



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON MAY 11, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

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

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

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

A. CALL TO ORDER

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

B. BUSINESS ITEMS

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

1. Public Hearing - McArthur Conceptual Site Plan - Administrative Decision
Review proposed single-family dwelling, parcel number 02-096-0096 approximately 693 N 400 E, for compliance with Zoning Ordinance.
2. Trump Small Subdivision Waiver Extension Request
Bradley Trump has requested a six-month extension to his 2021 Small Subdivision Waiver for the property at 470 East 400 South.
3. Public Hearing - Zone Text Amendment, Parking - Legislative Decision
In early 2021, the Commission directed planning staff to bring forward matters previously raised on several occasions regarding the Off-Street Parking requirements of the Zoning Ordinance. The City hired ESI Engineering to assist with making recommendations regarding the several categories/ land uses that were identified by the Commission. As a result, the Commission drafted proposed parking counts and other miscellaneous language changes for parking to update the Zoning Ordinance.
4. Moderate Income Housing Update
HB 462 - Approved during the 2022 General Session, the "Utah Housing Affordability Amendments" modified many of the provisions related to affordable housing that were in past legislation bills. The Commission will be looking at those amendments that impact the Moderate Income Housing requirement.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Upcoming Agenda Items
Next Planning Commission Meeting - May 25, 2022

- Final Site Plan - Hogan Steel and Cabinet Facility

2. City Council Action Report

- Adopted Water-Efficient Landscaping Amendments

3. Miscellaneous

- Parking Update - Underway
- Subdivision Ordinance - In Progress, needs 2022 State Updates
- Single-family Unplatted Lots Approval Process - Not Started
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

D. MINUTES

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

1. April 13, 2022 Draft Minutes

E. ADJOURNMENT

CERTIFICATE OF POSTING

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

Mackenzie Wood
Centerville Assistant Planner

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
5/11/2022

Item No. 1.

Title: Public Hearing - McArthur Conceptual Site Plan - Administrative Decision

Initiated By:

Staff Representative: Mackenzie Wood, Assistant Planner

SUBJECT:

Review proposed single-family dwelling, parcel number 02-096-0096 approximately 693 N 400 E, for compliance with Zoning Ordinance.

RECOMMENDATION:

Accept Conceptual Site Plan and refer Final Site Plan to Zoning Administrator.

BACKGROUND:

ATTACHMENTS:

1. 05-11-2022 PC Staff Report McArthur Conceptual Site Plan

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

**STAFF REPORT
AGENDA: ITEM 1**

PROPERTY OWNER: ROBERT MCARTHUR

APPLICANT: MARK GREEN
(mark @ jaydeebarr . com)

PROPERTY LOCATION: ~693 NORTH 400 EAST

PARCEL: 02-096-0096

PARCEL SIZE: 0.25 ACRES

ZONING DISTRICT: RESIDENTIAL-LOW

APPLICATION: CONCEPTUAL SITE PLAN

BACKGROUND

The owner and the applicant are requesting a conceptual site plan in order to receive development rights to build a single-family dwelling on the undeveloped parcel between 681 and 701 N 400 E. The parcel is outside a platted subdivision and is subject to the Site Plan Review process outlined in CZC 12.21.110.

CODE REQUIREMENTS

The Table of Uses lists Single-Family Dwellings as a permitted use in the Residential-Low Zone. Further development must meet the Table of Development Standards set forth below.



R-L Development Standards CZC Table 12.32.300			
Development Standard	Required	Actual	Compliance
Minimum Frontage	40'	77'	YES
Minimum width	60'	65.95'	YES
Front Setback	25'	25'	YES
Rear Setback	20'	50'	YES
Side Setback North	8' or 10'	8'	YES
Side Setback South	8' or 10'	14'	YES
Gross density, max	4 units/acre	4 units/acre	YES
Hard surfacing, max	60%	43%	YES
Hard surfacing, yards	50%	<50%	YES
Frontage PUE	10'	10'	YES
Two Additional PUEs	7'/7'	7'/7'	YES

Staff Response: The submittal meets City code for a parcel in the Residential-Zone.

Site Engineering, Utility Plans, and Easements

In addition to the zone development requirements, the lot requires a South Davis Sewer District (SDSD) connection under 400 East. The applicant has provided a letter from SDSD stating that they can provide service. City Staff have noted an excavation permit will need to be acquired before connecting to that utility and work must meet City standards. South Davis Metro Fire District has also stated that they can service this home without further infrastructure due to its proximity to a fire hydrant.

Staff Response: The applicant has provided the necessary Utility Provider Review Sheets for connecting this parcel to utility services.

PLANNING STAFF RECOMMENDATIONS

I hereby make a motion for the Planning Commission to ACCEPT the Conceptual Site Plan for the property located at approximately 693 N 400 E, parcel 02-096-0096 with the following directives:

1. A Final Site Plan application shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.
2. (a) The Final Site Plan may be approved by the Zoning Administrator, in accordance with CZC 12.20.080 – Planning Commission Referral, and as part of any related exterior building permit review, which shall be deemed in compliance with the conditions of Conceptual Site Plan Acceptance.

OR

- 2 (b) The Final Site Plan shall be submitted, reviewed, and approved by the Planning Commission prior to any approval of a building, grading, or improvement permit.
- 3 The Final Site Plan submittal shall be in conformance to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1).

Suggested Findings

- a. The conceptual site plan submittal has shown how the property may be developed. CZC 12.21.110(d)(2).
- b.

**PLANNING
COMMISSION**

Staff Report
5/11/2022

Item No. 2.

Title: Trump Small Subdivision Waiver Extension Request

Initiated By: Bradley Trump

Staff Representative: Mackenzie Wood, Assistant Planner

SUBJECT:

Bradley Trump has requested a six-month extension to his 2021 Small Subdivision Waiver for the property at 470 East 400 South.

RECOMMENDATION:

Approve extension request.

BACKGROUND:

ATTACHMENTS:

1. 05-11-2022 PC Staff Memo Trump Small Subdivision Extension
2. 06-23-2021 PC Staff Report 470 East 400 South (Bradley Trump) Small Subdivision Waiver

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

STAFF MEMORANDUM

DATE: MAY 11, 2022

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: TRUMP SMALL SUBDIVISION WAIVER EXTENSION

BACKGROUND

Bradley Trump, applicant, has requested a six-month extension on his Small Subdivision Waiver approval dated June 23, 2021.

MUNICIPAL CODE

Section 15.02.070(e) states, “small subdivision approval shall expire and have no further force or effect if the small subdivision is not recorded within 12 months from the date of approval of the small subdivision. This time period may be extended for up to six months for good cause shown if the subdivider petitions the Planning Commission for an extension prior to the expiration date. Only one extension may be granted for each approved small subdivision.”

APPLICANT APPEAL

“The primary cause for delay has been difficulty in getting subcontractors (engineering and HVAC calcs) finishing their processes. Both have been completed, and I’m awaiting the final updated plan. Also, I’ve had to wait to record the plat until all things were completed for the building permit because of all of the fees and bonding. I have to draw the construction loan for fees and bonds, but the bank won’t approve a construction loan until the building permit is provisionally approved.”

PROTENTIAL APPROVAL MOTION

[SUGGESTED MOTION] “I hereby make a motion for the Planning Commission to **ACCEPT** the Small Subdivision Approval Extension six months for the property located at 470 East 400 South, subject to the following:

- 1) The Small Subdivision Approval shall expire December 23, 2022, if the plat is not recorded.
- 2) The applicant shall comply with all public improvement, bonding, recording, and other applicable requirements for final plats.

SUGGESTED FINDINGS

- a) *The Planning Commission finds that there is good cause to extend the Approval according to CMC 15.02.070(e).*

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT/OWNER: **BRADLEY TRUMP**
577 EAST 850 SOUTH
CENTERVILLE, UTAH 84014
(bradley.trump at gmail dot com)

PROPERTY: **470 EAST 400 SOUTH**
PARCELS: 02-068-0141 & 02-068-0081

ACREAGE: **0.90 ACRES** (*NET Property Area*)

ZONING: **RESIDENTIAL LOW (R-L)**
HISTORIC DISTRICT - DEUEL CREEK
OVERLAY
(*EXISTING HOME SITE IS IN DISTRICT*)

APPLICATION: **CONCEPTUAL SUBDIVISION WITH SMALL**
SUBDIVISION WAIVER REQUEST

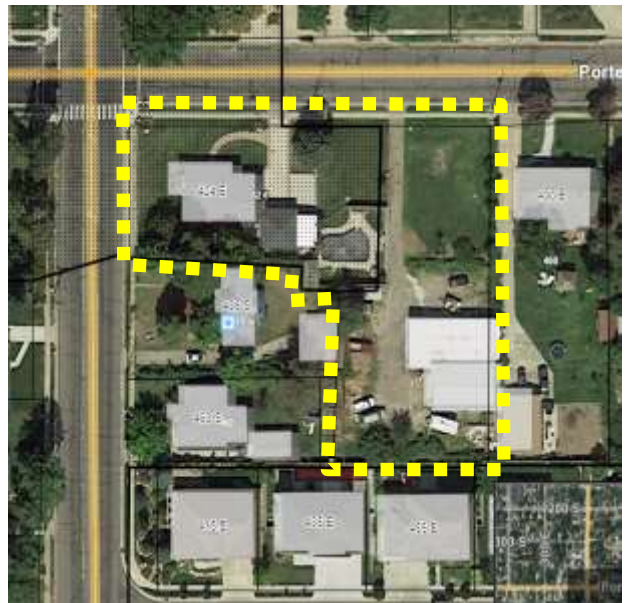
BACKGROUND

On March 11, 2020, the Planning Commission approved a small subdivision waiver for this property. Due to the Covid-19 Pandemic and supply chain shortages, the applicant was unable to make progress on the project. The 2020 approval expired March 11, 2021. This application is substantially similar as the 2020 application.

SMALL SUBDIVISION PROCESS

Small Subdivision Waiver Section CMC 15.02.070

A small subdivision is a subdivision of not more than two (2) lots [CMC 15.01.040(at)]. Such a waiver may eliminate the preliminary and final subdivision steps of the Subdivision Ordinance, if approved by the Planning Commission. Additionally, the Planning Commission is assigned as the final land use authority for approving any qualifying small subdivisions. The property qualifies for the small subdivision



waiver, as long as it meets the criteria below found in Section 15.02.070 of the Subdivision Ordinance.

1. The small subdivision does not require dedication of land for a street or other public purpose.

Staff Response: According to the Transportation Element of the City's General Plan, the subdivision does not require the additional dedication of land for a proposed street or other public purpose.

2. The small subdivision is not traversed by the mapped lines of a proposed street or a street to be widened, as shown on the master street plan.

Staff Response: According to the Transportation Element, 400 South (aka Porter Lane) is a major collector street. According to the Public Works Director, there are NO plans to widen the street at this location.

3. The lots are not part of a small subdivision approved less than three years earlier.

Staff Response: While this property received subdivision approval less than three years ago, CMC 15.02.060 details the expiration of conceptual site plans. "Concept plan approval shall expire and have no further force or effect if a complete application for preliminary plat approval is not submitted within 12 months from the date of approval of the concept plan."

GENERAL SUBDIVISION REGULATIONS

Zoning Ordinance Requirements CMC 15.02.050(a)

Each lot must meet the requirements for the Residential-Low Zone

Applicable Development Standards, Residential-Low Zone, CZC 12.32.300			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Frontage (at street)	40 Feet	Lot 1 (ex. home) = 182 & 85 Feet Lot 2 = 81 Feet	Yes
Minimum Width (setbacks)	60 Feet	Lot 1 = 80/184 Feet Lot 2 = 80 Feet	
Site Standards			
Buildable Area	2,000 Square Feet	Undefined	Likely
Gross Density	4 Units Per Gross Acre	Lot 1: 0.395 acres Lot 2: 0.503 acres	Yes
Street Public Utility Easements	10 feet along each street	Lot 1: 10’ 400 E & 400 S Lot 2: 10’ 400 S	Yes
Interior Public Utility Easements	7 feet along two interior lot lines	Lot 1: not provided Lot 2: not provided	No

Improvements and Utility Easements Section CMC 15.02.060(h)

“Utility easements shall be provided within the subdivision as required for public utility purposes. All lots shall have at least a 10' wide front yard public utility easements, and at least two other 7' wide side or rear yard public utility easements. Additional easements, or increased width of easements, may be required as necessary to provide for adequate utility service and/or drainage within the subdivision and adjoining parcels. The City may also require separate waterline, storm drain or other utility easements for City owned facilities.”

Staff Response: Each lot requires the 7' interior public utility easements. In addition, secondary water for irrigation shall be made available to each lot.

Drainage – The property appears to be relatively flat. However, the subdivision construction plans need to address any applicable drainage matters, acceptable by the City Engineer.

Lot Side Lines/Right Angles (CMC 15.05.020d) – The subdivision plan depicts two (2) lots. The side lot lines towards the rear yards areas jog and are not at right angles, as preferred by the ordinance.

Staff Response: Due to the historical built layout of the site, the general configuration of the subdivision is fixed at this point. The offset property lines were created to accommodate the way the parcel was developed (e.g. home, pool, and garage).

To accommodate these types of situations, the subdivision ordinance does allow some lot line variations, upon receiving a recommendation from the Planning Commission (see CMC 15.05.020, [Lots](#)).

Other Development Matters - Preliminary and final plat approval are not required for small subdivisions. The applicant is required to prepare and submit a final linen plat for recordation at Davis County Recorder's Office in accordance with the requirements of CMC [15.04.030](#) and comply with all public improvement, bonding, recording, and other applicable requirements for final plats as set forth in the subdivision ordinance.

Staff Response: The applicant has hired a surveyor to prepare a final plat that includes both the new lot and the original lot for the existing home and pool. The prepared plat will need to meet the conditions stated above. Additionally, the applicant will need to hire a civil engineer to prepare the needed construction plans for all related public improvements and have the City Engineer approve the construction plans and subdivision plat.

Additionally, the City Subdivision Ordinance requires connection to a secondary water source. The property is likely located in the Deuel Creek Service District. The applicant will be required to obtain or receive approval for secondary water service to the new lot.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the small subdivision waiver/lot split; “I hereby make a motion for the Planning Commission to approve the small subdivision waiver, subject to the following:

1. The small subdivision waiver shall be for Parcels 02-068-0141 and 02-068-0081, located at approximately 424 East and 470 East 400 South Street.
2. The following items shall be effective or addressed as part of this small subdivision waiver approval:
 - a. The applicant shall prepare a final paper plat for the properties, as per the City subdivision standards, to the Centerville City Recorder. After the paper plat is deemed acceptable by the City, a Final Linen Plat, for County recording, shall be prepared, signed, and submitted to the City Recorder.
 - b. The applicant shall prepare required subdivision construction drawings for the minimum needed improvements (e.g. sewer, drainage, and public improvements, etc.) to be installed for the subdivision and shall be deemed acceptable by the City Engineer.
 - c. The Final Linen Plat shall show and provide all required seven-foot interior lot line public utility easements, which shall be deemed acceptable by the City Engineer and Public Works Director.
 - d. The subdivision construction drawings and Final Linen Plat shall show and comply with the required 2,000 square foot buildable area for the new lot.
 - e. Prior to recording the small subdivision waiver plat, applicant shall submit an updated title report for the entire property area for review and approval of encumbrances and ownership by the City Attorney and City Engineer.
 - f. At minimum, the following plat notes shall be set forth on the final plat, or as deemed acceptable to the City Attorney, for the small subdivision waiver:
 - Approval of the small subdivision waiver plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of ground water tables.
3. The applicant shall provide the required Utility Provider sheets to the City.
4. The applicant shall provide verification that the applicable secondary water service is available for the proposed new lot and shall install all necessary improvements.
5. The applicant shall pay all applicable impact fees and post the related bonds for public improvements prior to recordation of the Final Linen Subdivision Plat.

Suggested Reasons for the Action (Findings):

- a. The Planning Commission finds that the subdivision qualifies for the small subdivision waiver, in accordance with the criteria found in CMC 15.02.070 of the Subdivision Ordinance.
- b. The Planning Commission finds that two lots are consistent with the applicable Zoning Standards for the Residential Low Zone.
- c. The Planning Commission finds that with the conditions imposed, the general requirements for all subdivisions have been addressed and/or fulfilled.

**PLANNING
COMMISSION**

Staff Report
5/11/2022

Item No. 3.

Title: Public Hearing - Zone Text Amendment, Parking - Legislative Decision

Initiated By: Planning Commission

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

In early 2021, the Commission directed planning staff to bring forward matters previously raised on several occasions regarding the Off-Street Parking requirements of the Zoning Ordinance. The City hired ESI Engineering to assist with making recommendations regarding the several categories/ land uses that were identified by the Commission. As a result, the Commission drafted proposed parking counts and other miscellaneous language changes for parking to update the Zoning Ordinance.

RECOMMENDATION:

Consider Recommending the Proposed Text Amendments to the City Council

BACKGROUND:

ATTACHMENTS:

1. 05-11-2022 PC Staff Report Zone Text Changes for Off-Street Parking and Loading by Commission
2. 2022 Proposed Zone Text Amendments - CZC 12.52. Parking and Loading

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

**STAFF REPORT
AGENDA: ITEM 3**

APPLICANT: **CENTERVILLE CITY PLANNING COMMISSION**
 c/o KEVIN DALY, *PLANNING COMMISSION CHAIR*
 250 NORTH MAIN STREET
 CENTERVILLE CITY, UT 84014

APPLICATION: **ZONING ORDINANCE TEXT AMENDMENT**

APPLICANT REQUEST: **AMEND THE ZONING CODE REGARDING OFF-STREET
PARKING CALCULATIONS AND OTHER RELATED
PARKING REGULATIONS**

RECOMMENDATION: **CONSIDER RECOMMENDING APPROVAL OF THE
PROPOSED CHANGES TO THE CITY COUNCIL**

BACKGROUND

Last year due to the original outbreak of the COVID-19 pandemic, the Planning Commission had decided to forego undertaking several 2020/21 “*planning goals*” that would have involved substantial public participation. Instead in early 2021, the Commission directed planning staff to bring forward matters previously raised on several occasions regarding the Off-Street Parking requirements of the Zoning Ordinance. Additionally, as staff recalls, the Planning Commission also raised concerns about the frequency of receiving petitions to “*modify parking*” for certain specific uses, such as churches, flex space for industrial, and vehicle repairs facilities.

Over the several months of 2021, the Commission met and reviewed the various parking counts and other related parking count policy matters. Furthermore, the City hired ESI Engineering to assist with making recommendations regarding the several categories/ land uses that were identified by the Commission. As a result, the Commission drafted proposed parking counts and other miscellaneous languages for parking, as attached Zoning Text Amendments for this report.

PROPOSED ZONING ORDINANCE TEXT/POLICY SUMMARY

ZONE TEXT AMENDMENT POLICY REVIEW

Factors to be Considered

The Planning Commission is to consider four (4) factors when making a recommendation and a final decision for a Zoning Ordinance Text and Map amendments. These required factors are in Section 12.21.080(e) of Centerville City's Zoning Ordinance. However, factors two (2) through four (4) are related specifically to map amendments rather than text or code changes. Thus, staff's review and conclusions are limited to factor one (1) the General Plan guidance, as provided below:

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

From staff's review of the City's General Plan, there are no specific policies addressing parking counts or other related provisions.

Staff's Conclusion – From review of the General Plan, it is staff's position that the proposed amendments are consistent with the General Plan and more broadly the need to plan for various types of development within the city.

SUGGESTED MOTION AND FINDINGS

[Suggested Motion] "I hereby make a motion to **recommend APPROVAL** of the proposed Zoning Ordinance Text Amendments regarding "off-street parking" as depicted in red text of the attachment for this report.

Suggested Reasons for Action (findings):

- a. *The Planning Commission finds that early in 2021, the Planning Commission initiated the process for updating the parking calculations in accordance with CZC 12.21.080(c).*
- b. *The Planning Commission finds that the Commission previously requested the services to ESI Engineering to review the Commission identified various land uses and make any recommendations for possible changes to the Zoning Ordinance.*
- c. *The Planning Commission finds that the proposed text amendments are consistent with and more broadly further the objectives and policies of the City's General Plan.*
- d. *Therefore, the Planning Commission finds that the proposed amendments can be deemed acceptable and/or consistent with review factors of Section 12.21.080(e) of Centerville City's Zoning Ordinance.*

PROPOSED ZONE TEXT AMENDMENTS

CZC 12.52 Parking And Loading

Use Type	Current Code	Proposed Amendments	Notes/Additional Standard (Amendments)
<i>PUBLIC and CIVIC USES</i>			
Auditorium or Stadium	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	1 space per 4 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	Each 20 inches of bench space shall be considered as 1 seat
Church or place of worship	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	7 spaces per 1,000 square feet of gross floor area	Each 20 inches of bench space shall be considered as 1 seat
Club or service organization	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	3 spaces per 1,000 square feet of gross floor area	Each 20 inches of bench space shall be considered as 1 seat

PROPOSED ZONE TEXT AMENDMENTS

CZC 12.52 Parking And Loading

Protective Service	4 spaces, plus 1 space per employee on highest employment shift	2 spaces per 1,000 square feet of gross floor area	
Reception Center	1 space per 6 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	1 space per 5 seats of total seating capacity plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats	
COMMERCIAL USES			
Bank or Financial Institution	2 spaces, plus 1 space per 200 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area	Plus stacked spaces per CZC 12.52.060(d)(1)
Bed and Breakfast, Home	1 space per guest room, plus 3 spaces for host family/proprietor	1.5 spaces per room	
Bed and Breakfast, Inn	1 space per guest room, plus 3 spaces for host family/proprietor	1.5 spaces per room	
Hotel	1.5 spaces for each living or sleeping unit plus 1 space per 200 square feet of assembly, banquet and restaurant area	1.15 spaces per room	Plus 1 space per 200 square feet of assembly, banquet and restaurant area, when provided

PROPOSED ZONE TEXT AMENDMENTS

CZC 12.52 Parking And Loading

Office, General	1 space per 200 square feet of gross floor area	3 spaces per 1,000 square feet of gross floor area	8 spaces minimum
Personal Instruction Service	.50 per person under maximum occupancy allowed by Fire Code, plus 1 space per employee on highest employment shift	2.5 spaces per 1,000 square feet of gross floor area	
Recreation and Entertainment, Indoor	Parking study required	3.5 spaces per 1,000 square feet of gross floor area	City may require also Parking Study See CZC 12.52.090(e)
Research Service	1 space per employee on highest employment shift	2.5 spaces per 1,000 square feet of gross floor area	
Shopping Center	1 space per 250 square feet of gross floor area, up to 500 spaces	3 spaces per 1,000 square feet of gross floor area	For shopping centers containing more than 500 spaces, 1 space per 500 square feet of gross floor area
Vehicle and Equipment Rental or Sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	3 spaces per 1,000 square feet of gross floor area	4 spaces minimum
Vehicle and Equipment Repair	1 space per 250 square feet of gross floor area	2 spaces per 1,000 square feet of gross floor area	4 spaces minimum; separate storage area for vehicles under repair shall be provided
Warehouse, Self-Storage Facility	1 space per employee on highest employment shift	1 space per 10,000 square feet of gross floor area	

INDUSTRIAL USES

PROPOSED ZONE TEXT AMENDMENTS

CZC 12.52 Parking And Loading

Wholesale and Warehousing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater	3 spaces per 1,000 square feet of gross floor area for the first 20,000 square feet of gross floor area.	Plus, 1 space per 1,000 square feet of gross floor area above 10,000 square feet.
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CZC 12.52.080(d) Stacked Parking Spaces

- Bank drive-thru including automatic teller machines: ~~Three~~ 3 spaces per lane.
- Car wash:
 - Self wash: 3 spaces per bay.
 - Automatic wash accessory use: 4 spaces per bay.
 - Automatic wash primary use: 4 spaces per bay.
- Gasoline pump island: 1 space per pump.
- Fast-food restaurant drive-thru: ~~5 per lane~~ 12 spaces (216 feet)

CZC 12.52.110 Parking Modifications

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

PROPOSED ZONE TEXT AMENDMENTS

CZC 12.52 Parking And Loading

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

- c) Commercial, Office, and Non-Industrial ~~Mixed- Use~~ Development. The Planning Commission may modify the number of parking spaces required or allowed for commercial, and office, ~~or mixed-use~~ development after considering the following factors and finding that adequate parking will be provided:
1. Total number of spaces that would otherwise be required for each individual establishment in the development;
 2. Hours of operation for each business establishment located in the development, including peak business hours;
 3. Estimated trade-off between businesses which are open when others are closed;
 4. Availability of on-street or shared parking;
 5. Transportation alternatives, including proximity to transit stations; and
 6. Car or van pooling programs available to users of the development.
 7. **The total number of on-site required parking shall not be reduced by more than 70% of the original parking requirement.**
- d) Multiple-Family and Planned Developments. The Planning Commission may modify the total number of parking spaces required for multiple-family or planned developments after considering the following and making a finding that adequate parking will be provided:
1. Size of housing units by number of bedrooms;
 2. Cost range of units proposed;
 3. Owner/tenant characteristics and lifestyle i.e., singles, couples, families, professionals, retired, elderly, etc.;
 4. Examination of existing successful comparables by area or project;
 5. Size of project;
 6. Special parking requirements for visitors and recreational vehicles;
 7. Future parking expansion capabilities;
 8. Transportation alternatives, including proximity to transit stations;
 9. Workplace relationships;
 10. Handicap requirements;
 11. Restrictive covenants; and
 12. Availability of approved on-street parking for required guest parking.
- e) Parking Space Study. When a parking space study is required for a particular use shown in Section 12.52.300, or when an applicant requests a modification in the number of parking spaces required under CZC 12.52.080, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.

PROPOSED ZONE TEXT AMENDMENTS

CZC 12.52 Parking And Loading

1. The study shall provide:
 - A. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;
 - B. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;
 - C. The source of data used to develop the study's recommendations; and
 - D. The name and qualifications of the persons who prepared the study.
2. The Planning Commission shall determine the required number of parking spaces after:
 - A. Considering the recommendations of the parking study and any recommendations from City staff; ~~and~~
 - B. All minimum landscaping requirements shall be satisfied, unless a "landscaping waiver" is granted.
 - C. Parking Modifications shall be limited to Commercial, Office, Non-Industrial Use, Mixed-Use, Multi-family or Planned Developments , as listed in this Chapter.
 - D. All Industrial Uses, as listed in this Chapter, shall be prohibited from obtaining any parking modification; and
 - E. Making the findings required under Subsections (c) or (d), as the case may be.

**PLANNING
COMMISSION**

Staff Report
5/11/2022

Item No. 4.

Title: Moderate Income Housing Update

Initiated By: Cory Snyder, Community Development Director

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

HB 462 - Approved during the 2022 General Session, the "Utah Housing Affordability Amendments" modified many of the provisions related to affordable housing that were in past legislation bills. The Commission will be looking at those amendments that impact the Moderate Income Housing requirement.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. MIH Changes and Implementation Discussion

Moderate Income Housing Deep Dive

HB 462 – The nuts and bolts for October 1, 2022 and beyond

AGENDA

Overview

Purpose & Objective

HB 462

- Where Does the Requirement Apply
- Implementation Planning
- Strategies to Consider
- Resources
- Annual Reporting
- Incentives / Restrictions
- Next Steps

Overview of SB34+

Utah Code establishes the requirement for jurisdictions in the state to plan for the future through **General Plan** development and adoption. Since 2019, the General Plan requirement has been expanded to include **planning for moderate income housing**.

If a jurisdiction meets certain criteria, it's required to:

- Include a moderate income housing element
- Report on its compliance with the requirement and inventory of moderate income housing

HB 462, as part of the 2022 General Session, amended this requirement - adding in clarification while also expanding the strategies jurisdictions may choose from in order to create more flexibility and creativity in bringing moderate income housing to Utah.

Purpose & Objective

1

To meet the needs of people of various income levels living, working, or desiring to live or work in the community

3

Determine how the jurisdiction will provide realistic opportunity to meet the need for additional moderate income housing within the next five years

2

To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life

4

Receive consideration for funding of projects based on compliance with the moderate income housing requirement

HB 462

Approved during the **2022 General Session**, the “**Utah Housing Affordability Amendments**” modified many of the provisions related to affordable housing that were in the 2010 SB 34 legislation.

Today, we'll be looking at those **amendments** that **impact the Moderate Income Housing requirement**.



HB 462 HIGHLIGHTS

- Clarifies MIH requirement and timing to amend your General Plan
- Requires the inclusion of an implementation plan to bring the MIH element to life
- Amends the list of strategies to use
- Outlines the annual reporting requirement
- Adds priority incentives/restrictions for compliance with the MIH requirement

Applicability

01

The inclusion of the moderate income housing element within a county or municipal General Plan is based on population. If the population of the municipality is at least 5,000 people, the General Plan must include this element. For counties, the total county population must be at least 40,000 people with at least 5,000 people in the unincorporated portion.

Timing

Counties and municipalities that don't meet the General Plan requirement have until **October 1, 2022**, to do so.

COUNTIES

First, second, or third class county

AND

Population (unincorporated): 5,000 or more

MUNICIPALITIES

First, second, third, or fourth class city

OR

Fifth class city with a population of 5,000 or more (and in a first, second, or third class county)

OR

Metro Township with a population of 5,000 or more

Implementation Plan

02

In order to ensure that jurisdictions are not only envisioning the increase of moderate income housing but establishing concrete steps to make it happen, HB 462 amends the code to require the inclusion of an implementation plan within the General Plan.

Detail

The jurisdiction's implementation plan must set a **timeline** to **implement** the **required strategies** that the jurisdiction has selected for their moderate income housing element.



Strategies

03

HB 462 has amended the list of strategies that municipalities and counties can consider and use within the moderate income housing elements.

Many of the previous **strategies** have been **revised and/or combined** to provide better clarity while a number of **new** strategies have been added for consideration.

Strategies need actionable implementation steps.

Over the next few slides, we'll review the revised and new strategies.

23

Strategy Options
COUNTIES

24

Strategy Options
MUNICIPALITIES

STRATEGY | NOW

- (A) Rezone for densities necessary to **facilitate** the production of moderate income housing
- (B) **Demonstrate investment in** the rehabilitation or expansion of infrastructure that **facilitates** the construction of moderate income housing
- (C) **Demonstrate investment in** the rehabilitation of existing uninhabitable housing stock into moderate income housing
- (D) **Identify and utilize** **county** general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the **county/municipality for the construction or rehabilitation of moderate income housing**

STRATEGY | PREVIOUSLY

- (A) Rezone for densities necessary to **assure** the production of moderate income housing
- (B) **Facilitate** the rehabilitation or expansion of infrastructure that **will encourage** the construction of moderate income housing
- (C) **Facilitate** the rehabilitation of existing uninhabitable housing stock into moderate income housing
- (D) **Consider** **county** general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the **county/city**

* Bold text : revised language

* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW

- (E) Create or allow for, and reduce regulations related to, **internal or detached** accessory dwelling units in residential zones
- (F) **Zone or rezone** for higher density or moderate income residential development in commercial or mixed-use zones **near major transit investment corridors**, commercial centers, or employment centers
- (G) **Amend land use regulations to allow for** higher density or **new** moderate income residential development **in commercial or mixed-use zones** near major transit investment corridors

(OPTION - one of three required options for municipalities with a fixed guideway transit station)

STRATEGY | PREVIOUSLY

- (E) Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- (F) **Allow** for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
- (G) **Encourage** higher density or moderate income residential development near major transit investment corridors

* Bold text : revised language

* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW

- (H) **Amend land use regulations** to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities
(OPTION - one of three required options for municipalities with a fixed guideway transit station)

- (I) **Amend land use regulations** to allow for single room occupancy developments

- (J) Implement zoning incentives for moderate income units in new developments

- (K) Preserve existing **and new** moderate income housing and subsidized units by utilizing **a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund**

STRATEGY | PREVIOUSLY

- (H) Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities

- (I) Allow for single room occupancy developments

- (J) Implement zoning incentives for **low to** moderate income units in new developments

- (K) Utilize **strategies that preserve** subsidized low to moderate income units **on a long-term basis**

- (L) Preserve existing moderate income housing

* Bold text : revised language

* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW

(L) Reduce, **waive, or eliminate** impact fees related to moderate income housing

(M) **Demonstrate creation of, or** participation in, a community land trust program for moderate income housing

(N) Implement a mortgage assistance program for employees of the **county/municipality**, an employer that provides contracted services **for the county/to the municipality, or any other public employer that operates within the county/municipality**

STRATEGY | PREVIOUSLY

(M) Reduce impact fees, **as defined in Section 11-36a-102**, related to **low and** moderate income housing

(N) Participate in a community land trust program for **low or** moderate income housing

(O) Implement a mortgage assistance program for employees of the **county/municipality** or of an employer that provides contracted services **for the county/to the municipality**

* Bold text : revised language

* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW

- (O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, **an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act**, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or **any other entity that applies for programs or services that promote the construction or preservation of moderate income housing**

STRATEGY | PREVIOUSLY

- (P) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing
- (Q) Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
- (R) Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- (S) **Apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act**
- (S / T) Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing

* Bold text : revised language

* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NOW

(P) **Demonstrate utilization of** a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency **to create or subsidize moderate income housing**

(W / X) **Demonstrate implementation of** any other program or strategy to address the housing needs of residents of the **county/municipality** who earn less than 80% of the area median income, **including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing**

STRATEGY | PREVIOUSLY

(U / V) **Utilize** a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency

(V / W) Any other program or strategy implemented by the **county/municipality** to address the housing needs of residents of the **county/municipality** who earn less than 80% of the area median income

* Bold text : revised language

* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

STRATEGY | NEW

- (Q) Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act
(OPTION - one of three required options for municipalities with a fixed guideway transit station)
- (R) Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530
- (S) Create a program to transfer development rights for moderate income housing
- (T) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing
- (U) Develop a moderate income housing project for residents who are disabled or 55 years old or older
- (V) **Develop and adopt a station area plan in accordance with Section 10-9a-403.1**
(REQUIRED - for municipalities with a fixed guideway transit station)
- (V / W) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

* Bold text : revised language

* Colored font is only applicable to the jurisdiction type : **county** or **municipality**

Three Options to Consider for Action by Oct 1

OPTION 1

Pick or reaffirm 3* strategies and adopt an implementation timeline for each.

* 4 for municipalities with a fixed guideway public transit station

**MEETING THE BASE
REQUIREMENT**

OPTION 2

Pick new strategies and a corresponding implementation timeline for each.

**MEETING THE BASE
REQUIREMENT WITH
REACHING PRIORITY
CONSIDERATION**

OPTION 3

Incorporate at least 2 strategies beyond the base requirement and adopt an implementation timeline for each.

**REACH PRIORITY
CONSIDERATION**

Annual Reporting - 2022

04

New Report Format Released

HCD will be developing a new method for jurisdictions to complete and submit their annual report. This format will be published by July 1.

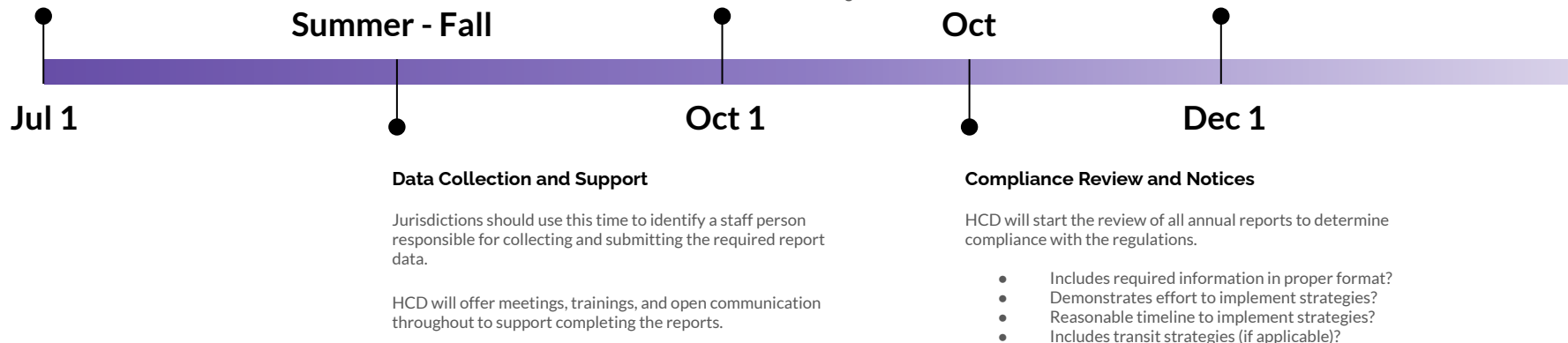
Annual Report Due

Jurisdictions must submit their annual report to HCD by **October 1**. Reporting will now be based on fiscal year.

- Identify the selected strategies
- Include the implementation plan of those strategies

Review Methodology Due

HCD will submit by Dec 1 its proposed methodology to review annual reports. To be submitted to the Committee on Housing Affordability.



Annual Report Review

After the October 1 deadline, HCD will verify if a jurisdiction is in compliance with the state requirement.

Notice will be provided to the **jurisdiction, UDOT, and the Governor's Office of Planning and Budget.**

Those jurisdictions not in compliance will receive notice and have the opportunity to correct the issues as noted within 90 days.

Annual Reporting - Subsequent Years

Annual reporting will continue each year with the report **due** on **Oct 1**. In addition the to the reporting requirements of 2022, jurisdictions will provide the following in 2023 and forward:

Actions Taken		What was done in the year to implement strategies
Land Use Regs / Decisions		What was done and how did it support efforts to implement the strategies
Barriers		What was encountered that impeded the ability to implement any strategies
ADUs		Number of internal and external/detached ADUs that were built, license granted to rent
Market		How has the market responded to the strategies that have been implemented
Suggestions		How can the state support the jurisdiction in implementing strategies



Incentives & Restrictions

05

Jurisdictions will receive priority consideration if they:

- a. Comply with moderate income housing element, strategies, and implementation plan requirements
- b. Demonstrate that they made plans to implement:
 - i. 5 or more strategies (municipalities **without** a fixed guideway public transit station)
 - ii. 6 or more strategies (municipalities **with** a fixed guideway public transit station)
 - iii. 5 or more strategies (counties)

INCENTIVE

Transportation Project Funding (TIF & TTIF)

Priority Consideration from
the Transportation
Commission

Incentives & Restrictions

05

Jurisdictions that **do not submit** their annual report or that **do not correct issues** identified in their Notice of Noncompliance within 90 days will become ineligible for specific funds.

RESTRICTION

Funding from the TIF and TTIF

Executive Director of the
Department of Transportation

Next Steps

06

For all jurisdictions that fall under the Moderate Income Housing requirement

By Oct 1, 2022

- Amend / adopt the General Plan with a moderate income housing element that utilizes the newly-revised list of strategies
 - At least 3 strategies must be included (4 for cities with a fixed guideway public transit station)
 - Implementation plan for the selected strategies
- Submit your moderate income housing annual report

Next Steps

06

For Housing & Community
Development Division

By Dec 1, 2022

Submit to the Committee on Housing
Affordability - the methodology for review
of the annual reports.

Thank you.

Reach out any time with questions...

Pete Kane

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*Senior Land Use Manager
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*Deputy Director
Wasatch Front Regional
Council
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CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
5/11/2022

Item No. 1.

Title: Upcoming Agenda Items

Initiated By:

Staff Representative:

SUBJECT:

Next Planning Commission Meeting - May 25, 2022

- Final Site Plan - Hogan Steel and Cabinet Facility

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
5/11/2022

Item No. 2.

Title: City Council Action Report

Initiated By:

Staff Representative:

SUBJECT:

- Adopted Water-Efficient Landscaping Amendments

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
5/11/2022

Item No. 3.

Title: Miscellaneous

Initiated By:

Staff Representative:

SUBJECT:

- Parking Update - Underway
- Subdivision Ordinance - In Progress, needs 2022 State Updates
- Single-family Unplatted Lots Approval Process - Not Started
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
5/11/2022

Item No. 1.

Title: April 13, 2022 Draft Minutes

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 4-13-22 PC Draft

1 **PLANNING COMMISSION MINUTES OF MEETING**
2 **Wednesday, April 13, 2022**
3 **7:00 p.m.**
4

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

8 **MEMBERS PRESENT**

9 Kevin Daly, Chair
10 Mason Kjar
11 Matt Larsen
12 Heidi Shegrud
13 Christina Wilcox
14 Becki Wright, Vice Chair
15

16 **STAFF PRESENT**

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

21 **VISITORS**

22 Shane Marshall, Horrocks Engineers
23 Dan Adams, The Langdon Group
24

25 **PLEDGE OF ALLEGIANCE**

26
27 **OPENING COMMENTS/LEGISLATIVE PRAYER** Chair Daly
28

29 **UDOT ENVIRONMENTAL IMPACT STUDY PRESENTATION**
30

31 Shane Marshall with Horrocks Engineers and Dan Adams with The Langdon Group,
32 representing UDOT, provided an update on an Environmental Impact Study of I-15 from
33 Farmington to Salt Lake City with a 2050 planning horizon. Mr. Marshall said one of the goals
34 was to make I-15 part of the Centerville community rather than a barrier to the community. Mr.
35 Adams shared a draft Purpose and Need Statement for the Environmental Impact Study:
36

37 Purpose: To improve safety, replace aging infrastructure, provide better mobility for
38 all travel modes, strengthen the state and local economy, and better connect
39 communities along I-15 from Farmington to Salt Lake City. The project purpose
40 consists of the following items which are organized by UDOT's Quality of Life
41 Framework categories of Good Health, Connected Communities, Strong Economy,
42 and Better Mobility.
43

44 Mr. Adams said the Study was currently in one of three public input stages (April 11 –
45 May 13). He shared available options for submitting public input, and encouraged Planning
46 Commission participation. Mr. Adams and Mr. Marshall answered questions from the
47 Commissioners regarding the Study and traffic planning.
48

49 **PUBLIC HEARING - ZONING CODE AMENDMENT – WATER-EFFICIENT**
50 **LANDSCAPING – CZC 12.51.070**
51

52 Community Development Director Cory Snyder presented proposed Zoning Code
53 Amendments regarding water-efficient landscaping, and said the amendments were drafted in
54 response to the Weber Basin Flip-Your-Strip program. Mr. Snyder clarified that the City currently
55 had no landscaping requirements for single-family residential development, and added that turf

1 was not required for commercial and industrial development; the commercial and industrial
2 landscaping requirement was for 75% plantings for a landscaping area at maturity. Mr. Snyder
3 explained that the City's artificial landscape ordinance restricted use of artificial turf to no more
4 than 10% of any landscape plan in any zone. He said he knew Councilmembers had been
5 contacted by residents about artificial turf, and suspected the issue would come before the
6 Planning Commission at some point.

7
8 Mr. Snyder explained some of the Weber Basin Flip-Your-Strip program requirements,
9 and emphasized that the reimbursement from Weber Basin would not necessarily cover the
10 entire cost of flipping a park strip, but would soften the blow. One of the requirements to qualify
11 for participation in the Flip-Your-Strip program was to live in a qualifying city. Design parameters
12 for a qualifying city went beyond park strips. Weber Basin served residents in Centerville along
13 Chase Lane and north of Chase Lane. Mr. Snyder said he did not know what Deuel Creek
14 Irrigation would do regarding participation in the Flip-Your-Strip program. Commissioner
15 Shegrud said she interpreted the requirements to mean that anyone living in a qualifying city
16 could qualify for participation.

17
18 Mr. Snyder said staff were concerned about making city-wide mandatory requirements
19 for enforcement, funding, and fairness reasons. He added that tolerance of the community was
20 always a big factor. Mr. Snyder expressed the opinion that there would be social pressures for
21 homeowners to gravitate to something other than turf aside from ordinance requirements (e.g.,
22 irrigation restrictions). Chair Daly said he liked that residents would be able to choose with the
23 proposed language whether or not they participated in the Flip-Your-Strip program. Mr. Snyder
24 said staff incorporated elements of ordinances adopted by Kaysville and Layton that had a
25 "highly recommended" theme in order to qualify as a participating city.

26
27 City Attorney Lisa Romney explained proposed language to prohibit citizens from
28 connecting a culinary water line to an irrigation system, and suggested adding language to
29 provide an exception for areas of the City without irrigation water service. She also suggested
30 removing language requiring weed-blocking fabric. Mr. Snyder pointed out the City already had
31 a park strip ordinance in place that prohibited use of wood chip material in park strips to prevent
32 storm drain system contamination. Ms. Romney emphasized the objective of the proposed
33 Zoning Code Amendment was to provide an opportunity for citizens to take advantage of the
34 Flip-Your-Strip program, but not to administer the program. She expressed support for
35 approving the proposed Amendment at that time, and added that she would like to continue with
36 more research to put in place what was right for Centerville.

37
38 Commissioner Wright expressed the opinion that all related requirements should be
39 clearly stated in the ordinance for the benefit and convenience of citizens wanting to participate
40 in the Flip-Your-Strip program. The Commissioners and Ms. Romney discussed possible
41 language. It was suggested that "are required to comply with" should replace "should install"
42 under (3)D.

43
44 Chair Daly opened a public hearing at 8:19 p.m.

45
46 Joseph Groberg said he lived at the north end of Centerville. He said he agreed with all
47 that had been said, and appreciated the attempt to expedite the issue for participation in the
48 Flip-Your-Strip program. Mr. Groberg spoke of the high cost of flipping a park strip.

49
50 Stephanie Richardson, Centerville resident, commented from experience that switching
51 to water efficient landscaping was expensive. She expressed appreciation that Centerville was
52 working to qualify for the Flip-Your-Strip program. Ms. Richardson said she was getting rid of a
53 lot of lawn, and felt she should be able to perhaps water the small amount of turf remaining
54 more than once a week. She suggested education regarding drip irrigation would be helpful.

1 Scott Zeidler, Centerville resident and member of the Centerville Tree Board, said he
2 had been following the water conservation issue and how it would affect the potential existence
3 of trees in park strips. He expressed the opinion that the width and the physical nature of the
4 soils in park strips were not conducive to long-term tree health. He suggested some distance on
5 the home side of sidewalks should be considered for drought tolerant landscaping as well. Mr.
6 Zeidler expressed the hope that, if the City adopted the proposed Zoning Code Amendments, it
7 would not be used to shame those who chose not to take advantage of water conservation
8 efforts. He said he supported what had been discussed, and expressed support for the spring
9 green waste drop-off provided recently by the City.

10
11 Joseph Groberg asked how long it would be before citizens could participate in the Flip-
12 Your-Strip program if the City adopted the proposed Zoning Code Amendments.

13
14 Mr. Snyder estimated the earliest the Council would consider the amendment would be
15 the first City Council meeting in May, if the Planning Commission recommended approval that
16 night. He said he suspected it would take some time for Deuel Creek Irrigation to roll out new
17 meters because of the current high demand. Mr. Snyder spoke of benefits of the new water
18 meters. Commissioner Shegrud commented that the USU Extension Service offered a class on
19 switching to a drip irrigation system, and the Jordan Valley Water Conservation District also
20 offered classes.

21
22 Chair Daly closed the public hearing at 8:36 p.m. Mr. Snyder said the proposed
23 amendment did not address trees in park strips. Ms. Romney expressed the opinion that
24 addressing trees would go hand-in-hand with the park strip issue. Commissioner Shegrud
25 commented that drip irrigation could be used with some types of turf. Responding to a question
26 from Commissioner Shegrud, Mr. Snyder explained that the language in the proposed
27 amendment specifying that 90% of all plant material should be water-wise plantings was taken
28 from the model ordinance provided by Weber Basin.

29
30 Chair Daly made a **motion** for the Planning Commission to recommend approval of the
31 proposed Zoning Text Amendments relating to Water-Efficient Landscaping, adding a sub-
32 section (h) of the Landscaping Requirements, as follows, and with the following reasons for
33 action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

34
35 **CZC12.51.070 Landscaping Requirements**

36
37 [add] (h) **Water-Efficient Landscaping Design Schemes**. In all zones, when
38 landscaping designs are submitted or installed, the City encourages the use of water-efficient
39 plantings and irrigation systems. Unless otherwise provided, such as areas not serviced by
40 secondary water, the City prohibits the use of culinary water to water landscaped areas and all
41 landscaped areas shall be watered with secondary irrigation water service. It is highly
42 recommended, but not required, that all landscaping design plans should implement water-wise
43 landscape practices, as described in the water-efficient design methods and practices set forth
44 in this Section ("Water-Efficient Design Methods and Practices").

- 45 1) **Residential Zones**. There are no minimum landscaping requirements for
46 development within single-family zones. However, there are restrictions on the
47 allowable impervious improvements to property, as listed in CZC 12.32.330 (Table of
48 Development Standards in Residential Zones). Such landscaping design schemes
49 should include the Water-Efficient Design Methods and Practices set forth in this
50 Section.
51 2) **Commercial and Industrial Zones**. For all commercial and industrial developments,
52 landscaping designs shall comply with the landscaping design guidelines of
53 12.51.060 (Landscaping Design Guidelines), and such design schemes should
54 include the Water-Efficient Design Methods and Practices set forth in this Section.

- 1 3) **Water-Efficient Design Methods and Practices.** For all landscaping designs and
2 plans, the following methods and practices should be implemented.
3 A. Turf style grass should not exceed 35% of the total landscaped area.
4 B. Turf style grass should not be placed in landscaped areas less than eight feet
5 in width.
6 C. Parkstrips less than eight feet in width are required to comply with alternative
7 plantings and materials as outlined in CMC 11.02.020 (Parkstrip Landscaping
8 or Hardscaping).
9 D. Ninety percent (90%) of all plant materials should be water-wise plantings, as
10 listed or depicted in various water conservation demonstration gardens in
11 Utah or as recommended by a landscape architect.
12 E. Rock mulch used in plant beds should have a depth of three to four inches to
13 prevent weed growth and retain soil moisture.
14 F. Soil scarification (the process of breaking up soil by fracturing or tilling)
15 should be performed to a depth of at least six inches to allow for water and air
16 exchange in soil following site work compaction in all landscaped areas.
17 G. Soil amendments (organic material) should be added and tilled into the soil to
18 a minimum depth of six inches to increase organic content and improve water
19 retention in all landscaped areas.
20 H. Irrigation systems should be designed with water wise controllers, valves, drip
21 emitters, and bubblers that provide the minimum necessary amount of water
22 to ideally sustain the landscape plantings.
23 I. Appropriate designed drip irrigation systems should be used for all non-turf
24 landscaped areas.
25 J. Irrigation operation and watering should be done between the hours of 6 p.m.
26 to 10 a.m. to reduce loss from wind and minimize evaporation or as restricted
27 by other local, special service district, county, or state regulations, including,
28 but not limited to CMC 9.02.210 (Sprinklers).
29 4) **State Law Restrictions.** Pursuant to Utah Code 10-9a-535, the City is prohibited
30 from enacting or enforcing an ordinance, resolution, or policy that prohibits or has the
31 effect of prohibiting a property owner from incorporating water wise landscaping on
32 the property owner's property. The City may not require a property owner to install or
33 keep in place lawn or turf in an area with less than eight feet.

34
35 Reasons for Action:

- 36
37 a) The Planning Commission finds that the State of Utah is experiencing significant
38 drought conditions, which requires efforts statewide to consider ways to conserve
39 water resources.
40 b) The Planning Commission finds that encouraging water conservation through use of
41 water-efficient design schemes for outdoor landscaping is needful.
42 c) The Planning Commission finds that by recommending water-efficient landscaping
43 methods, helps assist developers and residents implement conservation in a
44 meaningful manner.
45 d) The Planning Commission finds that House Bill 282 of the 2022 General Session
46 prohibits certain public or private entities from prohibiting water wise landscaping;
47 e) Therefore, the Planning Commission finds that the water-efficient recommendations
48 are consistent with the City's General Plan policies, as well as other policies adopted
49 by the State, City, and Weber Basin Water Conservation District to help in
50 conserving needed water sources.
51

PARKING AMENDMENTS DISCUSSION

Mr. Snyder presented a proposed Parking Schedule update using ESI parking study data, and answered questions from the Commission. The Planning Commission discussed proposed drive-thru stacking requirements. It was suggested that stacking space for 12 vehicles would not be sufficient for some fast-food restaurants. Current City Code required space for five vehicles per drive-thru lane. Commissioner Wright said she did not like the per lane/per bay requirements. Chair Daly said he believed per bay requirements made sense for car washes, and per pump requirements made sense for gas stations, but said he agreed per lane requirements did not make sense for fast food restaurants. Mr. Snyder said he agreed per lane requirements did not make sense for a lot of the fast-food restaurants currently in Centerville. He suggested setting a minimum requirement of stacking space for 10 vehicles. Commissioner Kjar suggested going with the recommendation of 12 vehicles and 240 feet. A majority of the Planning Commission appeared to agree.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Snyder reported there were no applications submitted for the next Planning Commission meeting. The Planning Commission decided to cancel the meeting scheduled for April 27, 2022.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the March 23, 2022 Planning Commission meeting were reviewed. Commissioner Wright requested an amendment, and **moved** to accept the minutes as amended. Commissioner Larsen seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 9:18 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Jennifer Hansen, City Recorder

Date Approved