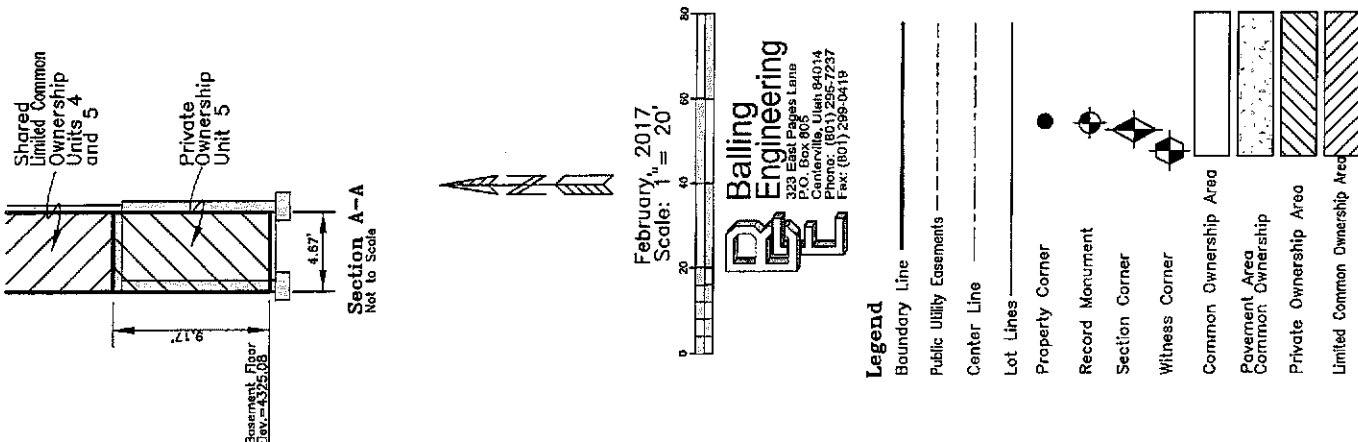
Notes:

1. All Coordinates are based on Davis C
2. Approval of this development plot by
any representation as to the adequacy
location or depth of groundwater tables.

Presented to the City Council of Centerville City, Utah, this _____ day of _____ 2017, at which time this subdivision was approved.

Davis

City of Centerville, Utah, this _____ day of _____ 2017, at which time this subdivision was approved.



Recommended for Approval

Recommended for Approval

Overall

Car Turning Radius for Parking Cottage on the Corner Centerville, Utah

Attached is a Figure 6.1 from "Introduction to Transportation Engineering" Carter and Homburger, Published 1978. This figure shows that the interior turning path radius of a passenger design vehicle is 15.3 ft. I did testing in my parking lot with my Ford F150 truck to verify this and actually the radius is much less when backing up, (hence it is easier to parallel park backing up). I measured the radius to be 12.5 ft. I have conservatively used 15.3 ft. for demonstration.

On the second attached sheet I show how a design vehicle can easily maneuver backing out of our visitor parking area and exit onto Pages Lane in the forward direction. I hope you appreciate our use of a Porsche Boxster as the design vehicle for effect. But as mentioned a Ford F150 Truck will easily achieve the same turning radius.

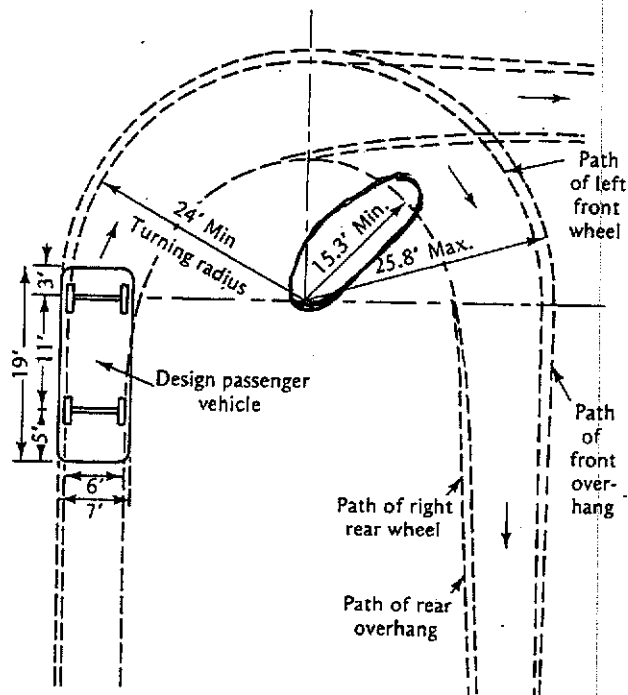
Scott Balling, P.E.

TABLE 6-1
DESIGN VEHICLE DIMENSIONS

DESIGN VEHICLE TYPE	SYMBOL	WHEELBASE	DIMENSION IN FEET (METERS)				
			Front Overhang	Rear Overhang	Overall Length	Overall Width	Height
Passenger car	P	11 (3.4)	3 (0.9)	5 (1.5)	19 (5.8)	7 (2.1)	...
Single unit truck	SU	20 (6.1)	4 (1.2)	6 (1.8)	30 (9.1)	8.5 (2.6)	13.5 (4.1)
Single unit bus	BUS	25 (7.6)	7 (2.1)	8 (2.4)	40 (12.2)	8.5 (2.6)	13.5 (4.1)
Semitrailer combination, intermediate	WB-40	13 + 27 = 40 (12.2)	4 (1.2)	6 (1.8)	50 (15.2)	8.5 (2.1)	13.5 (4.1)
Semitrailer combination, large	WB-50	20 + 30 = 50 (15.2)	3 (0.9)	2 (0.6)	55 (16.8)	8.5 (2.6)	13.5 (4.1)
Semitrailer fulltrailer combination	WB-60	9.7 + 20.0 + 9.4 ^a + 20.9 = 60 (18.3)	2 (0.6)	3 (0.9)	65 (19.8)	8.5 (2.6)	13.5 (4.1)

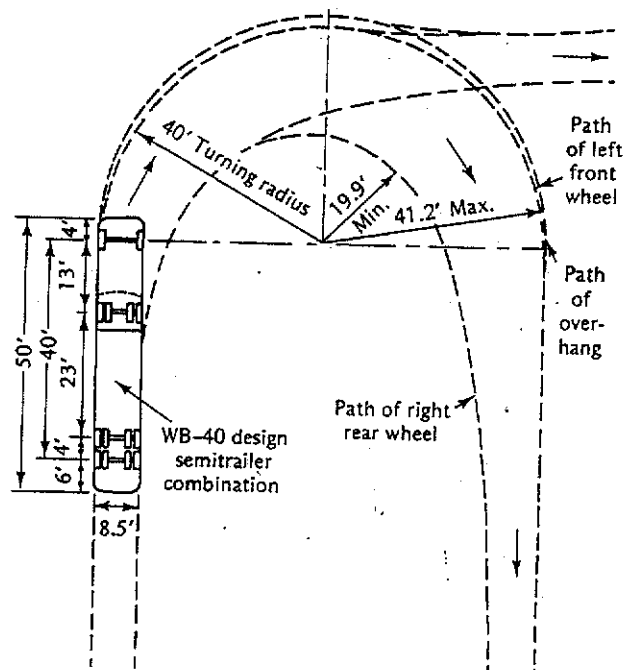
^aDistance between rear wheels of front trailer and front wheels of rear trailer.

SOURCE: A Policy on Design of Urban Highways and Arterial Streets, American Association of State Highway Officials, 1973, p. 269.



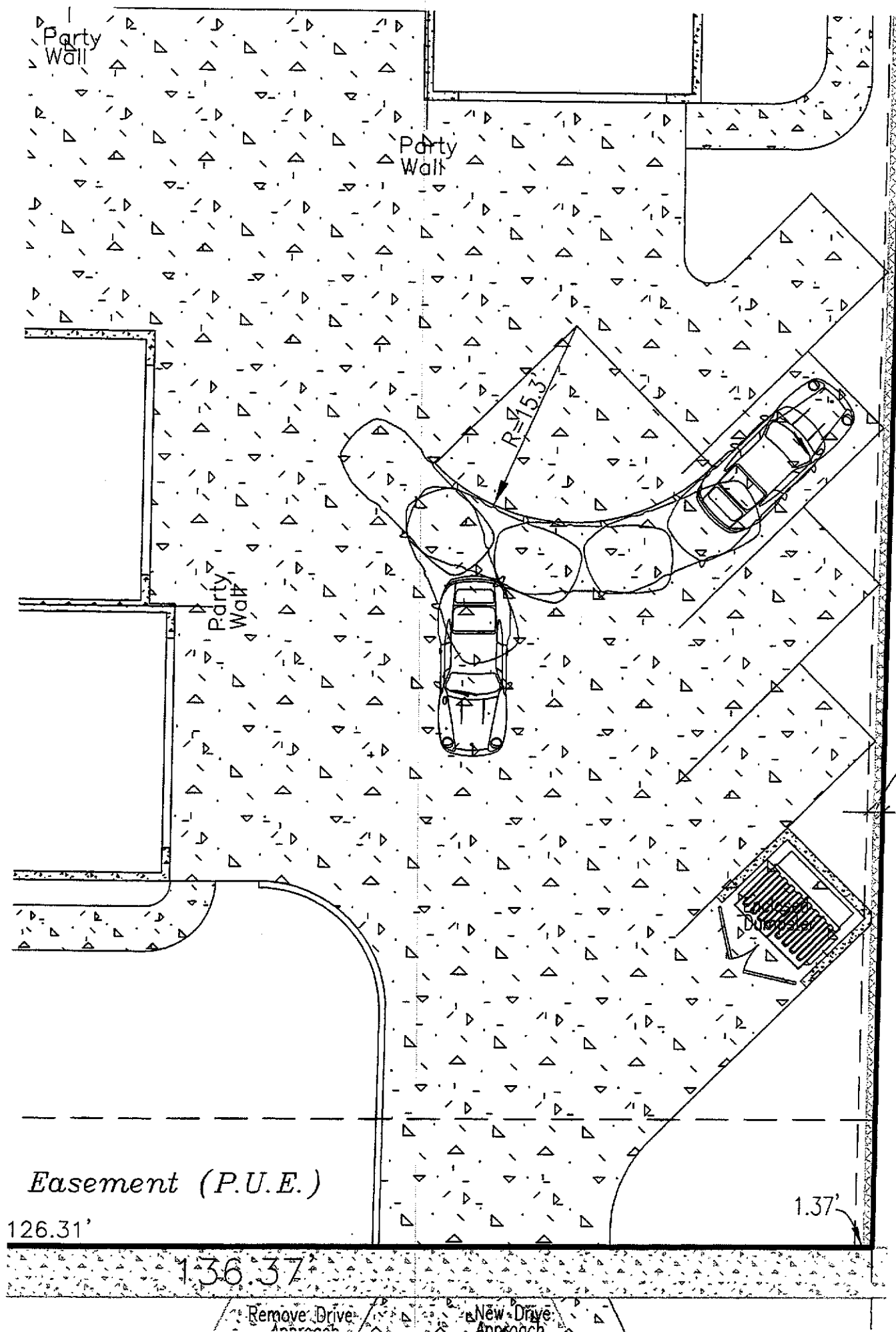
SOURCE: American Association of State Highway Officials, A Policy on Geometric Design of Rural Highways, 1965, p. 73.

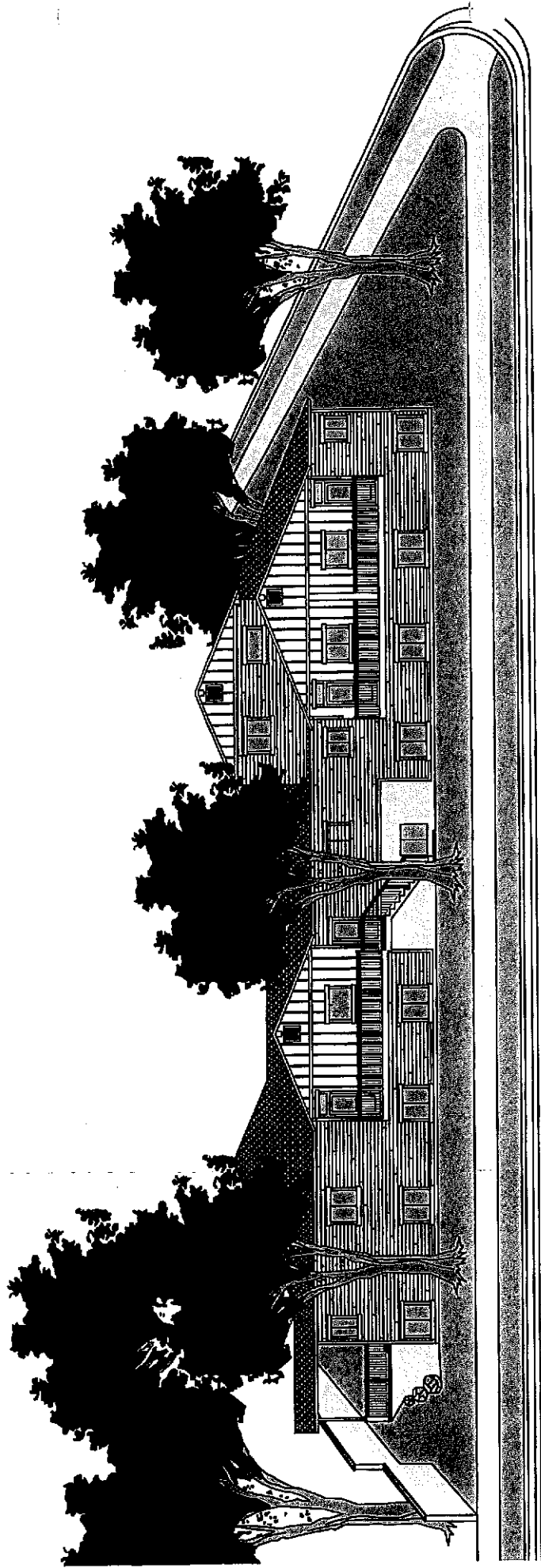
FIGURE 6-1
TURNING PATH OF PASSENGER DESIGN VEHICLE



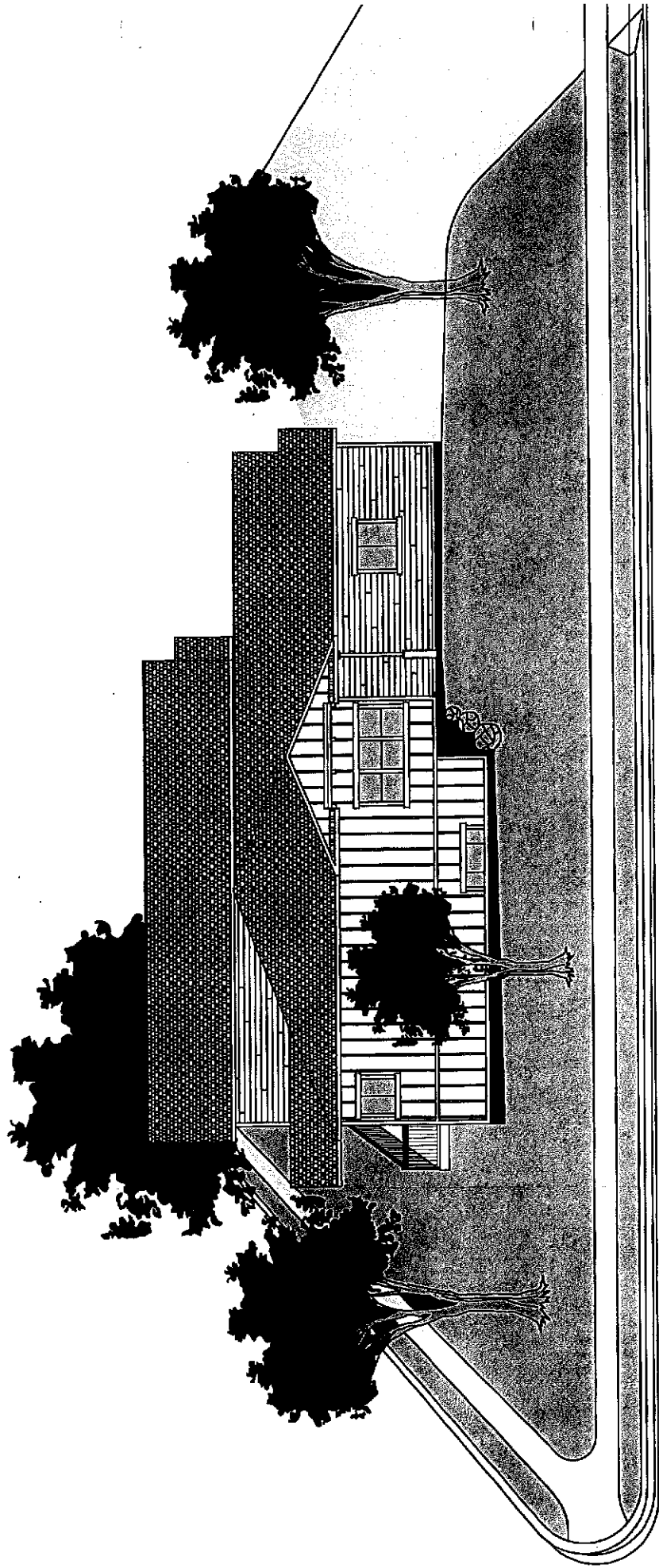
SOURCE: American Association of State Highway Officials, A Policy on Geometric Design of Rural Highways, 1965, p. 83.

FIGURE 6-2
TURNING PATH OF WB-40 DESIGN VEHICLE

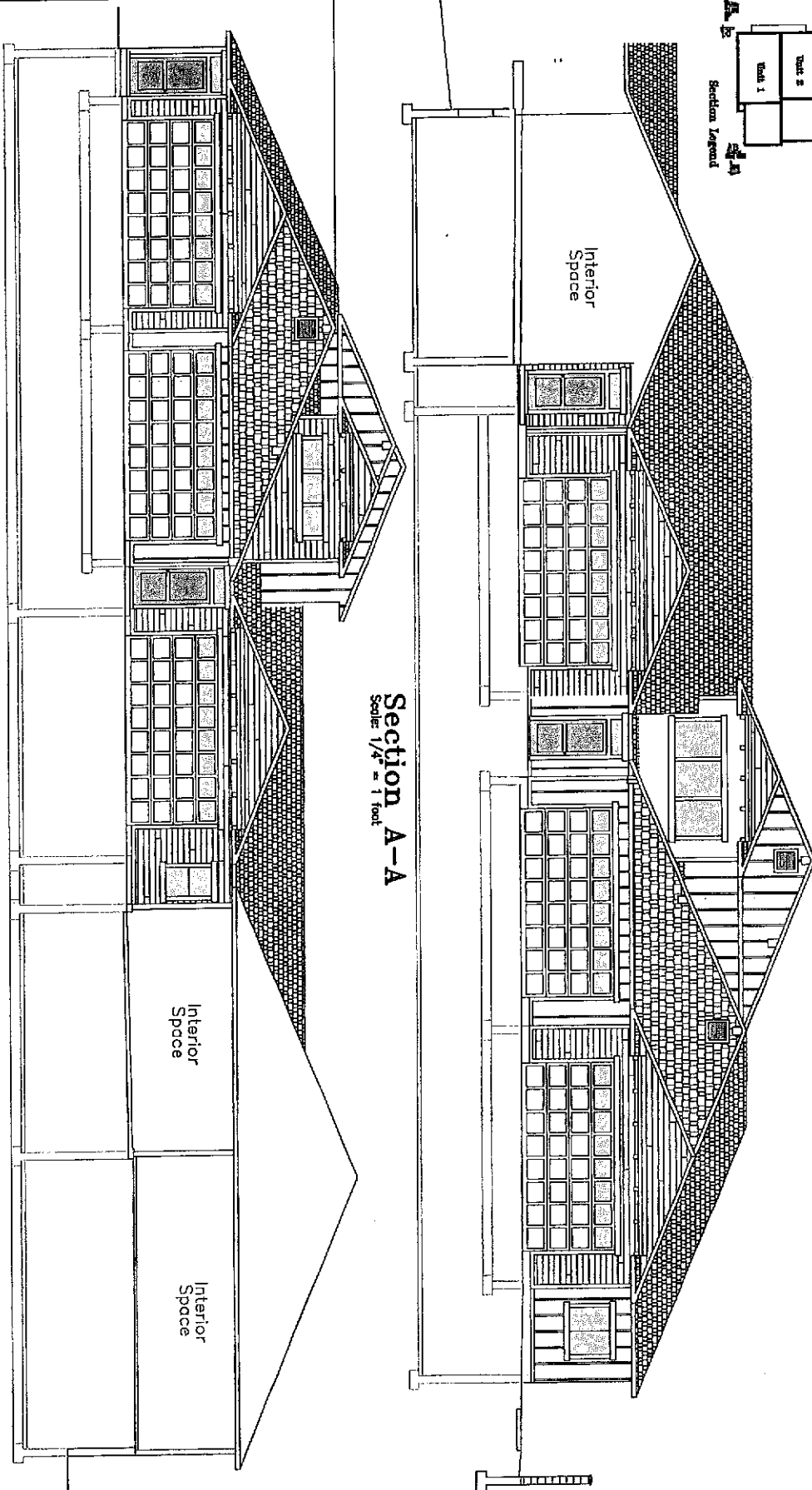
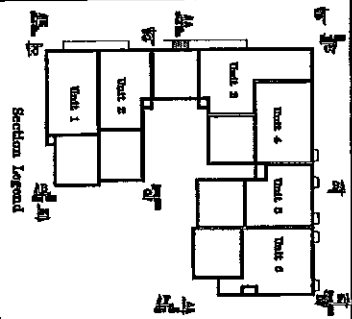




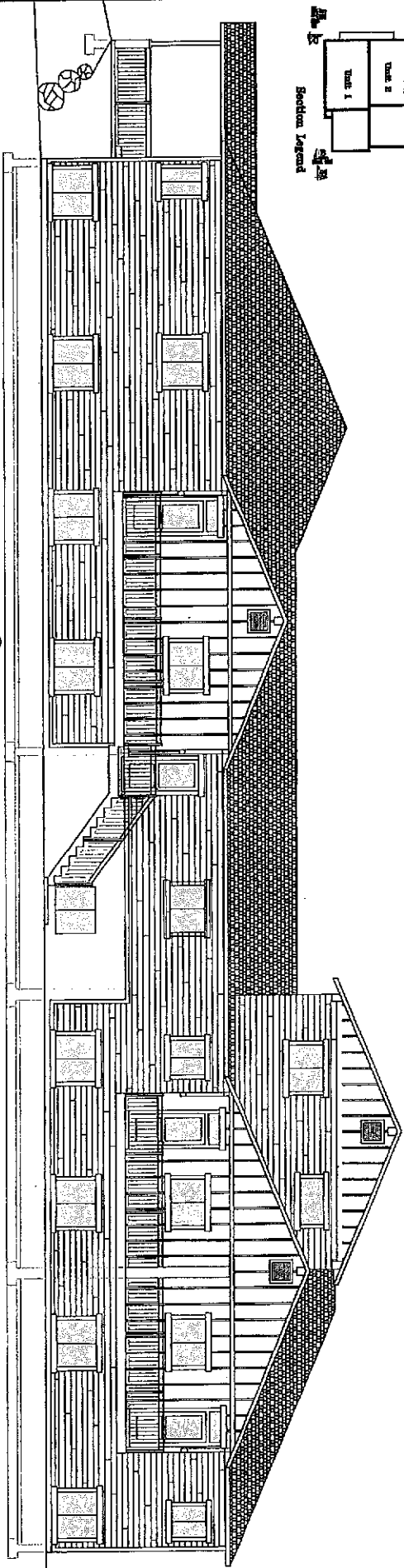
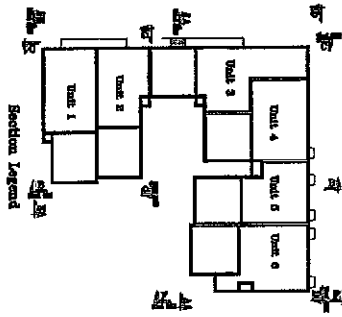
View from 300 East Street



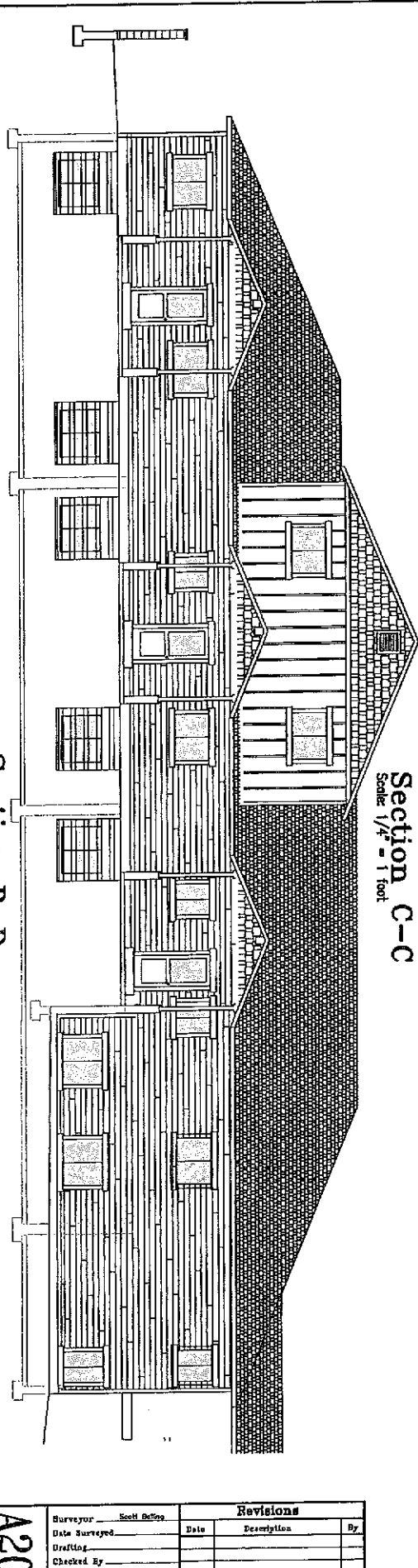
View from Pages Lane



A201 Sheet X of X	Surveyor: Scott Balling Date Surveyed: _____ Drafting: _____ Checked By: _____ Submittal Date: 02-21-10 File Number: _____	Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date	Description	By										The Cottages on the Corner Elevations (Sheet 1) For Kestrel Bay LLC 823 East Page Lane Centerville, Utah 84014 Phone: 801-208-7207 Email: jballing@gmail.com	Balling Engineering Civil Engineering • Surveying • Planning 823 E. Page Lane Centerville, Utah 84014 Phone: (801) 208-7207 Fax: (801) 208-0410
	Date	Description	By													



Section C-C
Scale 1/4" = 1 foot



Section D-D
Scale 1/4" = 1 foot

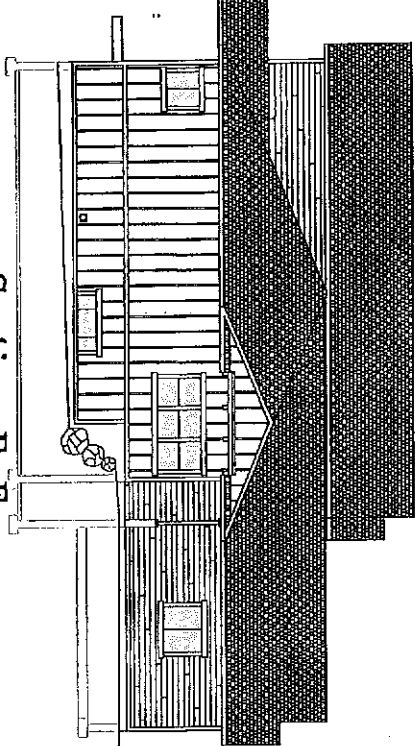
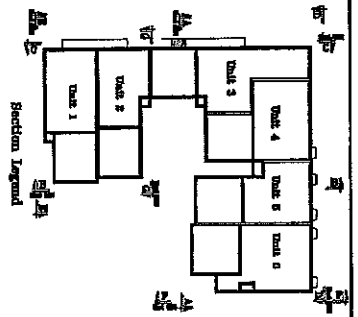
The Cottages on the Corner
Elevations (Sheet 2)
The Cottages on the Corner LLC
303 East Park Lane
Conoverville, Utah 84614
Phone: 801-488-7300
Fax: 801-488-7301
Email: info@thecottagesonthe.com

Balling Engineering
Civil Engineering • Surveying • Planning
303 E. Park Lane
Conoverville, Utah 84614
Phone: (801) 390-2237
Fax: (801) 390-0410
Email: info@ballingeng.com

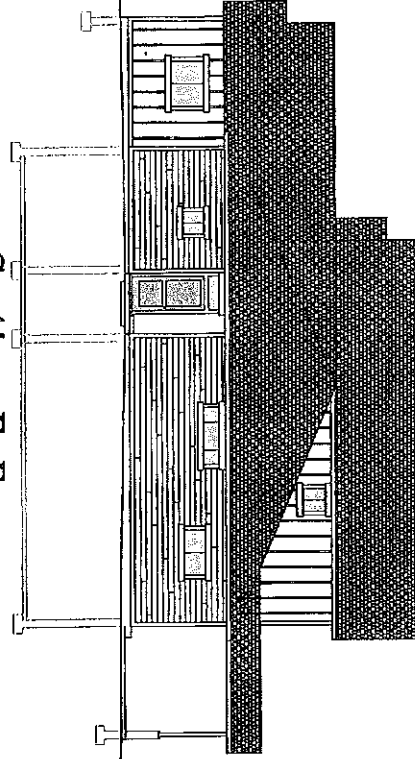
Revisions			
Date	Description	By	

A202
Sheet 1 of 1

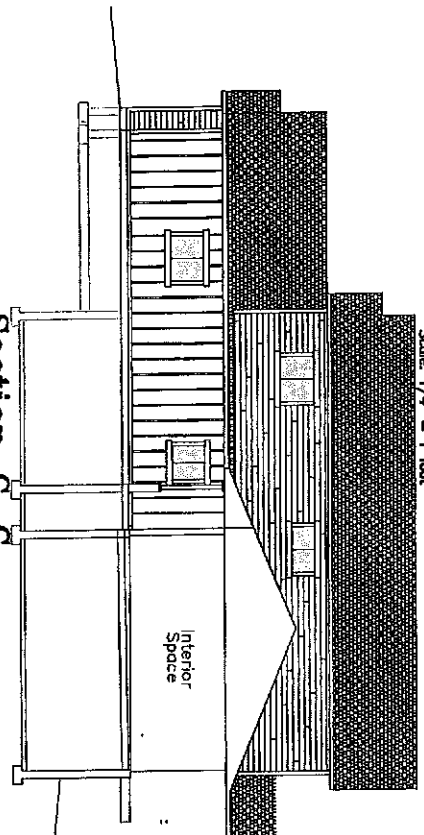
Surveyor: Scott DeSno
Date Surveyed: 08-21-18
Drafting:
Checked By:
Submit Date: 08-21-18
File Number:



Section E-E
Scale: 1/8" = 1 foot



Section F-F
Scale: 1/8" = 1 foot



Section G-G
Scale: 1/8" = 1 foot

A203

Sheet X of X

Revisions		
Date	Description	By

The Cottages on the Corner
Elevations (Sheet 3)

For Kestrel Bay LLC
828 East Page Lane
Centerville, Utah 84014

Phone: (801) 898-7305
Email: jacobballing@gmail.com

Balling Engineering
Civil Engineering • Surveying • Planning

828 E. Page Lane
Centerville, Utah 84014

Phone: (801) 898-7237
Fax: (801) 898-0419

A-1 DISPOSAL

Number "1" in Service

From
A-1 Disposal
670 East 3900 S. Suite 210
Salt Lake City, Utah 84107

To: Centerville City Planning
Attn. Corey Snyder
Email: csnyder@centervilleut.com

November 29th, 2016

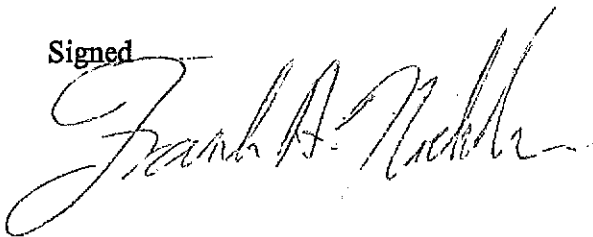
RE: Proposed Dumpster Service for the Cottage on the Corner

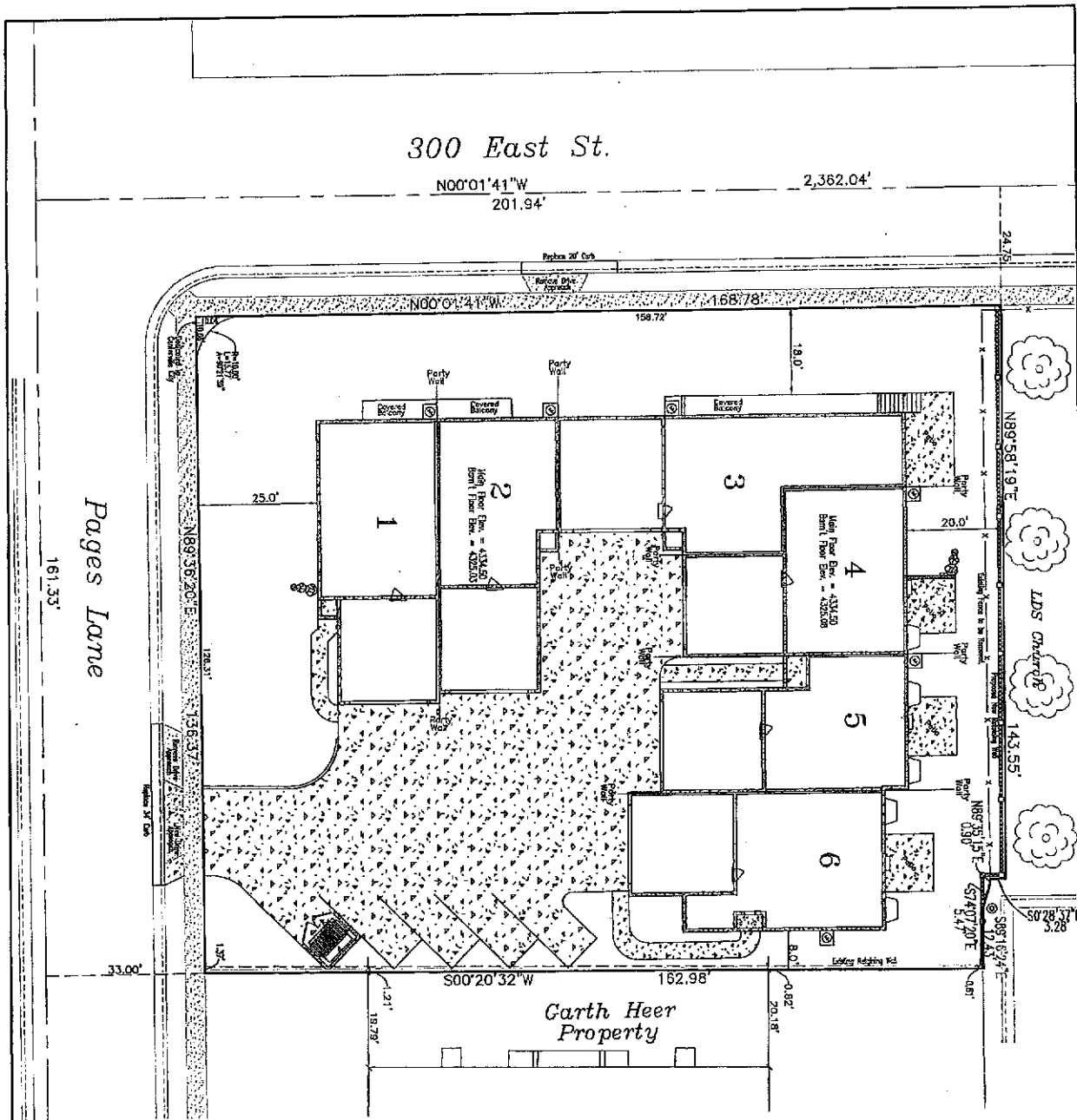
Dear Mr. Snyder:

We have been presented with a site plan for the Cottage on the Corner and asked to review the accessibility and location of the proposed dumpster enclosure. We are agreeable with this location because it is close serviceability. The 45° angle of the enclosure will give us quick pickup and delivery options. The 10 ft. wide width of the enclosure is adequate to maintain our 8 ft. wide dumpsters. There is sufficient room off road to load the dumpster behind the sidewalk with our trucks which are 30 ft. in length. It will be necessary for us to back out onto Pages Lane after the loading. This is a common procedure at many of our locations and our drivers are experienced with this type of location. Mr. Balling has informed us that there is an adjacent elementary school and we propose to do our pickups at times when the school students are within their classrooms and not during the school commute.

Thanks for your considerations.

Signed

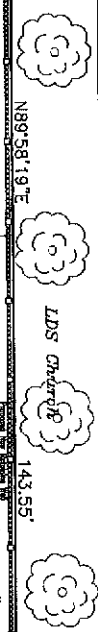




Pages Lane

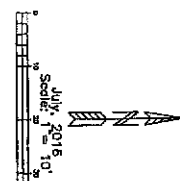
300 East St.

Carth Heer Property



Area (sq. ft.)	Percent
Building	8,326 36.7
Landscaping	8,127 35.8
Driveway and Walks	6,264 27.6
Total	22,717 100
Area to Centerlines	32,452 0.75 Acres
Number of Units	6 Units
Density	8.0 Units/Acre
Parking	18 Spaces (3 per Unit)
Unit Dimensions	
Unit 1 (3 Bedroom, 2.5 Bath)	
Basement	832 sq. ft.
Main Floor	821 sq. ft.
Total	1,653 sq. ft.
Unit 2 (4 Bedroom, 3.5 Bath)	
Basement	734 sq. ft.
Main Floor	723 sq. ft.
2nd Floor	829 sq. ft.
Total	2,286 sq. ft.
Unit 3 (3 Bedroom, 2.5 Bath)	
Basement	1,392 sq. ft.
Main Floor	971 sq. ft.
Total	2,363 sq. ft.
Unit 4 (4 Bedroom, 3.5 Bath)	
Basement	863 sq. ft.
Main Floor	863 sq. ft.
Total	1,726 sq. ft.
Unit 5 (4 Bedroom, 3.5 Bath)	
Basement	754 sq. ft.
Main Floor	728 sq. ft.
2nd Floor	854 sq. ft.
Total	2,336 sq. ft.
Unit 6 (3 Bedroom, 2.5 Bath)	
Basement	958 sq. ft.
Main Floor	934 sq. ft.
Total	1,892 sq. ft.

Legend
 Fence Line ——— X ——— X ——— X
 Center Line ——— X ——— X ——— X
 Boundary Line ——— X ——— X ——— X
 Curb and Gutter ——— X ——— X ——— X
 4" Wide Concrete Walk ——— X ——— X ——— X
 Concrete Driveway ——— X ——— X ——— X



Revisions

Date	Description	By

The Cottage on the Corner
 Site Plan

For Kestrel Bay LLC
 328 East Page Lane
 Centerville, Utah 84014

Phone: 801-569-7805
 Email: joshballing@gmail.com

Balling Engineering
 Civil Engineering • Surveying • Planning

323 E. Pages Lane
 Centerville, Utah 84014

Phone: (801) 895-7237
 Fax: (801) 899-0419

Surveyor: Josh Balling

Date Surveyed: 11-20-16

Drafting:

Checked By:

Submittal Date: 11-20-16

File Number:

C101

Sheet X of X

RECEIVED NOV 30 2016

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/14/2016**

Item No. 7.

Short Title: Public Hearing - Ray Subdivision, 233 South 100 East

Initiated By: Lance Evans, PLW Inc., Property Owner & Applicant

Scheduled Time: 8:30

SUBJECT

ADMINISTRATIVE DECISION

Consider proposed Preliminary and Final Subdivision Plan for the Ray Subdivision, on property located at 233 South 100 East, for the purpose of creating 3 residential building lots

RECOMMENDATION

Refer to Staff Report

BACKGROUND

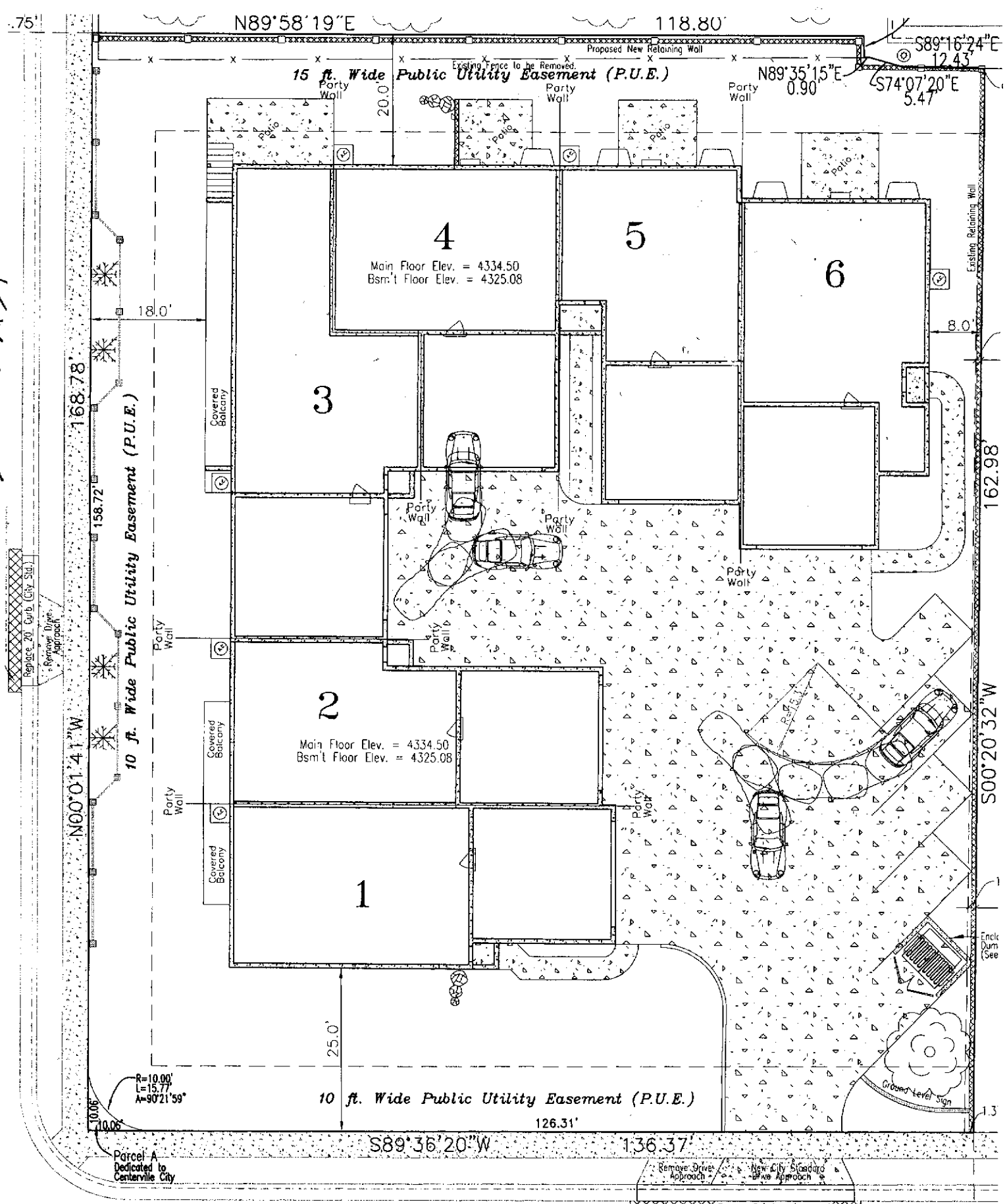
Refer to Staff Report

ATTACHMENTS:

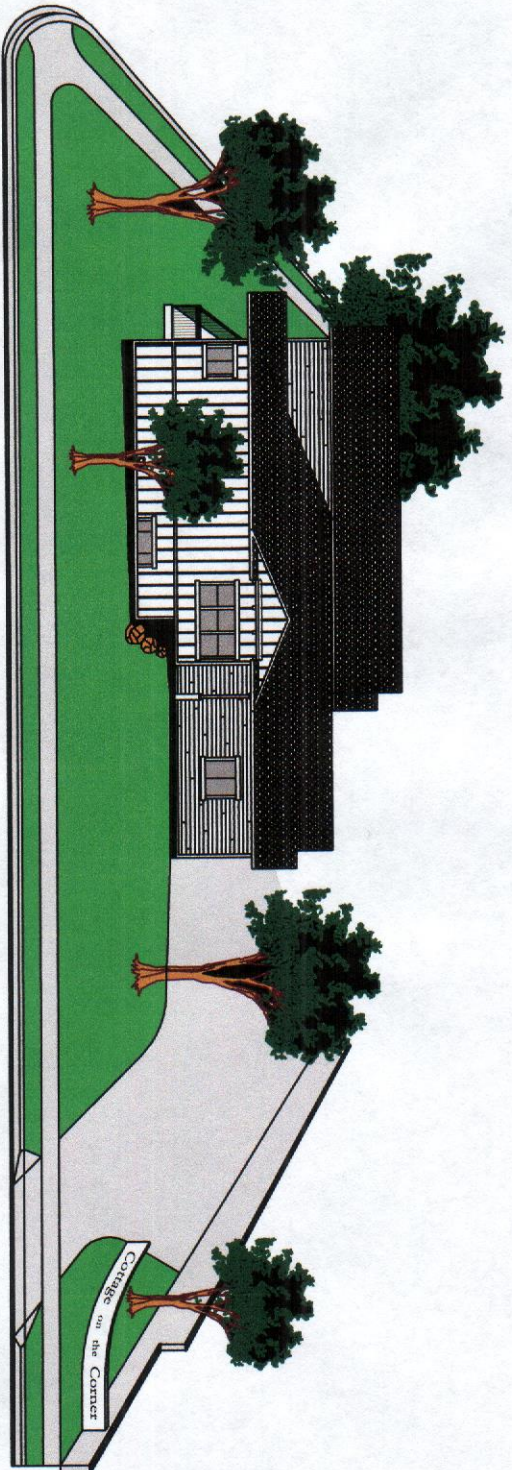
Description

- ☐ 12-14-2016 PC Staff Report Ray Subdivision Final
- ☐ Ray Subdivision Preliminary & Final Plan

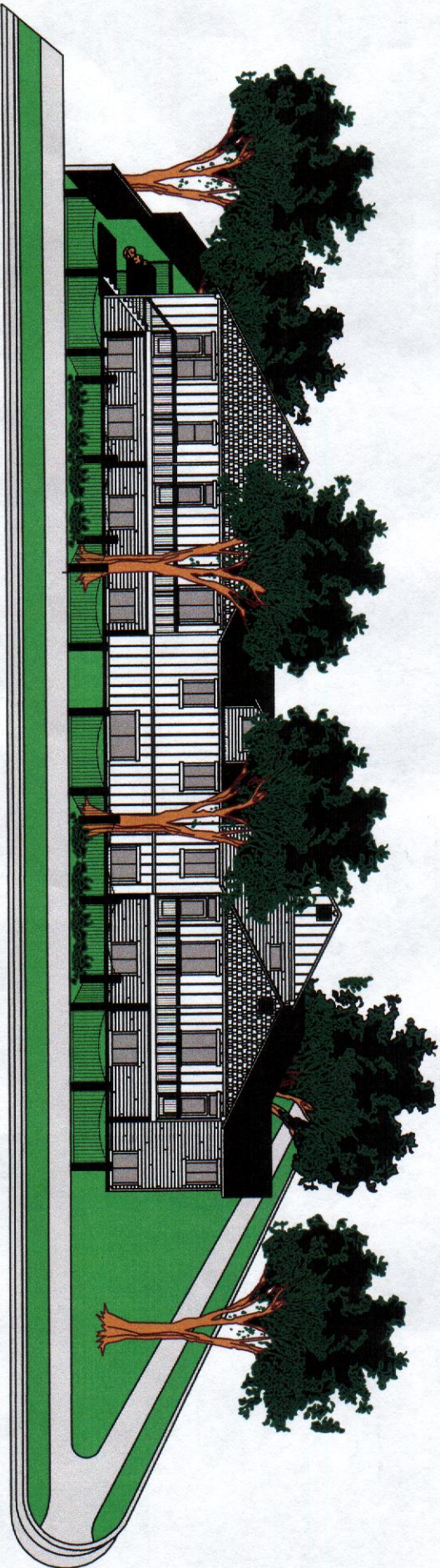
300 EAST



PAGES LANE



View from Pages Lane



View from 300 East Street

A-1 DISPOSAL

Number "1" in Service

From
A-1 Disposal
670 East 3900 S. Suite 210
Salt Lake City, Utah 84107

To: Centerville City Planning
Attn. Corey Snyder
Email: csnyder@centervilleut.com

November 29th, 2016

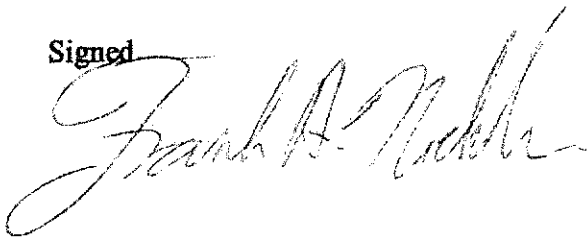
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We have been presented with a site plan for the Cottage on the Corner and asked to review the accessibility and location of the proposed dumpster enclosure. We are agreeable with this location because it is close serviceability. The 45° angle of the enclosure will give us quick pickup and delivery options. The 10 ft. wide width of the enclosure is adequate to maintain our 8 ft. wide dumpsters. There is sufficient room off road to load the dumpster behind the sidewalk with our trucks which are 30 ft. in length. It will be necessary for us to back out onto Pages Lane after the loading. This is a common procedure at many of our locations and our drivers are experienced with this type of location. Mr. Balling has informed us that there is an adjacent elementary school and we propose to do our pickups at times when the school students are within their classrooms and not during the school commute.

Thanks for your considerations.

Signed



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

**STAFF REPORT
AGENDA:**

PROPERTY OWNER: MARK L. EVANS, TRUSTEE
(SEE APPLICANT FOR TRUSTEE ADDRESS)

APPLICANT: LANCE EVANS
PLW INC
638 COMPTON ROAD
FARMINGTON, UT 84025
(lancelevans@gmail.com)

PROPERTY: 233 SOUTH 100 EAST
02-103-0067

ACREAGE: 0.858 AC. GROSS & .601 AC NET

TOTAL LOTS: THREE (3) LOTS

CURRENT ZONING: RESIDENTIAL-LOW (R-L)

APPLICATION: PRELIMINARY/FINAL SUBDIVISION

RECOMMENDATION: ACCEPT THE FINAL SUBDIVISION PLANS

BACKGROUND

The applicant desires to redevelop their existing home and land into a three (3) lot subdivision and maintain the existing home on one of the new lots. The existing home is currently listed on the Significant Sites List that is maintained by the Landmarks Commission.

The total gross area of the project is 0.858 acres. The allowable R-L Zone density for single-family development is 4 units per acre, which allows for 3.34 units or no more than the proposed three (3) lots (*density is rounded to the nearest tenth, 12.12.030.f*).



PRELIMINARY/FINAL SUBDIVISION REVIEW - CHAPTER 15.2

The Commission had previously given approval to view combine the Preliminary and Final Plat together in one session. The purpose of the preliminary plat is to ensure accuracy of the final plat and to minimize changes between the conceptual and the final. Because this subdivision is rather straightforward and did not need any major adjustments after the Conceptual Plan was approved, the Planning Commission thought it was acceptable to combine Preliminary and Final Plat Approval.

PREVIOUS CONDITIONS OF APPROVAL

These issues were brought up during the approval of the Conceptual Site Plan, all of which now are addressed.

1. Depict the Buildable Area for each lot, providing a minimum of 2,000 square feet meeting the Buildable Ratio of the Zoning Ordinance.
 - Buildable Area of building pads have been shown on the site plan. The smallest pad, located on Lot 3, is at 2,386 square feet with the required setbacks, meeting the 2,000 foot requirement. The other Lot in question far exceeds the building pad requirement at 6,260 square feet.
2. The preliminary plans need to depict three (3) public utility easements (each lot) with the front measuring 10 feet along the street frontage of each lot and all others a minimum of 7 feet.
 - These PUE's have been noted on the Final Site Plan, with 10 foot PUEs on street frontage lots and 7 foot PUEs on interior lot lines.
3. The preliminary plans need to address adequate fire protection including all existing fire hydrants and any new fire hydrants as required by the Fire Marshal.
 - Letters have been received from the South Davis Fire Department with the following conditions of approval: Fire access roads should extend to within 150 feet of any future structure built, and a fire hydrant shall be within 600 feet of any habitable structure. There are no plans for future structures as of now, and there is currently a fire hydrant across the street from the property, so both conditions are currently met.
4. A soil report and drainage information shall be created or performed and must be submitted to City staff for review as part of the preliminary subdivision plans.
 - Engineering drawings have been submitted with proper drainage reports and construction plans. The City Engineer stated the soil reports aren't necessary until a future building permit would be required, since there is already an existing building on the property.
5. All utility provider sheets shall be submitted with the preliminary subdivision plans indicating all utility providers can service each lot.
 - Yes, letters from Rocky Mountain, Qvester, South Davis Sewer District, Utopia and CenturyLink were all submitted.

CONCLUSION

The applicant has provided adequate information to depict how the property is proposed to be developed. Staff believes that the proposed subdivision has the potential to meet or satisfy the City's Subdivision regulations. Therefore, the Planning Commission should consider recommending Final Subdivision approval to the City Council.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the Conceptual Subdivision Plan for Ray Subdivision: I hereby make a motion for the Planning Commission to recommend approval of the Final Subdivision Plat and Plans for the Ray Subdivision located at 233 South 100 East to the City Council, with the following directives:

1. The Final Plat Linen shall meet all the standards found in Chapter 15.3 of the Subdivision Ordinance.
2. After the final plat is deemed acceptable by the City Engineer and City Attorney, the City will record the plat at the Davis County Recorder's Office.
3. The final construction drawings shall be reviewed and approved by the City Engineer prior to the recommendation of the Subdivision Plat.

Suggested Reasons for the Action (Findings):

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

Previous Planning Commission Meetings
Conceptual Plan – November 9th

N89° 54' 43" E 181.50'

E: 117,276.93

NE COR., LOT 3, BLK. 9,
PLAT "A", C.T.S.

1061.88'
N81° 15' 52" W

100.50'
EAST
20.0' STREET
SETBACK

20.0' REAR
YARD

142 EAST

25.0' FRONT YARD

10.0' SIDE
YARD

LOT 1
50.0 FT or 0.192 ACRES

7.0' P.U.E.

8.0' SIDE YARD

10.0' SIDE YARD

4.33" W

50'

N00° 06' 21" E 144.37'

7.0' P.U.E.

LOT 3
50.0 FT or 0.141 ACRES

20.0' REAR
YARD

61.00'

20.0' REAR YARD

8.0' SIDE YARD

7.0' P.U.E.

81.00'

7.0' P.U.E.

S89° 54' 43" W 181.50'

(EAST)

N: 129,277.44
E: 117,276.66

S00° 06' 21" W 144.37'
(NORTH)

TRAVIS and ANTONETTE
NIXON
TAX PARCEL #02-103-0068

SW CORNER OF EXISTING VINYL
POST IS ON LINE AND 0.5'
NORTHERLY OF LOT CORNER

GACW HYDE

**CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
12/14/2016**

Item No. 8.

Short Title: Community Development Director's Report 121416

Initiated By: Corvin M. Snyder, Community Development Director

Scheduled Time: 8:50

SUBJECT

The next regularly scheduled meeting is January 11, 2017. Item(s) to be considered:

- Interform Cross-Access Amended Site Plan

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
12/14/2016**

Item No. 9

Short Title: City Council Actions Report 121416

Initiated By:

Scheduled Time: 8:55

SUBJECT

November 15, 2016:

- *General Plan Amendments - West Centerville Neighborhood Plan - Removing Industrial Very-High Zoning District - Section 12-480-6 Motion: Deny*
- *Consider Ordinance No. 2016-29 repealing flag-lot provisions in City Code or send matter back to the Planning Commission with directive regarding potential revisions Motion: Repeal*
- *Direction to staff and Planning Commission re General Plan Southeast Neighborhood Motion: Begin revisions*

December 6, 2016:

- *No items for Planning Commission*

RECOMMENDATION

BACKGROUND