



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON APRIL 13, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. CALL TO ORDER

- 1. ROLL CALL**
- 2. LEGISLATIVE PRAYER OR THOUGHT**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. UDOT Environmental Impact Study Presentation
2. Zoning Code Amendment - Water-Efficient Landscaping - CZC 12.51.070
Water agencies are ramping up efforts to conserve water through encouraging changes to the typical landscaping design schemes here in Utah. In the case of Centerville, Weber Basin Water Conservancy District is providing an incentive to residents through a "flip the strip" program that will compensate owners who decide to remove turf in park strips and replace them with water-wise plantings. However, it is the staff's understanding that in order to qualify for the reimbursement, they need to be located in an approved participating city that has adopted a water-wise landscaping ordinance.
3. Parking Amendments Discussion
Planning Commission to review proposed language regarding "parking modifications" and consider potential changes to "vehicle stacking" standards.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Next Commission Meeting - April 27, 2022
No Applications Submitted - Deadline was 04/06/2022
2. City Council Action Report
Hogan Steel & Cabinet PDO Request - Approved
3. Planning Commission Goals
 - Parking Update - Underway
 - Subdivision Ordinance - In Progress, needs 2022 State Updates
 - Single-family Unplatted Lots Approval Process - Not Started

- General Plan/Economic Update - Awaiting *UDOT TPA* Funding Decision

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. March 23, 2022 Draft Minutes

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Mackenzie Wood
Centerville Assistant Planner

**PLANNING
COMMISSION**

Staff Report
4/13/2022

Item No. 1.

Title: UDOT Environmental Impact Study Presentation

Initiated By:

Staff Representative: Kate Williams, Horrocks Engineers

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 11518_12_115_EIS_P_and_N_Openhouse_FINAL_Low

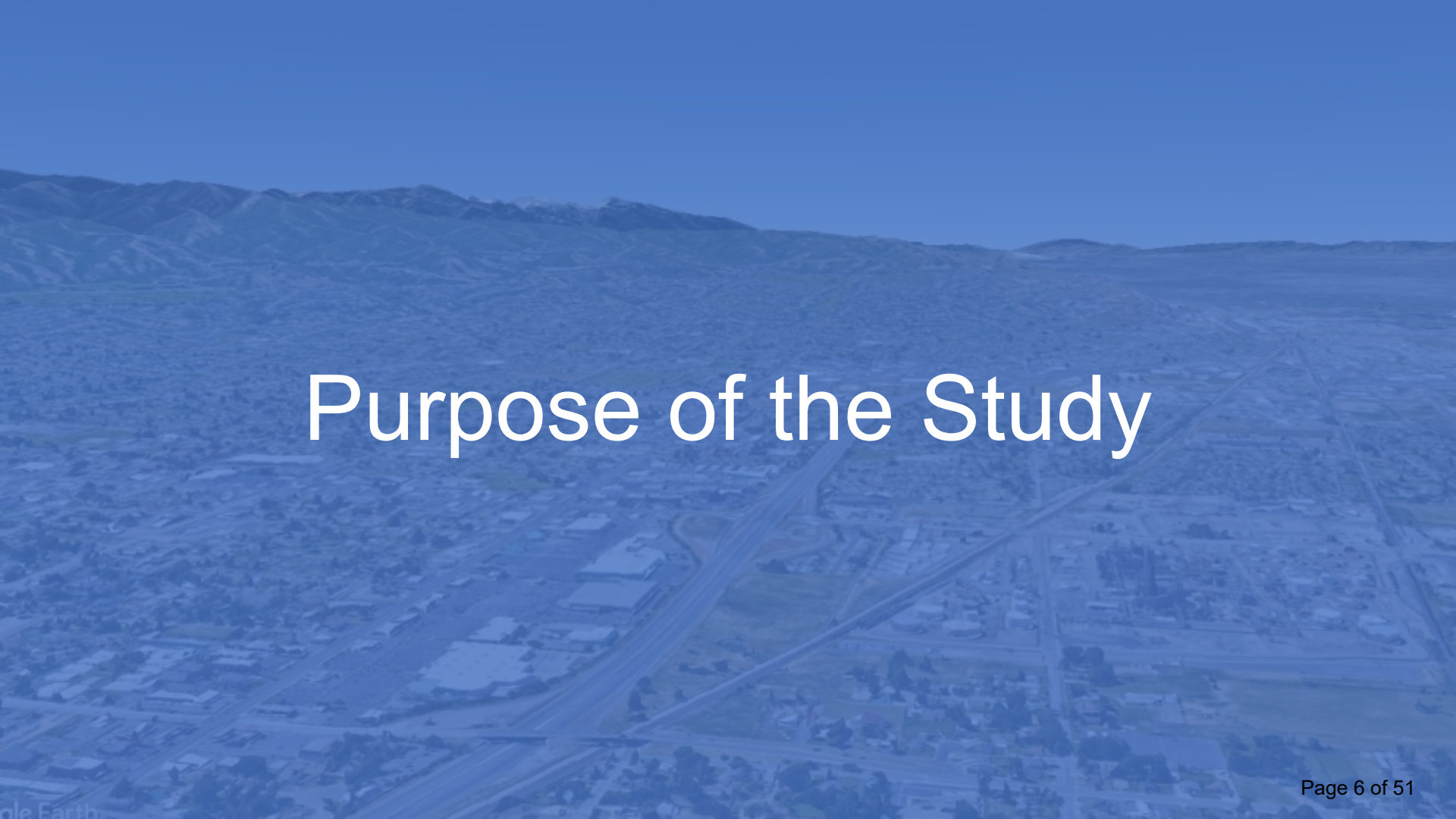


I-15 ENVIRONMENTAL IMPACT STATEMENT Farmington to Salt Lake City

Scoping, Purpose and Need
Spring 2022

What we will cover

- Purpose of the study
- What we know so far
- Opportunities for feedback

An aerial photograph of a city and surrounding mountains, overlaid with a semi-transparent blue filter. The city below shows a network of roads, including a prominent multi-lane highway, and various urban structures. The mountains in the background are rugged and covered in vegetation. The text 'Purpose of the Study' is centered in white.

Purpose of the Study

Utah's Quality of Life Framework



Better
Mobility



Good
Health

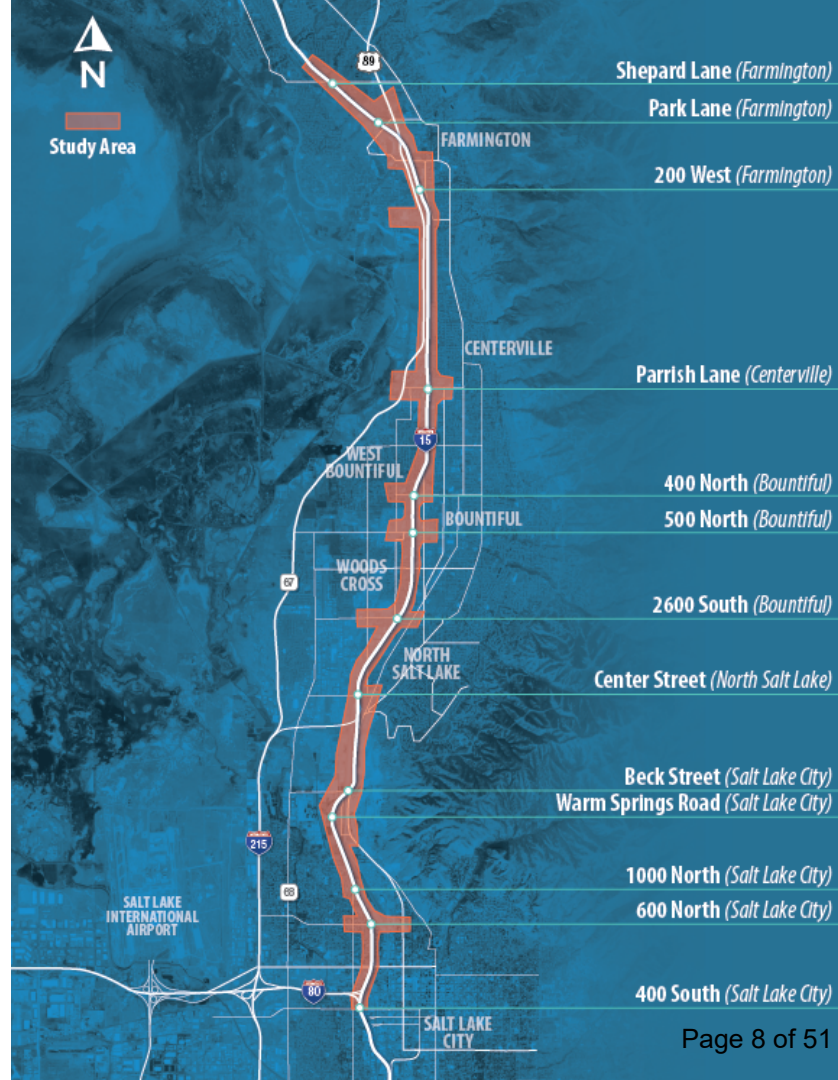


Connected
Communities

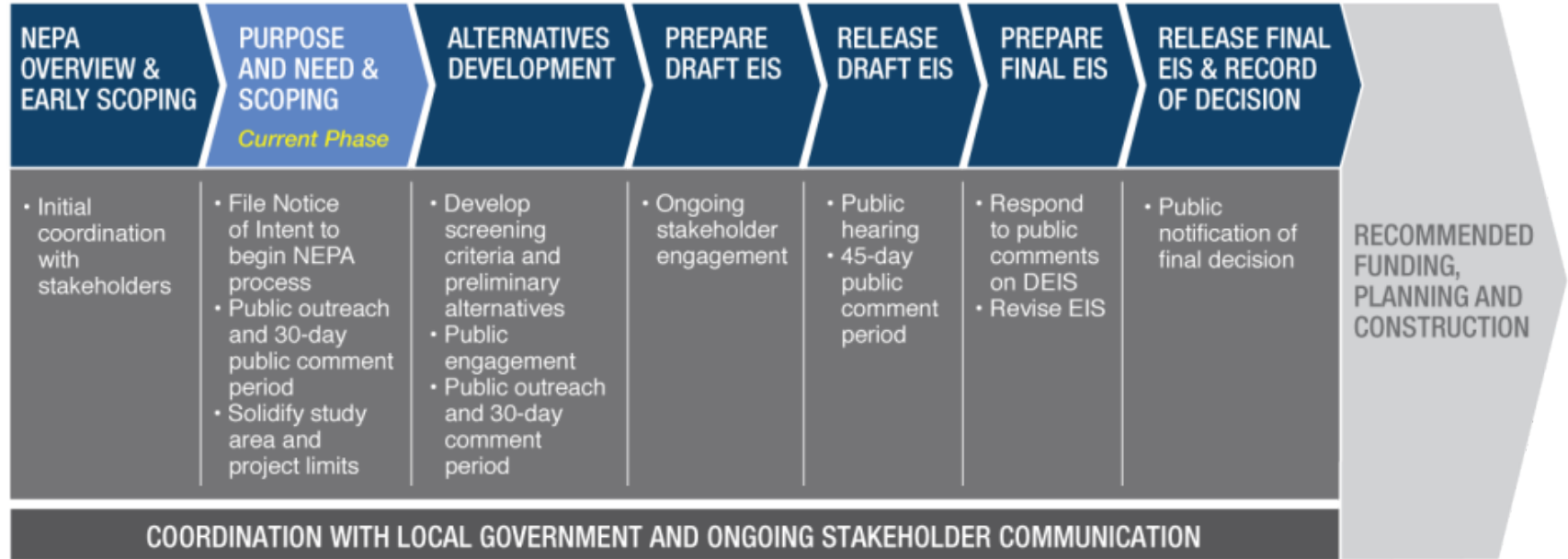


Strong
Economy

UDOT's Mission



Study Process



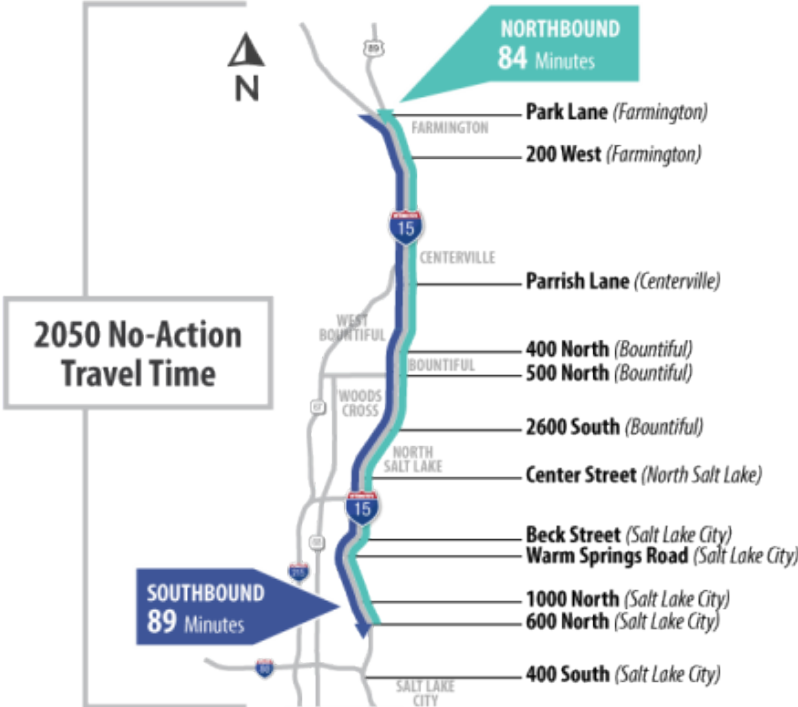
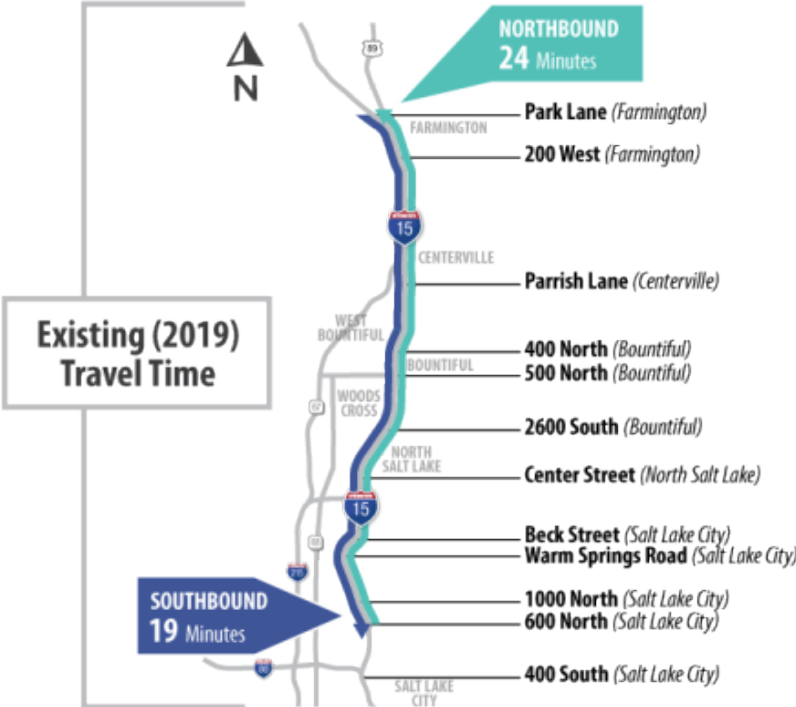
An aerial photograph of a city and surrounding mountains, overlaid with a semi-transparent blue filter. The city below shows a network of roads, buildings, and green spaces. In the background, a range of mountains stretches across the horizon under a clear sky.

What We Know So Far

Aging Infrastructure



Travel Time



Interchange Needs

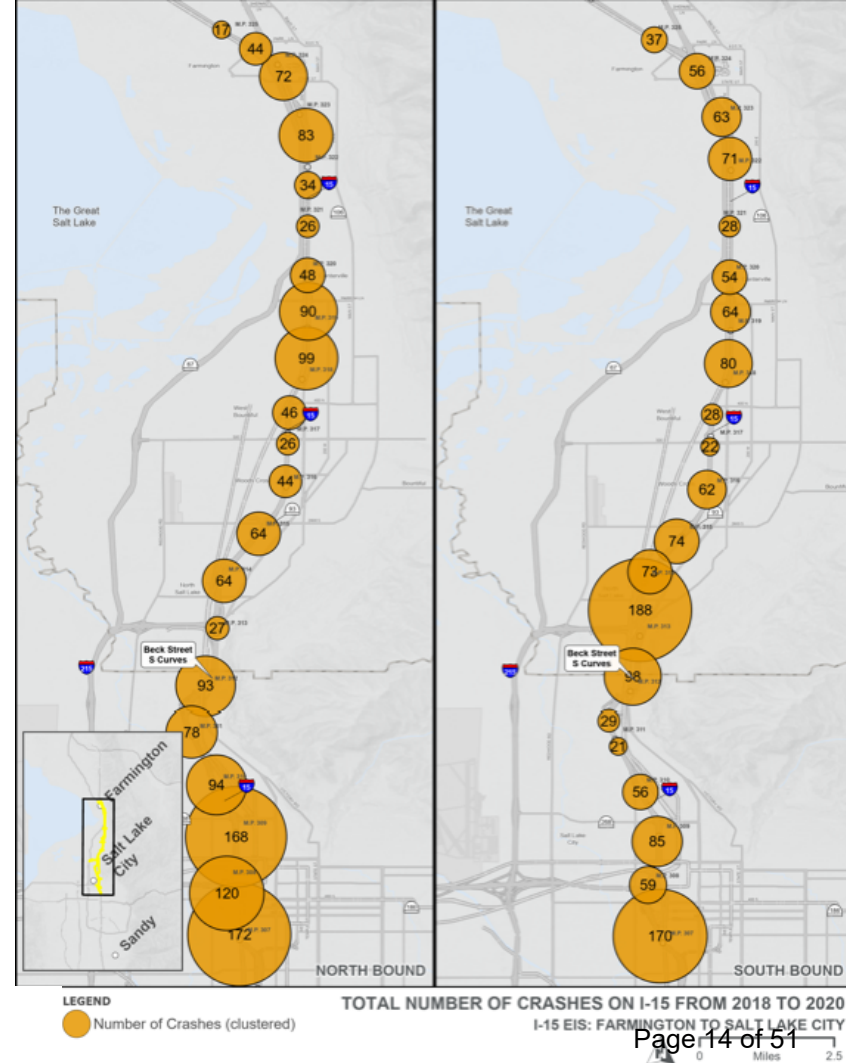


Safety

Shoulders



Sharp Curves



Limited Connections



Limited Connections – East-West



Early Stakeholder Engagement



Resources To Be Studied

- Land use
- Community and property impacts
- Environmental justice
- Economics
- Traffic and transportation
- Equity
- Air quality
- Noise
- Water resources
- Ecosystem resources
- Floodplains
- Cultural resources
- Hazardous materials and waste sites
- Visual resources

An aerial photograph of a city and surrounding mountains, overlaid with a semi-transparent blue filter. The city below shows a complex network of roads, including a prominent multi-lane highway, and various urban structures. The mountains in the background are rugged and layered. The text 'Opportunities for Input' is centered in a large, white, sans-serif font.

Opportunities for Input

Draft Purpose and Need Statement

Purpose: To improve safety, replace aging infrastructure, provide better mobility for all travel modes, strengthen the state and local economy, and better connect communities along I-15 from Farmington to Salt Lake City. The project purpose consists of the following items which are organized by UDOT's Quality of Life Framework categories of Good Health, Connected Communities, Strong Economy, and Better Mobility.



Draft Purpose and Need Statement



Good Health and Connected Communities



- Improve the safety and operations of the I-15 mainline, I-15 interchanges, bicyclist and pedestrian crossings, and the supporting roadway network.
- Be consistent with planned land use, growth objectives, and transportation plans.
- Enhance access and connectivity to FrontRunner, to regional trails, and across I-15.

Draft Purpose and Need Statement

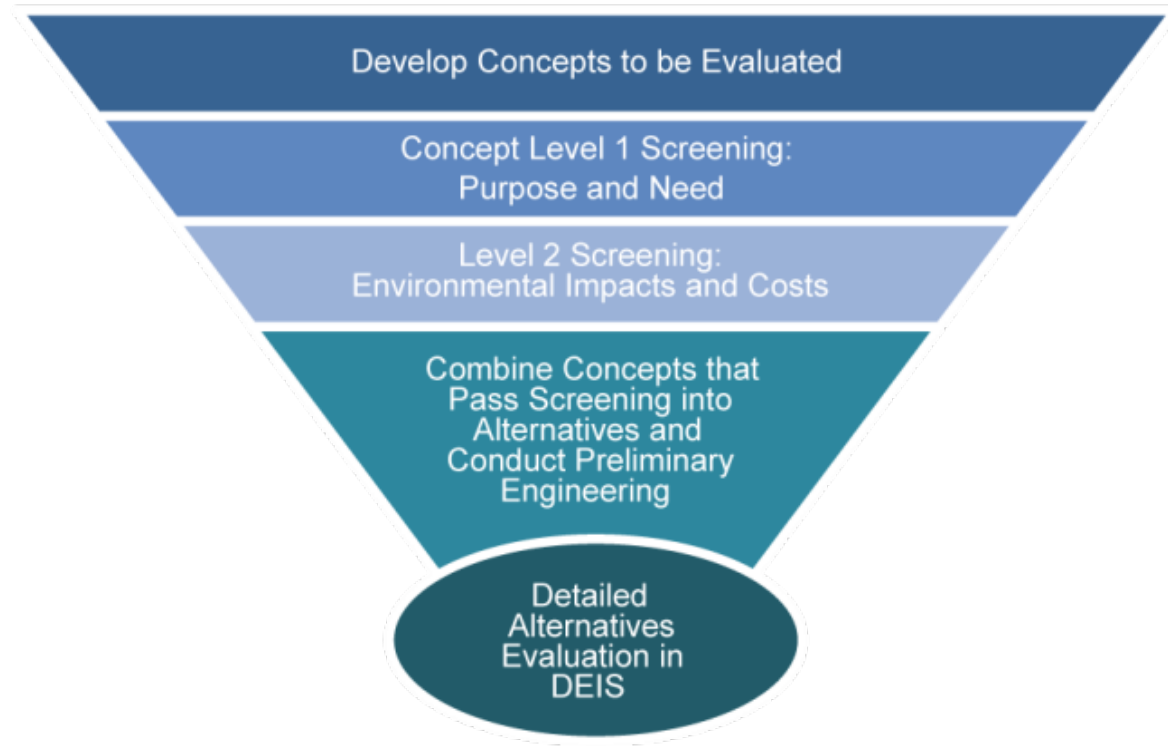


Strong Economy and Better Mobility

- Replace aging infrastructure on I-15.
- Enhance the economy by reducing travel delay on I-15.
- Improve mobility and operations on the I-15 mainline, I-15 interchanges, the supporting roadway network, transit connections, and bicyclist and pedestrian facilities to help accommodate projected travel demand in 2050.



Screening Criteria



Ways to submit a comment – April 11-May 13



Visit **www.i15eis.udot.utah.gov** and use the comment map to enter a comment (también está disponible una versión en español)



Send an email to i15eis@utah.gov



Address: 392 E Winchester St., Ste. 300
Salt Lake City, UT 84107



Any individual needing special accommodations to make a comment should contact the project team at (385) 220-5797

Schedule



Ways to stay in touch



Email: i15eis@utah.gov



Website: i15eis.udot.utah.gov



Phone: 385-220-5797



Facebook Group: facebook.com/groups/i15eis



I-15 ENVIRONMENTAL IMPACT STATEMENT Farmington to Salt Lake City

Scoping, Purpose and Need
Spring 2022

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
4/13/2022

Item No. 2.

Title: Zoning Code Amendment - Water-Efficient Landscaping - CZC 12.51.070

Initiated By:

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Water agencies are ramping up efforts to conserve water through encouraging changes to the typical landscaping design schemes here in Utah. In the case of Centerville, Weber Basin Water Conservancy District is providing an incentive to residents through a “flip the strip” program that will compensate owners who decide to remove turf in park strips and replace them with water-wise plantings. However, it is the staff’s understanding that in order to qualify for the reimbursement, they need to be located in an approved participating city that has adopted a water-wise landscaping ordinance.

RECOMMENDATION:

Consider Recommending Approval of the Proposed Zoning Code Amendments

BACKGROUND:

ATTACHMENTS:

1. 04-05-2022 PC Staff Report Zoning Text Changes - Water-Efficient Landscaping
2. HB0282 (Water Wise Landscaping)

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

**STAFF REPORT
AGENDA: ITEM 1**

PETITIONER: **CENTERVILLE CITY COUNCIL** - IN REPOSE TO WEBER BASIN
WATER CONSERVANCY DISTRICT'S FLIP THE STRIP PROGRAM

AGENT: **COMMUNITY DEVELOPMENT DEPARTMENT
655 NORTH 1250 WEST
CENTERVILLE, UTAH 84014**

APPLICATION: **ZONING CODE TEXT AMENDMENTS**

APPLICANT REQUEST: **AMEND CENTERVILLE CITY ZONING ORDINANCES TO
ENCOURAGE THE USE OF WATER-EFFICIENT
LANDSCAPING WITH THE CITY'S LIMITS**

RECOMMENDATION: **CONSIDER RECOMMENDING APPROVAL**

BACKGROUND

As the Planning Commission is most likely aware, water conservation is becoming a significant topic for the State of Utah, due to the reported “mega-drought” the state is experiencing. This year’s Legislature is requiring cities and counties to adopt a Water Element for the City and County General Plans by 2025.

Nonetheless in the meantime, water agencies are ramping up efforts to conserve water through encouraging changes to the typical landscaping design schemes here in Utah. In the case for Centerville, Weber Basin Water Conservancy District is providing an incentive to residents through a “flip the strip” program that will compensate owners who decide to remove turf in park strips and replace with water-wise plantings. However it is staff’s understanding that in order to qualify for the reimbursement, they need to be located in an approved participating city that has adopted a water-wise landscaping ordinance.

Staff has reviewed a few example ordinance of other cities that were recommended by the District who have adopted such ordinances. In staff’s review there are those cities that have adopted mandatory regulations and others that have adopted “highly recommended” regulations. Due to staff’s perceived tone and policy temperature of current ordinances and discussions, staff is recommending implementing a “highly recommended” scenario for this initial effort, which staff will explain in more detail at the Commission Meeting.

Lastly, in the 2022 State Legislation, House Bill 282 prohibits local municipalities from precenting the use of Water-Wise Landscaping.

ZONE TEXT AMENDMENT REVIEW PROCESS

Factors to be Considered

The deciding entity must consider, the first factor when making a recommendation and a final decision for a zone text amendment. The applicable factor is located in CZC 12.21.080(e) of Centerville City’s Zoning Ordinance. Staff’s review and conclusions for this factor is provided below:

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

GENERAL PLAN,12-470-3. CITY WATER SYSTEM. “The relatively rapid growth of Centerville in recent years has placed a strain upon the City water systems. Centerville City must develop plans for the future expansion of the City culinary water system. The City's water master plan for the financing and development of its culinary water system is set forth in the City's Capital Facilities Plan. The Capital Facilities Plan shall be implemented to ensure the orderly development and construction of an adequate culinary water system for the City.”

Staff’s Conclusion – The use of water-efficient landscaping is consistent with the City’s expectation to develop and construct an adequate water supply.

Other Relevant Information

The City has adopted a “water conservation plan.” Such plan is created and produced by the City’s Water Division. The applicable principles of that Plan are:

LAWNS:

- *Put your lawn on a diet by reducing the number of days you water: instead of watering 10 minutes every day, water 15 minutes every other day.*
- *Water during nighttime hours between 8 pm and 8 am.*
- *Use a soil probe or screwdriver to determine whether the soil is dry and needs watering; only water when you need to.*
- *Turn off your automatic controller when it rains.*
- *Fix leaks as soon as possible.*
- *Don’t let the water run off your yard and into the gutter.*
- *Don’t hose off your driveway, use a broom.*
- *Put a good layer of mulch around trees and plants.*
- *Don’t let your hose run while you are washing your car.*
- *Blow your snow onto your grass areas so it will absorb into the ground water and not end up in the Great Salt Lake.*

- ✓ You can access the Plan using this link: <https://www.centervilleutah.gov/188/Water-Conservation>

- ✓ You can also access Weber Basin’s Learning Center for conservation and rebate program using these links:
- ✓ Why Water Conservation - <https://weberbasin.com/Conservation/About>
- ✓ Rebate Information - <https://weberbasin.com/Conservation/Rebates>

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 Water-Efficient Landscaping, adding a sub-section (h) of the Landscaping Requirements, as follows:

CZC 12.51.070 Landscaping Requirements **DRAFT AMENDMENTS**

*[add] (h) **Water-Efficient Landscaping Design Schemes.** In all zones, when landscaping designs are submitted or installed, the City encourages the use of water-efficient plantings and irrigation systems. Unless otherwise provided, the City prohibits the use of culinary water to water landscaped areas and all landscaped areas shall be watered with secondary irrigation water service. It is highly recommended, but not required, that all landscaping design plans should implement water-wise landscape practices, as described in the water-efficient design methods and practices set forth in this Section (“Water-Efficient Design Methods and Practices”).*

- (1) **Residential Zones.** There are no minimum landscaping requirements for development within single-family zones. However, there are restrictions on the allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of Development Standards in Residential Zones). Such landscaping design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.*
- (2) **Commercial and Industrial Zones.** For all commercial and industrial developments, landscaping designs shall comply with the landscaping design guidelines of 12.51.060 (Landscaping Design Guidelines), and such design schemes should include the Water-Efficient Design Methods and Practices set forth in this Section.*
- (3) **Water-Efficient Design Methods and Practices.** For all landscaping designs and plans, the following methods and practices should be implemented.*
 - A. Turf style grass should not exceed 35% of the total landscaped area.*
 - B. Turf style grass should not be placed in landscaped areas less than eight feet in width.*
 - C. Parkstrips less than eight feet in width should install alternative plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping or Hardscaping).*
 - D. Ninety percent (90%) of all plant materials should be water-wise plantings, as listed or depicted in various water conservation demonstration gardens in Utah or as recommended by a landscape architect.*

- E. Rock mulch used in plant beds should have a depth of three to four inches and appropriate weed block fabric to prevent weed growth and retain soil moisture.*
- F. Soil scarification (the process of breaking up soil by fracturing or tilling) should be performed to a depth of at least six inches to allow for water and air exchange in soil following site work compaction in all landscaped areas.*
- G. Soil amendments (organic material) should be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention in all landscaped areas.*
- H. Irrigation systems should be designed with water wise controllers, valves, drip emitters, and bubblers that provide the minimum necessary amount of water to ideally sustain the landscape plantings.*
- I. Appropriately designed drip irrigation systems should be used for all non-turf landscaped areas.*
- J. Irrigation operation and watering should be done between the hours of 6 p.m. to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted by other local, special service district, county, or state regulations, including, but not limited to CMC 9.02.210 (Sprinklers).*

(4) State Law Restrictions. Pursuant to Utah Code 10-9a-535, the City is prohibited from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the effect of prohibiting a property owner from incorporating water wise landscaping on the property owner's property. The City may not require a property owner to install or keep in place lawn or turf in an area with less than eight feet.

FINDINGS OR REASONS FOR ACTION:

- (a) The Planning Commission finds that the State of Utah is experiencing significant drought conditions, which requires efforts statewide to consider ways to conserve water resources.*
- (b) The Planning Commission finds that encouraging water conservation through use of water-efficient design schemes for outdoor landscaping is needful.*
- (c) The Planning Commission finds that by recommending water-efficient landscaping methods, helps assist developers and residents implement conservation in a meaning manner.*
- (d) The Planning Commission finds that House Bill 282 of the 2022 General Session prohibits certain public or private entities from prohibiting water wise landscaping;*
- (e) Therefore, the Planning Commission finds that the water-efficient recommendations are consistent with the City's General Plan policies, as well as other policies adopted by the State, City, and Weber Basin Water Conservation District to help in conserving needed water sources.*

WATER WISE LANDSCAPING AMENDMENTS

2022 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Ryan D. Wilcox

Senate Sponsor: Michael K. McKell

LONG TITLE

General Description:

This bill modifies provisions regarding water wise landscaping.

Highlighted Provisions:

This bill:

- defines terms;
 - prohibits certain public or private entities from prohibiting water wise landscaping;
- and
- authorizes certain landscaping requirements.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

10-9a-535, Utah Code Annotated 1953

17-27a-531, Utah Code Annotated 1953

57-8a-231, Utah Code Annotated 1953

Be it enacted by the Legislature of the state of Utah:

Section 1. Section **10-9a-535** is enacted to read:

10-9a-535. Water wise landscaping.

(1) As used in this section:

(a) "Lawn or turf" means nonagricultural land planted in closely mowed, managed grasses.

(b) "Mulch" means material such as rock, bark, wood chips, or other materials left loose and applied to the soil.

(c) "Overhead spray irrigation" means above ground irrigation heads that spray water through a nozzle.

(d) (i) "Vegetative coverage" means the ground level surface area covered by the exposed leaf area of a plant or group of plants at full maturity.

(ii) "Vegetative coverage" does not mean the ground level surface area covered by the exposed leaf area of a tree or trees.

(e) "Water wise landscaping" means any or all of the following:

(i) installation of plant materials suited to the microclimate and soil conditions that can:

(A) remain healthy with minimal irrigation once established; or

(B) be maintained without the use of overhead spray irrigation;

(ii) use of water for outdoor irrigation through proper and efficient irrigation design and water application; or

(iii) use of other landscape design features that:

(A) minimize the need of the landscape for supplemental water from irrigation; or

(B) reduce the landscape area dedicated to lawn or turf.

(2) A municipality may not enact or enforce an ordinance, resolution, or policy that prohibits, or has the effect of prohibiting, a property owner from incorporating water wise landscaping on the property owner's property.

(3) (a) Subject to Subsection (3)(b), Subsection (2) does not prohibit a municipality from requiring a property owner to:

(i) comply with a site plan review or other review process before installing water wise

56 landscaping;

57 (ii) maintain plant material in a healthy condition;

58 (iii) follow specific water wise landscaping design requirements adopted by the
59 municipality, including a requirement that:

60 (A) restricts or clarifies the use of mulches considered detrimental to municipal
61 operations;

62 (B) imposes minimum or maximum vegetative coverage standards; or

63 (C) restricts or prohibits the use of specific plant materials.

64 (b) A municipality may not require a property owner to install or keep in place lawn or
65 turf in an area with a width less than eight feet.

66 Section 2. Section **17-27a-531** is enacted to read:

67 **17-27a-531. Water wise landscaping.**

68 (1) As used in this section:

69 (a) "Lawn or turf" means nonagricultural land planted in closely mowed, managed
70 grasses.

71 (b) "Mulch" means material such as rock, bark, wood chips, or other materials left
72 loose and applied to the soil.

73 (c) "Overhead spray irrigation" means above ground irrigation heads that spray water
74 through a nozzle.

75 (d) (i) "Vegetative coverage" means the ground level surface area covered by the
76 exposed leaf area of a plant or group of plants at full maturity.

77 (ii) "Vegetative coverage" does not mean the ground level surface area covered by the
78 exposed leaf area of a tree or trees.

79 (e) "Water wise landscaping" means any or all of the following:

80 (i) installation of plant materials suited to the microclimate and soil conditions that
81 can:

82 (A) remain healthy with minimal irrigation once established; or

(B) be maintained without the use of overhead spray irrigation;
(ii) use of water for outdoor irrigation through proper and efficient irrigation design
and water application; or
(iii) the use of other landscape design features that:
(A) minimize the need of the landscape for supplemental water from irrigation; or
(B) reduce the landscape area dedicated to lawn or turf.
(2) A county may not enact or enforce an ordinance, resolution, or policy that prohibits,
or has the effect of prohibiting, a property owner from incorporating water wise landscaping on
the property owner's property.
(3) (a) Subject to Subsection (3)(b), Subsection (2) does not prohibit a county from
requiring a property owner to:
(i) comply with a site plan review or other review process before installing water wise
landscaping;
(ii) maintain plant material in a healthy condition;
(iii) follow specific water wise landscaping design requirements adopted by the county,
including a requirement that:
(A) restricts or clarifies the use of mulches considered detrimental to county
operations;
(B) imposes minimum or maximum vegetative coverage standards; or
(C) restricts or prohibits the use of specific plant materials.
(b) A county may not require a property owner to install or keep in place lawn or turf in
an area with a width less than eight feet.
Section 3. Section **57-8a-231** is enacted to read:
57-8a-231. Water wise landscaping.
(1) As used in this section:
(a) "Lawn or turf" means nonagricultural land planted in closely mowed, managed
grasses.

(b) "Mulch" means material such as rock, bark, wood chips, or other materials left loose and applied to the soil.

(c) "Overhead spray irrigation" means above ground irrigation heads that spray water through a nozzle.

(d) (i) "Vegetative coverage" means the ground level surface area covered by the exposed leaf area of a plant or group of plants at full maturity.

(ii) "Vegetative coverage" does not mean the ground level surface area covered by the exposed leaf area of a tree or trees.

(e) "Water wise landscaping" means any or all of the following:

(i) installation of plant materials suited to the microclimate and soil conditions that can:

(A) remain healthy with minimal irrigation once established; or

(B) be maintained without the use of overhead spray irrigation;

(ii) use of water for outdoor irrigation through proper and efficient irrigation design and water application; or

(iii) the use of other landscape design features that:

(A) minimize the need of the landscape for supplemental water from irrigation; or

(B) reduce the landscape area dedicated to lawn or turf.

(2) An association may not enact or enforce a governing document that prohibits, or has the effect of prohibiting, a lot owner of a detached dwelling from incorporating water wise landscaping on the property owner's property.

(3) (a) Subject to Subsection (3)(b), Subsection (2) does not prohibit an association from requiring a property owner to:

(i) comply with a site plan review or other review process before installing water wise landscaping;

(ii) maintain plant material in a healthy condition;

(iii) follow specific water wise landscaping design requirements adopted by the

137 association including a requirement that:
138 (A) restricts or clarifies the use of mulches considered detrimental to the association's
139 operations;
140 (B) imposes minimum or maximum vegetative coverage; or
141 (C) restricts or prohibits the use of specific plant materials.
142 (b) An association may not require a property owner to install or keep in place lawn or
143 turf in an area with a width less than eight feet.

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
4/13/2022

Item No. 3.

Title: Parking Amendments Discussion

Initiated By: Planning Commission

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Planning Commission to review proposed language regarding "parking modifications" and consider potential changes to "vehicle stacking" standards.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. Draft_Parking_Schedule_Amendment

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.)

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

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
	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				

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

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			

	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

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

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
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

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

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 Example – 50,000k I-H Building would be required to have 90 parking stalls instead of 50 stalls
CZC 12.52.080 Number and Type of Parking Spaces				
Drive-Through Queue Generation , (by Mike Spack et al, February 2012). - Banks – 8 vehicles (160 feet) - Car Washes – 7 vehicles (140 feet) - Coffee Shops – 13 vehicles (260 feet) - Fast Food Restaurants – 12 vehicles (240 feet) - Pharmacies – 5 vehicles (100 feet)		Current City Code - Bank drive-thru including automatic teller machines: Three per lane. - Car wash: - Self wash: 3 per bay. - Automatic wash accessory use: 4 per bay. - Automatic wash primary use: 4 per bay. - Gasoline pump island: 1 per pump. - Fast-food restaurant drive-thru: 5 per lane		

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

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12.52.110 Parking Modifications

- a) Modification Permitted. The number of parking spaces required under CZC 12.52.060 may be modified in accordance with the provisions in this Section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused. In considering a modification, the Planning Commission may require a parking study to be completed as provided in Subsection (e).
- b) **Mixed Use Develop and/or** Shared Use Parking. The Planning Commission may authorize shared use of a parking lot subject to the following conditions:
 1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed to justify a conclusion that shared spaces will be used at different times of the day, week, month or year.
 2. Required parking spaces reserved for persons with disabilities shall not be reduced.
 3. Ongoing shared use of the parking lot is assured by a recorded agreement or easement approved by the City which requires:
 - A. The parking lot to be continuously available unless an alternative legal parking lot is provided;
 - B. All spaces to be available without charge;
 - C. **No future building additions, enlargements, or new buildings within whole or part of a shared use site arrangement, which requires additional on-site parking, shall be undertaken unless the original on-site required parking count is provided, or a new parking modification is approved by the City.**
 - D. **~~The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement or easement; and~~**

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

~~E. Provision of additional parking up to the amount otherwise required under this Chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off-street parking demand of the uses involved.~~

- c) Commercial, Office, and Non-Industrial ~~Mixed- Use~~ Development. The Planning Commission may modify the number of parking spaces required or allowed for commercial, and office, ~~or mixed-use~~ development after considering the following factors and finding that adequate parking will be provided:
1. Total number of spaces that would otherwise be required for each individual establishment in the development;
 2. Hours of operation for each business establishment located in the development, including peak business hours;
 3. Estimated trade-off between businesses which are open when others are closed;
 4. Availability of on-street or shared parking;
 5. Transportation alternatives, including proximity to transit stations; and
 6. Car or van pooling programs available to users of the development.
 7. **The total number of on-site required parking shall not be reduced by more than 70% of the original parking requirement.**
- d) Multiple-Family and Planned Developments. The Planning Commission may modify the total number of parking spaces required for multiple-family or planned developments after considering the following and making a finding that adequate parking will be provided:
1. Size of housing units by number of bedrooms;
 2. Cost range of units proposed;
 3. Owner/tenant characteristics and lifestyle i.e., singles, couples, families, professionals, retired, elderly, etc.;
 4. Examination of existing successful comparables by area or project;
 5. Size of project;
 6. Special parking requirements for visitors and recreational vehicles;
 7. Future parking expansion capabilities;
 8. Transportation alternatives, including proximity to transit stations;
 9. Workplace relationships;
 10. Handicap requirements;
 11. Restrictive covenants; and
 12. Availability of approved on-street parking for required guest parking.

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

- e) 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:
 - A. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;
 - B. 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;
 - C. The source of data used to develop the study’s recommendations; and
 - D. The name and qualifications of the persons who prepared the study.
 2. The Planning Commission shall determine the required number of parking spaces after:
 - A. Considering the recommendations of the parking study and any recommendations from City staff; ~~and~~
 - B. ~~All minimum landscaping requirements shall be satisfied, unless a “landscaping waiver” is granted.~~
 - C. ~~Parking Modifications shall be limited to Commercial, Office, Non-Industrial Use, Mixed-Use, Multi-family or Planned Developments , as listed in this Chapter.~~
 - D. ~~All Industrial Uses, as listed in this Chapter, shall be prohibited from obtaining any parking modification; and~~
 - E. Making the findings required under Subsections (c) or (d), as the case may be.

CENTERVILLE
city
**PLANNING
COMMISSION**
Staff Report
4/13/2022

Item No. 1.

Title: March 23, 2022 Draft Minutes

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

Approve minutes as presented

BACKGROUND:

ATTACHMENTS:

1. 3-23-22 PC Draft

DPLANNING COMMISSION MINUTES OF MEETING
Wednesday, March 23, 2022
7:00 p.m.

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

MEMBERS PRESENT

Kevin Daly, Chair
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright, Vice Chair

MEMBER ABSENT

Mason Kjar

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner
Jennifer Hansen, City Recorder

PLEDGE OF ALLEGIANCE

OPENING COMMENTS/LEGISLATIVE PRAYER Chair Daly

PUBLIC HEARING – CONDITIONAL USE PERMIT – HOLLYCAKES

Assistant Planner Mackenzie Wood explained the applicant wished to supply cakes and baked goods to schools and other entities. Part of the process to apply for and comply with the Utah Cottage Food Establishment Code was to obtain City approval for a Conditional Use Permit for home occupation use. Ms. Wood reviewed conditional use approval standards and permitted and conditional use development standards with the Planning Commission, and stated staff recommended approval with conditions included in the staff report.

Holly Reynolds, applicant, answered questions from the Planning Commission. She explained the limited, special-order nature of her business. Ms. Reynolds said her kitchen had been inspected, and she was already registered with the State. Commissioner Wright expressed encouragement and thanked Ms. Reynolds for going through the proper channels.

Chair Daly opened a public hearing at 7:16 p.m.

Celine Blake said she lived next door to the applicant. She said Ms. Reynolds made amazing baked goods, and expressed support for the application.

Matt Reynolds, Ms. Reynold's husband, thanked Commissioner Wright for her encouragement. He said he and his wife intended to follow and comply with all City regulations and standards.

Chair Daly closed the public hearing at 7:19 p.m.

Commissioner Wright **moved** to approve the Conditional Use Permit for the home occupation of HollyCake, located at 123 West 1850 North, with the following conditions and

reasons for the action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. This conditional use permit shall be for the home occupation use, HollyCake, in the home located at 123 West 1850 North.
2. The primary use for the home shall be maintained as a single-family dwelling.
3. HollyCake shall only be operated by persons living within the dwelling unit where the home occupation is being conducted.
4. No delivery trucks dropping off or picking up products shall be permitted other than those associated with residential deliveries.
5. Any outside display, use of accessory buildings, or use of yard areas for the home occupation and the storage of products shall be prohibited.
6. All signage shall follow the guidelines found in CZC Section 12.54.080(b)(1).
7. The home occupation use and all associated storage and inventory shall not occupy more than 20% of the residence.
8. No visible evidence from the exterior of the dwelling of the home occupation shall be permitted.
9. No pedestrian or vehicular traffic or parking beyond what is required in the Residential-Low Zone shall be generated.
10. Promotional meetings shall not be held more than one time per month.
11. The applicant shall obtain a business license prior to conducting business on the premises.

Reasons for the Action:

1. A complete application for a conditional use permit has been submitted per CZC 12.21.100(d)(1).
2. The application meets the required established evidence for an approval of a conditional use permit CZC 12.21.100(e)(3).
3. The request for a conditional use permit meets the factors to be reviewed and considered for an approval CZC 12.21.100(e)(5)(A-J).
4. A use not listed on the home occupation approved listing of Section 12.62.040 is subject to receiving a conditional use permit CZC 12.62.060.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on April 13, 2022. Community Development Director Cory Snyder spoke of items expected to appear on a future agenda, and reported on recent actions by the City Council. Commissioner Shegrud spoke of the Weber Basin Flip the Strip program and City landscape ordinances that would need to change in order for Centerville citizens to be eligible to participate. Mr. Snyder said staff were working on landscape ordinance amendments that would coordinate with Flip the Strip program requirements.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the March 9, 2022 Planning Commission meeting were reviewed. Commissioner Larsen **moved** to accept the minutes as presented. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 7:29 p.m., Chair Daly **moved** to adjourn the Planning Commission meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (5-0).

Jennifer Hansen, City Recorder

Date Approved

DRAFT