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 JANUARY 26, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET. 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 Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

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

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

D. COMMISSION BUSINESS

1. PUBLIC HEARING (Continued) -ADMINISTRATIVE DECISION - Conceptual Site Plan - Chipotle, 370 WEST 400 NORTH

   The property owner desires to remodel the existing building, which will be utilized for another restaurant use known as Chipotle Mexican Grill. As part of the remodel, the owner has plans for an building exterior redesign.

2. LEGISLATIVE RECOMMENDATION - Public Hearing - Zone Text Amendment - Food Trucks

   Proposed Zone Code Enactment of CZC 12.70 Food Trucks and Amending 12.56, Temporary Uses for Food Trucks, and sections 6.01 and 6.07 of the Municipal Code to regulate food trucks and to comply with State Code

3. Parking Study Discussion by Commission

   ESI Engineering has completed their parking assessment, as requested. The results of this study was presented to the Commission on December 08, 2021. The Commission decided to set aside a work meeting to further discuss the results and findings

4. Community Development Director's Report

Next Planning Commission Meeting - February *09, 2022*:
Tentative Items:

- *Young Power Sports Amendment, Young Auto Motive*
- *Rezone of Property, R-L to R-M- Chad Morris*

City Council Report:

- *Schmucker Rezone to R-L, APPROVED*
- *The Lane Final Subdivision, APPROVED*
- *Residential Amendments, Chad Morris, DENIED*

Commission Goals Update:

- *Parking Update Study -In progress*
- *Subdivision Ordinance - underway with City Attorney, early 2022*
- *Food Truck Ordinance - In progress*
- *Single-family on un-platted lots - not yet underway*
- *General Plan/Economic Study - to begin in March 2022*

E. MINUTES REVIEW AND ACCEPTANCE

January 12, 2022

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report
1/26/2022

Item No. 1.

Short Title: PUBLIC HEARING (Continued) -ADMINISTRATIVE DECISION - Conceptual Site Plan - Chipotle, 370 WEST 400 NORTH

Initiated By: Ben Fiedler, Applicant

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

The property owner desires to remodel the existing building, which will be utilized for another restaurant use known as Chipotle Mexican Grill. As part of the remodel, the owner has plans for an building exterior redesign.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 01-26-2022 PC Staff Memorandum, Chipotle Mexican Grill
- Revised Design Scheme - Storyboard Materials
- Revised Design Scheme - Building Elevations
- 01-12-2022 PC Staff Report - Chipotle Building Design Change

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

STAFF MEMORANDUM

DATE: **JANUARY 26, 2022**

TO: **CENTERVILLE CITY PLANNING COMMISSION**

FROM: **PLANNING STAFF**

SUBJECT: **OFF-STREET PARKING WORK MEETING DISCUSSION**

BACKGROUND

As the Commission is aware, the Conceptual Site Plan for the proposed Chipotle Mexican Grill was tabled at the previous Planning Commission Meeting. The Commission gave the applicant the following directives:

1. *The applicant shall readdress the use of colors and materials to better "harmonize" the exterior use of materials and colors with the immediate adjacent development.*
2. *The Applicant shall eliminate the use of paint cover-coating of the building's existing rock in order to maintain the "maintenance-free" expectation of the Parrish Gateway Design Guidelines. The applicant ought to consider the following:*
   - *Keep the existing rock material in place, as constructed with some modifications.*
   - *Consider removal of the existing rock and replace with brick that is suitable and in harmony with the surrounding development.*

BUILDING DESIGN, COLORS, AND MATERIALS REVISTED

The Applicant has revised the proposed design and color changes. These changes have been attached to the Commission's packet for this matter. In summary, the new additional changes are as follows:

- Modification to the two-tone EFIS consisting of the following:
  - **Synchronicity -** a light, gray, peachy beige with a brown undertone
  - **Curlew** is a deep, gray, ginger beige with a persimmon undertone

- Addition of four (4) Wall Sconces on the North Elevation.

PROTENTIAL APPROVAL MOTION

If the Commission is satisfied with the revised design scheme changes, the Conceptual Site Plan Acceptance language below is being suggested by the planning staff:

[SUGGESTED MOTION] "*I hereby make a motion for the Planning Commission to* ***ACCEPT*** *the Conceptual Site Plan for changing the building design scheme for the Chipotle Mexican Grill, located at 370 West 400 North (aka Parrish Lane), subject to the following:*

1) *The Conceptual Site Plan Acceptance is limited to the design scheme modifications, as submitted to the Commission on January 26, 2022.*

2) *The Final Site Plan Application shall be submitted and shall incorporate the selected design, materials, and colors, as accepted by the Commission.*

3a) *The Final Site Plan may be approved by the Zoning Administrator, in accordance with CZC 12.20.080 – Planning Commission Referral, and as part of any related exterior building permit review, which shall be deemed in compliance with the conditions of Conceptual Site Plan Acceptance.*

OR

3b) *The Applicant Final Site Plan shall be submitted and reviewed by the Planning Commission prior to any approval of an applicable exterior remodel permit.*

[SUGGESTED FINDINGS]

a) *The Planning Commission finds that the proposed design scheme changes can be reasonably interpreted to be "in harmony with the existing surrounding development," as expected in CZC 12.63.040(c).*
b) *Therefore, the Planning Commission finds that the proposed building design scheme is consistent with the applicable standards of the Parrish Lane Gateway Design Standards, as described in CZC 12.63."*

STOREFRONT
DARK BRONZE ANODIZED

METAL PANELING
ARCHITECTURAL FABRICATION
“RUSTIC TEXTURE” COLOR

EXISTING STONE
STAINED DARK, WARM GRAY

EIFS
COLOR TO MATCH
PPG 'SYNCHRONICITY'
FINE/MEDIUM TEXTURE

EIFS
COLOR TO MATCH
PPG 'CURLEW'
FINE/MEDIUM TEXTURE

FHA
ARCHITECTS

14344 "Y" STREET
SUITE NO. 204
OMAHA, NE 68137-2805
TEL: 402.895.0878
FAX: 402.895.9561
www.fhaarchitects.com

CENTERVILLE - UT
370 W 400 NORTH
CENTERVILLE, UT 84014
01/17/2022

MATERIALS

EXTERIOR ELEVATION

1/8" = 1'-0"

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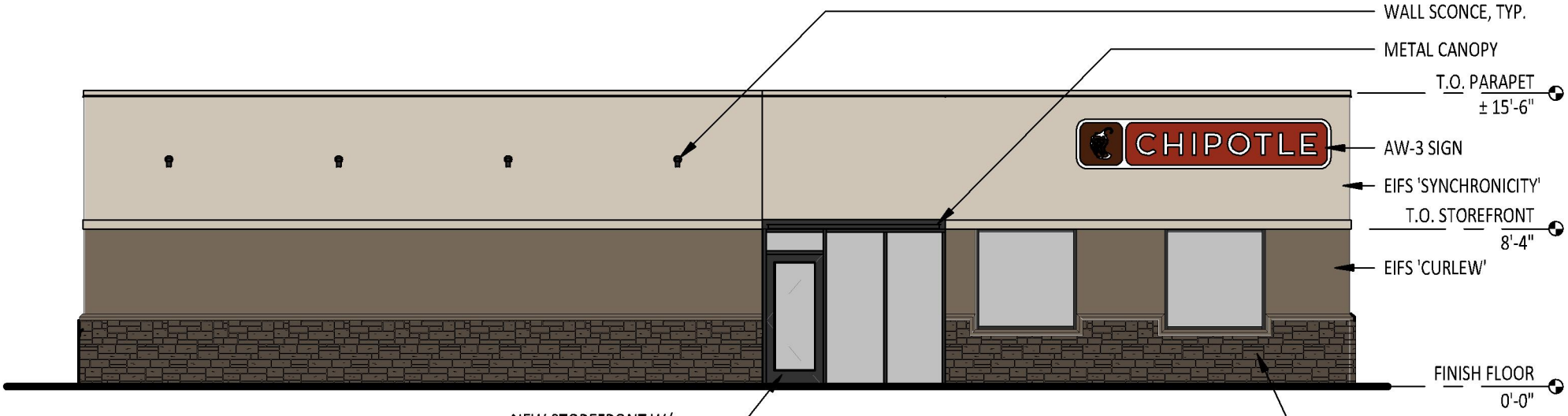
EAST



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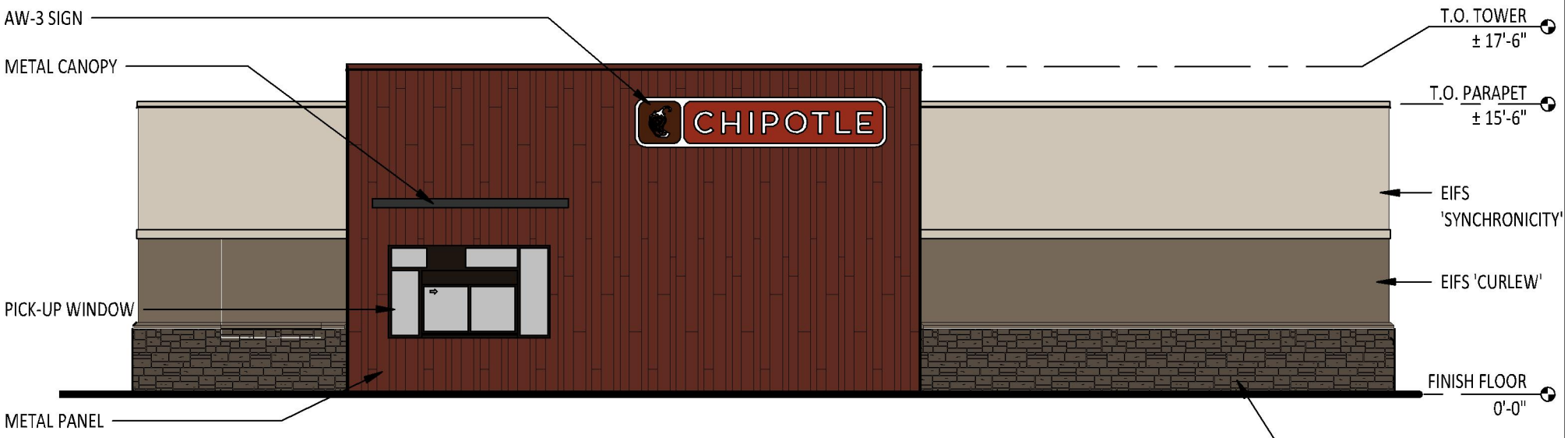
NORTH



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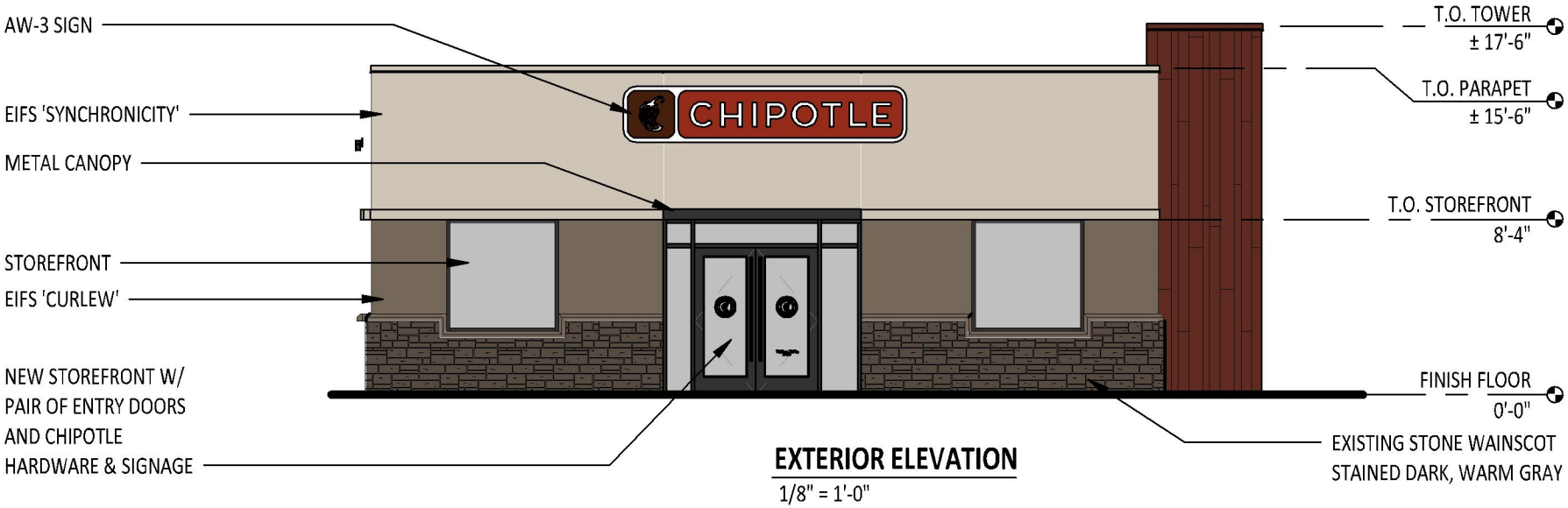
SOUTH



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1/8" = 1'-0"

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01/17/2022

WEST

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

STAFF REPORT
AGENDA: ITEM 3

APPLICANT: **FHA ARCHITECTS**
c/o BEN FIEDLER
14344 Y STREET, SUITE 204
OMAHA, NE 68137
(bfiedler@fhaarchitects.com)

PROPERTY: **370 WEST 400 NORTH** *(PARRISH LANE)*
(FORMER DAIRY QUEEN SITE)

PROPERTY OWNER: **TERRFORM COMPANIES, LLC**
c/o JOE PIENEZZA
66770 SOUTH 900 EAST, SUITE 102
SALT LAKE CITY, UTAH 84047
(jpienezza@terraformco.com)

ACREAGE: **0.65 ACRES**

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

APPLICATION: **CONCEPTUAL SITE PLAN APPLICATION**
(*FOR AMENDING THE BUILDING DESIGN SCHEME FOR CHIPOTLE)*

RECOMMENDATION: **CONSIDER A DECISION TO TABLE FOR FURTHER REVIEW**

BACKGROUND
The property owner desires to remodel the existing building, which will be utilized for another restaurant use known as Chipotle Mexican Grill. As part of the remodel, the owner has plans for an building exterior redesign. Due to a previous site plan condition approval by the Commission regarding the exterior, the Zoning Administrator is NOT authorized to approve the changes [*see CZC 12.21.110(k)(1)(A)*]. Therefore, such change is required to return to the Commission for review and approval *[see CZC 12.21.110(k)(2)]*.

In accordance with CZC 12.21.110(c)(1), a Site Plan approval is a two-step process consisting of: (1) conceptual site plan review and approval; and (2) final site plan review and approval. In order to provide for appropriate review and analysis, conceptual and final site plan applications shall not be reviewed by the Planning Commission concurrently or at the same meeting.

ORIGINAL CONDITION OF APPROVAL FOR THE FORMER DAIRY QUEEN
On April 8, 2009, the Centerville City Planning Commission made a motion to approve the final site plan for the Dairy Queen addition/remodel located at 370 West Parrish Lane, Centerville, with this following condition:

> 4. *The applicant shall insure that all colors, including the red, blue, and rust orange shall be muted.*

CONCEPTUAL SITE PLAN REVIEW - CZC 12.12.110.d

General Plan – 12-430-3-2.

Parrish Lane Corridor – "As a major gateway to the city, the appearance of the Parrish Lane Commercial Area should be of utmost importance to the City. City officials and commercial developers should create a "gateway" impression of Parrish Lane. Such features as landscaping, bermed frontage areas, streetlights, City identification monuments, and framing views of the city and the Wasatch Mountains should be used in development of properties along the commercial area of Parrish Lane, which is hereby designated as the Parrish Lane Commercial Gateway Corridor.

Specifically, elements of strip commercial development should be avoided along Parrish Lane, such as frequent curb cuts, lack of landscaping, large unattractive signs, expansive parking areas and pavement, and generally unappealing streetscapes. A thirty-foot (30') wide bermed and landscaped buffer strip should be required along properties fronting the commercial area of Parrish Lane. While freestanding signs may be allowed in this area, monument signs are encouraged. Where allowed, freestanding signs should be limited to size, well designed and become gradually smaller in height and size the further away the sign is located from Interstate-15. All signs in this area should be tightly controlled and arranged to avoid clutter. Monument signs should be encouraged in bermed landscaped areas. Development of a few commercial centers is preferable to the subdividing of the Parrish Lane frontage into numerous individual commercial pads, each with its own sign and curb cuts. City monument signs and landscaped islands in Parrish Lane should be placed near the Interstate 15 interchange and any other future major traffic corridor interchange west of Interstate 15 to further create the gateway impression."

General Plan – 12-480-5 - *Commercial Development*:

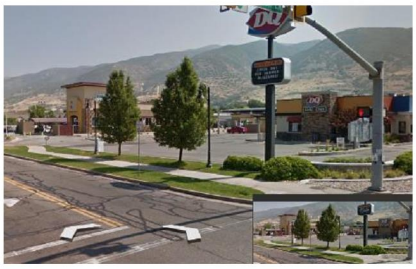
- Goal – "*Preserve and enhance commercial activity along Parrish Lane.*"
  - Policy – "*Actively work to improve the appearance and function of existing strip commercial development and discourage new strip commercial projects reduce strip commercial development and disallow any new strip commercial projects.*"

Table of Uses – CZC 12.36.040
"Restaurant, fast food" continues to be an allowable Conditional Use in C-VH zone.

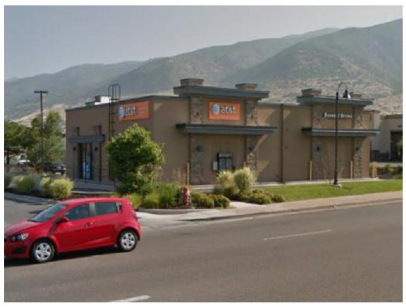
> ***Staff Comments***: At this time, the proposed Restaurant, fast food use may continue, as originally approved or amended by the City [*see CZC 12.21.100(j)*].

Applicable Commercial Development Standards (*Building Elevation Changes*)

Parrish Lane Gateway Design Standards (*CZC 12.63*) - The gateway standards have been adopted to enhance the economic viability and aesthetic value of the Parrish Lane Gateway Area. Please keep in mind that many of the guidelines are "*should*" rather than "*shalls*" meaning that there is some discretion in whether a "*should*" is to be applied to a particular project. Nonetheless, a summary of these design standard concepts, and a brief Staff response are being provided below:

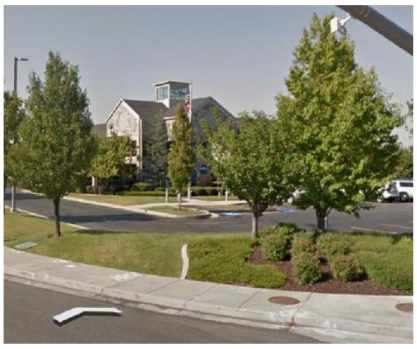


Architecture (*CZC 12.63.040*)



- *Colors & Materials (040c)*
  - All applications for site plan review of construction within the Parrish Lane Gateway Area shall include a "storyboard" with samples of the colors and materials to be used on-site. "Storyboard" materials should harmonize with existing, surrounding development
  - Buildings should be constructed primarily of cement block, brick, or similar maintenance-free material.
  - At least 25% of the primary façade shall have upgraded architectural features such as canopies, pillars, archways, and other treatments.
  - At least 15% of a secondary facade (the façade facing a none-primary frontage) shall be of upgraded architectural features.
  - At least 5% of all other facades shall be of upgraded architectural features.

Staff Conclusion – The submittal has provided required "storyboard" regarding the use of colors, materials, and the expected articulation parameters. Staff is NOT convinced that the new design is of the expected harmony with the surroundings. Additionally, staff is NOT convinced that the new design meets the General Plan's intent for "*the appearance of the Parrish Lane Commercial Area should be of utmost importance.*"



Below are staff's reasons for concern:

- *Surrounding Development Aesthetics* - When reviewing the surrounding buildings and their materials and colors, directly adjacent to the site. The new design (*i.e. cool tones*) is starkly different than the Quick Quack site, located to the north and Bean & Brew, located to the east. These adjacent sites are using warm tones and colors. Additionally, the sites located across the street to the south and west, also consist of warm tones. However, staff does acknowledge that the America First site does use the cool tones, which consist solely of a distinctive "light-*grey rock*."

- *Use of Paint Overcoat of Existing Rock Material* - Staff does not believe that the use of a paint overcoat is a long-term viable solution for the expected use of a "*maintenance-free material*." Painting over a hard surface resistant material is more easily subject to weathering and bleaching. Additionally, the over paint requires continual maintenance and once paint is used its much harder or nearly impossible to adequately to remove without significant damage to the original material.

Use of Signs 12.54

From review of the building elevations plans, it appears there will be changes to the Wall Signs. Additionally, staff is assuming there will be changes to the existing pole sign and the menu board. Such use of signs will need to comply with CZC 12.54 (Signs) and submit and obtain a required separate sign permit, which is reviewed and approved by the City's Zoning Administrator.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: "*I hereby make a motion for the Planning Commission to* ***TABLE*** *the conceptual site plan for the proposed exterior building elevation changes to site located at 370 West 400 North, involving the remodel for Chipotle, with the following directives:*

1. *The applicant shall readdress the use of colors and materials to better "harmonize" the exterior use of materials and colors with the immediate adjacent development.*
2. *The Applicant shall eliminate the use of paint cover-coating of the building's existing rock in order to maintain the "maintenance-free" expectation of the Parrish Gateway Design Guidelines. The applicant ought to consider the following:*
   - *Keep the existing rock material in place, as constructed with some modifications.*
   - *Consider removal of the existing rock and replace with brick that is suitable and in harmony with the surrounding development.*

CENTERVILLE

Staff Backup Report
1/26/2022

Item No. 2.

Short Title: LEGISLATIVE RECOMMENDATION - Public Hearing - Zone Text Amendment - Food Trucks

Initiated By: Planning Commission

Staff Representative: Lisa Romney - City Attorney

SUBJECT

Proposed Zone Code Enactment of CZC 12.70 Food Trucks and Amending 12.56, Temporary Uses for Food Trucks, and sections 6.01 and 6.07 of the Municipal Code to regulate food trucks and to comply with State Code

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- Draft Food Truck Ordinance Amendments
- 01-26-2022 PC Staff Report Food Truck Ordinance Amendments

ORDINANCE NO. 2022-01

AN ORDINANCE ENACTING CHAPTER 12.70 OF THE CENTERVILLE ZONING CODE REGARDING FOOD TRUCKS, AMENDING CHAPTER 12.56 OF THE SAME REGARDING TEMPORARY USES FOR FOOD TRUCKS, ENACTING CHAPTER 6.07 OF THE CENTERVILLE MUNICIPAL CODE REGARDING BUSINESS LICENSES FOR FOOD TRUCKS, AND AMENDING CHAPTER 6.01 OF THE SAME REGARDING GENERAL BUSINESS LICENSING FOR FOOD TRUCK

WHEREAS, the Utah Legislature adopted S.B. 250 (2017) enacting the Food Truck Licensing and Regulation Act, as amended by S.B. 71 (2019), restricting local regulation and enforcement of food truck businesses and food truck business licensing as more particularly set forth in Utah Code § 11-56-101, et seq.; and

WHEREAS, the proposed amendments to the Centerville Zoning Code and Centerville Municipal Code set forth new definitions and regulations for food trucks and food truck business licensing in accordance with applicable provisions of the Food Truck Licensing and Regulation Act as more particularly provided herein; and

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

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

Section 1. **Enactment.** Chapter 12.70 of the Centerville Zoning Code regarding food trucks is hereby enacted to read in its entirety as set forth in **Exhibit A,** attached hereto and incorporated herein by reference.

Section 2. **Amendments.** Various sections of Chapter 12.56 of the Centerville Zoning Code regarding temporary uses for food trucks are hereby amended to read in their entirety as set forth in **Exhibit B,** attached hereto and incorporated herein by reference.

Section 3. **Enactment.** Chapter 6.07 of the Centerville Municipal Code regarding business licensing for food trucks is hereby enacted to read in its entirety as set forth in **Exhibit C,** attached hereto and incorporated herein by reference.

Section 4. **Amendments.** Various sections of Chapter 6.01 of the Centerville Municipal Code regarding general business licensing requirements for food trucks are hereby amended to read in their entirety as set forth in **Exhibit D,** attached hereto and incorporated herein by reference.

Section 5. **Severability**. If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 6. **Omission Not a Waiver.** The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 7. **Effective Date.** This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS _____ DAY OF _____, 2022.

ATTEST: **CENTERVILLE CITY**

_____ By: _____

Jennifer Hansen, City Recorder Mayor Clark A. Wilkinson

Voting by the City Council:

	"AYE"	"NAY"	"ABSENT"
Councilmember Hirst	_____	_____	_____
Councilmember Ince	_____	_____	_____
Councilmember McEwan	_____	_____	_____
Councilmember Mecham	_____	_____	_____
Councilmember Summerhays	_____	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

_____ DATE: _____

JENNIFER HANSEN, City Recorder

RECORDED this ____ day of _____, 2022.

PUBLISHED OR POSTED this ____ of _____, 2022.

EXHIBIT A

Enactment - Centerville Zoning Code – Chapter 12.70 (Food Trucks)

Proposed New Zoning Code Chapter 12.70 (Food Trucks)

12.70. Food Trucks

12.70.010 Purpose
12.70.020 Scope
12.70.030 Definitions
12.70.040 Food Truck Business Licensing
12.70.050 Prohibited Food Truck Regulations
12.70.060 Food Truck Regulations
12.70.070 Food Truck Events

12.70.010 Purpose

The purpose of this Chapter is to provide zoning regulations for food trucks and food truck businesses in accordance with the Food Truck Licensing and Regulation Act as set forth in Utah Code §§ 11-56-101, et seq.

12.70.020 Scope

The provisions of this Chapter shall apply to food trucks and food truck businesses conducted within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws, ordinances, or regulations.

12.70.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 (Definitions). In addition to the terms defined in CZC 12.12 (Definitions), the following terms as defined in Utah Code § 11-56-102 and used in this Chapter shall be defined as follows:

(a) Food Cart: A cart that is not motorized and that a vendor, standing outside the frame of the cart, uses to prepare, sell, or serve food or beverages for immediate human consumption.

(b) Food Truck: A fully encased food service establishment on a motor vehicle or on a trailer that a motor vehicle pulls to transport and from which a food truck vendor, standing within the frame of the vehicle, prepares, cooks, sells, or serves food or beverages for immediate human consumption. Food truck does not include a food cart or ice cream truck as those terms are defined herein.

(c) Food Truck Business: A person who operates a food truck or, under the same business, multiple food trucks.

(d) Food Truck Event: An event where an individual has ordered or commissioned the operation of more than one food truck at a private or public gathering.

(e) Food Truck Operator: A person who owns, manages, or controls, or who has the duty to manage or control, the food truck business.

(f) Food Truck Vendor: A person who sells, cooks, or serves food or beverages from a food truck.

(g) Health Department Food Truck Permit: A document that a local health department issues to authorize a person to operate a food truck within the jurisdiction of the local health department.

(h) Ice Cream Truck: A fully encased food service establishment on a motor vehicle or on a trailer that a motor vehicle pulls to transport from which a vendor, from within the frame of the vehicle, serves ice cream that attracts patrons by traveling through a residential area and signaling the truck's presence in the area, including playing music and that may stop to serve ice cream at the signal of a patron.

12.70.040 Food Truck Business Licensing

Any food truck business operated within the City shall be required to obtain a business license in accordance with provisions CMC 6 (Business Licenses). Licensing of food trucks and food truck businesses shall be subject to restrictions and limitations set forth in Utah Code § 11-56-103.

12.70.050 Prohibited Food Truck Regulations

Pursuant to the Food Truck Licensing Act, the City is prohibited from regulating the following with respect to food trucks operating within the City.

(a) The City may not entirely or constructively prohibit food trucks in a zone in which a food establishment is a permitted or conditional use.
(b) The City may not prohibit the operation of a food truck within a given distance of a restaurant.
(c) The City may not restrict the total number of days a food truck business may operate a food truck within the City during a calendar year.
(d) The City may not require the food truck business to provide to the City the date, time, or duration that a food truck will operate within the City.
(e) The City may not require a food truck business to obtain and pay for a land use permit for each location and time during which a food truck operates.
(f) If the food truck business has the consent of a private property owner to operate a food truck on the private property, the City cannot:
    (1) Limit the number of days the food truck may operate on the private property;
    (2) Require that the food truck operator provide to the City or keep on files in the food truck the private property owner's written consent; or
    (3) Require a site plan for the operation of the food truck on the private property where the food truck operates in the same location for less than 10 hours per week.

12.70.060 Food Truck Regulations

The following zoning regulations shall apply to food trucks and food truck businesses operating within the City.

(a) Food trucks are not permitted to operate in any public rights-of-way within the City.

(b) Food trucks operating on public or private property at the same location for more than 10 hours per week shall be required to obtain a temporary use permit in accordance with CZC 12.56 (Temporary Uses).
(c) Food trucks operating on public property shall require agent authorization from the applicable governmental entity.

12.70.070 Food Truck Events

The organizer of any food truck event within the City shall be required to obtain a conditional use permit for the event in accordance with CZC 12.21.100 (Conditional Use Permits). The conditional use permit obtained by the food truck event organizer shall be deemed an event permit on behalf of the food trucks that service the event. Pursuant to Utah Code § 11-56-105, the City shall not require any food truck business to pay any fee or obtain any permit from the City to operate a food truck at a food truck event that takes place on private property within the City. So long as the food truck business operating at the food truck event has a business license from a political subdivision in the State in accordance with CMC 6.07.050 (Food Truck Reciprocal Licensing), the City will not require the food truck business to pay any fee or obtain an additional business license or permit from the City to operate a food truck at a food truck event that takes place on private property within the City.

EXHIBIT B

Amendments - Centerville Zoning Code – Chapter 12.56 (Temporary Uses)

Proposed Amendments to Zoning Code Chapter 12.56 (Temporary Uses)

12.56.020 Scope

The provisions of this Chapter shall apply to the temporary uses enumerated herein. Any use not conforming to the requirements of this Chapter shall be deemed a permanent use and shall be allowed only if the use is a permitted or conditional use in the zone where the use is located. The requirements of this Chapter shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Municipal Code, or other laws. This Chapter shall not apply to activities lawfully conducted by a government agency.

12.56.040 Permitted Uses

(a) Temporary Use Permit Required. Any person may sponsor or conduct for profit or nonprofit purposes any use set forth below subject to the issuance of a temporary use permit pursuant to the requirements of CZC 12.21.170 and the development standards set forth in CZC 12.56.050:

(1) Auction;
(2) Christmas tree sales;
(3) Farmers market;
(4) Fireworks stand;
(5) Model home;
(6) Motor vehicle sales by a licensed dealer;
(7) Produce stand, located on premises other than where the produce is grown;
(8) Temporary construction office; ~~and~~
(9) Temporary retail sales, not exceeding 200 square feet, and not associated with retail sales activities of the owner or lessee of the property where the temporary retail sales are conducted; and
~~(9)~~(10) Food truck operating on public or private property at the same location for more than 10 hours per week.

(b) No Temporary Use Permit Required. No temporary use permit shall be required for the following temporary uses:

(1) Garage/yard sale, up to four times during a calendar year;
(2) Produce stand, located on premises where the produce is grown; ~~and~~
(3) Temporary outdoor retail sales associated with a general retail sales establishment or garden center; and
~~(3)~~(4) Food truck event as more particularly defined in CZC 12.70 (Food Trucks) which require a conditional use permit under CZC 12.70.070.

EXHIBIT C

Enactment - Centerville Municipal Code – Chapter 6.07 (Food Trucks)

Proposed New Municipal Code Chapter 6.07 (Food Trucks)

6.07 Food Trucks

6.07.010 Purpose
6.07.020 Scope
6.07.030 Definitions
6.07.040 Food Truck Business Licensing
6.07.050 Food Truck Reciprocal Licensing
6.07.060 Food Truck Licensing Fees
6.07.070 Food Truck Licensing Exceptions
6.07.080 Food Truck Heath Department Permit
6.07.090 Food Truck Fire Safety Inspection
6.07.100 Food Truck Events
6.07.110 Food Truck Zoning Regulations
6.07.120 Revocation of Food Truck License

6.07.010 Purpose

The purpose of this Chapter is to provide business licensing regulations for food trucks and food truck businesses in accordance with the Food Truck Licensing and Regulation Act ("Food Truck Licensing Act") as set forth in Utah Code §§ 11-56-101, et seq.

6.07.020 Scope

The provisions of this Chapter shall apply to food trucks and food truck businesses conducted within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville Zoning Code, or other laws, ordinances, or regulations.

6.07.030 Definitions

Certain words and phrases in this Chapter are defined in CZC 12.12 (Definitions), CZC 12.70.030, and applicable provisions of the Food Truck Act as set forth in Utah Code § 11-56-102.

6.07.040 Food Truck Business Licensing

(a) Food trucks and food truck businesses shall require a business license in accordance with provisions of this Title.
(b) Business licensing of food trucks and food truck business shall be subject to restrictions and limitations of the Food Truck Act as set forth in Utah Code § 11-56-103.
(c) Food truck businesses shall be licensed with a primary business license or a reciprocal license. For purposes of food truck business licensing, "primary business license" shall mean that the original or initial business license for the food truck business is issued by the City. "Reciprocal business license" shall mean that the business license for the food truck business is issued by another jurisdiction that the City reciprocally recognizes in accordance with CMC 6.01.190, CMC 6.07.050, and Utah Code § 11-56-103.

(d) Pursuant to the Food Truck Licensing Act, the City can only require a primary or reciprocal business license for food truck businesses to operate within the City regardless of how many food trucks the food truck business operates at various locations within the City and regardless of how many days the food truck business operates food trucks within the City.

6.07.050 Food Truck Reciprocal Licensing

(a) Pursuant to the Food Truck Licensing Act, the City is required to grant a business license to a food truck business to operate a food truck within the City if that food truck business has obtained and currently retains a business license to operate a food truck in another political subdivision in the State of Utah and the food truck business submits the required documentation as provided in Subsection (b).
(b) In order to qualify for a reciprocal business license for operation of a food truck in the City, the food truck business shall provide the following to the business licensing official:
    (1) A current business license from another political subdivision in the State of Utah;
    (2) For each food truck that the food truck business operates, a current health department food truck permit from the applicable local health department with jurisdiction; and
    (3) For each food truck that the food truck business operates, a current approval from another political subdivision in the State of Utah that shows that the food truck passed a fire safety inspection that the other political subdivision conducted in accordance with the Food Truck Licensing Act.
(c) If the food truck business provides the required documents set forth in Subsection (b) to the business licensing official, the City may not impose additional license qualification requirements on the food truck business before issuing a business license to operate in the City, other than charging a fee in accordance with the Food Truck Licensing Act.
(d) The term of the reciprocal business license issued by the City shall be the same term as the original and current business license from the other political subdivision within the State of Utah. The City is prohibited by the Food Truck Licensing Act to require the reciprocal business license to expire on a date earlier or later than the day on which the primary business license from the other jurisdiction expires.

6.07.060 Food Truck Licensing Fees

Except as otherwise provided herein, food trucks and food truck businesses shall be required to pay the applicable business licensing fee as set forth in the Centerville Fee Schedule. Pursuant to the Food Truck Licensing Act, the following business licensing fee exceptions shall apply to food trucks and food truck businesses.

(a) The City cannot require a fee for each employee the food truck business employs;
(b) For an initial business license for a food truck business, the City may only charge a licensing fee in an amount that reimburses the City for the actual cost of processing the business license; and
(c) For a reciprocal business license for a food truck business, the City must reduce the amount of the business license fee to an amount that accounts for the actual administrative burden on the City for processing the reciprocal license.

6.07.070 Food Truck Licensing Exceptions

Pursuant to the Food Truck Licensing Act, the City cannot require a food truck business

to provide any of the following as part of the business licensing qualification process:

(a) The City cannot require the food truck operator or food truck vendor to submit to or offer proof of a criminal background check.
(b) The City cannot require the food truck operator or food truck vendor to demonstrate how the operation of the food truck business will comply with land use or zoning ordinances at the time the business applies for the business license.

6.07.080 Food Truck Heath Department Permit

Every food truck business is required to obtain, for each food truck the business operates, an annual health department food truck permit from a local health department in accordance with applicable provisions of the Food Truck Licensing Act, including, but not limited to Utah Code 11-56-104. Evidence of an annual and current health department food truck permit for each food truck the business operates in the City shall be provided by the food truck business to the Business License Official as a condition of annual business license renewal by the City.

6.07.090 Food Truck Fire Safety Inspection

Every food truck business is required to obtain, for each food truck the business operates, an annual fire safety inspection based on the Utah Fire Prevention Board criteria and recommendations as set forth in Utah Code 53-7-204. If the City business license for the food truck business is the primary business license for the business, the City shall cause to be conducted the annual fire safety inspection in accordance with applicable fire safety regulations. If the business license for the food truck business is a reciprocal business license, the City shall accept as valid a fire safety inspection from another political subdivision in the State of Utah that shows the food truck passed a fire safety inspection that the other political subdivision conducted. Evidence of an annual and current fire safety inspection for all food trucks operated within the City shall be provided by the food truck business to the Business License Official as a condition of annual business license renewal by the City. The City may not require that a food truck pass a fire safety inspection in a given calendar year if the food truck business presents to the City an approved fire safety inspection issued from another jurisdiction in the same calendar year.

6.07.100 Food Truck Events

As long as the food truck business has a valid business license from any political subdivision within the State of Utah, the City is prohibited from requiring a food truck business to pay any fee or obtain any permit from the City to operate a food truck at a food truck event that takes place on private property within the City. This prohibition on fee and permit requirements for food trucks operating at a food truck event held on private property is applicable regardless of whether the food truck event is open or closed to the public. If the food truck business has a valid business license from any political subdivision in the State of Utah, the City is also prohibited from requiring the food truck business to pay any fee or obtain an additional business license from the City to operate a food truck at a food truck event that takes place on private property and is not open to the public. The food truck event operator shall be required to obtain a conditional use permit for the food truck event on behalf of the food trucks that service the event in accordance with CZC 12.70.070. Any regulation of food truck events is subject to applicable provisions of the Food Truck Licensing Act, including, but not limited to Utah Code § 11-56-105. Food truck events that meet the definition of mass gathering may be required to obtain a temporary mass gathering permit from the Davis County Health Department.

6.07.110 Food Truck Zoning Regulations

Nothing in this Chapter or in the Food Truck Licensing Act prevents the City from enforcing the City's land use, zoning, and other ordinances in relation to the operation of a food truck within the City to the extent that such regulations and ordinances do not conflict with the Food Truck Licensing Act. Food trucks and food truck businesses shall comply with all applicable City land use, zoning, and other regulations to the extent such regulations do not conflict with the Food Truck Licensing Act, including, but not limited to, the land use and zoning regulations set forth in CZC 12.70 (Food Trucks).

6.07.120 Revocation of Food Truck License

The City is authorized to regulate, enforce, and revoke a business license for a food truck business for violations of the terms of the license in accordance with applicable provisions of CMC 6.03 (Regulation and Enforcement) regarding the regulation and enforcement of business licenses.

EXHIBIT A

Amendments - Centerville Municipal Code – Chapter 6.01 (Business Licensing)

6.01.040 Separate License Required

Except as otherwise expressly provided, a ~~A~~ separate license shall be required for each type of business defined herein and for each place of business. A separate license must be obtained for each place of business, branch establishment or location of business engaged in, within the City, as if such place of business, branch establishment or location were a separate business, and each license shall authorize the licensee to engage only in the business licensed thereby at the location or in the manner designated in such license. ~~, provided, that w~~Warehouses and distributing places used in connection with or incident to a business licensed under this Chapter shall not be deemed to be separate places of business or branch establishments. Exceptions apply for food trucks in accordance with provisions of Chapter 6.07 (Food Trucks).

6.01.120 Term Of Business License

Except as otherwise expressly provided, t~~T~~he business license year for City business licenses is the calendar year. All business licenses shall be effective from the date of issuance and shall expire each year on December 31. Each business license must be renewed in accordance with the provisions of this Title and all applicable renewal fees must be paid by January 2 in order to avoid expiration of the business license. Exceptions apply for food trucks in accordance with provisions of Chapter 6.07 (Food Trucks).

6.01.140 License Change Name Or Location

(a) Except as otherwise provided, a~~A~~ny person to whom a business license has been issued to transact or carry on some business, calling, trade or profession at a definite location in the City may make application for the change of his/her business license for the sole purpose of transacting or carrying on the same business, calling, trade or profession as is therein mentioned at some other definite location in the City by himself or herself by filing said application with the License Official, together with the applicable address change fee. Exceptions apply for food trucks in accordance with provisions of Chapter 6.07 (Food Trucks).

(b) Any person who wishes to change his/her business name shall also make application for the change of name of such person's business license, for the sole purpose of transacting or carrying on the same business, calling, trade or profession as is therein mentioned under a new name, by filing an application with the License Official, along with the applicable name change fee.

(c) If the business in question has any other licenses which are required under this Title, or its successor, additional fees shall apply for such changes.

(d) The change fee shall be nonrefundable regardless of whether the application is granted or denied.

6.01.190 Reciprocal Recognition Of Business Licenses

(a) A business license shall not be required for operation of any vehicle or equipment in the City when:
   (1) Such vehicle is merely passing through the City; or
   (2) Such vehicle is used exclusively in interstate commerce.

(b) A business license shall not be required of any person whose only business activity in the City is the mere delivery in the City of property sold at a regular place of business maintained outside the City where:
   (1) Such person's business is at the time of such delivery licensed by the Utah city or county in which such place of business is situated; and
   (2) The authority licensing such business grants to licensees of the city making deliveries within its jurisdiction the same privileges, upon substantially the same terms as are granted by this Section; and
   (3) Neither the property delivered nor any of the facilities by which it was manufactured, produced or processed are subject to inspection by authority of the City for compliance with health or sanitary standards prescribed by the City; and
   (4) The truck or other conveyance by which such delivery is made prominently displays at all times a license plate or symbol issued by the licensing authority to evidence such business license. Such plate or symbol shall identify the licensing authority by which it is issued, shall indicate that it evidences a license issued thereby, and shall specify the year or term for which it is effective.

(c) Except as otherwise provided herein, a business license shall not be required of any person who is duly licensed in another county or another city in Utah, has no business location in the City, and the county or other licensing city would also reciprocate if the same business were located in the City. Before reciprocity is granted, the person must fill out a business license application and show proof of a valid business license in a qualifying city or county. Additional reciprocity exceptions apply for food trucks in accordance with provisions of Chapter 6.07 (Food Trucks).

(d) The Business License Official shall, at the request of any person, upon payment of copying and postage costs, certify a copy of this Section to any city or county of the State of Utah.

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 2

PETITIONER:	**STATE OF UTAH – UTAH CODE 11-56-101** "MUNICIPAL RESTRICTIONS FOR FOOD TRUCK BUSINESSES AND LICENSING"
AGENT:	**CENTERVILLE CITY PLANNING COMMISSION** c/o KEVIN DALY, COMMISSION CHAIR **250 NORTH MAIN STREET** **CENTERVILLE, UTAH 84014**
APPLICATION:	**ZONING CODE TEXT AMENDMENTS**
APPLICANT REQUEST:	**AMEND CENTERVILLE CITY ZONING ORDINANCES TO ALLOW FOR THE REGULATION AND ENFROCEMENT OF FOOD TRUCK BUSINESSES**
RECOMMENDATION:	**CONSIDER RECOMMENDING APPROVAL**

BACKGROUND

As previously discussed with the Planning Commission, the State of Utah has enacted the Food Truck Licensing and Regulation Act, as set forth in Utah Code 11-56-101. In the recent past, Centerville City has only had one "*food truck*" style operation, which did operate outside the "*restrictions*" enacted by solely operating in single location more than a 10 hours per week. Thus, Centerville has NOT yet experienced this latest trend of "*food trucks*" operating repeatedly within the City limits.

Staff has prepared an initial draft ordinance (*see attachments for this Agenda Item*), which is being presented to Commission as the proposed Zoning Text Amendments. It is expected that the Commission will receive and consider the draft ordinance language, conduct the required "public hearing," and then formulate an official recommendation to the City Council when the language of the ordinance is deemed acceptable.

DRAFT ADU ORDINANCE SUMMARY

The draft Food Truck Ordinance is compiled using expectations of the Food Truck Licensing and Regulation Act, as set forth in Utah Code 11-56-101. Nonetheless, such provisions have been re-written in a manner to reflect Centerville's Zoning Ordinance written style; as well as elements that attempt to reflect the local characteristics and temperament of allowing food truck businesses

in Centerville City. Each section contains a brief description of the issues described in the Ordinance section.

- ✓ ***Purpose*** – General Ordinance language describing the "why" of the Ordinance.
- ✓ ***Scope*** – General Ordinance language setting the "who" of the Ordinance.
- ✓ ***Definitions*** – General Ordinance language referencing the use of terms and locations for further understanding.
- ✓ ***Licensing Parameters*** – General Ordinance language describing the licensing expectations, which allows for a reciprocal recognition of other city and health department licensing.
- ✓ ***Prohibitions Set by the Adopted Act.*** – Specific Ordinance language addressing the parameters for allowing "*food truck operations*."
- ✓ ***General Regulations*** – Specific Ordinance language setting terms and conditions of operating a food truck
- ✓ ***Food Truck Events Codes*** – Specific Ordinance language requiring a 'conditional use permit" for hosting a qualifying event.

ZONE TEXT AMENDMENT REVIEW PROCESS

Factors to be Considered

The deciding entity must consider three (3) factors when making a recommendation and a final decision for a zone text amendment. These required factors are found in Section 12-21-080(e) of Centerville City's Zoning Ordinance. Staff's review and conclusions for these factors are provided below:

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

   Staff's Conclusion – There are NO specified goals and policies regarding food truck businesses.

PLANNING STAFF RECOMMENDATION

Staff Suggested Action – "I hereby make a motion for the Planning Commission to ***RECOMMEND APPROVAL*** *of the proposed Zoning Text Amendments relating to Food Trucks, with the following finding or reasons for action:*

(a) The Planning Commission finds that the State of Utah has enacted The Food Truck Licensing and Regulation Act, as set forth in Utah Code 11-56-101.

(b) The Planning Commission finds that The Food Truck Licensing and Regulation Act sets restrictions and limitations on the allowance and operation of Food Trucks.

(c) The Planning Commission finds that there are NO specified General Plan related goals and policies regarding food truck businesses.

(d) The Planning Commission finds that the ordinance provisions have been re-written in a manner to reflect Centerville's Zoning Ordinance written style; as well as elements that attempt to reflect the local characteristics and temperament of allowing food truck businesses in Centerville City.

(e) Therefore, the Planning Commission finds that that the proposed ordinance amendments are consistent with state statutes, General Plan goals and policies, and applicable city ordinances relating to the operation of "food truck businesses."

CENTERVILLE

Staff Backup Report
1/26/2022

Item No. 3.

Short Title: Parking Study Discussion by Commission

Initiated By: Planning Commission

Staff Representative: Planning Staff - Cory Snyder

SUBJECT

ESI Engineering has completed their parking assessment, as requested. The results of this study was presented to the Commission on December 08, 2021. The Commission decided to set aside a work meeting to further discuss the results and findings

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 01-26-2022 PC Staff Memorandum, Parking Discussion
- ESI Parking Study Results

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

STAFF MEMORANDUM

DATE: **JANUARY 26, 2022**

TO: **CENTERVILLE CITY PLANNING COMMISSION**

FROM: **PLANNING STAFF**

SUBJECT: **OFF-STREET PARKING WORK MEETING DISCUSSION**

BACKGROUND

As the Commission is aware, ESI Engineering has completed their parking assessment, as requested. The results of this study was presented to the Commission on December 08, 2021. The Commission decided to set aside a work meeting to further discuss the results and findings. The complete study has been attached with the Agenda Packet for this meeting.

Also staff recalls, the Planning Commission also raised concerns about the frequency of receiving petitions to "modify parking" for certain specific uses, such as churches, flex space for industrial, and vehicle repairs facilities.

PARKING DISCUSSION PROGRESS TO DATE

- ***Residential Uses*** *- Reviewed at the 01-13-21, PC Meeting – No Changes Proposed*
- ***Public/Civic Uses*** *– Reviewed 01-27-21, PC Meeting – Limited Changes Identified*
- ***Commercial Uses*** *– Reviewed 03-10-21 – Limited Changes Identified*
- ***Industrial Uses*** *– Reviewed 03-24-2021 – Limited Changes Identified*
- ***Parking Study/Analysis – Reviewed ESI Results & Conclusions - 12-08-2021***

Residential Uses:

- *NONE identified – However, ADU's need to be addressed with recently 2021 adopted laws in Utah's State Statues. (will need to look at Accessory Apartments & Guest Houses in Use List).*

Public/Civic Uses:

- *Auditorium/Stadium*
- *Church/Place of Worship*
- *Club/Service Organization*
- *Cultural Service*
- *Operations Center*
- *Protective Service*
- *Reception Center*
- *Public/Vocational Schools*

Commercial Uses:

- *Bank or Financial Institution*
- *Bed & Breakfast, Home*
- *Office, General*
- *Personal Instruction Service*
- *Recreation & Entertainment Indoor*
- *Research Service*
- *Vehicle & Equipment Rental or Sale*
- *Vehicle & Equipment Repair*
- *Self-storage Facility*

Industrial Uses:

- *Wholesale & warehousing (e.g., flex-space development)*

IDEAS TO FURTHER EXPLORE

- ✓ *Reconsidering the existing Parking Waiver parameters* – balancing building footprint, landscaping, & future change of uses.

- ✓ *Recategorize some the uses listed* – such as various types of recreation, or other similar use like categories.

Parking Study

To:	Cory M. Snyder, AICP	**Title:**	Community Development Director
From:	Cody Pedersen, PE, PTOE	**Pages:**	14
Company:	ESI Engineering, Inc.	**Date**	November 29, 2021
Re:	Off-Street Parking Study	**cc:**	Kevin Campbell, PE

Cory,

ESI Engineering, Inc. has completed an off-street Parking Study for Centerville City. The study specifically focused on land uses of concern presented in a Planning Staff memorandum dated May 12, 2021, in the categories of: Public / Civic Uses, Commercial Uses, and Industrial Uses. Specific land uses (listed in Table 3, *Centerville Land Use & Descriptions*) were analyzed and compared to the national code, local government codes, and existing local comparable land uses. A summary of data is presented in Table 1, *Off-Street Parking Comparison Summary*.

Proposed off-street parking demand for corresponding land uses can be found in Table 2, *Proposed Minimum Standards for Off-Street Parking Schedule*. The proposed parking demand corresponds with local observation and best practices. A full account of data obtained for the study has been included as Appendix 1.

Please contact us with any further questions or assistance.

Sincerely,

Cody Pedersen, PE, PTOE
Principal Engineer
ESI Engineering, Inc.

1. Analysis Methodology

The analysis process followed three basic steps:

A. Review Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, 2019, and note where ITE has corresponding land uses to those proposed by Centerville City.
B. Where ITE does not have corresponding data, collect data from similar comparable uses.
C. Use professional judgement and local experience to develop minimum standards for Centerville Off-Street Parking Schedule.

2. ITE Parking Generation Manual

The ITE manual is an educational tool for planners, transportation professionals, and others who are interested in estimating parking demand for corresponding developments. The information is based on parking generation studies submitted voluntarily to ITE by public agencies, developers, consulting firms, student chapters, and other associations. Although the ITE manual is a powerful tool, cognizant professional judgement needs to be applied regarding site and area characteristics such as: availability of transit services, demand management strategies, parking pricing, shared parking, etc. Consider the ITE manual as a beginning point of information. A local site survey in a comparable condition should be considered as one potential means to estimate parking demand.

The ITE manual was reviewed and parking rates for similar land uses were recorded. Where an exact land use did not match Centerville City's Use Type, a similar land use was used (i.e. Centerville's - Operations Center may closely relate to ITE's - Office Park). Where there was no comparable information (i.e. Centerville's – Bed and Breakfast) then local comparable data was gathered in the analysis.

3. Comparable Uses Data

In all cases, local comparable use data was collected to establish existing parking rates at known locations. Criteria for chosen comparable locations were proximity to Centerville City, measurable parking exclusively associated with specific land use, or prior experience with parking of individual land use. With reference to proximity to Centerville City, Off-Street Parking code for Farmington City and Bountiful City, where applicable, were noted. Enough data was collected to make a cognizant professional judgement on proposed parking rate for Centerville City.

4. Conclusion

Table 3, *Proposed Minimum Standards for Off-Street Parking Schedule,* provides the recommended rates determined through the analysis.

Table 1, Off-Street Parking Comparison Summary

#	Use Type	Example Description	Land Use Variable	ITE Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
Residential Uses									
1	Dwelling, Multiple-Family	Legacy Crossing Apartments	Dwelling Unit	1.70	2.00	1.60	2.00	**2.00**	per Dwelling Unit No Change
Public and Civic Uses									
2	Auditorium or Stadium	Legacy Theater (DC Center)	Seats	0.40	0.25	0.25	0.17	**0.25**	per Seat
3	Church or Place of Worship	LDS Church - Centerville	Seats GFA	0.22 9.44	0.25		0.17	**7.0**	per 1000 sqft of GFA
4	Club / Service Organization	VFW - Layton	GFA	2.56				**3.6**	per 1000 sqft of GFA
5	Cultural Service	Museum (Whitaker) - Centerville	GFA	0.92			3.33	**3.33**	per 1000 sqft of GFA No Change
6	Operations Center	NSA at Point of the Mountain	Employee	0.68			4 + 1 / empl.	**4 + 1 / emp.**	No Change
7	Protective Service	Fire Department - Centerville	GFA	3.02			4 + 1 / empl.	**2.0**	per 1000 sqft of GFA
8	Reception Center	Eldredge Manor - Bountiful	Capacity	0.31			0.17	**0.20**	per capacity
9	School, Elementary, Middle, High, and Vocational	Stewart Elementary	Students Staff	0.13 0.95	1	2/class	1 / empl. 2 / class	**1**	per Employee
		Centerville Jr High	Students Staff	0.09 1.4			1 / empl. 2 / class	**1 / empl. 2 / class**	No Change
		Viewmont High School	Students Class	0.26		7/class	1 / empl. 2 / class 1 / 3 driver	**0.33**	per Student
Commercial Uses									
10	Bank or Financial Institution	Zions Bank - Centerville	GFA	3.72	5.0		5.0	**4.0**	per 1000 sqft of GFA
11	Bed and Breakfast, Home	Snowberry Inn - Eden	Room				3 + 1 / room	**1.5**	per Room
12	Bed and Breakfast, Inn	Compass Rose Lodge	Room				3 + 1 / room	**1.5**	per Room

Table 1, Off-Street Parking Comparison Summary (continued)

#	Use Type	Example Description	Land Use Variable	ITE Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
13	Hotel	Best Western - Uintah	Room	0.72	1+	1+	1.5	**1.15**	per Room
14	Office, General	Edward Jones - Centerville	GFA	2.39	4.0	6.0	5.0	**3.0**	per 1000 sqft of GFA
15	Personal Instruction Service	Utah Karate Institute - Uintah	GFA	2.07		3.0		**2.5**	per 1000 sqft of GFA
16	Recreation and Entertainment, Indoor	Davis Lanes - Layton	Lane	4.39	4.0		5.0	**5.0**	per Lane No Change
		Megaplex - Centerville	Seat	0.14			0.25	**0.20**	per seat
		Athletic Club - South Ogden	Court	4.33			3.0	**4.0**	per court
			GFA	4.73			3.33	**3.33**	per 1000 sqft of GFA No Change
17	Research Service	Biomat Plasma - Ogden	Employee	0.73	1.0	2.0+	1.0	**2.5**	per 1000 sqft of GFA
18	Restaurant, Fast-Food	In-n-Out - Centerville	GFA	8.66	10 0.5/seat	20+	10	**10.0**	per 1000 sqft of GFA
19	Shopping Center	Target - Centerville	GFA	3.64	5.0	4.0	4.0	**3.6**	per 1000 sqft of GFA
		Colonial / Ace - Centerville	GFA	3.36			4.0	**2.5**	per 1000 sqft of GFA
20	Vehicle and Equipment Rental or Sale	Land Rover - Centerville	GFA	2.29			4.0	**3.0**	per 1000 sqft of GFA
21	Vehicle and Equipment Repair	Les Swab - Centerville	GFA	1.70	2.0 1/bay	3/bay	4.0	**2.0**	per 1000 sqft of GFA
22	Warehouse, Self Storage Facility	Aspen Self Storage - Centerville	GFA	0.10				**0.10**	per 1000 sqft of GFA

Table 1, Off-Street Parking Comparison Summary (continued)

#	Use Type	Example Description	Land Use Variable	ITE Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
Industrial Uses									
23	Wholesale and Warehousing	Hogan (Coconut Cove) - Centerville	GFA	0.39	1.0	2.0+	1.0	**2.5**	per 1000 sqft of GFA
		FedEx - North Salt Lake	GFA	2.41			1.0	**2.0**	per 1000 sqft of GFA
		Costco - Bountiful	GFA	2.73			1.0	**3.6**	per 1000 sqft of GFA

Legend:

Blue	ITE Reference Information or Related
Yellow Text	ITE Information with Small Data Set
Orange Text	ITE Information with 1 Data Point
Gray Text	Bountiful Code
Purple Text	Farmington Code
Yellow Highlight	Area Where There is no Official Code to Reference

Table 2, Proposed Minimum Standards for Off-Street Parking Schedule

#	Use Type	Land Use Variable	Proposed Parking Rate	Centerville Schedule Minimum Standard
	Residential Uses			
1	Dwelling, Multiple-Family	Dwelling Unit	2.00	**2 spaces per dwelling unit: two (2) or more bedroom units**
	Public and Civic Uses			
2	Auditorium or Stadium	Seats	0.25	**1 space per 4 seats of total seating capacity**
3	Church or Place of Worship	1000 sqft of GFA	7.0	**1 space per 150 square feet of gross floor area**
4	Club / Service Organization	1000 sqft of GFA	3.6	**1 space per 275 square feet of gross floor area**
5	Cultural Service	1000 sqft of GFA	3.33	**1 space per 300 square feet of gross floor area**
6	Operations Center	Employee	4 + 1 / emp.	**4 spaces, plus 1 space per employee on highest employment shift**
7	Protective Service	1000 sqft of GFA	2.0	**1 space per 500 square feet of gross floor area**
8	Reception Center	Capacity	0.20	**1 space per 5 attendee capacity**
9	School, Elementary, Middle, High, and Vocational	Students	1	**1 space per student capacity**
		Students	1 / empl. 2 / class	**1 space per employee, plus 1 space per classroom**
		Students	0.33	**1 space per 3 student capacity**
	Commercial Uses			
10	Bank or Financial Institution	1000 sqft of GFA	4.0	**1 space per 250 square feet of gross floor area**
11	Bed and Breakfast, Home	Room	1.5	**1.5 spaces per bedroom**
12	Bed and Breakfast, Inn	Room	1.5	**1.5 spaces per bedroom**
13	Hotel	Room	1.15	**1.15 spaces per room**
14	Office, General	1000 sqft of GFA	3.0	**1 space per 325 square feet of gross floor area**

Table 2, Proposed Minimum Standards for Off-Street Parking Schedule (continued)

#	Use Type	Land Use Variable	Proposed Parking Rate	Centerville Schedule Minimum Standard
15	Personal Instruction Service	1000 sqft of GFA	2.5	**1 space per 400 square feet of gross floor area**
16	Recreation and Entertainment, Indoor	Lane	5.0	**5 space per bowling lane**
		Seat	0.20	**1 space per 5 seats**
		Court	4.0	**4 spaces per court**
		1000 sqft of GFA	3.33	**1 space per 300 square feet of gross floor area**
17	Research Service		2.5	**1 space per 400 square feet of gross floor area**
18	Restaurant, Fast-Food	1000 sqft of GFA	10.0	**1 space per 100 square feet of gross floor area**
19	Shopping Center	1000 sqft of GFA	3.6	**1 space per 275 square feet of gross floor area**
		1000 sqft of GFA	2.5	**1 space per 400 square feet of gross floor area**
20	Vehicle and Equipment Rental or Sale	1000 sqft of GFA	3.0	**1 space per 325 square feet of gross floor area**
21	Vehicle and Equipment Repair	1000 sqft of GFA	2.0	**1 space per 500 square feet of gross floor area**
22	Warehouse, Self Storage Facility	1000 sqft of GFA	0.10	**1 space per 1,000 square feet of gross floor area**
	Industrial Uses			
23	Wholesale and Warehousing	1000 sqft of GFA	2.5	**1 space per 400 square feet of gross floor area**
		1000 sqft of GFA	2.0	**1 space per 500 square feet of gross floor area**
		1000 sqft of GFA	3.6	**1 space per 275 square feet of gross floor area**

Table 3, Centerville Land Use & Descriptions

Residential Uses	
Dwelling, Multiple-Family	A dwelling having three or more dwelling units.
Public and Civic Uses	
Auditorium or Stadium	An open, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibition halls, sports arenas and amphitheaters.
Church or Place of Worship	Any structure or site such as a church, synagogue, chapel, sanctuary or cathedral, used primarily for collective or individual involvement with a religious activity, such as rites, rituals, ceremonies, prayers and discussions, and for church-related activities.
Club / Service Organization	An establishment or organization providing meeting, recreational or social facilities for a private or nonprofit association, except a private club as defined herein. Typical uses include lodges, meeting halls, recreation centers, and areas operated by social clubs, fraternal and service organizations.
Cultural Service	A library, museum or similar public or registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
Operations Center	A maintenance, repair, or service facility operated by a local, state, or federal government agency.
Protective Service	A facility for conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.
Reception Center	A facility rented for private social gatherings.
School, Elementary, Middle, High, and Vocational	Any building or group of buildings or premises approved by the State of Utah for public or private elementary or secondary instruction.
Commercial Uses	
Bank or Financial Institution	An organization involved in deposit banking, finance, investment, mortgages, trusts, and the like. Typical uses include commercial banks, credit unions, finance companies, and savings institutions.
Bed and Breakfast, Home	A limited commercial activity where paying guests: Obtain lodging on a day-to-day basis in a room or rooms without cooking facilities, May obtain breakfast or other meals, and May engage in other limited related activities.
Bed and Breakfast, Inn	
Hotel	An establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms.
Office, General	A building, room or department where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering, telephone marketing, paging and beeper services and facsimile transmission services; post offices and express mail offices, excluding major mail processing and distribution; offices for utility bill collection; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, public agencies, trade associations, unions and nonprofit organizations.

Table 3, Centerville Land Use & Descriptions (continued)

Personal Instruction Service	An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.
Recreation and Entertainment, Indoor	An establishment offering recreation, entertainment or games of skill to the general public that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors, video game arcades, racquetball and handball courts, and amusement rides.
Research Service	An establishment engaged in industrial, medical, or scientific inquiries.
Restaurant, Fast-Food	An establishment that sells ready-to-eat food and beverages quickly and which has one or more of the following characteristics: Food and beverage orders are not taken at the customer's table; Food and beverages are generally served in disposable wrapping or containers; or Food and beverages are offered directly to the customer in a motor vehicle from a "drive-up" service window.
Shopping Center	A group of three or more commercial establishments that is planned, developed, and managed as a unit with common areas for off-street parking and landscaping provided on the property.
Vehicle and Equipment Rental or Sale	An establishment engaged in the retail or wholesale sale or rental, from the premises, of equipment or motorized vehicles, except motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used truck sales and rental, boat sales, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental.
Vehicle and Equipment Repair	An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair and paint and body shops.
Warehouse, Self Storage Facility	An enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.
Industrial Uses	
Wholesale and Warehousing	An establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, frozen food lockers, moving and storage firms, and warehousing and storage facilities.

Appendix 1 »

#	Use Type	Example Facility: Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	ITE Parking Generation: Land Use	Average Rate	Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
Residential Uses																
1	Dwelling, Multiple-Family	Legacy Crossing Apartments (2 bedrooms per Dwelling)	Dwelling Unit	158	218	1.38	269	316	221 Multifamily Housing (Mid-Rise)	1.70 per dwelling unit 1.0 per Bedroom	1.70	2.00	1.60	2.00	**2.00**	per Dwelling Unit No Change
Public and Civic Uses																
2	Auditorium or Stadium	Legacy Theater (DC Center for Performing Arts)	Seats	640	138	0.216	256	107	441 Live Theater	0.40 per Attendee	0.40	0.25	0.25	0.17	**0.25**	per Seat
		USANA Amphitheater	Seats	23,500	6,487	0.276	9,400	3,917			0.40			0.17		
		Hope Box Theater - Kaysville	Seats	131	47	0.359	52	22			0.40			0.17		
		Raiders Stadium - Las Vegas	Seats	65,000	2,400	0.037	16,250	10,833		Study by Kimley-Horn	0.25			0.17		proposed offsite parking public transportation
		Smiths Ballpark - Salt Lake	Seats	14,500	464	0.032	3,625	2,417			0.25			0.17		proposed offsite parking public transportation
		Pioneer Stadium (Rodeo) - Ogden	Seats	12,000	910	0.076	3,000	2,000			0.25			0.17		proposed offsite parking public transportation
		Weber County Ice Sheet (2 Rinks) - Ogden	Seats	2,000	165	0.083	161	333	465 Ice Skating Rink	42.64 - 80.5 per Rink	80.5			0.17		
3	Church or Place of Worship	LDS Church - 950 N Main - Centerville	GFA	28,900	182	6.30	273		560 Church	9.44 /1000 sqft of GFA 0.48 per Attendee 0.22 per Seats	9.44	0.25/seat		0.17/seat	**7.0**	per 1000 sqft of GFA
		Bridge Community Church - Centerville	GFA	10,700	35	3.27	101				9.44					
		LDS Church - South Ogden	GFA	28,500	221	7.75	269				9.44					
		United Methodist - Washington Terrace	GFA	21,800	72	3.30	206				9.44					
		LDS Church - Combe Rd - Uintah	GFA	21,900	205	9.36	207				9.44					
		Crossroads Church - Uintah	GFA	12,300	91	7.40	116				9.44					
4	Club / Service Organization	VFW - Layton	GFA	7,900	29	3.67	20		712 Small Office Building	2.56 / 1000 sqft of GFA 1.33 per Employee	2.56				**3.6**	per 1000 sqft of GFA
		Golden Spike Train Club of Utah - Salt Lake City	GFA	5,080	19	3.74	13				2.56					
		BSA Crossroads of the West Council, South Ogden	GFA	6,570	59	8.98	17				2.56					Regional Council Building
5	Cultural Service	Museum (Whitaker) - Centerville	GFA	1,500	10	6.67	2	5	580 Museum	0.92 / 1000 sqft per GFA	0.92			3.33	**3.33**	per 1000 sqft of GFA No Change
		Library (DC Centerville Branch) - Centerville	GFA	10,500	60	5.71	25	35	590 Library	2.35 / 1000 sqft per GFA	2.35	3.30		3.33		
6	Operations Center	NSA at Point of the Mountain	Employee	200	213	1.07	136	204	750 Office Park	2.43 / 1000 sqft per GFA 0.68 per Employee	0.68			4 + 1 / empl.	**4 + 1 / emp.**	No Change
			GFA	943,100	213	0.23	2,292				2.43			4 + 1 / empl.		
		Blue Stake of Utah 811 - Draper	GFA	3,300	34	10.30	8				2.43			4 + 1 / empl.		
7	Protective Service	Fire Department - Centerville	GFA	13,900	17	1.22	42		735 Judicial Complex	3.02 / 1000 sqft per GFA 0.61 per Employee	3.02			4 + 1 / empl.	**2.0**	per 1000 sqft of GFA
		Fire Department - Uintah	GFA	5,600	9	1.61	17				3.02					
		Police Department - Centerville	GFA	9,000	24	2.67	27				3.02					
		Judicial Complex - South Ogden	GFA	36,500	84	2.30	110				3.02					
8	Reception Center	Eldredge Manor - Bountiful	Capacity	600	85	0.14	186	100	595 Convention Center	0.31 per Attendee	0.31			0.17	**0.20**	per capacity
		River Bridge Event Center - Spanish Fork	Capacity	300	82	0.27	93	50		0.31 per Attendee	0.31			0.17		
		La Cappella at Canterbury - Bountiful	Capacity	300	50	0.17	93	50		0.31 per Attendee	0.31			0.17		
		The Foundry - Uintah	Capacity	225	26	0.12	70	38		0.31 per Attendee	0.31			0.17		

#	Use Type	Example Facility: Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	ITE Parking Generation: Land Use	Average Rate	Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
9	School, Elementary, Middle, High, and Vocational	Stewart Elementary (750 students, 70 Staff, 30 classrooms)	Students Staff	750 70	85 85	0.11 1.21	98 67	130 130	520 Elementary School	0.13 per Students 0.95 per employee	0.13 0.95	1	2/class	1 / empl. 2 / class	**1**	per Employee
		Centerville Jr High (1000 students, 80 staff, 50 classrooms)	Students Staff	1,000 80	173 173	0.17 2.16	90 112	180 180	522 Middle School/Jr High	0.09 per Student 1.4 per Employee	0.09 1.4			1 / empl. 2 / class	**1 / empl. 2 / class**	No Change
		Viewmont High School (1,900 Students, 115 Staff, 90 classrooms, 1,500 student drivers)	Students Class	1,900 90	661	0.35	494 630	795	530 High School	0.26 per Student	0.26		7/class 7	1 / empl. 2 / class 1 / 3 driver	**0.33**	per Student
		Bonneville High School (1,400 Students, 85 Staff, 62 classrooms, 1,100 student drivers)	Students Class	1,400 62	549	0.39	364 434	576			0.26		7	1 / empl. 2 / class 1 / 3 driver		
		Farmington High School (2,077 Students, 100 Staff, 80 classrooms, 1,650 student drivers)	Students Class	2,077 80	959	0.46	540 560	810			0.26		7	1 / empl. 2 / class 1 / 3 driver		
	Commercial Uses															
10	Bank or Financial Institution	Zions Bank - Centerville	GFA	13,900	74	5.3	52	70	912 Drive-in Bank	3.72 / 1000 sqft per GFA 1.32 per Employee	3.72	5.0		5.0	**4.0**	per 1000 sqft of GFA
		America First Credit Union - Centerville	GFA	9,300	51	5.5	35	47			3.72			5.0		
11	Bed and Breakfast, Home	Snowberry Inn - Eden	Room GFA	8 4,400	13 13	1.6 2.95		11						3 + 1 / room	**1.5**	per Room
		DeSoto Tudor on Capitol Hill - Salt Lake	Room GFA	1 1,200	2 2	2.0 1.67		4						3 + 1 / room		
		Ellerbeck B&B - Salt Lake	Room GFA	6 4,000	6 6	1.0 1.50		9						3 + 1 / room		
12	Bed and Breakfast, Inn	Compass Rose Lodge	Room GFA	15 12,000	14 14	0.93 1.17		18						3 + 1 / room	**1.5**	per Room
		Anniversary Inn South Temple	Room GFA	13 6,000	14 14	1.08 2.33		16						3 + 1 / room		
13	Hotel	Best Western Canyon Pines (52 rooms, 318 sqft meeting space) - Uintah	Room	52	60	1.15	37	80	312 Business Hotel	0.72 per Room	0.72	1+	1+	1.5	**1.15**	per Room
		Country Inn & Suites by Radisson (86 rooms, 3,552 sqft meeting space)* - Bountiful	Room	86	132	1.53	99	147	310 Hotel	1.15 per Room	1.15			1.5		*Shared parking
		Comfort Inn & Suites (78 rooms, 700 sqft meeting space) - Woods Cross	Room	78	82	1.05	71	121	311 All Suites Hotel	0.91 per Room	0.91			1.5		
14	Office, General	Edward Jones Building - Centerville	GFA	18,200	42	2.31	43	91	710 General Office Building	2.39 / 1000 sqft per GFA 0.84 per Employee	2.39	4.0	6.0	5.0	**3.0**	per 1000 sqft of GFA
		Small Office - General	GFA	5,000			13	25	712 Small Office Building (< 5,000 GFA)	2.56 / 1000 sqft per GFA 1.33 per Employee	2.56	3.3	3.0	5.0		
		Matts Place - Centerville	GFA	5,900	13	2.20	18	30	715 Single Tenant Office Building	3.10 / 1000 sqft per GFA 0.78 per Employee	3.1			5.0		
		Pitt Family Dental - Centerville	GFA	4,400	30	6.82	14	22	720 Medical-Dental Office Building	3.23 / 1000 sqft per GFA 1.26 per Employee	3.23			5.0		
		City Hall - Centerville	GFA	18,000	48	2.67	54	90	730 Government Office Building	2.99 / 1000 sqft per GFA 0.82 per Employee	2.99			5.0		
		Post Office - Centerville	GFA	12,500	65	5.20	415	63	732 United State Post Office	33.2 / 1000 sqft per GFA 2.01 per Employee	33.2			5.0	**5.0**	per 1000 sqft of GFA No Change

#	Use Type	Example Facility							ITE Parking Generation							
		Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	Land Use	Average Rate	Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
15	Personal Instruction Service	Utah Karate Institute - Uintah	GFA	9,330	12	1.29	19		495 Recreational Community Center	2.07 / 1000 sqft per GFA 2.29 per Member	2.07		3.0		**2.5**	per 1000 sqft of GFA
		Revolution Athletics - North Salt Lake	GFA	51,141	71	1.39	106				2.07					
		Rah Energy Gym - Centerville	GFA	10,600	33	3.11	22				2.07					
		Complete Shooter - Uintah Springs Business Park	GFA	30,000	83	2.77	62				2.07					
		Master Evans Martial Arts - Logan	GFA	3,490	15	4.15	7				2.07					
		Bravo Arts Academy - Riverdale	GFA	21,000	24	1.14	43				2.07					
16	Recreation and Entertainment, Indoor	Davis Lanes - Layton	Lane	24	129	5.4	105	120	437 Bowling Alley General Urban/Suburban	4.39 per Lane	4.39	4.0		5.0	**5.0**	per Lane No Change
		Megaplex at Legacy Crossing - Centerville	Seat	3,400	750	0.22	476	850	444 Movie theater	7.45 / 1000 sqft per GFA 47.32 per Screen 0.14 per Seat	0.14			0.25	**0.20**	per seat
		Ogden Athletic Club - South Ogden	Court	16	216	13.50	69	48	491 Racquet/Tennis Club	0.98 / 1000 sqft per GFA 4.33 per Court	4.33			3.0	**4.0**	per court
			GFA	67,800	216	3.19	321	226	492 Health/Fitness Club	4.73 / 1000 sqft per GFA	4.73			3.33	**3.33**	per 1000 sqft of GFA No Change
			GFA	67,800	216	3.19	140	226	495 Recreational Community Center	2.07 / 1000 sqft per GFA	2.07			3.33		
		Chuck E Cheese - Salt Lake	GFA	20,300	70	3.45		68						3.33		
		Boondocks Fun Center (56,000sqft building) - Kaysville	Acre	10	324	32	160		435 Multipurpose Recreational Facility	16 / Acre	16					
			GFA	56,000	324	5.79		187						3.33		
17	Research Service	Biomat Plasma Center - Ogden	Employee	25	36	1.44	18	25	760 Research and Development Center	2.58 / 1000 sqft per GFA 0.73 per Employee	0.73	1.0	2.0+	1.0	**2.5**	per 1000 sqft of GFA
			GFA	7,500	36	4.80	19				2.58					
		Hi Valley Chemical - Centerville	GFA	11,900	21	1.76	31				2.58					
		Biotron Laboratory - Centerville	GFA	15,500	34	2.19	40				2.58					
18	Restaurant, Fast-Food	In-n-Out - Centerville	GFA	6,670	74	11.09	58	67	934 Fast-Food Restaurant with Drive-Through Window	8.66 / 1000 sqft per GFA 0.34 per Seat	8.66	10 0.5/seat	20+	10	**10.0**	per 1000 sqft of GFA
		Chick-fil-A - Centerville	GFA	5,100	46	9.02	44	51			8.66			10		
		Rancheritos - Centerville	GFA	2,100	30	14.29	18	21			8.66			10		
19	Shopping Center	Target - Centerville	GFA	167,500	725	4.33	610	670	850 Supermarket	3.64 / 1000 sqft per GFA 3.00 per Employee	3.64	5.0	4.0	4.0	**3.6**	per 1000 sqft of GFA
		Dicks - Centerville	GFA	90,800	299	3.29	331	363.2			3.64			4.0		
		JoAnns Building Center - Centerville	GFA	60,600	251	4.14	221	242			3.64			4.0		
		Colonial / Ace - Centerville	GFA	43,900	67	1.53	148	176	861 Home Improvement Superstore	3.36 / 1000 sqft per GFA	3.36			4.0	**2.5**	per 1000 sqft of GFA
		Home Depot - Centerville	GFA	138,000	574	4.16	464	552	862 Home Improvement Superstore	3.36 / 1000 sqft per GFA	3.36	2.0	1.5	4.0		
20	Vehicle and Equipment Rental or Sale	Land Rover - Centerville	GFA	21,100	170	8.06	48	84	840 Automobile Sales (New)	2.29 / 1000 sqft per GFA 0.97 per Employee	2.29			4.0	**3.0**	per 1000 sqft of GFA
		Renegade Sports - Centerville	GFA	16,350	49	3.00	37	65			2.29			4.0		
		Specialties Automotive Group - Bountiful	GFA	9,500	14	1.47	29	38	842 Automobile Sales (Used)	3.08 / 1000 sqft per GFA 1.42 per Employee	3.08			4.0		
									842 Recreational Vehicle (RV) Sales	0.78 / 1000 sqft per GFA 1.24 per Employee	0.78			4.0		

#	Use Type	Example Facility: Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	ITE Parking Generation: Land Use	Average Rate	Rate	Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
21	Vehicle and Equipment Repair	Les Swab - Centerville	GFA	19,100	61	3.19	32	76	843 Automobile Parts Sales	1.70 / 1000 sqft per GFA 1.11 per Employee	1.70	2.0 1/bay	3/bay	4.0	**2.0**	per 1000 sqft of GFA
			GFA	19,100	61	3.19	54	76	848 Tire Store	2.85 / 1000 sqft per GFA 1.66 per Employee	2.85			4.0		
			GFA	19,100	61	3.19	97	76	941 Quick Lubrication Vehicle Shop	5.07 / 1000 sqft per GFA 1.17 per Employee	5.07			4.0		
			GFA	19,100	61	3.19	32	76	943 Automobile Parts and Service Center	1.69 / 1000 sqft per GFA 1.31 per Employee	1.69			4.0		
		Dave's Auto Center - Centerville	GFA	12,200	20	1.64	21	49			1.69			4.0		
		Wilson Automotive - Centerville	GFA	6,700	9	1.34	11	27			1.69			4.0		
22	Warehouse, Self Storage Facility	Aspen Self Storage - Centerville	GFA	69,180	8	0.12	7		151 Mini-Warehouse	1.36 per Storage Unit 0.10 / 1000 sqft per GFA	0.10				**0.10**	per 1000 sqft of GFA
		Nichols Self Storage - Bountiful	GFA	16,100	4	0.25	2				0.10					
	Industrial Uses															
23	Wholesale and Warehousing	Hogan (Coconut Cove Building) - Centerville	GFA	35,300	96	2.72	14	35	150 Warehousing	0.39 / 1000 sqft per GFA 0.78 per Employee	0.39	1.0	2.0+	1.0	**2.5**	per 1000 sqft of GFA
		Hogan (West Side) - Centerville	GFA	56,600	93	1.64	22	57			0.39			1.0		
		Tech Center (South of Centerville Public Works) - Centerville	GFA	39,700	108	2.72	48	40	130 Industrial Park	1.20 / 1000 sqft per GFA 0.86 per Employee	1.20			1.0		
		South Business Park (Sinc, Baker, Grenix) - Centerville	GFA	29,300	77	2.63	35	29			1.20			1.0		
			GFA	29,300	77	2.63	52	29	180 Specialty Trade Contractor	1.76 / 1000 sqft per GFA 0.71 per Employee	1.76			1.0		
		Uintah Springs Business Park - Uintah	GFA	30,000	83	2.77	62	30	495 Recreational Community Center	2.07 / 1000 sqft per GFA	2.07			1.0		
			GFA	30,400	105	3.45	63	30			2.07			1.0		
			GFA	30,200	121	4.01	63	30			2.07			1.0		
		Revolution Athletics and storage units - North Salt Lake	GFA	51,141	71	1.39	106	51			2.07			1.0		
		Get Air Trampoline Park - Kaysville	GFA	40,300	81	2.01	83	40			2.07			1.0		
		Rah Energy Gym - Centerville	GFA	10,600	33	3.11	22	11			2.07			1.0		
		Basketball Gym - West Haven	GFA	56,300	215	3.82	117	56			2.07			1.0		
		Ultimate Indoor - West Haven	GFA	33,826	71	2.10	70	34			2.07			1.0		
		Ogden Indoor - Ogden	GFA	29,187	66	2.26	60	29			2.07			1.0		
		Mountain Peak Volleyball - Logan	GFA	21,170	84	3.97	44	21			2.07			1.0		
		Master Evans Martial Arts - Logan	GFA	13,960	58	4.15	29	14			2.07			1.0		
		FedEx - North Salt Lake	GFA	306,900	777	2.53	740	307	860 Wholesale Market	2.41 / 1000 sqft per GFA	2.41			1.0	**2.0**	per 1000 sqft of GFA
		Amazon Distribution Center - West Jordan	GFA	1,076,000	1,133	1.05	2,593	1,076			2.41			1.0		
		Costco - Bountiful	GFA	141,100	604	4.28	385	141	858 Discount Club	2.73 / 1000 sqft per GFA	2.73			1.0	**3.6**	per 1000 sqft of GFA
		Sams Club - Riverdale	GFA	133,700	625	4.67	365	134			2.73			1.0		

Legend:

Blue	ITE Reference Information or related
Light Blue	Study information
Yellow Text	ITE Information with small data set
Orange Text	ITE Information with 1 data point
Gray Text	Bountiful Code
Purple Text	Farmington Code
Yellow Highlight	Area where there is no official code to reference
Blue Highlight	Existing Land Use Quantity, Parking, and Calculated Rate

CENTERVILLE

Staff Backup Report
1/26/2022

Item No. 4.

Short Title: Community Development Director's Report

Initiated By: Planning Commission

Staff Representative: Community Development Director

SUBJECT

Next Planning Commission Meeting - February *09, 2022*:
Tentative Items:

- *Young Power Sports Amendment, Young Auto Motive*
- *Rezone of Property, R-L to R-M- Chad Morris*

City Council Report:

- *Schmucker Rezone to R-L, APPROVED*
- *The Lane Final Subdivision, APPROVED*
- *Residential Amendments, Chad Morris, DENIED*

Commission Goals Update:

- *Parking Update Study -In progress*
- *Subdivision Ordinance - underway with City Attorney, early 2022*
- *Food Truck Ordinance - In progress*
- *Single-family on un-platted lots - not yet underway*
- *General Plan/Economic Study - to begin in March 2022*

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report
1/26/2022

Item No.

Short Title: January 12, 2022

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 01-12-2022 Planning Commission Draft Minutes

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, January 12, 2022
7:00 p.m.

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

MEMBERS PRESENT
Kevin Daly, Chair
Mason Kjar
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright

STAFF PRESENT
Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS
Joe Pienezza, TerraForm Companies
Interested citizens

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Commissioner Larsen

PUBLIC HEARING – SCHMUCKER ZONE MAP AMENDMENT, 553 SOUTH 850 EAST

Recently, Centerville City agreed to allow the Schmuckers to purchase a small portion of land the City owned and add it to their property/lot on Island View Drive. Community Development Director Cory Snyder explained the request to rezone the tract to be purchased to the same zone as the lot owned by the Schmuckers (Public Facilities Low to Residential Low). He stated the City Council approved a plat amendment on January 4, 2022, conditioned on rezone of the property. Mr. Snyder explained that the northern boundary would be at least 25 feet from the centerline of the gas pipeline on City property, and said staff recommended the Planning Commission recommend approval of the requested rezone to the City Council.

At 7:07 p.m., Chair Daly opened a public hearing, and closed the public hearing seeing that no one wished to comment. Commissioner Larsen **moved** to recommend approval of the Zone Map Amendment for approximately 3,000 square feet of land, as agreed to by the City and the Petitioner, from Public Facility Low (PF-L) to Residential Low (R-L), subject to the following requirements and with the following reasons for the action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

Requirements:

1. Any rezone of the tract of land cannot become effective until the subject property is legally combined and recorded with Davis County, thereby absorbing it into the Petitioner's lot.
2. The City Engineer shall review and determine that the needed distance from the northern boundary is at least 25 feet from the centerline of the gas pipeline farther north prior to the recordation of the amended subdivision plat.

DRAFT

Reasons for the Action:

a) The Planning Commission finds that there has been a sufficient review and consideration of the criteria outlined in CZC 12.21.080.e of the Zoning Ordinance for considering a rezone.
b) The Planning Commission finds that the rezone is substantially consistent with the goals of the General Plan and the rezone approval criteria, as described in the staff report.
c) Therefore, the Planning Commission finds that the request for R-L Zoning designation, subject to the conditions imposed, is appropriate to allow the absorption of the tract of land into the Petitioner's original lot.

FINAL SUBDIVISION PLAT – THE LANE, 644 WEST 400 SOUTH

Mr. Snyder explained the proposed development consisted of 12 single-family units on a parcel along Porter Lane. The project already received Final Site Plan Approval to finalize the layout and design for the related planned unit development (PUD) subdivision. The project also received both conceptual and preliminary subdivision approvals from the City. He stated the final development step consisted of Final Subdivision Plat and Plan review in preparation to record the subdivision plat with the Davis County Recorder's Office. Mr. Snyder said the applicant submitted CC&Rs after the Staff Report was posted on NovusAgenda. The CC&Rs were later added for Planning Commission review. He explained that the City Engineer had learned a Davis County Development and Construction permit was not required for the project.

Commissioner Kjar **moved** for the Planning Commission to recommend approval of the Final Subdivision Plat and Plan for The Lane Subdivision, located at 644 West 400 South, to the City Council, as submitted by the applicant to the Commission, subject to the following conditions and with the following reasons for action. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director.
2. As per CMC 15.06.010, the developer shall prepare the related Covenants, Conditions, and Restrictions (CC&Rs) meeting the provisions, continuation, and maintenance of the common areas, which shall be reviewed and deemed acceptable by the City Attorney, as part of the City Council's review and approval.
3. The Property Title Report submitted with the previously approved Final Site Plan shall be updated (no less than 30 days old) and submitted to the City in preparation of the plat recording.
4. The related Infrastructure Bond and Fees, that have been prepared by the City Engineer, shall be provided, and funded in preparation of the plat recording.

Reasons for Action:

a) The Planning Commission finds that the design of the final PUD plat of that project in relation to streets, blocks, lots, common open spaces, and other design factors shall be in harmony with the intent of the General Plan and design standards approved by the City.
b) The Planning Commission finds that on October 13, 2021, the City approved a Final Site Plan for The Lane Subdivision and determined that the proposed development

meets the intent of the General Plan and the conditions imposed by that approval from the City.

c) Therefore, in accordance with CMC 15.04.050, the Planning Commission finds that if the Planning Commission determines that the final plat is in conformity with all requirements and the ordinances of the City, the Commission shall recommend approval of the final plat to the City Council.

PUBLIC HEARING – CONCEPTUAL SITE PLAN – CHIPOTLE, 370 WEST 400 NORTH

Mr. Snyder explained the property owner of the former Dairy Queen on 400 West planned to remodel both interior and exterior of the building for another restaurant use known as Chipotle Mexican Grill. Due to a previous site plan condition of approval by the Planning Commission regarding the exterior, the Zoning Administrator was not authorized to approve the proposed changes. Therefore, such change was required to return to the Planning Commission for review and approval.

Mr. Snyder spoke of an original condition of approval for the former Dairy Queen regarding muted exterior colors, and said staff was not convinced the new proposed design would meet the General Plan's intent for the appearance of the Parrish Lane Commercial Area. He said staff recommended tabling the Conceptual Site Plan.

The Planning Commission discussed design and color of commercial buildings in the area compared to the proposed design and color palette. Commissioner Larsen expressed the opinion that the currently proposed stain for the exterior stone would look better than the opaque paint originally proposed by the applicant.

Joe Pienezza with TerraForm Companies, representing the applicant, shared photographs of a recently completed Chipotle location. He said Chipotle was understanding of local requirements, and wanted to fit in with the area. Mr. Pienezza said the bright white exterior color on the submitted design had been changed to a more eggshell white color. Mr. Pienezza answered questions from the Planning Commission. Councilmembers recommended Chipotle consider utilizing the more eastern existing drive-thru window rather than the existing western drive-thru window on the south side of the building.

Commissioner Wright suggested adding design elements on the north side of the building, where most customers would enter, to improve the stark appearance. Chair Daly said he preferred a brown/beige color palette over the black/gray palette. Commissioner Larsen commented that both color palettes were represented in the area, and said he was comfortable with the red color shown in the photographs provided by Mr. Pienezza. Commissioner Wilcox said she personally liked brown tones more than the dark gray. Commissioner Wright said she did not feel the extremely cool tones and the proposed stark appearance of the north side of the building would feel harmonious with the area. She suggested the addition of wood elements would be an improvement. Chair Daly and Commissioner Larsen said they agreed the north side could be improved with the addition of some warm elements.

Chair Daly opened a public hearing at 7:52 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Kjar said he was uncomfortable with the subjective nature of the statute. Commissioner Wright responded that the City's right to determine what was harmonious was nuanced.

Chair Daly **moved** to table Conceptual Site Plan for the proposed exterior building elevation changes to site located at 370 West 400 North, involving the remodel for Chipotle, with

the following directives, and table the public hearing to the next Planning Commission meeting. Commissioner Larsen seconded the motion, which passed by unanimous vote (6-0).

Directives:

1. The applicant shall readdress the use of colors and materials to better harmonize the exterior use of materials and colors with the immediately adjacent development.
2. The applicant shall eliminate the use of paint cover-coating of the building's existing rock in order to maintain the maintenance-free expectation of the Parrish Gateway Design Guidelines. The applicant ought to consider the following:
    a. Keep the existing rock material in place, as constructed with some modifications.
    b. Consider removal of the existing rock and replace with brick that is suitable and in harmony with the surrounding development.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on January 26, 2022. Mr. Snyder updated the Commission regarding items expected to appear on the next meeting agenda, and reported on recent actions of the City Council. The Planning Commission discussed potential assistance from Wasatch Front Regional Council (WFRC) regarding a General Plan update. Commissioner Shegrud shared personal experience and expressed support for participation with WFRC.

ELECT CHAIR AND VICE CHAIR

Commissioner Wilcox nominated Kevin Daly to continue as Chair of the Planning Commission. Commissioner Wright nominated Heidi Shegrud to serve as Chair. City Attorney Lisa Romney tallied anonymous votes, and reported four votes for Kevin Daly and two votes for Heidi Shegrud.

Commissioner Wright nominated Heidi Shegrud to serve as Vice Chair. Commissioner Shegrud nominated Becki Wright to serve as Vice Chair. Ms. Romney tallied anonymous votes, and reported three votes for Becki Wright and three votes for Heidi Shegrud. Responding to a question from Commissioner Kjar, Commissioner Wright said her term on the Planning Commission would be over fairly soon. Ms. Romney tallied votes of a second anonymous vote, and reported four votes for Becki Wright and two votes for Heidi Shegrud. Kevin Daly would continue to serve as Chair, and Becki Wright would serve as Vice Chair in 2022.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the December 8, 2021 Planning Commission meeting were reviewed, and one amendment requested. Commissioner Wright **moved** to accept the minutes as amended. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:20 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

_____ _____
Jennifer Hansen, City Recorder Date Approved

_____
Katie Rust, Recording Secretary