

CENTERVILLE CITY

250 North Main Centerville Utah 84014-1824 • (801) 295-3477 Fax (801) 292-8034



interoffice MEMORANDUM

Mayor

Paul A. Cutler

City Council

Ken S. Averett

Tammylin Fillmore

John T. Higginson

Stephanie Ivie

Lawrence Wright

City Manager

Steve H. Thacker

to: Mayor Cutler
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager *S. Thacker*
subject: City Manager's Summary of October 20, 2015 Council Meetings
date: October 16, 2015

5:00 RDA/ACB Meeting – The Centerville Redevelopment Agency (RDA) Board and the Administrative Control Board of the Davis Center for the Performing Arts will jointly meet at 5:00 p.m. to receive recommendations from a mechanical engineer about an HVAC system maintenance program and boiler repairs for the performing arts center. CenterPoint Legacy Theatre (CPT), the long-term lessee of the facility, is required under the Operating Lease to fund an HVAC maintenance program that will maximize the life of that equipment. The RDA—the owner of the facility—hired a mechanical engineer to independently evaluate an HVAC maintenance program proposed by Harris Services. CPT will be proceeding with a contract with that company for that purpose.

The RDA's engineer also investigated problems with the boiler system and recommends repairs/modifications. He is currently soliciting proposals for the recommended work and will present those to the RDA/ACB at Tuesday's meeting. I recommend the Theatre Reserve Fund (TRF) as the source of funding for this work. Monthly rental fees paid by CPT for use of the facility go into the TRF to be used for major repairs/replacement/improvements for this facility. The RDA has authority to approve use of the TRF after "pre-approval" by the ACB. Hence the reason for a combined meeting of the RDA and ACB.

5:30 City Council Work Session – Following the brief RDA/ACB meeting, the City Council will meet in a work session at 5:30 p.m. to begin their discussion of Planning Commission recommendations for amendments to the South Main Street Corridor Overlay Zone Ordinance. Cory Snyder, Community Development Director, will first present the Commission's recommendations, followed by Council discussion as time permits. The Council will continue their discussion during the regular meeting after receiving public comment on this matter (see item E.4. on the regular Council meeting agenda). **Dinner will be available between the RDA/ACB meeting and work session.**

7:00 Regular City Council Meeting

E.1. Minutes Review – The minutes to be approved are attached to NovusAgenda online.

E.2. Public Hearing – Zone Map Amendment (Chase Lane property) – The owners of property at approximately 85 E. Chase Lane are seeking a rezone of this parcel from Agricultural-Low to Residential-Low. This property was the subject of a protracted code enforcement effort to force the removal of dangerous structures. Following the demolition of those structures, the property was sold and the current owners seek this rezone to accommodate construction of a single family home.



- E.3. Public Hearing - RAP Tax** – The Utah “Transparency of Ballot Propositions Act” requires a public hearing on the RAP Tax prior to the election. Equal time must be given for presentation of arguments “for” and “against” prior to allowing public comment. Mayor Cutler and Councilman Wright—authors of the arguments for and against, respectively—have been informed that they (or their designee) will each have 5 minutes to present their arguments at the beginning of the public hearing.
- E.4. South Main Street Corridor Overlay Zone—Public Hearing** – This is a continuation of the matter to be discussed in the work session prior to the regular meeting. The public will be invited to comment on the proposed amendments to the Overlay Zone Ordinance before the City Council continues its discussion. If the Council needs more time to make these decisions, the matter will carry over to their November 4 meeting. However, if the Council approves amendments at the October 20 meeting, they may also want to discuss whether to end the current development moratorium on South Main Street prior to the 6-month expiration date (mid-November). The Council may also want to direct staff regarding further analysis or discuss the potential engagement of consultants to perform additional work relating to South Main Street Corridor issues.
- E.5. Financial Report** – Blaine Lutz prepared the financial report for the first three months of FY 2016. I will answer questions about the report in Blaine’s absence.
- E.6. Mayor’s Report** – Mayor Cutler will report on South Davis Metro Fire Agency matters as well as a meeting that he and several staff will attend on October 19 at the offices of the Weber Basin Water Conservancy District.
- E.7. City Council Liaison Report** – Councilman Averett is the Council’s representative for emergency management and the Davis Chamber of Commerce. This includes his role as Chair of the Citizen Corps Council, the body that oversees and coordinates the City’s volunteer-based Neighborhood Network.
- E.8. City Manager’s Report** – I will update the Council on the selection and bidding process for fencing on Parrish Lane between the Frontage Road and 1250 West, including the pedestrian bridge over I-15.
- E.9. Miscellaneous Business** – In an earlier meeting, Councilmembers Wright and Ivie requested an opportunity to discuss the use of the City’s newsletter and utility bill inserts by other organizations such as CenterPoint Theatre and UTOPIA. This discussion was scheduled for the October 6 meeting, but was postponed due to a lack of time.
- E.10. Closed Meeting, if necessary** – At this time I do not know of a need for a closed meeting, but the agenda allows for that possibility.
- E.11. Appointments to City Boards/Committees** – Mayor Cutler may recommend appointments to boards/committees.

Potential Agenda Items for November 4, 2015 City Council meeting (subject to change):

- Continuation of SMSC discussion and approval of amendments to Overlay Zone Ordinance
- Complete Streets Implementation Strategy
- Landscaping concept plans for 1250 West/Parrish Lane intersection
- Discuss Urban Deer Plan draft

AMENDED AGENDA 10/19/2015 4:57 P.M.

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON TUESDAY, OCTOBER 20, 2015 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

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

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

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, or may read this memo on the City's website: <http://centerville.novusagenda.com/agendapublic>.

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

5:30 Work Session – CANCELLED

6:30 RDA/ACB meeting – RESCHEDULED FROM 5:00 P.M.

7:00 A. ROLL CALL
(See City Manager's Memo for summary of meeting business)

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT
Councilman Ken Averett

7:05 D. OPEN SESSION (This item allows for the public to comment on any subject of municipal concern, including agenda items that are not scheduled for a public hearing. Citizens are encouraged to limit their comments to two (2) minutes per person. Citizens may request a time to speak during Open Session by calling the City Recorder's office at 801-295-3477, or may make such request at the beginning of Open Session.) Please state your name and city of residence.

E. BUSINESS

(OVER)

- 7:10 1. **MINUTES REVIEW AND ACCEPTANCE**
October 6, 2015 joint work session & City Council meeting
- 7:10 2. Public Hearing - Zone Map Amendment (Rezone) - 85 East Chase Lane
Consider Zone Map Amendment (Rezone) for parcel located at approximately 85 East Chase Lane from A-L (Agricultural-Low) to R-L (Residential-Low) - Ordinance No. 2015-24
- 7:15 3. Public Hearing - RAP Tax Reauthorization - Presentation of Arguments For and Against
- 7:35 4. South Main Street Corridor (SMSC) Overlay Zone
a. Public Hearing - Zoning Code Text Amendments - Consider Ordinance No. 2015-25 regarding proposed Zoning Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48) - including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes
b. Review and Discuss Status of Temporary Zoning Regulations (TZRO) for South Main Street Corridor (SMSC) Overlay establishing temporary regulations pertaining to land use, zoning, subdivision and development of real property located within the SMSC Overlay Zone - Consider Repeal or Amendment of Ordinance No. 2015-05 - South Main Street Corridor TZRO
c. Review and Discuss related items regarding South Main Street Corridor (SMSC) Overlay ordinances, regulations, design standards and economic development
- 9:05 5. Financial Report for period ending September 30, 2015
- 9:15 6. Mayor's Report
a. Fire Agency
b. Weber Basin Water Conservancy District meeting
- 9:25 7. City Council Liaison Report
Councilman Ken Averett – Citizen Corps Council/Emergency Management and Davis Chamber of Commerce
- 9:35 8. City Manager's Report
a. Parrish Lane fencing issue
- 9:45 9. Miscellaneous Business
a. Council request for discussion re use of City's newsletter and utility bill insert
- 9:55 10. Closed meeting, if necessary, for reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to *Utah Code Ann.* § 78B-1-137, as amended.

- 9:55 11. Possible action following closed meeting, including appointments to
 boards and committees

F. ADJOURNMENT

Items of Interest (i.e., newspaper articles, items not on agenda); Posted in-meeting information

Marsha L. Morrow, MMC
Centerville City Recorder

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No.

Short Title: RDA/ACB meeting

Initiated By:

Scheduled Time: 5:00

SUBJECT

RECOMMENDATION

BACKGROUND

**AMENDED AGENDA
10/19/2015 4:57 P.M.**

**REDEVELOPMENT AGENCY OF
CENTERVILLE CITY/DAVIS CENTER FOR
THE PERFORMING ARTS ADMINSTRATIVE
CONTROL BOARD MEETING AGENDA**

NOTICE IS HEREBY GIVEN THAT THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY BOARD AND THE ADMINSTRATIVE CONTROL BOARD OF THE DAVIS CENTER FOR THE PERFORMING ARTS WILL HOLD A COMBINED PUBLIC MEETING AT 6:30 P.M. ON TUESDAY, OCTOBER 20, 2015 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Tentative
Time:

6:30 **A. ROLL CALL**

B. NEW BUSINESS

1. Report from mechanical engineer re HVAC maintenance and repairs for the Davis Center for the Performing Arts
2. Authorize funding of the HVAC repairs from the Theatre Reserve Fund (TRF)

C. RDA BUSINESS ONLY

1. **Minutes Review and Acceptance** – October 6, 2015 RDA meeting minutes

D. ADJOURNMENT

Steve H. Thacker
Executive Director

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No.

Short Title: Work Session to discuss Planning Commission's recommendations re South Main Street Corridor Overlay Zone

Initiated By:

Scheduled Time: 5:30

SUBJECT

RECOMMENDATION

Receive a presentation from Cory Snyder, Community Development Director, about the recommendations for amending the South Main Street Corridor Overlay Zone Ordinance, then discuss those recommendations as time permits. The Council will continue their discussion following a public hearing on the proposed amendments during the regular City Council meeting after the work session.

BACKGROUND

CENTERVILLE

**Staff Backup Report
10/20/2015**

Item No.

Short Title: (See City Manager's Memo for summary of meeting business)

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- City Manager Summary of October 20, 2015 Council meeting

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No.

Short Title: Councilman Ken Averett

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 1

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

October 6, 2015 joint work session & City Council meeting

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ October 6, 2015 work session minutes
- ☐ October 6, 2015 regular Council meeting minutes

PRELIMINARY DRAFT

Minutes of the Centerville City Council **work session** held Tuesday, October 6, 2015 at 5:45 p.m. at the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Paul A. Cutler

Council Members Ken S. Averett
Tamilyn Fillmore
John T. Higginson
Stephanie Ivie

MEMBER ABSENT Lawrence Wright

STAFF PRESENT Steve Thacker, City Manager
Lisa Summers, Youth Council Advisor
Katie Rust, Recording Secretary

STAFF ABSENT Blaine Lutz, Finance Director/Assistant City Manager

YOUTH COUNCIL MEMBERS PRESENT

Eli Bangerter	Lana Bangerter	Justin Barton
Braden Brown	Steve Dixon	Grace Fillmore
Jacob Garn	Sara Garn	Eliza Greer
Coulson Harris	Sarah Hawkes	Annelie Horlacher
Ethan Horlacher	Smith Jackson	Peter Jeppesen
Emma Kimball	Lyndsey Kunzler, Youth Mayor	
Nathaniel McDonald	Joe Moore	Thomas Newman
Kathryn-Anne Pertab	Ayden Richards	Brooke Vogrinec
Paige Wadley		

YOUTH COUNCIL MEMBERS ABSENT

Lana Bangerter Sarah Cutler Emma Kimball

WORK SESSION WITH YOUTH COUNCIL

Following dinner and introductions, Lyndsey Kunzler, Youth Mayor, reported on the Youth Council's activities planned for 2015-2016. The City Council and Youth Council members discussed Youth Council participation on City committees. Lisa Summers, Youth Council Advisor, suggested Youth Council members be given the opportunity to participate with a committee if they have time. Councilwoman Fillmore suggested the committees be invited to identify ways that Youth Council members could be involved throughout the year, and suggested individual City Council members visit Youth Council meetings to discuss civic issues affecting the community. The group discussed the three propositions that will be included on the Centerville ballot in November. Youth Council members suggested possible uses for RAP Tax revenue, including tennis courts, improved hiking trails, and pickleball courts. Potential development on Main Street and zoning on the west side of the City were also discussed. Mayor Cutler gave an update on the pedestrian bridge project, and the Mayor and City Council members briefly described their liaison assignments.

PRELIMINARY DRAFT

Centerville City Council Work Session
Minutes of Meeting of October 6, 2014

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ADJOURNMENT

At 6:45 p.m. Mayor Cutler thanked the Youth Council for their service to the community, and adjourned the work session.

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** meeting held Tuesday, October 6, 2015 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken S. Averett Tamilyn Fillmore John T. Higginson Stephanie Ivie Lawrence Wright

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Kevin Campbell, City Engineer
Randy Randall, Public Works Director
David Miller, Centerville Justice Court Judge
Jacob Smith, Management Assistant
Katie Rust, Recording Secretary

STAFF ABSENT

Blaine Lutz, Finance Director/Assistant City Manager

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT

Mayor Cutler

OPEN SESSION

Dale McIntyre – Mr. McIntyre quoted from a letter of refusal from the Childress Texas Police Chief responding to a request from a representative of the Freedom From Religion Foundation requesting removal of the National motto from patrol units. He also expressed that he would prefer official Council meeting minutes to reflect what is said verbatim. A copy of his comments is attached.

David Youngberg – Mr. Youngberg referred to a discussion during the first Council meeting in September regarding a proposed county-wide sales tax for transit, and asked where he could find more information related to the inclusion of UTA in the allocation of the proposed tax. He asked what the UTA portion would specifically fund, and whether the funds would be used for UTA projects within the County. Mayor Cutler responded that allocation of 40% of the proposed county-wide local option sales tax to the transit authority is enabled by the State Legislature. The Mayor added it is his understanding the tax revenues must be used within the county in which they are collected. He explained that the cities and towns would have preferred a different allocation formula, as well as the ability to impose the tax on a city basis. Lisa Romney, City Attorney, suggested the Davis County election website and the Utah League of Cities and Towns website as good resources. Councilman Averett added that prop1utah.com is also a good source of information. Mr. Youngberg complimented and expressed appreciation for Police Chief Child's visible presence in the community.

William Ince, Centerville Planning Commission – Commissioner Ince stated that, as a candidate for City Council, several citizens have expressed to him complaints about the current mosquito and white fly problem, particularly on the west side of the City. As Council liaison to the Mosquito Abatement District, Councilman Higginson reported that the heavy rains

PRELIMINARY DRAFT

Centerville City Council
Minutes of Meeting of October 6, 2015

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1 experienced in the community, followed quickly by 90 degree weather, caused more mosquitoes
2 to hatch than usual this time of year. The Mosquito Abatement District is preparing to spray
3 again soon.
4

5 Referring to the proposal to convert the South Davis Metro Fire Agency to an
6 independent taxing district, Commissioner Ince asked if the City plans to reduce property taxes
7 by an amount similar to the proposed district levy. He said it is his understanding that the
8 Agency currently meets no Federal guidelines for fire protection for a city the size of Centerville,
9 and stated he feels the revenue from any tax increase should go directly to the proposed district
10 rather than the city. Commissioner Ince asked why South Davis Metro Fire receives less in
11 impact fees than Parks and Recreation, and expressed concern that the Agency's resources are
12 inadequate. Mayor Cutler explained that the current proposal is to decrease property tax by the
13 same amount as the district levy in the first year for a neutral impact on citizens. It is anticipated
14 that the fire district board would raise taxes in future years to fund needed improvements. City
15 assessments, based on property values, would continue to fund operations. The Fire District
16 would receive all revenues from the new levy. Mr. Thacker explained State requirements
17 regarding impact fee analyses and collection. Park impact fees can only be collected from
18 residential development. Fire impact fees can be collected from all types of development. If a
19 fire district is created, it is anticipated that the fire impact fee study will be updated in 2016. At
20 that point, fire impact fees would be levied by the district rather than the cities. Mayor Cutler
21 commented that there are many standards set within the fire industry, and it is difficult to find a
22 balance between the budget and providing a maximum amount of protection. Mr. Thacker
23 added that South Davis County experiences relatively few structure fires per year, and only a
24 small portion of those require human rescue. Many factors are taken into account when
25 considering the issue of an appropriate staffing level. Commissioner Ince expressed concern
26 for liabilities the City might suffer if the services provided do not meet standards.
27

28 Related to Commissioner Ince's first comment, Councilman Averett stated that any
29 citizen can call the Mosquito Abatement District and request services.
30

31 Kyle Green – Mr. Green agreed with Commissioner Ince's comments regarding the Fire
32 Agency, and added that structure issues are created daily with new development. He also
33 commented that the garden in his yard is eaten by deer living within the city. Mr. Green pointed
34 out the UTOPIA advertising flier that was included in the most recent utility bill, and asked if the
35 cost of postage was paid by UTOPIA, or by the City. He also held up the RAP Tax Voter
36 Information pamphlet that was mailed to citizens at the expense of the City. Mr. Green asked if
37 other independent companies are allowed to include advertising in City mailers at the City's
38 expense, and asked why the City is subsidizing UTOPIA advertising. Regarding the RAP Tax
39 Voter Information Pamphlet, Ms. Romney explained that by State statute the Voter Information
40 Pamphlet is required to be mailed separate from a utility mailing. The voter information was
41 sent to all postal customers within Centerville, and the utility mailer is only sent to those who
42 receive a utility bill. Mayor Cutler explained that the City has had a policy of allowing entities
43 associated with the City to include inserts in the utility mailer if they pay the incremental cost.
44 He confirmed that UTOPIA paid the incremental cost for the most recent insert. Later in the
45 meeting the Council is scheduled to discuss whether other entities should be allowed to use the
46 City's newsletter or utility bill inserts. Mr. Green responded that he feels every business in the
47 city has a direct interest in the city as every business pays taxes. He said it seems like a great
48 financial benefit to any entity allowed to include advertising in the City utility mailer. Mr. Green
49 said he would like more information regarding the oversight of taxes that would be levied by the
50 proposed fire district. Mayor Cutler volunteered to share more information with him outside of
51 the meeting.
52

PRELIMINARY DRAFT

CENTENNIAL/4TH OF JULY CELEBRATION REPORT

Daken and Carolee Tanner, Centennial Committee Co-chairs, reported on the 2015 community celebrations, and recognized the many volunteers and City employees that made the celebrations possible. Their financial report shows a positive balance of \$12,627.96, with one invoice that has not been received by the City for the facility for the May 17th event (approximately \$5,000). Mr. Thacker complimented the Tanner's prudent fiscal management. Mr. and Mrs. Tanner recognized the fundraising efforts of Jack Dellastatious, Chair of the Centerville Community Foundation, and pointed out that the positive balance shown does not reflect the significant funds raised for the celebrations that went through the Foundation. The Tanners reported that, in response to many suggestions, serious effort was put into researching the possibility of lengthening the 4th of July parade route, with the conclusion that the parade is expanded as far as possible considering staging requirements. They expressed that the opportunity to celebrate Centerville brought citizens together and united them in a common purpose. The Mayor and Council thanked the Tanners for their amazing contribution to the community.

APPOINTMENT

Mayor Cutler recommended that Dan Loewen be appointed to the Landmarks Commission. Councilman Wright made a **motion** to appoint Dan Loewen to the Landmarks Commission. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

The minutes of the September 15, 2015 Council meeting were reviewed. Ms. Romney and Councilman Wright requested amendments. Councilman Averett made a **motion** to accept the minutes as amended. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

- a. Award bid to Ferguson Waterworks in the amount of \$48,927.90 plus tax for materials and to Ormond Construction in the amount of \$82,877.75 for labor for the Porter Walton Townhomes waterline
- b. Municipal Code Amendments – Title 1 – General Provisions – Ordinance No. 2015-21
- c. Approve termination of warranty period – Legacy Crossing Lot 4 (Amended)
- d. Accept Sidewalk Easement and Public Utility Easement for Cosper Residence at 85 South 300 East
- e. Approve commencement of warranty period – Randy Cosper Site – 85 South 300 East
- f. Approve list of poll workers for 2015 municipal general election
- g. Approve purchase of 2016 Toyota Tundra truck for the Water Department from Tony Divino Toyota in the amount of \$29,306.35

Mayor Cutler expressed a desire to discuss item (b) on the Summary Action Calendar later in the meeting. Councilwoman Ivie expressed a desire to discuss item (a) separately, and Councilman Wright requested discussion of item (g). Councilman Higginson made a **motion** to approve items (c), (d), (e), and (f) on the Summary Action Calendar. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

PRELIMINARY DRAFT

Centerville City Council
Minutes of Meeting of October 6, 2015

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Kevin Campbell, City Engineer, explained the bid, construction, and payment process for the Porter Walton Townhomes waterline project, item (a) on the Summary Action Calendar. All costs are paid by the developer, including engineering. Mr. Campbell stated the City has more oversight on culinary water projects by administering the contracts.

Staff confirmed that the truck for the Water Department, item (g) on the Summary Action Calendar, was included in the budget. Councilman Wright asked if staff considered purchasing a four-wheel drive truck rather than a two-wheel drive truck to increase usability during winter months. Randy Randall, Public Works Director, responded that the City has plenty of four-wheel drive vehicles; a two-wheel drive truck was selected to reduce cost.

Councilman Wright made a **motion** to approve items (a) and (g) on the Summary Action Calendar. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

JUSTICE COURT RECERTIFICATION

Ms. Romney explained that State statutes require municipal justice courts to be recertified by the Utah Judicial Council every four years. Judge Miller expressed gratitude for the opportunity to serve in Centerville. Councilman Wright asked how the Judge would respond to those who ask how the City justifies maintaining a justice court in Centerville. Judge Miller responded that he is reminded of the valuable educational tool provided when he sees young people such as scouts sitting in the court room listening and learning – an opportunity that will no longer be provided at the County level. Councilman Averett commented he feels it is good customer service for court services to be provided by the City. Councilman Averett complimented the Judge on being a great representative of the City, and for discharging his duties with integrity, fairness, honesty, and compassion.

Mayor Cutler asked the Judge to comment on the reordering of local municipal courts. Judge Miller responded that it is a difficult moving target right now. He said he feels the County decision to cease providing court services is the wrong decision for the long-run, adding that he feels the State should require every county to provide a justice court. Judge Miller stated he suspects that Farmington will find a full-time justice court judge, and that other cities in the same position will probably take their cases to Farmington. A municipal justice court with an average case load of 500 cases per month or more must have a dedicated court facility, a requirement that would make it difficult for Centerville to welcome the caseload from neighboring cities. The Centerville Court currently handles a caseload of approximately 300 cases per month.

Responding to a comment from Councilwoman Fillmore, Mr. Thacker confirmed that the Court brings in twice as much as the direct cost, and at least breaks even if overhead costs are factored in. Councilwoman Ivie pointed out that holding court later in the day provides an additional service to citizens by not conflicting with the traditional work-day schedule.

Councilman Higginson made a **motion** to adopt Resolution No. 2015-16 requesting the recertification of the Centerville City Justice Court. Councilman Wright seconded the motion, which passed by unanimous vote (5-0).

MUNICIPAL CODE AMENDMENT – TITLE 1 – GENERAL PROVISIONS – ORDINANCE NO. 2015-21

Ms. Romney explained that recommended amendments to Title 1 of the Centerville Municipal Code bring Title 1 into alignment with State statutes. Councilwoman Ivie expressed

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1 concern regarding enforcement power granted for continuing violations in Section 1-05-040.
2 Ms. Romney explained the standard clause, adding that it is rarely used by the City.
3 Councilwoman Fillmore pointed out that in situations with continued violations enforcement
4 attempts have been ignored, possibly impacting many people. Councilwoman Fillmore said she
5 feels it could be detrimental if the City were unable to pull out all the stops when necessary.
6 Councilwoman Ivie said she feels the stops would be better placed in the form of additional
7 trained police officers. Councilwoman Ivie asked who the administrative hearing officers are.
8 Ms. Romney responded that the intent would be to hire an independent third party when
9 needed.

10
11 Ms. Romney explained the numbering system used by the City for Municipal Codes, and
12 stated that the same numbering system may not be available when the Code is put online. The
13 substance of the Code will remain the same, but the numbering may differ slightly.
14 Councilwoman Fillmore made a **motion** to approve Ordinance No. 2015-21 amending and
15 recodifying Title 1 of the Centerville Municipal Code regarding general provisions. The motion
16 was seconded by Councilman Higginson and passed by majority vote (4-1), with Councilwoman
17 Ivie dissenting. She repeated that she is uncomfortable with the enforcement power for
18 continuing violations.

19 20 **MUNICIPAL CODE AMENDMENTS – TITLE 4 – JUSTICE COURT – ORDINANCE** 21 **NO. 2015-22** 22

23 Ms. Romney explained that the recommended amendments to Title 4 are in line with
24 State statutes. Councilman Wright stated he had found a grammatical error previously, but
25 could not remember where it was. Councilman Averett made a **motion** to adopt Ordinance No.
26 2015-22 amending various provisions of Title 4 of the Centerville Municipal Code regarding the
27 City Justice Court, allowing any grammatical corrections as needed. Councilwoman Ivie
28 seconded the motion, which passed by unanimous vote (5-0).

29 30 **PUBLIC HEARING – ZONING CODE TEXT AMENDMENTS, SOUTH MAIN STREET** 31 **CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48** 32

33 Councilman Wright expressed concern that the Council is running out of time with the
34 TZRO and has been relying too much on the Planning Commission to do the heavy lifting.
35 Councilman Higginson asked if, when the Council receives the Planning Commission's
36 recommendation, further changes desired by the Council would need to be sent back to the
37 Planning Commission or if the Council could go ahead and act. Ms. Romney explained the
38 process that has been followed by the Planning Commission, and expressed confidence that
39 the Commissioners understand the time constraints. The Planning Commission most recently
40 held a work session on September 30th, gave staff additional direction, and will consider the
41 amendments on October 14th. The TZRO will expire on November 12th at the earliest.
42 Councilman Wright stated the Council is now in the position of being pressed for time, which is
43 unfortunate. Mayor Cutler said he hopes all Council members have been studying the notes
44 and staff reports throughout the process. The Council discussed the possibility of scheduling
45 another work session or special Council meeting. Councilwoman Fillmore said she has been
46 impressed at the last two Planning Commission meetings by the Commission's work and
47 sensitivity to comments that have been made, wanting to send a truly considered
48 recommendation to the Council. Councilman Averett shared Councilwoman Fillmore's
49 sentiment, and stated that as a former Planning Commissioner, he is aware of how
50 disheartening it is for Planning Commission work to be disregarded by a Council. He said he
51 believes the Planning Commission wants to serve and make a difference, and has been

PRELIMINARY DRAFT

1 charged with the heavy lifting for this particular aspect of government. It is a delicate balance.
2 Councilman Averett said he is frustrated that things have not moved faster, but the Council
3 needs to let the Planning Commission do their job while studying the issue simultaneously.
4

5 Mayor Cutler suggested the Council invite a representative of the Planning Commission
6 to present the recommendation. Councilman Wright stated he would prefer that staff present
7 the recommendation to allow the Council an unbiased environment for discussion. The Council
8 scheduled a work session for October 20th prior to regular Council meeting. Councilwoman
9 Fillmore suggested Council members attend the October 14th Planning Commission meeting to
10 gain important background and enable a decision to be made quickly. Commissioner Ince
11 stated it is his impression that the Planning Commission intends to reach a majority
12 recommendation for the Council at the October 14th meeting.
13

14 Councilman Higginson made a **motion** to table the public hearing to the October 20th
15 Council meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote
16 (5-0).
17

18 **PARRISH LANE SIDEWALK PROJECT**

19

20 Kevin Campbell, City Engineer, relayed a message from Nathan Peterson with UDOT
21 that UDOT is grateful the City has taken over administration of the sidewalk project. He
22 reported that, given the time of year, only one bid was received. The bid, from ACME
23 Construction, is higher than the engineer's estimate, and UDOT is willing to cover the full cost of
24 the bid plus 10% contingency for change orders. Mr. Campbell stated that, since most of the
25 work is above ground, he does not foresee many unknowns coming up. UDOT has also agreed
26 to pay \$53,000 (approximately 15%) for engineering fees and \$18,000 (approximately 5%) for
27 administrative expenses. Councilwoman Fillmore said she is worried the contingency is a little
28 low. Mr. Campbell stated the City has worked with ACME before, and he does not foresee
29 ACME being aggressive on seeking change orders. Mr. Thacker expressed optimism that some
30 of the contingency will be available to apply toward fencing. The fencing will be bid separately,
31 hopefully by the end of October.
32

33 Mr. Thacker confirmed for Councilwoman Fillmore that the \$33 per foot credit for chain
34 link fencing includes installation cost. Staff has not yet heard from UDOT regarding removal of
35 the poles installed by the previous contractor. Mr. Campbell explained the changes that will be
36 made during the sidewalk project. The sidewalk project should be substantially completed by
37 the end of November. The fence contract is a 30-day project, but Mr. Thacker pointed out that
38 the 4-8 week order time will postpone work. It was suggested the Council could hold a special
39 electronic meeting to award the bid during the last week of October. Councilwoman Fillmore
40 asked if electrical groundwork for future lighting could be included in the construction. The
41 Council and staff discussed future lighting plans for the area. Mr. Randall added it would not be
42 hard to connect power for lighting at 800 West. UDOT requires two lanes to be open during
43 construction, unless work is done at night. It is anticipated that reconstruction of the center
44 median would be the first step. Councilman Wright suggested the width of the median is taking
45 space away from the left turn lane on Parrish Lane at the 400 West/Parrish Lane intersection.
46

47 Ms. Romney explained changes to the proposed Cooperative Agreement with UDOT,
48 and City Manager Thacker explained the financial amounts involved. Staff will look into the
49 possibility of purchasing some of the fencing ordered with the previous contractor at a discount
50 for the western portion of the project. Mr. Thacker reported the City will need to pay for freeway
51 closures for one or two nights of construction (estimated by Nathan Peterson at \$6,000 per

PRELIMINARY DRAFT

Centerville City Council
Minutes of Meeting of October 6, 2015

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1 night). Councilwoman Fillmore suggested it would be reasonable to ask UDOT to cover that
2 cost since it would have been included in the arrangement with the previous contractor. Mr.
3 Campbell responded he does not think UDOT will be willing to give more. Councilman
4 Higginson agreed it should not be a City cost. Mr. Thacker suggested the Council approve the
5 Agreement with direction to seek the additional amount, but give staff the ability to proceed
6 regardless. Councilman Wright pointed out that the City was originally told a pedestrian
7 walkway would never happen. He said he feels it needs to get done, and he would not want to
8 delay the project over \$12,000. The Council and staff discussed how to fund the additional cost.
9 Mr. Thacker presented photographs of potential fencing, and the Council discussed the options.
10 Councilman Wright expressed preference for a fence style that would discourage anyone from
11 climbing up and jumping. Mr. Randall expressed concern that two construction nights for the
12 pedestrian bridge fencing might not be enough.

13
14 Councilman Wright made a **motion** to approve a Cooperative Agreement with UDOT
15 regarding sidewalk and fencing improvements in connection with the Parrish Lane Overpass
16 Pedestrian Bridge with direction to staff to negotiate with UDOT to provide traffic control or
17 compensate the City for traffic control during construction, with the understanding that staff can
18 proceed either way. Councilwoman Ivie seconded the motion, which passed by unanimous vote
19 (5-0).

20
21 Councilman Higginson made a **motion** to award bid for Parrish Lane Sidewalk Project to
22 ACME Construction in the amount of \$354,117.30. Councilwoman Ivie seconded the motion,
23 which passed by unanimous vote (5-0).

24
25 At 10:02 p.m. the Council took a break, returning at 10:11 p.m.

26 27 **MUNICIPAL CODE AMENDMENTS – TITLE 5, CHAPTER 9 – RECREATIONAL,** 28 **ARTS, AND PARKS (RAP) TAX – ORDINANCE NO. 2015-23**

29
30 Ms. Romney explained that if the RAP Tax is reauthorized by voters in November, the
31 City must adopt a new ordinance describing how the funds would be collected, administered,
32 and disbursed. She explained proposed amendments to Chapter 9 of Title 5 clarifying the
33 current voter-approved RAP Tax, including its expiration date. Councilwoman Ivie made a
34 **motion** to approve Ordinance No. 2015-23 amending various provisions of Title 5, Chapter 9
35 regarding the Recreational, Arts and Parks (RAP) Tax. Councilwoman Fillmore seconded the
36 motion, which passed by unanimous vote (5-0).

37 38 **COMPLETE STREETS IMPLEMENTATION STRATEGY**

39
40 Councilwoman Ivie made a **motion** to table this issue. Councilwoman Fillmore
41 seconded the motion, which passed by unanimous vote (5-0).

42 43 **MAYOR'S REPORT**

- 44
45 • Mayor Cutler provided South Davis Metro Fire Agency financial reports.
46 • Responding to a question asked at a previous Council meeting, Mayor Cutler
47 reported that UTOPIA has not paid any funds to Macquarie at this point.
48 • The Mayor reported that he, Cory Snyder, and Ms. Romney met with representatives
49 of Brighton Homes regarding the O'Brien property on Main Street. Brighton Homes
50 is interested in the concept of putting a nursing facility on the property, with single-
51 family homes behind. Application cannot be made until the TZRO expires.

PRELIMINARY DRAFT

Centerville City Council
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CITY COUNCIL LIAISON REPORT

Councilman Wright reported on volunteer hours and in-kind donations to the Whitaker Museum, the success of activities held by the Museum during the summer, and provided handouts advertising upcoming Museum events. He expressed the Museum Board's appreciation for the Council's support, and asked for staff help in facilitating Board meetings.

MISCELLANEOUS BUSINESS

The Council chose to table miscellaneous business to the October 20th meeting.

ADJOURNMENT

At 10:32 p.m. Councilman Wright made a **motion** to adjourn the meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 2

Short Title: Public Hearing - Zone Map Amendment (Rezone) - 85 East Chase Lane

Initiated By: Roy and Catharine Rasband

Scheduled Time: 7:10

SUBJECT

Consider Zone Map Amendment (Rezone) for parcel located at approximately 85 East Chase Lane from A-L (Agricultural-Low) to R-L (Residential-Low) - Ordinance No. 2015-24

RECOMMENDATION

Adopt Ordinance No. 2015-24 amending the Centerville City Zoning Map by changing the zoning of property located at approximately 85 East Chase Lane from A-L (Agricultural-Low) to R-L (Residential-Low) based on the findings and recommendations of the Planning Commission.

BACKGROUND

On September 23, 2015, the Planning Commission reviewed and recommended for approval the proposed rezone of property located at 85 East Chase Lane from A-L (Agricultural-Low) to R-L (Residential-Low). The Staff Transmittal Report for this application is attached.

ATTACHMENTS:

Description

- ▢ Ordinance No. 2015-24-Rasband Rezone
- ▢ 09-30-2015 Staff Transmittal Report-Rasband Rezone
- ▢ 09-23-2015 PC Staff Report-Rasband Rezone
- ▢ 09-23-2015 Rasband Site Drawing

ORDINANCE NO. 2015-24

**AN ORDINANCE AMENDING THE CENTERVILLE CITY ZONING MAP
BY CHANGING THE ZONING OF APPROXIMATELY 0.48 ACRES OF
CERTAIN REAL PROPERTY DESCRIBED HEREIN FROM
AGRICULTURAL-LOW (A-L) TO RESIDENTIAL-LOW (R-L)**

WHEREAS, the City is authorized to enact a zoning map consistent with the purposes set forth in the Utah Land Use Development and Management Act, as more particularly provided in *Utah Code Ann.* §§ 10-9a-101, *et seq.*, as amended, and the City is further authorized to make amendments to such zoning map in accordance with procedures set forth in *Utah Code Ann.* § 10-9a-503, as amended; and

WHEREAS, in accordance with applicable provisions of Utah law and the goals of the Centerville City General Plan for the subject property as set forth in Section 12-480-4, Neighborhood 3, Northeast Centerville, the City Council desires to amend the Centerville City Zoning Map to rezone the subject property from Agricultural-Low (A-L) to Residential-Low (R-L) as more particularly provided herein; and

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

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

Section 1. Zone Map Amendment. The real property located at approximately 85 East Chase Lane in Centerville City consisting of approximately 0.48 acres, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby rezoned from Agricultural-Low (A-L) to Residential-Low (R-L) and the Centerville City Zoning Map is correspondingly amended as described herein.

Section 2. Findings. The rezone of the subject property to Residential-Low (R-L) and corresponding amendment to the Centerville City Zoning Map is based on the following findings:

1. The City Council finds that the proposed rezone meets the criteria found in Section 12-21-080(e) of the Zoning Ordinance.
2. The City Council finds that the rezone request is consistent with the goals of the General Plan found in Section 12-480-4 as reviewed in the Staff Reports.
3. The City Council finds the rezone is harmonious with the overall character of existing development in the vicinity.
4. The City Council finds no adverse effects will occur to the immediate area with the approval of the rezone and that there are adequate facilities and services to serve the property.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 20th DAY OF OCTOBER, 2015.**

ATTEST:

CENTERVILLE CITY

Marsha L. Morrow, City Recorder

By: _____
Mayor Paul A Cutler

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Averett	_____	_____
Councilmember Fillmore	_____	_____
Councilmember Higginson	_____	_____
Councilmember Ivie	_____	_____
Councilmember Wright	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

MARSHA L. MORROW, City Recorder

DATE: _____

RECORDED this ____ day of _____, 20__.

PUBLISHED OR POSTED this ____ of _____, 20__.

EXHIBIT A

Property Description

85 East 1000 North, Centerville, Utah 84014
Parcel No. 02-015-0039

BEG 18.33 CHAINS W OF SE COR SEC 6-T2N-R1E, SLM; TH N 2.32 CHAINS; TH
W 1.73 CHAINS; TH S 2.82 CHAINS TO CHASE LANE; TH E 1.73 CHAINS; TH N 0.50 OF
A CHAINS TO BEG. CONT. 0.48 ACRES

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

STAFF TRANSMITTAL REPORT FOR CITY COUNCIL

DATE: SEPTEMBER 30, 2015

APPLICANT: GLADE JONES
CALUTE HOME
905 24TH STREET
OGDEN, UT 84401

E-MAIL: GLADE@CALUTEHOMES.COM

PROPERTY OWNER: ROY AND CATHARINE RASBAND
1031 EAST 250 SOUTH
BOUNTIFUL, UT 84010

APPLICATION: ZONING MAP AMENDMENT

APPLICANT REQUEST: AMEND CENTERVILLE CITY ZONING MAP – REZONE
THE PROPERTY AT 85 EAST CHASE LANE FROM A-L TO
R-L

RECOMMENDATION: PLANNING COMMISSION RECOMMENDS APPROVAL
OF THE REZONE REQUEST

BACKGROUND

Roy and Catharine Rasband have recently purchased the property located at 85 East Chase Lane. This property was part of an ongoing enforcement for several years concerning abandoned structures. The buildings were eventually demolished and the property has remained vacant ever since. Barnard Creek runs through the property, which has a 20-foot access and maintenance easement measured from the center of the creek. With the current zoning of A-L (Agricultural-Low), this will push a proposed home within 4 feet of the creeks edge. The property owner desires to amend the zoning to R-L (Residential-Low), which would allow the home to be closer to the front setback and as a result be 8 feet back from the edge of the creeks edge.

PLANNING COMMISSION RECOMMENDATION

On September 23, 2015, the Planning Commission held a public hearing, discussed the matter, and then forwarded to the City a **recommendation of APPROVAL** of the proposed rezone, as follows.

“85 East Chase Lane (.48 acres) shall be rezoned from Agricultural-Low (A-L) to Residential-Low (R-L)”

Suggested Reasons for the Action (Findings):

- a) The proposed zoning changes are consistent with the goals and objectives of the General Plan [Section 12-480-3(1)(d)(1)].
- b) The proposed zoning changes are in harmony with the surrounding neighborhood [Current Centerville City Zoning Map, Section 12-21-080(e)(2)].
- c) The applicant has provided sufficient evidence as to why the rezone is necessary for development of property at 85 East Chase Lane [Submitted application September 4, 2015].

Planning Commission Vote (6-0):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson	X		
Kjar	X		
Merrill	X		
Hayman	X		
Ince			X

LIST OF PREVIOUS PLANNING COMMISSION MEETINGS

✓ *September 23, 2015 Regular Meeting of the Planning Commission*

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: GLADE JONES
CALUTE HOME
905 24TH STREET
OGDEN, UT 84401

E-MAIL: GLADE@CALUTEHOMES.COM

PROPERTY OWNER: ROY AND CATHARINE RASBAND
1031 EAST 250 SOUTH
BOUNTIFUL, UT 84010

APPLICATION: ZONING MAP AMENDMENT

APPLICANT REQUEST: AMEND CENTERVILLE CITY ZONING MAP – REZONE
THE PROPERTY AT 85 EAST CHASE LANE FROM A-L
TO R-L

RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE REZONE
REQUEST

BACKGROUND

Roy and Catharine Rasband have recently purchased the property located at 85 East Chase Lane. This property was part of an ongoing enforcement for several years concerning abandoned structures. The buildings were eventually demolished and the property has remained vacant ever since. Barnard Creek runs through the property, which has a 20-foot access and maintenance easement measured from the center of the creek. With the current zoning of A-L (Agricultural-Low), this will push a proposed home within 4 feet of the creeks edge. The property owner desires to amend the zoning to R-L (Residential-Low), which would allow the home to be closer to the front setback and as a result be 8 feet back from the edge of the creeks edge.

REVIEW AND ANALYSIS OF THE REQUEST FOR R-L ZONING

Factors to be considered, Section 12-21-080(e)

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

- **Staff Response:** According to Section 12-480-4 of the General Plan, this area is located within Neighborhood 3, Northeast Centerville. The residential policies for this area state development should be consistent with what is already established within the area and that all future development should be low single-family residential. The applicant has proposed low single-family development and therefore is consistent with the goals and objectives of the General Plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

- **Staff Response:** Rezoning the property to Residential-Low (R-L), would be consistent with the development found in the area. Single-family homes surround the property at 85 East Chase Lane and the zoning to the north, west and south, appear to be R-L. The adjacent properties to the east appear to be the last remaining agricultural lots within the neighborhood.

3. What is the extent to which the proposed amendment may adversely affect adjacent property?

- **Staff's Response:** Staff does not see how rezoning the lot R-L to accommodate a single-family home has any negative impact on the community. In reality, this rezone and new construction of a home will enhance the surrounding neighborhood and improve the appearance of what is currently and has been on this lot.

4. What is the adequacy of facilities and services intended to serve the subject property?

- **Staff Response:** Since there is development surrounding the site, the adequacy of services and facilities is very likely. However, the applicant will still need to submit utility provider sheets as part of the site plan process for the property.

CONCLUSION

It appears the rezone request from A-L to R-L would be an acceptable change for the lot at 85 East Chase Lane. The applicant will still need to go through the site plan process to establish easements and ensure that adequate utilities may service the property. In addition, the applicant will need to continue working with Davis County to ensure proper grading and construction takes place adjacent to the Barnard Creek channel.

PLANNING STAFF RECOMMENDATION

Suggested Motion for an amendment to the Centerville City Zoning Map – I hereby make a motion for the Planning Commission to recommend to the City Council the following amendment to the Centerville City Zoning Map:

85 East Chase Lane (.48 acres) shall be rezoned from Agricultural-Low (A-L) to Residential-Low (R-L).

Suggested Reasons for the Action (Findings):

- a) The proposed zoning changes are consistent with the goals and objectives of the General Plan [Section 12-480-3(1)(d)(1)].
- b) The proposed zoning changes are in harmony with the surrounding neighborhood [Current Centerville City Zoning Map, Section 12-21-080(e)(2)].
- c) The applicant has provided sufficient evidence as to why the rezone is necessary for development of property at 85 East Chase Lane [Submitted application September 4, 2015].

CITY OF CENTERVILLE, DAVIS COUNTY, UTAH
JULY, 2015

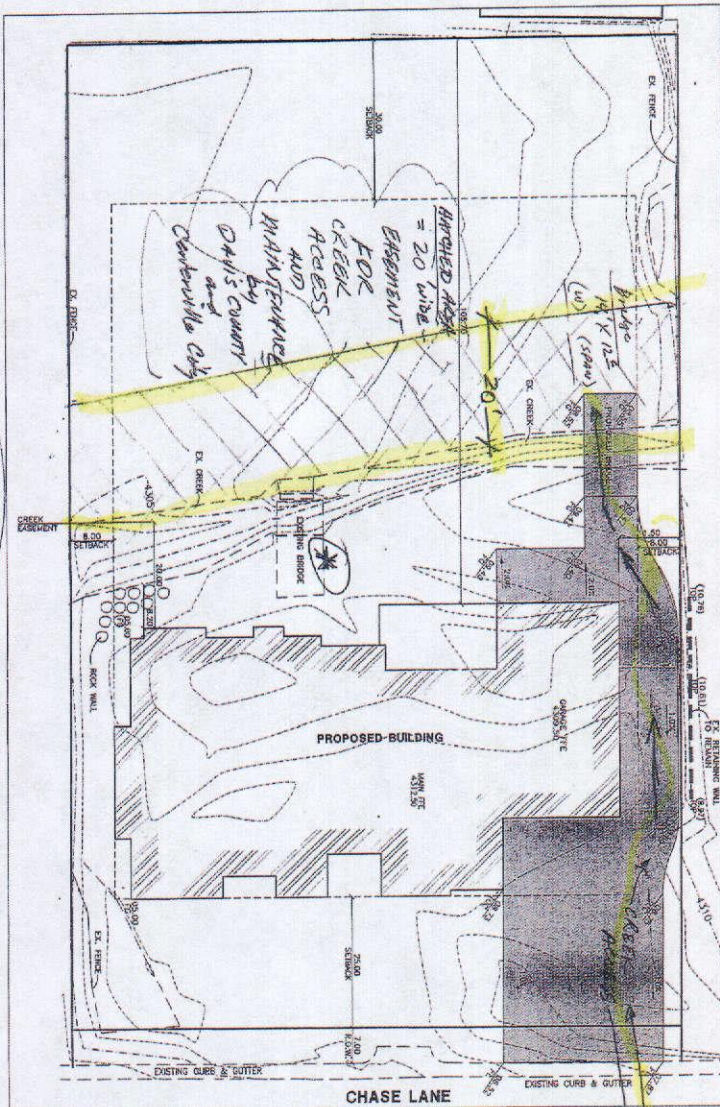
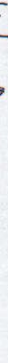


Exhibit A

Note: Existing bridge - pedestrian use only (made for garden equipment by previous owner).
Per approved plans.

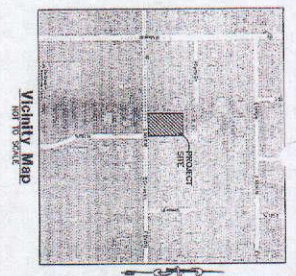


Scale: 1" = 10' (1" = 23' as shown)

RECEIVED SEP 01 2015

Rec'd 8/17/15 from R. Ruskland @ ECPW.

Creek Access for Davis County Public Works + Centerville City for maintenance of Barnard Creek, as shown and noted hereon and by shading. Recommended that access concrete flat work be at least 6" thick for heavy equipment loads to prevent damage.



Reeve & Associates, Inc.
 801 GARDEN STREET, SUITE H, DENV. CO. 80202
 TEL: 303-733-0200 FAX: 303-733-0205 WWW.WEBPAGE.COM
 LANS: RUMBER • C&A, DRENCH • L&S, SPINERS
 BUILT: DRENCH • SPECIAL DRENCH • L&S, SPINERS

DATE	REVISIONS

Creek Access for Davis County Public Works & Centerville City for maintenance of Barnard Creek, as shown and noted herein and by shading. Recommended flat work be at least 6" thick for heavy equipment loads to prevent damage.

Project Info

Project Name: **ROY BASAND SITE PLAN**

Location: **1700 S. 1000 E. SUITE 200, DENV. CO. 80202**

Owner: **ROY BASAND**

Design: **ROY BASAND**

Drawn: **ROY BASAND**

Scale: **AS SHOWN**

Sheet: **1**

Sheet: **2**

Sheet: **3**

ROY BASAND
 CITY OF CENTERVILLE, DAVIS COUNTY, UTAH

Cover/Index Sheet

Engineer's Notice to Contractors

The Engineer and contents of any accompanying survey, plans, or specifications are hereby made a part of the contract. It is the responsibility of the contractor to verify the accuracy of the information provided. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

Developer Contact

1001 East 250 South
 Provo, UT 84601

Developer Contact

1001 East 250 South
 Provo, UT 84601

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 3.

Short Title: Public Hearing - RAP Tax Reauthorization - Presentation of Arguments For and Against

Initiated By: City Attorney

Scheduled Time: 7:15

SUBJECT

RECOMMENDATION

Pursuant to statute, allow equal time, within a reasonable limit, for a presentation of the arguments in favor of and the arguments against the RAP Tax reauthorization. After the presentations, conduct a public hearing on the proposed RAP Tax reauthorization ballot proposition and allow any interested person the opportunity to present oral testimony on the matter within reasonable time limits. Staff recommend 5 minutes be allowed for the presentation in favor and 5 minutes for the presentation against.

BACKGROUND

Pursuant to provisions of the Transparency of Ballot Propositions Act ("Transparency Act"), the City Council is required to conduct a public meeting regarding the proposed RAP Tax reauthorization ballot proposition no more than 14 days but at least 4 days before the November 3, 2015 election. As provided in Section 59-1-1605 of the Transparency Act, the City Council must allow equal time, within a reasonable limit, for a presentation of the arguments in favor of and against the RAP Tax reauthorization ballot proposition. As drafters of the written arguments, it is Staff's recommendation that Mayor Cutler provide the presentation in favor of the RAP Tax reauthorization and that Councilman Larry Wright provide the presentation against the RAP Tax reauthorization. However, the statute does not specify who should make the presentations, so Mayor Cutler or Councilman Wright may delegate this duty if desired. After the presentations, the City Council should conduct a public hearing to provide any person desiring to be heard an opportunity to present oral testimony on the proposed RAP Tax reauthorization (within reasonable time limits). A copy of *Utah Code Ann.* 59-1-1605 is attached, as well as the written arguments and rebuttals prepared in accordance with requirements of the Transparency Act.

ATTACHMENTS:

Description

- D UCA 59-1-1605
- D RAP Tax Arguments & Rebuttals

West's Utah Code Annotated
Title 59. Revenue and Taxation
Chapter 1. General Taxation Policies (Refs & Annos)
Part 16. Transparency of Ballot Propositions Act

U.C.A. 1953 § 59-1-1605

§ 59-1-1605. Public meeting requirements

Currentness

- (1) The governing body of a taxing entity shall conduct a public meeting in accordance with this section no more than 14, but at least four, days before the determination date.
- (2) The governing body of the taxing entity shall allow equal time, within a reasonable limit, for a presentation of the arguments:
- (a) in favor of the ballot proposition; and
 - (b) against the ballot proposition.
- (3)(a) A governing body of a taxing entity conducting a public meeting described in Subsection (1) shall provide an interested party desiring to be heard an opportunity to present oral testimony within reasonable time limits.
- (b) A taxing entity shall hold a public meeting described in this section beginning at or after 6 p.m.
- (4)(a) A taxing entity shall provide a digital audio recording of a public meeting described in Subsection (1) no later than three days after the date of the public meeting.
- (b) For purposes of providing the digital audio recording described in Subsection (4)(a), a governing body of a taxing entity shall:
- (i) if a taxing entity has a public website, provide access to the digital audio recording described in Subsection (4)(a) on the taxing entity's public website; or
 - (ii) provide a digital copy of the recording described in Subsection (4)(a) to members of the public at the taxing entity's primary government office building.

Credits

Laws 2014, c. 356, § 6, eff. May 13, 2014.

§ 59-1-1605. Public meeting requirements, UT ST § 59-1-1605

U.C.A. 1953 § 59-1-1605, UT ST § 59-1-1605

Current through 2015 General Session.

End of Document

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RAP TAX REAUTHORIZATION PROPOSITION #11 ARGUMENTS AND REBUTTALS

In the November 3rd election there will be a ballot proposition on whether the 0.1% RAP (Recreation, Arts & Parks) tax approved in 2007 should be **reauthorized** for another ten years. Money from continuing this tax would be used to fund recreational facilities and cultural facilities and organizations. The formal language on the November 3, 2015 ballot will read as follows:

PROPOSITION #11

OFFICIAL BALLOT PROPOSITION FOR CENTERVILLE CITY, UTAH RAP TAX REAUTHORIZATION ELECTION

November 3, 2015

Shall Centerville City, Utah, be authorized to impose a 0.1% sales and use tax for recreational facilities and cultural facilities and organizations for the City?

_____ For the RAP Tax _____ Against the RAP Tax

"The arguments for or against a ballot proposition are the opinions of the authors."

ARGUMENT FOR THE TAX

Many of us choose to live in Centerville because it's a great place to raise a family. We appreciate the open hillside, beautiful parks, easy access to trails, and the many recreational opportunities for our children and grandchildren. There are opportunities to learn about our shared history and heritage at the Whitaker Museum, and each month thousands enjoy great entertainment and access to the performing arts at Centerpoint Legacy Theatre.

These are not essential government services like police and fire protection, but they make our community a great place for families, encourage a healthy lifestyle, and improve the overall quality of life in our community.

The RAP tax is a sales tax of one-tenth of 1% (10 cents on every \$100 spent) on all non-grocery items. Centerville, Bountiful, Farmington, and many other cities, including all of Salt Lake County impose this tax. It must be periodically renewed (approved) by a vote of the citizens. If approved, it would continue an existing tax, NOT impose an additional tax.

Eight years ago, the citizens of Centerville and Bountiful first approved a RAP tax with the specific purpose to fund construction of the Davis Center for the Performing Arts, the home of Centerpoint Legacy Theatre. With the theatre building on track to be paid off, Centerville has a chance to use RAP tax funds for additional purposes to benefit our community.

If the RAP tax is continued, the intent is to allocate the vast majority of those funds toward improving parks, trails, and recreational facilities in the city, as outlined in our Parks and Trails master plans available on the city website. Without RAP tax funds these improvements will be delayed, or eliminated. It is anticipated that a small percentage of funds would also be made available for arts/cultural programs. Some of the projects that may potentially be funded with RAP tax revenue over the next ten years include:

- Completion of the 400 West Community Park expansion including additional playing fields, trail, bowery, playground and parking
- Replacement/upgrade of playground equipment at existing parks
- New tennis, basketball, and/or pickleball courts
- Baseball field improvements
- Legacy Trail restroom and improvements

- Mountainside trail improvements
- Additional bike lanes
- Improvements to the Whitaker Museum
- Support for Centerpoint Legacy Theatre

As citizens, we all pay the RAP sales tax when we shop in the neighboring communities. We experience a lot of traffic impact from those who come to Centerville to shop at our stores and eat at our restaurants. The RAP tax allows those shoppers to contribute, in a small way, to improvements in our community.

Centerville resident Jennifer Beckstrand put it this way:

"Roads and water projects are what keep Centerville safe and livable, but parks, recreation opportunities, arts, and museums are the treasures of our community. The RAP tax helps preserve the very heart of why we love to call Centerville our home."

Please join the majority of the Centerville City Council in support of the continuation of the RAP tax.

REBUTTAL OF THE ARGUMENT FOR THE TAX

Both arguments acknowledge that the RAP tax is not essential. Essential taxes focus on basic services and infrastructure such as: water, sewer, utilities, roads, fire protection and law enforcement. These are justifiable reasons for taxes. The RAP tax is not justifiable! The RAP tax is not a free will offering or "contribution" as the 'argument in favor' claims. You have no choice but to pay the tax.

A tax is no respecter of persons. It is true that the payment of this tax will have little impact on our more affluent citizens. However, it also taxes seniors and families who live on fixed and limited incomes due to retirement, underemployment and unemployment. Frederic Bastiat warned 100 years ago, "*once government steps over this line between the protective or negative role into the aggressive role of redistributing wealth . . . it then becomes a means for what he accurately described as legalized plunder*" (1850, THE LAW, reprinted by the Foundation for Economic Education).

We have no reason to renew the RAP Tax. We can fund projects to beautify our parks, trails, and the arts by donating without coercion, to the Centerville Foundation.

This is not an argument about improving the quality of life in Centerville – it is about the proper role of government. The long list of improvements can be done without forcing another tax burden upon the backs of our people. Vote for the proper role of government. Vote against "legalized plunder." Vote "NO" for the RAP tax.

Councilman Lawrence Wright

RAP TAX REAUTHORIZATION PROPOSITION #11 ARGUMENTS AND REBUTTALS

"The arguments for or against a ballot proposition are the opinions of the authors."

ARGUMENT AGAINST THE TAX

Centerville politicians and the Centerpoint Theatre are campaigning for a renewal of the RAP tax. The Centerpoint Theatre (a private, non-profit organization that leases the Performing Arts Center) has a lot to gain from its renewal. Centerpoint Theater is the prime beneficiary of 90% of RAP tax revenue. If existing municipal law is not changed the theatre could benefit from millions of tax dollars to support their programs and operations.

Before voting consider the following important facts:

- The City has set up a foundation where citizens can make tax-deductible donations to fund improvements to parks, trails and the arts. This foundation puts the citizen in the driver's seat – where they can donate their money to support these causes. Let's put this under-used resource to work instead of adding to our tax burden.
- Those supporting the RAP tax renewal claim that passage of the tax will benefit the cultural operations of the Whitaker Museum – this is not true. The City Attorney said, "it is my opinion that RAP tax revenues cannot be used to finance ongoing operating expenses or programs of the museum."
- The RAP tax must be put into perspective with other taxes on the ballot including:
 - A hefty Davis County School bond and,
 - A sales tax increase on gasoline.
 - There is also a big push to convert the South Davis Metro Fire Agency into a new fire district that will levy property taxes as early as 2016.
- As you think about the RAP tax, consider these new taxes for educating our children, maintaining our streets and supporting our fire department. Do we really need a non-essential RAP tax when we have other more pressing needs?
- The RAP tax is a redistribution of wealth where money is taken from your pocketbook and put into the hands of politicians and government bureaucrats who think they know better how to spend your money. We, as citizens know how best to spend our own hard earned dollars. If you share this same belief then vote AGAINST the RAP Tax.
- The RAP tax funds non-essential services off the backs of the

poor and those on fixed incomes. They have no choice but to pay the tax.

"Bastiat pointed out over a hundred years ago, once government steps over this clear line between the protective or negative role into the aggressive role of redistributing wealth and providing so-called 'benefits' for some of its citizens, it then becomes a means for what he accurately described as legalized plunder. It becomes a lever of unlimited power which is the sought-after prize of unscrupulous individuals and pressure groups, each seeking to control the machine to fatten his own pockets or to benefit its favorite charities - all with the other fellow's money"

(THE LAW, 1850, reprinted by the Foundation for Economic Education, Irvington-On-Hudson, N.Y.).

I urge all of us, to vote AGAINST renewal of the RAP tax.

Councilman Lawrence Wright

REBUTTAL OF THE ARGUMENT AGAINST THE TAX

Councilman Wright is correct that CenterPoint Legacy Theatre has benefited from the RAP tax in the past. That was exactly the plan in 2008 when voters in Centerville and Bountiful overwhelmingly passed the RAP tax to construct the Davis Performing Arts Center. The community has been incredibly supportive of the Theatre with ticket sales far above original projections.

Now that the theatre building is on track to be paid off, if the voters re-approve the RAP tax, the City Council will be asked to change the municipal code to allocate the vast majority of funds in future years to improve our parks and trails. State law is set up so that each time the RAP tax is re-approved, your local City Council can re-allocate funds to match local priorities.

Councilman Wright argues that instead of a tax paid by those who shop in Centerville (a high percentage of shoppers are not Centerville residents), we should fund our parks via voluntary donations. Centerville residents are very generous. This year many collectively donated hundreds of hours and thousands of dollars to support Centerville's Centennial Celebration. However, donations are not a realistic way to fund the millions of dollars in park infrastructure improvements needed.

Beautiful parks, useful trails, a vibrant recreation program, and well-maintained cultural facilities make Centerville an attractive place for families. A family friendly community benefits everyone in the city by keeping crime low and property values up.

Please vote FOR re-approval of the RAP tax.

NOTICE OF PUBLIC HEARING – RAP TAX REAUTHORIZATION – OCTOBER 20, 2015

The Centerville City Council will hold a public hearing on the proposed RAP Tax Reauthorization ballot proposition on Tuesday, October 20, 2015 at 7:00 p.m. or as soon thereafter as the matter can be heard. The public hearing will be held at Centerville City Hall at 250 North Main, Centerville. Pursuant to *Utah Code Ann.* § 59-1-1605, the City Council shall allow equal time, within a reasonable limit, for a presentation of the arguments in favor of the ballot proposition and against the ballot proposition. The City Council shall also provide any interested person desiring to be heard an opportunity to

present oral testimony at the public hearing within reasonable time limits.

For additional information:

Check out www.centervilleut.net/recorder.elections.html;
call or e-mail Marsha Morrow, City Recorder, at (801) 295-3477
or, marsham@centervilleut.com.

**GENERAL ELECTION
TUESDAY NOVEMBER 3, 2015
REMEMBER TO VOTE!**

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 4.

Short Title: South Main Street Corridor (SMSC) Overlay Zone

Initiated By: Centerville City

Scheduled Time: 7:35

SUBJECT

- a. Public Hearing - Zoning Code Text Amendments - Consider Ordinance No. 2015-25 regarding proposed Zoning Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48) - including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes.
- b. Review and Discuss Status of Temporary Zoning Regulations (TZRO) for South Main Street Corridor (SMSC) Overlay establishing temporary regulations pertaining to land use, zoning, subdivision and development of real property located within the SMSC Overlay Zone - Consider Repeal or Amendment of Ordinance No. 2015-05 - South Main Street Corridor TZRO
- c. Review and Discuss related items regarding South Main Street Corridor (SMSC) Overlay ordinances, regulations, design standards and economic development

RECOMMENDATION

- a. Adopt Ordinance No. 2015-25 regarding proposed Zoning Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48) - including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes.
- b. If the City Council approve amendments to the Overlay Zone Ordinance in this meeting, they may want to then consider whether to end the moratorium before the expiration of the six-month period.
- c. If the Council desires, they may want to discuss whether to direct staff or engage consultants for additional work relating to the South Main Street Corridor.

BACKGROUND

- a. The Planning Commission reviewed and held a public hearing on the proposed Zoning Code Text

Amendments to the South Main Street Corridor (SMSC) Overlay Zone on September 23, 2015. The Planning Commission held an additional Special Work Session regarding the proposed amendments on September 30, 2015. On October 14, 2015, the Planning Commission completed its review of the proposed amendments and recommends approval of various amendments to the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48), including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes as more particularly set forth in Ordinance No. 2015-25. The Staff Transmittal Report for this matter is attached.

b. The current six-month moratorium on development applications related to South Main Street was put in place by Council action adopting Ordinance No. 2015-05 on May 12. Therefore, it will expire in mid-November unless the Council takes specific action to end it sooner.

c. In earlier meetings, the City Council has had some discussion with staff about the potential for creating an RDA project area. Does Council want to pursue additional analysis of this potential? Does Council desire any additional study or analysis relating to other aspects, such as the Public Space Plan, etc.?

ATTACHMENTS:

Description

- ▢ 10-20-2015 CC Transmittal Report-SMSC
- ▢ Ordinance No. 2015-25-SMSC Amendments
- ▢ 10-14-2015 PC Staff Report-SMSC
- ▢ 10-14-2015 Planning Commission minutes - pages 4-16
- ▢ 09-23-2015 PC Staff Report-SMSC
- ▢ September 23, 2015 Planning Commission minutes (pages 7-12)
- ▢ September 30, 2015 Planning Commission work session minutes
- ▢ 08-04-2015 PC/CC Data Analysis PowerPoint Presentation
- ▢ Ordinance No. 2015-05-SMSC TZRO

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

STAFF TRANSMITTAL REPORT FOR CITY COUNCIL

DATE: OCTOBER 14, 2015

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

APPLICATION: ZONING CODE TEXT AMENDMENTS

APPLICANT REQUEST: AMEND CENTERVILLE CITY'S ZONING ORDINANCE FOR *VARIOUS CHANGES TO THE SOUTH MAIN STREET CORRIDOR ZONE, WHICH INCLUDE THE FOLLOWING:*

- Definition of Mixed-Use
- Maximum Unit Allowances & Density Caps for the North Gateway, Pages Gateway, City Center, and Traditional Main Street Areas
- Adopt a Main Street Public Space Plan
- Building Setbacks & Building Heights
- Other related Lot Type Illustrations & Tables

RECOMMENDATION: PLANNING COMMISSION RECOMMENDS APPROVAL OF VARIOUS SPECIFIC AMENDMENTS

BACKGROUND

As the City Council is aware, the City adopted a "Temporary Zoning Regulation Ordinance" (TZRO) restricting any further development within the South Main Street Corridor Zone. As a result of the public's concerns that have been expressed over the recent submittal of re-developing the O'Brien/Pitt properties, the Council desired to revisit the merits of the current zoning overlay plan. After hosting several open meeting sessions and work sessions between the City Council and Planning Commission, staff was tasked with assimilating the information to formulate changes to the South Main Street Corridor Overlay Zone. The Commission discussed these matters over the course of two regular Commission meetings and one (1) special work session meeting before finalizing a recommendation to the City Council.

Additionally, staff is providing an alternative option for the Public Space Plan. The Planning Staff does not share the Commission's opinion that a symmetrical Public Space Plan is likely or feasible. Staff believes this is due to the following issues:

- The redevelopment potential to support the costs of the symmetrical public space amenities is being greatly compromised.
- There are potential conflicts with the desired public space amenities and having Main Street under the jurisdiction and control of UDOT.
- There is a likely potential that additional right-of-way is needed to meet the cross-section expectations of the public space plan. If so, this creates a legal concern that would be thwarted by lack of a nexus between what is desired and what the city can legally require from a private landowner through the development review and approval process.

PLANNING COMMISSION RECOMMENDATION

On October 14, 2015, the Planning Commission discussed the matter and finalized a recommendation of **APPROVAL** of the proposed ordinance amendments, as follows:

I. Definition of "Mixed-Use"

SECTIONS INVOLVED:

- **12-48-030. Definitions.** - Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title. The following will be relocated to Chapter 12-12, but are listed below for reference:

PC RECOMMENDED AMENDMENTS

MIXED-USE, DEVELOPMENT – Mixed-use refers to the combining of commercial uses (office, retail, service or other permitted or conditional commercial uses) ~~retail/commercial and/or service uses~~ with residential ~~or office~~-uses in the same building or on the same site in one (1) of the following ways:

A. Vertical Mixed-Use. A single structure with the above floors used for residential ~~or office~~-uses and a portion of the ground floor used for ~~retail/commercial or service~~-uses.

B. Horizontal Mixed-Use – Attached. A single structure which provides ~~retail/commercial or other service~~ uses in the portion fronting the public or private street with attached residential ~~or office~~ uses behind.

C. Horizontal Mixed-Use – Detached. Two (2) or more structures on one (1) site which provide ~~retail/commercial or other service~~ uses in the structure(s) fronting the public or private street, and residential ~~or office~~ uses in separate structure(s) behind or to the side.

II. DENSITY CAP – TRADITIONAL MAIN & CITY CENTER (previously reviewed by Commission)

SECTIONS INVOLVED:

- 12-48-080, (c) Traditional Main Street & City Center Main Street Districts

PC RECOMMENDED AMENDMENTS

(c) Traditional Main Street & City Center Main Street Districts - The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street Commercial District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Restaurant, Eatery
- Dwellings, Single Family
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~-Maximum Allowed 3 dwelling units per building), as part of a mixed-use development

- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~ Maximum Allowed 4 dwelling units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~ Maximum Allowed 6 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 5~~ Maximum Allowed 8 dwelling units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development
- Restaurant, General, as part of a mixed-use development

(3) Maximum Gross Density:

- Permitted Use Density – Not more than 4 dwelling units per acre
- Conditional Use Density - Not more than 8 dwelling units per acre
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

III. DENSITY CAP – GATEWAY AREAS

SECTIONS INVOLVED:

- 12-48-080, (a) North Gateway Mixed-Use District, and
- 12-48-080, (e) Pages Lane Mixed-Use District

PC RECOMMENDED AMENDMENTS:

12-48-080, (a) North Gateway Mixed-Use District – The following uses, as defined in this Title, shall be the permitted and conditional uses in the Gateway District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- Dwelling, Town House, Two-Family, or Multiple (~~Density 1-4 units per building~~ Maximum Allowed, 4 dwellings units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36- Table of Uses for the respective underlying zone
- Dwelling, Townhouse, Two-Family, or Multiple-Family (~~5-8 units per building~~ Maximum Allowed, 8 dwellings units per building), as part of a mixed-use development;
- ~~Dwelling, Garden Apartments (9-12 units per building), as part of a mixed use development~~

(3) Maximum Gross Density:

- Permitted Use Density – Not more than 4 dwellings units per acre
- Conditional Use Density – Not more than 8 dwelling units per acre
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

12-48-080, (e) Pages Lane Mixed-Use District - The following uses, as defined in this Title, shall be the permitted and conditional uses in the Pages Lane Mixed-Use District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Dwelling, Town House, Two-Family, ~~or Multiple-Family or Garden Apartments~~ (~~Density 1-4 units per building~~ Maximum Allowed, 4 dwellings units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- Dwelling, Townhouse, Two-Family, ~~or Multiple (5-8 units per building Maximum Allowed, 8 dwellings units per building)~~, as part of a mixed-use development;
- Dwelling, **Multiple-Family, or** Garden Apartments (~~9-12 dwelling~~ units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development

(3) Maximum Gross Density:

East Half (200 East to 400 East)

- Permitted Use Density – Not more than 4 dwellings units per acre
- Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre
- ~~Conditional Use Density, multiple-family or garden apartments – Not more than 12 dwelling units per acre~~

West Half (Main Street to 200 East)

- Permitted Use Density – Not more than 4 dwellings units per acre
- Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre
- Conditional Use Density, multiple-family or garden apartments – Not more than 12 dwelling units per acre
- Exception (both areas) – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

IV. **SMSC PUBLIC SPACE PLAN**

SECTIONS INVOLVED YET TO BE CREATED

PC RECOMMENDED AMENDMENTS

[new section] 12-48-180 Public Space Plan

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Page Lane. Main Street is owned and maintained by the Utah Department of Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private verses public space along the corridor with the Public Space Plan.

A. Public Space Design Sectors

STREET FURNISHINGS SECTOR

This Sector is important in creating a consistent form and function for the Main Street Corridor. This sector is a supplement to the Pedestrian Path Zone. This sector provides expanded pedestrian pathway along with utility and other streetscape elements. Together, these two sectors are to unite themselves cohesively with the public spaces of the Pedestrian Space/Plaza Sector.

PEDESTRIAN PATH SECTOR

This sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Furnishings Sector from the Pedestrian Space/ Plaza Sector. However, this sector also serves as the transition from private spaces to public spaces to unite the corridor in both function and form or visual appeal.

PEDESTRIAN SPACE/PLAZA SECTOR

This sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a

strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

B. Main Street – The South Main Street Corridor is designated as the historical, cultural, and civic heart of Centerville City. This is a great asset for the City and provides the necessary foundation for the future revitalization of the corridor. In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired relationship between public space and private development. The expected design layout for ~~the east side~~ Main Street shall include the following:

1. Priority Street Furnishings Sector Design Elements:

- A. Sector Location – The Street Furnishings Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4'). Primarily, the street furnishings sector shall be used for widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use.
- B. Street Furnishings Uses and Materials – This sector is to be developed using a decorative hard surface (i.e. concrete stamp or brick pavers), street furnishings are to consist of street signals and related traffic signage, pedestrian protection bollards, benches, trash cans, bus or transit shelters, public art, etc. All such improvements are to have a compatible or coherent enhanced design appearance along the streetscape.
- C. Use of Street Lighting - Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.
- D. Major Utility Infrastructure. The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter. Additionally, utility structures shall incorporate joint use of community banners, and other community identity needs.
- E. Use of Landscaping. Where utility structures are located, the use of landscaping boxes for the planting of flowers and shrubs shall be installed to provide buffers around the structure and to add visual quality and appeal to the streetscape.

2. Priority Pedestrian Path Sector Design Elements:

- A. Sector Location – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least five to six feet (5'-6') to private property line.
- B. Pedestrian Path Uses and Materials – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Furnishings Sector for facilitating pedestrian movement. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

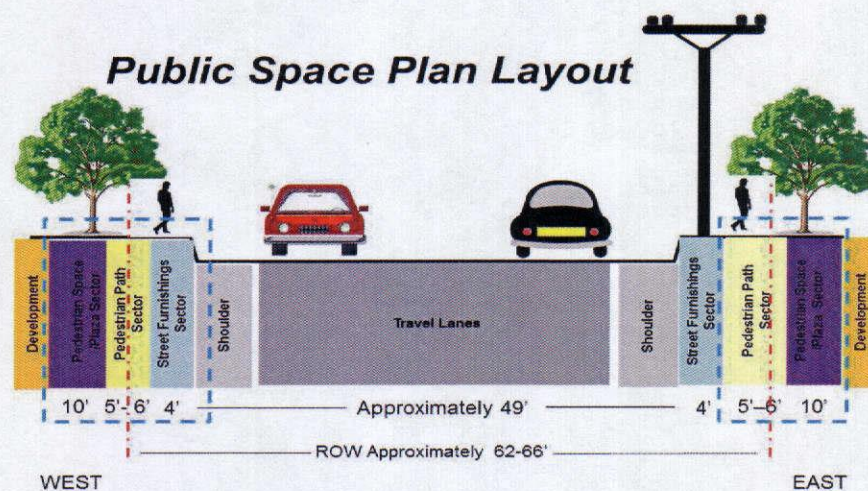
3. Priority Pedestrian Space/Plaza Sector Design Elements

- A. Sector Location – The Pedestrian Space/Plaza Sector is to be measured beginning at least ~~eight~~ 10 feet (8') back of sidewalk and then a width or depth of at least ten feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.

B. Pedestrian Space/Plaza Sector Uses and Materials – The use of and/or materials within the Pedestrian Space/Plaza Sector ~~shall~~ is to consist of plantings, plazas, benches, bike racks, and other related pedestrian amenities. Additionally, street trees and pedestrian path lighting shall be placed along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.

C. Placement of Street Trees. Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility lines. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval.

D. Main Street Public Space Illustration.



V. Required Build to Range (RBR), or aka Building Setbacks

SECTIONS INVOLVED:

- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements

PC RECOMMENDED AMENDMENTS

- Edit Lot Type Illustrations and Table to reflect a **10-15 feet RBR** (i.e. setbacks) for the following lot types:
 - *Corner Gateway Lot*
 - *TND/Mixed-Use Lot*
 - *City Center Main Street Lot*
 - *Traditional Main Street Lot*
 - *Brownstone/Live-Work Lot*

VI. Building Heights

SECTIONS INVOLVED:

- 12-48-150 (c)(1), Height
- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements
- FYI – The 2010 SMSC Overlay Amendments, for the City Center and Traditional Main Street Districts, created a differentiation between east and west sides of Main Street. East side heights were all reduced from 35 feet to 25 feet. West side remained at 35 feet.

PC RECOMMENDED AMENDMENTS

- Amend the east side and change the height from 25 feet to 30 feet.

Planning Commission Reasons for Action:

- The Planning Commission finds that the SMSC Plan does allow for residential uses to be considered in these particular commercial areas for the purposes of facilitating redevelopment and providing potential future synergy to support the desired locally owned land uses of Main Street.
- The Planning Commission finds that both the Moderate Income Housing and SMSC Plans desire that such residential uses be encouraged through mixed-use development and/or through use of medium and high densities.
- The Planning Commission finds that the use of medium to high residential densities, within two commercial intensity types, as part of a mixed-use development would facilitate the redevelopment desires of the SMSC Plan.
- The Planning Commission finds that amendments provide a definable maximum unit allowances and density caps that are not currently in the related ordinances of these districts.
- The Planning Commission finds that a maximum unit allowances and density caps helps to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.
- The Planning Commission finds the maximum unit allowances and density caps, along with associated land development patterns (*i.e. setbacks, heights, streetscape standards, etc.*) help to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.

Planning Commission Vote (4-3):

Commissioner	Yes	No	Not Present
Hirschi (Chair)	X		
Hirst	X		
Johnson		X	
Kjar	X		
Merrill	X		
Hayman		X	
Ince		X	

LIST OF PREVIOUS PLANNING COMMISSION MEETINGS

- ✓ September 23, 2015 Regular Meeting of the Planning Commission
- ✓ September 30, 2015 Special Work Session Meeting
- ✓ October 14, 2015 Regular Meeting of the Planning Commission

ALTERNATIVE PUBLIC SPACE PLAN (staff version)

VII. SMSC PUBLIC SPACE PLAN

SECTIONS INVOLVED: YET TO BE CREATED

City Staff Recommendations

[new section] 12-48-180 Public Space Plan

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Page Lane. Main Street is owned and maintained by the Utah Department of Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private versus public space along the corridor with the Public Space Plan.

A. Public Space Design Sectors

**STREET FURNISHINGS
SECTOR**

This Sector is important in creating a consistent form and function for the Main Street Corridor. This sector is a supplement to the Pedestrian Path Zone. This sector provides expanded pedestrian pathway along with utility and other streetscape elements. Together, these two sectors are to unite themselves cohesively with the public spaces of the Green Space/Plaza Sector.

**PEDESTRIAN PATH
SECTOR**

This sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Furnishings Sector from the Green Space/Plaza Sector. However, this sector also serves as the transition from private spaces to public spaces to unite the corridor in both function and form or visual appeal.

**GREEN SPACE/PLAZA
SECTOR**

This sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

B. Main Street – East Side. The east side of Main Street is designated as the primary alternative transportation mode for pedestrian movement. The east side contains all three (3) Public Space Design Sectors. The expected design layout for the east side shall include the following:

3. Priority Street Furnishings Sector Design Elements:

F. Sector Location – The Street Furnishings Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4'). Primarily, the street furnishings sector shall be used for

widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use.

- G. Street Furnishings Uses and Materials – This sector is to be developed using a decorative hard surface (i.e. concrete stamp or brick pavers), street furnishings are to consist of street signals and related traffic signage, pedestrian protection bollards, benches, trash cans, bus or transit shelters, public art, etc. All such improvements are to have a compatible or coherent enhanced design appearance along the streetscape.
- H. Major Utility Infrastructure. The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter. Additionally, utility structures shall incorporate joint use of community banners, and other community identity needs.
- I. Use of Landscaping. Where utility structures are located, the use of landscaping boxes for the planting of flowers and shrubs, shall be installed to provide buffers around the structure and to add visual quality and appeal to the streetscape.

4. Priority Pedestrian Path Sector Design Elements:

- C. Sector Location – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least four feet (4') to private property line.
- D. Pedestrian Path Uses and Materials – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Furnishings Sector for facilitating pedestrian movement. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

4. Priority Green Space/Plaza Sector Design Elements

- E. Sector Location – The Green Space/Plaza Sector is to be measured beginning at least eight feet (8') back of sidewalk and then a width or depth of at least ten feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.
- F. Green Space/Plaza Sector Uses and Materials – The use of and/or materials within the Green Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.
- G. Placement of Street Trees & Pedestrian Lighting. Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility lines. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

C. Main Street – West Side. The west side of Main Street is designated as a secondary or supplemental alternative transportation mode for pedestrian movement. The west side contains only two (2) sectors, which are the Pedestrian Path and the Green Space/Plaza Sectors. The expected design layout for the west side shall include the following:

1. Priority Pedestrian Path Sector Design Elements:

- E. Sector Location – The Pedestrian Path Sector is to be measured beginning from back of curb and then a width or depth at least five feet (5') to private property line.

F. Pedestrian Path Uses and Materials – The Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

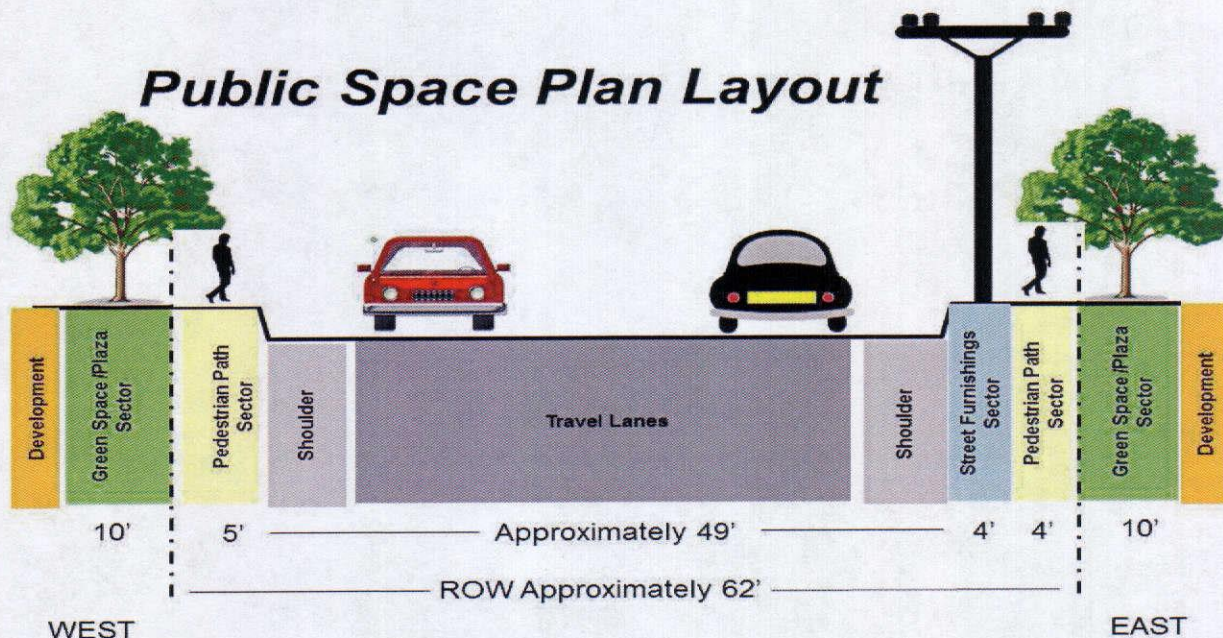
2. Priority Green Space/Plaza Sector Design Elements

A. Sector Location – The Green Space/Plaza Sector is to be measured beginning of at least five feet (5') from back of curb and/or back of sidewalk and then a width or depth of at least 10 feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.

B. Green Space/Plaza Sector Uses and Materials – The use of and/or materials within the Green Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.

C. Placement of Street Trees & Pedestrian Lighting. Street trees shall consist of species compatible with those trees used for the east side. However, the minimal use of utility structures along this side of Main Street allows for more tree species options to be considered during a final site plan approval. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

D. Main Street Public Space Illustration.



ORDINANCE NO. 2015-25

**AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLE 12,
CHAPTER 48 OF THE CENTERVILLE ZONING ORDINANCE
REGARDING THE SOUTH MAIN STREET CORRIDOR (SMSC)
OVERLAY ZONE**

WHEREAS, the City Council has previously adopted the South Main Street Corridor (SMSC) Overlay Zone as set forth in Chapter 12-48 of the Centerville Zoning Ordinance and the South Main Street Corridor Plan as set forth in Section 12-480-7 of the Centerville General Plan; and

WHEREAS, based on identified findings of necessity, the City Council adopted Ordinance No. 2015-05 imposing temporary regulations pertaining to land use, zoning, subdivision and development of real property located within the South Main Street Corridor (SMSC) Overlay Zone to provide the City time to undertake necessary and thorough review and update of the City's South Main Street Corridor Plan and City ordinances relating to land use regulations, traffic and development requirements within the SMSC Overlay Zone as more particularly set forth in Ordinance No. 2015-05; and

WHEREAS, after many month of review, study, planning and public hearings, the Planning Commission has reviewed, prepared and recommended various proposed amendments to Chapter 12-48 of the Centerville Zoning Ordinance; and

WHEREAS, the City Council has determined that the proposed amendments to Chapter 12-48 of the Centerville Zoning Ordinance regarding development within the South Main Street Corridor (SMSC) Overlay Zone as more particularly set forth herein are in the best interest of the public and will provide greater control and predictability regarding commercial and mixed use development within the SMSC Overlay Zone consistent with existing and adjacent development and will provide greater incentives for the redevelopment and revitalization of the streetscape to reflect the desired relationship between public space and private development; and

WHEREAS, the City is authorized to enact and amend provisions of the Centerville Zoning Ordinance pursuant to specific statutory authority, including, but not limited to *Utah Code Ann.* §§ 10-9a-501, *et seq.*, as amended, and *Utah Code Ann.* § 10-8-84, as amended; and

WHEREAS, all required notice and public hearings have been held before the Planning Commission and City Council regarding these proposed amendments to the Centerville Zoning Ordinance.

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

Section 1. Amendment. Section 12-48-030 of the Centerville Municipal Code regarding Definitions for words and phrases used in the South Main Street Corridor (SMSC) Overlay Zone is hereby amended to read as follows:

12-48-030. Definitions.

Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title. The following will be relocated to Chapter 12-12, but are listed below for reference:

* * *

MIXED-USE, DEVELOPMENT - Mixed-use refers to the combining of commercial uses (office, retail, service or other permitted or conditional commercial uses) ~~retail/commercial and/or service uses~~ with residential ~~or office uses~~ in the same building or on the same site in one (1) of the following ways:

A. Vertical Mixed-Use. A single structure with the above floors used for residential ~~or office uses~~ and a portion of the ground floor used for ~~retail/commercial or service~~ uses.

B. Horizontal Mixed-Use – Attached. A single structure which provides ~~retail/commercial or other service~~ uses in the portion fronting the public or private street with attached residential ~~or office~~ uses behind.

C. Horizontal Mixed-Use – Detached. Two (2) or more structures on one (1) site which provide ~~retail/commercial or other service~~ uses in the structure(s) fronting the public or private street, and residential ~~or office~~ uses in separate structure(s) behind or to the side.

* * *

Section 2. Amendment. Subsection 12-48-080(c) of the Centerville Municipal Code regarding Permitted and Conditional Uses in the Traditional Main Street and City Center Main Street Districts in the South Main Street Corridor (SMSC) Overlay Zone is hereby amended to read as follows:

12-48-080. South Main Street Corridor Zone, Permitted and Conditional Uses by Specified District.

* * *

- (c) Traditional Main Street & City Center Main Street Districts - The following uses, as defined in this Title, shall be the permitted and conditional uses in the Traditional Main Street and City Center Main Street Districts ~~South Main Street Commercial District~~ of the SMSC Overlay ~~District~~ Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone.

- Restaurant, Eatery
- Dwellings, Single Family
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple-Family (~~Density 1-3~~ Maximum Allowed 3 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple-Family (~~Density 1-4~~ Maximum Allowed 4 dwelling units per building), as part of a mixed-use development

(2) *Conditional Uses:*

- Conditional Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple-Family (~~Density 4-6~~ Maximum Allowed 6 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple-Family (~~Density 5-8~~ Maximum Allowed 8 dwelling units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development
- Restaurant, General, as part of a mixed-use development

(3) Maximum Gross Density:

- Permitted Use Density – Not more than 4 dwelling units per acre as part of a mixed-use development
- Conditional Use Density – Not more than 8 dwelling units per acre as part of a mixed-use development
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwelling units regardless of size as part of a mixed use development

Section 3. Amendment. Subsection 12-48-080(a) of the Centerville Municipal Code regarding Permitted and Conditional Uses in the North Gateway Mixed-Use District in the South Main Street Corridor (SMSC) Overlay Zone is hereby amended to read as follows:

12-48-080. South Main Street Corridor Zone, Permitted and Conditional Uses by Specified District.

* * *

- (a) North Gateway Mixed-Use District – The following uses, as defined in this Title, shall be the permitted and conditional uses in the North Gateway Mixed-Use District of the SMSC Overlay ~~District~~ Zone:

(1) *Permitted Uses:*

- Permitted Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone
- Dwelling, Town House, Two-Family, or Multiple-Family (~~Density 1-4~~ Maximum Allowed 4 dwelling units per building), as part of a mixed-use development

(2) *Conditional Uses:*

- Conditional Uses, as Shown in Section 12-36- Table of Uses for the respective underlying zone
- Dwelling, Townhouse, Two-Family, or Multiple-Family (~~5-8~~ Maximum Allowed 8 dwelling units per building), as part of a mixed-use development;
- ~~Dwelling, Garden Apartments (9-12 units per building), as part of a mixed use development.~~

(3) Maximum Gross Density:

- Permitted Use Density – Not more than 4 dwelling units per acre as part of a mixed-use development
- Conditional Use Density – Not more than 8 dwelling units per acre as part of a mixed-use development
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwelling units regardless of size as part of a mixed use development

Section 4. Amendment. Subsection 12-48-080(e) of the Centerville Municipal Code regarding Permitted and Conditional Uses in the Pages Lane Mixed-Use District in the South Main Street Corridor (SMSC) Overlay Zone is hereby amended to read as follows:

12-48-080. South Main Street Corridor Zone, Permitted and Conditional Uses by Specified District.

* * *

- (e) Pages Lane Mixed-Use District - The following uses, as defined in this Title, shall be the permitted and conditional uses in the Pages Lane Mixed-Use District of the SMSC Overlay ~~District~~ Zone:

(1) *Permitted Uses:*

- Permitted Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone;
- Dwelling, Town House, Two-Family, or Multiple-Family or Garden Apartments (~~Density 1-4~~ Maximum Allowed 4 dwelling units per building), as part of a mixed-use development

(2) *Conditional Uses:*

- Conditional Uses, as shown in Section 12-36-Table of Uses for the respective underlying zone
- Dwelling, Townhouse, or Two-Family, ~~or Multiple~~ (~~5-8~~ Maximum Allowed 8 dwelling units per building), as part of a mixed-use development;
- Dwelling, Multiple-Family or Garden Apartments (~~9-12~~ Maximum Allowed 12 dwelling units per building), as part of a mixed use development.
- Parking Garage, Public, as part of a mixed-use development

(3) Maximum Gross Density:
East Half (200 East to 400 East)

- Permitted Use Density – Not more than 4 dwelling units per acre as part of a mixed-use development
- Conditional Use Density – Townhouse or Two-Family Dwelling - Not more than 8 dwelling units per acre as part of a mixed-use development
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwelling units regardless of size as part of a mixed use development

West Half (Main Street to 200 East)

- Permitted Use Density – Not more than 4 dwelling units per acre as part of a mixed-use development
- Conditional Use Density – Townhouse or Two-Family Dwelling - Not more than 8 dwelling units per acre as part of a mixed-use development
- Conditional Use Density – Multiple-Family or Garden Apartments – Not more than 12 dwelling units per acre
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwelling units regardless of size as part of a mixed use development

Section 5. Amendment. Section 12-48-180 of the Centerville Municipal Code regarding the Public Space Plan for the South Main Street Corridor (SMSC) Overlay Zone is hereby enacted to read as follows:

12-48-180. Public Space Plan.

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Pages Lane. Main Street is owned and maintained by the Utah Department of Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private versus public space along the corridor with the Public Space Plan.

(a) Public Space Design Sectors.

**STREET FURNISHINGS
SECTOR**

The Street Furnishings Sector is important in creating a consistent form and function for the Main Street Corridor. This Sector is a supplement to the Pedestrian Path Sector. This Sector provides expanded pedestrian pathway along with utility and other streetscape elements. Together, these two sectors are to unite themselves cohesively with the public spaces of the Pedestrian Space/Plaza Sector.

**PEDESTRIAN PATH
SECTOR**

The Pedestrian Path Sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Furnishings Sector from the Pedestrian Space/Plaza Sector. However, this Sector also serves as the transition from private spaces to public spaces to unite the corridor in both function and form or visual appeal.

**PEDESTRIAN
SPACE/PLAZA SECTOR**

The Pedestrian Space/Plaza Sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

(b) *Streetscape Design Elements.* The South Main Street Corridor is designated as the historical, cultural, and civic heart of Centerville City. This is a great asset for the City and provides the necessary foundation for the future revitalization of the corridor. In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired relationship between public space and private development. The expected design layout for Main Street shall include the following:

(1) **Priority Street Furnishings Sector Design Elements:**

- (A) Sector Location – The Street Furnishings Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4’). Primarily, the Street Furnishings Sector shall be used for widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use.
- (B) Street Furnishings Uses and Materials – The Street Furnishings Sector is to be developed using a decorative hard surface (i.e. concrete stamp or brick pavers), street furnishings are to consist of street signals and related traffic signage, pedestrian protection bollards, benches, trash cans, bus or transit shelters, public art, etc. All such improvements are to have a compatible or coherent enhanced design appearance along the streetscape.
- (C) Use of Street Lighting - Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.
- (D) Major Utility Infrastructure. The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter. Additionally, utility structures shall incorporate joint use of community banners, and other community identity needs.

(E) Use of Landscaping. Where utility structures are located, the use of landscaping boxes for the planting of flowers and shrubs shall be installed to provide buffers around the structure and to add visual quality and appeal to the streetscape.

(2) **Priority Pedestrian Path Sector Design Elements:**

(A) Sector Location – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least five to six feet (5'-6') to private property line.

(B) Pedestrian Path Uses and Materials – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Furnishings Sector for facilitating pedestrian movement. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

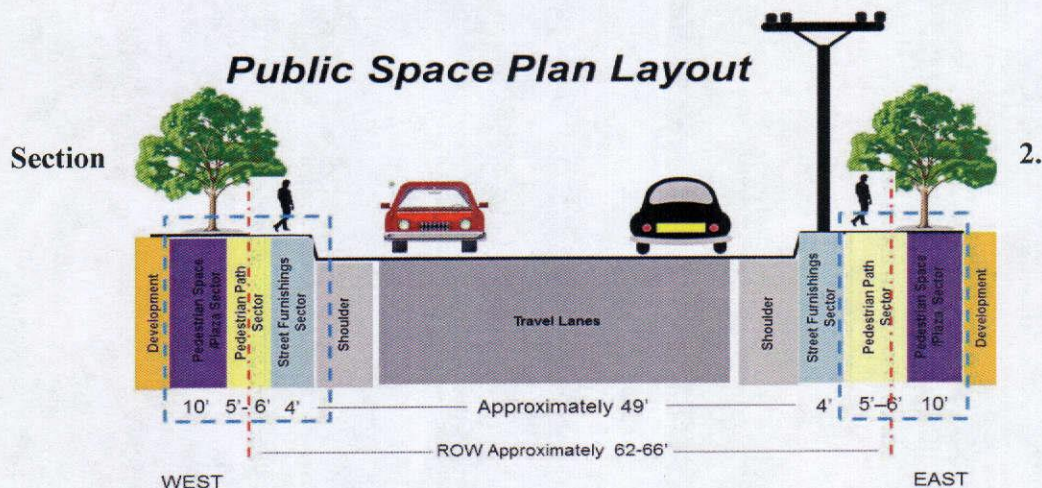
(3) **Priority Pedestrian Space/Plaza Sector Design Elements:**

(A) Sector Location – The Pedestrian Space/Plaza Sector is to be measured beginning at least ten feet (10') back of sidewalk and then a width or depth of at least ten feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.

(B) Pedestrian Space/Plaza Sector Uses and Materials – The use of and/or materials within the Pedestrian Space/Plaza Sector is to consist of plantings, plazas, benches, bike racks, and other related pedestrian amenities. Additionally, street trees and pedestrian path lighting shall be placed along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.

(C) Placement of Street Trees. Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility lines. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval.

(c) Main Street Public Space Illustration.



Section 6. Amendment. Table 12-48-4 (Lot Size and Dimension Requirements) and the following Lot Type Illustrations are hereby amended to reflect a 10-15' Required Build-To Range (RBR):

Corner Gateway Lot
 TND/Mixed-Use Lot
 City Center Main Street Lot
 Traditional Main Street Lot
 Brownstone/Live-Work Lot

Section 7. Amendment. Table 12-48-4 (Lot Size and Dimension Requirements) and all relevant Lot Type Illustrations are hereby amended to reflect a permitted maximum building height of 30' for buildings on the east side of Main Street in the City Center and Traditional Main Street Districts.

Section 8. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 9. Omission Not a Waiver. The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

Section 10. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 20th DAY OF OCTOBER, 2015.**

CENTERVILLE CITY

By: _____
Mayor Paul A. Cutler

ATTEST:

Marsha L. Morrow, City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Averett	_____	_____
Councilmember Fillmore	_____	_____
Councilmember Higginson	_____	_____
Councilmember Ivie	_____	_____
Councilmember Wright	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

MARSHA L. MORROW, City Recorder

DATE: _____

RECORDED this ____ day of _____, 20__.

PUBLISHED OR POSTED this ____ of _____, 20__.

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

**STAFF REPORT
AGENDA: ITEM 2**

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

APPLICATION: ZONING CODE TEXT AMENDMENTS

**APPLICANT REQUEST: AMEND CENTERVILLE CITY'S ZONING ORDINANCE
FOR *VARIOUS CHANGES TO THE SOUTH MAIN STREET
CORRIDOR ZONE, WHICH INCLUDE THE FOLLOWING:***

- **Definition of Mixed-Use**
- **Maximum Unit Allowances & Density Caps for the
North Gateway, Pages Gateway, City Center, and
Traditional Main Street Areas**
- **Adopt a Main Street Public Space Plan**
- **Building Setbacks & Building Heights**
- **Other related Lot Type Illustrations & Tables**

**RECOMMENDATION: CONSIDER RECOMMENDING APPROVAL OF THE
ZONING CODE TEXT AMENDMENTS**

BACKGROUND

As the Planning Commission is aware, the Commission held a work session on September 30, 2015. At that work session, the Commission identified and asked staff to address the following (*listed by topic*):

- **Mixed-Use Definition:**
 - *No further changes identified*
- **Density:**
 - Change request – *Consistency using the terms "dwelling" and "units"*
 - Change request – *Consideration of a "floor area ratio" for commercial vs. residential*
 - Change request – *For Pages Lane Gateway use a graduated density scale decreasing allowable density the further away from Main Street the land area becomes*

- **Public Space Plan:**
 - Check with UDOT – What are UDOT’s Street Furniture Zone Design Elements & Allowances
 - Change request – *Sidewalk width increase from 4 feet to 5-6 feet, both sides*
- **Building Heights:**
 - Illustrations, pictures, or sketches – *provide example building heights and associated measurements*

STAFF EXPLANATION OF COMMISSION WORK SESSION CHANGES AND REQUESTS

- **Density:**
 - ✓ Language Consistency - Staff made the requested consistency changes regarding the terms “dwelling” and “units.” The edits now use the term “dwelling units.”
 - ✓ Floor Area Ratio - A “floor area ratio” (FAR) tabulation regulation has been included in the edits, as requested by the Commission. The Commission would need to decide an appropriate ratio value for the Traditional & City Center Districts and the North Gateway & Page Lane Mixed-Use Districts. Staff suggests that the use of a ratio value in relation to the lot size of the development. Staff suggests a value of 0.35 for the North Gateway, Traditional, and City Center Districts and a 0.45 value for the Pages Lane Mixed-Use District. Below is a table illustrating the use of a FAR.

Example Lot size	Example District’s FAR	Example Minimum Commercial Use* FAR calculation
20,000 sq. ft.	0.25 FAR (1/4 of lot size)	20,000 sq. ft. x 0.25 FAR = 5,000 sq. ft. commercial floor area requirement
20,000 sq. ft.	0.35 FAR (1/3+ of lot size)	20,000 sq. ft. x 0.35 FAR = 7,000 sq. ft. commercial floor area requirement
20,000 sq. ft.	0.45 FAR (1/2 – of lot size)	20,000 sq. ft. x 0.45 FAR = 9,000 sq. ft. commercial floor area requirement
20,000 sq. ft.	0.55 FAR (1/2 + of lot size)	20,000 sq. ft. x 0.35 FAR = 11,000 sq. ft. commercial floor area requirement

* Note: the base C-M Zone restricts building sizes to a maximum gross floor area of 10,000 sq. ft.

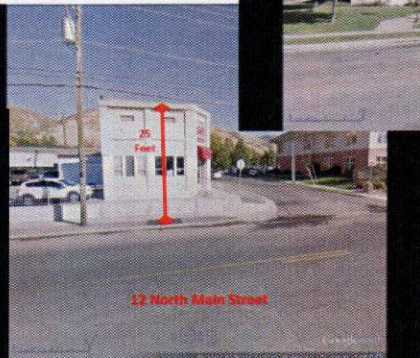
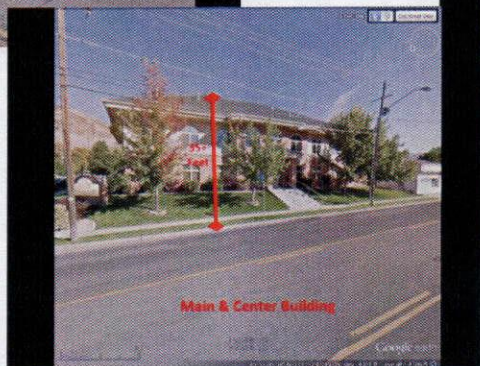
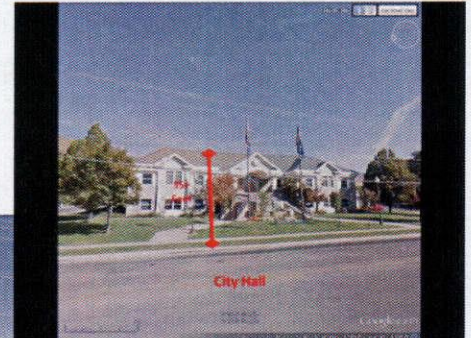
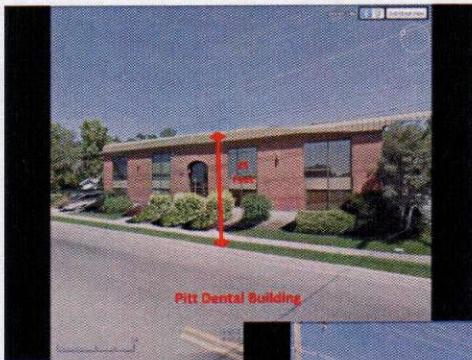
- ✓ Pages Lane Graduated Density – Staff desires to remind the Commission that the both the Commission and Council set the redevelopment of the Pages Lane area as a primary goal for this year. Thus, any decisions will likely have an impact as to whether redevelopment is feasible. Also, keep in mind that the west half of the Pages Lane area is generally active and viable for the near long future. Thus, the density of the west half is really less of an importance than what is chosen for the east half of the area. Staff has written in a change to the allowable density, as directed in the last work session to reduce it to no more than eight (8) dwelling units per acre.

○ **Public Space Plan:**

- ✓ Language was edited to reflect a symmetry design and the illustration was modified to reflect the same

○ **Building Heights:**

- ? The SMSC's current height measurement is from "top back of curb to top of building's roofline or peak." Staff would not support creating differing systems of measurement standards (e.g. average vs. top of roof) within the Ordinance. This would create confusion for staff, developers, and the public. Nonetheless, the Commission wanted some examples or illustrations of buildings along Main Street. Below are a few examples, however, keep in mind these are estimates only and not actual heights.



SUGGESTION FOR A COMMISSION RECOMMENDATION

Suggested Action - I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the following amendments to the South Main Street Corridor Overlay Zone:

I. Definition of "Mixed-Use"

SECTIONS INVOLVED:

- **12-48-030. Definitions.** - Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title. The following will be relocated to Chapter 12-12, but are listed below for reference:

Planning Commission Requests (NONE IDENTIFIED)

MIXED-USE, DEVELOPMENT – Mixed-use refers to the combining of commercial uses (office, retail, service or other permitted or conditional commercial uses) ~~retail/commercial~~ ~~and/or service uses~~ with residential ~~or office uses~~ in the same building or on the same site in one (1) of the following ways:

A. Vertical Mixed-Use. A single structure with the above floors used for residential ~~or office~~ uses and a portion of the ground floor used for ~~retail~~/commercial ~~or service~~ uses.

B. Horizontal Mixed-Use – Attached. A single structure which provides ~~retail~~/commercial ~~or other service~~ uses in the portion fronting the public or private street with attached residential ~~or office~~ uses behind.

C. Horizontal Mixed-Use – Detached. Two (2) or more structures on one (1) site which provide ~~retail~~/commercial ~~or other service~~ uses in the structure(s) fronting the public or private street, and residential ~~or office~~ uses in separate structure(s) behind or to the side.

II. **DENSITY CAP – TRADITIONAL MAIN & CITY CENTER** (previously reviewed by Commission)

SECTIONS INVOLVED:

- 12-48-080, (c) Traditional Main Street & City Center Main Street Districts

Current Commission Recommendations (i.e. June 10, 2015)

"Chair Hirschi made a motion for the Planning Commission to recommend to the City Council approval of a residential-medium cap, as follows:

Amend the text of the SMSC Overlay Zone for the City Center and Traditional Main Street Districts to cap the allowable residential density at a maximum of four (4) units per acre as a permitted use and up to eight (8) units per acre as a conditional use."

Additional Planning Commission Requests (IN BLUE)

(c) Traditional Main Street & City Center Main Street Districts - The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street Commercial District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Restaurant, Eatery
- Dwellings, Single Family
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 1~~ Maximum Allowed 3 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 1~~ Maximum Allowed 4 dwelling units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 1~~ Maximum Allowed 6 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 5~~ Maximum Allowed 8 dwelling units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development
- Restaurant, General, as part of a mixed-use development

(3) Maximum Gross Density:

- Permitted Use Density – Not more than 4 dwelling units per acre
- Conditional Use Density - Not more than 8 dwelling units per acre
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

(4) *Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:*

- The Minimum Commercial Use FAR for Traditional and City Center Districts is [insert ratio].
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

Lot size	Traditional & City Center District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

III. DENSITY CAP – GATEWAY AREAS

SECTIONS INVOLVED:

- 12-48-080, (a) North Gateway Mixed-Use District, and
- 12-48-080, (e) Pages Lane Mixed-Use District
- Additional Planning Commission Requests (IN BLUE)

12-48-080, (a) North Gateway Mixed-Use District – The following uses, as defined in this Title, shall be the permitted and conditional uses in the Gateway District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- Dwelling, Town House, Two-Family, or Multiple (~~Density 1-4 units per building Maximum Allowed, 4 dwellings units per building~~), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36- Table of Uses for the respective underlying zone
- Dwelling, Townhouse, Two-Family, or Multiple-Family (~~5-8 units per building Maximum Allowed, 8 dwellings units per building~~), as part of a mixed-use development;
- ~~Dwelling, Garden Apartments (9-12 units per building), as part of a mixed use development.~~

(3) Maximum Gross Density:

- Permitted Use Density – Not more than 4 dwellings units per acre
- Conditional Use Density – Not more than 8 dwelling units per acre
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

(4) *Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:*

- The Minimum Commercial Use FAR for the North Gateway District is [insert ratio].
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

Lot size	North Gateway District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

12-48-080. (e) **Pages Lane Mixed-Use District** - The following uses, as defined in this Title, shall be the permitted and conditional uses in the Pages Lane Mixed-Use District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Dwelling, Town House, Two-Family, **or Multiple-Family or Garden Apartments (Density 1-4 units per building Maximum Allowed, 4 dwellings units per building)**, as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- Dwelling, Townhouse, Two-Family, **or Multiple (5-8 units per building Maximum Allowed, 8 dwellings units per building)**, as part of a mixed-use development;
- Dwelling, **Multiple-Family, or** Garden Apartments (**9-12 dwelling units per building**), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development

(3) Maximum Gross Density:

East Half (200 East to 400 East)

- **Permitted Use Density – Not more than 4 dwellings units per acre**
- **Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre**
- **Conditional Use Density, multiple family or garden apartments – Not more than 12 dwelling units per acre**

West Half (Main Street to 200 East)

- **Permitted Use Density – Not more than 4 dwellings units per acre**
- **Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre**
- **Conditional Use Density, multiple-family or garden apartments – Not more than 12 dwelling units per acre**
- **Exception (both areas) – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size**

(4) Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:

- The Minimum Commercial Use FAR for the Pages Lane Mixed Use District is **[insert ratio]**.
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

Lot size	Pages Lane Mixed Use District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

IV. SMSC PUBLIC SPACE PLAN

SECTIONS INVOLVED YET TO BE CREATED

Additional Planning Commission Requests (IN BLUE)

[new section] 12-48-180 Public Space Plan

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Page Lane. Main Street is owned and maintained by the Utah Department of

Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private versus public space along the corridor with the Public Space Plan.

A. Public Space Design Sectors

STREET FURNISHINGS SECTOR

This Sector is important in creating a consistent form and function for the Main Street Corridor. This sector is a supplement to the Pedestrian Path Zone. This sector provides expanded pedestrian pathway along with utility and other streetscape elements. Together, these two sectors are to unite themselves cohesively with the public spaces of the Pedestrian Space/Plaza Sector.

PEDESTRIAN PATH SECTOR

This sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Furnishings Sector from the Pedestrian Space/Plaza Sector. However, this sector also serves as the transition from private spaces to public spaces to unite the corridor in both function and form or visual appeal.

PEDESTRIAN SPACE/PLAZA SECTOR

This sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

B. Main Street – East Side. ~~The east side of Main Street is designated as the primary alternative transportation mode for pedestrian movement. The east side contains all three (3) Public Space Design Sectors.~~ The South Main Street Corridor is designated as the historical, cultural, and civic heart of Centerville City. This is a great asset for the City and provides the necessary foundation for the future revitalization of the corridor. In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired relationship between public space and private development. The expected design layout for ~~the east side~~ Main Street shall include the following:

1. Priority Street Furnishings Sector Design Elements:

- A. Sector Location – The Street Furnishings Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4'). Primarily, the street furnishings sector shall be used for widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use.
- B. Street Furnishings Uses and Materials – This sector is to be developed using a decorative hard surface (i.e. concrete stamp or brick pavers), street furnishings are to consist of street signals and related traffic signage, pedestrian protection bollards, benches, trash cans, bus or transit shelters, public art, etc. All such improvements are to have a compatible or coherent enhanced design appearance along the streetscape.
- C. Major Utility Infrastructure. The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter. Additionally, utility structures shall incorporate joint use of community banners, and other community identity needs.
- D. Use of Landscaping. Where utility structures are located, the use of landscaping boxes for the planting of flowers and shrubs shall be installed to provide buffers around the structure and to add visual quality and appeal to the streetscape.

2. Priority Pedestrian Path Sector Design Elements:

- A. Sector Location – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least ~~four~~ five to six feet (4'-5'-6') to private property line.
- B. Pedestrian Path Uses and Materials – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Furnishings Sector for facilitating pedestrian movement. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

3. Priority Pedestrian Space/Plaza Sector Design Elements

- A. Sector Location – The Pedestrian Space/Plaza Sector is to be measured beginning at least ~~eight~~ 10 feet (8') back of sidewalk and then a width or depth of at least ten feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.
- B. Pedestrian Space/Plaza Sector Uses and Materials – The use of and/or materials within the Pedestrian Space/Plaza Sector ~~shall~~ is to consist of plantings, plazas, benches, bike racks, and other related pedestrian amenities. Additionally, street trees and pedestrian path lighting shall be placed along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.
- C. Placement of Street Trees & Pedestrian Lighting Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility lines. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

~~C. Main Street – West Side The west side of Main Street is designated as a secondary or supplemental alternative transportation mode for pedestrian movement. The west side contains only two (2) sectors, which are the Pedestrian Path and the Pedestrian Space/Plaza Sectors. The expected design layout for the west side shall include the following:~~

~~1. Priority Pedestrian Path Sector Design Elements:~~

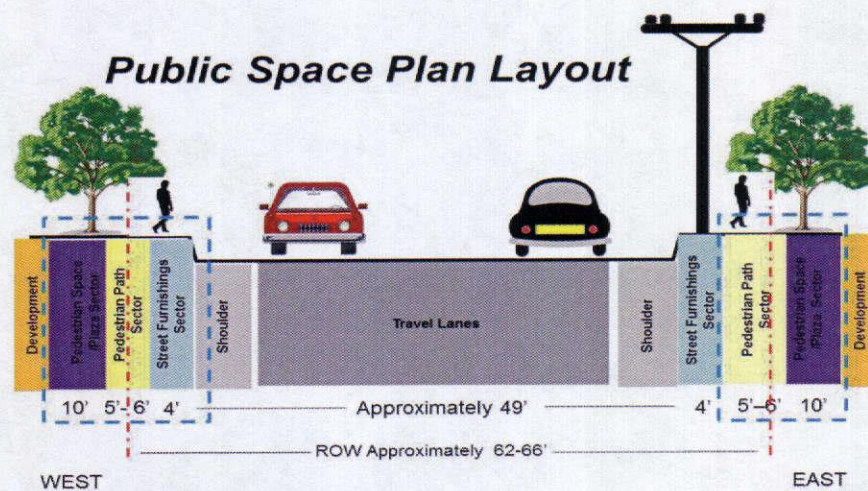
- ~~C. Sector Location The Pedestrian Path Sector is to be measured beginning from back of curb and then a width or depth at least five feet (5') to private property line.~~
- ~~D. Pedestrian Path Uses and Materials The Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.~~

~~2. Priority Pedestrian Space/Plaza Sector Design Elements~~

- ~~A. Sector Location The Pedestrian Space/Plaza Sector is to be measured beginning of at least five feet (5') from back of curb and/or back of sidewalk and then a width or depth of at least 10 feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.~~
- ~~B. Pedestrian Space/Plaza Sector Uses and Materials The use of and/or materials within the Pedestrian Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.~~

~~C. Placement of Street Trees & Pedestrian Lighting. Street trees shall consist of species compatible with those trees used for the east side. However, the minimal use of utility structures along this side of Main Street allows for more tree species options to be considered during a final site plan approval. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.~~

C. Main Street Public Space Illustration.



V. Required Build to Range (RBR), or aka Building Setbacks

SECTIONS INVOLVED:

- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements

Planning Commission Requests (NONE IDENTIFIED)

[Assuming Acceptance of the Public Space Plan]

- Edit Lot Type Illustrations and Table to reflect a **10-15 feet RBR** (i.e. setbacks) for the following lot types:
 - **Corner Gateway Lot**
 - **TND/Mixed-Use Lot**
 - **City Center Main Street Lot**
 - **Traditional Main Street Lot**
 - **Brownstone/Live-Work Lot**

VI. Building Heights

SECTIONS INVOLVED:

- 12-48-150 (c)(1), Height
- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements
- FYI – The 2010 SMSC Overlay Amendments, for the City Center and Traditional Main Street Districts, created a differentiation between east and west sides of Main Street. East side heights were all reduced from 35 feet to 25 feet. West side remained at 35 feet.

Planning Commission Requests (NONE IDENTIFIED)

- Amend the east side and change the height from 25 feet to 30 feet.

Staff Suggested Reasons for Action:

- a. The Planning Commission finds that the SMSC Plan does allow for residential uses to be considered in these particular commercial areas for the purposes of facilitating redevelopment and providing potential future synergy to support the desired locally owned land uses of Main Street.
- b. The Planning Commission finds that both the Moderate Income Housing and SMSC Plans desire that such residential uses be encouraged through mixed-use development and/or through use of medium and high densities.
- c. The Planning Commission finds that the use of medium to high residential densities, within two commercial intensity types, as part of a mixed-use development would facilitate the redevelopment desires of the SMSC Plan.
- d. The Planning Commission finds that amendments provide a definable maximum unit allowances and density caps that are not currently in the related ordinances of these districts.
- e. The Planning Commission finds that a maximum unit allowances and density caps helps to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.
- f. The Planning Commission finds the maximum unit allowances and density caps, along with associated land development patterns (*i.e. setbacks, heights, streetscape standards, etc.*) help to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.

Reasons for Action (findings):

1. A complete conceptual site plan application has been submitted [Section 12-21-110(d)(1)].
2. A conceptual site plan is not intended to permit actual development of property, merely to represent how the property may be developed and does not create any vested rights to develop [Section 12-21-110(d)(5)].
3. The use of self-storage is allowed within the I-H Zone [Chapter 12-36].
4. The proposed use meets the applicable goals and objectives for development in the West Centerville Neighborhood, South Industrial District [Section 12-480-6(1.A-1.F)].
5. The proposed buildings appear to meet the architectural design standards for development in the I-H Zone [Section 12-35-080(e)(f)].

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

CONTINUATION | ZONING CODE TEXT AMENDMENTS | SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48 - [Postponed from September 23, 2015 Meeting] - Consider proposed Zoning Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48); including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes. Centerville City, Applicant.

Cory Snyder, Community Development Director, reported staff has incorporated the perceived changes to the South Main Street Corridor Overlay Ordinance (SMSC) as discussed at the Planning Commission work session held September 30, 2015. Mr. Snyder reviewed the suggested changes. The terms “dwelling” and “units” were combined to read “dwelling units” for language consistency. A “floor area ratio” or FAR was called out for commercial vs. residential development. A graduated density scale was established for the Pages Lane Gateway area. The Public Space Plan was amended to create symmetry on both sides of the street. Building height was adjusted from 25-feet to 30-feet measured from “top back of curb to top of building’s roofline or peak.”

Mr. Snyder explained the FAR calculations and how they would be applied. He said these calculations can be confusing and the Commission still needs to decide on an appropriate ratio value. Staff suggests the ratio value be used in relation to lot size. He reminded the Commission the base Commercial-Medium (C-M) Zone already restricts maximum gross floor area for commercial use at 10,000 square feet. If the Commission chooses to keep the FAR, a ratio value of .35 is suggested for the North Gateway, Traditional, and City Center Districts and a ratio value of .45 for the Pages Lane District. Mr. Snyder reminded the Commission that the Pages Lane area is a main priority for both the City Council and the Planning Commission and any

1 decision will likely impact redevelopment feasibility. He cautioned the Commission to carefully
2 consider density and not to cut the density so low as to hinder viability. Staff has amended the
3 SMSC to reduce the density to no more than (8) units per acre as discussed at the work session.
4

5 Mr. Snyder said he spoke with UDOT earlier today about the City's desire to develop a
6 symmetrical Public Space Plan on Main Street with amenities. He said UDOT was not overly
7 encouraging. He said UDOT requires a clear zone which is to remain flat, i.e., concrete or grass.
8 He said UDOT did not call out the width for this clear zone but does not want any upright
9 obstacles, i.e., furniture, lights, benches, etc. within this area. UDOT views these types of
10 amenities as traffic hazards. Mr. Snyder explained UDOT is concerned with traffic flow and
11 traffic safety, not pedestrian safety. Any upright fixture is considered a potential vehicle collision
12 danger. Mr. Snyder said he believes the 4-foot street furniture sector is likely not wide enough to
13 include both UDOT's "clear zone" and the City's street furniture desires.
14

15 Mr. Snyder explained the SMSC plan has been edited to include the desires for a
16 symmetrical public space layout. However, he expressed concern that this plan may require
17 additional right-of-way from property owners. He said this is problematic because it could be
18 viewed as an "extraction" which could pose some legal issues. He cautioned the Commission to
19 use language that provides compensation for additional right-of-way. Finally, Mr. Snyder
20 explained the building height language was maintained for consistency and said staff suggests
21 the building height be increased from 25-feet to 30-feet on the east side in order to accommodate
22 pitched roofs.
23

24 Chair Hirschi made a **motion** for the Planning Commission to **RECOMMEND**
25 **APPROVAL** of the following amendments to the South Main Street Corridor Overlay Zone:
26

27 I. **Definition of "Mixed-Use"**

28 **SECTIONS INVOLVED:**

- 29 • **12-48-030. Definitions.** - Certain words and phrases in this Chapter, including uses, are defined in
30 Chapter 12-12 of this Title. The following will be relocated to Chapter 12-12, but are listed below for
31 reference:
32

33 **Planning Commission Requests (NONE IDENTIFIED)**

34 **MIXED-USE, DEVELOPMENT** – Mixed-use refers to the combining of commercial uses (office, retail,
35 service or other permitted or conditional commercial uses) retail/commercial, and/or service uses with
36 residential or office uses in the same building or on the same site in one (1) of the following ways:
37

38 A. Vertical Mixed-Use. A single structure with the above floors used for residential or office uses and a portion
39 of the ground floor used for retail/commercial or service uses.
40

41 B. Horizontal Mixed-Use – Attached. A single structure which provides retail/commercial or other service uses
42 in the portion fronting the public or private street with attached residential or office uses behind.
43

44 C. Horizontal Mixed-Use – Detached. Two (2) or more structures on one (1) site which provide
45 retail/commercial or other service uses in the structure(s) fronting the public or private street, and residential or
46 office uses in separate structure(s) behind or to the side.
47

II. **DENSITY CAP – TRADITIONAL MAIN & CITY CENTER** (previously reviewed by Commission)

SECTIONS INVOLVED:

- 12-48-080, (c) Traditional Main Street & City Center Main Street Districts

Current Commission Recommendations (i.e. June 10, 2015)

"Chair Hirschi made a motion for the Planning Commission to recommend to the City Council approval of a residential-medium cap, as follows:

Amend the text of the SMSC Overlay Zone for the City Center and Traditional Main Street Districts to cap the allowable residential density at a maximum of four (4) units per acre as a permitted use and up to eight (8) units per acre as a conditional use."

Additional Planning Commission Requests (IN BLUE)

(c) Traditional Main Street & City Center Main Street Districts - The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street Commercial District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Restaurant, Eatery
- Dwellings, Single Family
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~ Maximum Allowed 3 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~ Maximum Allowed 4 dwelling units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~ Maximum Allowed 6 dwelling units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 5~~ Maximum Allowed 8 dwelling units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development
- Restaurant, General, as part of a mixed-use development

(3) Maximum Gross Density:

- Permitted Use Density – Not more than 4 dwelling units per acre
- Conditional Use Density - Not more than 8 dwelling units per acre
- Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

(4) Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:

- The Minimum Commercial Use FAR for Traditional and City Center Districts is [insert ratio].
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

Lot size	Traditional & City Center District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

1 III. **DENSITY CAP – GATEWAY AREAS**

2 **SECTIONS INVOLVED:**

- 3 • 12-48-080, (a) North Gateway Mixed-Use District, and
4 • 12-48-080, (e) Pages Lane Mixed-Use District

5 • **Additional Planning Commission Requests (IN BLUE)**

6
7
8 12-48-080, (a) North Gateway Mixed-Use District – The following uses, as defined in this Title, shall be the
9 permitted and conditional uses in the Gateway District of the SMSC Overlay District Zone:

10 (1) Permitted Uses:

- 11 • Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
12 • Dwelling, Town House, Two-Family, or Multiple (~~Density 1-4 units per building~~ **Maximum**
13 **Allowed, 4 dwellings units per building**), as part of a mixed-use development

14 (2) Conditional Uses:

- 15 • Conditional Uses, as shown in Chapter 12-36- Table of Uses for the respective underlying zone
16 • Dwelling, Townhouse, Two-Family, or Multiple-Family (~~5-8 units per building~~ **Maximum**
17 **Allowed, 8 dwellings units per building**), as part of a mixed-use development;
18 • ~~Dwelling, Garden Apartments (9-12 units per building), as part of a mixed-use development;~~

19
20 (3) **Maximum Gross Density:**

- 21 • **Permitted Use Density – Not more than 4 dwellings units per acre**
22 • **Conditional Use Density – Not more than 8 dwelling units per acre**
23 • **Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size**

24
25 (4) **Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:**

- 26 • **The Minimum Commercial Use FAR for the North Gateway District is [insert ratio].**
27 • **The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR**
28 **ratio multiplied by the lot, parcel or tract's gross square footage.**
29 • **Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):**

Lot size	North Gateway District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

30
31 12-48-080, (e) Pages Lane Mixed-Use District - The following uses, as defined in this Title, shall be the permitted
32 and conditional uses in the Pages Lane Mixed-Use District of the SMSC Overlay District Zone:

33 (1) Permitted Uses:

- 34 • Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
35 • Dwelling, Town House, Two-Family, ~~or Multiple-Family or Garden Apartments~~ (~~Density 1-4 units per~~
36 ~~building~~ **Maximum Allowed, 4 dwellings units per building**), as part of a mixed-use development

37 (2) Conditional Uses:

- 38 • Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
39 • Dwelling, Townhouse, Two-Family, ~~or Multiple~~ (~~5-8 units per building~~ **Maximum Allowed, 8 dwellings**
40 **units per building**), as part of a mixed-use development;
41 • Dwelling, **Multiple-Family, or** Garden Apartments (~~9-12 dwelling~~ **units per building**), as part of a mixed-
42 use development
43 • **Parking Garage, Public, as part of a mixed-use development**

44
45 (3) **Maximum Gross Density:**

46 **East Half (200 East to 400 East)**

- 47 • **Permitted Use Density – Not more than 4 dwellings units per acre**
48 • **Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre**

~~Conditional Use Density, multiple-family or garden apartments – Not more than 12 dwelling units per acre~~

West Half (Main Street to 200 East)

- Permitted Use Density – Not more than 4 dwellings units per acre
- Conditional Use Density, townhouse or two-family – Not more than 8 dwelling units per acre
- Conditional Use Density, multiple-family or garden apartments – Not more than 12 dwelling units per acre
- Exception (both areas) – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings units regardless of size

(4) Minimum Commercial Use Floor Area Ratio (FAR) for Mixed Use Developments:

- The Minimum Commercial Use FAR for the Pages Lane Mixed Use District is [insert ratio].
- The Minimum Commercial Use FAR for all mixed-use developments shall be the FAR ratio multiplied by the lot, parcel or tract's gross square footage.
- Minimum Mixed Use Project Example Calculation (Vertical, Horizontal, or Detached):

Lot size	Pages Lane Mixed Use District's FAR	Minimum Commercial Use FAR calculation
20,000 sq. ft.	[insert ratio] FAR	20,000 sq. ft. x [insert ratio] FAR = [TBD] sq. ft. commercial floor area requirement

IV. SMSC PUBLIC SPACE PLAN

SECTIONS INVOLVED YET TO BE CREATED

Additional Planning Commission Requests (IN BLUE)

[new section] 12-48-180 Public Space Plan

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Page Lane. Main Street is owned and maintained by the Utah Department of Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private versus public space along the corridor with the Public Space Plan.

A. Public Space Design Sectors

STREET FURNISHINGS SECTOR

This Sector is important in creating a consistent form and function for the Main Street Corridor. This sector is a supplement to the Pedestrian Path Zone. This sector provides expanded pedestrian pathway along with utility and other streetscape elements. Together, these two sectors are to unite themselves cohesively with the public spaces of the Pedestrian Space/Plaza Sector.

PEDESTRIAN PATH SECTOR

This sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Furnishings Sector from the Pedestrian Space/Plaza Sector. However, this sector also serves as the transition from private spaces to public spaces to unite the corridor in both function and form or visual appeal.

PEDESTRIAN SPACE/PLAZA SECTOR

This sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

B. Main Street – East Side. ~~The east side of Main Street is designated as the primary alternative transportation mode for pedestrian movement. The east side contains all three (3) Public Space Design Sectors. The South Main Street Corridor is designated as the historical, cultural, and civic heart of Centerville City. This is a great asset for the City and provides the necessary foundation for the future revitalization of the corridor. In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired relationship between public space and private development. The expected design layout for the east side Main Street shall include the following:~~

1. Priority Street Furnishings Sector Design Elements:

- A. **Sector Location** – The Street Furnishings Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4'). Primarily, the street furnishings sector shall be used for widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use.
- B. **Street Furnishings Uses and Materials** – This sector is to be developed using a decorative hard surface (i.e. concrete stamp or brick pavers), street furnishings are to consist of street signals and related traffic signage, pedestrian protection bollards, benches, trash cans, bus or transit shelters, public art, etc. All such improvements are to have a compatible or coherent enhanced design appearance along the streetscape.
- C. **Major Utility Infrastructure.** The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter. Additionally, utility structures shall incorporate joint use of community banners, and other community identity needs.
- D. **Use of Landscaping.** Where utility structures are located, the use of landscaping boxes for the planting of flowers and shrubs shall be installed to provide buffers around the structure and to add visual quality and appeal to the streetscape.

2. Priority Pedestrian Path Sector Design Elements:

- A. **Sector Location** – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least ~~four~~ five to six feet (5'-6') to private property line.
- B. **Pedestrian Path Uses and Materials** – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Furnishings Sector for facilitating pedestrian movement. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

3. Priority Pedestrian Space/Plaza Sector Design Elements

- A. **Sector Location** – The Pedestrian Space/Plaza Sector is to be measured beginning at least ~~eight~~ 10 feet (8') back of sidewalk and then a width or depth of at least ten feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.
- B. **Pedestrian Space/Plaza Sector Uses and Materials** – The use of and/or materials within the Pedestrian Space/Plaza Sector ~~shall~~ is to consist of plantings, plazas, benches, bike racks, and other related pedestrian amenities. Additionally, street trees and pedestrian path lighting shall be placed along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.
- C. **Placement of Street Trees & Pedestrian Lighting.** Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility lines. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

C. Main Street – West Side. ~~The west side of Main Street is designated as a secondary or supplemental alternative transportation mode for pedestrian movement. The west side contains only two (2) sectors, which are the~~

~~Pedestrian Path and the Pedestrian Space/Plaza Sectors. The expected design layout for the west side shall include the following:~~

~~1. **Priority Pedestrian Path Sector Design Elements:**~~

~~C. **Sector Location** The Pedestrian Path Sector is to be measured beginning from back of curb and then a width or depth at least five feet (5') to private property line.~~

~~D. **Pedestrian Path Uses and Materials** The Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.~~

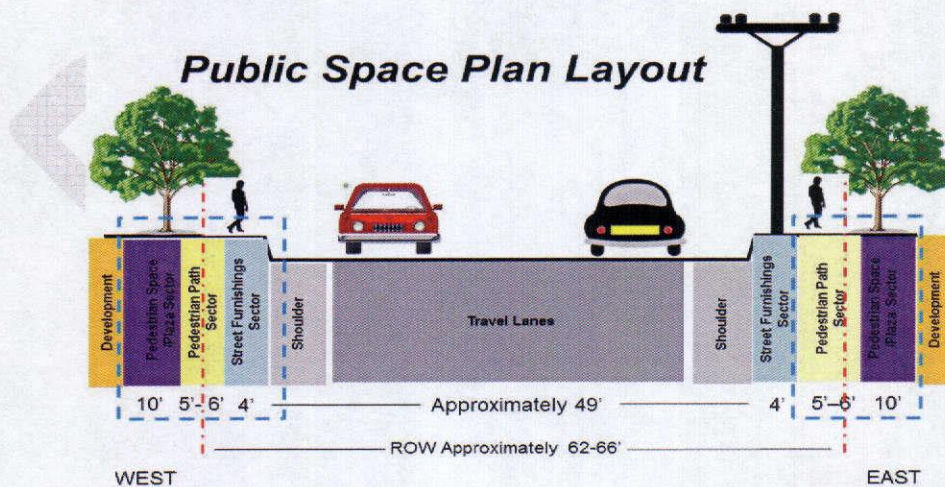
~~2. **Priority Pedestrian Space/Plaza Sector Design Elements**~~

~~A. **Sector Location** The Pedestrian Space/Plaza Sector is to be measured beginning of at least five feet (5') from back of curb and/or back of sidewalk and then a width or depth of at least 10 feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.~~

~~B. **Pedestrian Space/Plaza Sector Uses and Materials** The use of and/or materials within the Pedestrian Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.~~

~~C. **Placement of Street Trees & Pedestrian Lighting** Street trees shall consist of species compatible with those trees used for the east side. However, the minimal use of utility structures along this side of Main Street allows for more tree species options to be considered during a final site plan approval. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.~~

C. Main Street Public Space Illustration.



V. Required Build to Range (RBR), or aka Building Setbacks

SECTIONS INVOLVED:

- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements

Planning Commission Requests (NONE IDENTIFIED)

[Assuming Acceptance of the Public Space Plan]

- Edit Lot Type Illustrations and Table to reflect a **10-15 feet RBR** (i.e. setbacks) for the following lot types:
 - **Corner Gateway Lot**
 - **TND/Mixed-Use Lot**
 - **City Center Main Street Lot**
 - **Traditional Main Street Lot**
 - **Brownstone/Live-Work Lot**

VI. Building Heights

SECTIONS INVOLVED:

- 12-48-150 (c)(1), Height
- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements
- FYI – The 2010 SMSC Overlay Amendments, for the City Center and Traditional Main Street Districts, created a differentiation between east and west sides of Main Street. East side heights were all reduced from 35 feet to 25 feet. West side remained at 35 feet.

Planning Commission Requests (NONE IDENTIFIED)

- Amend the east side and change the **height from 25 feet to 30 feet.**

Reasons for Action (findings):

- a. The Planning Commission finds that the SMSC Plan does allow for residential uses to be considered in these particular commercial areas for the purposes of facilitating redevelopment and providing potential future synergy to support the desired locally owned land uses of Main Street.
- b. The Planning Commission finds that both the Moderate Income Housing and SMSC Plans desire that such residential uses be encouraged through mixed-use development and/or through use of medium and high densities.
- c. The Planning Commission finds that the use of medium to high residential densities, within two commercial intensity types, as part of a mixed-use development would facilitate the redevelopment desires of the SMSC Plan.
- d. The Planning Commission finds that amendments provide a definable maximum unit allowances and density caps that are not currently in the related ordinances of these districts.
- e. The Planning Commission finds that a maximum unit allowances and density caps helps to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.
- f. The Planning Commission finds the maximum unit allowances and density caps, along with associated land development patterns (i.e. setbacks, heights, streetscape standards, etc.) help to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.

The motion was seconded by Commissioner Kjar.

Commissioner Ince said he would like to strike mixed-use from the ordinance all together. He said mixed-use has been an option available for some time now and no

1 redevelopment has happened. He said mixed-use is not a feasible concept for Centerville. He
2 said he has spoken with several Main Street property owners who agree that mixed-use is not the
3 best option for Centerville, nor viable. He would prefer commercial and residential uses only and
4 separately on Main Street. He said there are no business owners that want to live above their
5 business. He said this is a concept better suited to Salt Lake City, not Centerville. He also
6 expressed concern over the high-density cap and his desire to lower the densities across the
7 board.

8
9 Several Commission members disagreed. The current ordinance already allows
10 commercial only and single-family residential. It also provides for multi-family as a mixed-use.
11 This provides all options for redevelopment in some way if the mixed-use option is maintained.
12 Commission members expressed concern with a commercial-only district and with a residential-
13 only district. Staff said there would be little reason to keep the overlay zone and form base
14 concepts if mixed-use were eliminated. Chair Hirschi said Centerville is growing and needs
15 options to accommodate that growth. He said redevelopment will take time and mixed-use will
16 encourage both commercial and residential uses.

17
18 The Commission discussed ratio values for the FAR. Chair Hirschi asked if the FAR will
19 have an impact on the number of dwelling units per acre. He questioned if the FAR is
20 maximizing commercial and putting residential at a disadvantage. Commissioner Kjar said he is
21 concerned that without the FAR a development could come in with an extremely limited
22 commercial use and maximum residential, which is also problematic.

23
24 Mr. Snyder said design will play a major roll on dwelling units per acre. It depends on
25 attached vs. detached residential. It depends on parking configurations. It depends on market
26 need. He said the FAR dictates minimum commercial requirements. Mr. Snyder explained the
27 FAR is a value judgement with arguments on both sides. He said as a planner he does not agree
28 with FAR as it focuses on the interior of a building. He said the form base code focuses more on
29 the exterior of a building and its relation to parking, pedestrian interaction, and street presence.
30 He cautioned the Commission to allow the market to serve the community by providing
31 developments that will enhance a community and fulfill their needs. It is often difficult for the
32 market to provide adequate service to a community when there are too many stipulations. He
33 said, for example, if multi-family is the need of a community and the requirement is significant
34 commercial, then the residential will be sacrificed to a lesser product. He said the developers are
35 often viewed as the enemy, but it is the developers that provide the necessary infrastructure for a
36 community to survive. He said if the Commission is comfortable with the density cap then
37 perhaps the commercial FAR requirement could be minimized or eliminated and flexibility
38 provided.

39
40 Commissioner Johnson made a **motion to amend** to strike the "floor area ratio" from
41 Section II(c)(4), Section III(a)(4), and Section III(e)(4). The motion was seconded by
42 Commissioner Kjar and **passed** with a roll-call vote (6-1). Commissioner Kjar opposed.

1 Commissioner Ince made a **motion to amend** the densities in Section II. He
2 recommended the permitted-use density on the east side be raised from 3 to 4 [Section II(c)(1)].
3 He recommended the conditional-use density on the west side be reduced to 6 [Section II(c)(2)].
4 He recommended the maximum-gross density, conditional use, be reduced to 6 [Section
5 II(c)(3)]. He recommended the maximum-gross density, exception, be reduced to 1 [Section
6 II(c)(3)]. The motion to amend **died** for lack of a second.

7
8 Commissioner Johnson made a **motion to amend** to increase the density for permitted
9 use on the east side from 3 to 4 [Section II(c)(1)]. The motion to amend **died** for lack of a
10 second.

11
12 Commissioner Hayman said she is comfortable allowing standalone multi-family
13 residential with appropriate density caps. She would prefer the density caps be lowered. She is
14 concerned with the possible number of buildings on a property with the mixed-use concept. She
15 said it is interesting that the mixed-use concept continues when it seems the current market wants
16 residential.

17
18 Mr. Snyder said the danger of allowing standalone multi-family is that mixed-use will
19 likely be skipped all together and commercial will become obsolete. He said Main Street is a
20 commercial based zone, not residential, which would be a conflict with the General Plan.

21
22 Commissioner Hayman made a **motion to amend** Section II(c) to add a permitted use of
23 multi-family housing without the required mixed-use component with appropriate density caps,
24 to be discussed. The motion was seconded by Commissioner Johnson.

25
26 Commissioner Kjar said commercial needs to be maintained on Main Street. Chair
27 Hirschi agreed this option would turn Main Street into residential only, which he believes is
28 unhealthy for the city.

29
30 Chair Hirschi called for a **vote** on Commissioner Hayman's motion to amend. The
31 motion to amend **failed** with a roll-call vote (2-5). Chair Hirschi and Commissioners Merrill,
32 Kjar, Hirst, and Ince opposed.

33
34 Commissioner Hayman made a **motion to amend** the densities in Section II. She
35 recommended the permitted-use density on the east side be reduced to 2 and the west side be
36 reduced to 3 [Section II(c)(1)]. She recommended the conditional-use density on the east side be
37 reduced to 3 and the west side be reduced to 4 [Section II(c)(2)]. She recommended the
38 maximum-gross density, conditional use, be split allowing 6 dwelling units per acre on the east
39 side and 8 dwelling units per acre on the west side [Section II(c)(3)]. The motion **died** for lack of
40 a second.

1 Commissioner Ince made a **motion to amend** the densities in Section II as stated by
2 Commissioner Hayman's previous motion with the exception that the maximum-gross density,
3 conditional use, be set at 6 dwelling units per acre for both the east and west sides, and the
4 exception be reduced to 1 side [Section II(c)(3)]. The motion to amend was seconded by
5 Commissioner Hayman and **failed** with a roll-call vote (2-5). Chair Hirschi and Commissioners
6 Merrill, Kjar, Hirst, and Johnson opposed.

7
8 Commissioner Ince made a **motion to amend** to the densities in Section III, North
9 Gateway. He recommended the conditional-use density be reduced to 6 [Section III(a)(2)]. He
10 recommended the maximum-gross density, conditional use, be reduced to 6 [Section III(a)(3)].
11 He recommended the maximum-gross density, exception, be reduced to 1 [Section III(a)(3)]. The
12 motion was seconded by Commissioner Hayman and **failed** with a roll-call vote (1-6). Chair
13 Hirschi and Commissioner Hayman, Merrill, Kjar, Hirst, and Johnson opposed.

14
15 The Commission discussed the Pages Lane area. Chair Hirschi said he likes the graduated
16 density for this area. He agrees with the many public comments that have expressed concern over
17 mixed-use being too dense for the east half of Pages Lane. Commissioner Hirst agreed and
18 suggested that perhaps the east half of Pages Lane should have an option for multi-family only
19 without the mixed-use component. She does not see this area redeveloping into mixed-use
20 anytime soon and believes multi-family would make a better transition with current conditions.

21
22 Commissioner Hirst made a **motion to amend** Section III, Pages Lane Mixed-Use
23 District to add an additional permitted use and conditional use option for multi-family townhouse
24 and two-family without the mixed-use component on the east half of Pages Lane with the
25 densities as listed. The motion was seconded by Commissioner Johnson.

26
27 Commissioner Hayman said Pages Lane has a potential to become a large commercial
28 area given the significant amount of land available.

29
30 Chair Hirschi called for a **vote** on Commissioner Hirst's motion to amend. The motion to
31 amend **failed** with a roll-call vote (2-5). Chair Hirschi and Commissioners Ince, Kjar, Hayman,
32 and Merrill opposed.

33
34 Commissioner Hayman made a **motion to amend** to reduce the Garden Apartment
35 dwellings per building from 12 to 8 in all sections. The motion to amend **died** for lack of a
36 second.

37
38 The Commission discussed the Public Space Plan. Chair Hirschi said he is in favor of
39 keeping symmetry. He said he understands there are issues with right-of-way, easements, and
40 UDOT but believes it is important for the City to definitively state their true desires for Main
41 Street. Commissioner Hirst agreed. She said Main Street is in need of an upgrade. She said the
42 City has a vision and it includes symmetry, street furniture, and pedestrian pathway and plaza.

1 She agreed the City needs to be clear on their expectations. She agrees it may be difficult to work
2 with UDOT but believes the City will get a better active transportation corridor in the future if
3 their expectations are clearly stated. Commissioner Kjar agreed the symmetrical Main Street
4 corridor is the best plan.

5
6 Commissioner Johnson made a **motion to amend** to revert back to the original,
7 unsymmetrical Public Space Plan. The motion to amend **died** for lack of a ~~motion~~ second.

8
9 Chair Hirschi said he does not want to see the street lamps lost in the trees as he has
10 observed in other cities. He said they street lamps will add a decorative element to the corridor.
11 He suggested moving the street lamps into the furniture sector where they can be viewed without
12 obstruction.

13
14 Commissioner Hirst said moving the street lamps may be problematic and suggested
15 additional research be done on this idea.

16
17 Chair Hirschi made a **motion to amend** to move the placement of the street lamps from
18 the plaza sector to the furnishing sector. The motion was seconded by Commissioner Hayman
19 and **passed** by roll-call vote (5-2). Commissioners Hirst and Johnson opposed.

20
21 The Commission discussed building height. Commissioner Kjar said commercial uses
22 need flexibility to provide a pitched roof. He suggested the building height be increased to
23 remain consistent with existing buildings on Main Street which are already 35 feet high.
24 Commissioner Merrill agreed a 35-foot building height should be allowed as that is the current
25 standard for all residential uses throughout the city. Commissioner Johnson agreed consistency
26 and flexibility for redevelopment are important.

27
28 Commissioner Johnson made a **motion to amend** to increase the allowable building
29 height up to 35 feet for both the east and west sides of Main Street. The motion was seconded by
30 Commissioner Kjar.

31
32 Commissioner Hayman said she is in favor of 30 feet as recommended but is not willing
33 to increase that limit due to public concern. She also said the east and west sides are dealt with
34 separately throughout the SMSC and she does not believe the building height needs to be
35 consistent.

36
37 Chair Hirschi called for a **vote** on Commissioner Johnson's motion to amend. The motion
38 to amend **failed** with a roll-call vote (3-4). Commissioners Kjar, Hayman, Hirst, Ince opposed.

39
40 Commissioner Hayman said she agrees with parts of this SMSC plan and disagrees with
41 other parts. She believes a master plan is important but feels the densities are too high.
42 Commissioner Ince agreed. He said he strongly believes the density caps need to be reduced.

Chair Hirschi called for a **final vote** on the original motion as amended (eliminated "floor area ratio" and change the street lamps location). The original motion as amended **passed** with a roll-call vote (4-3). Commissioners Hayman, Ince, and Johnson opposed.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. The next regularly scheduled Planning Commission meeting will be Wednesday, October 28, 2015.
2. Upcoming Agenda Items:
 - Porter Walton Townhomes, Final Subdivision Plat
 - Maverik Convenience Store, Final Site Plan & Conditional Use Permit

The meeting was adjourned at 10:30 p.m.

David Hirschi, Chair

Date Approved

Kathleen Streadbeck, Recording Secretary

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

**STAFF REPORT
AGENDA: ITEM 6**

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

APPLICATION: **ZONING CODE TEXT AMENDMENTS**

APPLICANT REQUEST: **AMEND CENTERVILLE CITY'S ZONING ORDINANCE
FOR *VARIOUS CHANGES TO THE SOUTH MAIN STREET
CORRIDOR ZONE, WHICH INCLUDE THE FOLLOWING:***

- **Definition of Mixed-Use**
- **Maximum Unit Allowances & Density Caps for the
North Gateway, Pages Gateway, City Center, and
Traditional Main Street Areas**
- **Adopt a Main Street Public Space Plan**
- **Building Setbacks & Building Heights**
- **Other related Lot Type Illustrations & Tables**

RECOMMENDATION: **CONSIDER RECOMMENDING APPROVAL OF THE
ZONING CODE TEXT AMENDMENTS**

BACKGROUND

As the Planning Commission is aware, the City Council adopted a "Temporary Zoning Regulation Ordinance" (TZRO) restricting any further development within the South Main Street Corridor Zone. As a result of the public's concerns that have been expressed over the recent submittal of re-developing the O'Brien/Pitt properties, the Council desired to revisit the merits of the current zoning overlay plan. After hosting several open meeting sessions and work sessions between the City Council and Planning Commission, staff was tasked with assimilating the information to formulate changes to the South Main Street Corridor Overlay Zone.

ZONE TEXT PROCESS

Factors to be Considered

The deciding entity must consider three (3) factors when making a recommendation and a final decision for a zone text amendment. These required factors are found in Section 12-21-080(e) of

Centerville City's Zoning Ordinance. Staff's review and conclusions for these factors are provided below:

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

- ✓ **Policy Section 12-480-2.2.b.1, Neighborhood 1, Southeast Centerville** – “The Main Street Commercial Area shall be allowed to remain as a convenience and specialty shopping area. To encourage larger scale commercial development would be detrimental...”
- ✓ **Policy Section 12-480-2.2.b.2, Neighborhood 1, Southeast Centerville** – “The Main Street Commercial Area is old and somewhat deteriorating. Significant commercial viability is not likely to occur unless some type of restoration or revitalization is encouraged. Centerville City should seriously consider the preparation of a revitalization plan for this area.” [*RESPONSE EFFORTS = 2007 MAIN STREET STUDY, 2008 SMSC PLAN*]
- ✓ **Residential Policy** – Section 12-420-1 “...the citizens of Centerville desire to achieve a quality of life that is consistent with the development of low density residential.”
 - **Section 12-420-2.2, Residential Development Policies** – “...medium or high density that is allowed in appropriate locations within the City....”
- ✓ **Strategy 6.A of the Moderate Income Housing Element** – The City is to continue its “support of allowing mixed-use zoning and related development in strategic areas of the City.”
- ✓ **Objective 6.A.3 of the Moderate Income Housing Element** – The City is to “remain committed to land use policies that support developing other future mixed-use or flexible use development areas.”
- ✓ **Goal 1.C, South Main Street Corridor Plan (a corridor-wide view)** – “Encourage additional single-family and multi-family residential lands uses, by way of mixed-use development...”
- ✓ **Goal 7, Traditional and City Center Main Street Districts, SMSC Plan (goal explanation)** – “The goal is primarily to create a central commercial district along Main Street...”
- ✓ **Goal 9, North Gateway & Pages Lane Mixed Use Districts SMSC Plan (goal explanation)** – *The goal is to create mixed-use nodes using a combination of commercial, office, and residential uses that will serve as a transition area between existing commercial and residential neighborhoods and enhance pedestrian connections.*

Staff's Conclusion – From review of the General Plan policies, it is staff's position that the North Gateway, Pages Lane, City Center & Traditional Main Street Districts are primarily commercial areas (*see C-M or C-H Zoning District boundaries*). Thus, these areas are not considered solely “residential.” However, the SMSC Overlay Plan does allow for residential uses to be considered in these particular commercial areas. Additionally, both the Moderate Income Housing and SMSC Plans desire that such residential uses be encouraged through mixed-use development and/or through use of medium and high densities.

2. Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property, and
3. What is the extent to which the proposed amendment may adversely affect adjacent property?

Staff's Conclusion: The text amendments would affect the areas of the North Gateway, Pages Lane, City Center and Traditional Main Street Districts of SMSC Overlay Zone. Staff believes that the use of medium to high residential densities as part of a mixed-use development would facilitate the desires of the SMSC Plan and provide a definable maximum unit allowances and density caps that are not currently in the related regulations of any of these districts. Such maximum unit allowances and density caps, along with associated land development patterns (*i.e. setbacks, heights, streetscape standards, etc.*) help to bring greater clarity to the SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.

PLANNING STAFF RECOMMENDATIONS

Staff Suggested Action - I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the following amendments to the South Main Street Corridor Overlay Zone:

I. *Definition of "Mixed-Use"*

SECTIONS INVOLVED:

- **12-48-030. Definitions.** - Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title. The following will be relocated to Chapter 12-12, but are listed below for reference:

City Staff Recommendations

MIXED-USE, DEVELOPMENT – Mixed-use refers to the combining of ~~commercial uses (office, retail, service or other permitted or conditional commercial uses)~~ ~~retail/commercial and/or service uses~~ with residential ~~or office uses~~ in the same building or on the same site in one (1) of the following ways:

A. Vertical Mixed-Use. A single structure with the above floors used for residential ~~or office uses~~ and a portion of the ground floor ~~used~~ for ~~retail/commercial or service uses~~.

B. Horizontal Mixed-Use – Attached. A single structure which provides ~~retail/commercial or other service uses~~ in the portion fronting the public or private street with attached residential ~~or office uses~~ behind.

C. Horizontal Mixed-Use – Detached. Two (2) or more structures on one (1) site which provide ~~retail/commercial or other service uses~~ in the structure(s) fronting the public or private street, and residential ~~or office uses~~ in separate structure(s) behind or to the side.

II. **DENSITY CAP – TRADITIONAL MAIN & CITY CENTER** (*previously reviewed by Commission*)

SECTIONS INVOLVED:

- 12-48-080, (c) Traditional Main Street & City Center Main Street Districts

Current Commission Recommendations (i.e. June 10, 2015)

"Chair Hirschi made a motion for the Planning Commission to recommend to the City Council approval of a residential-medium cap, as follows:

Amend the text of the SMSC Overlay Zone for the City Center and Traditional Main Street Districts to cap the allowable residential density at a maximum of four (4) units per acre as a permitted use and up to eight (8) units per acre as a conditional use."

Additional City Staff Recommendations

(c) Traditional Main Street & City Center Main Street Districts - The following uses, as defined in this Title, shall be the permitted and conditional uses in the South Main Street Commercial District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Restaurant, Eatery
- Dwellings, Single Family
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 1~~ Maximum Allowed 3 units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 1~~ Maximum Allowed 4 units per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- East Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 4~~ Maximum Allowed 6 units per building), as part of a mixed-use development
- West Side of Street - Dwelling, Town House, Two-Family, or Multiple (~~Density 5~~ Maximum Allowed 8 units per building), as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development
- Restaurant, General, as part of a mixed-use development

(3) Maximum Gross Density:

- Permitted Use Density - Not more than 4 dwellings per acre
- Conditional Use Density - Not more than 8 units per acre
- Exception - Any lot, parcel, or tract shall be eligible for at least two (2) dwellings regardless of size

III. DENSITY CAP – GATEWAY AREAS

SECTIONS INVOLVED:

- 12-48-080, (a) North Gateway Mixed-Use District, and
- 12-48-080, (e) Pages Lane Mixed-Use District

City Staff Recommendations

12-48-080, (a) North Gateway Mixed-Use District – The following uses, as defined in this Title, shall be the permitted and conditional uses in the Gateway District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- Dwelling, Town House, Two-Family, or Multiple (~~Density 1-4 units per building~~ Maximum Allowed, 4 dwellings per building), as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36- Table of Uses for the respective underlying zone
- Dwelling, Townhouse, Two-Family, or Multiple-Family (~~5-8 units per building~~ Maximum Allowed, 8 dwellings per building), as part of a mixed-use development;
- ~~Dwelling, Garden Apartments (9-12 units per building), as part of a mixed use development.~~

(3) Maximum Gross Density:

- **Permitted Use Density – Not more than 4 dwellings per acre**
- **Conditional Use Density – Not more than 8 units per acre**
- **Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings regardless of size**

12-48-080. (e) Pages Lane Mixed-Use District - The following uses, as defined in this Title, shall be the permitted and conditional uses in the Pages Lane Mixed-Use District of the SMSC Overlay District Zone:

(1) Permitted Uses:

- Permitted Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone.
- Dwelling, Town House, Two-Family, **or Multiple-Family or Garden Apartments (Density 1-4 units per building Maximum Allowed, 4 dwellings per building)**, as part of a mixed-use development

(2) Conditional Uses:

- Conditional Uses, as shown in Chapter 12-36-Table of Uses for the respective underlying zone
- Dwelling, Townhouse, Two-Family, **or Multiple (5-8 units per building Maximum Allowed, 8 dwellings per building)**, as part of a mixed-use development;
- Dwelling, **Multiple-Family, or** Garden Apartments **(9-12 units per building)**, as part of a mixed-use development
- Parking Garage, Public, as part of a mixed-use development

(3) Maximum Gross Density:

- **Permitted Use Density – Not more than 4 dwellings per acre**
- **Conditional Use Density, townhouse or two-family – Not more than 8 units per acre**
- **Conditional Use Density, multiple-family or garden apartments – Not more than 12 units per acre**
- **Exception – Any lot, parcel, or tract shall be eligible for at least two (2) dwellings regardless of size**

IV. SMSC PUBLIC SPACE PLAN**SECTIONS INVOLVED: YET TO BE CREATED****City Staff Recommendations****[new section] 12-48-180 Public Space Plan**

The SMSC Overlay Zone is predominately focused and centered on the built and visual environment framing Main Street, between Parrish Lane and Page Lane. Main Street is owned and maintained by the Utah Department of Transportation (UDOT). However, it is the intention of the SMSC Overlay Zone to contextually influence the physical and visual relationship of private versus public space along the corridor with the Public Space Plan.

A. Public Space Design Sectors**STREET FURNISHINGS
SECTOR**

This Sector is important in creating a consistent form and function for the Main Street Corridor. This sector is a supplement to the Pedestrian Path Zone. This sector provides expanded pedestrian pathway along with utility and other streetscape elements. Together, these two sectors are to unite themselves cohesively with the public spaces of the Green Space/Plaza Sector.

**PEDESTRIAN PATH
SECTOR**

This sector is primarily focused on creating a contiguous path for pedestrians to travel along the South Main Street Corridor. The pathway divides the Street Furnishings Sector from the Green Space/ Plaza Sector. However, this sector also

GREEN SPACE/PLAZA SECTOR

serves as the transition from private spaces to public spaces to unite the corridor in both function and form or visual appeal.

This sector is vitally important in creating the desired character or visual appeal of the Main Street Corridor. The Land Use Development Pattern is to include a strong pedestrian-oriented building design, with useable green and/or plaza space around the buildings that create physical interaction or visual places in combination with supportive pedestrian activities.

B. Main Street – East Side. The east side of Main Street is designated as the primary alternative transportation mode for pedestrian movement. The east side contains all three (3) Public Space Design Sectors. The expected design layout for the east side shall include the following:

1. Priority Street Furnishings Sector Design Elements:

- A. **Sector Location** – The Street Furnishings Sector is to be measured beginning from back of curb to a width or depth of at least four feet (4'). Primarily, the street furnishings sector shall be used for widening the sidewalk system along Main Street to provide greater surface area with a focus towards pedestrian use.
- B. **Street Furnishings Uses and Materials** – This sector is to be developed using a decorative hard surface (i.e. concrete stamp or brick pavers), street furnishings are to consist of street signals and related traffic signage, pedestrian protection bollards, benches, trash cans, bus or transit shelters, public art, etc. All such improvements are to have a compatible or coherent enhanced design appearance along the streetscape.
- C. **Major Utility Infrastructure.** The delivery of utility needed and desired services for the City are a major functional element along Main Street. Above ground utility structures are to be minimized or reduced where possible. Structures shall co-locate with other utilities to reduce need for additional structures and minimize utility pole clutter. Additionally, utility structures shall incorporate joint use of community banners, and other community identity needs.
- D. **Use of Landscaping.** Where utility structures are located, the use of landscaping boxes for the planting of flowers and shrubs, shall be installed to provide buffers around the structure and to add visual quality and appeal to the streetscape.

2. Priority Pedestrian Path Sector Design Elements:

- A. **Sector Location** – The Pedestrian Path Sector is to be measured beginning at least four feet (4') from back of curb and then a width or depth of at least four feet (4') to private property line.
- B. **Pedestrian Path Uses and Materials** – First and foremost, the Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street and adjoin the Street Furnishings Sector for facilitating pedestrian movement. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

3. Priority Green Space/Plaza Sector Design Elements

- A. **Sector Location** – The Green Space/Plaza Sector is to be measured beginning at least eight feet (8') back of sidewalk and then a width or depth of at least ten feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.
- B. **Green Space/Plaza Sector Uses and Materials** – The use of and/or materials within the Green Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.

C. *Placement of Street Trees & Pedestrian Lighting.* Street trees shall consist of small ornamental or columnar species, so as not to interfere with any overhead utility lines. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

C. *Main Street – West Side.* The west side of Main Street is designated as a secondary or supplemental alternative transportation mode for pedestrian movement. The west side contains only two (2) sectors, which are the Pedestrian Path and the Green Space/Plaza Sectors. The expected design layout for the west side shall include the following:

1. *Priority Pedestrian Path Sector Design Elements:*

C. *Sector Location* – The Pedestrian Path Sector is to be measured beginning from back of curb and then a width or depth at least five feet (5') to private property line.

D. *Pedestrian Path Uses and Materials* – The Pedestrian Path Sector shall be used as the contiguous pathway of the sidewalk system along Main Street. The pathway shall be constructed with materials, including surface finishes, which meet the City's and/or State's adopted specifications for sidewalk construction.

2. *Priority Green Space/Plaza Sector Design Elements*

A. *Sector Location* – The Green Space/Plaza Sector is to be measured beginning of at least five feet (5') from back of curb and/or back of sidewalk and then a width or depth of at least 10 feet (10') to the Required Build to Line (RBL) of a lot, parcel, or tract.

B. *Green Space/Plaza Sector Uses and Materials* – The use of and/or materials within the Green Space/Plaza Sector shall consist of street trees and pedestrian path lighting along with the design elements required and/or allowed in Section 12-48-100 and/or as otherwise stated in the regulations of the South Main Street Corridor Overlay Zone.

C. *Placement of Street Trees & Pedestrian Lighting.* Street trees shall consist of species compatible with those trees used for the east side. However, the minimal use of utility structures along this side of Main Street allows for more tree species options to be considered during a final site plan approval. Additionally, the trees shall be regularly spaced along the streetscape, except where plazas or other public space is provided as authorized on a final site plan approval. Street lighting shall be located and regularly spaced no greater than 80 feet apart along the streetscape, and/or as authorized on a final site plan approval. Lighting fixture illumination shall be of sufficient coverage to light the pedestrian pathway. Lighting fixtures shall be alternately located and/or offset from the tree spacing to prevent unnecessary conflicts between these two design elements.

VI. ***Building Heights***

SECTIONS INVOLVED:

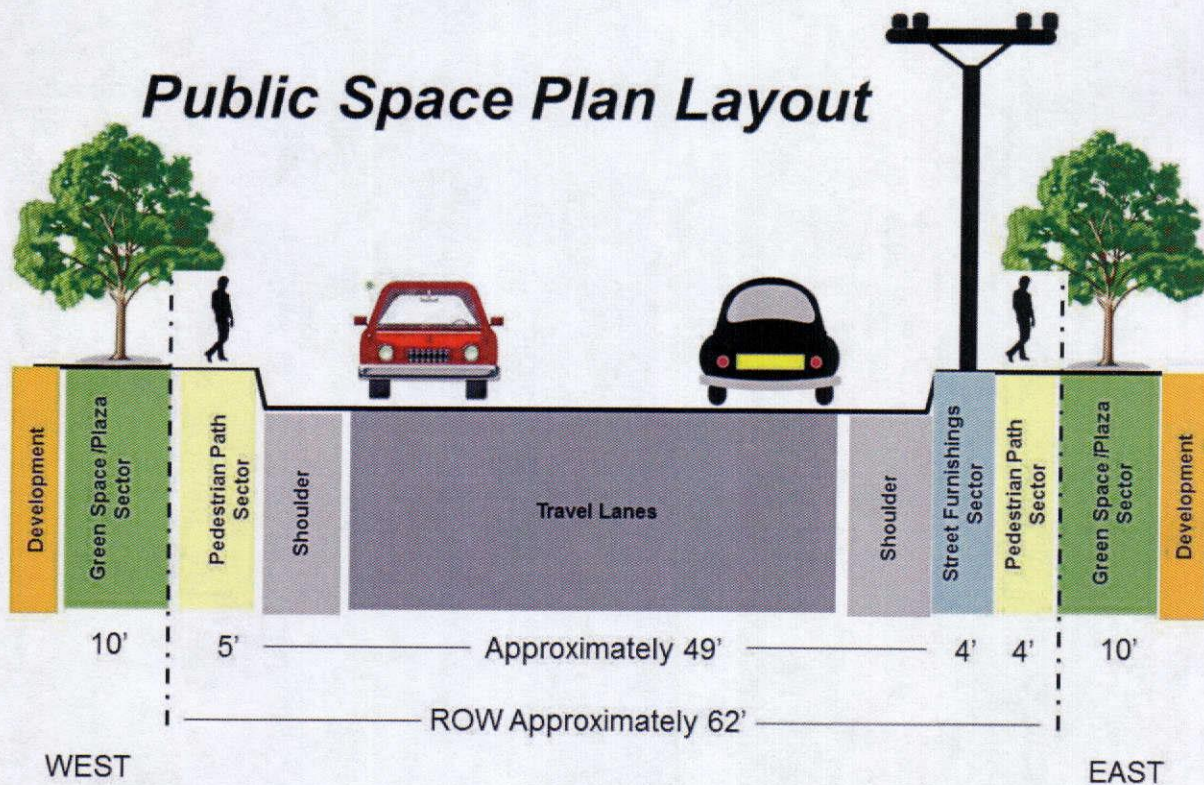
- 12-48-150 (c)(1), Height
- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements
- FYI – The 2010 SMSC Overlay Amendments, for the City Center and Traditional Main Street Districts, created a differentiation between east and west sides of Main Street. East side heights were all reduced from 35 feet to 25 feet. West side remained at 35 feet.

City Staff Recommendations

- Amend the east side and change the height from 25 feet to 30 feet.

Staff Suggested Reasons for Action:

- a. The Planning Commission finds that the SMSC Plan does allow for residential uses to be considered in these particular commercial areas for the purposes of facilitating redevelopment and providing potential future synergy to support the desired locally owned land uses of Main Street.
- b. The Planning Commission finds that both the Moderate Income Housing and SMSC Plans desire that such residential uses be encouraged through mixed-use development and/or through use of medium and high densities.
- c. The Planning Commission finds that the use of medium to high residential densities, within two commercial intensity types, as part of a mixed-use development would facilitate the redevelopment desires of the SMSC Plan.
- d. The Planning Commission finds that amendments provide a definable maximum unit allowances and density caps that are not currently in the related ordinances of these districts.
- e. The Planning Commission finds that a maximum unit allowances and density caps helps to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.
- f. The Planning Commission finds the maximum unit allowances and density caps, along with associated land development patterns (*i.e. setbacks, heights, streetscape standards, etc.*) help to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.

D. Main Street Public Space Illustration.**V. Required Build to Range (RBR), or aka Building Setbacks****SECTIONS INVOLVED:**

- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements

City Staff Recommendations

[Assuming Acceptance of the Public Space Plan]

- Edit Lot Type Illustrations and Table to reflect a **10-15 feet RBR** (i.e. setbacks) for the following lot types:
 - **Corner Gateway Lot**
 - **TND/Mixed-Use Lot**
 - **City Center Main Street Lot**
 - **Traditional Main Street Lot**
 - **Brownstone/Live-Work Lot**

VI. ***Building Heights***

SECTIONS INVOLVED:

- 12-48-150 (c)(1), Height
- 12-48-150 (c), Lot Type Illustrations, and
- Table 12-48-4, Lot Size and Dimension Requirements
- FYI – The 2010 SMSC Overlay Amendments, for the City Center and Traditional Main Street Districts, created a differentiation between east and west sides of Main Street. East side heights were all reduced from 35 feet to 25 feet. West side remained at 35 feet.

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- e. The Planning Commission finds that a maximum unit allowances and density caps helps to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.
- f. The Planning Commission finds the maximum unit allowances and density caps, along with associated land development patterns (*i.e. setbacks, heights, streetscape standards, etc.*) help to bring greater clarity to SMSC Plan for the developers, City staff, elected officials, and for the property owners and residents of the immediate area.

Reasons for the Action (findings):

1. A complete final site plan application has been submitted [Section 12-21-110(e)(2)].
2. The use of "Medical Services" is allowed within the C-VH Zone [Chapter 12-36].
3. This project is in harmony with the Goals and Objectives of the General Plan [Section 12-480-5].
4. This location is found within the Parrish Lane Gateway, and all applicable standards have been satisfied [Chapter 12-63].
5. The proposed location is part of the Island Parcel and an RDA designated area, which required the applicant to obtain approval for the "use" and "building style" [September 15, 2015].
6. The project meets all landscaping and site development requirements for the C-VH Zone [Chapters 12-51, 12-34].

The motion was seconded by Commissioner Johnson and passed by unanimous roll-call vote (6-0).

PUBLIC HEARING | PORTER WALTON TOWNHOMES | 564 W PORTER LN -
Consider proposed Preliminary Subdivision Plat for the Porter Walton Townhomes
Planned Residential Unit Development, on property located at 564 West Porter Lane, for
the purpose of platting the approved multi-family project. Taylor Spendlove, Brighton
Homes, Applicant.

Cory Snyder, Community Development Director, reported the developers of Porter Walton Townhomes project are seeking to subdivide and plat the dwellings units to allow each unit to be purchased for home ownership. The Commission previously accepted the proposed conceptual subdivision plan and will now be reviewing and approving the preliminary plans and plat. Mr. Toponce reviewed the conditions of the conceptual subdivision approval. The preliminary plat and plans appear to be consistent with the original final site plan and conditional use permit approvals. The City Engineer has deemed the construction plans sufficient and has requested several minor changes to the subdivision plat document related to survey standards and plat format expectations. Mr. Snyder reviewed the submitted CC&Rs which generally reflect the expectations and management of the subdivision.

Taylor Spendlove, applicant, said their attorney is currently reviewing the CC&Rs to make sure everything is in order. He said they have reviewed the list of items called out by the City Engineer and are accepting of all requirements.

Chair Hirschi opened the public hearing.

Dale McIntyre said he does not agree with this project. He said the large single-family home is out of place and was only included to show acceptable density. He said the density of this project is too high and it should not be allowed to move forward.

Seeing no one else wishing to comment, Chair Hirschi closed the public hearing.

Commissioner Merrill made a **motion** for the Planning Commission to approve the Preliminary Subdivision Plans and Plat for the proposed Porter Walton Townhomes Development, located at approximately 564 West Porter Lane, subject to the following:

Conditions:

1. The applicant shall prepare and submit an application for final subdivision plat and associated construction drawings, as outlined in Chapter 15-3, Final Plat of the Municipal Code.
2. The layout and design of the final plans and plat submittal must be consistent with the related City approved final site plan and conditional use permit.
3. The applicant shall finalize any plat related formatting and/or survey errors and omissions, which shall be deemed acceptable by the City's Engineer and Attorney.
4. In accordance with the City's addressing system, the final plat shall depict the address of each dwelling and be deemed acceptable by the City's Public Works Director.
5. The applicant shall provide an updated title report (within 30 days) for review and acceptance of any final paper and/or linen plat, at a time deemed appropriate by the City's Attorney and/or Recorder.

Reasons for the Action (Findings):

- a) The preliminary subdivision plans and plat are in harmony with the relevant provisions of the City's General Plan [Section 12-480-1(a)].
- b) The new subdivision is in harmony with the provisions of the Residential-Medium Zone, and as approved by the City for the related final site plan and conditional use permit.
- c) With the directives listed, the acceptance is consistent with the expectations for PUD subdivisions, as outlined in Chapter 15-6, Planned Unit Development.

The motion was seconded by Commissioner Hayman and passed by unanimous roll-call vote (6-0).

PUBLIC HEARING | ZONING CODE TEXT AMENDMENTS | SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ORDINANCE, CHAPTER 12-48 - Consider proposed Zoning Code Text Amendments for the South Main Street Corridor (SMSC) Overlay Ordinance (Chapter 12-48); including changes to the City Center District, Traditional District, North and South Gateway Districts, adding a Public Space Plan for Main Street, and other related changes. Centerville City, Applicant.

Cory Snyder, Community Development Director, reported the Planning Commission and the City Council have hosted several open meeting sessions and work sessions to discuss the public's concerns over re-development within the South Main Street Corridor (SMSC). After extensive discussion and proposals the City is now requesting several changes to the SMSC Overlay Ordinance (see Staff Report dated September 23, 2015). Mr. Snyder reviewed and discussed each of the proposed text amendments to the SMSC Overlay Ordinance in detail (see power point prepared by Cory Snyder dated September 23, 2015). The proposed amendments include changes to the mixed-use definitions, density caps, public space plan, build to range distances (setbacks), and building heights.

1 The Commission discussed the Public Space Plan. Commissioner Merrill said he would
2 like to see additional striping on Main Street to include bike lanes and wider sidewalks. Chair
3 Hirschi said he would like to see options to increase the furnishings (i.e., planter boxes, lighting,
4 bike racks) along Main Street to protect the pedestrian from traffic. He said any buffer from
5 Main Street seems reasonable. Commissioner Hayman agreed. She would like to see the same
6 buffer on both sides of the street. Commissioner Hirst said she would also like to see wider
7 sidewalks and more usable pedestrian space.

8
9 Mr. Snyder explained that UDOT's purpose is to keep traffic flowing. He does not see a
10 struggle when it comes to re-striping the road to include bike lanes, but furnishings is a different
11 issue. He said UDOT does not view furnishings as a protection to the pedestrian but rather an
12 obstruction or possible hazard to a moving vehicle. However, if these amenities are something
13 the Commission feels strongly about he encouraged them to continue to include them in the plan.

14
15 The Commission expressed concern with the definition of units vs. dwellings. The
16 Commission is confused by units per acre, units per building, dwellings per buildings, and
17 buildings per acre and how these are each applied to density calculations. Commissioner
18 Hayman expressed concern with allowing 2 dwellings for any size property. She is concerned
19 how this might work on some of the smaller lots. In this regard, Lisa Romney, City Attorney,
20 questioned if there are any provisions that limit or prohibit subdividing in order to get additional
21 dwellings.

22
23 Mr. Snyder said whether a lot is small or large the same rights should apply. He said
24 development standards will limit a property, whether large or small, and in turn will control
25 density and dwellings. All dwellings will be required to meet setbacks, buffers, easements, etc.,
26 all of which will limit the number of dwellings possible for any given property.

27
28 Chair Hirschi opened the public hearing.

29
30 Robyn Mecham said the General Plan (Section 12-420-1) states that the citizens of
31 Centerville desire low density residential. She has spoken with hundreds of Centerville residents
32 who do not want high density in Centerville. She said if the City wants to represent its citizens,
33 then the SMSC plan should reflect low density options. She said the Porter Walton Townhome
34 project was allowed because ordinances do not adequately reflect a low density desire. She said
35 the City Council put the Temporary Zoning Regulation Ordinance (TZRO) in place to allow time
36 for changes to take place. She said changes should reflect low density. She agreed the definitions
37 for units and dwellings per acre are confusing. She said the density calculations are also
38 confusing. She cautioned against conditional use densities. She said conditional use densities
39 should not be any higher than 4-units per acre on the east side of Main Street and 6-units per acre
40 on the west side. She said it is easy to add density in the future, but you can never take away
41 density once you realize it is too high. She said she was surprised at the change in building
42 height. She was not aware this was ever discussed or an option for amendment. She is not
43 comfortable increasing the building height from 25 feet to 30 feet. She would also like to see a
44 maximum of 2-story buildings called out specifically. She expressed concern regarding Pages
45 Lane. She believes 12-units an acre is too high for this area given the surrounding single-family
46 developments. She suggested this area be allowed an option for patio homes for the 55 and older
47 population. She reminded the Commission that the Wasatch Front Regional Council has

1 researched and determined that each residence in Centerville generates eleven (11) vehicle trips
2 per day. This is a significant and negative impact that will affect Main Street, which is another
3 reason for keeping density at a minimum. She is concerned that too much density will raise Main
4 Street to a level where light rail is required.

5
6 Nancy Smith said perhaps the City is trying to put a square peg in a round hole. She said
7 mixed-use may not be appropriate for Main Street in Centerville and perhaps the whole concept
8 should be thrown out. She is not sure mixed-use is what Centerville wants to become. She said
9 the SMSC Overlay Ordinance has become convoluted and difficult to understand. She said the
10 original vision for Main Street was a downtown walkable community, but perhaps this concept is
11 not the best option with major commercial hubs already located nearby in Farmington and Salt
12 Lake City. She said no one is walking Main Street and no one is asking for mixed-use, so why
13 force it. She said residents want residential development at a low density. She suggested keeping
14 the density at 1-4 units per acre total. She said any density higher than 4-units per acre is in
15 conflict with the General Plan principles. She is concerned the SMSC Plan could be trumped by
16 a Planned Development Overlay (PDO) allowing for even higher density. She said if the City
17 chooses to keep the SMSC Plan in place then provisions should be put into place that limit PDOs
18 from using the mixed-use concept to maximize density.

19
20 Travis Davis said he too is concerned with mixed-use and how it will change the
21 character of Centerville. He said mixed-use has had its chance for several years and has proved
22 to be difficult. He said it is time to try something new and throw out the mixed-use concept. He
23 suggested using mixed-use as a conditional use and not a requirement. He said 8-units an acre is
24 too high a density and agreed 4-units is acceptable with a conditional use of 6-units per acre. He
25 also agreed that 12-units for the Pages Lane area is too high and believes the density should be
26 capped at 4-units per acre as well.

27
28 Tim Hawkes expressed concern over density. He agreed density should be kept low. He
29 agreed the concept of mixed-use is not working. He said the current economic drive is for high-
30 density residential, which is the one thing Centerville residents do not want. He cautioned the
31 Commission not to incentivize density. He said Centerville residents do not care if high density
32 will buy wider sidewalks, more landscaping, increased architecture, or greater amenities. He said
33 residents have been clear that high density is not their desire. He agreed that the Porter Walton
34 Townhome project was passed simply because it met current ordinances. He said this is the
35 City's chance to fix the ordinances and lower density. He said since mixed-use is not working
36 then perhaps commercial options should remain until future needs determine otherwise. He said
37 Centerville is a bedroom community and should be maintained as such with low density. He said
38 Main Street is not the place for transit-oriented development. He said Centerville does not have
39 to guarantee a developer can maximize their revenue. He understands that property owners have
40 a right to develop their property, but that right ends when it negatively impacts its surroundings.
41 He said he finds it interesting that Centerville does not impose an impact fee for traffic. He said
42 this essentially subsidized developers and high-density.

43
44 Tamilyn Fillmore said she would like to see the Public Space Plan list specifics when it
45 comes to the expectations for Main Street. She understands the difficulties of working with
46 UDOT to make some of these public space amenities happen but believes if these details are on
47 paper it will make negotiations easier and will show UDOT that Centerville has a vision. She

1 said past difficulties have been a result of no formal plan. She would like to see the SMSC Public
2 Space Plan include more space, wider sidewalks, and more amenities. She said she walks this
3 area often and would like to feel more protected and have more room.

4
5 John Hollingshead agreed the definitions are confusing (units vs. dwellings). He
6 suggested taking out any consideration for apartments. He said Centerville has enough
7 apartments and there are better options for development. He said residents do not need or want
8 more apartments on Main Street.

9
10 Seeing no one else wishing to comment, Chair Hirschi closed the public hearing.

11
12 Mr. Snyder explained the City has done extensive research on traffic impact fees and the
13 laws that govern such an action and Centerville cannot justify such a fee. Centerville does not
14 own nor control Main Street or Parrish Lane. These roads are owned/controlled by the State of
15 Utah. Mr. Snyder explained the distinction between units and dwellings but agreed the language
16 of the ordinance could be altered for clarification. He said units refers to the number of buildings
17 on a lot and dwellings refers to the number of units within a building. Mr. Snyder cautioned the
18 Planning Commission to remember the needs of future generations and encouraged them to keep
19 mixed-use and commercial options available. He explained housing desires are changing and
20 future generations are not as interested in single-family developments. He said mixed-use may
21 not be highly sought after today, but that will likely change in the future.

22
23 The Commission discussed concerns regarding the Pages Lane area. The Commission
24 agreed Pages Lane has a variety of surrounding uses including commercial uses, apartments,
25 townhomes, and single-family homes. Chair Hirschi suggested a graduated zoning for this area
26 from west (higher density) to east (lower density).

27
28 The Commission once again discussed the Public Space Plan and many expressed the
29 need to get a solid plan on paper. No matter how grand the vision, this is the City's opportunity
30 to let UDOT know their desires. Chair Hirschi said he would like to see more room/width thus
31 increasing the pedestrian corridor. He believes furnishings and wider sidewalks will increase the
32 visual appeal and provide a necessary buffer from traffic. The Commission also discussed
33 options to increase the public easement on the west side of Main Street to match the east side.
34 Commissioner Hayman agreed with increasing the pedestrian corridor and increasing pedestrian
35 safety. She also likes the idea of bike lanes and wider sidewalks. Commissioner Hirst said there
36 is a shift in the way people are choosing to live. She said more and more people are biking and
37 walking and the City should take steps to provide for this in the future. Commissioner Johnson
38 agreed with increasing curb appeal but cautioned that amenities should not be tied to density
39 incentives. Commissioner Kjar said increasing the public space easement on the west side may
40 be problematic as most property owners do not favor additional easements.

41
42 The Commission discussed density and mixed-use options. Commissioner Merrill said he
43 does not agree that mixed-use and commercial uses are not viable on Main Street. He said there
44 have been many businesses that have located to Main Street over the past several years. He also
45 believes the density cap of 8-units per acre is reasonable. The Commission discussed the balance
46 between density, marketability, and redevelopment costs. Mr. Snyder reminded the Commission
47 that many redevelopment projects require tear down and complete rebuild in addition to

1 pedestrian improvements. This is what makes the balance between density and marketability so
2 difficult.

3
4 The Commission agreed the proposed amendments are a good start for discussion and
5 agreed a work session would be beneficial to discuss the many details of the proposed
6 amendments. The Commission agreed to meet for a work session next Wednesday, September
7 30, 2015 at 7:00 p.m. to discuss the proposed amendments in more detail.

8
9 Commissioner Johnson made a **motion** to table this item until the next meeting. The
10 motion was seconded by Commissioner Hirst and passed by unanimous vote (6-0).

11
12 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- 13
14 1. The next regularly scheduled Planning Commission meeting will be Wednesday,
15 October 14, 2015.
16 2. A Planning Commission Work Session is scheduled for September 30, 2015 at 7:00
17 p.m.

18
19
20 The meeting was adjourned at 10:30 p.m.

21
22
23
24 _____
25 David Hirschi, Chair

Date Approved

26
27
28
29 _____
30 Kathleen Streadbeck, Recording Secretary

PLANNING COMMISSION MINUTES OF WORK SESSION
Wednesday, September 30, 2015
7:00 p.m.

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

MEMBERS PRESENT

Cheylynn Hayman (left at 8:08 p.m.)
David P. Hirschi, Chair
Gina Hirst (arrived at 7:55 p.m.)
William Ince
Logan Johnson
Scott Kjar
Kevin Merrill

STAFF PRESENT

Corvin Snyder, Community Development Director
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY ZONE

Chair Hirschi expressed a desire for the Commission to discuss definitional issues, density issues, and the proposed Public Space Plan for the SMSC Overlay Zone. Referring to the recommended definition of mixed-use, Commissioner Johnson stated it is his understanding that to build in the City Center or Traditional Districts, development must be either all commercial or mixed-use. Cory Snyder, Community Development Director, responded that one component of the recommendation is the definition that mixed-use combines commercial uses with residential uses in the same building or on the same site in one of three ways. Single-family is allowed, but not an entire block of single-family. Lisa Romney, City Attorney, clarified that single-family development is a permitted use in only two of the five Main Street districts: the Traditional and the City Center Districts. She explained that some of the recommended changes to the definition of mixed-use reflect the opinion that commercial should not be limited to office-use. The Commissioners did not request changes to the recommended definition of mixed-use.

The Planning Commission previously recommended that the City Council cap residential density in the Traditional and City Center Districts at a maximum of four units per acre as a permitted use and up to eight units per acre as a conditional use. Commercial uses are not included in the total density count. Following multiple public hearings and discussions with the City Council, the Planning Commission appeared to be in agreement with the suggestion to rescind the previous recommendation and continue examining the issue. Chair Hirschi stated he found the terms "dwelling" and "unit" on page four of the staff report to be confusing, and suggested the Commission consider including commercial units in the density count. Commissioner Kjar pointed out that defining a commercial unit could be difficult. Commissioner Merrill mentioned that commercial property owners are taxed on the total footprint rather than individual units. Mr. Snyder added that the City regulates commercial by size of building and uses, not number of units per building. Staff has recommended permitting a maximum of three units per building on the east side of Main Street and a maximum of four units per building on

1 the west side as part of mixed-use development, with a maximum of six on the east and eight
2 on the west conditional. Commissioner Kjar asked if more control would be achieved with units
3 per acre than units per building. Mr. Snyder responded that both restrictions are important. If
4 land size qualified a development for 30 units, the City would not want all 30 units in one
5 building.

6
7 The Planning Commission seemed in agreement regarding the consistent use of
8 "dwelling unit" in the definition of permitted and conditional uses. Commissioner Merrill and Mr.
9 Snyder discussed the fact that development of a property is also limited by property size and
10 shape. Commissioner Ince asked why the City would allow greater density west than east. Mr.
11 Snyder responded that the General Plan caps residential development in residential zones at 12
12 units, but the residential cap does not apply to commercial zones. He explained residential
13 restrictions in the West Neighborhood Plan compared to the SMSC Overlay. Mr. Snyder
14 confirmed that any development other than commercial in the Traditional and City Center
15 Districts must be mixed-use. Commissioner Hayman referred to the proposal submitted for the
16 O'Brien/Pitt properties that only included commercial in order to qualify for residential, and the
17 concern that the commercial would remain empty. She stated she would be comfortable
18 allowing a townhouse or duplex on Main Street without a commercial or mixed-use component
19 provided sufficient density caps per building and per acre are in place. Mr. Snyder stated the
20 idea of allowing multi-family uses without being tied to commercial was briefly discussed in a
21 previous work session, but was not included by staff in the recommended revisions.
22 Commissioner Hirschi agreed that empty storefronts would be undesirable; however, including
23 commercial might restrict the residential density to some extent and encourage commercial
24 development on Main Street.

25
26 Commissioner Hayman pointed out that ground-level commercial development has not
27 been successful at the property located on the southwest corner of Pages Lane and Main
28 Street, and questioned whether that format could be successful in Centerville. Mr. Snyder
29 responded that the viability of that commercial element was lost when it was set back off the
30 street. Mr. Snyder responded to a question from Commissioner Ince regarding the success of
31 store fronts set off the street near Target stating that the success is dependent on being hitched
32 to the anchor stores. Chair Hirschi pointed out that the street plan will affect the success of
33 store fronts on Main Street. He stated that a pedestrian plaza feel with trees and planters would
34 contribute to successful store fronts, but that the lack of on-street parking would be a deterrent.
35 Mr. Snyder added that UDOT did not approve angled, on-street parking for the O'Brien property.
36 City Code requires 80% of Main Street frontage to be building. Access to the buildings would
37 need to be provided in the front and in the back from the parking.

38
39 Commissioner Johnson expressed approval that staff removed the ranges of permitted
40 and conditional uses in favor of stated maximums. Commissioner Merrill asked if using
41 decimals makes sense. Mr. Snyder responded that density units are measured in tenths, and
42 parking is measured in hundredths. Chair Hirschi brought up the possibility of including
43 commercial units in the density count, and Commissioner Ince suggested defining a certain
44 square footage of commercial equal to one dwelling unit. Mr. Snyder suggested considering
45 floor-area ratios for mixed-use. Commissioner Johnson expressed interest in looking at that
46 option. Chair Hirschi asked whether that approach incentivizes commercial or residential. Mr.
47 Snyder responded that if the market will not support the commercial, the residential cannot
48 occur, which is not bad if commercial is the goal. Form-based code is less concerned with what
49 goes in the buildings. Referring to the O'Brien property, Mr. Snyder stated that even an entirely
50 residential development would be a surge to businesses on Main Street from a neutral

1 standpoint. A balance would need to be found between traffic and other impacts, and the
2 benefit to businesses and services. Chair Hirschi and Mr. Snyder mentioned that some of the
3 office owners in the area were not in favor of additional, competing office space. There is
4 currently no provision for converting existing commercial space to residential.

5
6 Commissioner Hayman said the suggestion was made during the public comment period
7 that mixed-use would encourage higher density, so maybe the area should go back to straight
8 commercial. She asked if a tool is available to incentivize straight commercial. Mr. Snyder
9 responded that time is one tool. The small properties on Main Street are not viable for single
10 commercial use. An improved market for commercial use would be necessary. The allowed
11 depth of a building on Main Street could be increased to include medium box commercial such
12 as Walgreens. Commissioner Hayman stated she sees three options: (1) allow mixed use; (2)
13 allow commercial in the form of larger buildings; or (3) do nothing. Mr. Snyder added that
14 another option is to return the districts to the original Commercial-Medium (C-M) Zone. He
15 explained reasons behind changes made by the Council in 2007. Commissioner Johnson
16 pointed out that the study presented by staff showed all development in the two districts in the
17 last 20 years has been office commercial. Commissioners Johnson and Ince expressed a
18 desire to look at the square-footage ratio option. Chair Hirschi agreed.

19
20 Chair Hirschi repeated his belief that a pedestrian friendly green space with a plaza-type
21 feel would contribute to commercial viability on Main Street. He commented that his
22 professional office is in downtown Salt Lake City, and a different feel was created when the
23 pedestrian area on Main Street was widened and trees and planters were added.
24 Commissioner Johnson agreed that it could make a significant difference, but said he is worried
25 about the density that would be required to make it happen, and the lack of transit options to get
26 people there. He said he is not sure he would be willing to enact a Public Space Plan that may
27 not be worth the risk. Chair Hirschi responded that if the City is going to enact a Public Space
28 Plan, now is the perfect time – before the large parcel with the O'Brien property is developed.

29
30 Commissioner Ince stated that he also has a professional office in downtown Salt Lake.
31 He said that the area can get scary at night requiring considerable police time, and it is his
32 impression that store fronts are having just as difficult a time filling as they ever have. Chair
33 Hirschi agreed that Centerville is different from Salt Lake, but said he thinks if the environment
34 for successful commercial is created, the market may sufficiently revitalize the area.
35 Commissioner Ince asked if the cost of the additional setback would be placed on the property
36 owners. Mr. Snyder responded that the C-M Zone already has a 20-foot setback. Before
37 leaving the meeting at 8:08 p.m., Commissioner Hayman stated she loves the idea of making
38 the area more walkable with wider sidewalks and planter boxes, regardless of the uses
39 encouraged. Commissioner Hirst said she spoke with a representative of UDOT, Darrin
40 Fristrup, who stated that UDOT is not opposed to that type of plan, but does not help with
41 funding. Commissioner Hirst mentioned Logan City as an example presented by UDOT of a
42 revitalize Main Street.

43
44 Chair Hirschi stated that it may take 20-30 years, but by beginning with a section as
45 large as the O'Brien property, property owners along Main Street may see the vitality that the
46 recommended plan could bring, and may also have a desire to redevelop. The Commission
47 discussed different sidewalk widths. Commissioner Merrill said he is comfortable with the
48 maximum density units recommended by staff, but he would be willing to discuss the floor-ratio
49 option as well. Chair Hirschi said he would like to look at the ratio approach as a way to limit
50 commercial size.

1 Mr. Snyder recommended a maximum of eight units on the north gateway area of Main
2 Street at Parrish Lane, and a maximum of 12 units on the south end at Pages Lane. Chair
3 Hirschi responded he thinks it makes sense to have the higher density closer to Main Street at
4 the south end, gradually reducing density moving east. Chair Hirschi said he would like the
5 Commission to discuss including commercial in the total density count. Commissioner Johnson
6 asked how the proposed ADU ordinance would impact properties in the SMSC. Mr. Snyder
7 responded that it would not apply. Ms. Romney expressed concern with the guarantee of two
8 units on very small parcels. Mr. Snyder agreed that property size minimums could be included.
9 Commissioner Johnson commented that the staff recommendations include a height
10 requirement change, which should be discussed.

11
12 Chair Hirschi asked if the ratio approach would prevent a situation in which a large
13 structure could take up three-quarters of an acre with seven tiny units on the remaining quarter
14 acre, keeping within the eight unit maximum. Mr. Snyder responded that, yes, the ratio
15 approach would guarantee mixed-use, and would prevent a small tenant commercial, such as a
16 snow shack, from qualifying as the commercial component. Ms. Romney commented that the
17 two horizontal mixed-use options (attached and detached) require commercial to front the
18 street, with residential behind. The third mixed-use option, vertical, leaves vulnerability. Mr.
19 Snyder clarified that City build standards require the front 50% of the street level of a structure
20 to be commercial. The ratio approach would prevent a snow shack from satisfying the
21 commercial requirement to get the residential. Commissioner Johnson said he would be
22 comfortable with higher maximum densities, but he predicts that between the Commission and
23 the City Council the maximum will be set at six. Chair Hirschi said he feels the City needs to
24 keep commercial viable in the City Center and Traditional Districts, and allow residential to the
25 extent that residential will assist the commercial component.

26
27 Regarding building heights, Chair Hirschi suggested that visuals would be helpful.
28 Commissioner Johnson added that visuals of the proposed plaza concept would be helpful.
29 Chair Hirschi requested a confirmed measurement for the right-of-way on the symmetrical public
30 space plan. The Commission discussed UDOT right-of-way, and Mr. Snyder stated that UDOT
31 does not have plans to widen Main Street in Centerville in the next 5-10 years. However, UDOT
32 has control of Main Street, and could widen the street in the future in response to continued
33 growth and need for capacity. Chair Hirschi added that, in his experience, a residential or
34 mixed-use component would discourage a more intense use of Main Street by UDOT in the
35 future. Chair Hirschi recommended staff incorporate a brick plaza space rather than green
36 space into an alternative for the Public Space Plan showing symmetry.

37
38 **ADJOURNMENT**

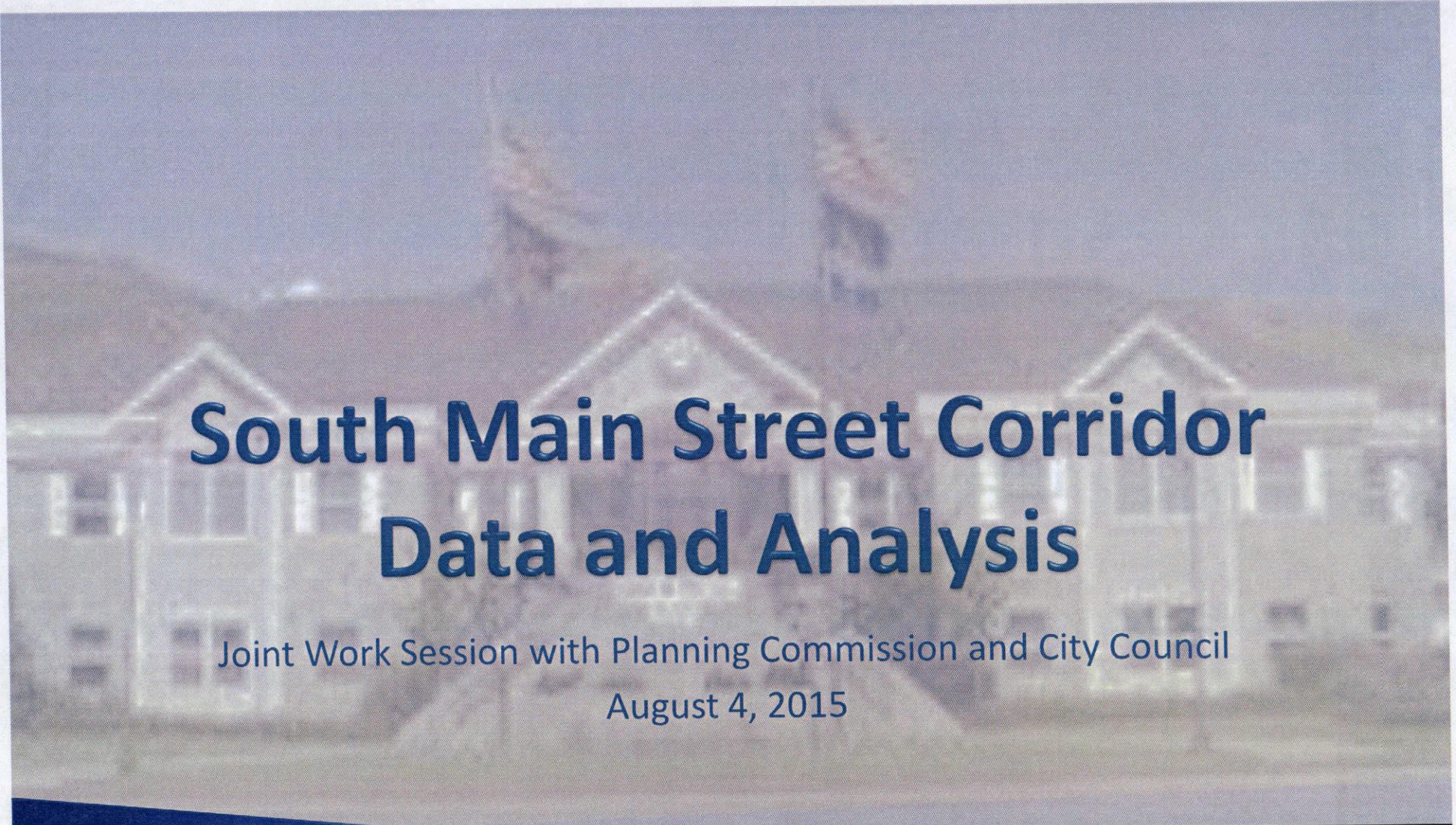
39
40 Chair Hirschi adjourned the work session at 8:40 p.m.

41
42
43
44 _____
45 David P. Hirschi, Chair

10-14-2015

Date Approved

46
47
48 _____
Katie Rust, Recording Secretary



South Main Street Corridor Data and Analysis

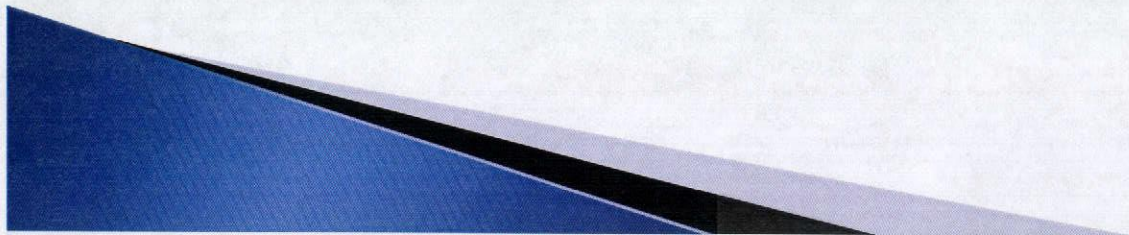
Joint Work Session with Planning Commission and City Council

August 4, 2015



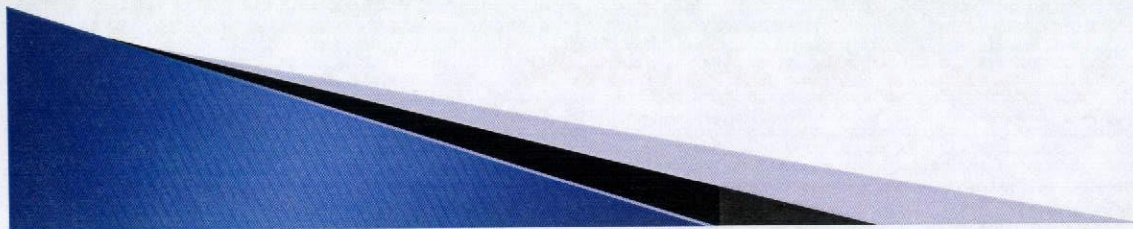
Work Session Agenda – SMSC Overlay

- ▶ Parcel Data and Analysis (20 min.)
- ▶ Complete Streets and Public Space (20 min.)
- ▶ Proposed Ordinance Amendments Discussion (40 min.)
- ▶ Issues Recommended to be Addressed Later (10 min.)

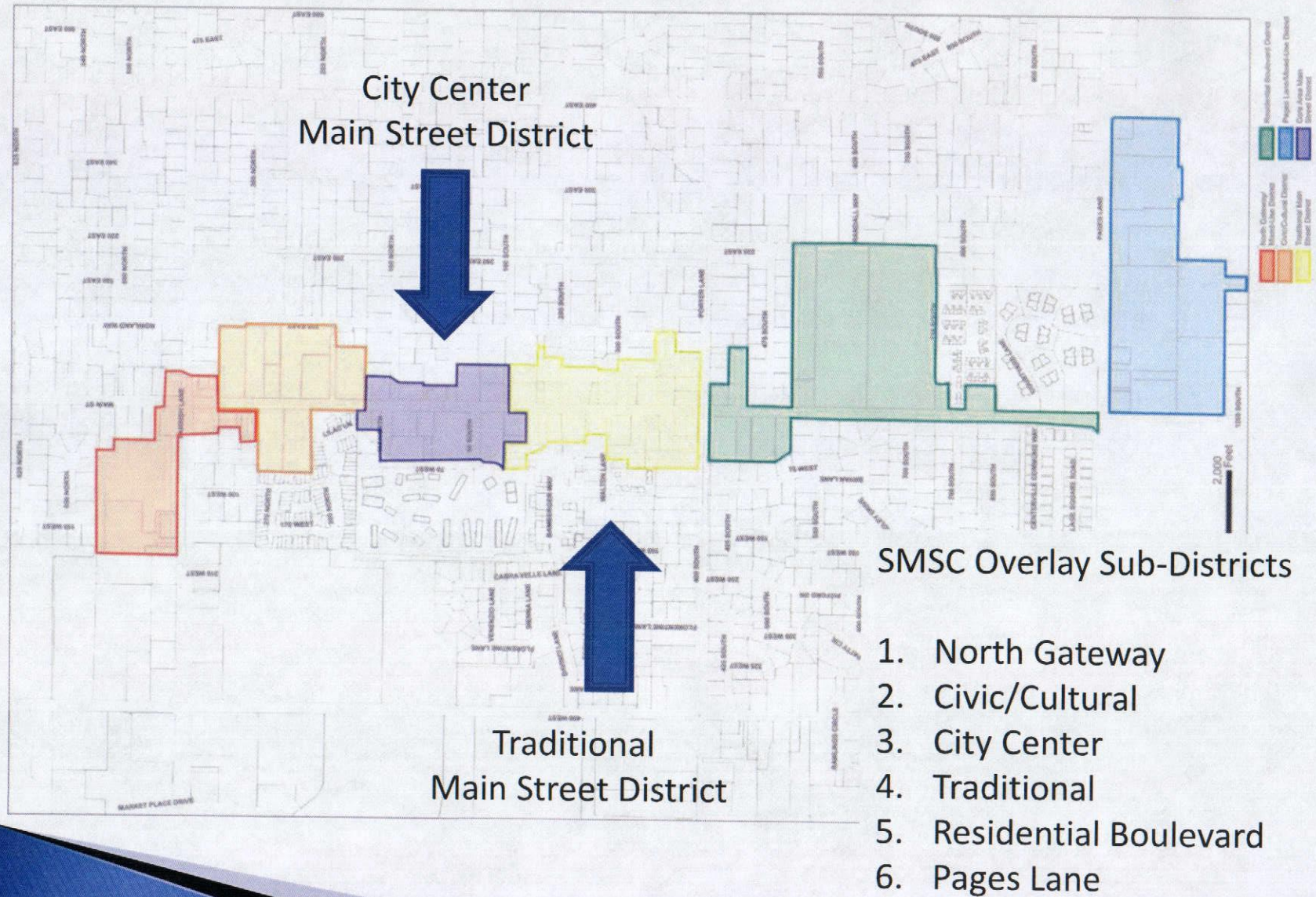


Temporary Zoning Regulation Ordinance

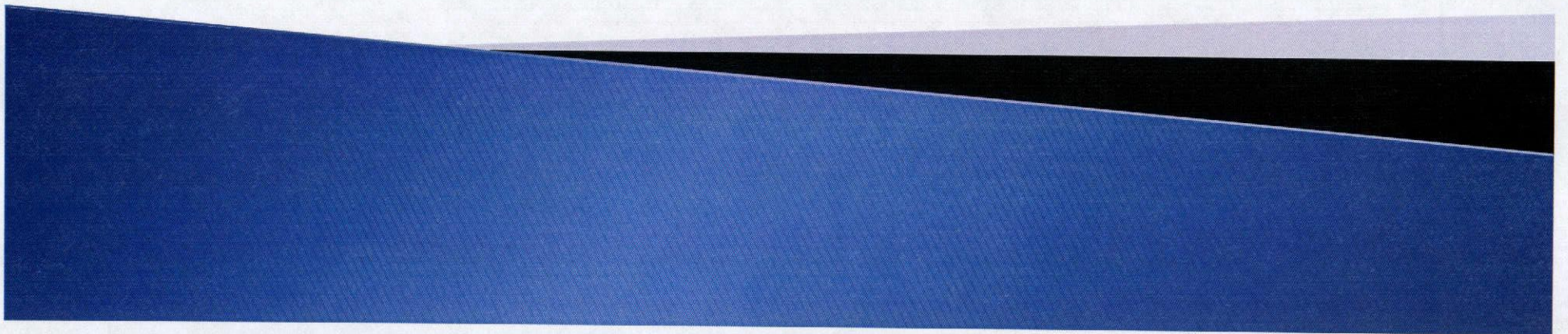
- ▶ Currently under TZRO for SMSC Overlay Zone
- ▶ TZRO in effect for 6 months from May 12, 2015
- ▶ TZRO set to expire Nov 12, 2015
- ▶ TZRO provides time for study and analysis of SMSC
- ▶ With expectation to adopt ordinance amendments
- ▶ Framework and legal backdrop for analysis



South Main Street Sub-Districts Map

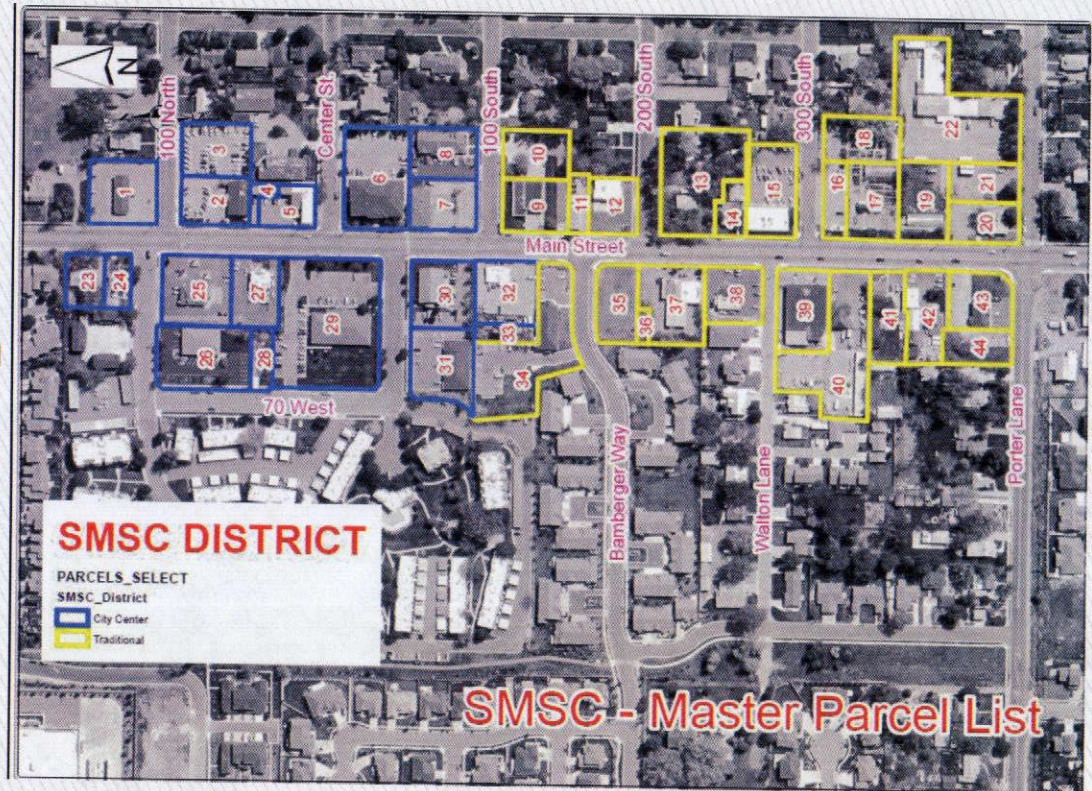


Parcel Data and Analysis



Master Parcel List

- ▶ Overview of Study Area
- ▶ Parcel Study Numbers
- ▶ Aerial View of Parcels
- ▶ Street Name Designation
- ▶ SMSC Districts

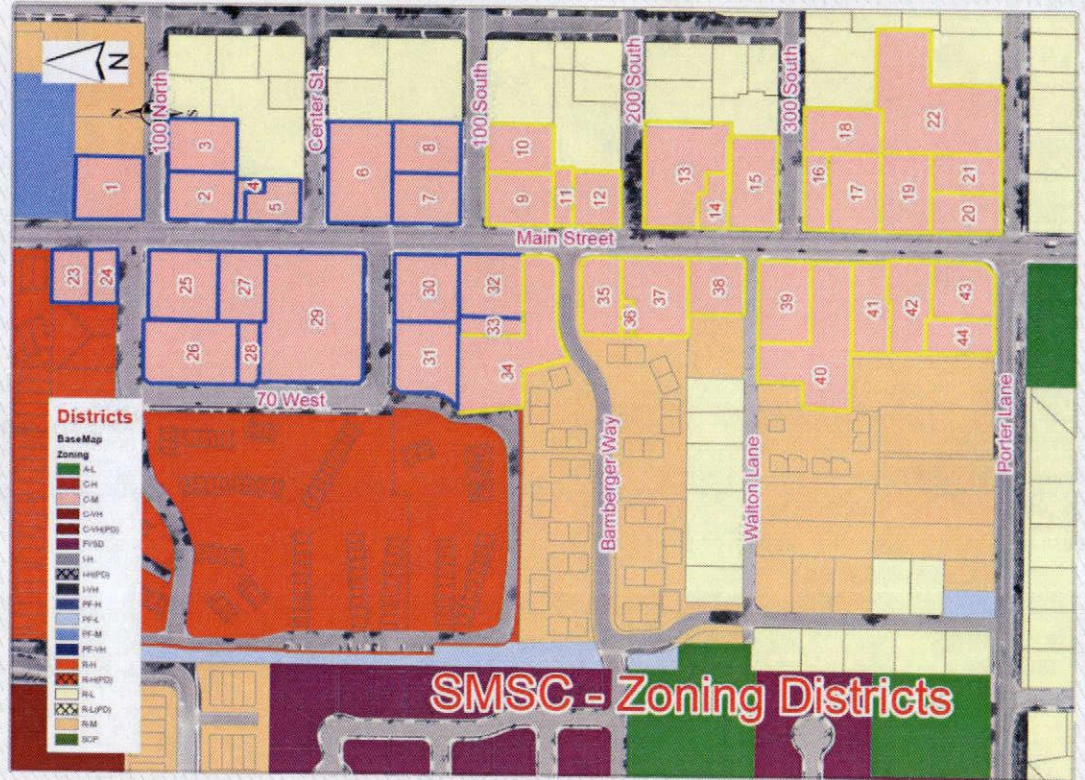


44 Total Parcels

18.36 Total Acres

Parcel Zoning and Adjacent Zoning

- ▶ Parcels Adjacent to:
 - ▶ R-L 27% (100% E)
 - ▶ R-M 22% (90% W)
 - ▶ R-H 15% (100% W)
 - ▶ C-M 36% (50/50)



All parcels in City Center and Traditional Districts of SMSC are Zoned Commercial-Medium (C-M)

Adjacent Zoning to East of Main Street is predominantly R-L and West of Main Street is mainly R-M and R-H

Parcel Ownership Data

- ▶ Centerville 62%
- ▶ Davis County 27%
- ▶ Other Utah 9%
- ▶ Out of State 2%



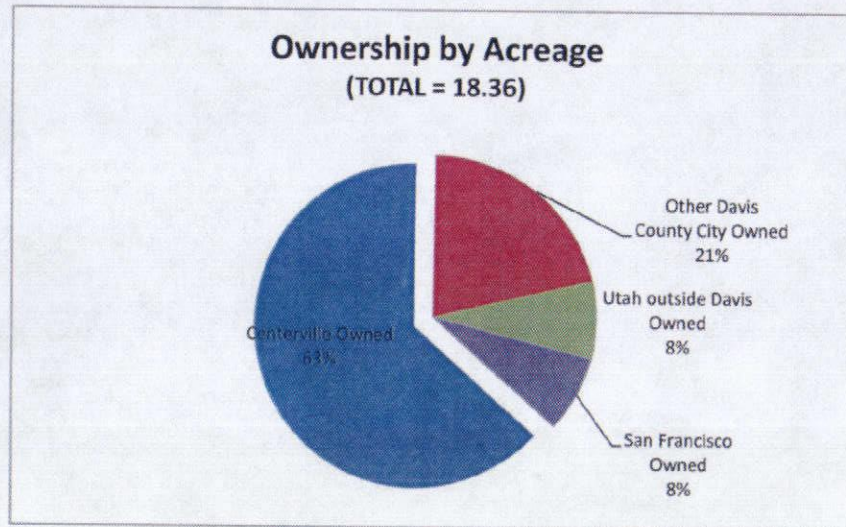
Ownership by Parcel

62% of properties are owned by Centerville residents and business owners and 89% are owned by Davis County residents or businesses

Additional Parcel Ownership Data

Ownership by Acreage

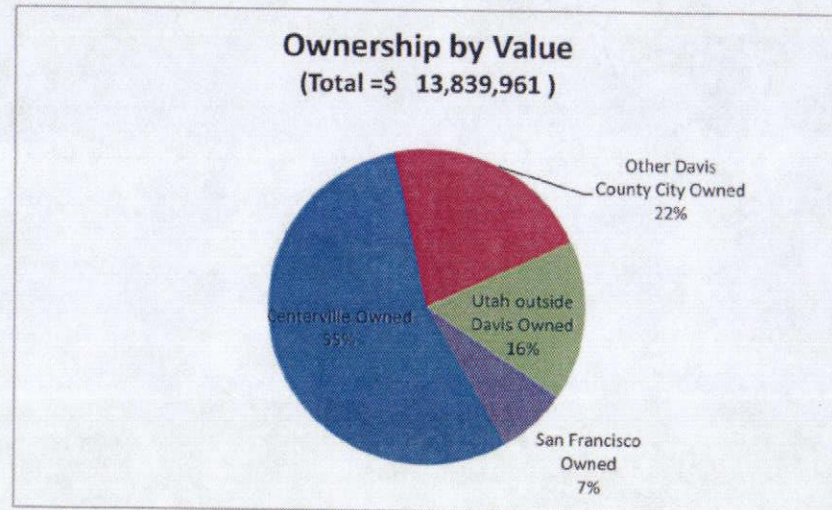
Centerville Owned	63.5%
Other Davis County City Owned	21.1%
Utah outside Davis Owned	7.7%
San Francisco Owned	7.6%



Property ownership by acreage is 63% Centerville residents and business and 84% Davis County residents or businesses

Ownership by Value

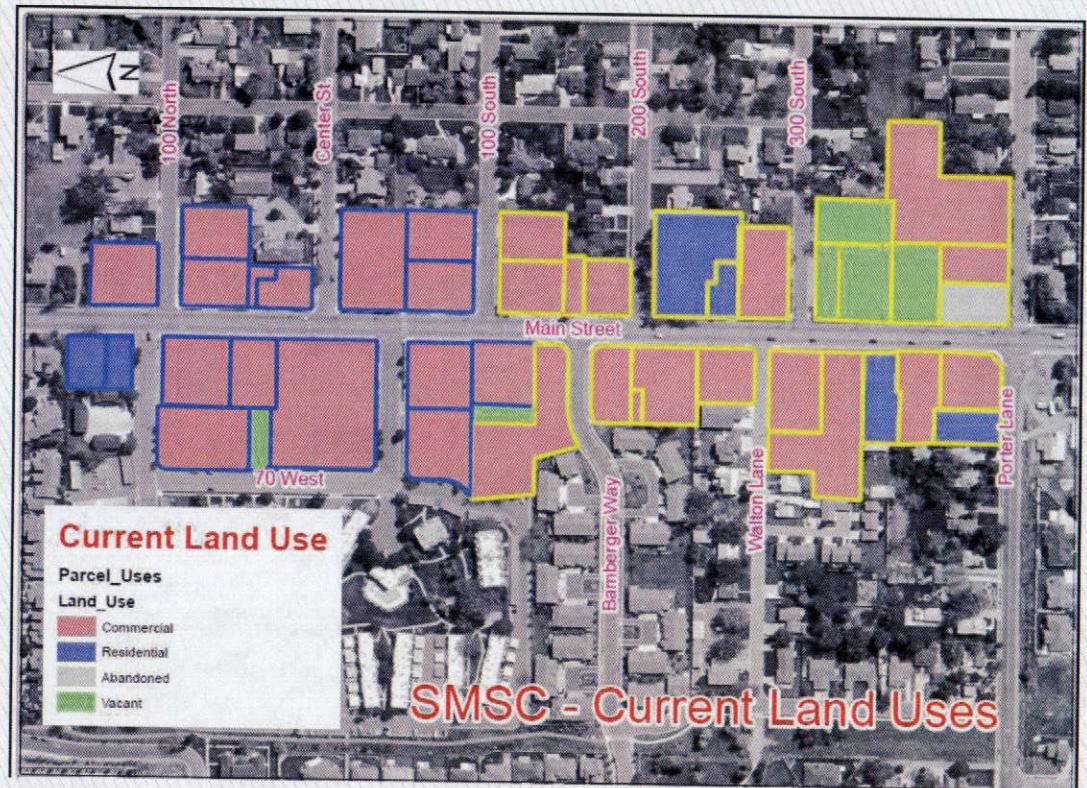
Centerville Owned	55.0%
Other Davis County City Owned	21.4%
Utah outside Davis Owned	16.4%
San Francisco Owned	7.2%



Property ownership by tax assessed value is 55% Centerville residents and businesses and 77% Davis County residents or businesses

Parcel Land Use Data

▶ Commercial	64%
▶ Vacant	16%
▶ Residential	14%
▶ Public Facility	4%
▶ Mixed Use	2%



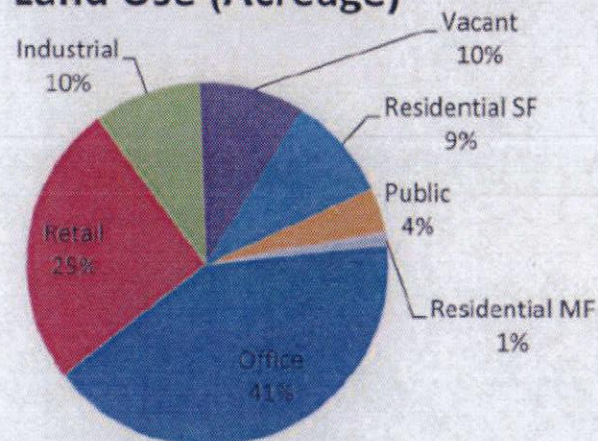
Land Use by Parcel

All properties are zoned C-M and 64% of properties are currently used for commercial

Additional Parcel Land Use Data

Ranking by Land Use (Acreage)			Value/Acre	%Acreage	%Value	
Office	\$	7,701,629	7.56	\$ 1,018,734	41.2%	55.6%
Retail	\$	2,917,421	4.65	\$ 627,402	25.3%	21.1%
Industrial	\$	830,588	1.77	\$ 469,259	9.6%	6.0%
Vacant	\$	533,493	1.72	\$ 310,170	9.4%	3.9%
Residential SF	\$	995,093	1.7	\$ 585,349	9.3%	7.2%
Public	\$	660,437	0.74	\$ 892,482	4.0%	4.8%
Residential MF	\$	201,300	0.22	\$ 915,000	1.2%	1.5%

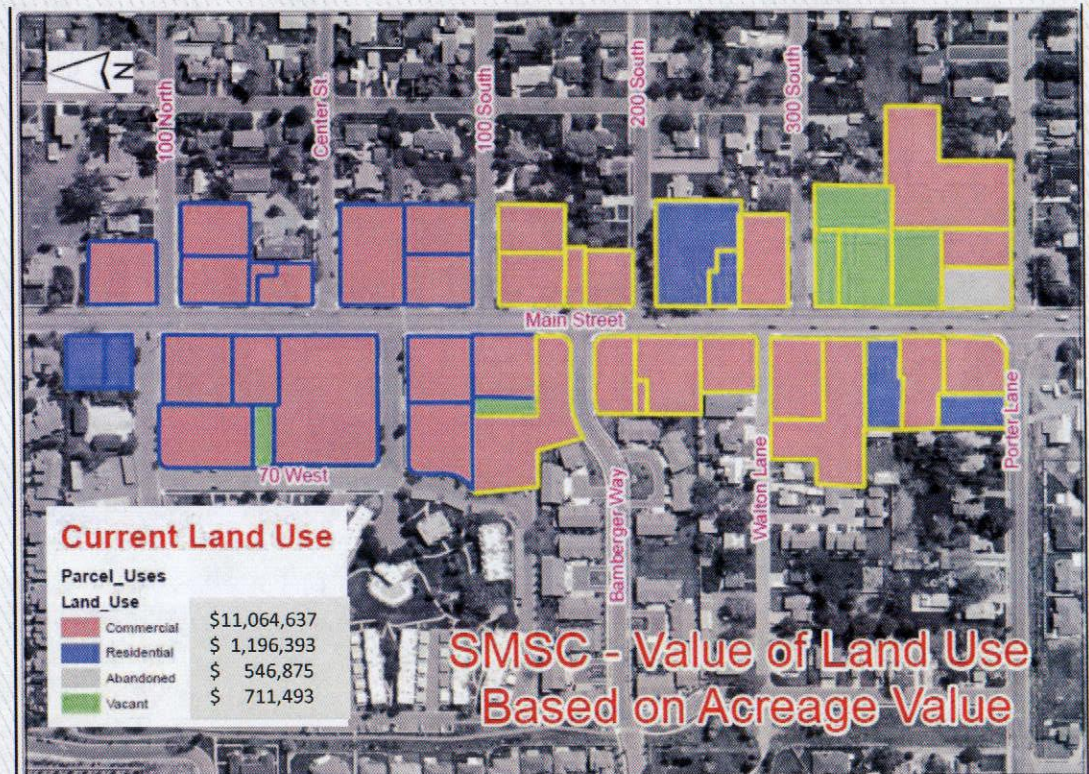
Land Use (Acreage)



76% of acreage is currently used for commercial enterprises (with breakdown of 41% office, 25% retail, 10% industrial)

Parcel Land Use Valuation Data

- ▶ Commercial 83%
- ▶ Residential 7%
- ▶ Public Facility 5%
- ▶ Vacant 4%
- ▶ Mixed Use 1%



Total Assessed Value in Study Area is \$13.8 Million

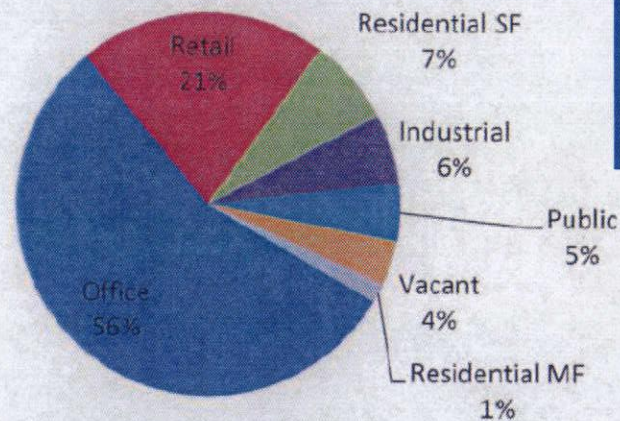
83% of assessed value is in commercial enterprises

Additional Land Use Valuation Data

Ranking by Value

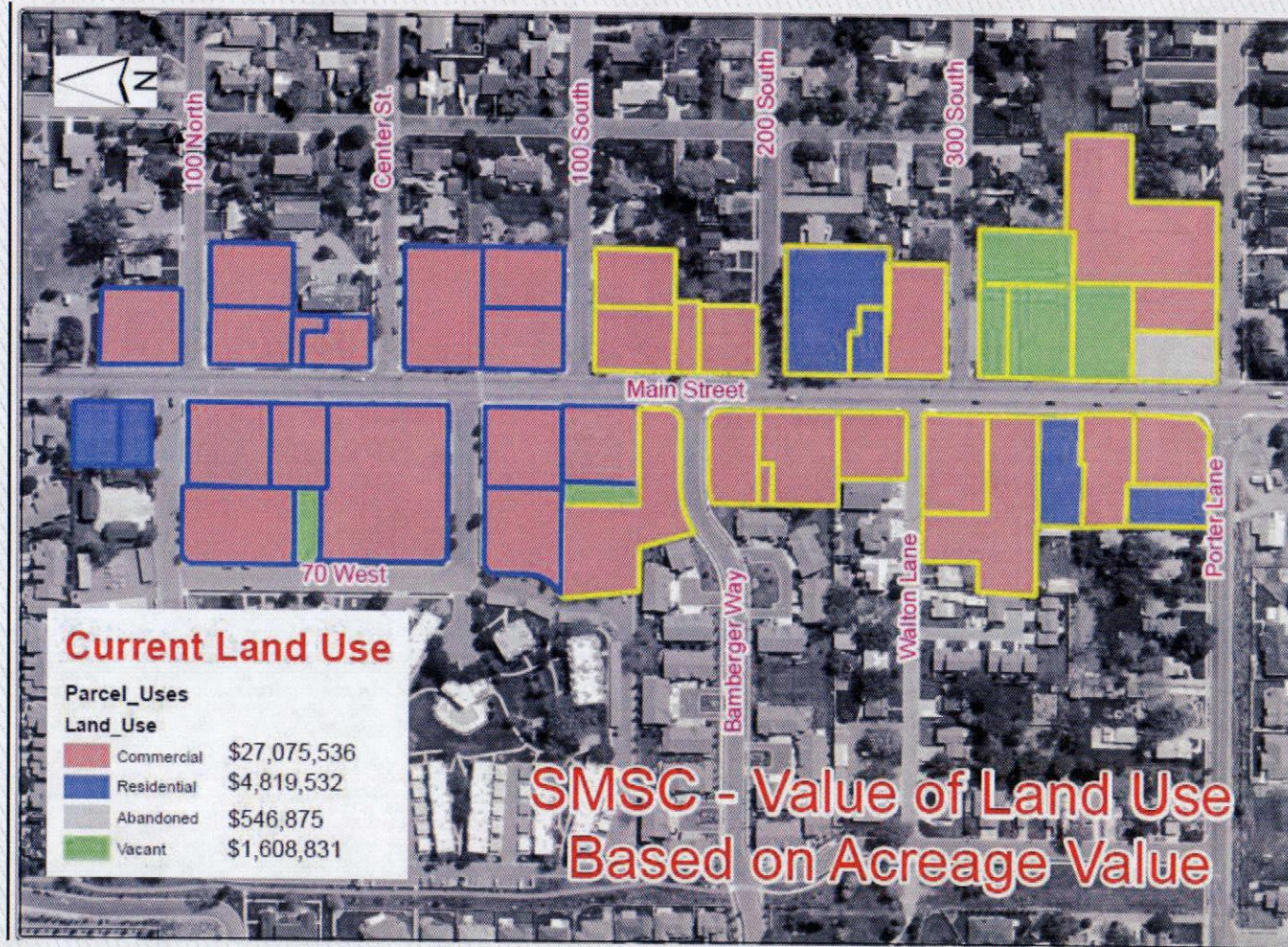
Office	\$	7,701,629	7.56	\$	1,018,734	41.2%	55.6%
Retail	\$	2,917,421	4.65	\$	627,402	25.3%	21.1%
Residential SF	\$	995,093	1.7	\$	585,349	9.3%	7.2%
Industrial	\$	830,588	1.77	\$	469,259	9.6%	6.0%
Public	\$	660,437	0.74	\$	892,482	4.0%	4.8%
Vacant	\$	533,493	1.72	\$	310,170	9.4%	3.9%
Residential MF	\$	201,300	0.22	\$	915,000	1.2%	1.5%

Land Use (Value)



The 83% of assessed value in commercial uses is represented by 56% in office, 21% in retail, and 6% in industrial

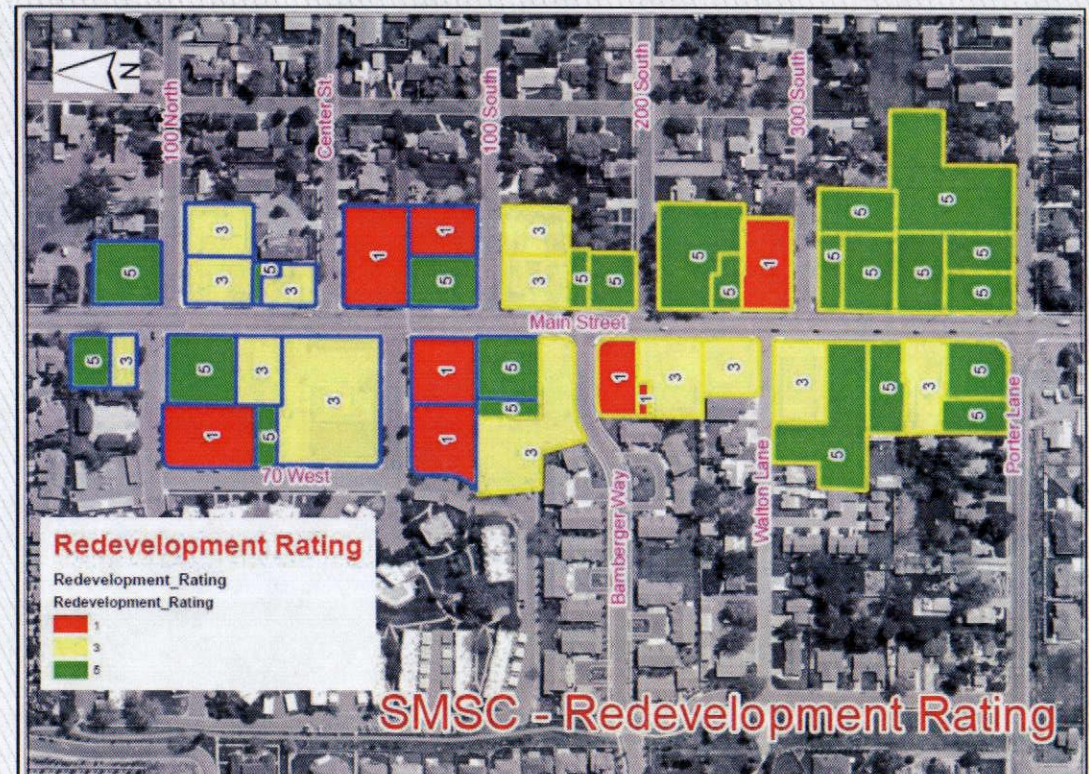
Parcel Land Use Valuation – Per Acre Average



Market Rate Value of Land Use Based on Average Per Acre Value

Likelihood of Parcel Redevelopment

- ▶ 1 = Not Likely 18%
- ▶ 3 = Might be Likely 30%
- ▶ 5 = Likely 52%



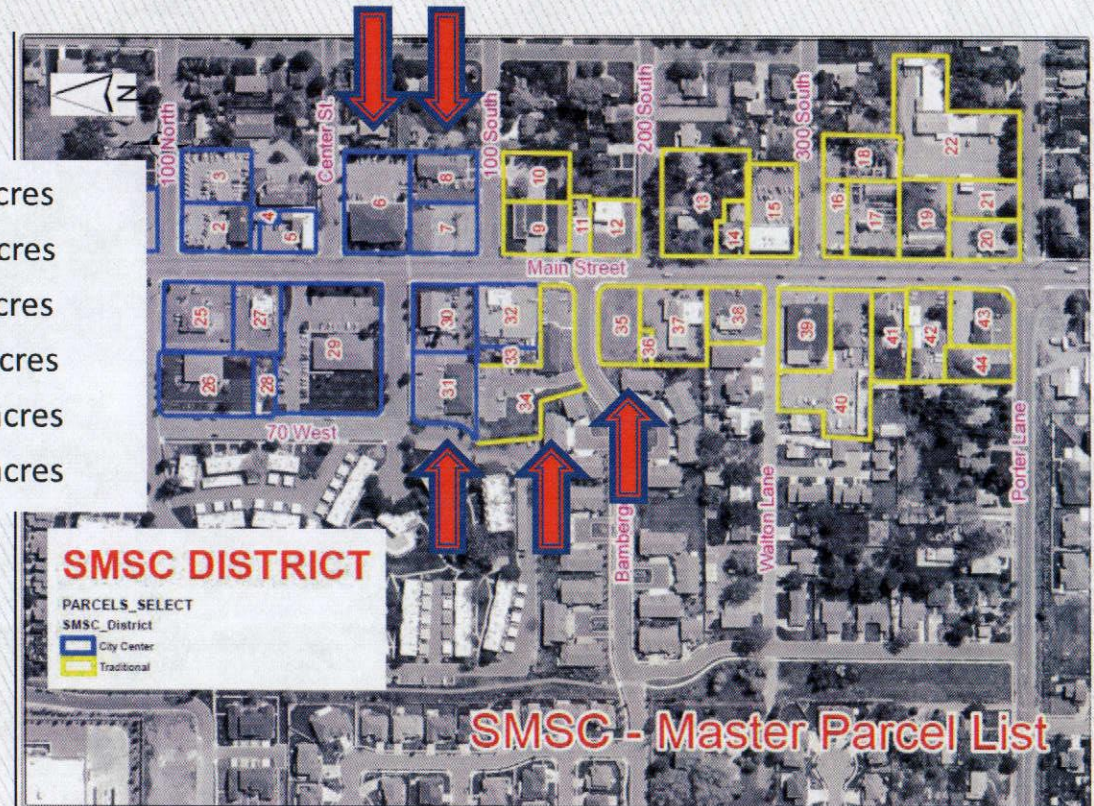
Redevelopment Classification

Assessed value of structure
Date of construction
Condition of structures
Undeveloped area

Recent Development – Since 2000

2001 Main & Center	\$1,420,000	0.74 acres
2005 BLR Management	\$ 445,000	0.36 acres
2007 Keller Williams	\$ 555,000	0.49 acres
2007 Huffaker Dental	\$ 480,000	0.90 acres
2015 Matt's Place	\$1,200,000	0.37 acres
Totals (5)	\$4,100,000	2.86 acres

5 New Buildings



Development Since 2000

19% of total commercial buildings
20% of total commercial acreage
37% of total commercial tax value

Density Cap Calculations

- Units in Unlikely to Redevelop Parcels 15
- Units in Might Redevelop Parcels 24
- Units in Likely to Redevelop Parcels 34



Density Cap at 4 Units Per Acre

Maximum Total Number of Units
at 4 Units Per Acre = 73 Units

Density Cap Calculations

- ▶ Units in Unlikely to Redevelop Parcels 32
- ▶ Units in Might Redevelop Parcels 51
- ▶ Units in Likely to Redevelop Parcels 72



Density Cap at 8 Units Per Acre

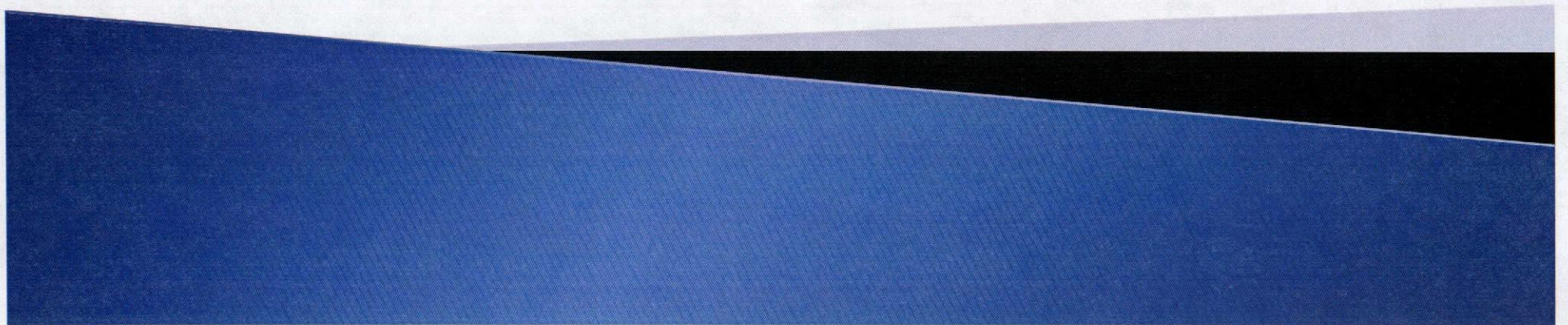
Maximum Total Number of Units
at 8 Units Per Acre = 155 Units

Data and Analysis Summary

- ▶ Study Area = City Center and Traditional Districts
- ▶ 44 Total Parcels
- ▶ 18.36 Total Acres
- ▶ 62% of Parcels are Locally-Owned
- ▶ 64% of Parcels are Commercial Use
- ▶ \$13.8 Million in Assessed Value
- ▶ 83% of Assessed Value in Commercial Uses
- ▶ 52% of Parcels are Likely to Redevelop
- ▶ 20% of Commercial Acreage Since 2000



Complete Streets and Public Space



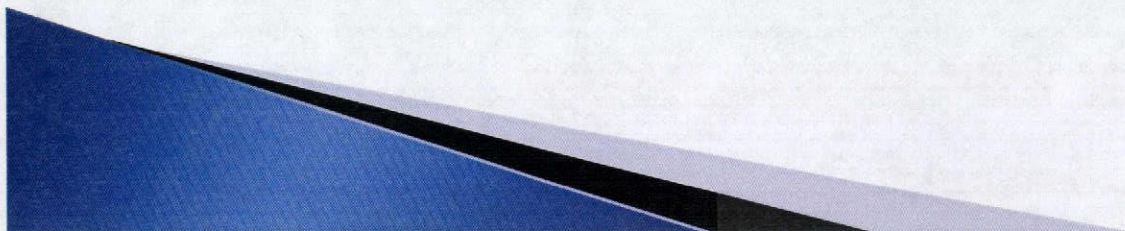
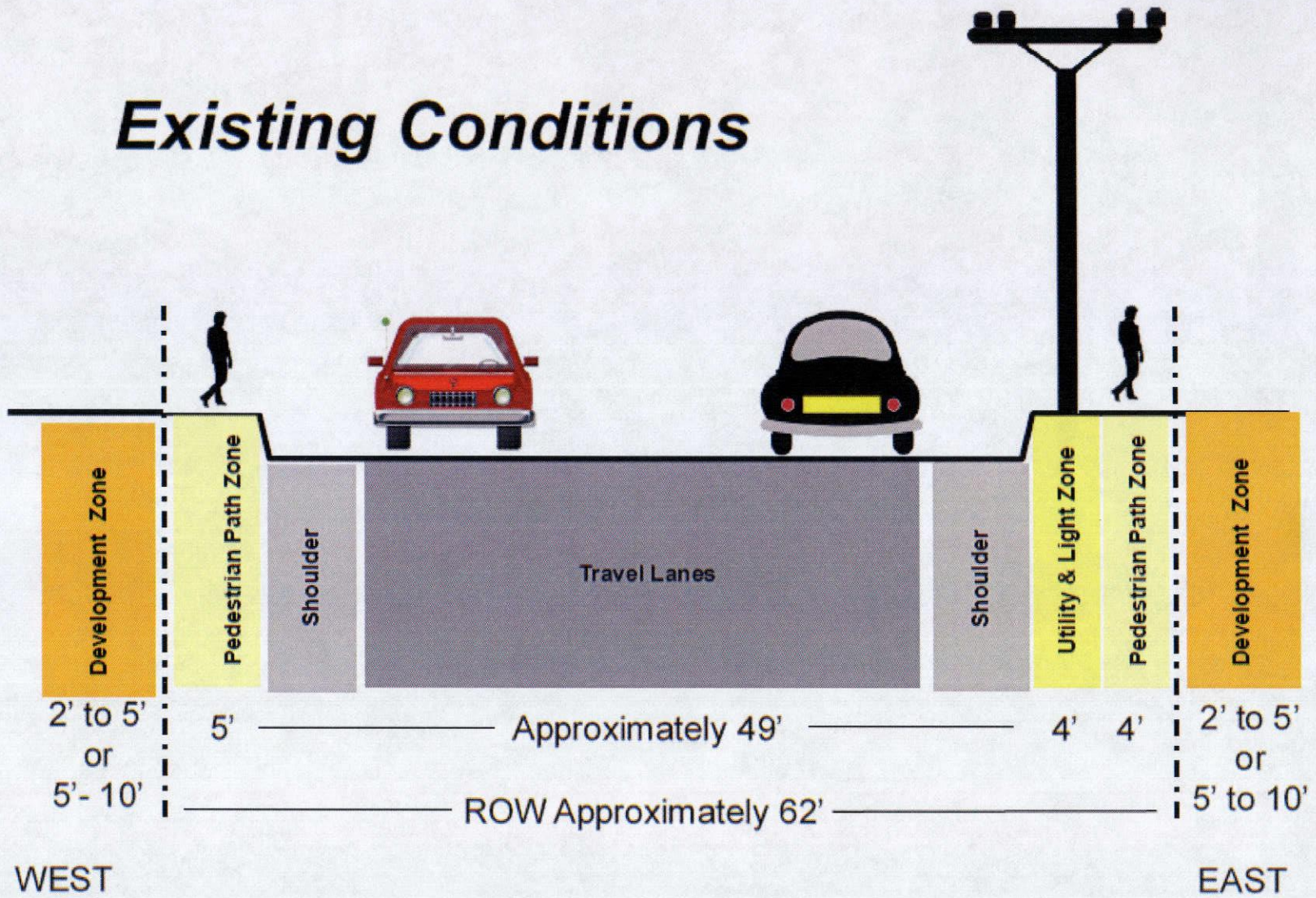
Existing Built Environment

- ▶ 4' Parkstrip (56% is grass)
- ▶ 4' Sidewalk
- ▶ Various Building Setbacks
- ▶ 16 Parcels on Main
- ▶ 13 Buildings Fronting Main
- ▶ 15 Utility Poles (83%)
- ▶ 7 Street Signs (58%)
- ▶ 4 Bus Stops (67%)
- ▶ No Parkstrip
- ▶ 5' Sidewalk Next to Curb
- ▶ Various Building Setbacks
- ▶ 16 Parcels on Main
- ▶ 16 Buildings Fronting Main
- ▶ 3 Utility Poles (17%)
- ▶ 5 Street Signs (42%)
- ▶ 2 Bus Stops (33%)

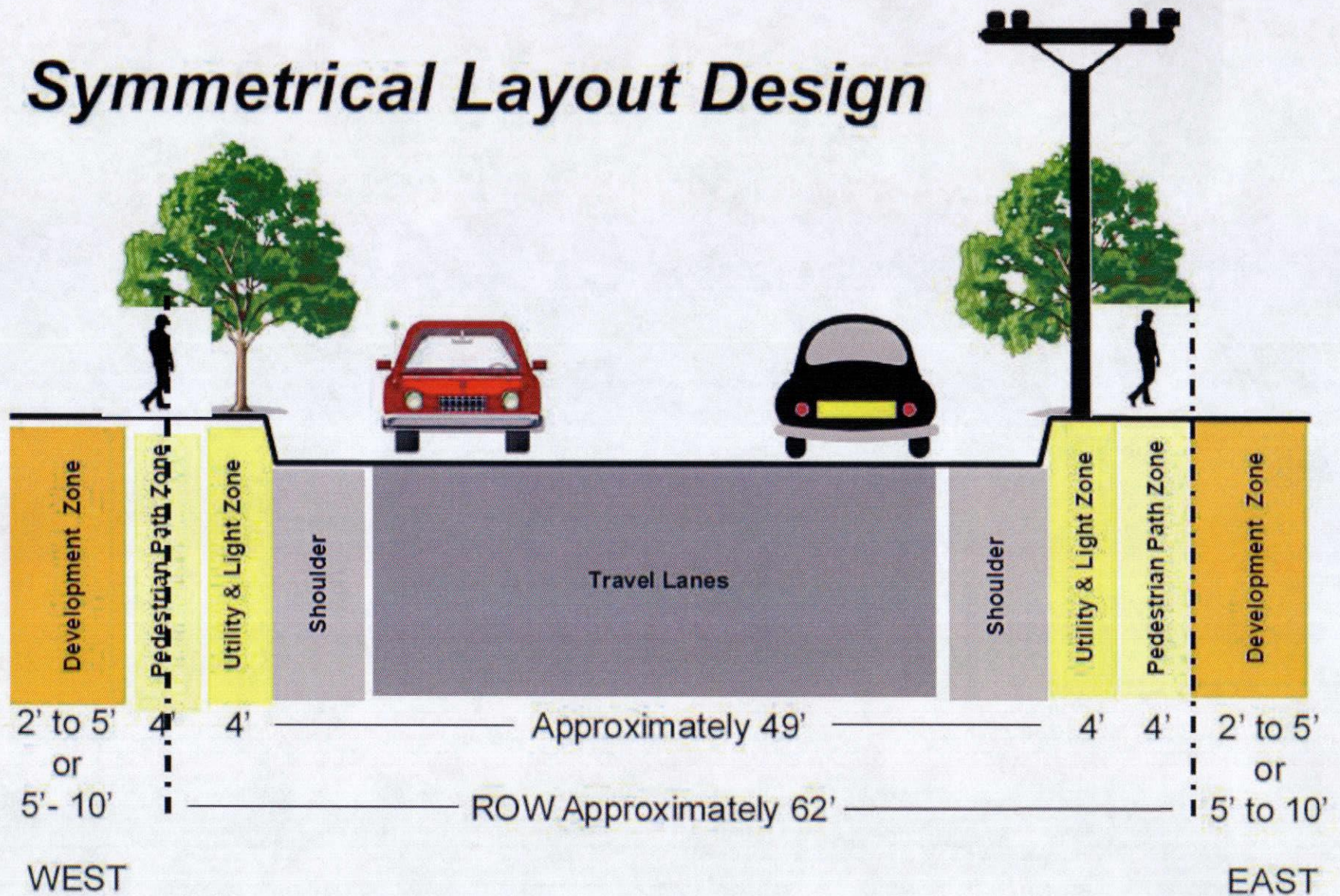
East Side of Main Street

West Side of Main Street

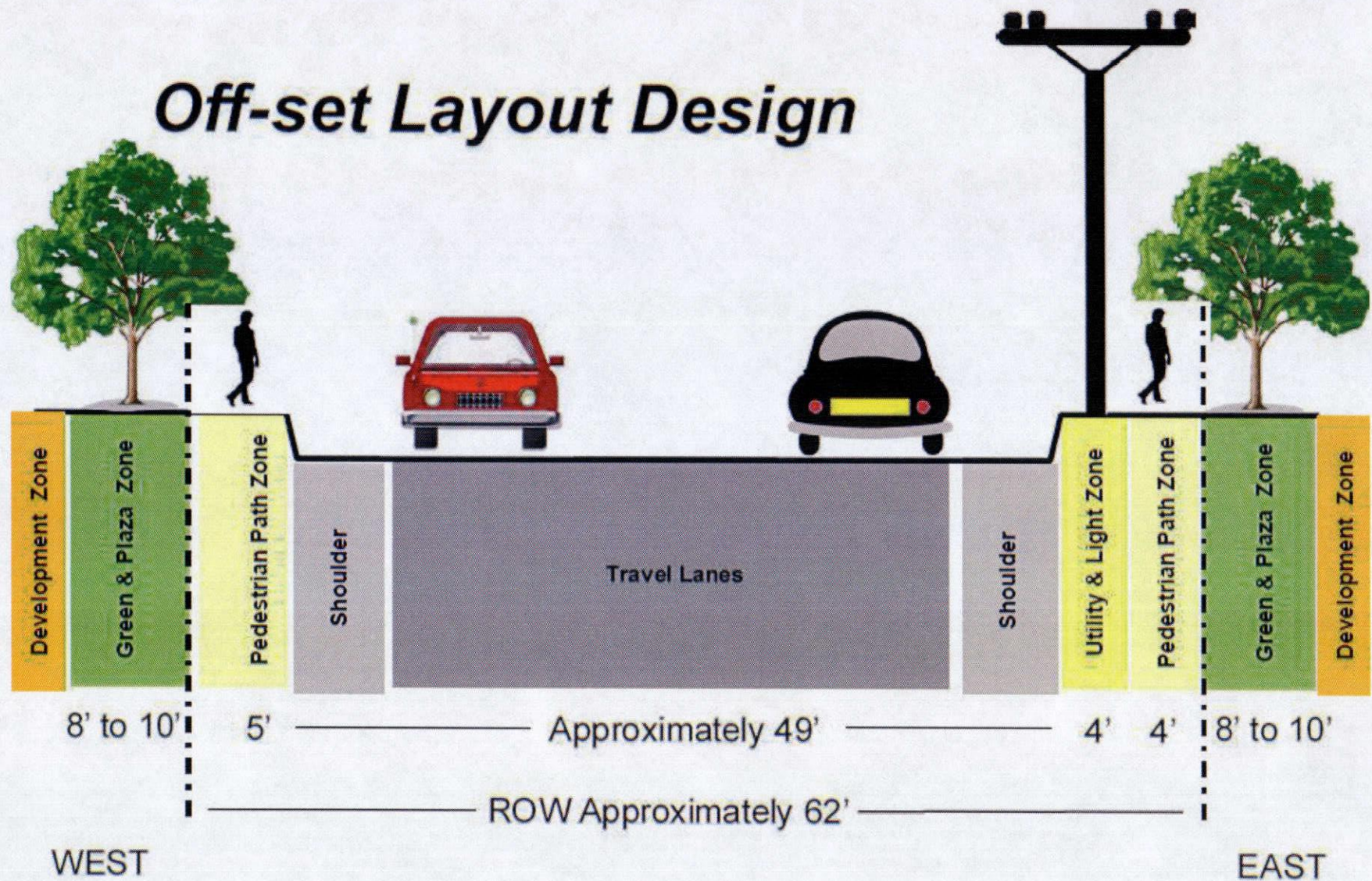
Existing Conditions



Symmetrical Layout Design

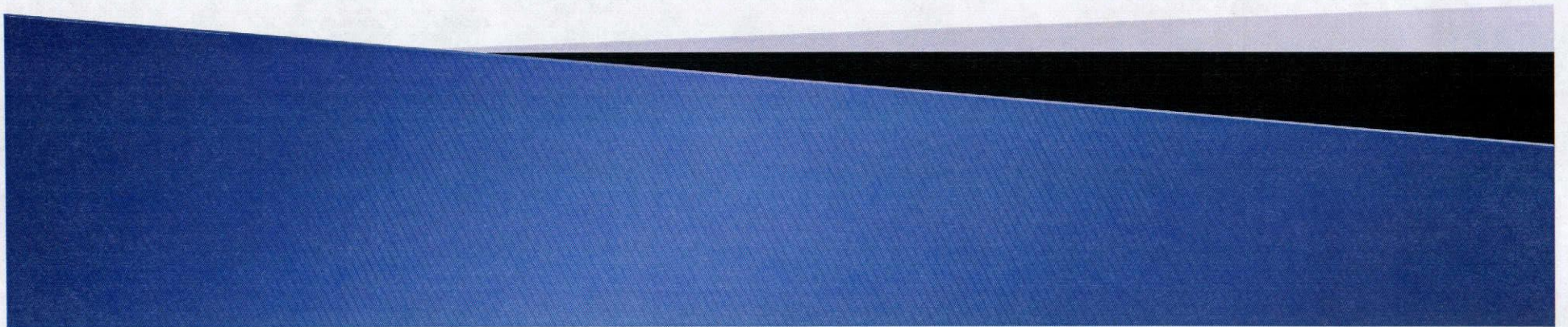


Off-set Layout Design





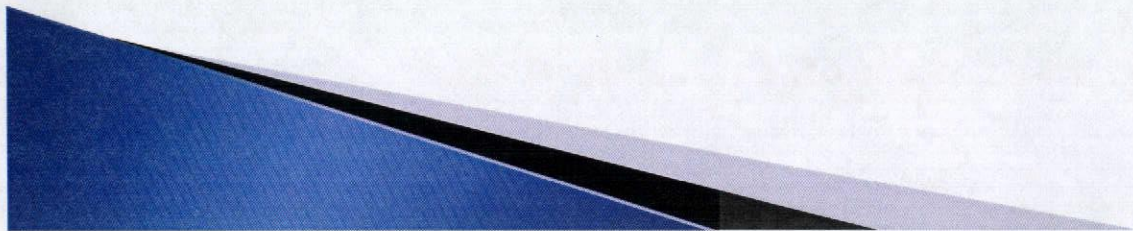
Discussion on Proposed SMSC Ordinance Amendments



Topics for Discussion

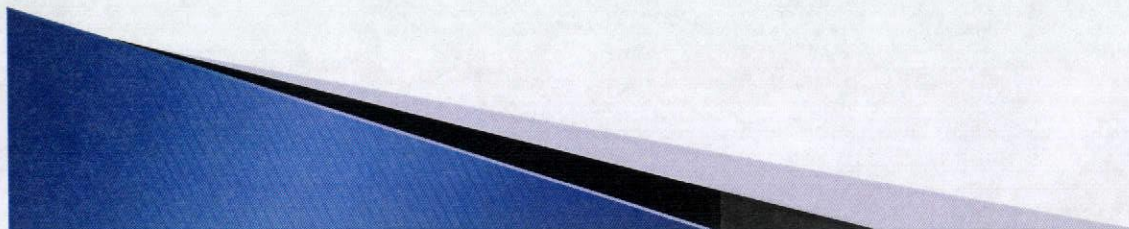
“The Big Five”

- ▶ Public Space Design
- ▶ Building Setback
- ▶ Building Height
- ▶ Permitted Uses
- ▶ Density Cap



Public Space Design

- ▶ Total width and location of hardspace
- ▶ Total width and location of greenspace
- ▶ Symmetrical or offset design for east and west



Building Setback

- ▶ Setback measurement (from sidewalk, curb, prop line)
- ▶ Required minimum and maximum building setbacks
- ▶ Allocation and design of greenspace
- ▶ Allowance for entry features, stairs, patios, etc.
- ▶ Symmetrical or offset design for east and west

Current Ordinance Provisions for
City Center District

Required Build-To Range – 2' to 5'
Measured from Back of Sidewalk

Current Ordinance Provisions for
Traditional District

Required Build-To Range – 5' to 10'
Measured from Back of Sidewalk



Building Height

- ▶ Building height measurement (top, midpoint, grade)
- ▶ Maximum height allowed
- ▶ Additional height allowed for pitched roof design
- ▶ Additional height on Main with transition to lower
- ▶ Symmetrical or offset design for east and west

Current Ordinance Provisions for
City Center District

East Side Height - 25'

West Side Height - 35' with CUP

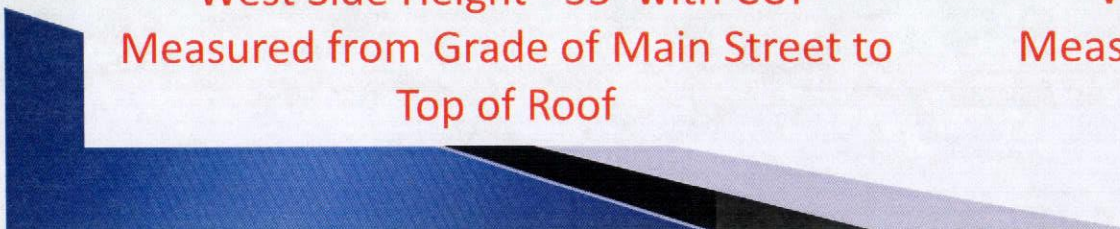
Measured from Grade of Main Street to
Top of Roof

Current Ordinance Provisions for
Traditional District

East Side Height - 25'

West Side Height - 35' with CUP

Measured from Grade of Main Street to
Top of Roof



Permitted Uses

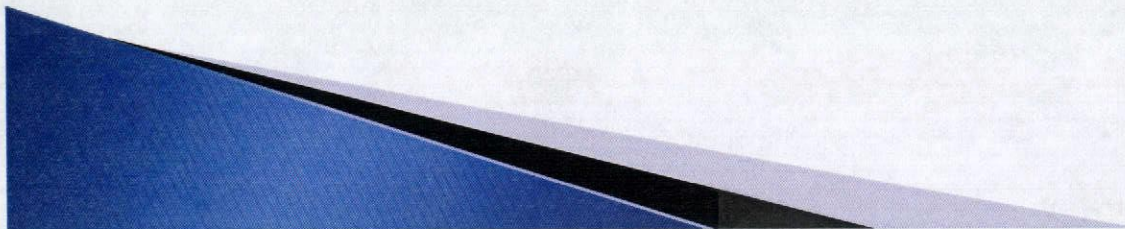
- ▶ Commercial
- ▶ Mixed Use (clarify what is mixed use)
- ▶ Residential (with or without commercial)

Ordinance Provisions for
Permitted Uses In Both Districts

Permitted C-M Uses
Restaurant, Eatery
Single Family Dwelling
Multi-Family Residential with Mixed Use

Current Ordinance Provisions for
Conditional Uses In Both Districts

Conditional C-M Uses
Restaurant, General
Public Parking Garage with Mixed Use
Multi-Family Residential with Mixed Use



Density Caps for Residential

- ▶ Maximum cap on units per acre
- ▶ Permitted or Conditional Use

Current Ordinance Provisions for
East Side of Both Districts

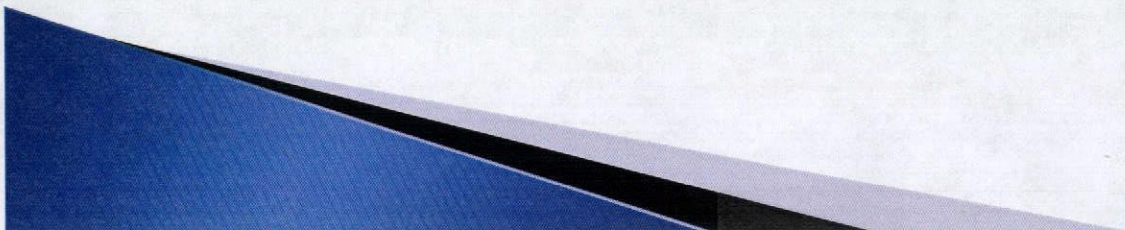
Town House, Two-Family or Multi-Family
with Mixed Use

1-3 Units per Building – Permitted
4-6 Units per Building - Conditional

Current Ordinance Provisions for
West Side of Both Districts

Town House, Two-Family or Multi-Family
with Mixed Use

1-4 Units per Building – Permitted
5-8 Units per Building - Conditional

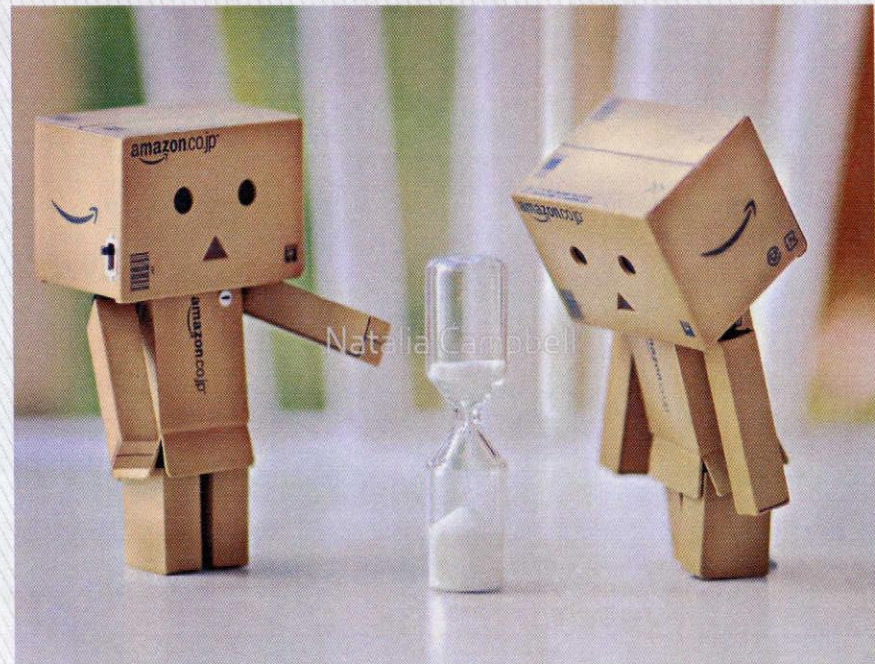


Issues Recommended to be Addressed Later



Follow Up Study and Analysis

- ▶ Undergrounding of power and utility lines
- ▶ Creation of RDA or CDA to encourage development
- ▶ Obtaining right-of-way from UDOT for public space
- ▶ Traffic calming measures or reduced speed limits



The End

Thank You for Your Time, Effort and Investment in
Centerville City



ORDINANCE NO. 2015-05

AN ORDINANCE OF THE CENTERVILLE CITY COUNCIL ESTABLISHING TEMPORARY REGULATIONS PERTAINING TO LAND USE, ZONING, SUBDIVISION AND DEVELOPMENT OF REAL PROPERTY LOCATED WITHIN THE SOUTH MAIN STREET CORRIDOR OVERLAY DISTRICT ZONE GENERALLY CONSISTING OF PROPERTIES ALONG AND IN THE VICINITY OF MAIN STREET FROM PARRISH LANE TO PORTER LANE WITHIN CENTERVILLE CITY, UTAH, AS MORE PARTICULARLY DESCRIBED ON THE SMSC OVERLAY DISTRICT MAP

WHEREAS, the City has previously adopted the South Main Street Corridor Overlay District Zone (SMSC Overlay Zone) as set forth in Chapter 12-48 of the Centerville City Zoning Ordinance and the South Main Street Corridor Plan as set forth in Section 12-480-7 of the Centerville City General Plan; and

WHEREAS, one of the major goals of the General Plan provisions for the South Main Street Corridor is to "Create a commercial district with a central core intersection that is designed to serve as the heart of the City and support and encourage local businesses" and to create a central commercial district within the Traditional and City Center Districts along Main Street that will be a counter-balance to the automobile-centric commercial developments along the interstate; and

WHEREAS, the City Council questions whether commercial uses are viable on Main Street given all of the commercial development along Parrish Lane and would like to research and study the viability of such commercial uses within the SMSC Overlay Zone; and

WHEREAS, the City Council desires to research and study whether solely residential development within certain districts of the SMSC Overlay Zone would be desirable and more compatible with existing residential uses adjacent to the SMSC Overlay Zone; and

WHEREAS, the City of Centerville anticipates further growth and development within those portions of the City located west of Interstate 15 and south of Parrish Lane; and

WHEREAS, given the significant contemplated changes to the SMSC Overlay Zone and inherently different direction of proposed uses and development within the SMSC Overlay Zone, there is a need for additional planning and analysis regarding the South Main Street Corridor Plan set forth in the General Plan and the SMSC Overlay Zone as set forth in the Zoning Ordinance and other relevant ordinances of the City to ensure appropriate land use and development, to provide for adequate and safe traffic and pedestrian circulation, and to address commercial and residential uses in the SMSC Overlay Zone; and

WHEREAS, the City Council finds that it is necessary and essential to protect the public health, safety and welfare to undertake a thorough review and update of the City's South Main Street Corridor Plan and/or the City's ordinances relating to land use regulations, traffic and development requirements within the SMSC Overlay Zone as more particularly described in

Exhibit "A," attached hereto and incorporated herein by this reference, hereinafter referred to as the "Study Area"; and

WHEREAS, the City Council and staff need time to appropriately review and study the current South Main Street Corridor Plan and the SMSC Overlay Zone and City ordinances affecting the Study Area and to recommend any appropriate amendments to the existing South Main Street Corridor Plan, the SMSC Overlay Zone, and/or other City ordinances; and

WHEREAS, the City is authorized by law to enact ordinances establishing temporary zoning regulations for any part or all of the City prohibiting, restricting or regulating subdivision or other development approvals, or the issuance of building permits pursuant to Utah Code Ann. § 10-9a-504, as amended; and

WHEREAS, the City Council finds that there are compelling, countervailing public interest reasons which make it necessary to enact temporary regulations for the Study Area as more particularly set forth herein.

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

Section 1. Enactment. The following Ordinance is hereby enacted and adopted to read in its entirety as follows:

Title. This Ordinance shall take effect without codification and may be cited as the "2015 South Main Street Corridor Zoning Regulations Ordinance" of Centerville City.

Findings. The Centerville City Council hereby finds that the health, safety, welfare, convenience and compelling, countervailing interest of the public and the residents of Centerville City will be promoted and enhanced by adopting this Ordinance imposing temporary regulations governing land use, zoning, subdivision, development and construction within the Study Area. The City Council hereby finds that such restrictions are necessary and desirable to promote proper land use and development within the Study Area and to allow for adequate and necessary study to address the needs created by the recent conclusion that commercial uses may not be viable on Main Street and that mixed use or solely residential development along Main Street within the SMSC Overlay Zone may be appropriate, and to review and analyze other relevant development, planning, design, transportation and economic impacts occurring within the boundaries of the Study Area with regard to the following:

a. Review of existing General Plan, zoning ordinances, subdivision regulations and building regulations regarding the SMSC Overlay Zone.

b. Evaluate the effectiveness of those elements of the City Ordinances and General Plan in relation to current commercial uses, growth patterns, mixed use development, traffic and pedestrian circulation, relationship of uses, potential opportunities for residential development, and the needs of the City within the Study Area.

c. Review and consider adopting appropriate ordinances and regulations to provide for the orderly growth and planning of the Study Area and to ensure appropriate uses and development within the Study Area.

In order to accomplish the foregoing objectives and matters related thereto, it is essential and mandatory that adequate time be provided to complete study, evaluation, planning and review with regard to the General Plan, zoning ordinances, subdivision ordinances, building regulations and other development regulations and procedures of the City for the Study Area.

Temporary Regulations.

a. Restriction on General Plan and Zoning Amendments. No new applications for General Plan and/or Zoning Map amendments to any property or area within the Study Area shall be accepted, considered or acted upon by the City during the term of this Ordinance.

b. Restriction on Subdivision Approvals. No new applications for subdivision approval or amendments for any property or area within the Study Area shall be accepted, considered or acted upon by the City during the term of this Ordinance.

c. Restriction on Site Plan and Conditional Use Permit Approvals. No new applications for site plan or conditional use permit approval for any property within the Study Area shall be accepted, considered or acted upon by the City during the term of this Ordinance.

d. Completed Applications. Any completed application for General Plan amendment, rezone, subdivision, site plan, conditional use permit, building permit or development approval for any property within the Study Area which has been submitted, received and deemed complete by the City as of the date of this Ordinance shall be excluded from the effects of this Ordinance.

e. Term. This Ordinance shall remain in effect for six (6) months from its effective date unless sooner terminated by action of the City Council.

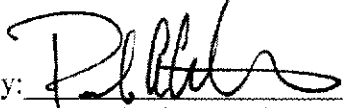
Section 2. Conflict. In the event of any conflict between this Ordinance and any other Centerville City ordinances, resolutions or regulations, the provisions of this Ordinance shall be controlling. This Ordinance is not intended to amend or repeal any other Centerville City ordinances, resolutions or regulations.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall take effect immediately upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 12 DAY OF MAY, 2015.

CENTERVILLE CITY

By: 
Mayor Paul A. Cutler

ATTEST:


Marsha L. Morrow, City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Averett	<u>X</u>	_____
Councilmember Fillmore	<u>X</u>	_____
Councilmember Higginson	<u>X</u>	_____
Councilmember Ivie	<u>X</u>	_____
Councilmember Wright	<u>X</u>	_____



CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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


MARSHA L. MORROW, City Recorder

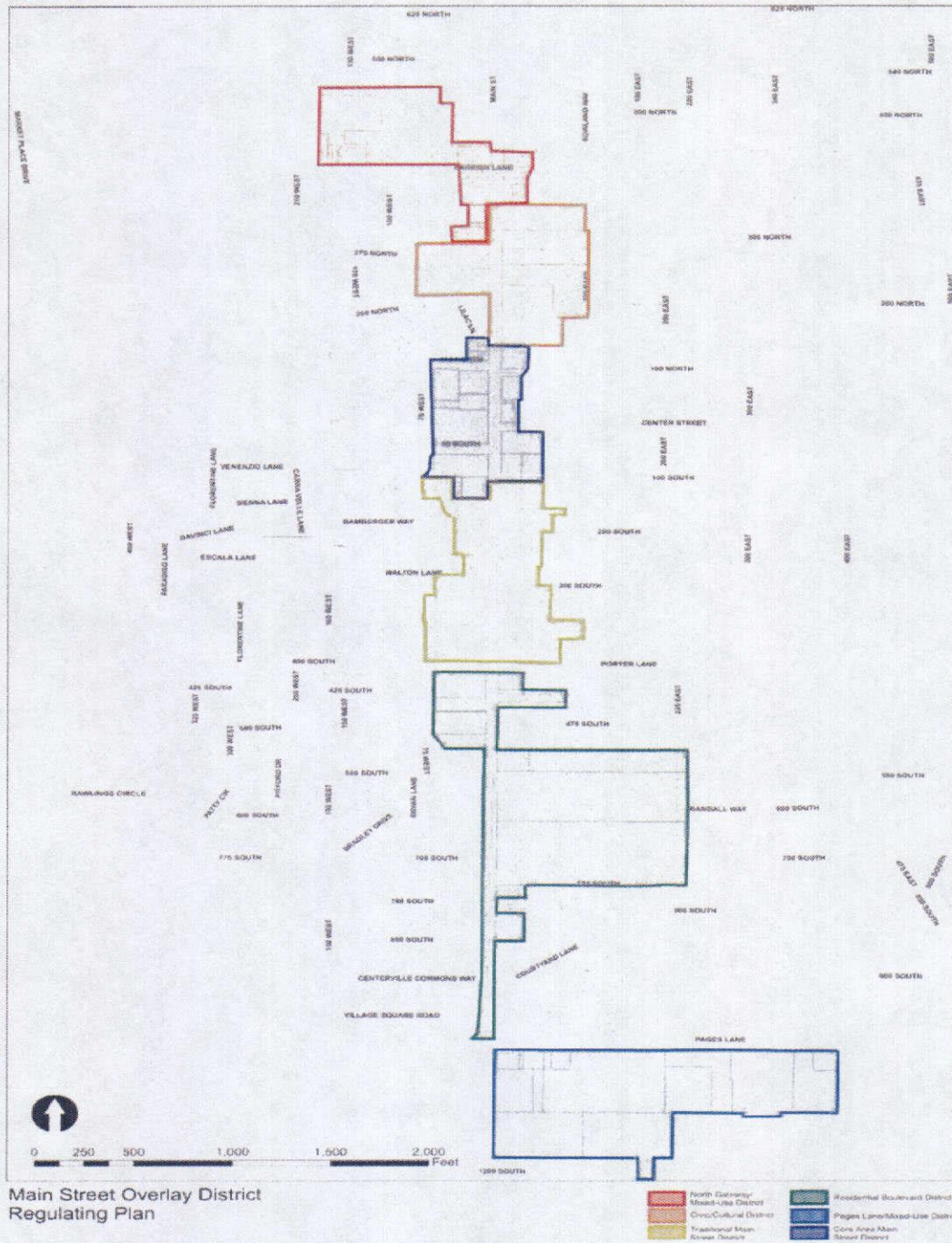
DATE: 5/15/15

RECORDED this 15 day of May, 20 15.

PUBLISHED OR POSTED this 15 of May, 20 2015.

EXHIBIT A

BOUNDARIES OF SOUTH MAIN STREET CORRIDOR TEMPORARY ZONING REGULATIONS



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 5.

Short Title: Financial Report for period ending September 30, 2015

Initiated By: Blaine Lutz, Assistant City Manager/Finance Director

Scheduled Time: 9:05

SUBJECT

RECOMMENDATION

BACKGROUND

Attached is the Interim Financial report for the period ending September 30th, the first quarter of FY 2016. Revenues and expenditures are as expected in the General Fund for the first quarter of the fiscal year. Revenues related to construction is well above budgeted, mostly due to the development of Legacy Trails Subdivision. Other development related fees are also well above budgeted levels in the capital improvement funds.

Also included, just after the General Fund interim Report, is a comparison of the General Fund over the last several years for the period ending September 30th. It is not uncommon that expenditures exceed revenues this time of year. We experience high expenditures and low new revenue during the first quarter of the fiscal year. Property tax revenue does not begin to flow from the County to the cities until the second quarter. We are very much on average as a percent of budget compared to previous years for the first quarter.

ATTACHMENTS:

Description

- ☐ Interim Report 9/2015

**General Fund
Unaudited Summary
September 30, 2015**

	This Month	Year to Date	FY 16 Budget	25% % Budget
Revenues				
Property Tax	\$32,176	\$48,214	\$1,031,826	4.67%
RDA Increment	\$0	\$0	\$164,412	0.00%
Fee in Lieu	\$10,470	\$27,723	\$95,000	29.18%
Sales & Use Tax	\$284,103	\$976,306	\$3,750,500	26.03%
Franchise Taxes	\$90,925	\$308,697	\$1,330,000	23.21%
RAP Tax (10%)	\$2,735	\$9,295	\$38,850	23.93%
Licenses & Permits	\$71,609	\$222,436	\$358,075	62.12%
Intergovernmental	\$0	\$98,669	\$549,800	17.95%
Charges for Services	\$79,739	\$218,684	\$997,175	21.93%
Fines	\$30,317	\$119,130	\$535,000	22.27%
Miscellaneous	\$225	\$2,226	\$50,750	4.39%
Transfers/Contributions	\$0	\$65,828	\$2,000	3281.40%
Total	\$602,299	\$2,097,208	\$8,903,388	23.56%
Expenditures				
City Council	\$5,715	\$24,641	\$95,202	25.88%
Judicial	\$15,953	\$55,088	\$230,289	23.92%
Executive	\$26,531	\$96,449	\$416,504	23.16%
Attorney	\$10,992	\$38,877	\$172,701	22.51%
Finance	\$34,789	\$156,355	\$535,191	29.21%
Attorney Services	\$472	\$1,440	\$31,000	4.65%
Emergency Management	\$104	\$1,139	\$16,000	7.12%
Fire	\$0	\$219,615	\$878,460	25.00%
Elections	\$7,289	\$7,352	\$16,272	0.00%
Youth Council	\$0	\$0	\$7,000	0.00%
Police	\$205,304	\$685,186	\$2,422,433	28.29%
Liquor Law	\$655	\$1,293	\$20,400	6.34%
School Xing	\$6,158	\$8,505	\$55,285	15.38%
DARE	\$7,506	\$22,518	\$90,073	25.00%
K-9	\$510	\$629	\$2,250	27.96%
Animal Control	\$1,723	\$3,446	\$22,000	15.66%
PW Admin	\$22,571	\$78,579	\$296,784	26.48%
Streets	\$62,835	\$147,456	\$776,970	18.98%
Projects	\$64,216	\$68,986	\$705,000	9.79%
GIS	\$6,987	\$22,677	\$102,534	22.12%
Engineering	\$12,184	\$32,217	\$86,500	37.25%
Parks	\$53,095	\$218,856	\$857,144	25.53%
Community Events	\$0	\$0	\$23,650	0.00%
Parks & Rec Facility	\$356	\$1,370	\$13,760	9.96%
Maint Facility	\$2,225	\$7,851	\$50,250	15.62%
Maint Facility Storage	\$7	\$716	\$6,360	11.26%
City Hall	\$17,448	\$35,884	\$214,095	16.76%
Community Dev.	\$21,453	\$73,820	\$309,579	23.85%
Building Inspection	\$3,836	\$9,020	\$80,600	11.19%
Transfers - Non Dep.	\$0	\$75,480	\$272,226	27.73%
UTOPIA -Pledges	\$0	\$75,644	\$248,876	30.39%
UIA Assessment	\$0	\$0	\$0	0.00%
Total	\$590,914	\$2,171,089	\$9,055,388	23.98%

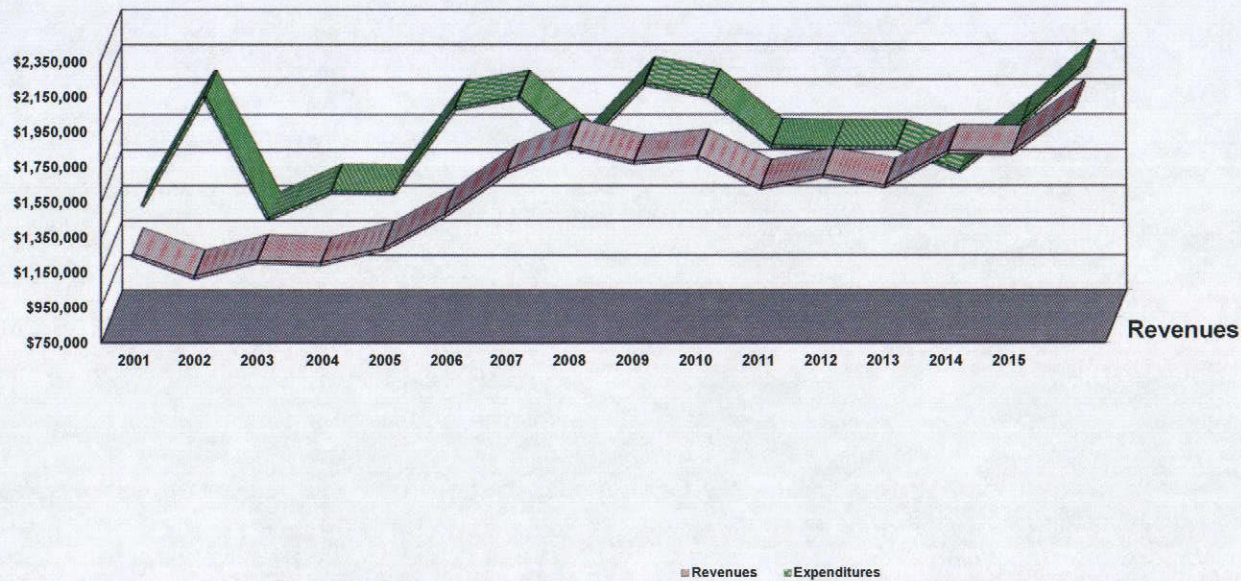
Use/Contribution to Fund balance \$ (73,881) \$ (152,000)
(Revenues Over/Under Expenditures)

Fund Balance at Beginning of Year \$1,134,338
Fund Balance estimate 9/30/2015 \$1,060,457
Projected Fund Balance % 13.41%

**General Fund
Quarterly Summary History
September 2015
(25% Fiscal Year)**

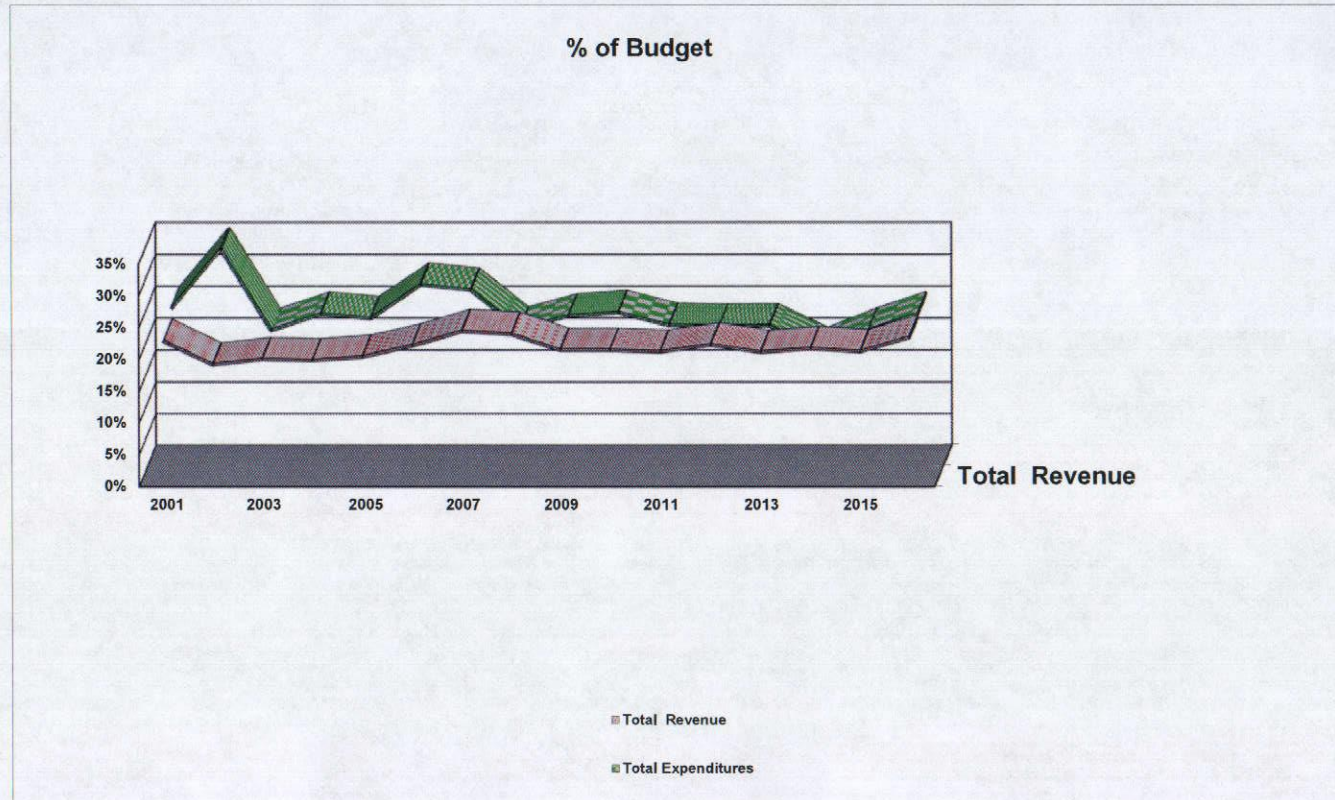
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Revenues																	
Property Tax	\$4,968	\$6,612	\$9,373	\$10,034	\$9,043	\$5,940	\$13,502	\$6,172	\$5,403	\$12,205	\$25,909	\$14,175	\$22,021	\$16,269	\$28,343	\$47,568	\$48,214
Fee in Lieu	\$38,521	\$38,809	\$42,860	\$32,389	\$41,227	\$40,818	\$42,193	\$42,572	\$33,775	\$35,864	\$31,367	\$31,778	\$28,403	\$27,303	\$34,304	\$27,471	\$27,723
Sales Tax	\$542,679	\$563,585	\$560,285	\$557,680	\$538,265	\$612,403	\$654,267	\$746,280	\$771,382	\$850,398	\$727,957	\$707,168	\$711,358	\$765,463	\$835,165	\$875,205	\$976,306
Franchise Taxes	\$76,266	\$125,734	\$153,694	\$200,129	\$173,455	\$162,386	\$207,340	\$218,863	\$239,760	\$243,914	\$234,792	\$248,343	\$221,673	\$258,154	\$270,802	\$332,160	\$308,697
Licenses & Permits	\$50,031	\$101,463	\$45,089	\$36,230	\$63,874	\$64,792	\$87,259	\$193,160	\$218,549	\$106,787	\$39,120	\$28,311	\$267,954	\$71,456	\$141,762	\$49,395	\$222,436
Intergovernmental	\$165,888	\$143,979	\$100,052	\$103,572	\$112,067	\$127,807	\$156,103	\$175,670	\$174,771	\$182,813	\$198,884	\$158,883	\$140,988	\$160,658	\$154,110	\$99,398	\$98,669
Charges for Serv.	\$32,467	\$53,262	\$15,519	\$39,847	\$37,150	\$27,586	\$58,831	\$181,748	\$273,653	\$142,228	\$190,318	\$261,165	\$178,861	\$219,298	\$221,619	\$231,434	\$218,684
Fines	\$88,120	\$105,172	\$90,799	\$112,941	\$108,769	\$114,602	\$125,232	\$131,933	\$128,707	\$152,791	\$182,119	\$134,034	\$114,343	\$117,477	\$136,647	\$147,570	\$119,130
Miscellaneous	\$11,286	\$40,871	\$15,332	\$28,065	\$9,333	\$19,044	\$15,357	\$27,189	\$17,591	\$26,714	\$10,555	\$10,885	\$14,862	\$7,447	\$3,557	\$8,500	\$2,226
Transfers/Contr.	\$63,249	\$72,123	\$88,518	\$91,080	\$106,169	\$107,762	\$117,834	\$0	\$0	\$21,861	\$166,266	\$40,250	\$0	\$0	\$8,829	\$9,500	\$65,828
Total	\$1,073,475	\$1,251,610	\$1,121,521	\$1,211,967	\$1,199,352	\$1,283,140	\$1,477,918	\$1,723,587	\$1,863,591	\$1,775,575	\$1,807,287	\$1,634,992	\$1,700,463	\$1,643,525	\$1,835,138	\$1,828,201	\$2,087,913
Expenditures																	
Total	\$1,271,049	\$1,383,201	\$1,999,096	\$1,305,996	\$1,460,333	\$1,456,143	\$1,934,799	\$1,994,826	\$1,687,664	\$2,072,419	\$2,002,464	\$1,717,906	\$1,710,689	\$1,709,714	\$1,576,140	\$1,855,323	\$2,171,089
Revenue/Exp.	-\$197,574	-\$131,591	-\$877,575	-\$94,029	-\$260,981	-\$173,003	-\$456,881	-\$271,239	\$175,927	-\$296,844	-\$195,177	-\$82,914	-\$10,226	-\$66,189	\$258,998	-\$27,122	-\$83,176

Dollar Comparison



**General Fund
Quarterly Summary History
September 2015
(25% Fiscal Year)**

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Revenues																	
Property Tax	0.69%	0.89%	1.15%	1.23%	1.10%	0.71%	1.63%	0.68%	0.62%	1.36%	2.79%	1.51%	2.31%	1.65%	2.85%	4.72%	4.67%
Fee in Lieu	25.18%	27.57%	29.24%	20.24%	25.39%	24.74%	27.22%	28.76%	22.82%	25.62%	21.63%	23.54%	28.40%	28.74%	27.00%	29.54%	29.18%
Sales Tax	25.13%	24.57%	22.63%	23.86%	22.47%	25.11%	25.29%	26.49%	22.86%	24.11%	21.93%	23.34%	22.80%	23.48%	24.17%	23.90%	26.03%
Franchise Taxes	17.58%	24.53%	24.02%	30.96%	23.82%	21.78%	25.63%	24.05%	24.69%	24.90%	22.53%	23.65%	20.53%	23.09%	20.36%	24.97%	23.21%
Licenses & Permits	20.53%	43.29%	20.09%	16.67%	30.36%	26.46%	29.32%	63.64%	68.38%	33.31%	16.59%	12.22%	82.95%	21.19%	39.78%	13.86%	62.12%
Intergovernmental	25.69%	27.97%	19.18%	19.66%	20.70%	24.84%	24.82%	32.43%	35.46%	28.61%	30.09%	25.33%	28.34%	31.84%	25.58%	19.20%	17.95%
Charges for Serv.	24.48%	36.07%	14.83%	44.43%	28.20%	23.05%	42.23%	26.41%	35.09%	21.11%	32.19%	32.36%	24.36%	27.90%	26.53%	25.26%	21.93%
Fines	26.30%	27.18%	23.46%	28.03%	25.83%	25.47%	25.56%	25.87%	23.62%	28.04%	31.67%	22.15%	19.55%	24.73%	28.17%	29.99%	22.27%
Miscellaneous	11.68%	65.24%	24.96%	90.52%	14.37%	26.65%	20.05%	36.69%	15.59%	15.75%	9.95%	12.40%	18.92%	13.24%	6.68%	16.75%	4.39%
Transfers/Contributio	17.19%	17.47%	19.51%	19.62%	19.31%	15.71%	20.45%	0.00%	0.00%	8.44%	54.62%	22.56%	0.00%	0.00%	4.84%	6.15%	100.00%
Total	20.30%	22.98%	19.24%	20.10%	19.90%	20.47%	22.23%	24.49%	24.03%	21.53%	21.53%	21.27%	22.35%	21.21%	21.77%	21.31%	23.56%
Expenditures																	
Total	23.63%	24.74%	34.07%	21.33%	23.89%	23.21%	28.44%	27.66%	21.56%	23.60%	24.13%	22.14%	22.01%	22.06%	18.37%	21.41%	23.98%



Capital Projects Unaudited Summary September 30, 2015
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	This	Year to	FY 16	^{25%} %
	Month	Date	Budget	Budget

Capital Improvement

Storm Drain

Revenues:

Fund Balance				
Impact Fees	\$2,992	\$32,935	\$25,000	131.74%
Grants	\$0	\$0	\$0	0.00%
Other	\$84	\$85	\$75	113.33%
Total Revenues	\$3,076	\$33,020	\$25,075	131.68%

Expenditures	\$0	\$0	\$0	0.00%
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Fund Balance at Beginning of Year \$96,884

Fund Balance estimate 9/30/2015 \$129,904

Park

Revenues:

Fund Balance				
Impact Fees	\$47,311	\$207,759	\$125,000	166.21%
Transfer	\$0	\$0	\$0	0.00%
Grants	\$0	\$0	\$0	0.00%
Other	\$0	\$0	\$400	0.00%
Total Revenues	\$47,311	\$207,759	\$125,400	165.68%

Expenditures	\$0	\$65,828	\$0	0.00%
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Fund Balance at Beginning of Year (est.) \$0

Fund Balance estimate 9/30/2015 \$141,931

Capital Projects Fund

Revenues:

Fund Balance			\$315,400	
Transfers - General	\$37,822	\$37,822	\$255,466	14.81%
RDA additional increment	\$0	\$0	\$163,000	0.00%
Other	\$0	\$0	\$0	0.00%
Total Revenues	\$37,822	\$37,822	\$733,866	5.15%

Expenditures

UTOPIA Pledge	\$37,822	\$75,644	\$453,876	16.67%
Street Projects	\$8,718	\$204,377	\$315,400	64.80%
Total Expenditures	\$46,540	\$280,021	\$769,276	36.40%

Balance at Beginning of Year \$315,400

Fund Balance estimate 9/30/2015 \$73,201

RDA/Special Revenue Unaudited Summary September 30, 2015

	This Month	Year to Date	FY 16 Budget	<u>25%</u> % Budget
<u>RDA</u>				
Revenues	\$47,653	\$92,678	\$1,651,000	5.61%
Expenditures	\$120	\$120,357	\$1,651,000	7.29%
Fund Balance at Beginning of Year		\$376,987		
Fund Balance estimate 9/30/2015		\$349,308		

Recreation

<u>Revenues</u>				
Recreation	\$755	\$14,185	\$77,000	18.42%
Youth Baseball	\$0	\$0	\$36,000	0.00%
Concession Sales	\$0	\$0	\$20,000	0.00%
Other	\$41,000	\$41,000	\$41,000	100.00%
Total Revenues	\$41,755	\$55,185	\$174,000	31.72%

Expenditures

Recreation	\$2,206	\$44,669	\$116,062	38.49%
Concessions	\$403	\$403	\$20,000	2.02%
Youth Baseball/Softball	\$2,241	\$2,241	\$36,000	6.23%
Total Expenditures	\$4,850	\$47,313	\$172,062	27.50%

Revenue Over/Under Expend \$ 36,905 \$ 7,872 \$ 1,938

Balance at Beginning of Year (est.) \$35,239
Fund Balance estimate 9/30/2015 \$43,111

Sales Tax Debt Service (DCAC)

Revenues	\$0	\$0	\$1,567,088	0.00%
Expenditures	\$0	\$0	\$1,567,088	0.00%

Reserved Fund Balance \$0
Fund Balance estimate 9/30/2015 \$0

Whitaker Trust

Beginning fund balance				
Revenues	\$425	\$34,905	\$39,320	88.77%
Expenditures	\$22,509	\$29,265	\$37,680	77.67%

Fund Balance at Beginning of Year \$34,739
Fund Balance estimate 9/30/2015 \$40,379

Enterprise Funds
Unaudited Summary
September 30, 2015

	This Month	Year to Date	FY 15 Budget	^{25%} % Budget
Water				
Revenues:				
Impact/construction Fees	\$298,007	\$362,580	\$230,500	157.30%
Water Sales	\$176,195	\$523,435	\$1,945,267	26.91%
Bond Revenue	\$0	\$0	\$0	0.00%
Other	\$15,026	\$27,694	\$66,000	41.96%
Total Revenues	\$489,228	\$913,709	\$2,241,767	40.76%
Expenditures				
Operating/Dep/Debt	\$86,741	\$358,313	\$2,033,967	17.62%
Capital Improvement	\$4,143	\$28,723	\$325,000	8.84%
Total Expenditures	\$90,884	\$387,036	\$2,358,967	16.41%
Unrestricted Cash Beginning of Year		\$614,018		
Estimate Net Cash provided by operations		\$1,140,691		

Sanitation

Revenues:				
Collection Fees	\$57,971	\$173,913	\$708,000	24.56%
Recycling fees	\$14,633	\$70,869	\$176,000	40.27%
Green Waste fees	\$7,553	\$22,679	\$87,000	26.07%
Other	\$280	\$630	\$7,500	8.40%
Total Revenues	\$80,437	\$268,091	\$978,500	27.40%
Expenditures:				
Disposal	\$28,226	\$84,718	\$311,000	27.24%
Collection	\$20,865	\$62,595	\$245,000	25.55%
Recycling	\$14,523	\$43,569	\$164,000	26.57%
Green Waste Disposal	\$3,075	\$9,225	\$33,000	27.95%
Other	\$7,886	\$30,215	\$185,750	16.27%
Total Expenditures	\$74,375	\$230,322	\$938,750	24.53%
Unrestricted Cash Beginning of Year		\$57,141		
Estimate Net Cash provided by operations		\$94,910		

Drainage

Revenues	\$102,660	\$205,320	\$1,246,940	16.47%
Operating Expenditures	\$35,601	\$110,905	\$722,839	15.34%
Capital Expenditures	\$29,276	\$34,564	\$604,101	5.72%
Total Expenditures	\$64,877	\$145,469	\$1,326,940	10.96%
Unrestricted Cash Beginning of Year		\$151,871		
Estimate Net Cash provided by operations		\$211,722		

Telecommunications

Revenues:				
Connection Fees	\$30,295	\$60,590	\$270,000	22.44%
Transfers - GF	\$0	\$0	\$0	100.00%
Total Revenues	\$30,295	\$60,590	\$270,000	22.44%
Expenditures:				
Utility Service charges	\$27,878	\$55,756	\$257,000	21.69%
UA operating assessment	\$0	\$0	\$0	0.00%
Operating service charge	\$1,515	\$3,030	\$13,000	23.31%
Total Expenditures	\$29,393	\$58,786	\$270,000	21.77%
Unrestricted Cash Beginning of Year		\$9,339		
Estimate Net Cash provided by operations		\$11,143		

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 6.

Short Title: Mayor's Report

Initiated By: Mayor Cutler

Scheduled Time: 9:15

SUBJECT

- a. Fire Agency
- b. Weber Basin Water Conservancy District meeting

RECOMMENDATION

Mayor Cutler will report on Fire Agency matters and a meeting that he and several staff are attending on Monday, October 19 at the offices of the Weber Basin Water Conservancy District.

BACKGROUND

Excerpts from the Fire Agency's monthly report for September are attached.

ATTACHMENTS:

Description

- D Fire Agency Monthly Report - September

SOUTH DAVIS METRO FIRE AGENCY

September 30, 2015

FINANCIAL REPORT

	<u>Contents</u>	<u>Page Number</u>
1.	Cash Position	1
2.	Impact Fees Collected	2
3.	Board of Directors Financial Summary	3
4.	Financial Statements Detail	4

South Davis Metro Fire Agency

Cash Position by Fund and in Total

Month	Funds						Total	St Treas Int. Rate
	General	Grant	Public Training	Capital Reserve	Debt Service	Debt Reserve		
Sep	1,566,375	43,047	27,227	422,130	(33,496)	269,000	2,294,282	0.6369%
August	2,070,076	43,047	30,422	361,317	224,792	269,000	2,998,653	0.6098%
July	2,210,357	43,047	29,732	343,685	219,591	269,000	3,115,411	0.5791%
June	1,575,733	39,879	29,182	559,135	207,903	269,000	2,680,832	0.5610%
May	1,979,523	39,879	28,667	541,609	200,131	269,000	3,058,829	0.5558%
Apr	1,643,529	39,879	26,955	785,828	169,171	269,000	2,934,262	0.5475%
Mar	1,748,266	39,879	26,583	858,664	168,967	269,000	3,111,358	0.5294%
Feb	2,142,251	39,879	30,185	723,979	155,089	269,000	3,360,383	0.5184%
Jan-15	2,323,799	39,879	30,285	706,482	147,584	269,000	3,517,028	0.5073%
Dec	1,913,763	39,879	29,542	688,917	141,605	269,000	3,082,706	0.5078%
Nov	1,783,921	39,879	28,258	721,355	133,377	269,000	2,975,790	0.5071%
Oct	2,097,865	39,879	25,941	704,070	110,116	269,000	3,246,871	0.4850%
Sep	1,305,145	39,879	29,148	707,771	(36,465)	269,000	2,314,478	0.4767%
Aug	1,874,107	39,879	29,691	698,743	232,777	269,000	3,144,197	0.4699%
July	2,108,885	39,879	29,242	684,890	217,357	269,000	3,349,253	0.4693%
June	1,491,903	23,698	29,335	672,178	203,132	269,000	2,689,246	0.4799%
May	1,820,686	30,971	28,565	1,223,223	194,481	269,000	3,566,927	0.4879%
Apr	2,217,866	30,971	28,391	1,205,793	156,309	269,000	3,908,330	0.4992%
Mar	1,451,650	30,971	27,721	1,188,356	149,354	269,000	3,117,052	0.5023%
Feb	1,909,545	11,966	28,628	1,170,809	135,806	269,000	3,525,754	0.5070%
Jan-14	2,288,411	11,966	27,126	1,177,037	135,669	269,000	3,909,209	0.5074%
Dec	1,997,356	19,971	26,470	735,830	127,330	269,000	3,175,928	0.5103%
Nov	1,827,008	19,971	26,444	768,166	109,582	269,000	3,020,171	0.5150%
Oct	1,500,545	34,971	25,328	730,937	47,884	269,000	2,608,665	0.5143%
Sep	1,389,813	34,971	26,826	893,773	38,844	269,000	2,653,227	0.5125%
Aug	1,702,676	34,971	25,776	879,878	294,743	269,000	3,207,045	0.4962%
Jul	2,069,176	34,971	26,643	862,694	257,162	269,000	3,519,646	0.5115%
Jun	1,330,839	34,971	26,025	849,929	229,257	269,000	2,740,021	0.5046%
May	1,720,150	33,521	25,859	845,327	223,139	269,000	3,116,996	0.4902%
Apr	2,155,452	33,521	25,567	1,009,390	215,946	269,000	3,708,876	0.5295%
Mar	1,422,662	24,255	25,482	1,036,059	192,908	269,000	2,970,365	0.5740%
Feb	1,845,411	23,726	25,465	1,145,025	160,789	269,000	3,469,416	0.6120%
Jan-13	2,113,161	23,726	25,112	1,133,500	158,018	269,000	3,722,517	0.6499%
Dec	1,348,824	23,726	25,013	1,115,562	123,097	269,000	2,905,222	0.6908%
Nov	1,340,315	3,726	23,661	790,820	117,303	269,000	2,544,825	0.7235%
Oct	1,871,207	4,506	25,302	769,080	117,082	269,000	3,056,177	0.7484%
Sep	1,293,523	4,506	27,315	751,350	91,014	269,000	2,436,708	0.7784%
Aug	1,440,923	15,189	27,269	909,275	345,477	269,000	3,007,133	0.7791%
Jul	1,897,454	15,189	26,966	891,076	340,430	269,000	3,440,115	0.7877%
Jun	969,247	6,673	26,308	876,826	327,975	269,000	2,476,029	0.7894%
May	1,345,892	2,025	25,727	889,796	341,080	255,526	2,860,046	0.7917%
Apr	1,735,534	5,802	24,900	870,617	300,224	251,608	3,188,685	0.7941%
Mar	1,029,061	1,250	25,036	852,728	285,647	247,697	2,441,419	0.7937%
Feb	1,332,353	(944)	24,304	993,849	286,108	243,783	2,879,453	0.7950%
Jan-12	1,016,551	(944)	24,324	987,347	289,265	239,883	2,556,426	0.7496%
Dec	1,001,809	(7,523)	24,414	969,503	226,971	235,984	2,451,158	0.7190%
Nov	1,025,724	8,794	20,722	740,643	227,857	232,094	2,255,834	0.6790%
Oct	1,375,654	900	21,963	729,100	229,112	228,218	2,584,947	0.6336%
Sep	632,884	6,350	23,518	584,703	183,807	224,344	1,655,606	0.5961%
Aug	1,162,381	8,392	24,875	550,405	456,971	220,493	2,423,517	0.5577%
Jul	1,074,863	4,953	24,367	533,055	454,834	216,643	2,308,715	0.5455%
Jun	665,639	(86)	24,297	516,227	443,850	212,797	1,862,724	0.5463%
May	1,048,915	4,989	23,944	502,121	446,658	208,955	2,235,582	0.5374%
Apr	1,041,509	4,989	24,799	485,282	447,105	205,114	2,208,798	0.5362%
Mar	813,265	(400)	24,334	476,708	445,523	201,277	1,960,707	0.5173%
Feb	1,214,116	(3,896)	24,185	458,659	446,786	197,443	2,337,293	0.4900%
Jan-11	1,561,835	5,314	23,240	291,577	448,447	193,623	2,524,036	0.4878%
Dec	798,668	1,714	23,563	274,694	435,345	189,797	1,723,781	0.4880%
Nov	745,200	10,519	31,010	131,139	435,578	185,973	1,539,419	0.4946%
Oct	1,109,180	10,519	33,516	120,901	433,758	182,152	1,890,026	0.5160%
Sep	567,904	9,519	33,164	102,415	433,707	178,326	1,325,035	0.5622%
Aug	941,612	9,519	32,931	85,586	705,040	174,497	1,949,185	0.5851%
Jul	1,112,283	12,593	32,846	48,023	708,453	170,665	2,084,843	0.5989%
Jun	499,203	12,593	32,410	30,622	702,619	166,832	1,444,279	0.5965%
May	904,648	7,023	32,133	12,289	705,690	163,004	1,824,787	0.5833%
Apr	1,325,601	7,023	31,605	705,265	704,950	159,177	2,933,621	0.5649%
Mar	729,360	11,352	32,112	583,479	695,107	155,358	2,306,768	0.5605%
Feb	1,082,385	11,352	31,862	725,051	752,282	151,538	2,754,470	0.5180%
Jan-10	1,444,384	11,952	33,755	707,707	743,799	147,727	3,089,324	0.5922%

SOUTH DAVIS METRO FIRE AGENCY							
IMPACT FEES COLLECTED							
DATE BELOW							
DATE	CENTERVILLE	DAVIS COUNTY	NORTH SALT LAKE	WEST BOUNTIFUL	WOODS CROSS	TOTAL REVENUE	TOTAL FOR THE YEAR
2004-4 Mos	716.00	-	38,593.68	3,402.00	4,158.00	46,869.68	
2005	44,124.66	-	160,858.93	65,640.10	33,128.24	303,751.93	
2006	67,908.61	-	203,896.39	16,793.12	10,156.80	298,754.92	
2007	39,666.50	263.47	118,685.88	52,937.65	65,296.28	276,849.78	
2008	20,118.60	-	95,684.71	5,275.78	10,142.74	131,221.83	
2009	8,231.81	-	73,623.57	3,507.38	41,737.05	127,099.81	
2010	26,063.64	-	24,968.28	2,337.92	18,292.00	71,661.84	
2011	49,665.03	-	30,643.20	3,896.38	16,894.44	101,099.05	
2012	34,245.82	-	90,356.64	12,653.19	41,196.00	178,451.65	
2013	37,542.04	-	155,267.66	9,633.00	25,231.02	227,673.72	
2014	11,095.04	13,990.00	205,859.07	5,179.00	50,727.58	286,850.69	
1/31/15	-	-	-	-	-	-	
2/28/15	-	-	-	-	-	-	
3/31/15	-	-	13,494.75	-	-	13,494.75	
4/30/15	-	-	-	-	-	-	
5/31/15	942.00	-	26,498.98	1,327.00	1,985.10	30,753.08	
6/30/15	-	-	7,569.38	-	-	7,569.38	
7/31/15	-	-	6,218.65	-	5,253.18	11,471.83	
8/31/15	1,675.65	-	3,297.00	-	-	4,972.65	
9/30/15	-	-	9,820.00	942.00	-	10,762.00	
10/31/15						-	
11/30/15						-	
12/31/15						-	79,023.69
TOTAL	341,995.40	14,253.47	1,265,336.77	183,524.52	324,198.43	2,129,308.59	Down
						2,129,308.59	Across

South Davis Metro Fire Agency
Board of Directors Financial Summary Year 2015
September 30, 2015

				75% of the year expired	
Line No.	Fund	YTD 2015	Annual Budget	Budget	Page No. Comments
***** General Fund 10*****					
Revenue					
1	Property Taxes-PM Funding	501,529	668,705	75%	7
2	Intergovernmental Revenue-Cities & Co.	4,078,909	5,500,403	74%	7
3	Ambulance & PM Fees-Net	1,611,889	1,885,000	86%	7
4	All Other General Fund Revenue	2,480	8,000	31%	7
5	Total Revenue	6,194,807	8,062,108	77%	
Expenditures by Division					
6	Operations	4,936,648	6,804,956	73%	8
7	Logistics	286,686	447,115	64%	9
8	Communications	267,014	401,037	67%	9
9	Fire Prevention	6,613	16,250	41%	9
10	Training	33,790	57,950	58%	10
11	Emergency Medical Services	108,021	134,800	80%	10
12	Transfer to Capital Reserve Fund	150,000	200,000	75%	10
13	Total Expenditures	5,788,773	8,062,108	72%	
14	Revenues Over/(Under) Expendts Before	406,034	-	0%	
15	Transfer to Capital Reserve Fund	300,000	-	0%	10
16	Depreciation & Loss on Fixed Assets Sold	246,087	350,000	70%	10
17	Net Revenues Over/(Under) Expendts	(140,053)	(350,000)	40%	
***** Other Funds*****					

Grant Fund 21					
1	Revenues	14,118	-	0%	12
2	Fund Balance Appropriation/(Addition)	-	-	0%	
3	Expenditures	10,950.00	-	0%	
4	Revenues Over/(Under) Expendts	3,168	-	0%	

Public Training Fund 22					
5	Revenues	10,193	5,850	174%	14
6	Fund Balance Appropriation/(Addition)	-	-	0%	14
7	Expenditures	10,049	5,850	172%	14
8	Revenues Over/(Under) Expendts	144	-	0%	

Capital Reserve Fund 45					
9	Revenues and Transfers	583,668	208,400	280%	16
10	Fund Balance Appropriation/(Addition)	391,200	521,600	75%	16
11	Expenditures	851,120	730,000	117%	16
12	Revenues Over/(Under) Expendts	123,748	-	0%	

SDFD Equity Fund 70					
13	Revenues	-	-	0%	17
14	Fund Balance Appropriation/(Addition)	103,500	138,000	75%	17
15	Expenditures	94,977	138,000	69%	17
16	Revenues Over/(Under) Expendts	8,523	-	0%	

Debt Service Fund 72 & 73					
17	Revenues	80,898	151,500	53%	20
18	Fund Balance Appropriation/(Addition)	88,335	117,780	75%	20
19	Expenditures	235,210	269,280	87%	20
20	Revenues Over/(Under) Expendts	(65,976)	0	0%	



South Davis Metro Fire Agency September 2015

Fire Response Summary by NFIRS Incident Type Codes

Overall Response Time: 6:09
Fire Response Time: 6:43

	Fire Calls	False Calls	Rescue/EMS	Good Intent	Hazard Cond.	Explosion/Overpressure	Service Call	Special Incid.	Weather Inc.	Totals
<u>Davis County</u>	0	0	7	0	0	0	1	0	0	8
<u>Centerville</u>	0	4	32	10	2	1	6	0	0	55
<u>West Bountiful</u>	5	2	8	1	0	0	0	0	0	16
<u>Woods Cross</u>	1	3	25	2	3	0	2	0	0	36
<u>North Salt Lake</u>	3	8	63	11	5	0	0	0	0	90
<u>Farmington</u>	0	0	4	1	0	0	0	0	0	5
<u>Bountiful</u>	8	25	225	23	8	0	19	0	0	308
<u>SLC & Other</u>	0	0	2	1	1	0	1	0	0	5
Totals:	17	42	366	49	19	1	29	0	0	523

Responses by Station:

ST81: 186 36%
ST82: 50 10%
ST83: 109 21%
ST84: 82 16%
ST85: 96 18%

Responses by Unit:

801 8 802 5
803 3 BC81 42
ME81 136 ME82 111
EN83 52 EN84 37
TK85 48 T855 0
HZ85 3 SQ81 5

Total Dollar Loss:

\$226,000

Davis County: \$0
Centerville: \$0
W. Bountiful: \$115,000
Woods Cross: \$0
North Salt Lake: \$75,000
Bountiful: \$36,000
Farmington: \$0
SLC/County: \$0

Mutual/Auto Aid Report:

Aid Received: 2
DCSO: 1
Farmington FD: 1

Aid Given: 4
Farmington FD: 2
No. Davis: 1
UFA: 1

523 TOTAL INCIDENTS

507 August 2015

4912 YEAR TO DATE
4489 THIS TIME 2014

Average Staff on fires: 10



South Davis Metro Fire Agency

EMS Summary September 2015 Average EMS Response Time: 5:58

Ambulance Transports

Transport to Emergency Dept by EMT:	119	Last Month	119
Transport to Emergency Dept by Paramedic:	142	Last Month	141

No Ambulance Transports

DOA at Scene:	2
Evaluated and Released Against Med Advice:	17
Evaluated and Released With Med Advice:	82
Transported by Air	1
Transported by other EMS agency	1
No Treatment Given	0
Refused Medical Care:	3

Total Patient Contact: 367 Last Month: 357 Patients to Date: 3381

Patients Transported by District ALS and BLS

DISTRICT	BLS	ALS	AIR
Davis County:	2	3	0
Centerville:	10	10	1
West Bountiful:	2	4	0
Woods Cross:	7	7	0
North Salt Lake:	18	22	0
Farmington:	0	2	0
Bountiful:	80	94	0
SLC/Other:	0	0	0

EMS Patients by District

Davis County:	6	83%	Transported
Centerville:	34	62%	Transported
West Bountiful:	9	66%	Transported
Woods Cross:	27	52%	Transported
North Salt Lake:	59	68%	Transported
Farmington	3	66%	Transported
Bountiful:	227	77%	Transported
SLC/Other:	2	0%	Transported

Total EMS Calls: 358 Last Month: 350 EMS Calls to Date: 3323
Total Patient Transports: 261 Last Month: 260 Transports to Date: 2450

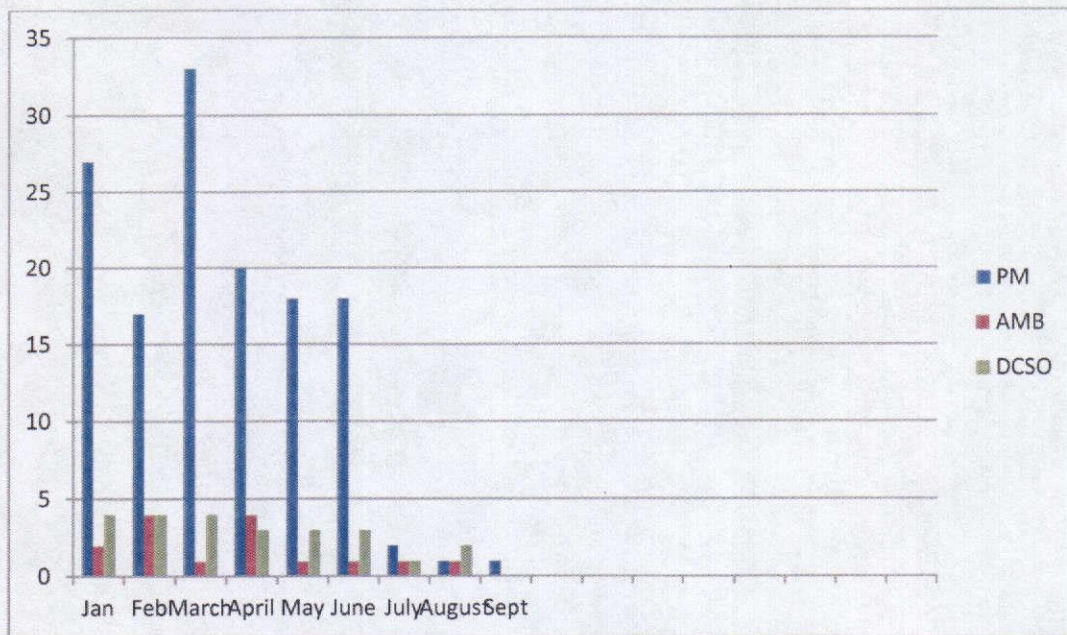
71% of patients in September were transported to the Hospital.

Transport percentage is down 1% since August 2015. 72% of all patients are transported year to date.

Responses by Unit

A811	0	MA81	164	AM82	0
MA83	92	MA84	79	MA85	96
AM855	1	ME81	136	ME82	111
SQ81	5	SQ83	0		

Number of times we are at risk. Out of paramedics, ambulances and how many incidents DCSO handled.



**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 7.

Short Title: City Council Liaison Report

Initiated By:

Scheduled Time:

SUBJECT

Councilman Ken Averett - Citizen Corps Council/Emergency Management and Davis Chamber of Commerce

RECOMMENDATION

Allow Councilman Averett to report on his liaison duties.

BACKGROUND

Councilman Averett represents the City Council in the Emergency Management program, including serving as Chair of the Citizen Corps Council. He is also the City's representative to the Davis Chamber of Commerce.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 8

Short Title: City Manager's Report

Initiated By: Steve Thacker, City Manager

Scheduled Time: 9:35

SUBJECT

- a. Parrish Lane fencing issue

RECOMMENDATION

- a. Allow the City Manager to update the Council about the selection and bidding of fencing for the pedestrian bridge and along Parrish Lane.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 9

Short Title: Miscellaneous Business

Initiated By: Councilmembers Wright and Mie

Scheduled Time: 9:45

SUBJECT

- a. Council request for discussion re use of City's newsletter and utility bill insert

RECOMMENDATION

BACKGROUND

- a. In an earlier council meeting, Council Members Wright and Mie asked that there be a discussion in a future meeting about the use of the City newsletter and utility bill inserts for advertising by other organizations, such as CenterPoint Theatre and UTOPIA. The Mayor intends to allow these two Council Members to express more specifically their concerns, followed by discussion with the full Council and staff.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 10.

Short Title: Closed meeting, if necessary, for reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

Staff are not aware of a need for a closed meeting, but the agenda allows for that possibility.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No. 11.

Short Title: Possible action following closed meeting, including appointments to boards and committees

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

Mayor Cutler may recommend appointments to City boards/committees.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
10/20/2015**

Item No.

Short Title: Items of Interest (i.e., newspaper articles, items not on agenda); Posted in-meeting information

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND