



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON SEPTEMBER 28, 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 - Conceptual Site Plan Amendment, The Hive Development at 555 North 400 West - ADMINISTRATIVE DECISION
A Request for Increased Fence Height along the rear yard of the Single-family home lots.
2. PUBLIC HEARING - Zone Text Amendments, Landscaping Regulations CZC 12.51 - LEGISLATIVE DECISION
The City Council has requested that the Planning Staff and Commission review the landscaping requirements with a focus on improving water use efficiency and conservation.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - October 12, 2022
Tentative Items:

- Conditional Use Permit - Vehicle Sales, Used, Clubhouse Motors

City Council Action Report:

- Zone Map Amendment, Removal of Hillside Overlay, Applicant M. Knight - Council Approved, as recommended by Commission

Planning Commission Goals:

- Subdivision Ordinance - In Progress, needs 2022 State Amendments

- 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
- Parking Update - Council Tabled for Further Review
- Update Single-family Unplatted Lots Approval Process - Completed

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
September 14, 2022 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.

Jennifer Robison
Centerville City Recorder

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
9/28/2022

Item No. 1.

Title: PUBLIC HEARING - Conceptual Site Plan Amendment, The Hive Development at 555 North 400 West - ADMINISTRATIVE DECISION

Initiated By: The Hive, LLC

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

A Request for Increased Fence Height along the rear yard of the Single-family home lots.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 09-28-2022 PC Staff Report The Hive Site Plan Amendment - Conceptual Submittal
2. Grading Plan Design Sheets
3. Focus Engineering Design Plans

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

STAFF REPORT AGENDA: ITEM 1

**PROPERTY OWNER/
APPLICANT:**

***CW THE HIVE, LLC
LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
Representative: Jon Galbraith, jon@cwland.com***

PROPERTY: ***555 NORTH 400 WEST***

PARCEL ACREAGE: **6.63 ACRES**

ZONING: **RESIDENTIAL-HIGH/PLANNED DEVELOPMENT
(R-H/PD)**

APPLICATION: **SITE PLAN AMENDMENT – CONCEPTUAL SUBMITTAL**

- a. REQUEST FOR TALLER FENCE ALONG NORTH
BOUNDARY OF THE SINGLE-FAMILY HOMES*

RECOMMENDATION: **CONSIDER APPROVAL OF REQUEST**

BACKGROUND

The Applicant desires to amend their Site Plan Approval regarding fencing along the northern property line. Due to final site grading along the single-family lots, the desire now is to add a 1' to 3' retaining wall, and then install the approved 6-foot fence on top of the retaining wall. This final height of the fence would then range from 7-feet to 9-feet.

**PLANNING COMMISSION STATEMENT REALTED TO FINAL SITE PLAN
APPROVAL**

The Final Site Plan for this development was approved by the Planning Commission on February 24, 2021. As part of this approval, the Commission communicated the following:

"The Planning Commission wanted to acknowledge that according to CZC 12.55.110(a)(3), the ability to increase the fence height to 8-feet is a potential for you and the adjacent residents to seek approval from the Commission to help buffer the differing uses along the north boundary line of your project."

ZONING ORDINANCE REGULATION

According to CZC 12.55.110, Fences And Walls, The Planning Commission may approve a fence, wall or similar structure not to exceed 10 feet in a rear area or side yard in the ... R-H... zone, as part of a site plan review, or amended site plan, with the findings by the Planning Commission that is to be a benefit to the surrounding properties and/or help to buffer the use and is in the City's best interest.

PLANNING STAFF ANALYSIS

According to the submittal, the current grade of the backyards for the new homes is higher than originally planned. Consequently, the homes will site a bit higher in elevation, which is measured from the final finished grade. If the final grade of the rear line of the new home lot remains the same, it increases the down slope of the back yard due to the short 20-foot setback. If the grade is not transitioned with this increased slope (e.g. owners wanting a flatter yard area), it creates a channeling/canal like structure along the back yards in order to drain the yards areas, as originally planned. The applicant would like to mitigate this problem by installing the retaining system.

The design plan is to keep the drainage plan along the rear yards as originally designed. Additionally, the applicant has represented to staff that the downspouts for roof drainage will be connected to the stormwater system in the private lane in the project. Therefore the rear yard system will only carry stormwater generated from the rear yards.

Furthermore, the applicant makes the argument, that the taller fence will slightly increase the visual buffering for the existing homes located to the north. However, this taller fence may create additional sunlight shadowing of the rear yards for existing homes to the north. Nevertheless, the increase fence height will assist in buffering the new development in this higher density zone that is adjacent to the residential low zone to the north (see CZC 12.55.110(4)(B)).

PLANNING STAFF RECOMMENDATION

[Suggested Motion] "I hereby motion for the Planning Commission to **ACCEPT** the Conceptual Site Plan requesting an increased fence height for the Hive Development, as follows:

1. The proposed increased fence height of 1' to 3' shall be limited to the submitted plans depicted on Sheet C5.2 and C5.3, Grading Plan – Amended and the Retaining Wall System designed by Focus Engineering & Surveying, LLC, dated August 24, 2022.
2. However, the fencing shall be reduced/limited to the allowable 48-inch height in the front yard setback area of 400 West – See CZC 12.55.110(b) – missed labeled/typed as (a).

CHOOSE OPTION 2.A or 2.B:

2.A The Applicant shall prepare and submit a Final Site Plan for the amending the fencing, retaining system, drainage plan for formal site plan approval from the Planning Commission [See CZC 12.21.110(e)(4), Final Site Plan].

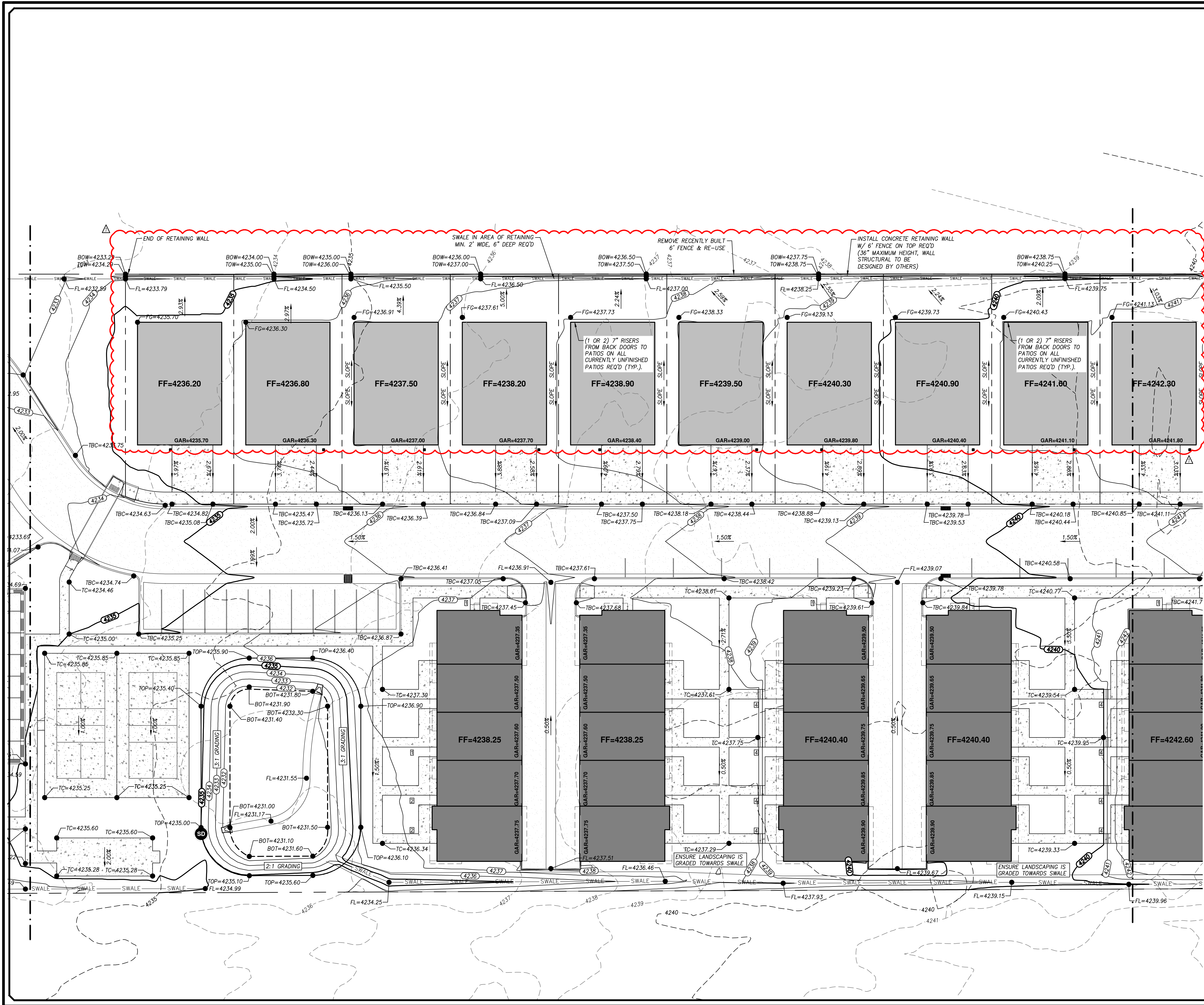
2.B. The Applicant shall prepare and submit a Final Site Plan for the amending the

fencing, retaining system, drainage plan for formal site plan approval from the Zoning Administrator [See CZC 12.21.080, Planning Commission Referral], which shall be subject to the terms and conditions of this Conceptual Site Plan Acceptance.

3. *This accepted amendment to the fencing, retaining, and drainage plan shall be reviewed and deemed acceptable, by the City Engineer, for compliance with applicable ordinances and codes adopted by the City.*
4. *This accepted amendment to the fencing, retaining wall system, and the drainage plan may be modified in compliance with the City Engineer's recommendations, provided however, the modification does not exceed the proposed 1'-3' increase in height.*
5. *A building permit for the fencing and retaining wall system shall be submitted and obtained from the City's Building Division, subject to approval by the Building Official.*
6. *This accepted amendment to the fencing and retaining wall system may be modified in compliance with the City Building Official's recommendations, provided however the modification does not exceed the proposed 1'-3' increase in height.*

[SUGGESTED REASONS FOR ACTIONS]

- a) *The Planning Commission finds that according to CZC 12.55.110, Fences And Walls, the Planning Commission may approve a fence, wall, or similar structure not to exceed 10 feet in a rear area or side yard in the R-H Zone.*
- b) *The Planning Commission finds that on February 24, 2021, as part of the original Final Site Plan approval, the Commission communicated and encouraged the possibility of allowing an increase fence height.*
- c) *The Planning Commission finds that the increase fence height will assist in buffering the new development in this higher density zone that is adjacent to the residential low zone to the north (see CZC 12.55.110(4)(B)).*
- d) *Therefore, the Planning Commission finds that, with the conditions imposed, that the increased fence height is a benefit to the surrounding properties and/or help to buffer the use and is in the City's best interest for the development of the property.*




N


-20 0 20 40
SCALE IN FEET

LEGEND

	PROPOSED BOUNDARY
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED BUILDING
	PROPOSED CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	MATCH LINE
	FINISHED FLOOR
	FINISHED GRADE
	EXISTING GRADE
	TOP BACK OF CURB
	TOP OF CONCRETE
	TOP OF ASPHALT
	TOP OF BASIN
	BOTTOM OF BASIN
	ELEV. AT FRONT OF GARAGE
	# OF STEPS REQ'D

NOTES

- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
- CONTRACTOR SHALL ENSURE FINISHED GRADE SLOPES AWAY FROM ALL STRUCTURES ACCORDING TO BUILDING CODES AND AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- FINISHED GRADE AT THE BUILDING FOUNDATION TO BE 6" BELOW THE FINISHED FLOOR ELEVATION AT A MINIMUM.

REV.	DATE	DESCRIPTION
1	5/20	REV. SINGLE-FAMILY GRADING & RET. WALL
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PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

THE HIVE
555 NORTH 400 WEST
GRADING PLAN

MARCH 24, 2021
LAST REVISED

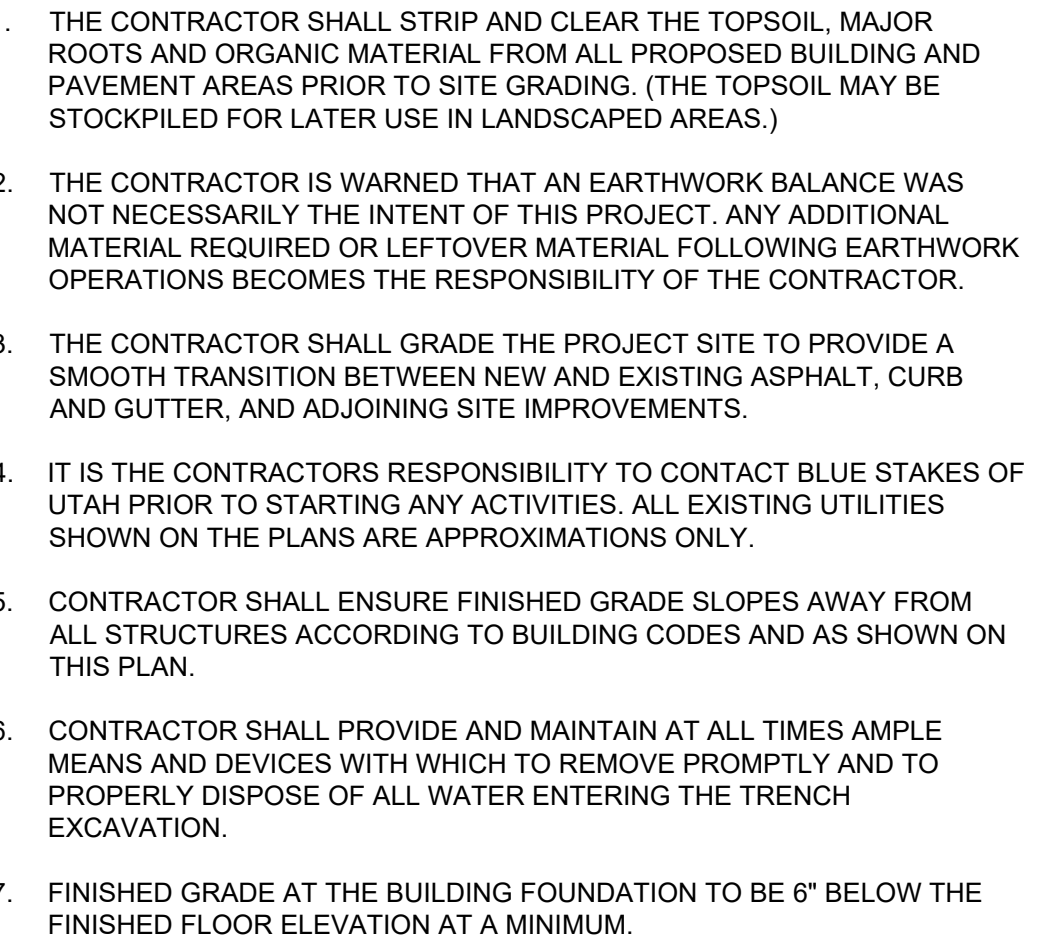
DWG. 03-GRADING-02
DRAWING FILE

PROJECT NUMBER
1257/2011

CENTERVILLE CITY

STATE OF UTAH
No. 7544732
RYAN KITCHEN
3-24-21

SHEET NO. **C5.2**



SHEET NO. **C5.3**



6949 South High Tech Drive Suite 200,
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

August 24, 2022

CW Urban

Re: The Hive Community, Farmington Utah

On various home plans completed by Focus Engineering, 1'-3' retaining walls are required on site with a fence built on top of the wall. The attached detail and calcs specify construction for these walls.

Please call if you have any questions or concerns.

Sincerely,

Joel Whitmer, P.E.
Structural Department Manager
Focus Engineering & Surveying, LLC



RECEIVED AUG 24 2022

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 3' Wall with fence

Code Reference:

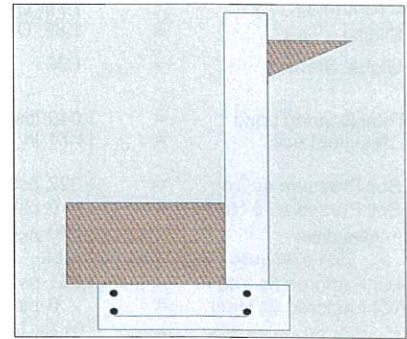
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	4.50 ft
Wall height above soil	=	0.50 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	40.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	0.00 pcf
Footings Soil Friction	=	0.450
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	120.0 #/ft
...Height to Top	=	5.00 ft
...Height to Bottom	=	4.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	0.0 psf (Strength Level)

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 3' Wall with fence

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing
As (based on applied moment) :	0.1108 in2/ft	
(4/3) * As :	0.1478 in2/ft	Min Stem T&S Reinf Area 0.960 in2
200bd/fy : 200(12)(4)/60000 :	0.16 in2/ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in2/ft
0.0015bh : 0.0015(12)(8) :	0.144 in2/ft	Horizontal Reinforcing Options :
	=====	One layer of : Two layers of :
Required Area :	0.1478 in2/ft	#4@ 12.50 in #4@ 25.00 in
Provided Area :	0.15 in2/ft	#5@ 19.38 in #5@ 38.75 in
Maximum Area :	0.6503 in2/ft	#6@ 27.50 in #6@ 55.00 in

Footing Data

Toe Width	=	2.00 ft
Heel Width	=	1.00
Total Footing Width	=	3.00
Footing Thickness	=	10.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft
f'c =	3,000 psi	Fy = 60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm.= 3.00 in

Footing Design Results

		<u>Toe</u>	<u>Heel</u>
Factored Pressure	=	1,851	0 psf
Mu' : Upward	=	2,149	0 ft-#
Mu' : Downward	=	696	164 ft-#
Mu: Design	=	1,453	164 ft-#
phiMin	=	7,036	1,753 ft-#
Actual 1-Way Shear	=	10.83	6.42 psi
Allow 1-Way Shear	=	82.16	43.82 psi
Toe Reinforcing	=	# 4 @ 10.00 in	
Heel Reinforcing	=	None Spec'd	
Key Reinforcing	=	None Spec'd	
Footing Torsion, Tu	=		0.00 ft-lbs
Footing Allow. Torsion, phi Tu	=		0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe:
 Heel:
 Key:

Min footing T&S reinf Area	0.65	in2
Min footing T&S reinf Area per foot	0.22	in2 /ft
If one layer of horizontal bars:	If two layers of horizontal bars:	
#4@ 11.11 in	#4@ 22.22 in	
#5@ 17.22 in	#5@ 34.44 in	
#6@ 24.44 in	#6@ 48.89 in	

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 3' Wall with fence

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #4 bar specified in this stem design segment =

17.09 in

Development length for #4 bar specified in this stem design segment =

13.15 in

Hooked embedment length into footing for #4 bar specified in this stem design segment =

7.55 in

As Provided =

0.1500 in2/ft

As Required =

0.1478 in2/ft

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

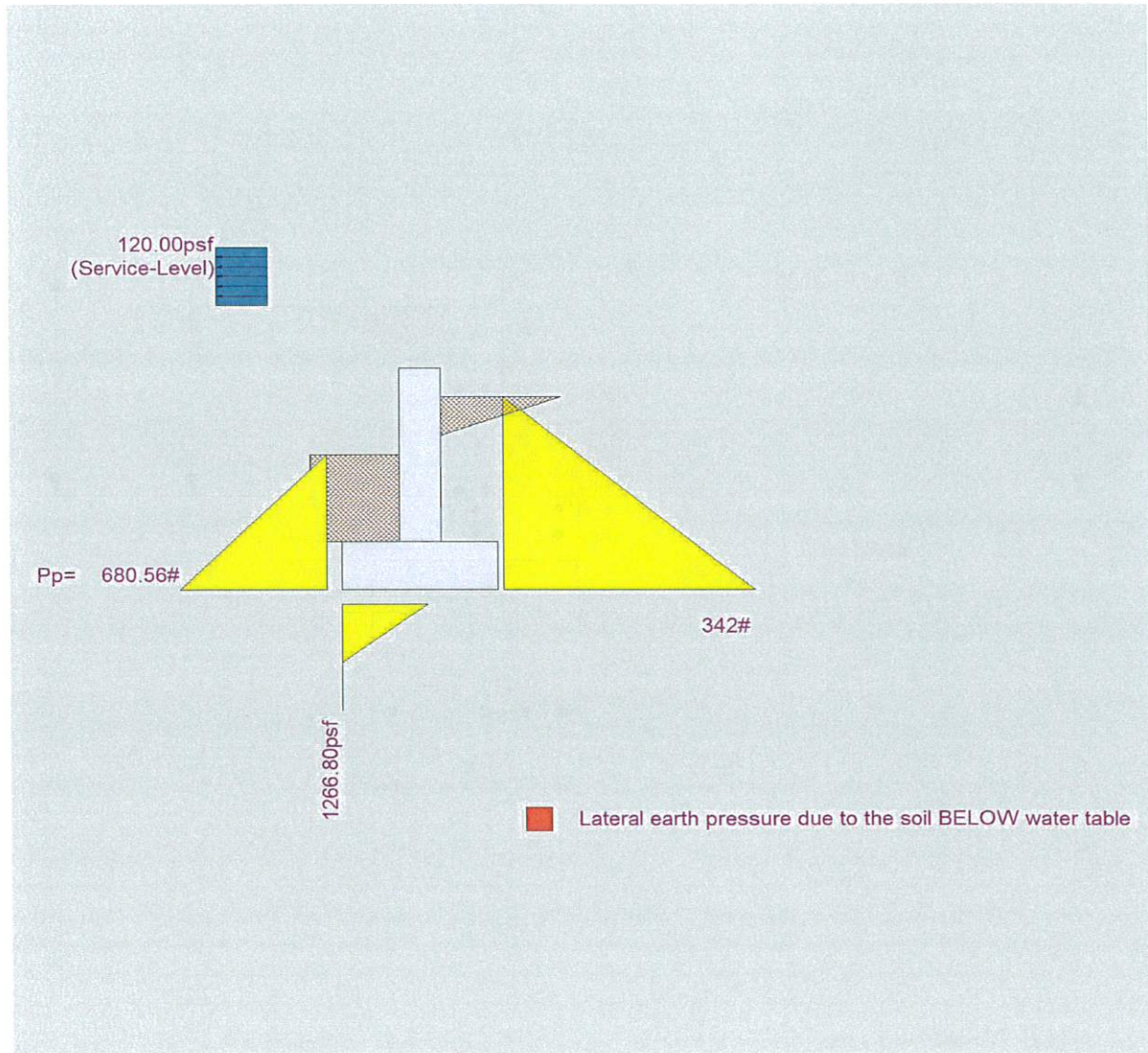
Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 1' Wall with fence



Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 1' Wall with fence

Rebar Lap & Embedment Lengths Information

Stem Design Segment: Bottom

Stem Design Height: 0.00 ft above top of footing

Lap Splice length for #4 bar specified in this stem design segment = 17.09 in

Development length for #4 bar specified in this stem design segment = 13.15 in

Hooked embedment length into footing for #4 bar specified in this stem design segment = 7.36 in

As Provided = 0.1500 in²/ft

As Required = 0.1440 in²/ft

Project Title:
 Engineer:
 Project ID:
 Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC# : KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 1' Wall with fence

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing
As (based on applied moment) :	0.0427 in ² /ft	
(4/3) * As :	0.0569 in ² /ft	Min Stem T&S Reinf Area 0.576 in ²
200bd/fy : 200(12)(4)/60000 :	0.16 in ² /ft	Min Stem T&S Reinf Area per ft of stem Height : 0.192 in ² /ft
0.0015bh : 0.0015(12)(8) :	0.144 in ² /ft	Horizontal Reinforcing Options :
	=====	One layer of : Two layers of :
Required Area :	0.144 in ² /ft	#4@ 12.50 in #4@ 25.00 in
Provided Area :	0.15 in ² /ft	#5@ 19.38 in #5@ 38.75 in
Maximum Area :	0.6503 in ² /ft	#6@ 27.50 in #6@ 55.00 in

Footing Data

Toe Width	=	0.92 ft
Heel Width	=	1.58
Total Footing Width	=	2.50
Footing Thickness	=	10.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft
f _c =	3,000 psi	F _y = 60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm.= 3.00 in

Footing Design Results

	Toe	Heel
Factored Pressure	= 1,774	0 psf
Mu' : Upward	= 578	0 ft-#
Mu' : Downward	= 146	334 ft-#
Mu: Design	= 432	334 ft-#
phiMin	= 7,036	1,753 ft-#
Actual 1-Way Shear	= 5.36	6.08 psi
Allow 1-Way Shear	= 82.16	43.82 psi
Toe Reinforcing	= # 4 @ 10.00 in	
Heel Reinforcing	= None Spec'd	
Key Reinforcing	= None Spec'd	
Footing Torsion, Tu	=	0.00 ft-lbs
Footing Allow. Torsion, phi Tu	=	0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe:
 Heel:
 Key:

Min footing T&S reinf Area	0.54 in ²
Min footing T&S reinf Area per foot	0.22 in ² /ft
If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 11.11 in	#4@ 22.22 in
#5@ 17.22 in	#5@ 34.44 in
#6@ 24.44 in	#6@ 48.89 in

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: active = 40 allowable = 1500 friction = 0.45.EC6

LIC#: KW-06014664, Build:20.22.2.9

Focus Engineering & Surveying, LLC

(c) ENERCALC INC 1983-2022

DESCRIPTION: 1' Wall with fence

Code Reference:

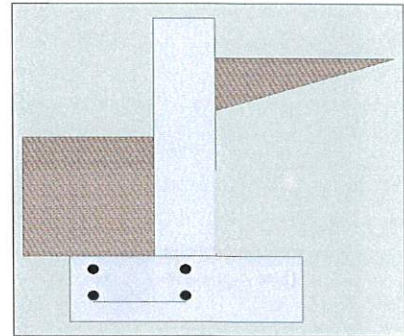
Calculations per IBC 2018 1807.3, CBC 2019, ASCE 7-16

Criteria

Retained Height	=	2.50 ft
Wall height above soil	=	0.50 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	18.00 in
Water height over heel	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	40.0 psf/ft
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	0.00 pcf
Footing Soil Friction	=	0.450
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	120.0 #/ft
...Height to Top	=	5.00 ft
...Height to Bottom	=	4.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	0.0 psf (Service Level)

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Spread Footing
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

**PLANNING
COMMISSION**

Staff Report
9/28/2022

Item No. 2.

Title: PUBLIC HEARING - Zone Text Amendments, Landscaping Regulations CZC 12.51 - LEGISLATIVE DECISION

Initiated By: City Council

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The City Council has requested that the Planning Staff and Commission review the landscaping requirements with a focus on improving water use efficiency and conservation.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 09-28-2022 PC Staff Report, Zone Text Amendments - Landscaping Regulations

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

PLANNING STAFF REPORT

PETITIONER: **CENTERVILLE CITY COUNCIL
c/o CLARK WILKINSON, MAYOR OF CENTERVILLE CTI
250 NORTH MAIN STREET
CENTERVILLE CITY, UTAH 84014**

APPLICATION: **ZONING CODE TEXT AMENDMENT**

APPLICANT REQUEST: **AMEND THE ZONING CODE TEXT REGARDING
LANDSCAPING REGULATIONS**

RECOMMENDATION: **CONSIDER RECOMMENDING APPROVAL TO
THE CITY COUNCIL**

BACKGROUND

Previously, the City Council requested that the Planning Staff and Commission review the landscaping requirements with a focus on improving water use efficiency and conservation. Staff has reviewed the regulations of the Zoning Ordinance with a focus on the following:

- Reducing the planting ratio to other elements such as mulches, gravel and other allowable hardscaping features.
- Expanding the allowable use of decorative gravel in the landscaping design
- Expanding the use of drought tolerant plantings rather than water resource intensive turf and grasses in landscaping designs.

POLICY REVIEW HIGHLIGHTS

Staff has selected specific regulatory language amendments for the Commission to review. Proposed edits are depicted in yellow highlight with red-strikeout or red text, as found below:

CZC 12.51.070 Landscaping Requirements:

(a) General Requirements.

A. Landscaped areas shall include trees, shrubs, vegetative, organic, and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. Except as otherwise provided in CMC 11.02.030 regarding permitted hardscaping in the park strip, all required landscape areas shall be occupied by plant material or ground cover.

- a. Required landscaping areas shall include live plant material at least to the following extent:

- i. Perimeter and internal landscaping: ~~75~~50%; and
 - ii. Buffer landscaping between residential and non-residential development: 50%.
 - iii. The expansive area use of water resource intensive turf and grasses shall be avoided.
- B. Excluding park strips, non-live landscaping materials may consist of hard surface improvements such as pools, fountains, waterfalls, streams, decorative boulders and sculptures, or materials such as wood chips, bark, stone, decorative gravel, or similar materials. Non-live landscaping materials shall not be deemed to include artificial plants or landscaping as more particularly described in Subsection (C).
 - a. Decorative paving materials may include bricks, pavers, flagstones, and decoratively textured concrete.
 - b. Untextured concrete, gravel or lava rocks shall not be used in a required landscaped area unless specifically permitted by an approved landscaping plan.
- C. Artificial plants and landscaping, such as artificial or man-made shrubs, trees or other similar vegetation or landscaping material, may be utilized in a landscaping plan, subject to the restrictions set forth in this Chapter, including, but not limited to, the provisions of CZC 12.51.082; provided, no artificial plants or landscaping shall qualify or be used to meet the minimum landscaping requirements for the site required in this Chapter.

(d) Non-Residential Project Landscaping.

- 1. At least 10% of a non-residential development project located west of I-15 shall be landscaped, not including area within an abutting right of way.
 - 1. To the extent possible, such landscaping plan shall incorporate xeriscaping.
 - 2. The xeriscaping plan shall be designed by a licensed landscape architect with xeriscape experience.

At least 15% of a non-residential development project located east of I-15 shall be landscaped, not including area within an abutting right-of-way.

- 1. To the extent possible, such landscaping plan shall incorporate the use of drought tolerant plantings.
- 2. A drought tolerant landscape design shall be designed by a licensed landscape architect with drought tolerant experience. Additionally, the landscape plan should incorporate Water-Efficient Design schemes, as listed CZC 12.51.070 (h)

ZONING CODE TEXT AMENDMENT REVIEW PROCESS

FACTORS TO CONSIDER:

When considering a zoning code text or a zoning map amendment the Planning Commission is to consider four factors stated in *CZC 12.21.080(e)*. However, factors two through four specifically relate to map amendments and do not apply to this zoning code amendment. Thus, staff's review will be limited to factor one and is provided below:

1. Is the proposed Zoning Code amendment consistent with the goals, objectives, and policies of the General Plan?

Staff's Response: From staff's review of the City's General Plan, there are **NO SPECIFIC** policies or objectives directly addressing the expectations of landscaping designs. The **closest related policy and objective** addresses **buffering** between land uses – see CMC Part 12-435-3.

Link to this section: <https://www.centervilleutah.gov/DocumentCenter/View/100/Part-12-435-Buffering-and-Screening-Guidelines-PDF>

PLANNING STAFF RECOMMENDATION

[Suggested Motion] – “I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the proposed Zoning Code Text Amendment to CZC 12.51, Landscaping and Screening, as proposed by the Planning Staff.

REASONS FOR ACTION:

- a. *The Planning Commission finds that the proposed text amendments are not in conflict with the goals, objectives, and policies of the City's General Plan.*
- b. *The Planning Commission finds that the proposed text amendments can be deemed acceptable and/or consistent with review factors of CZC 12.21.080(e).*
- c. *The Planning Commission finds that efforts towards conserving our water resources is an important need for the city and in this regional area of the State.*

**PLANNING
COMMISSION**

Staff Report
9/28/2022

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 - October 12, 2022

Tentative Items:

- Conditional Use Permit - Vehicle Sales, Used, Clubhouse Motors

City Council Action Report:

- Zone Map Amendment, Removal of Hillside Overlay, Applicant M. Knight - Council Approved, as recommended by Commission

Planning Commission Goals:

- Subdivision Ordinance - In Progress, needs 2022 State Amendments
- 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
- Parking Update - Council Tabled for Further Review
- Update Single-family Unplatted Lots Approval Process - Completed

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
9/28/2022

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

September 14, 2022 Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 9-14-22 PC

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, September 14, 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 Shawn Hoth
10 Mason Kjar
11 Heidi Shegrud
12 Christina Wilcox
13 Becki Wright, Vice Chair

14
15 **MEMBERS ABSENT**

16 Kevin Daly, Chair
17 Matt Larsen

18
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director
21 Lisa Romney, City Attorney
22 Whitney Black, Assistant Planner

23
24 **VISITORS**

25 Eric Defries, Mark Knight, Jared Pippin, Niel Brown, Chad Randall, Kevin Mortenson,
26 Brad Porter, Chad Morris

27
28 **PLEDGE OF ALLEGIANCE**

29
30 **LEGISLATIVE PRAYER OR THOUGHT** Commissioner Wilcox

31
32 **PUBLIC HEARING – SMALL SUBDIVISION WAIVER – 1441 N MAIN STREET**

33
34 Community Development Director Cory Snyder explained the applicant desired to
35 subdivide/reconfigure property at 1441 North Main Street into two single-family lots. The
36 property was currently developed with an older single-family home and a garage. Since the
37 proposed subdivision would be limited to two lots, the applicant was seeking a "Small
38 Subdivision Waiver". Such a waiver would eliminate the preliminary and final subdivision
39 processes of the Subdivision Ordinance, if approved by the City. Mr. Snyder said staff
40 questioned whether the proposed flag-type lot was the best way to use the property. He also
41 explained drainage and storm water concerns. Mr. Snyder said staff recommended tabling the
42 small subdivision waiver request to reconfigure the lot layout and address drainage concerns.

43
44 Eric Defries, applicant, said the existing home on the property was not built
45 perpendicular to the north property line, requiring lot lines to be jogged. He spoke of the slope of
46 the property, and said he believed the proposed lot lines made the most sense and represented
47 the best use of the land. Mr. Defries said the existing home was in excellent condition, and he
48 and his partner had no intention of knocking it down. He explained the property already had two
49 curb cuts. Mr. Defries answered questions from the Planning Commission regarding plans for
50 the new home.

51
52 Vice Chair Wright opened a public hearing at 7:25 p.m., and closed the public hearing
53 seeing that no one wished to comment. Commissioner Kjar said he was inclined to vote to table
54 because the request as presented by staff did not feel ready. Vice Chair Wright and
55 Commissioners Shegrud, Wilcox, and Hoth expressed agreement.

Commissioner Shegrud **moved** to table the small subdivision waiver request for Parcel 02-015-0002, subject to the following directives. Commissioner Kjar seconded the motion. Commissioner Kjar **moved to amend** the motion to add a directive that the accessory structure that would be on the lot without a primary structure needed to be addressed. Vice Chair Wright seconded the motion to amend, which passed by unanimous vote (5-0). The amended motion passed by unanimous vote (5-0).

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 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 a written confirmation of applicable acceptable terms for ingress/egress to the proposed lots (see CMC 11.01.060).
- g. The applicant shall address the accessory structure that would be on the proposed lot without a primary structure.

PUBLIC HEARING – ZONE MAP AMENDMENT – REMOVE HILLSIDE OVERLAY, LOTS 101, 102, AND 103 OF THE ROCKWOOD FARMS SUBDIVISION

This matter was reviewed by the Planning Commission on August 24, 2022. At that meeting, the Commission tabled the request to remove the Hillside Overlay from Lot 102 to allow expansion of the request to include Lots 101 and 103. Mr. Snyder reported all required noticing had occurred.

Mark Knight, applicant, emphasized that a berm had been placed along the western fence line, and Lots 101, 102, and 103 had a fairly even grade. He expressed a desire to be able to re-install a deck on the back of his home.

Vice Chair Wright opened a public hearing at 7:41 p.m.

Jared Pippin, Centerville resident, said he lived in the home to the north of Mr. Knight. He stated he strongly supported removing the Hillside Overlay from the three properties.

Niel Brown, Centerville resident, said he owned the property to the south of Mr. Knight, and expressed support for removal of the Hillside Overlay.

Vice Chair Wright closed the public hearing at 7:43 p.m. Mr. Snyder explained that the property was found to be noncompliant with the 40% impervious surface requirement in the Hillside Overlay when Mr. Knight came to the City for a permit for the planned deck. The property maybe could ~~would~~ be in compliance with the 60% impervious surface requirement of the base zone.

Vice Chair Wright said she was inclined to recommend approval of the request, and said she appreciated that the applicant had addressed Planning Commission concerns. Commissioner Kjar said he felt the cart had driven the horse, and said he believed the analysis was made based on what made sense rather than on principle. Responding to a question from Commissioner Shegrud, Mr. Snyder explained that the situation could not be treated as a legal nonconforming use.

Commissioner Wilcox **moved** to recommend approval of the Zone Map Amendment for Lot 101, Lot 102, and 103 of the Rockwood Farms Subdivision to be removed from the Hillside Overlay Zone for the following reasons for action. Commissioner Shegrud seconded the motion. Commissioner Kjar **moved to amend** the motion so that only the applicant's lot would be affected because the discussion about the other two lots, while helpful, was not driven by the need for a deck. The **motion to amend failed** for lack of second. The **original motion passed** by majority vote (4-1), with Commissioner Kjar dissenting. Mr. Knight expressed appreciation, and reminded the Planning Commission that the City Engineer had looked at the property and informally recommended removal of the Hillside Overlay.

Reasons for 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 ensure 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 lots have 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 at least two of the lots already exceeds the maximum allowable lot coverage of 40% (see original applicant's narrative and testimony of Planning Commission of August 24, 2022). Whereas the base R-L Zone would allow up to 60% of the lots for desired improvements.
- e) The Planning Commission finds that the 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 these lots have not and would not likely have an adverse effect on adjacent lots.
- g) Therefore, the Planning Commission finds that the request for removal of the three (3) lots from the Hillside Overlay ought to be approved.

FINAL SITE PLAN – PARRISH CREEK BUSINESS PARK LOTS 1, 3, AND 4, 1160 NORTH 950 WEST

The City Council recently approved a PDO Amendment and Conceptual Site Plan for the Parrish Creek Business Park Lots 1, 3, and 4. The applicant was now requesting a Final Site Plan Approval for the proposed new layout for the remaining undeveloped portion of the project. Mr. Snyder said the Final Site Plan appeared to substantially comply with the PDO/Conceptual approval and the original PDO Design expectations. He commented that Utility Provider Letters were needed to ensure adequate services, and spoke of additional recommended conditions.

Chad Randall, representing the applicant, said the applicant was working on the outstanding items listed in the staff report.

1 Mr. Snyder answered questions from the Commission regarding conditions suggested
2 by staff. Vice Chair Wright thanked the applicant for willingness to address Planning
3 Commission concerns. Responding to a question from Commissioner Shegrud, Mr. Snyder
4 explained that liability regarding wetlands area restrictions would be to the Army Corps of
5 Engineers.

6
7 Commissioner Kjar **moved** to approve the submitted Final Site Plan for the Parrish
8 Creek Subdivision, Lots 1, 3, and 4, subject to the following conditions and for the following
9 reasons for action. Vice Chair Wright seconded the motion, which passed by unanimous vote
10 (5-0).

11
12 Conditions:

- 13
14 1. This Final Site Plan Approval is subject to submitted site plan, building elevation
15 plan, and landscape plan, as presented to the Planning Commission on September
16 14, 2022, or as altered by this approval or that may be amended in accordance with
17 City Ordinances in the future.
- 18 2. A Subdivision Plat Amendment petition shall be submitted in accordance with CMC
19 15.09.020, Plat Amendments, which shall be secured with a City Council review and
20 approval and also recorded prior to issuance of a building permit for the new
21 building.
- 22 3. The Applicant shall submit the construction plans for the relocation/alteration of site
23 improvements that are deemed required. Such construction plans shall be deemed
24 acceptable to the City Engineer.
- 25 4. The Final Site Plan shall be altered/modified and resubmitted, as follows:
- 26 a. Address the dumpster enclosure design materials, which must be compatible
27 with the design of the Main Building.
- 28 b. Address the use and placement location for allowable monument signs, if
29 desired.
- 30 c. Confirm compliance with the screening requirements (as viewed from a public
31 street) of all roof top and ground-mounted utility equipment.
- 32 d. Address the use of outdoor lighting and the required shielding for outdoor
33 lighting fixtures.
- 34 5. The Applicant shall submit the following Utility Provider Letters to ensure adequate
35 services can be provided:
- 36 • South Davis Sewer District
- 37 • Dominion Energy
- 38 • Pacific Corp
- 39 6. All Final Site Plan alterations/modifications related to the approval conditions shall be
40 reviewed deemed in compliance by the Zoning Administrator, as part of the issuance
41 of any related construction permits.
- 42 7. Any dispute that arises regarding compliance with the Final Site Plan approval by the
43 Zoning Administrator shall be re-submitted to the Planning Commission for further
44 review and decision.

45
46 Reasons for the Action:

- 47
48 a. The Planning Commission finds that the Final Site Plan submittal is substantially
49 consistent with the PDO/Conceptual Site Plan Acceptance and its related conditions
50 of approval.
- 51 b. The Planning Commission finds that conditions may be imposed with a Final Site
52 Plan approval, as necessary to achieve compliance with applicable code
53 requirements.

- 1 c. The Planning Commission finds that the Final Site Plan, subject to the conditions of
2 approval, complies with the requirements found in the Zoning Ordinance with regards
3 to development standards of the Final Site Plan Approval Standards.
4

5 **PUBLIC HEARING – ZONE MAP AMENDMENT – REZONE 224 W CHASE LANE,**
6 **PARCELS 02-014-0050 AND 02-014-0072 FROM THE A-L ZONE TO THE R-L ZONE**
7

8 Community Development Director Cory Snyder explained the request to rezone 2.65
9 acres located at 224 West Chase Lane (Parcels 02-014-0050 and 02-014-0072) from
10 Agricultural-Low (A-L) to Residential-Low (R-L). The property currently contained a single-family
11 home and several accessory buildings. Mr. Snyder said staff found the proposed rezone of the
12 two parcels to be consistent with the goals, objectives, and policies of the General Plan,
13 harmonious with the overall character of existing development in the vicinity, and would have
14 minimal adverse effects on adjacent property. He said staff recommended approval.
15

16 Kevin Mortensen, one of the property owners, said he viewed the proposal to be
17 consistent with the area.
18

19 At 8:09 p.m., Vice Chair Wright opened a public hearing.
20

21 Brad Porter, Centerville resident, said his property was directly west of the property in
22 question. He said he was largely in favor of the proposed development; however, he expressed
23 concern for the difference in zoning between the proposed R-L property and his agricultural
24 property. Mr. Porter said he would like to see the builder provide a privacy fence between the
25 two zoning types.
26

27 Vice Chair Wright closed the public hearing at 8:11 p.m.
28

29 Mr. Snyder commented that there was no ordinance requirement for a fence to be
30 constructed now or into the future. However, it had been his experience that developers
31 generally installed a fence around a new development. He said State law protected agricultural
32 users from odor-related nuisance complaints. Mr. Snyder stated the City did not have screening
33 or buffering requirements between A-L and R-L Zones. He explained that drainage issues would
34 be addressed at the development stage.
35

36 Vice Chair Wright said she was inclined to vote in favor of the request. Commissioner
37 Kjar said he viewed the request to rezone as a horse-pulling-the-cart situation, in line with the
38 General Plan, and significantly different from Business Item 2 on the agenda discussed earlier
39 in the meeting.
40

41 Vice Chair Wright **moved** to recommend approval of the Zoning Map Amendment for the
42 property located at 224 West Chase Lane, known as Parcels 02-014-0050 and 02-014-0072,
43 from A-L to R-L. Commissioner Wilcox seconded the motion, which passed by unanimous vote
44 (5-0).
45

46 **PUBLIC HEARING – CONCEPTUAL SUBDIVISION CANYON POINT IN**
47 **CENTERVILLE DEVELOPMENT**
48

49 On July 13, 2022, the Planning Commission reviewed and approved the Final Site Plan
50 for Canyon Point in Centerville. The applicant was now seeking a Conceptual Subdivision
51 Acceptance, and proposed that the dwellings in the development be platted as a “planned unit
52 development” or PUD subdivision to allow for dwelling units to be individually owned. Mr.
53 Snyder said staff recommended the Planning Commission accept the Conceptual Subdivision
54 Plan.

1 Chad Morris, applicant, said he was currently working on an HOA document.

2
3 At 8:24 p.m., Vice Chair Wright opened a public hearing, and closed the public hearing
4 seeing that no one wished to speak. Commissioner Hoth made a **motion** for the Planning
5 Commission to accept the Conceptual Subdivision Plan for Canyon Point in Centerville
6 Development, located at approximately 347 North 400 East, subject to the following conditions
7 and for the following reasons for action. Commissioner Shegrud seconded the motion, which
8 passed by unanimous vote (5-0).

9
10 Conditions:

- 11
12 1. The next step is for the subdivider shall submit a Preliminary Subdivision Plat that
13 conforms to the requirements of CMC 15.03.030.
14 2. The preliminary plat shall depict the subdivision layout that conforms to the City
15 approved Final Site Plan of July 13, 2022.

16
17 Reasons for Action:

- 18
19 a) The Planning Commission finds that a Conceptual Subdivision Plan is consistent
20 with the City Approved Final Site Plan of July 13, 2022.
21 b) The Planning Commission finds that, with the conditions imposed, the proposed
22 conceptual subdivision plan meets the requirements of CMC 15.06.010 Planned Unit
23 Development.

24
25 **PUBLIC HEARING – ZONE TEXT AMENDMENT TO CZC 12.68.050(h)(2)**
26 **SHORELANDS COMMERCE PARK DESIGN STANDARDS, SIGNING**

27
28 Mr. Snyder shared a brief history of the Legacy Highway Scenic Byway Plan adopted by
29 Centerville shortly after the Legacy Highway was constructed. He added that since creation of
30 the Shorelands Commerce Park, the ~~UDOT has now State removed the Scenic Byway~~
31 ~~designation~~ ~~allowed truck traffic on the roadway~~. He explained the petitioner desired to place a
32 wall sign higher than the maximum allowable height of 15 feet in the Shorelands Commerce
33 Park (SCP) Zoning District. He said the petitioner believed that the additional height, if allowed,
34 would add to the visibility of the business sign, but remain clean and nonintrusive, consistent
35 with design expectations of the SCP Zone.

36
37 Mr. Snyder said Community Development staff previously failed to notice that two signs
38 on the Cook building located across the street exceeded the 15-foot maximum height standard.
39 The permits were approved by the City in error. Mr. Snyder said staff recommended the
40 following proposed zoning ordinance text amendment:

41
42 CZC 12.68.050(h)(2) – Shorelands Commerce Park District Design Standards, Signing

43
44 (2) Wall sign placement ~~shall not exceed 15 feet in height from final grade of the~~
45 ~~building and shall~~ comply with CZC 12.43.140. Only Low-Profile monument style
46 signs shall be allowed and shall also comply with CZC 12.54.140...

47
48 At 8:33 p.m., Vice Chair Wright opened a public hearing.

49
50 Chad Morris, Centerville resident, asked if the Planning Commission had pictures of the
51 signs. Staff showed a photograph of the signs permitted in error. Mr. Morris said he was in favor
52 of the proposed amendment.

Commissioner Shegrud said she acknowledged that we were human, and mistakes happened; however, just because a mistake happened in one situation, did not mean it should be allowed to happen everywhere. She said she was strongly in favor of not modifying the ordinance, and was in favor of making decisions on a case-by-case basis as needed. Commissioner Shegrud asked if the Scenic Byway Plan adopted by Centerville was significantly different from those adopted by other cities involved. Mr. Snyder expressed the opinion that the Scenic Byway Plan adopted by Centerville was aggressive compared to tolerance levels in some of the other cities. Commissioner Shegrud suggested the question to ask was whether or not the value set with the Scenic Byway Plan was still the desired value for the community. She pointed out that the building involved would face west (not oriented to I-15), and questioned what value the petitioner would receive from raising the signs. Commissioner Shegrud said she believed the text should not be amended.

Commissioner Shegrud was excused at 8:32 p.m. Mr. Snyder and the Commission discussed existing wall signs in the area. Commissioner Kjar said he could understand Commissioner Shegrud's concerns, but was in favor of the proposed text amendment.

Commissioner Kjar made a **motion** for the Planning Commission to recommend approval of the proposed Zoning Code Text Amendment to CZC 12.68.050(h) regarding signs in the Shorelands Commerce Park District as follows, for the following reasons for action. Vice Chair Wright seconded the motion, which passed by unanimous vote (4-0).

CZC 12.68.050(h)(2) – Shorelands Commerce Park District Design Standards, Signing

(h) Signing. Signing is to enhance the scenic qualities of the shoreland environment and shall compliment the signing style of the Legacy Parkway...

(2) Wall sign placement shall not exceed 15 feet in height from final grade of the building and shall comply with CZC 12.43.140. Only Low-Profile monument style signs shall be allowed and shall also comply with CZC 12.54.140...

Reasons for Action:

- a. The Planning Commission finds that the proposed text amendment is consistent with the goals, objectives, and policies of the City's General Plan.
- b. The Planning Commission finds that the proposed text amendment can be deemed acceptable and/or consistent with review factors of CZC 12.21.080(e).
- c. The Planning Commission finds that two signs exceeding the 15-foot height limit already exist and would come into compliance with the proposed text amendment.
- d. The Planning Commission finds that the proposed text amendment would have little to no impact on the original design expectations of the Shorelands Commerce Park District.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on September 28, 2022. Mr. Snyder updated the Planning Commission on actions taken by the City Council.

MINUTES REVIEW AND APPROVAL

Minutes of the August 24, 2022 Planning Commission meeting were reviewed. Vice Chair Wright **moved** to accept the minutes. Commissioner Wilcox seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 8:41 p.m., Vice Chair Wright **moved** to adjourn the meeting. Commissioner Kjar seconded the motion, which passed by unanimous vote (4-0).

Jennifer Robison, City Recorder

Date Approved