



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 FEBRUARY 23, 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. DISCUSSION - Parking Schedule Changes

The Planning Commission will be reviewing suggested changes to the Parking Schedule of the Zoning Ordinance. Many of the changes are recommendations found in a previous Parking Study. This study was performed by ESI Engineering at the request of the Planning Commission.

2. Community Development Director's Report

E. MINUTES REVIEW AND ACCEPTANCE

February 9, 2022

F. ADJOURNMENT

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE

Staff Backup Report 2/23/2022

Item No. 1.

Short Title: DISCUSSION - Parking Schedule Changes

Initiated By: Planning Commission

Staff Representative: Cory Snyder - Planner

SUBJECT

The Planning Commission will be reviewing suggested changes to the Parking Schedule of the Zoning Ordinance. Many of the changes are recommendations found in a previous Parking Study. This study was performed by ESI Engineering at the request of the Planning Commission.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- Draft Suggested Changes Table
- ESI Parking Study

PROPOSED PARKING SCHEDULE UPDATE – USING ESI’S PARKING STUDY DATA

Use Type	Current Code	Proposed Amendments	Notes/Additional Standard (Amendments)	Staff Comments
PUBLIC and CIVIC USES				
Auditorium or Stadium	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	1 space per 4 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 20 inches of bench space shall be considered as 1 seat	ESI Parking Study Recommendation
Church or place of worship	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	7 spaces per 1,000 square feet of gross floor area	Each 20 inches of bench space shall be considered as 1 seat	ESI Parking Study Recommendation Example – Bridge Community Church changes from 30 required stalls (assembly calculation only) to 70 required stalls (10,000 gross sq. ft.)
Club or service organization	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where	3 spaces per 1,000 square feet of gross floor area	Each 20 inches of bench space shall be considered as 1 seat	Differs from ESI Recommendation of 3.6 stalls per 1,000 gfa

PROPOSED PARKING SCHEDULE UPDATE – USING ESI’S PARKING STUDY DATA

	there are no fixed seats			
Protective Service	4 spaces, plus 1 space per employee on highest employment shift	2 spaces per 1,000 square feet of gross floor area		ESI Parking Study Recommendation
Reception Center	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	1 space per 5 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats		ESI Parking Study Recommendation
COMMERCIAL USES				
Bank or Financial Institution	2 spaces, plus 1 space per 200 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area	Plus stacked spaces per CZC 12.52.060(d)(1)	ESI Parking Study Recommendation
Bed and Breakfast, Home	1 space per guest room, plus 3 spaces for host family/proprietor	1.5 spaces per room		ESI Parking Study Recommendation
Bed and Breakfast, Inn	1 space per guest room, plus 3 spaces for host family/proprietor	1.5 spaces per room		ESI Parking Study Recommendation
Hotel	1.5 spaces for each living or sleeping			

PROPOSED PARKING SCHEDULE UPDATE – USING ESI’S PARKING STUDY DATA

	unit plus 1 space per 200 square feet of assembly, banquet and restaurant area	1.15 spaces per room	Plus 1 space per 200 square feet of assembly, banquet and restaurant area, when provided	Modified ESI Parking Study Recommendation Two previous micro-hotels believed that our current ordinance required too many for their hotel operations
Office, General	1 space per 200 square feet of gross floor area	3 spaces per 1,000 square feet of gross floor area	8 spaces minimum	ESI Parking Study Recommendation
Personal Instruction Service	.50 per person under maximum occupancy allowed by Fire Code, plus 1 space per employee on highest employment shift	2.5 spaces per 1,000 square feet of gross floor area		ESI Parking Study Recommendation
Recreation and Entertainment, Indoor	Parking study required	3.5 spaces per 1,000 square feet of gross floor area	City may require also Parking Study See CZC 12.52.090(e)	Modified ESI Parking Study Recommendation
Research Service	1 space per employee on highest employment shift	2.5 spaces per 1,000 square feet of gross floor area		
Shopping Center	1 space per 250 square feet of gross floor area, up to 500 spaces	3 spaces per 1,000 square feet of gross floor area	For shopping centers containing more than 500 spaces, 1 space per 500 square feet of gross floor area	ESI Parking Study Recommendation – highest need estimate

PROPOSED PARKING SCHEDULE UPDATE – USING ESI’S PARKING STUDY DATA

Vehicle and Equipment Rental or Sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	3 spaces per 1,000 square feet of gross floor area	4 spaces minimum	ESI Parking Study Recommendation
Vehicle and Equipment Repair	1 space per 250 square feet of gross floor area	2 spaces per 1,000 square feet of gross floor area	4 spaces minimum; separate storage area for vehicles under repair shall be provided	ESI Parking Study Recommendation
Warehouse, Self-Storage Facility	1 space per employee on highest employment shift	1 space per 10,000 square feet of gross floor area		ESI Parking Study Recommendation
INDUSTRIAL USES				
Wholesale and Warehousing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	3 spaces per 1,000 square feet of gross floor area for the first 20,000 square feet of gross floor area.	Plus, 1 space per 1,000 square feet of gross floor area above 10,000 square feet.	Staff Modified Recommendation <i>Example – 50,000k I-H Building would be required to have 90 parking stalls instead of 50 stalls</i>

CZC 12.52.110 Parking Modifications

Parking Space Study. When a parking space study is required for a particular use shown in Section 12.52.300, or when an applicant requests a modification in the number of parking spaces required under CZC 12.52.080, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

1. The study shall provide:
 1. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;
 2. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;

PROPOSED PARKING SCHEDULE UPDATE – USING ESI’S PARKING STUDY DATA

3. The source of data used to develop the study’s recommendations; and
4. The name and qualifications of the persons who prepared the study.
2. The Planning Commission shall determine the required number of parking spaces after:
 1. Considering the recommendations of the parking study and any recommendations from City staff;~~and~~
 - 2. All minimum landscaping requirements shall be satisfied, unless a “*landscaping waiver*” is granted.**
 - 3. Parking Modifications shall be limited to Commercial, Office, and Mixed-Uses and Multiple-Family and Planned Development Uses, as listed in this Chapter.**
 - 4. Industrial Uses, as listed in this Chapter, shall be prohibited from obtaining any parking waiver; and**
 5. Making the findings required under Subsections (c) or (d), as the case may be.



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							ITE Parking Generation			Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
		Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	Land Use	Average Rate	Rate					
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			
		Smiths Ballpark - Salt Lake	Seats	14,500	464	0.032	3,625	2,417		0.25			0.17			
		Pioneer Stadium (Rodeo) - Ogden	Seats	12,000	910	0.076	3,000	2,000		0.25			0.17			
		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					
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 2.43 / 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	0.68 per Employee	0.68			4 + 1 / empl.	4 + 1 / emp.	No Change
		Blue Stake of Utah 811 - Draper	GFA	943,100	213	0.23	2,292				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							ITE Parking Generation			Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
		Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	Land Use	Average Rate	Rate					
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			Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes
		Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	Land Use	Average Rate	Rate					
15	Personal Instruction Service	Utah Karate Institute - Uintah Revolution Athletics - North Salt Lake	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
			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 per 1000 sqft of GFA
			GFA	67,800	216	3.19	321	226	492 Health/Fitness Club	4.73 / 1000 sqft per GFA	4.73			3.33	3.33	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 Biotron Laboratory - Centerville	GFA	11,900	21	1.76	31				2.58					
			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							ITE Parking Generation			Bountiful Code	Farmington Code	Centerville Code	Proposed Parking Rate	Design Notes			
		Description	Land Use Variable	Land Use Quantity	Existing Parking	Calculated Rate	ITE Calculated Parking	Centerville Calculated Parking	Land Use	Average Rate	Rate								
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
2/23/2022**

Item No.

Short Title: February 9, 2022

Initiated By:

Staff Representative:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

02-09-2022 Draft Minutes

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, February 9, 2022**
3 **7:00 p.m.**
4

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

8 **MEMBERS PRESENT**

9 Kevin Daly, Chair
10 Mason Kjar
11 Matt Larsen
12 Heidi Shegrud
13 Becki Wright, Vice Chair
14

15 **MEMBER ABSENT**

16 Christina Wilcox
17

18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director
20 Lisa Romney, City Attorney
21 Mackenzie Wood, Assistant Planner
22

23 **VISITORS**

24 Chad Morris
25 Interested citizens
26

27 **PLEDGE OF ALLEGIANCE**

28 **OPENING COMMENTS/LEGISLATIVE PRAYER**
29

30
31 Commissioner Shegrud shared the following comment: "Centerville is basically built out
32 and we are working on infill projects. This is much like working on a patchwork quilt that has a
33 few holes here and there that need to be filled. Changing the patches out of our Centerville quilt
34 is a transformation. Transformation is not a future event, it's a present activity, and the creation
35 of that patchwork quilt is ever-changing as the holes get filled in. I hope that we have in our
36 minds what we want the outcome to look like so we don't get lost on our way. This is why an
37 updated general plan is so important. The general plan is what gives us the direction that we
38 should be going."
39

40 **PUBLIC HEARING – ZONE MAP AMENDMENT – 1756 NORTH MAIN STREET**
41

42 Assistant Planner Mackenzie Wood explained the applicant recently purchased property
43 from a neighbor to the south and sold a portion of their property to the same neighbor to align
44 the properties with an existing wall. This would typically involve a boundary line adjustment
45 application that would not be heard by the Planning Commission or City Council. However, the
46 piece of land purchased by the applicant was zoned Residential Low, and the applicant's
47 property was zoned Agricultural Low. Two zones cannot be present on one piece of property, so
48 the zone map amendment process was instigated to bring the two parcels into conformance.
49 Ms. Wood said staff recommended approval of the proposed zone map amendment.
50

51 Chair Daly opened a public hearing at 7:05 p.m., and closed the public hearing seeing
52 that no one wished to comment. Commissioner Shegrud made a **motion** to approve the Zone
53 Map Amendment of property located at 1756 North Main Street from Residential Low to
54 Agricultural Low with the following reasons for action. Commissioner Wright seconded the
55 motion, which passed by unanimous vote (5-0).
56

Reasons for Action:

- a. The Planning Commission finds that there has been a sufficient review and consideration of the criteria found in CZC Section 12.21.080(e).
- b. The Planning Commission finds that the zone map amendment is substantially consistent with the goals of the General Plan, as described in the staff report.

PUBLIC HEARING – ZONE MAP AMENDMENT – CHAD MORRIS

Ms. Wood explained the applicant was in the process of purchasing property located to the southwest of the subdivision-in-progress, Canyon Point. The piece of land purchased was zoned Residential Low (R-L), and the applicant's properties were zoned Residential Medium (R-M). Two zones cannot be present on one piece of property, and the zone map amendment process was instigated to bring the in-process subdivision into Code compliance. Ms. Wood reviewed Centerville Neighborhood 1 and Deuel Creek Historic District objectives with the Planning Commission, and said staff recommended approval of the proposed zone map amendment.

Chad Morris, applicant, stated the property was currently zoned R-L, but sat in what would naturally be the R-M Zone, with three of the abutting properties zoned R-M. Chair Daly opened a public hearing at 7:10 p.m., and closed the public hearing seeing that no one wished to comment. Chair Daly and Commissioner Shegrud commented that the request seemed straightforward and made sense.

Commissioner Larsen **moved** to approve the Zone Map Amendment of property located at 295 East 300 North, parcel 02-099-0030, from Residential Low to Residential Medium with the following reasons for action. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

Reasons for Action:

- a. The Planning Commission finds that there has been a sufficient review and consideration of the criteria found in CZC Section 12.21.080(e).
- b. The Planning Commission finds that the zone map amendment is substantially consistent with the goals of the General Plan, as described in the staff report.

CONCEPTUAL SITE PLAN – CANYON POINT DEVELOPMENT – 347 NORTH 400 EAST

Community Development Director Cory Snyder said the applicant, South Davis Home Rentals, LLC, represented by Chad Morris, joined several properties together in order to build a multi-family and single-family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville. The applicant was seeking acceptance of a Conceptual Site Plan differing from the project previously reviewed. The new design included additional land located in the southwest corner, rezoned to R-M with the previous agenda item.

The newly proposed conceptual plan depicted two duplex-style buildings and seven single-family homes (1 existing/6 new). All dwelling units would be provided a double car garage and would be one-story in height. All units would share private street access, visitor parking, and a central common open space feature. It was anticipated that the proposed development would be platted as a planned unit development (PUD) subdivision to allow exceptions for selling each dwelling unit.

1 Mr. Snyder emphasized the entire proposed development (duplexes and single-family
2 units) were reviewed by staff with R-M development standards. He explained that all
3 development within the Deuel Creek Historic District could apply for adjustment of setbacks,
4 with the idea of encouraging compatibility with existing Historic District architecture. He spoke of
5 Historic District design standards, and incentives for meeting at least four of the recommended
6 architectural elements.

7
8 Mr. Snyder explained that City ordinance encouraged including both passive and active
9 recreation features in open space in the R-M Zone. The Planning Commission could approve
10 the 40% landscaping with the common garden area as proposed, or could approve a "waiver
11 allowance" by reducing the landscaping to 30%, provided that the development layout
12 incorporate desired elements related to active and passive open space. Mr. Snyder commented
13 that single-family development was exempted from the 40% requirement, and said it was staff's
14 suggestion that because the proposed project was a mix of residential use types, the Planning
15 Commission entertain a waiver allowance to encourage a balance between the two use types. A
16 landscaping plan must be submitted with a Final Site Plan.

17
18 Responding to a question from the Commission, Mr. Snyder explained that in R-M
19 development, setbacks were calculated from public streets, not private lanes. The entire
20 proposed development would sit on one lot, and the applicant had the ability to choose whether
21 to declare Parrish Lane or 400 East as the "front".

22
23 Chad Morris, applicant, said he believed a pavilion/outside gathering area would be
24 utilized by the residents, but said he was willing to consider a pickleball court or other options.
25 He said he was unsure if the existing residence would need to be part of the HOA.
26 Commissioner Kjar suggested that all units in the development should be part of the HOA. Mr.
27 Morris said he had considered demolishing the existing unit for a new build, but explained that
28 only one unit would fit on the footprint of the existing home, a duplex would not be possible, and
29 two units would be needed for the decision to be financially wise. He explained that drainage
30 plans for the project were not finalized.

31
32 Commissioner Larsen said he believed there was value in maintaining an existing
33 structure, and commented that the existing home already fit in with the two existing homes
34 directly to the east. Chair Daly said he liked the idea of a common garden area. Mr. Morris and
35 the Planning Commission discussed landscaping possibilities.

36
37 Chair Daly opened a public hearing at 8:02 p.m.

38
39 Chuck Madsen, Centerville resident, said the planned private lane would be directly
40 behind his property. He asked if there would be a buffer (e.g., fence, landscaping) between his
41 property and the private lane to mitigate the impact of traffic. He expressed concern regarding
42 potential drainage issues. Mr. Madsen said he had not been able to hear much of the discussion
43 that evening.

44
45 A resident of property adjacent to the proposed development expressed concern that the
46 private lane would put traffic on three sides of his property.

47
48 Chair Daly closed the public hearing at 8:11 p.m. He explained that the City Engineer
49 would review plans to ensure drainage would not pose an imminent threat to neighbors to the
50 west. Responding to a question from Commissioner Wright regarding the comment of a
51 residence potentially surrounded by street on three sides, Mr. Snyder repeated that private
52 lanes through multi-family development were not considered streets. He compared the private
53 lane to a driveway on the single lot.

1 Mr. Snyder spoke of retention versus detention, and explained that if the City Engineer
2 found retention would not be feasible on the property, the City could grant a variance to State
3 requirements, and the developer could design a detention system. He said it was his
4 understanding that retention on the property would have some overflow that would need to be
5 directed to the Parrish Lane drainage system.

6
7 Chad Morris said there was not a privacy fence currently included on the plan for the
8 north side of the development where the private lane would run behind existing homes. Mr.
9 Snyder stated a privacy fence was required on the south side of the development where
10 differing zones met, but would not be required by the City between the new development and
11 existing homes to the north since all properties involved were in the same zone. He suggested
12 the property owners could work with the developer to partner on construction of a fence if
13 desired. Mr. Morris expressed willingness to work with the property owners regarding a buffer.
14 Mr. Morris pointed out where on the property he anticipated snow removal could occur, and
15 explained plans for waste removal. Commissioner Shegrud suggested Mr. Morris try to
16 persuade the Postal Service to not place a post box pedestal in the same location he
17 anticipated using for snow removal. Mr. Morris stated a drainage line would run drainage out to
18 Parrish Lane.

19
20 Commissioner Shegrud said she did not like the private lane behind the existing
21 residences. She said she did not believe the proposed development as designed was
22 compatible with the goals of the Deuel Creek Historic District. She expressed the opinion that
23 the conceptual site plan did not fit with the large landscaped property/moderate-sized homes in
24 the Historic District, and said she did not believe a private lane intersecting the roads so close to
25 the Parrish Lane/400 East intersection was consistent with the Historic District. Chair Daly
26 commented that larger multi-family structures already existed directly west of the proposed
27 development. He pointed out that the single-family properties Commissioner Shegrud spoke of
28 were in a different zone than the subject property.

29
30 Commissioner Wright said she believed it was important to look at how proposed
31 development would affect existing residences, in particular in this case, the two homes along
32 Parrish Lane not included in the project. She expressed the hope that the two properties would
33 be considered and respected if the project moved forward. Commissioner Wright said there
34 were aspects she really liked about the proposed project, and spoke of the need for a diversity
35 of housing types in the City. She said she was okay with the conceptual site plan from an
36 administrative standpoint.

37
38 Chair Daly said the current proposal was his favorite of the multiple development plans
39 he had seen for the subject property. Chair Daly made a **motion** for the Planning Commission
40 to accept the Conceptual Site Plan for Canyon Point in Centerville, located at approximately 347
41 North 400 East, with the following directives and reasons for action. Commissioner Larsen
42 seconded the motion, which passed by majority vote (4-1), with Commissioner Shegrud
43 dissenting.

44
45 Directives:

- 46
47 1. This Conceptual Plan Acceptance shall terminate the previous related Conceptual
48 Site Plan Acceptance dated July 14, 2021.
49 2. This Conceptual Plan Acceptance shall be subject to obtaining a rezone of the
50 isolated parcel, from R-L to R-M and shall be assimilated into the proposed
51 development prior to any final site plan submittal.
52 3. If the rezone is not granted by the City, this Conceptual Site Plan Acceptance shall
53 become null and void, and a new conceptual site plan submittal shall be required to

- determine if it can be adequately shown how the property may be developed without the rezone.
4. A Final Site Plan shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.
5. The Final Site Plan shall provide a complete landscaping plan, designed by a Landscape Architect. According to 12.51.060 one tree and two shrubs shall be provided per dwelling unit.
6. The applicant shall provide the expected additional open space features as outlined in CZC 12.32.55 for Residential Zones and may seek the allowable waiver, as outlined in CZC 12.51.070(g) of the Zoning Ordinance.
7. The new fencing along the west property line needs to be reduced to the 4-foot limitation when encroaching into the front yard setback along the 400 North Street.
8. The site layout shall be corrected to meet the setback requirements from 400 North Street, or the applicant may seek the Deuel Creek Design Incentives to allow the 20-foot setback.
9. If the applicant desires to have signage for the project, this shall be indicated on the final site plan and meet the requirements listed in Chapter 12.54 of the Zoning Ordinance.
10. The Final Site Plan submittal shall subsequently conform to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1).

Reasons for Action:

- a) The conceptual site plan submittal has adequately shown how the property may be developed [(CZC 12.21.110(d)(2)].
- b) The development appears to satisfy the goals and objectives found within the Centerville City General Plan, Section 12-480-2(b) (3) & 12-480-2(b) (4).
- c) The proposed conceptual site plan, with the directives given, appears to likely be capable of satisfying the applicable Development Standards for the R-M Zone.

DEFINITION OF "LOCATION" FOR FOOD TRUCK ORDINANCE

On January 26, 2022, the Planning Commission recommended City Council approval of Ordinance No. 2022-01 amending various provisions of the Zoning Code and Municipal Code regarding Food Trucks. The Planning Commission suggested staff look into a new definition of "location" for purposes of regulating food trucks. City Attorney Lisa Romney proposed the following definition of "location" or "same location" as used in the new Food Truck Ordinances:

"Location or Same Location: Location or same location shall mean that a food truck is parked, located, or operated on the same lot or parcel number."

A majority of the Commission expressed approval.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Referring to the Canyon Point Conceptual Site Plan, Mr. Snyder said he believed the north side of the property was a better location for the private lane (as proposed) than the south side of the property. He commented that Centerville was, in general, missing the middle housing market, and suggested infill was an appropriate place to think about middle housing. The Planning Commission was scheduled to meet next on February 23, 2022. Mr. Snyder reported on recent actions by the City Council.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the January 26, 2022 meeting were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Larsen seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 8:57 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

Jennifer Hansen, City Recorder

Date Approved

Katie Rust, Recording Secretary