



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON AUGUST 24, 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 - Small Subdivision Waiver - 1441 N Main Street, Applicant - Eric Defries: ADMINISTRATIVE DECISION
The applicant desires to subdivide/reconfigure the property into two (2) single-family lots. The property is currently developed with a larger older single-family home and a garage. The subdivision will be limited to two (2) lots.
2. PUBLIC HEARING - Zone Map Amendment - Remove Hillside Overlay, 975 N 610 E, Applicant, Knight - LEGISLATIVE DECISION
The current zoning map depicts that this tract of land is Zoned Residential-Low (R-L). Additionally, the lot is located in the Hillside Overlay Zone. The petitioner desires to make additional improvements to the property and the desired improvements likely exceed the maximum allowable lot coverage of the Overlay Zone. Whereas the base R-L Zone would allow additional room for the desired improvements.
3. PUBLIC HEARING - General Plan, Moderate Income Housing Amendments - LEGISLATIVE DECISION
Centerville City intends to prepare a proposed General Plan enactment or amendment regarding CMC 12-490, Moderate Income Housing Plan, to further address state statutes regarding the need for Moderate Income Housing.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - September 14, 2022
Tentative Items:

- Zone Text Amendment - Sign Placement Amendment - Applicant, C. Salmon

- Final Site Plan - Parrish Creek Lot B, Applicant T.Stuart Construction
- Conceptual Subdivision, Canyon Point Project, Applicant C Morris
- Zone Map Amendment - 224 West Chase Ln. Changing A-L to R-L, Applicant P. Feser

City Council Action Report:

- Single-family Unplatted Lot Amendments - Council Approved, as recommended

Planning Commission Goals:

- Parking Update - Council Tabled for Further Review
- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- Update Single-family Unplatted Lots Approval Process - Completed
- Landscaping Ordinance Update - Underway - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
- 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. Minutes Review and Approval

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.

**Jennifer Robison
Centerville City Recorder**

**PLANNING
COMMISSION**

Staff Report
8/24/2022

Item No. 1.

Title: PUBLIC HEARING - Small Subdivision Waiver - 1441 N Main Street, Applicant - Eric Defries:
ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The applicant desires to subdivide/reconfigure the property into two (2) single-family lots. The property is currently developed with a larger older single-family home and a garage. The subdivision will be limited to two (2) lots.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 08-24-2022 PC Staff Report, Small Subdivision Waiver, 1441 N Main Street, Grazie_Defries
2. Grazie Small Subdivision Submittal

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT/OWNER: ERIC DEFRIES
957 WINDSOR LANE
BOUNTIFUL, UTAH 84010
(eric.defries@gmail.com)

PROPERTY: 1441 N MAIN STREET
PARCEL: 02-015-0002

ACREAGE: 0.92 ACRES (*NET PROPERTY AREA*)

ZONING: RESIDENTIAL LOW (R-L)

APPLICATION: CONCEPTUAL SUBDIVISION WITH SMALL
SUBDIVISION WAIVER REQUEST

STAFF RECOMMENDATION: CONSIDER TABLING THE SMALL
SUBDIVISION WAIVER TO RECONFIGURE
LOT LAYOUT AND ADDRESS OTHER
MATTERS

BACKGROUND

The applicant desires to subdivide/reconfigure the property into two (2) single-family lots. The property is currently developed with a larger older single-family home and a garage. Since the subdivision will be limited to two (2) lots, the applicant is seeking a “Small Subdivision Waiver,” as outlined in CMC 15.02.070. Such a waiver would eliminate the preliminary and final subdivision processes of the Subdivision Ordinance, if approved by the City. Additionally, the Planning Commission is assigned as the final land use authority for approving any qualifying small subdivision.

SMALL SUBDIVISION PROCESS

Small Subdivision Waiver Section CMC 15.2.070

A small subdivision is defined as a subdivision of not more than two (2) lots [CMC 15.1.104.45]. Since the property is being subdivided into two developable lots, it can qualify for the small subdivision waiver, as long as it meets the criteria of the waiver allowance. These criteria are reviewed below in this report.

(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 Main 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: Since there is a change of use to the property and the land fronts Main Street, the applicant will need to contact UDOT to allow a drive approach for a second building lot. However, Staff is not aware of any additional planned widening in the future for Main Street.

Additionally, the element does not indicate any new connecting roads being proposed to run through any portion of the future two lots for future planned development.

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

- **Staff Response:** The subject property has not been involved in any type of previous subdivision approval within the last three (3) years.

GENERAL SUBDIVISION REGULATIONSZoning Ordinance Requirements CMC 15.2.107(2)

Each lot must meet the bulk and area requirements for the Residential Low Zone, which are as follows:

Proposed 2 Lots: 1441 N. Main Street Applicable Development Standards, Residential-Low Zone, CZC 12.32.1			
Development Standard	Required	Actual	Compliance
Lot and Parcel Standards			
Minimum Width (at FY setbacks)	60 Feet	73.31 & 126.05 Feet	Yes
Site Standards			
Buildable Area	2,000 Square Feet	Undefined	Likely
Gross Density	4 Units Per Gross Acre	2 Proposed Lots – 0.92 acres (<i>net area</i>)	Yes

Improvements and Utility Easements Section CMC 15.2.107(3) and CMC 15.05.060

Utilities and services are likely available near or on-site for both lots. However, the applicant needs to provide all utility provider sheets verifying there are adequate services is available for the lots.

The required 10-foot public utility easement for both lots have NOT been shown. The configuration 7-foot side/rear easements also remains incomplete, at the writing of this report.

The applicant will still be responsible for paying any related fees and bonds related to any missing/damaged public improvements.

Storm Water and Drainage (CMC 15.05.050) – The applicant has provided a Storm Water Analysis. The City Engineer has not completed a review at this time to determine compliance with City Standards.

Lot Side Lines/Right Angles (CMC 15.05.020) – The subdivision plan depicts two (2) lots. However, the side lot lines do not fully reflect the expected lot configuration. The Planning Commission may recommend exceptions to this requirement upon showing of good cause. Since this small subdivision waiver, the Planning Commission may choose to require further review using preliminary and final plat reviews or may refer the conceptual plan and a lot line exception to the City Council for their review and acceptance [see CMC 15.05.020(d)].

The applicant has represented that due to topographical issues, the depicted lot configuration is being proposed. However, staff is concerned about creating a substantial underutilized area in the west/northwest area and believes a different configuration may be more appropriate to establish orderly development (see CMC 15.05.080). This matter will be further addressed in detail at the Planning Commission Meeting by staff and the applicant.

Driveway/Approach Configuration (CMC 11.01.060) – The tract to be developed is located along Main Street. The City is authorized to review and require street improvements along Main Street. However, as indicated earlier, only UDOT can review and approve a change of land use related to ingress/egress (driveways) from Main Street.

PLANNING STAFF RECOMMENDATION

Suggested Motion for the small subdivision waiver/lot split for property at 1441 North Main Street; “I hereby make a motion for the Planning Commission to **TABLE** the small subdivision waiver request for Parcel **02-015-0002**, subject to the following directives:

- a. The subdivision plans shall be modified to address the minimum “buildable area” requirements of 2,000 square feet (see CZC 12.32.1).
- b. The subdivision plans shall be modified to address the required 10-foot front yard public utility easements and the 7-foot side/rear easements [see CMC 15.2.107(3)]
- c. For storm water management, the City Engineer needs to complete a review to determine compliance with City Standards and make needed recommendations (see CMC 15.05.050).
- d. The applicant shall provide copies of all applicable utility provider sheets verifying there are adequate services is available for the lots from entities deemed appropriate by ordinance and/or by City Staff (see CMC 15.05.060).
- e. The subdivision plans shall re-address the feasibility of a different lot configuration that is more appropriate to establish orderly development (see CMC 15.05.080).
- f. The applicant shall contact UDOT and provide written conformation or applicable acceptable terms for ingress/egress to the proposed lots (see - CMC 11.01.060).



Memorandum

To: Eric Defries
From: Jory Wahlen
Wasatch Civil Consulting Engineering
Date: October 20, 2021
Subject: Eric Defries – Storm Water Analysis

Wasatch Civil has performed a storm water analysis on the proposed subdivision located at 1441 North Main St in Centerville, Utah to determine compliance with Centerville City Standards and the impacts of the potential runoff to the adjacent properties.

Background

The existing site is located in a developed area on the west side of main street and neighbors single family residential homes to the north, south and west of the property. The property drains from east to west making it difficult to collect and discharge the runoff generated from the site to the Centerville City storm water system without significantly impacting adjacent properties. The site is densely vegetated with trees, shrubs, and other native vegetation. The NRCS Soil Mapping indicates that the soils consist primarily of Class A soils including Cobbly sandy loam.

Storm Water Analysis

The inability to discharge runoff to the Centerville City Storm Drain system require that the proposed subdivision retain runoff onsite. The dense vegetation and the soil types indicate that the proposed site has high infiltration rates and low runoff potential. Wasatch Civil analyzed the runoff generated from both a 100-Year Storm and a 25-Year Storm with the following assumptions:

- Lacking a discharge Wasatch Civil assumed an infiltration rate of 3-inch/hour. This assumption is based on a conservative infiltration range of 2 inch/hour to 6 inch/hour for similar soil types
- The proposed runoff would be retained along the western portion of the subdivision. Minor adjustments to the grade would result in approximately 2,500 SF of storage area for onsite retention.

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A summary of the detention requirements is shown in Table 1 and Table 2

C=0.25

A=0.926 Acres

Q_{Infiltration}=0.21 CFS

Table 1: 25-Year Storm Event

Duration	25-yr Storm Intensity	Q	Elapsed Time	Cumulative Volume	Cumulative Discharge	Difference
(min)	(in/hr)	(cfs)	(sec)	(ft ³)	(ft ³)	(ft ³)
10	3.63	0.84	600	504	126	378
15	3.00	0.69	900	625	189	436
30	2.02	0.47	1800	842	378	464
60	1.25	0.29	3600	1042	756	286
120	0.74	0.17	7200	1234	1512	-278
180	0.53	0.12	10800	1317	2268	-951

Table 1: 100-Year Storm Event

Duration	100-yr Storm Intensity	Q	Elapsed Time	Cumulative Volume	Cumulative Discharge	Difference
(min)	(in/hr)	(cfs)	(sec)	(ft ³)	(ft ³)	(ft ³)
10	5.41	1.25	600	752	126	626
15	4.48	1.04	900	934	189	745
30	3.02	0.70	1800	1259	378	881
60	1.86	0.43	3600	1551	756	795
120	1.08	0.25	7200	1801	1512	289
180	0.74	0.17	10800	1859	2268	-409

The analysis indicates that the retention requirements for the proposed subdivision would be approximately 464 CF for a 25-Year Storm or 881 CF for a 100-Year Storm

Recommendation

Based on the analysis Wasatch Civil recommends that the proposed subdivision regrade the western property line to ensure that the runoff is retained on site. The western portion of the property contains approximately 2500 SF which would only require minor grading to provide the necessary retention. This would also satisfy the storm water quality requirement to retain the 80th percentile storm. The grading should also include a vegetated overflow located near the property line of Lot 1 and 2 of the Sunset View Estates Subdivision to minimize potential impacts to the adjacent homes.

STORM WATER QUALITY REPORT

Date: October 20, 2021
Project Name: 1441 N Main St, Centerville, UT 84014
Design Engineer: Wasatch Civil Consulting Engineering – Jory Wahlen, P.E.
Page: 1 of 4

Receiving Water Impairments:

Is the project within a watershed that is 303(d) listed? No

Name of receiving water(s): Centerville storm drain facilities to the Great Salt Lake

Listed Impairment(s): None

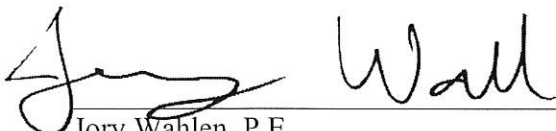
Does the watershed that has an approved TMDL? No

If yes:

Approved TMDL(s): None

Certification:

I have reviewed the storm water quality design and find this report to be complete, accurate, and current.


Jory Wahlen, P.E.
Wasatch Civil Consulting Engineering

Centerville City Review and Approval: _____

STORM WATER QUALITY REPORT

Date: October 20, 2021
Project Name: 1441 N Main St, Centerville, UT 84014
Design Engineer: Wasatch Civil Consulting Engineering – Jory Wahlen, P.E.
Page: 2 of 4

Project Information:

General Description: Lot Division.

Development Classification: Subdivision

Project Area: 0.93 acres

80th Percentile Storm Depth (in): 0.5 Inches

Area of Land Disturbance (ac): 0.93 acres

Project Impervious Area (ac): Streets = 0.0 acres (includes sidewalks, curb & gutter)
Homes = 0.32 acres* (roofs, driveways, sidewalk, sheds)
Total = 0.32 acres

Project Imperviousness (%): 34 %

Project Volumetric Runoff Coefficient for HSG = C: $R_v = (0.84)(i)^{1.302}$ (Guo, 2013)

$$R_v = 0.084$$

80th Percentile Volume (cf):

$$V_{goal} = (0.084) (0.93 \text{ acres}) ((0.5/12) \text{ feet}) = 0.009512 \text{ acre-feet} = 414.3 \text{ cf}$$

STORM WATER QUALITY REPORT

Date: October 20, 2021
Project Name: 1441 N Main St, Centerville, UT 84014
Design Engineer: Wasatch Civil Consulting Engineering – Jory Wahlen, P.E.
Page: 3 of 4

Subsurface Information:

Groundwater:

Depth to Groundwater (ft): 80 inches

Historical High Depth to Groundwater if known (ft): Unknown

Source: NRCS Soil Website.

Groundwater or Soil Contamination at Site: No

Soil Information

Source: NRCS Soil Website

Description: KIE2 – Kilburn cobbly sandy loam, 10 to 20 percent slopes, eroded. See additional properties below as obtained from the NRCS website.

Properties and qualities

Slope: 10 to 20 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Ecological site: R028AY306UT - Upland Gravelly Loam (Bonneville
Big Sagebrush)

Infiltration Rate (in/hr): 2 to 6 in/hr

Hydrologic Soil Group: A

STORM WATER QUALITY REPORT

Date: October 20, 2021
Project Name: 1441 N Main St, Centerville, UT 84014
Design Engineer: Wasatch Civil Consulting Engineering – Jory Wahlen, P.E.
Page: 4 of 4

Soil Contamination at Site: No

Dissipation:

General Standard - dissipation by infiltration in 48 hours

Infiltration Rate - 2 inches per hour (average)

Maximum Depth, $d = 48 \text{ hours} (2 \text{ inches/hour}) = 96 \text{ inches}$

LID Feasibility Evaluation:

The LID and Retention requirements are feasible for the proposed project. The existing vegetated drainage swells provide a filtering effect to limit the transport of pollutants downstream. Additionally, the dense vegetation significantly reduces the amount of retention that is required. With minor grading, the proposed project will effectively retain the 80th percentile storm event along the western portion of the property.

Other Water Quality Measures:

It is recommended that the property owner minimize the disturbance of the existing vegetation along the western portion of the property. The dense vegetation is the most effective method for reducing the amount of runoff and filtering the pollutants before they runoff onto adjacent properties.

**PLANNING
COMMISSION**

Staff Report
8/24/2022

Item No. 2.

Title: PUBLIC HEARING - Zone Map Amendment - Remove Hillside Overlay, 975 N 610 E, Applicant, Knight - LEGISLATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The current zoning map depicts that this tract of land is Zoned Residential-Low (R-L). Additionally, the lot is located in the Hillside Overlay Zone. The petitioner desires to make additional improvements to the property and the desired improvements likely exceed the maximum allowable lot coverage of the Overlay Zone. Whereas the base R-L Zone would allow additional room for the desired improvements.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 08-24-2022 PC Staff Report Zone Map Amendment, Remove Hillside Overlay, Applicant Knight
2. Rezone Hillside Overlay, KNIGHT

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

**STAFF REPORT
AGENDA: ITEM 2**

**PROPERTY OWNER
/APPLICANT:**

**MARK KNIGHT
975 NORTH 610 EAST
CENTERVILLE UT 84014
(mark_knight1@hotmail.com)**

PROPERTY LOCATION: 975 NORTH 610 EAST

**PARCEL SIZE: 0.23 ACRES
PARCEL NUMBER: 02-168-0102, LOT 102 ROCKWOOD FARMS SUBDIVISION**

**APPLICATION: ZONING MAP AMENDMENT – REQUEST TO REMOVE
OVERLAY ZONE**

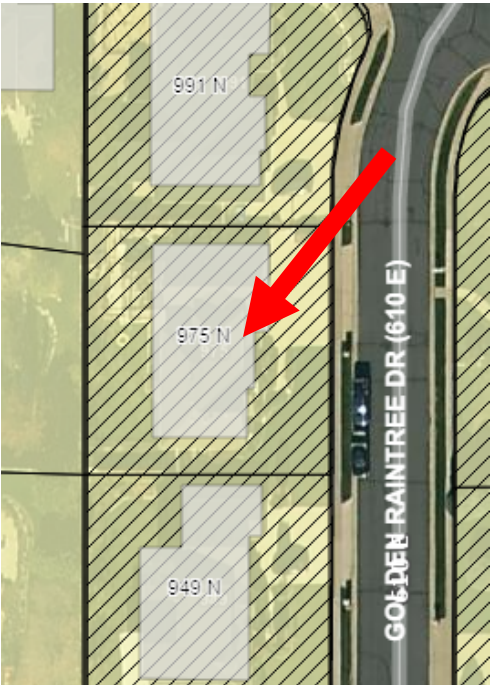
STAFF RECOMMENDATION: CONSIDER TABLING FOR FURTHER ANALYSIS

BACKGROUND

The petitioner owns a lot (with home) located on the subject property. The current zoning map depicts that this tract of land is Zoned Residential-Low (R-L). Additionally, the lot is located in the Hillside Overlay Zone

The petitioner desires to make additional improvements to the property. However, the existing and desired improvements likely exceed the maximum allowable lot coverage of 40% (*see applicant’s narrative*). Whereas the base R-L Zone would allow up to 60% of the lots for desired improvements.

**REVIEW AND ANALYSIS OF THE REQUEST
Factors to be considered, CZC 12-21-080(e)**



1. Whether the proposed Zoning Code or Zoning Map amendment is consistent with goals, objectives, and policies of the General Plan;

This lot is located with Neighborhood 3, Northeast Centerville, General Plan Section 12-480-4. The neighborhood plan with regards to Residential Development Policies are:

- a. *To maintain compatibility with the style of development presently existing in this area, all future residential development in northeast Centerville should be low density single family.*
- b. *Northeast Centerville is located almost entirely on the foothills of the Wasatch Mountains. Low density residential development will have the least impact on these sensitive hillside areas. Care must be taken in all development to consider and mitigate the impact upon the hillside environment.*

Staff Comment: The purpose of the Hillside Overlay Zone is “to insure that urban development in these sensitive areas be guided in a manner that will minimize the potential for flooding, erosion, and other environmental hazards and will protect the natural scenic beauty of the foothills.”

The Overlay Objectives to be achieved can be summarized as:

- *Minimize Grading and Earthwork when Developing*
- *Retain Trees and Native Vegetation*
- *Mitigate Roadway Scaring of Hillsides*
- *Leave Ample Room for Surface Drainage, Landscaping, and Circulation*
- *Maintain Low Density Development*
- *Mitigate Erosion*
- *Preservation of Open Space & View Shed Preservation.*

According to Davis County Records, the home was developed in 1997 and the subdivision was recorded in May of 1996. At that time, the Hillside Overlay Zone was in effect. Staff is not clear what applicable overlay provisions were also in place at the time of approval and recording. However, overtime the properties appear to have already made improvements that may not fully account for/comply with the current 40% limitation.

2. Whether the proposed Zoning Map amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

AND

3. The extent to which the proposed Zoning Map amendment may adversely affect adjacent property;

Staff Comment: Staff has reviewed the matter and is of the opinion that the three (3) lots adjacent to each other are some of the smallest of lots of the subdivision (10,000 to 12,000 vs 15,000 to 18,000 sq. ft.). Additionally, it visually appears that these three (3) adjacent

lots likely already exceed the 40% maximum improvement limitation. During the Development Review Committee's review of the request, the City Engineer indicated that these three lots have similar grades to the adjacent lots in the Subdivision to the west (e.g. *Shadow Mountain Subdivision*).

The Shadow Mountain Subdivision was recorded in July of 1992. Most of the Shadow Mountain Lots are 10,000 to 12,000 Sq. ft. Both Subdivisions were Zoned R-1-10 at the time of their development, requiring a minimum lot size of 10,000 sq. ft. Therefore, staff is of the opinion that the subject lot and the surrounding adjacent lots are likely all part of the transitional edge up into the eastern foothill area that is the main focus of the Hillside Overlay Zone.

4. **For proposed Zoning Map amendments, the adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.**

Staff Comment: Since the lot is located amongst already developed subdivisions, all utility services, police/fire protection, and other services are being provided, are present and/or available.

PLANNING STAFF RECOMMENDATION

Staff is generally of the opinion that the Hillside Overlay Zone is an geographical area designation related to overall Hillside Development. Consequently, amending the overlay using a lot-by-lot application is not an efficient use of an overlay regulation. Can it be done? Yes, (*see Option 2 Motion*).

Nevertheless staff is more supportive in considering the three (3) lots previously mentioned in this report. These lots appear to be the smaller lots of the original subdivision and likely already exceed the 40% improvement coverage limit. Additionally, due to their similarity to the adjacent lots to the west that are not in the overlay zone, these lots in the immediate vicinity are the transitional edge into the foothill area. Therefore, staff would make the following Option 1 recommendation:

(OPTION 1 - SUGGESTED MOTION) *"I hereby make a motion for the Planning Commission to **TABLE** the Zone Map Amendment for land parcel 02-168-0102, Lot 102 Rockwood Farms Subdivision to be removed from the Hillside Overlay Zone. Additionally, the Planning Commission directs staff to expand the request for removal to include Lot 101 and Lot 103 of the Rockwood Farms Subdivision and provide the applicable notices required by ordinance. Afterwards, at a subsequent meeting and hearing, the Planning Commission will determine the appropriate recommendation to make to the City Council.*

(OPTION 2 - SUGGESTED MOTION) *"I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the Zone Map Amendment for land parcel 02-168-0102, Lot 102 Rockwood Farms Subdivision to be removed from the Hillside Overlay Zone."*

SUGGESTED REASONS FOR THE ACTION:

- a) *The Planning Commission finds that the proposed zone map amendment and associated allotted density is consistent with the General Plan for Neighborhood 3, Northeast Neighborhood. [12-48-4].*
- b) *The Planning Commission finds that the purpose of the Hillside Overlay Zone is “to insure that urban development in these sensitive areas be guided in a manner that will minimize the potential for flooding, erosion, and other environmental hazards and will protect the natural scenic beauty of the foothills.”*
- c) *The Planning Commission finds that the subject lot has a similar grade and size to the adjacent surrounding subdivision to the west.*
- d) *The Planning Commission finds that the existing and desired improvements of the subject lot already exceeds the maximum allowable lot coverage of 40% (see applicant’s narrative). Whereas the base R-L Zone would allow up to 60% of the lots for desired improvements.*
- e) *The Planning Commission finds that amendment is harmonious with the overall character of existing development in the adjacent vicinity of the subject property.*
- f) *The Planning Commission finds that the current developed improvements of the lot have not and would not likely have an adverse effect on adjacent lots.*
- g) *Therefore, the Planning Commission finds that the request for removal from the Hillside Overlay ought to be approved.”*



CENTERVILLE CITY ZONING MAP AMENDMENT PETITION FORM
FOR AMENDING THE ZONING MAP

I / We the undersigned property owner(s) do respectfully request that the Centerville City Zoning Map be amended as follows:

Date Submitted: July 25, 2022 Parcel Identification Number(s): _____

Petitioner: MARK KNIGHT Phone #: 801 556 9332

Petitioner Address: 975N 60E City, St, Zip: CENTERVILLE /UT/ 84014

Proposed Use of Rezoned Property: Continuing Primary Residence, changing the lot by removing the overlay and retaining R-L.

REZONING: FROM: _____ TO: _____ ACREAGE? 0.23

Owner(s) of Property: MARK KNIGHT ANDREA KNIGHT

Mailing Address: 975N 60E City, St, Zip: CENTERVILLE /UT/ 84014

Property Address: 975N 60E, CENTERVILLE, UT, 84014

Petitioner Is: ☒ Owner () Owner's Agent () Prospective Buyer
 () Other, please specify _____

Dated this 25th day of July, 20 22

Mark Knight

 Petitioner's Signature

Mark Knight

 Owner's Signature

STATE OF UTAH }
 } SS.
 COUNTY OF DAVIS }

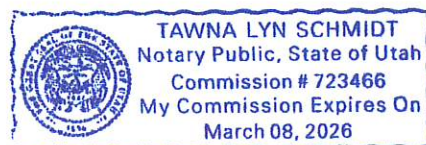
On the 26 day of July, 200 22, personally appeared before me
Mark Knight the signer(s) of the above instrument who

duly acknowledged to me that they executed the same.

Tawna Lyn Schmidt

 Notary Public

 Seal



Zone Map Amendment Application – 975 N 610 E, Centerville, UT, 84014

The purpose of this extract is to document the basis for requesting the change in zone mapping. Accordingly, the request is to change the zone of the lot from Hillside Overlay to removing the Overlay component such that the zoning would remain as R-L under the code.

The purpose of removing the overlay component is to allow us to complete some building fixtures that likely would exceed the 40% impervious coverage of the lot according to the code. Therefore the request is to remove the limitation Overlay which would still result in the property being primary residence or R-L, however, would afford us the opportunity to complete the remaining fixtures because the impervious coverage would increase to 60%.

From discussion with the City Planner – Corey Snyder we noted that likely the subdivision initially was all zoned hillside overlay. However, this lot and the lots either side do not appear to have a slope exceeding 30%, in fact, the front and back yards are relatively flat and there are no current water run off issues. Therefore our request is to remove the Overlay element of the zone for the lot due to it not being slopy and due to the water being currently appropriately retained.

The fixtures we are planning on building include a pergola and roof over our deck. Due to these new items, we already would have exceeded the 40% limit due to the property being zoned Hillside Overlay.

The deck and pergola will be consistent with other surrounding properties and will enable us to cool the house down effectively from the Western Sun in the summer time and allow us to enjoy our back yard.

The property will have sufficient storm water systems in place to capture and retain water on site.

RECEIVED JUL 26 2022

**PLANNING
COMMISSION**

Staff Report
8/24/2022

Item No. 3.

Title: PUBLIC HEARING - General Plan, Moderate Income Housing Amendments - LEGISLATIVE DECISION

Initiated By: PLANNING STAFF

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Centerville City intends to prepare a proposed General Plan enactment or amendment regarding CMC 12-490, Moderate Income Housing Plan, to further address state statutes regarding the need for Moderate Income Housing.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 08-24-2022 PC Staff Memo MIH Strategies - MIH Plan Draft Amendments

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

STAFF MEMORANDUM

TO: CENTERVILLE CITY PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: MODERATE INCOME HOUSING PLAN POLICIES - DRAFT AMENDMENTS

BACKGROUND

As the Planning Commission is aware, HB 462 (of 2022) requires cities to review and update their General Plan in relation to Moderate Income Housing (MIH). The Bill requires municipalities to adopt a minimum of three (3) strategies with an implementation plan, or five (5) strategies for priority consideration of Transportation Investment Funds (TIF) or Transit Transportation Investment Funds* (TTIF). The Bill also requires a report to be submitted to the Housing and Community Development (HCD) by October 1, 2022.

This memorandum outlines the proposed MIH Strategy Amendments that have been initially agreed upon by the Commission during earlier discussions. Since then, planning staff also added the needed “implementation” component required by the statute. The statute requires a minimum a timeframe to be identified.

Please keep in mind that the City Council must review these amendments and complete the task of amending the General Plan. The amendments required by state statute need to be submitted to the State by October 1, 2022. The remaining Council Meetings available are September 6th and September 20th of next month. It would be preferable if the Commission could make a recommendation to the Council during this meeting.

**PROPOSED MIH PLAN LANGUAGE ELIMINATION/MODIFICATION
AMENDMENTS – GENERAL PLAN PART 12-490.**

- **Remove - All Of Plan Element 5, as currently adopted**
- **Modify - Plan Element 6 And Relabel To Element 5, as proposed below.**
- **Modify – Plan Element 6, as proposed below**
- **Remove – All of 6-D, as currently adopted**
- **Remove – All of 6-E, as currently adopted**
- **Remove – All of 6-F, as currently adopted**
- **Remove – All of 6-G, as currently adopted**

CITY WEBSITE LINK FOR CURRENT MODERATE INCOME HOUSING PLAN -

<https://www.centervilleutah.gov/DocumentCenter/View/109/Part-12-490-Moderate-Income-Housing-Plan-11-19-2019-PDF>

PROPOSED MIH PLAN NEW LANGUAGE AMENDMENTS

PLAN ELEMENT 5

Inter-agency Cooperation & Coordination Strategies

5.A. 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

5.B. Demonstrate creation of, or participation in, a community land trust program for moderate income housing

5.C. Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing

5.D Apply for or partner with:

5.D.1. An entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing,

5.D.2. An entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity,

5.D.3. An entity that applies for affordable housing programs administered by the Department of Workforce Services,

Projected Strategy Implementation Next 5 Years

5.A. Initiation: 1-2 years, ongoing
Progress Metric: Evaluate RDA Programs and Annual Budget
Responsible Agency: City's RDA & City Council & Mayor, City Manager

5.B Initiation: 4-5 years, ongoing
Progress Metric: Discuss with Davis County and Local Surrounding Cities
Responsible Agency: City Council & Mayor, City Manager & Attorney

5.C. Initiation: 2-4 years
Progress Metric: Discuss with Davis County and Local Surrounding Cities
Responsible Agency: City Council & Mayor, City Manager & Attorney

5.D.1. Initiation: 1-5 years, ongoing.
Progress Metric: Seek Market Driven Opportunities
Responsible Agency: City Council & Mayor, City Manager, Community Development Director

5.D.2. Initiation: 1-5 years, ongoing.
Progress Metric: Seek Market Driven Opportunities
Responsible Agency: City Council & Mayor, City Manager, Community Development Director

5.D.3. Initiation: 1-5 years, ongoing.
Progress Metric: Seek Market Driven Opportunities

	Responsible Agency: City Council & Mayor, City Manager, Community Development Director
5.D.4. 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,	5.D.4. Initiation: 1-5 years, ongoing. Progress Metric: Seek Market Driven Opportunities Responsible Agency: City Council & Mayor, City Manager & Attorney, Community Development Director
5.D.5. An entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or	5.D.5. Initiation: 2-4 years, ongoing. Progress Metric: Discuss Opportunities with Davis County Housing Authority Responsible Agency: City Council & Mayor, City Manager, Community Development Director
5.D.6. Any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing	5.D.6 Initiation: 1-5 years, ongoing. Progress Metric: Seek Market Driven Opportunities Responsible Agency: City Council & Mayor, City Manager, Community Developer Director

PLAN ELEMENT 6

Local Government Regulation and/or Investment Strategies

Projected Strategy Implementation Next 5 Years

6.A. 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	6.A. Initiation: 1-2 years, ongoing Progress Metric: Evaluate City Compensation Program and Annual Budget Responsible Agency: City Council & Mayor, City Manager & Attorney
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**PLANNING
COMMISSION**

Staff Report
8/24/2022

Item No. 1.

Title: Community Development Director's Report

Initiated By: Planning Commission

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Next Planning Commission Meeting - September 14, 2022

Tentative Items:

- Zone Text Amendment - Sign Placement Amendment - Applicant, C. Salmon
- Final Site Plan - Parrish Creek Lot B, Applicant T. Stuart Construction
- Conceptual Subdivision, Canyon Point Project, Applicant C Morris
- Zone Map Amendment - 224 West Chase Ln. Changing A-L to R-L, Applicant P. Feser

City Council Action Report:

- Single-family Unplatted Lot Amendments - Council Approved, as recommended

Planning Commission Goals:

- Parking Update - Council Tabled for Further Review
- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- Update Single-family Unplatted Lots Approval Process - Completed
- Landscaping Ordinance Update - Underway - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
8/24/2022

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 8-10-22 PC

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, August 10, 2022
7:00 p.m.

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

MEMBERS PRESENT

Kevin Daly, Chair
Shawn Hoth
Mason Kjar
Becki Wright, Vice Chair

MEMBERS ABSENT

Matt Larsen
Heidi Shegrud
Christina Wilcox

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Jennifer Robison, City Recorder

PLEDGE OF ALLEGIANCE

LEGISLATIVE PRAYER OR THOUGHT Commissioner Hoth

PUBLIC HEARING – ZONE TEXT AMENDMENT TO CZC 12.55 REGARDING DEVELOPMENT OR USE OF A PARCEL

One of the Planning Commission's goals was to streamline the process for approving residential development outside a platted subdivision. The desire was to allow the process to move away from obtaining an approval from the Planning Commission, which was a two-step site plan review and approval process, and allow the Zoning Administrator to approve such development provided the development met current City regulations. City Attorney Lisa Romney presented proposed changes to City Code to streamline the process.

Community Development Director Cory Snyder commented that in Centerville there were some unplatted lots in areas of survey error, and gave an example of an error found in the process of verifying easement locations on an unplatted lot. Ms. Romney said the City would receive a lot of information from the proposed streamlined application process. She said staff recommended approval of the proposed amendments.

Chair Daly opened a public hearing at 7:16 p.m., and closed the public hearing seeing that no one wished to comment. Commissioner Wright **moved** for the Planning Commission to recommend approval of the proposed Zoning Text Amendments to streamline the process for approving residential development outside a platted subdivision, as proposed by staff with the following findings. Commissioner Hoth seconded the motion, which passed by unanimous vote (4-0). Commissioner Wright thanked staff for being thoughtful in streamlining the process.

Findings:

- a. The Planning Commission finds that single-family development helps maintain the character of the community, which is consistent with the City's General Plan.

- b. The Planning Commission finds that Site Plan Review is a two-step process that includes holding a public hearing to review and consider considerable amount of zoning and other applicable development regulations.
- c. The Planning Commission finds that approving single-family development ought not require the same process and approval as multi-family, commercial, and industrial development.
- d. Therefore, the Planning Commission finds it feasible to streamline the process for approving residential development outside a platted subdivision.

MODERATE INCOME HOUSING STRATEGY DISCUSSION – CONTINUED

Community Development Director Cory Snyder presented ten options selected by staff from the State's 2022 list of moderate-income housing strategies based on the following ideas previously discussed by the Planning Commission:

- Inter-agency Cooperation & Coordination Strategies
- Local Government Regulation and/or Investment Strategies

Mr. Snyder answered questions about RDA tax increment revenue. Commissioners discussed options presented by staff, and expressed interest in the following strategy options:

- Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing
- 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

Mr. Snyder commented that a risk of interagency cooperation was the possibility of differing levels of interest and motivation. The Planning Commission added the following strategy options to recommend for Council consideration:

- Demonstrate utilization of 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
- Demonstrate creation of, or participation in, a community land trust program for moderate income housing
- 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

Commissioner Kjar said he believed the following strategy would be a spectacular project, but was not sure Centerville would be the right place for it. The Planning Commission discussed the possibility of interagency cooperation or mortgage assistance in combination with the strategy.

- Develop a moderate-income housing project for residents who are disabled or 55 years old or older

LANDSCAPING REGULATION DISCUSSION – REVIEW EXISTING ZONING ORDINANCES IN RELATION TO WATER CONSERVATION OPTIMIZATION

The City Council previously directed staff and the Planning Commission to review existing landscaping regulations and propose reasonable changes. Mr. Snyder commented that turf grass was the easiest way to meet a landscaping requirement, but use of turf grass could be in conflict with water conservation efforts. He spoke of xeriscaping versus drought tolerant landscaping. The Planning Commission discussed artificial landscaping.

Chair Daly said he would be in favor of making small changes, such as adjusting percentages, but did not see a need to make big changes. Commissioner Wright suggested encouraging new development to consider water conservation when planning park strip landscaping. Staff commented that the recently amended park strip ordinance was a work in progress. Commissioner Wright suggested the required turf percentage could be reduced, but directions and standards for replacement of turf would need to be increased.

Commissioner Wright suggested zoning ordinances reference water-wise plantings rather than “xeriscaping”. The Planning Commission and Mr. Snyder discussed incentivizing by reducing the required percentage of landscaping for commercial development if the landscaping qualified as water-wise. Commissioner Wright suggested also incentivizing a drip irrigation system.

Chair Daly said he believed one of the most reasonable approaches would not be to change the overall amount of landscaping, but change the possible configuration of the landscaping, allowing more flexibility. Chair Daly suggested amending the percentage in CZC 12.51.070(a)A(a)(i) from 75% to 60%, and 12.63(2) from less than 75% to less than 60%. Mr. Snyder said he would adjust the language as discussed.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on August 24, 2022. Mr. Snyder updated the Planning Commission regarding recent actions by the City Council.

MINUTES REVIEW AND APPROVAL

Minutes of the July 27, 2022 Planning Commission Meeting were reviewed. Commissioner Wright **moved** to accept the minutes. Commissioner Kjar seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 8:40 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wright seconded the motion, which passed by unanimous vote (4-0).

Jennifer Robison, City Recorder

Date Approved